



MASTROSERIO ENGINEERING, INC

CONSULTING CIVIL & ENVIRONMENTAL ENGINEERS
SPECIALIZING IN SITE & SUBDIVISION DEVELOPMENT

170 SE 32ND PLACE, Ocala, FL 34471

PH: (352).433.2185

paolo@mastroserioeng.com

June 11, 2025

Mr. Ken Weyrauch
Deputy Director of Growth Services
Marion County Growth Services
2710 EAST SILVER SPRINGS BLVD.
Ocala, Florida 34470

**RE: WESTWOOD TRAILS (F.K.A. "VILLA VERDE")
RESOLUTION NO. 23-R-478
PUD MASTER PLAN TRANSMITTAL TO BOCC**

Dear Mr. Weyrauch,

I am providing you with the following letter and supporting documents for the purpose of requesting to transmit the PUD Master Plan to the Marion County Board of County Commissioners for final approval of the project referenced above.

The Master Plan has been submitted to the county and all comments have been satisfied. While the project is still in the queue, the only remaining comment was from the traffic department. This comment from traffic was an additional comment regarding the additional right of way needed along SW 80th Street (this was a new comment). The traffic comment has now been satisfied at the time of this letter, therefore, there are no outstanding comments or rejections remaining, other than this required letter of transmittal.

Please see the attached PUD Master Plan, Architectural Styles, and the Amenity Documents to accompany this letter for transmittal to the BOCC.

I respectfully request that you schedule this project for the next possible BOCC meeting for consideration of final approval.

If you should have any questions or comments, please feel free to call me at (352) 433-2185

Sincerely,

Paolo Mastroserio, P.E.

WESTWOOD TRAILS (F.K.A. "VILLA VERDE") PUD
ARCHITECTURAL STANDARDS &
DESCRIPTION OF AMENITIES

SINGLE FAMILY PUD:

Architectural elements proposed for the Single-Family Units will be similar to what is provided as part of this packet below.

Amenities for this site will include a proposed Playground, Dog Park, a Passive Park, a Pavilion and Picnic area. This proposed development only has 69 single family units; therefore, minimal amenities are proposed. In the park area, amenities will be in the form of park benches and picnic tables with sodded play areas for the residents, the area will also include a water fountain. The park will be used as a recreational area for the residents of the community and will not be open to the public.





PROPOSED HARDSCAPE

1. PROJECT ENTRY SIGN
2. 12'X12' SHADE STRUCTURE W/ PICNIC TABLE
3. DOG WASTE STATION
4. 4' BLACK CHAINLINK FENCE
5. PARK BENCH
6. 35'X40' PLAYGROUND AREA
7. TRASH RECEPTACLE
8. DRINKING FOUNTAIN
9. 80'X74' DOG PARK AREA
10. MAIL KIOSK
11. 6' PRIVACY FENCE



MAIN ENTRANCE / COMMUNITY PARK AREA

FUN N GAMES, LLC - WESTWOOD TRAILS
MARION COUNTY, FLORIDA

CONCEPT PLAN RENDERING PROVIDED TO ILLUSTRATE DESIGN INTENT. FINAL PRODUCTS, MATERIALS, COLORS, AND LAYOUT ARE SUBJECT TO CHANGE AND ARE TO BE SELECTED BY OWNER.

S.01

1" = 20'



PLAYGROUND OPTION



PLAYGROUND OPTION



PARK BENCH



PICNIC TABLE



SHADE STRUCTURE W /
PICNIC TABLE



DOG WASTE
STATION



WATER FOUNTAIN

TRASH RECEPTACLE



PARK AMENITY IMAGES

FUN N GAMES, LLC - WESTWOOD TRAILS
MARION COUNTY, FLORIDA

WESTWOOD TRAILS (fka VILLA VERDE) P.U.D. MASTER PLAN

RECREATION/OPEN SPACE/MFLA DATA:

PER MARION COUNTY LOC, THE MINIMUM OPEN SPACE REQUIRED IS 20% OF THE GROSS LAND AREA. 18.13 ACRES X 20% = 3.63 ACRES OF OPEN SPACE REQUIRED
15% OR 2.72 ACRES MUST BE M.F.L.A.
5.0% OR 0.907 ACRES MUST BE IMPROVED OPEN SPACE

ALL AREAS DESIGNATED AS RECREATION/OPEN SPACE SHALL MEET THE CRITERIA OF THE MARION COUNTY LAND DEVELOPMENT CODE, UNLESS A HAVEN IS OBTAINED FOR ADDITIONAL AREA TO BE UTILIZED.

THIS PROJECT WILL PROVIDE A MINIMUM OF THE FOLLOWING:

3.63 ACRES OF REQUIRED OPEN SPACE
3.72 ACRES OF THE 3.63 ACRES WILL BE MFLA
0.907 ACRES OF WILL BE IMPROVED OPEN SPACE

TRAFFIC STUDY NOTE:

A TRAFFIC HAS BEEN SUBMITTED AND APPROVED FOR THIS DEVELOPMENT. PLEASE REFER TO PROVIDED TRAFFIC STUDY. NO OFFSITE TRAFFIC IMPROVEMENTS ARE REQUIRED AS A RESULT OF THE FINAL APPROVED TRAFFIC STUDY.

SIDEWALK NOTE:

INTERNAL SIDEWALKS WILL BE PROVIDED AT TIME OF IMPROVEMENT PLAN SUBMITTAL. INTERNAL SIDEWALKS WILL BE DESIGNED IN SUCH A MANNER TO CONNECT TO THE ABUTTING ROADWAYS ROAD FOR PROPER PEDESTRIAN CIRCULATION AND MOBILITY. SIDEWALKS WILL BE PROVIDED ALONG SW BOTH STREET AND ON ONE SIDE OF THE INTERNAL ROADWAYS.

LANDSCAPE BUFFER NOTE:

PROPOSED LANDSCAPE BUFFERS ALONG THE PERIMETER OF THE SITE SHALL COMPLY WITH THE MARION COUNTY LAND DEVELOPMENT CODE AND THE B.C.C.C. REQUIREMENTS. BUFFER LAYOUT AND PLACEMENT WILL BE FINALIZED AT THE DEVELOPMENT STAGE. BUFFERS MAY VARY DEPENDING ON FINAL LAYOUT AND BUFFER WAIVERS MAY BE REQUIRED IN THE FUTURE AS THE PROPOSED PROJECT DEVELOPS. IN ALL CASES INVOLVING BUFFERS WITH FENCING OR WALLS, THE PROPOSED LANDSCAPING WILL FACE THE ADJACENT LAND OWNERS AND THE WALL WILL BE PLACED BEHIND THE LANDSCAPING.

CONCURRENCY NOTE:

THIS PROPOSED PROJECT HAS NOT BEEN GRANTED CONCURRENCY APPROVAL AND/OR GRANT AND/OR RESERVED ANY PUBLIC FACILITY CAPACITIES. FUTURE RIGHTS TO DEVELOP THE PROPERTY ARE SUBJECT TO A DEFERRED CONCURRENCY DETERMINATION, AND FINAL APPROVAL TO DEVELOP THE PROPERTY HAS NOT BEEN OBTAINED. COMPLETION OF CONCURRENCY REVIEW AND/OR APPROVAL HAS BEEN DEFERRED TO LATER DEVELOPMENT REVIEW STAGES, SUCH AS, BUT NOT LIMITED TO, BUILDING PERMIT REVIEW.

SITE COVERAGE & SUMMARY OF LAND USE ENTITLEMENT ELIGIBILITY:

EXISTING LAND USE	DENSITY/INTENSITY	ACREAGE	GROSS MAX. DEVELOPMENT
MEDIUM RESIDENTIAL	4 D.U. PER ACRE	18.13 ACRES	73 UNITS

THESE THEREFORE:

THIS PUD PLAN PROPOSES A MAXIMUM OF 69 RESIDENTIAL UNITS WHICH EQUALS 4 UNITS PER ACRE.

PLAN NOTES:

- PROJECT SITE BOUNDARY WITHIN SECTION 01, TOWNSHIP 16, RANGE 21.
- THE TOTAL LAND AREA IS 18.13 ACRES.
- EXISTING SITE CHARACTERISTICS:
THE EXISTING SITE IS CURRENTLY DEVELOPED, MODERATELY CLEARED PASTURE LAND, WITH APPROXIMATELY 2% OF THE SITE BEING SCATTERED TREE COVER. THE TERRAIN IS MODERATELY ROLLING WITH APPROXIMATELY 99% OF THE SITE HAVING SLOPES OF 5% OR LESS. THE REMAINING PROPERTY HAS SLOPES BETWEEN 5% TO 10%. THE SITE IS LOCATED NEAR THE SW 75TH AVENUE. BASED UPON THE LEGAL SURVEY, THE SOILS ON THIS SITE ARE SANDY, WELL DRAINAGE SOILS WITH A DEPTH TO A COMPACT LAYER AND WATER TABLE OF GREATER THAN 6.5 FEET. THE NATURAL LOW AREAS ARE SHOWN ON THIS PLAN.
- THE EXISTING LAND USE IS MEDIUM DENSITY RESIDENTIAL, HAVING A MAXIMUM OF 72 RESIDENTIAL UNITS.
- THE EXISTING ZONING IS P.U.D.
- THE PROPOSED PROJECT IS A RESIDENTIAL DEVELOPMENT WITH SINGLE FAMILY DWELLINGS. ADDITIONAL UNIMPROVED PROPOSED OPEN SPACE (PARK SPACES) WITHIN THE PROPOSED HIGHWAY RIGHT-OF-WAY.
- SEE PLAN FOR ADJACENT ZONING AND LAND USE CLASSIFICATIONS.
- THE MAJOR ROADS SHOWN ON THIS PLAN INCLUDE SW 75TH AVENUE AND SW 80TH STREET. ALL PROPOSED INTERNAL ROADWAYS TO THE PROPOSED DEVELOPMENT AREAS WILL BE DESIGNATED AT THE TIME OF IMPROVED PLAN SUBMITTAL FOR EACH DEVELOPMENT AREA AND WILL BE PERMITTED THROUGH THE COUNTY.
- EXISTING UTILITY AND DRAINAGE EASEMENTS ARE SHOWN ON THIS PLAN.
- PROJECT PHASING: THIS PROJECT SHALL BE DEVELOPED IN ONE PHASE.
- UTILITIES: THIS PROJECT SHALL BE SERVED BY MARION COUNTY CENTRAL WATER AND SEWER SYSTEMS.
- AN HOA SHALL BE FORMED TO OWN, MANAGE AND MAINTAIN ALL COMMON AREAS AND COMMON ELEMENTS OF THE PUD AND SHALL BE THE LEGAL ENTITY RESPONSIBLE FOR MANAGEMENT AND MAINTENANCE OF COMMON AREAS AND COMMON ELEMENTS OF THE PUD, INCLUDING ANY STORM WATER MANAGEMENT FACILITIES WHICH ARE PRIVATELY OWNED.

TYPICAL LOT STANDARDS

(PRINTING STRUCTURES)	
LOT AREA	5,175 SF (MINIMUM)
LOT DEPTH	115 FEET (MINIMUM)
LOT WIDTH (INTERIOR)	45 FEET (MINIMUM)
LOT WIDTH (CORNER LOT)	80 FEET (MINIMUM)
FRONT SETBACK	30 FEET (MINIMUM)
SIDE SETBACK (INTERIOR)	5 FEET (MINIMUM)
SIDE SETBACK (CORNER LOT)	15 FEET (MINIMUM)
REAR SETBACK	15 FEET (MINIMUM)
MAXIMUM SINGLE FAMILY HOME HEIGHT	20 FEET
ACCESSORY STRUCTURE HEIGHT	20 FEET

ACCESSORY STRUCTURES:

POOLS, SHEDS, & OTHER ACCESSORY STRUCTURES
REAR SETBACK: 5 FEET (MINIMUM)

SPRINGS PROTECTION:

THE PROPERTY LIES IN THE SECONDARY SPRINGS PROTECTION ZONE

FLOOD ZONE:

THE PROPERTY LIES WITHIN FLOOD ZONE X PER FEMA PANEL NUMBER 220607016E, EFFECTIVE DATE APRIL 19, 2017

BREAKDOWN OF ACREAGE: (EXISTING)

18.13 ACRES, MAKE OR LESS (TOTAL)
18.13 ACRES WITH P.U.D. ZONING & MEDIUM RESIDENTIAL LAND USE

DEVELOPMENT AGREEMENTS:

NONE AT THIS TIME

IMPORTANT PUD PLAN NOTE:

THIS PLAN AND DESIGN IS SUBJECT TO CHANGE BASED ON DRAINAGE AND UTILITY INFRASTRUCTURE DESIGN AT THE TIME OF IMPROVEMENT PLAN SUBMITTAL. NO ADDITIONAL DENSITY IS ALLOWED. THE PROJECT MUST ADHERE TO THE REQUIRED OPEN SPACE CRITERIA AS SPECIFIED IN THE LAND DEVELOPMENT CODE.

ENGINEER'S CERTIFICATION:

I HEREBY CERTIFY THAT THESE PLANS AND CALCULATIONS WERE COMPLETED IN ACCORDANCE WITH ALL APPLICABLE REQUIREMENTS OF THE MARION COUNTY LAND DEVELOPMENT CODE, EXCEPT AS WAIVED. THE DRIVEWAY ACCESS MEETS FOOT DISTANCE REQUIREMENTS.

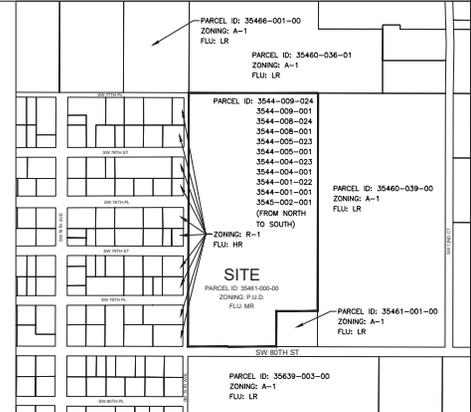
OWNER'S CERTIFICATION:

I HEREBY CERTIFY THAT I AND MY SUCCESSORS AND ASSIGNS SHALL PERPETUALLY MAINTAIN AND OPERATE THE IMPROVEMENTS AS SHOWN ON THIS PLAN.



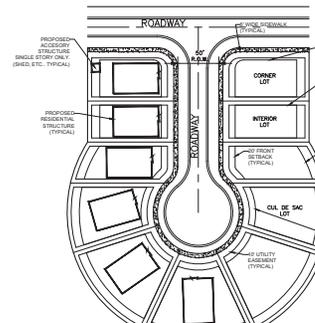
DATE: 05-08-2025
PAOLO MASTROSERIO, P.E. 58691
MASTROSERIO ENGINEERING, INC. CA-458159
170 SE 32ND PLACE
OCALA, FL 34471

DATE: 05-08-2025
JOHN KURTZ, MGR.
FORAN GROUP, LLC
2046 W. 20TH AVE., SUITE 111
OCALA, FL 34471



LOCATION MAP

SCALE: 1"=300'



LOT LAYOUT & SETBACKS

MINIMUM LOT WIDTH AT SETBACK = 45 FT.
MINIMUM LOT DEPTH = 115 FT.
MINIMUM LOT SIZE = 5,175 S.F.
N.T.S.

SHEET INDEX:

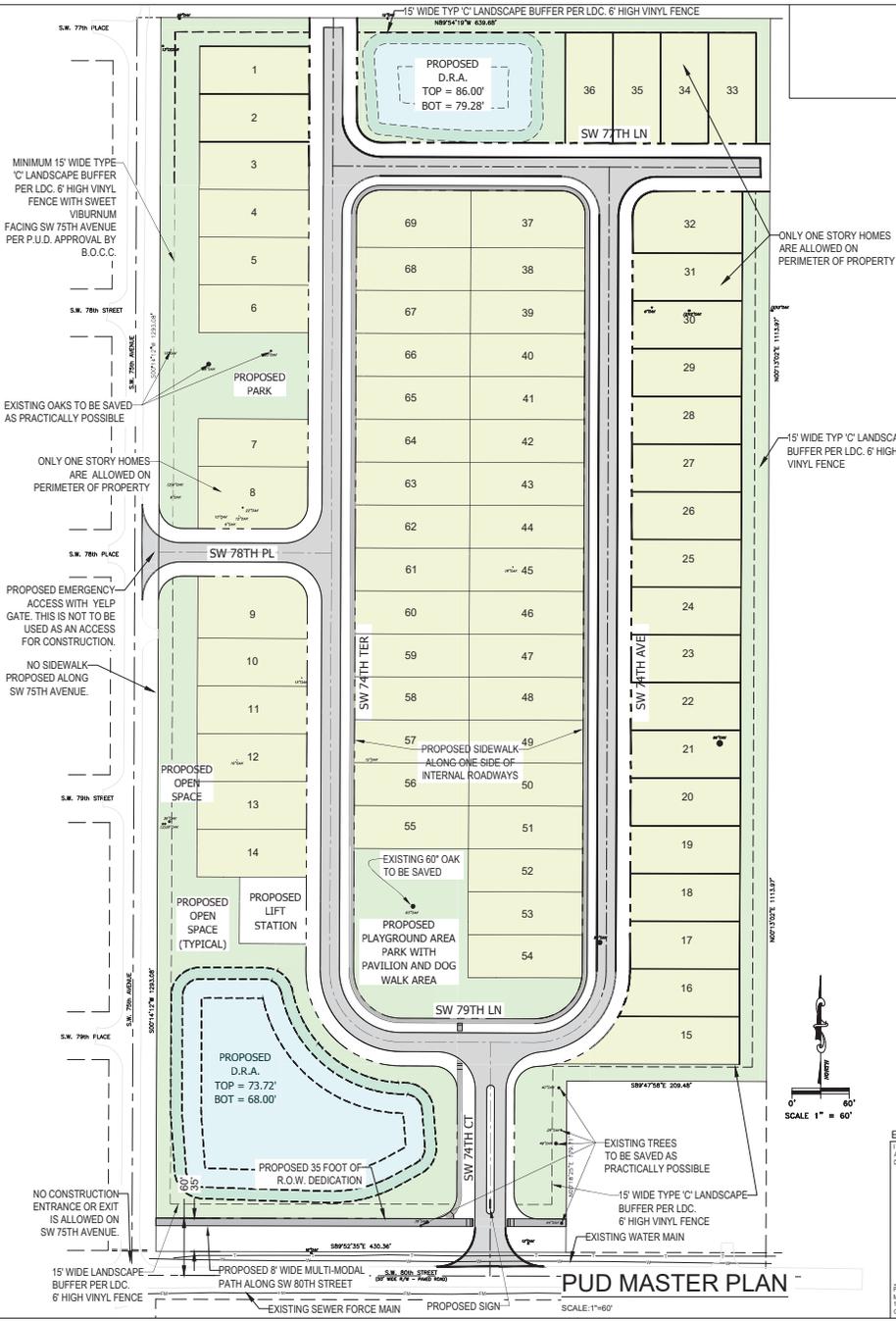
001 P.U.D. MASTER PLAN

REQUESTED WAIVERS:

CODE REFERENCE	DESCRIPTION	STATUS	CONDITIONS	DATE

TITLE:	WESTWOOD TRAILS (fka VILLA VERDE) P.U.D. MASTER PLAN		MASTROSERIO ENGINEERING, INC CIVIL - ENVIRONMENTAL - SITE DESIGN Ocala, FL 34471 PH: (352)433-2185 PAOLO@MASTROSERIOENG.COM
LOCATION:	MARION COUNTY, FL SEC. 7, TWP. 16, RGE. 21		
DATE:	REVISION		JOB#: 23-12
05-04-2025:	35' R/W DEDICATION S.W. 80TH STREET		
05-08-2025:	PUD PLAN UPDATED FOR IMPROVEMENT PLAN		
11-07-2024:	REVISED PER COUNTY COMMENTS		
09-05-2024:	REVISED PER COUNTY COMMENTS		

SHEET
C1 of 1



PUD MASTER PLAN

SCALE: 1"=60'