



MASTROSERIO ENGINEERING, INC

CONSULTING CIVIL & ENVIRONMENTAL ENGINEERS
SPECIALIZING IN SITE & SUBDIVISION DEVELOPMENT

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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



S.01

1" = 20'



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.



PLAYGROUND OPTION



PLAYGROUND OPTION



SHADE STRUCTURE W /
PICNIC TABLE



DOG WASTE
STATION



TRASH RECEPTACLE



WATER FOUNTAIN



PARK BENCH



PICNIC TABLE



PARK AMENITY IMAGES

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

