



Ray and Associates

Planning & Environmental

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Meritage Homes

Lee Susewitt

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Subject: Minor Amendment to Hillside Grove PUD Phase 2

Dear Sean and John;

Pursuant to our earlier discussions the owner of Hillside Groves is requesting a Minor amendment to the Hillside Grove PUD. This amendment to the PUD is proposed under paragraph 5 of the Amended and Restated Developer's Agreement for The Reserve at Howey in the Hills, now known as Hillside Groves PUD. A copy of this recorded agreement is attached. See Exhibit: 1.

The owners of the PUD, Meritage Homes, is proposing to modify the residential housing product for Phases 2 of the subject PUD. Please see attached Exhibit 2: PUD Exhibit Master Site Plan

Phases 2 currently under design with approved Final Construction Plans pending and consists of Residential Units along with the Spine Road intersections, utilities, and other works as described and shown on the Construction Plans.

The proposed minor modifications effect only Phase 2.

The proposed modification consists of the conversion of;

Phase 2 / Reduction of 6 Units

Existing: 146 - Units of the - 27' X 100' Lot size product to

The 27' X 100' Lots were proposed and envisioned to accommodate a 27' wide Town Home product comprised of various Building sizes such as a 4' and 6' Unit front loaded building. A 5' side yard set back was defiend allowing for 10' building separation.

Proposed: 138 - Units of the 27'X100' Lot minimum size.

29' X 100' Lots are depicted on the attached Master Site Plan.

The 29' X100' lots are designed to accommodate a 24' wide Residential Duplex, front loaded unit having a 5' side yard set back resulting in a 10' building separation.

Minor realignments of internal neighborhood streets are also necessary for accommodate the more traditional Duplex product.

Previously defined Front, Rear and side Yard Setbacks will remain the same.

The result of this modification is a reduction of 8 Residential units in Phase 2 and results in a reduction of the impervious area per lot.

The proposed Minor Modification combined with the modification to Phase 2 will result in a cumulative decrease to the Hillside Grove PUD from a current Total of 647 Units to a New Total of **638 Residential Units.**

Upon your review it is our understanding that this action is recommended to be viewed as a Minor Modification as described in the developers Agreement with the Town.

Do not hesitate to contact me or other members of the Team if you have any questions or require additional information.

Thank you for your help and assistance in the approval and construction of this project.

A handwritten signature in blue ink, appearing to read "William A. Ray".

William (Bill) A. Ray, AICP
President
Ray and Associates