



September 12, 2022

Town of Howey-In-The-Hills
Planning & Zoning Dept.
101 N. Palm Avenue
Howey-In-The-Hills, FL 34737

RE: Hillside Grove (fka. Reserve at Howey-in-the-Hills)
PUD Major Amendment PUD Ordinance 2004-322
CWI Job# 21-04-0008

To whom it may concern,

Please find the following items attached for your review of the above reference project:

- Redlined Master Site Plan
- Typical Section of 90' Right of Way with 2 lanes
- Typical Section of 100' Right of Way with 4 lanes

In addition to the above items, we submit the following summary of the revisions on the attached redlined Master Site Plan from the original approval PUD exhibit. The project has now begun detailed engineering design and a greater level of detail is now shown. Each number below corresponds with a number listed in red on the Master Site Plan

1. The roadway alignment has been revised to create a safer condition for both pedestrians and vehicles.
2. The entrance roadway connection to S. Palm Drive has shifted south approximately 250'.
3. The anticipated driveway apron locations to the commercial area are shown. Previously no driveway aprons were shown.
4. The spine road connecting S. Palm Avenue to has been reduced to a two lane section starting at the commercial driveway apron location north to Number 2 Road.
5. The emergency access adjacent to a stormwater pond at the north side of the project has been removed.
6. A roadway connection is added between phase 2 and phase 3 in lieu of a cul-de-sac in phase 2.
7. The driveway apron pictorially shown previously has been removed.
8. Lots are revised to be 50'x115' lots in lieu of 50'x80' lots.
9. A roadway connection is shown connecting all of phase 4 development.
10. Added stormwater management facility locations.
11. The phase line revised so that spine road connection to Number 2 Road is included in phase 1.

12. The right of way between S. Palm Drive to the project boundary is revised to be a 100' wide to allow for additional green space for tree plantings.
13. Other minor revisions that are a result of additional progress on detailed design that are not numbered but are identified here are:
 - a. Shifting of lot lines
 - b. Relocation of Pump Stations
 - c. Addition of Natural / Vegetative Upland Buffers
 - d. Pond banks and normal water lines more accurately depicted

We trust this information is sufficient for your review and approval of the PUD modification. Should you have comments or require additional information, please feel free to contact me at your convenience.

Sincerely,
Connelly & Wicker, Inc.

Richard C. Welch, P.E.
President