



Ray and Associates

Planning & Environmental

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Meritage Homes
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Subject: Minor Amendment to Hillside Grove PUD

Dear Sean and John;

Pursuant to our discussions of February 18th, 2025 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 Phasing Plan to create a Phase 1A and 1B. Please see attached Exhibit 2: PUD Exhibit Color. See Exhibit 3: Redline Master site plan for the existing PUD.

Phase 1A as designed is currently under development with approved Final Construction Plans and consists of 132 Residential Units along with the Spine Road, utilities, intersection improvements at SR 19 and No. 2 Road and other works as described and shown on the Construction Plans.

The proposed minor modifications effect only Phase 1B.

The proposed modification consists of the conversion of;

Existing: 113 Units of the - 50' X 80' lot size product to

Proposed: 83 Units of a 50'X115' Lot size product.

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

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

The result of this modification is a reduction of 30 Residential units in Phase 1B and a 5% reduction of the impervious area per lot.

Existing Phase I consists of 245 Single Family lots

Proposed Phase 1A & 1B will consist of 215 Single Family lots

No reduction of Open Space, Protected Space or amenities is proposed.

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.

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