



ZONING MEMORANDUM

September 04, 2025

Prepared for
Town of Howey-in-the-Hills
Attn: Sean O'Keefe, Town Manager



Hillside Groves **Phase 2 Minor PUD Amendments Request**

Applicant: Meritage Homes

Planning staff reviewed the proposed Minor PUD Amendments for Hillside Groves submitted on July 29, 2025 for Phase 2. The proposed amendments are consistent with the provisions of the Amended and Restated Developer's Agreement (Developer's Agreement) for The Reserve at Howey-in-the-Hills, now known as Hillside Groves PUD.

Relationship to the Developer's Agreement

Section 5 of the Developer's Agreement provides that minor amendments may consist of minor adjustment of roads, phasing schedules, utility locations, or adjustments to park and open space, for which this proposed amendment qualifies. Additionally, Section 5 clarifies that an increase in the number of dwelling units is a major amendment. The proposed amendments, that are the subject of this request, reduce the number of dwelling units, therefore further qualifying them for minor amendment classification.

The proposed Phase 2 minor amendments include:

- Increasing the 27-foot lot widths to 29-foot wide lots. (Please note that Phase 2 is the only phase that has this lot width.)
- Reducing the number of lots originally approved for Phase 2. There will now be 138 units instead of 146.
- The access to Number 2 Road has been revised to show a cul-de-sac with a note of emergency access per direction of Lake County. Town staff and the applicant met with County engineering staff August 20, 2025 to discuss this. Lake County will not permit any other type of access to Number 2 road at this location, due to its close proximity to a full (left in/right out) access on the abutting Mission Rise development.



Supporting Documentation

The applicant has provided a letter describing the proposed changes and a revised master plan reflecting the amendments to Phase 2. They are included as part of this application packet for Town Council's consideration.

Findings

Staff supports approval of these proposed amendments as minor amendments to the Amended and Restated Developer's Agreement for The Reserve at Howey in the Hills, now known as Hillside Groves PUD, consistent with Section 5 of the Agreement.

The Developer's Agreement provides that minor amendments shall be automatically incorporated into the Agreement and replace the previously approved Plan to the extent of such amendments to the Plan, and do not require an amendment to the Agreement.

Motion Examples:

1. Approve the proposed Minor PUD Amendments for Hillside Groves submitted on July 29, 2025 for Phase 2 as identified above; or,
2. Deny the proposed Minor PUD Amendments for Hillside Groves submitted on July 29, 2025 for Phase 2 as identified above [specify reasons for denial]; or,
3. Continue the proposed Minor PUD Amendments for Hillside Groves submitted on July 29, 2025 for Phase 2 as identified above, pending additional information [specify information needed].