



ZONING MEMORANDUM

March 11, 2025

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



Hillside Groves Minor PUD Amendment

Applicant: Meritage Homes

Planning staff reviewed the proposed Minor PUD Amendment for Hillside Groves. It is consistent with the provisions of the Amended and Restated Developer's Agreement for The Reserve at Howey in the Hills, now known as Hillside Groves PUD.

Section 5 of the Developer's Agreement provides that minor amendments may consist of minor adjustment of roads for which this proposed amendment qualifies. Additionally, Section 5 states that an increase in the number of dwelling units is a major amendment. This proposed amendment reduces the number of dwelling units, therefore further qualifying it for a minor amendment classification.

Staff supports the approval of this proposed amendment as a minor amendment 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.