



ZONING MEMORANDUM

March 5, 2025

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



**Watermark PUD:
ORDINANCE 2024-012 AMENDING ORDINANCE 2022-16;
AMENDED & RESTATED Watermark PUD DEVELOPMENT AGREEMENT**

Applicant: Revels Road Investors LLC

Project Description and Background:

The Town received an application to amend the Watermark PUD zoning district (Ordinance 2022-16) and the companion development agreement to include an additional 33+/- acres of land contiguous to the southern border of the original project boundary for a net total acreage of approximately 132.21 acres. The Comprehensive Plan Future Land Use designation for all of the parcels is Medium Density Residential (MDR).

These amendments are memorialized in the proposed Ordinance 2024-012 and the Amended and Restated Watermark PUD Development Agreement. The following standards apply to the amended Agreement:

1. 225 dwelling units with lot sizes at 80' x 120' (9,600 square feet) and 70' x 120' (8,400 square feet) were previously approved and remain in effect, as they were approved prior to the August 12, 2024, Comprehensive Plan amendment that now requires a minimum lot size of 10,890 square feet in the MDR Future Land Use designation.
2. There are additional 65 dwelling units proposed which must be at least one-quarter acre (10,980 square feet) in size. The location of the one-quarter acre lots may be distributed throughout the entire development site, which the application proposes in the attached Conceptual Plan. Additionally, the amended agreement proposes that for these lots, the dwelling size will not be restricted. The 3500 square-foot maximum dwelling size would only apply to the 80' x 120' and 70' x 120' lots.
3. There will be a total of 290 dwelling units. The density of the project is approximately 2.19 dwelling units per acre. The maximum allowed in the MDR Future Land Use category is up to 3 dwelling units per acre, which would allow up to 396 dwelling units.



Staff Recommendation: Approve the proposed Ordinance 2024-012 and the companion Amended and Restated Watermark PUD Development Agreement. The proposed amendments are consistent with the intent of the original Watermark PUD, Land Development Code, and the Comprehensive Plan.

Planning and Zoning Board Recommendation: At their February 27, 2025 public hearing, the Board unanimously recommended Town Council approve the proposed Ordinance 2024-012 and the companion Amended and Restated Watermark PUD Development Agreement.

Motion Examples:

1. Adopt Ordinance 2024-012.
2. Deny Ordinance 2024-012 based on the following reasons due to inconsistency with the Comprehensive Plan and/or Land Development Code. [Provide specific reasons for recommendation of denial.]
3. Continue action on Ordinance 2024-012. [Provide specific reasons for continuance and identify additional items needed for consideration.]