



# ZONING MEMORANDUM

**June 20, 2025**

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



## **Hillside Groves- Request for Determination of a Minor PUD Amendment**

**Applicant: Meritage Homes**

### **Request**

The applicant is requesting an amendment to the Amended and Restated Developer's Agreement for The Reserve at Howey in the Hills, now known as Hillside Groves PUD, to reduce the current 27-foot wide lot sizes to 24-foot wide lot sizes through a minor amendment process.

Section 5 of the Developer's Agreement provides that "*minor amendments shall include items such as minor adjustments of roads, trails and pedestrian ways based on more detailed site-specific data; modifications to the phasing schedule; adjustments to utility locations based on more detailed engineering data; or, adjustments to parks and open space based on more detailed subdivision design.*" This Section also provides that "*major amendments shall include items such as changes to the location of individual land uses; any increase in the total number of residential units; or relocation of roads and routes for pedestrian and bicycle facilities.*"

It does not provide that a reduction in the lot widths may be considered a minor amendment. Therefore, staff find that this request should go through the major amendment process defined in the Developer's Agreement.

The applicant disagrees with this determination and is asking Town Council to determine if their request for a reduction in the lot sizes may be processed and considered as a minor amendment.

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. Minor amendments may also be reviewed and approved by Town Council or Town staff.



Major amendments are required to follow the same procedure as was used for the adoption of the original Developer's Agreement, which requires a public hearing process before the Planning and Zoning Board and Town Council.