



ZONING MEMORANDUM

October 7, 2025

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



Hillside Groves: Phase 2-4 Final Subdivision Plan Review (Second Review)

Applicant: Meritage Homes

Planning staff reviewed the proposed Hillside Groves Final Subdivision Plans for Development Review Committee (DRC). The following revisions and information will be needed before the subdivision plans can be scheduled for consideration by the Planning and Zoning Board and Town Council. Please provide a response to each item and revise the Plan Set accordingly.

1. For the note on C-102 regarding the hardscape plans. Please identify in the note why they are not being provided with this submittal and when they will be provided.
2. Please revise the planting list on Sheet L1.00 to be consistent with LDC Table 7.10.00.
3. Please explain what site constraints require the use of Drake Elm as a street tree.
4. It looks like trees that are not approved as street trees are being used as a street tree throughout. Please revise. Only Southern Magnolia, Sweet Bay Magnolia, and Live Oak are approved street trees. Drake Elm and Sweet Bay Magnolia may be used when planting space is at a premium.
5. Please revise the landscaping calculations on Sheet L1.22. The residential buffers require 2 canopy trees instead on 1 canopy tree. Also, the calculations do not show that the required wall is provided. Please revise.
6. Please identify on the plan sheets which buffer is A, B, C,D, E, F, and others on the applicable sheets.
7. Please provide a typical lot planting layout for each type of lot.
8. Please provide a hardscape plan and an irrigation plan.
9. The Master Site Plan may need to be updated, pending the outcome of the amendment request of Town Council, which should be considered October 13, 2025.