



# ZONING MEMORANDUM

**March 12, 2025**

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



## **Mission Rise: Preliminary Subdivision Plan Review Comments**

**Applicant: ASF TAP FL I LLC c/o Jason Humm**

Planning staff reviewed the proposed Mission Rise Preliminary Subdivision Plans. The following 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. Please show Phasing consistent with the Mission Rise PUD Development Agreement dated September 4, 2024 and recorded in Lake County Official Records OR Book 6406, Page 1267.
2. Please revise the lot widths on Lot 49 and Lot 135.
3. Please revise the plans to show the acreage of each amenity tract and the access restrictions consistent with the Mission Rise PUD Development Agreement dated September 4, 2024 and recorded in Lake County Official Records OR Book 6406, Page 1267.
4. Please revise the plans to demonstrate on the plans how the Open Space calculations comply with Comprehensive Plan Policy 1.1.4- Interpretation of Open Space and Density Designations, which states:  
*Open space and parks and recreation requirements are figured on the Gross Land Area. Up to 25% of the open space requirement may be met with wetlands. Open space may include landscaped buffers and stormwater facilities if they are designed to be a park-like setting with pedestrian amenities and free form ponds. Open space may be passive or active. Open space may include public recreational components of developments. The majority of the open space shall be permeable; however, up to 10% may be impervious (plazas, recreational facilities, etc.). Wet ponds are not counted as part of that 10%.*
5. Please demonstrate how the proposed buffers are consistent with Mission Rise PUD Development Agreement dated September 4, 2024 and recorded in Lake County Official Records OR Book 6406, Page 1267.



6. An Amenity is called out on Sheet C202 on the South side of the project but it is not listed as an Amenity Tract. What is this Amenity and please identify it on the Sheet.
7. Please explain "Option 1" and "Option 2" for road design and how they relate to the Mission Rise PUD Development Agreement dated September 4, 2024 and recorded in Lake County Official Records OR Book 6406, Page 1267.
8. Consistent with LDC Section 4.05.12 (M), please show the tree survey as a layer on the Preliminary Subdivision Plans to show the relation of the trees to the proposed improvements. The plans should also include a table indicating which trees are proposed to be saved and which are proposed to be removed.
9. Thank you for providing a copy of the application for concurrency review to the School District. Please provide subsequent communication with/from the Lake County School District as concurrency requirements are met.