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April 25, 2025

Jason Humm  
ASF TAP FL I LLC  
3565 Piedmont Rd NE Bldg. One, #200  
Atlanta, GA 30305

**RE: Mission Rise – Howey in the Hills**  
**School Concurrency Capacity Reservation – LCS#2025-06, prior LCS2019005**  
**Alternate Key Number 1030421, 1780616, 1780811, 3835991**

Dear Mr. Humm:

The School District has reviewed the application information for the above referenced residential development. The application indicates 409 single family dwelling units. The proposed development is estimated to generate approximately 127 students.

Based on the information provided in the application the property is located within Concurrency Service Area (CSA) #10. The analysis performed indicates the students generated from this residential development will **not** exceed the level of service standards for each school level.

District staff has determined at this time that school capacity is now available to accommodate the project and will be reserved. **This capacity reservation is valid for one year from date of issuance.** In the event, a final development order is obtained within the year then this capacity reservation will be valid for the life of the project. Please notify the school district when the final development order is obtained in order to update the project records.

If you should require additional time to obtain the final approval, please notify District staff prior to the expiration date to discuss time extension options. Once the reservation expires, the capacity will be released and a new completed application and fee will be required. If you have any questions, please contact me at (352) 253-6696 or at [croneyh@lake.k12.fl.us](mailto:croneyh@lake.k12.fl.us).

Sincerely,

Heather Croney  
Growth Planning Department

Encl: SC Availability Determination

Thursday, April 24, 2025

## Lake County Florida School Board CIP

### School Concurrency Availability Determination

**Project Name:** Mission Rise PUD  
**Date Received:** 2/6/2019  
**Case Number:** LCS2025-06  
**Builder Name:** ASF TAP FL I LLC  
**Location:** South of Number Two Road and east of Silverwood Lane in  
Howey  
241 acres

**Project Planned Units:**

**# Single Family:** 409      **# Multi-Family:** 0  
**# Townhomes:** 0      **# Apartments:** 0

**Additional Information:** 2/1/2016- Town states that Phase 1 will include 120 SFDU.  
2/6/19 Received SC application for 629 units in 3 phases  
2/11/19 SC issued. Had to use adjacency for elem and  
high school levels to meet LOS.  
3/25/19 - Town Council denied the project  
4/4/19 suspended the reservation  
10/17/22 City planner informed me that the original  
approval has expired  
2/28/25 received SC app - new project number is LCS2025-  
06, old was LCS2019-05, now 409 DU rather than 629 prior

**Project Unit Yield By Type of School**

	Yield	Elem	Mid	High
Single Family	0.14	57		
Single Family	0.1			41
Single Family	0.072		29	

**Service Area Analysis**

Concurrency Service Area (CSA)	Current Capacity	Programmed Capacity	Total Capacity	Current Enrollment	Reserved Demand	Total Demand	Available Capacity	Project Demand
CSA #10 - Elementary	876	0	876	569	149	718	158	57
CSA #10 - Middle	1427	0	1427	982	159	1141	286	29
CSA #6 - High	1520	0	1520	1403	73	1476	44	41

Project Demand may differ from Project Yield by Type of School due to rounding