



ZONING MEMORANDUM

July 3, 2025

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



Mission Rise: Pre-Application Subdivision Plan Review Comments

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

Planning staff reviewed the proposed Mission Rise Preliminary Subdivision Plan. All review comments have been addressed as identified below. Additional information is provided to help the applicant prepare for the Final Subdivision Plan review stage regarding requirements for tree replacement.

1. The Plan shows 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. Lot widths meet the minimum applicable standards.
3. The Plan shows 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. The Plan demonstrates compliance with Open Space calculations that were in effect at the time the PUD was approved and recorded.
5. 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. All amenities are called out and listed on the Amenity Tract.
7. A copy of the application for concurrency review submitted to the School District has been provided. Subsequent communication with the Lake County School District as concurrency requirements will be provided as it occurs.

Information for Final Subdivision Plan Preparation

Please note that Landscaping, hardscaping, and irrigation plans are required to be submitted with Final Site Plans and Final Subdivision Plans. These plans shall be signed and sealed by a licensed landscape architect registered in the State of Florida. The Land Development Code (LDC) Chapter 7 provides the



requirements for landscaping, hardscaping, and irrigation. This also includes tree replacements plans and will need to detail the following at that time:

- a. Based on the Tree Removal Table (Sheet C211) it appears that 4652.8 feet of trees are to be removed. Please provide the total number of trees on site and any replacement data consistent with the Land Development Code (LDC). Please revise the Table to indicate which are Specimen Trees and which are Heritage Trees and provide the replacement data in concert with the LDC. LDC Section 7.11.03 requires 50% of all specimen trees be preserved on a parcel. LDC Section 7.11.02 requires protection of all Historic Trees unless one of the following conditions is met:
 - i. The tree is not suitable for preservation as determined by a certified arborist.
 - ii. The tree is a threat to a principal structure or otherwise constitutes a hazard requiring removal as determined by a qualified arborist or professional engineer.
 - iii. The placement of the tree prohibits the economic use of the property for permissible development.
- b. Please indicate why the trees are being removed on the Tree Removal Table (Sheet C211) and whether any proposed to be removed are on the Town's prohibited plant list. If they are plant species that are prohibited by the Florida Department of Environmental Protection or the Florida Department of Agriculture, or listed as invasive by the Florida Exotic Pest Control, this information needs to be provided on the Tree Removal Table for each tree listed.
- c. Please provide data and evaluate, consistent with LDC Section 7.11.04, if any trees can be saved by redesign.
- d. Tree Protection Detail needs to be provided on the plans to comply with LDC Section 7.11.01.

Staff Recommendation: Recommend approval of the Mission Rise Preliminary Subdivision Plan.

Planning and Zoning Board Recommendation: At their June 26, 2025, public hearing, the Planning and Zoning Board voted unanimously (6-0) to recommend approval of the requested Preliminary Site Plan subject to the following conditions: 1.) that the applicant speak with an abutting property owner, Mr. Stephen Kane,



to determine if a 20-foot easement is recorded in his favor on the applicant's property and determine how that will be addressed; and, 2.) determine whether the stub-out designed in the Mission Rise development that abuts Silverwood Lane can be closed so that the residents on Silverwood Lane do not have to be concerned about possible future traffic on their private road. The applicant is to provide a report to Town Council at their July 10, 2005 meeting as to their progress on these two conditions.

Motion Examples:

1. Approve the proposed Mission Rise Preliminary Subdivision Plan.
2. Deny the proposed Mission Rise Preliminary Subdivision Plan. [Provide specific reasons for recommendation of denial.]
3. Continue action on the proposed Mission Rise Preliminary Subdivision Plan. [Provide specific reasons for continuance and identify additional items needed for consideration.]