



ZONING MEMORANDUM

September 10, 2025

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



Mission Rise: Final Subdivision Plan- Phase 1 Review Comments

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

Planning staff reviewed the proposed Mission Rise Final Subdivision Plans. Please address the comments before the plans may be considered by the Planning and Zoning Board.

1. Please revise the dog park fencing in the landscaping/ hardscape plans to something other than chain link fencing as the Land Development Code prohibits chain link in single-family residential.
2. The dog wash station on LS600 looks like a fountain detail. Should this be something different?
3. Will there be any shade over park benches?
4. Please revise the Plant Schedule on Sheet LP101-LP 600 to be consistent with LDC Table 7.10.00 and 7.10.02. Once this is done, these sheets can be fully reviewed.
5. Please provide the percentage of sodded area for Phase 1 on LP 601.
6. Please provide street lighting detail consistent with the Development Agreement Sec. I.
7. Please provide detail of the required multi-modal trail consistent with the Development Agreement Sec. j (2). Additionally, the trail width shown on the plans appears to be 8 feet wide. This is required to be 12 feet wide per the Development Agreement.
8. Please call out all buffers consistent with the Preliminary Subdivision Plan and provide enlarged buffer detail for each type of buffer shown for review.
9. Sheet LP 106 calls out a "landscape easement" next to Pond 12. Is this the same thing as the 10-foot landscape buffer?
10. Please provide an irrigation plan.