

**ORDINANCE NO. 2024-007**

**AN ORDINANCE OF THE TOWN OF HOWEY-IN-THE-HILLS, FLORIDA, PERTAINING TO LAND USE; AMENDING THE FUTURE LAND USE MAP OF THE TOWN’S COMPREHENSIVE PLAN FOR A 4.45-ACRE PARCEL LOCATED ON THE WEST SIDE OF STATE ROAD 19, SOUTH OF REVELS ROAD, AS LEGALLY DESCRIBED IN THE ORDINANCE, FROM ITS CURRENT DESIGNATION OF “VILLAGE MIXED USE” TO THE DESIGNATION OF “NEIGHBORHOOD COMMERCIAL”; PROVIDING FOR CONFLICTS, SEVERABILITY, CODIFICATION, AND AN EFFECTIVE DATE.**

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**BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF HOWEY-IN-THE-HILLS, FLORIDA:**

**Section 1. Findings.** The Town Council of the Town of Howey-in-the-Hills, Florida, hereby finds and declares the following:

- a. Robert Ziegenfuss and/or Julie Farr of Z Development Services have applied on behalf of the current owner, Jeffrey S. Esch, for a change of the land use designation on the Future Land Use Map of the Town’s Comprehensive Plan for the 4.45-acre parcel legally described in Attachment A to this ordinance from its current designation of “Village Mixed Use” to “Neighborhood Commercial”; and
- b. The Town Council has determined that the proposed amendment to the land-use designation for the subject parcel to “Neighborhood Commercial is consistent with the Town’s Comprehensive Plan and promotes the public health, safety, and welfare.

**Section 2. Approvals.** The Town’s Future Land Use Map is amended hereby to change the land-use designation for the subject parcel from “Village Mixed Use” to “Neighborhood Commercial.”

**Section 3. Severability.** If any portion of this ordinance is declared by a court of competent jurisdiction to be void, unconstitutional, or unenforceable, the remaining portions of this ordinance shall remain in full effect. To that end, this ordinance is declared to be severable.

**Section 4. Conflicts.** In the event of a conflict between this ordinance and one or more existing ordinances, this ordinance shall supersede the existing ordinances and shall govern.

**Section 5. Codification.** The amendments enacted by this ordinance to the Future Land Use Map of the Town’s Comprehensive Plan shall be codified and made part of the Town’s Land Development Code, but not the Town’s Code of Ordinances.

**Section 6. Effective Date.** This Ordinance takes effect upon its enactment.

**ORDAINED AND ENACTED** this 22nd day of July, 2024 by the Town Council of the Town of Howey-in-the-Hills, Florida:

**Town of Howey-in-the-Hills, Florida**  
By: its Town Council

By: \_\_\_\_\_  
Martha MacFarlane, Mayor

**ATTEST:**

\_\_\_\_\_  
John Brock, Town Clerk

**APPROVED AS TO FORM AND LEGALITY**  
(for use and reliance of the Town only).

\_\_\_\_\_  
Thomas J. Wilkes, Town Attorney

First reading of the ordinance held on June 24, 2024  
Planning and Zoning Board meeting held on May 23, 2024  
Second reading, public hearing and adoption held on July 22, 2024

**ATTACHMENT A**

**LEGAL DESCRIPTION**

**THE SOUTH 740 FEET OF THE EAST 262 FEET OF THE FOLLOWING DESCRIBED PROPERTY:**

**NORTH HALF OF GOVERNMENT LOT 3, SECTION 2, TOWNSHIP 21 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA. LYING WEST OF THE RIGHT OF WAY FOR STATE ROAD 19.**

Lake County Property Appraiser Parcel No. 02-21-25-0002-000-00500

ALTKEY No. 1704171