

ORDINANCE 2015-005

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF HOWEY-IN-THE-HILLS, LAKE COUNTY FLORIDA, ADOPTING AMENDMENTS TO THE CONCEPTUAL LAND USE PLAN FOR THE LAKE HILLS MIXED PLANNED UNIT DEVELOPMENT ADOPTED BY ORDINANCE 2011-008; PROVIDING CONDITIONS OF APPROVAL; PROVIDING FOR SEVERABILITY; REPEALING ALL CONFLICTING ORDINANCES; PROVIDING AN EFFECTIVE DATE.

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

Section 1. Findings. In adopting this Ordinance, the Town Council of the Town of Howey-in-the-Hills, Florida (the “Town Council”) hereby makes and expresses the following findings:

- (1) The Town adopted Ordinance 2011-008 on February 27, 2012, rezoning six parcels of property with alt key numbers 1226171, 1780438, 1801770, 2923946, 2923954, and 3815447 totaling approximately 263 acres, located on the north side of county road 48, up to and fronting Little Lake Harris and West of the intersection of State Road 19 and County Road 48, from Lake County Agriculture and SF-2 to Village Mixed Use Planned Unit Development (the “Lake Hills PUD”).
- (2) Ordinance 2011-008 required development of the Lake Hills PUD to be in conformance with the Conceptual Land Use Plan dated August 25, 2011.
- (3) The applicant now desires to amend the Lake Hills PUD Conceptual Land Use Plan dated August 25, 2011. Section 4.10.10 of the Town’s Land Development Code requires the amended Conceptual Land Use Plan to be an exhibit to an amended zoning ordinance, and to go through the same public hearing process as the original ordinance.

Section 2. Approval of the Amended Conceptual Land Use Plan. Development of the Lake Hills PUD shall be in conformance with the Conceptual Land Use Plan dated December 3, 2015, a copy of which is attached hereto as **Attachment A**. The version of the Conceptual Land Use Plan attached hereto supersedes and replaces the version dated August 25, 2011, adopted by the Town Council by Ordinance 2011-008.

Section 3. Severability. If any provision or portion of this Ordinance is declared by any court of competent jurisdiction to be void, unconstitutional, or unenforceable, then all remaining provisions and portions of this Ordinance shall remain in full effect.

Section 4. Repeal of Ordinances in Conflict. All other ordinances of the Town of Howey-in-the-Hills, or portions thereof which conflict with this or any part of this ordinance are hereby repealed.

Section 5. Effective Date. This Ordinance shall become effective immediately upon its passage and approval as a non-emergency ordinance at two regular meetings of the Town Council.

PASSED AND ORDAINED this 25th day of January, 2016, by the Town Council of the Town of Howey-in-the-Hills, Florida.

Chris Sears, Mayor

ATTEST:

APPROVED AS TO FORM AND LEGALITY
for use and reliance by the Town of Howey-in-the-
Hills, Florida, only.

Brenda Brasher, Town Clerk

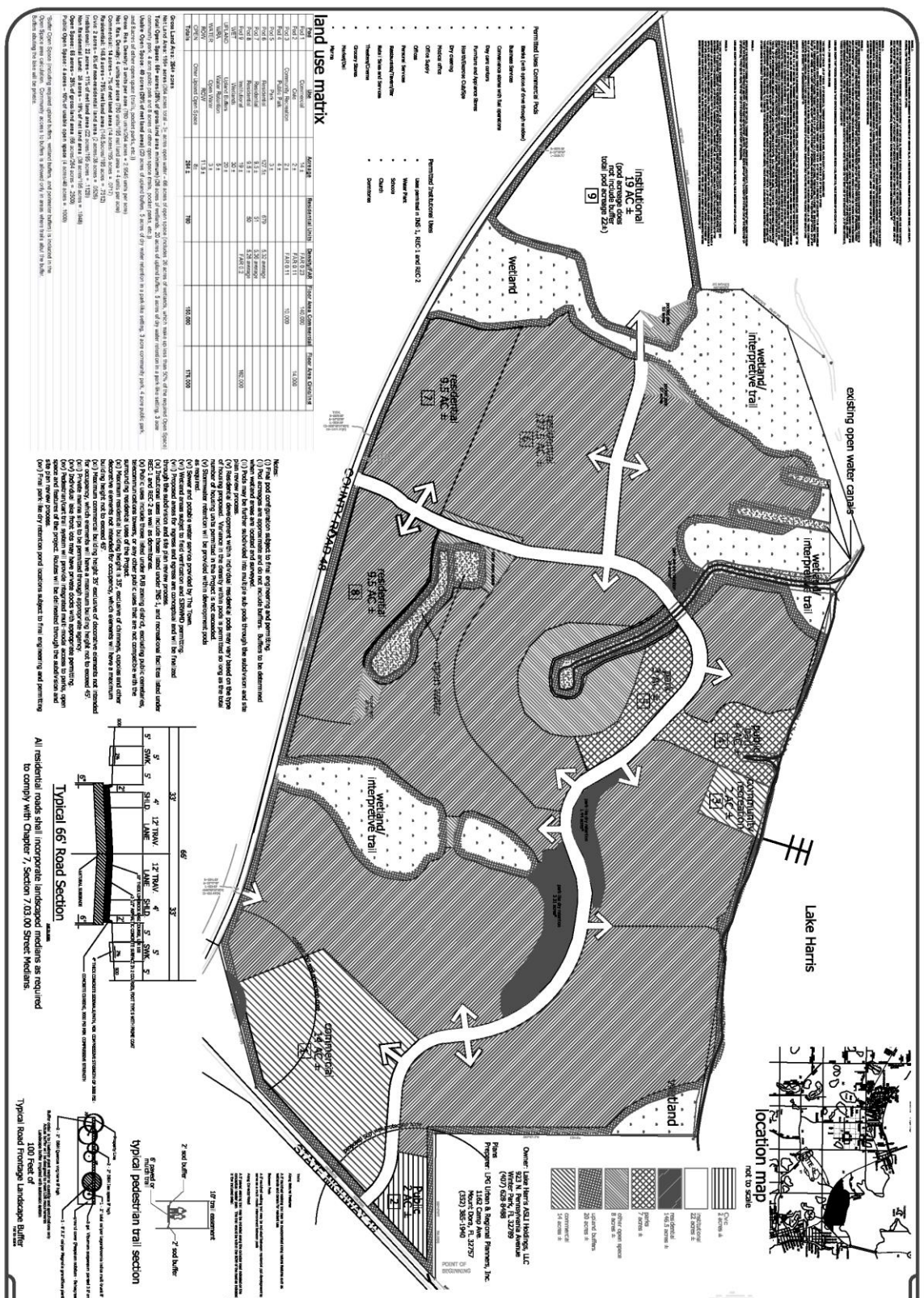
Heather M. Blom-Ramos, Town Attorney

Planning and Zoning Public Hearing -- August 27, 2015
First Reading by Town Council – January 11, 2016
Second Reading and Adoption – January 25, 2016
Advertised -- August 17, 2015

This Ordinance 2015-005 inadvertently was not executed upon its enactment on January 25, 2016. When the lack of execution was discovered in 2024, the Town Council authorized on November 25, 2024, then-Mayor Graham Wells to execute the ordinance, to place the executed ordinance in the Town's records, and to correct other Town records as necessary or useful to reflect accurately the enactment of Ordinance 2015-005 at the Town Council meeting of January 25, 2016.

ATTACHMENT A

**Conceptual Land Use Plan
Dated
December 3, 2015**



December 03, 2015
 GRAPHIC SCALE
 1" = 100'

1 of 3
 Urban & Regional Planners, Inc.
 1182 CAMP AVENUE, NY, DORA, FL 32727
 CONTACT: BRUCE FINE, PROJECT MANAGER
 Proj.: 138314 File: concept plan 12-03-2015 Sheet 1.dwg