



AGENDA
CITY OF HAINES CITY, FLORIDA
PLANNING COMMISSION MEETING

July 14, 2025, 4:00 p.m.
City Hall Commission Chambers
620 E. Main Street, Haines City, FL 33844
Phone: 863-421-9921 Web: hainescity.com

NOTICE – Pursuant to Section 286.0105 of the Florida Statutes, if any person decides to appeal any decision made by the City Commission with respect to any matter considered at this public meeting, such person will need a record of the proceedings and for such purpose, such person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

For special accommodations, please notify the City Clerk's Office at least 72 hours in advance.

Help for the hearing impaired is available through the Assistive Listening System. Receivers can be obtained from the City Clerk's Office. In accordance with the Americans with Disabilities Act (ADA), persons with a disability, such as a vision, hearing or speech impairment, or persons needing other types of assistance, and who wish to attend City Commission meetings or any other board or committee meeting may contact the City Clerk's Office in writing, or may call 863-421-9921 for information regarding available aids and services.

Pages

- | | |
|--|----------|
| 1. <u>CALL TO ORDER</u> | |
| 2. <u>INVOCATION</u> | |
| 3. <u>PLEDGE OF ALLEGIANCE</u> | |
| 4. <u>MINUTES TO ACCEPT</u> | 3 |
| 5. <u>NEW BUSINESS</u> | |
| 5.a <u>Ordinance No. 25-2111 – Zoning Map Amendment – Lake Eva Estates</u> | 6 |
| This is a request to consider approval of Ordinance No. 25-2111, for a Zoning Map Amendment for Lake Eva Estates to R-1-AX | |

Staff Contact: Calvin Clarke, Planner

Recommended Motion:

Staff recommends forwarding a recommendation of approval to the City Commission.

5.b Ordinance No. 25-2113 – Small Scale Land Use Plan Amendment - Bridgemohan Property

13

This is a request to consider approval of Ordinance No. 25-2113, regarding a Small Scale Land Use Plan Amendment for the Bridgemohan Property located at 5283 Johnson Avenue East.

Staff Contact: Calvin Clarke, Planner, Development Services

Recommended Motion:

Staff recommends forwarding a recommendation of approval to the City Commission for Ordinance No. 25-2113.

5.c Ordinance No. 25-2112 - Zoning Map Amendment - Bridgemohan Property

19

This is a request to consider approval of Ordinance No. 25-2112, regarding the Zoning Map Amendment for the Bridgemohan property located at 5283 Johnson Avenue East to R-1-A.

Staff Contact: Calvin Clarke, Planner, Development Services

Recommended Motion:

Staff recommends forwarding a recommendation of approval to the City Commission.

6. ADJOURNMENT



PLANNING COMMISSION MEETING HAINES CITY, FLORIDA
MINUTES

June 9, 2025, 4:00 p.m.
City Hall Commission Chambers
620 E. Main Street, Haines City, FL 33844
Phone: 863-421-9921 Web: hainescity.com

Present: Charles Anderson
Earle Lee
Brian Stokes
Louie McLean
Joseph Hamilton
Eddie Perez

Absent: Debra Smith

1. CALL TO ORDER

The Planning Commission Meeting was called to order at 4:00 PM on June 9, 2025 in the City Commission Chambers, located at 620 E Main Street, Haines City, FL.

2. INVOCATION

Dr. Charles Anderson led the invocation. Board Chair Louie McLean led the Pledge of Allegiance

3. PLEDGE OF ALLEGIANCE

4. MINUTES TO ACCEPT

April 14, 2025 - Planning Commission Meeting

Motion made by Dr. Earle Lee, seconded by Louie McClean. All voted yes. Motion carried unanimously

5. NEW BUSINESS

5.a Ordinance No. 25-2105 – Major Modification of the RPUD for Scenic Terrace North

Grace presented the major modification to the RPUD for Scenic Terrace North. There was no discussion. Board Chair opened the public hearing. No one came forward and the public hearing was closed.

Moved by Brian Stokes

Seconded by Joseph Hamilton

Staff recommends approval of Ordinance No. 25-2105, on first reading, regarding a major modification to the Scenic Terrace North RPUD, by including an increase of 27 units and recreation space reduction, with the following conditions:

1. The recreational amenities should be identified and detailed on site construction plans prior to approval.
2. All other requirements set forth in Ordinance No. 22-1785 shall be made part of this Ordinance No. 25-2105.

Carried Unanimously

5.b Ordinance No. 25-2114 –

Ted Atkins presented the text amendment to the Land Development Regulations Chapter 5 Zoning. There were no questions from the board. The public hearing was opened. No one came forward and the public hearing was closed.

Moved by Joseph Hamilton

Seconded by Charles Anderson

Request for Planning Commission to recommend approval to the City Commission of Ordinance No. 25-2114, for text amendments to the Land Development

Carried Unanimously

6. PUBLIC COMMENTS

None

7. STAFF COMMENTS

Board Chair Louie McClean reminded the members that pursuant to the LDR's a quorum of four (4) is needed to run the meeting. Board Chair also advised that when a dissenting vote is cast, a reason needs to be given.

Board Member Dr. Charles Anderson asked about the mandatory four-hour ethics training being held on Tuesday, January 10, 2025.

8. ADJOURNMENT

Without any further business the meeting was adjourned at 4:10 PM

Planning Board Chair

Sharon Lauther, MMC, City Clerk



HAINES CITY

WWW.HAINESCITY.COM

PLANNING COMMISSION

To: The Honorable Chairman and Planning Commissioners

Through: Richard Greenwood, Development Services Director

From: Calvin Clarke, Planner, Development Services

Date: July 14, 2025

Subject: Ordinance No. 25-2111 – Zoning Map Amendment – Lake Eva Estates

Executive Summary

This is a request to consider approval of Ordinance No. 25-2111, for a Zoning Map Amendment for Lake Eva Estates to R-1-AX

Staff Contact: Calvin Clarke, Planner

Introduction

This is a request to change the zoning designation of the subject property to R-1-AX for Lake Eva Estates, which conforms to surrounding zoning. The property is currently zoned R-1-AA, and consists of 2 parcels.

Zoning standards for R-1-AX are:

Front Setback	25'
Front Side Setback	25'
Side Setback	12'
Rear Setback	15'
Lot Area	10,000 sq. ft.
Minimum Lot Width	85'
Minimum Lot Depth	115'
Minimum Living Area	1,900 sq. ft.
Minimum Garage Size	400 sq. ft.

The Polk County Property Appraiser parcel ID numbers are:

27-27-32-796000-000010 & 27-27-32-795500-000011

The property size is 16.68 acres.

Background

On May 16, 2025, Bryan Hunter, P.E, on behalf of Lake Eva Property Holdings, LLC, applied for a zoning map amendment to change the zoning of the property from R-1-AA to R-1-AX. The intent is to create a new residential subdivision with 85' wide minimum lots. This project has not made a formal submittal of site construction documents for review, and therefore does not have an approved traffic study or non-binding school concurrency letter from the Polk County School Board yet.

Organizational Goal(s)

Economic: Foster an Environment that attracts economic opportunity and sustains economic viability.

Budget Impact

There will be no budget impact in the 2024-2025 fiscal year.

Recommendation

Staff recommends forwarding a recommendation of approval to the City Commission.

ORDINANCE NO. 25-2111

AN ORDINANCE OF THE CITY OF HAINES CITY, FLORIDA; AMENDING ORDINANCE NO. 03-1060, BY AMENDING THE ZONING MAP OF THE CITY FROM CITY LOW DENSITY RESIDENTIAL (R-1-AA) TO CITY LOW DENSITY RESIDENTIAL (R-1-AX); PROPERTY PARCELS ARE LOCATED WEST OF 10TH STREET SOUTH AND NORTH OF POINTE EVA PLACE, HAINES CITY, FLORIDA; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR ZONING DESIGNATION AND CONDITIONS; PROVIDING FOR A COPY TO BE KEPT ON FILE; PROVIDING FOR SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT HERewith; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Chapter 163, Florida Statutes, empowers the City Commission to prepare and enforce Land Development Regulations for the implementation of the adopted Haines City Comprehensive Plan; and

WHEREAS, the City Commission adopted Ordinance No 13-1457 Land Development Regulations, to implement the adopted Haines City Comprehensive Plan; and

WHEREAS, the adopted Haines City Land Development Regulations contain Chapter 5 Zoning and Chapter 6 Special Provisions includes a zoning map; and

WHEREAS, the Haines City Planning Commission, at an advertised public hearing on July 14, 2025, as required by Chapter 21 of the land development regulations, has reviewed, heard public input and recommended that the City Commission amend the Zoning Map Classification of the subject property from City Low Density Residential (R-1-AA) To City Low Density Residential (R-1-AX); and

WHEREAS, the property consists of 2 parcels totaling 16.68± acres, and is located west of 10th Street South and north of Pointe Eva Place, Haines City, Florida; and

WHEREAS, the property consists of the following parcels and Legal Description:

PARCEL ONE:

PARCEL ID: 27-27-32-795500-000011

REPLAT OF GRALYNN HEIGHTS UNIT 3 PB 25 PG 10 PB 30 PG 34 ACREAGE LOT 1
LESS E 150 FT OF S 145 FT

PARCEL TWO:

PARCEL ID: 27-27-32-796000-000010

REPLAT OF GRALYNN HEIGHTS UNIT 4 PB 25 PG 29 PB 28 PG 8 ACREAGE LOT A
CONTAINING 16.68 ± ACRES, MORE OR LESS.

As shown in the attached "Exhibit A".

WHEREAS, in the exercise of its authority, the City Commission of the City of Haines City, Florida has determined it necessary and desirable to amend the zoning map contained in Chapter 5 and Chapter 6, of the Land Development Regulations, adopted originally by Ordinance 796 and subsequently amended by Ordinance 13-1457 consistent with the public interest within Haines City, Florida.

NOW, THEREFORE, BE IT ENACTED BY THE CITY COMMISSION OF THE CITY OF HAINES CITY, FLORIDA:

Section 1. Incorporation of Recitals. The above recitals are true and correct and are incorporated herein by reference.

Section 2. Approving Zoning Designation to Low Density Residential. The City Commission of Haines City (the "City Commission") hereby approves the Zoning Map Amendment to Low Density Residential (R-1-AX); for the property described as follows:

PARCEL ONE:

PARCEL ID: 27-27-32-795500-000011

REPLAT OF GRALYNN HEIGHTS UNIT 3 PB 25 PG 10 PB 30 PG 34 ACREAGE LOT 1
LESS E 150 FT OF S 145 FT

PARCEL TWO:

PARCEL ID: 27-27-32-796000-000010

REPLAT OF GRALYNN HEIGHTS UNIT 4 PB 25 PG 29 PB 28 PG 8 ACREAGE LOT A
CONTAINING 16.68 ± ACRES, MORE OR LESS.

As shown in the attached “Exhibit A”.

Section 3. Copy of Ordinance to be kept on file. The City Clerk shall keep and retain a copy of this Ordinance on file.

Section 4. Severability. The provisions of this Ordinance are severable; and, if any section, sentence, clause, or phrase is for one reason held to be unconstitutional, invalid or ineffective, this holding shall not affect the validity of the remaining portions of this Ordinance, it being expressly declared to be the City Commission's intent that it would have passed the valid portions of this Ordinance without inclusion of any invalid portion or portions.

Section 5. Repeal of Ordinance in Conflict. All other ordinances of the City of Haines City, Florida, or portions thereof which conflict with this or any part of this Ordinance are hereby repealed.

Section 6. Effective Date. This Ordinance shall take effect immediately upon it being read in two meetings of the City Commission of the City of Haines City, its approval and adoption by said Commission.

INTRODUCED AND PASSED on first reading in regular session of the City Commission of the City of Haines City, this 7th day of August, 2025.

ATTEST:

APPROVED:

Sharon Lauther, MMC
City Clerk

Morris West, Mayor-Commissioner

APPROVED AS TO FORM AND CORRECTNESS:

Fred Reilly, City Attorney

PASSED AND ENACTED on second reading in regular session of the City Commission
of the City of Haines City, this 21st day of August, 2025.

ATTEST:

APPROVED:

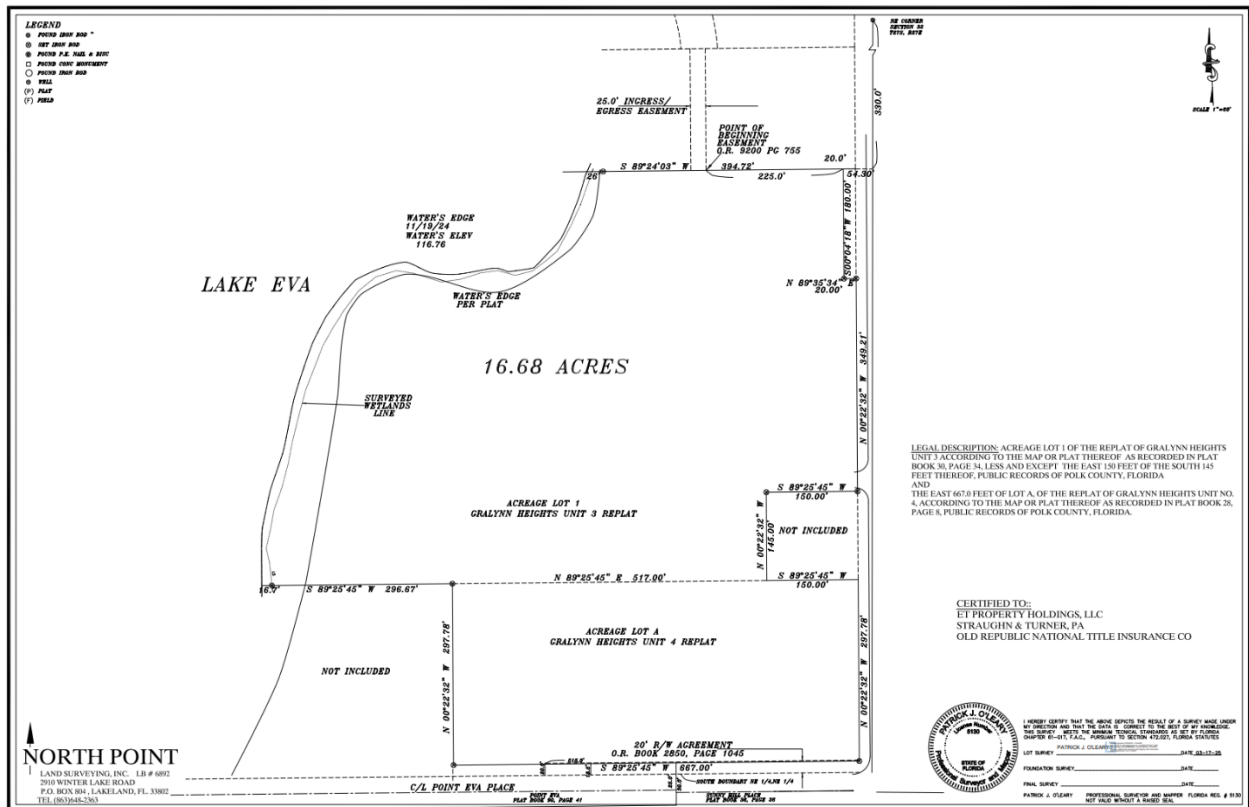
Sharon Lauther, MMC
City Clerk

Morris West, Mayor-Commissioner

APPROVED AS TO FORM AND CORRECTNESS:

Fred Reilly, City Attorney

Exhibit A





HAINES CITY

WWW.HAINESCITY.COM

PLANNING COMMISSION

To: The Honorable Chairman and Planning Commissioners

Through: Richard Greenwood, Development Services Director

From: Calvin Clarke, Planner, Development Services

Date: July 14, 2025

Subject: Ordinance No. 25-2113 – Small Scale Land Use Plan Amendment - Bridgemohan Property

Executive Summary

This is a request to consider approval of Ordinance No. 25-2113, regarding a Small Scale Land Use Plan Amendment for the Bridgemohan Property located at 5283 Johnson Avenue East.

Staff Contact: Calvin Clarke, Planner, Development Services

Introduction

The intent of this item is to assign a City Land Use Designation of Low Density Residential (LDR) to the property located at 5283 Johnson Avenue East, owned by Dayaram Bridgemohan.

Background

The subject parcel is 4.68 acres +/- and is located south of Johnson Avenue East. The Polk County Appraiser identifies this property as Parcel Number 27-27-25-000000-031050.

Organizational Goal(s)

Quality of Life: Create an environment that enhances the quality of life and benefits the community culturally, recreationally and economically.

Budget Impact

There is no budget impact for fiscal year 2024-2025.

Recommendation

Staff recommends forwarding a recommendation of approval to the City Commission for Ordinance No. 25-2113.

ORDINANCE NO. 25-2113

AN ORDINANCE OF THE CITY OF HAINES CITY, FLORIDA AMENDING THE COMPREHENSIVE PLAN OF THE CITY OF HAINES CITY, FLORIDA, BY A SMALL SCALE LAND USE AMENDMENT TO THE FUTURE LAND USE MAP BY RECLASSIFYING LANDS FROM COUNTY AGRICULTURAL RESIDENTIAL RURAL (A/RR) TO CITY LOW DENSITY RESIDENTIAL (LDR); LOCATION IS SOUTH OF JOHNSON AVENUE EAST AND EAST OF HERITAGE SQUARE DRIVE, HAINES CITY, FLORIDA; THE PROPOSED SMALL SCALE LAND USE MAP AMENDMENT IS TO RE-DEFINE THE LAND USE OF THE PROPERTIES DESCRIBED THEREIN; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR A SMALL SCALE LAND USE AMENDMENT; PROVIDING FOR A COPY TO BE KEPT OF FILE; REPEALING ALL ORDINANCES IN CONFLICT HERewith, PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Chapter 163, Florida Statutes, empowers the City Commission to prepare and enforce Land Development Regulations for the implementation of the adopted Haines City Comprehensive Plan; and

WHEREAS, the City Commission adopted Ordinance No 13-1457 Land Development Regulations, to implement the adopted Haines City Comprehensive Plan; and

WHEREAS, the adopted Haines City Comprehensive Plan includes a future land use map; and

WHEREAS, the Haines City Planning Commission, at an advertised public hearing on July 14, 2025, as required by Chapter 21 of the land development regulations, has reviewed, heard public input and recommended that the City Commission change the Future Land Use Classification of the subject property from County Agricultural Residential Rural (A/RR) To City Low Density Residential (LDR); and

WHEREAS, the property consists of one parcel totaling 4.68± acres, and is located South of Johnson Avenue East and East of Heritage Square Drive, Haines City, Florida; and

WHEREAS, the property consists of the following parcel; Legal Description:

PARCEL ID: 27-27-25-000000-031050

N1/2 OF W1/4 OF NE1/4 OF NW1/4 LESS COUNTY RD S 580

CONTAINING 4.68± ACRES, MORE OR LESS.

As shown in the attached “Exhibit A”.

WHEREAS, in the exercise of its authority, the City Commission of the City of Haines City, Florida has determined it necessary and desirable to amend the future land use map contained in the Haines City Comprehensive Plan and this change is consistent with the public interest within Haines City, Florida.

NOW, THEREFORE, BE IT ENACTED BY THE CITY COMMISSION OF THE CITY OF HAINES CITY, FLORIDA:

Section 1. Incorporation of Recitals. The above recitals are true and correct and are incorporated herein by reference.

Section 2. Approving Land Use Designation to LDR. The City Commission of Haines City (the "City Commission") hereby approves the Future Land Use Map Amendment to City Low Density Residential (LDR) for the property described as follows:

PARCEL ID: 27-27-25-000000-031050

N1/2 OF W1/4 OF NE1/4 OF NW1/4 LESS COUNTY RD S 580

CONTAINING 4.68± ACRES, MORE OR LESS.

As shown in the attached “Exhibit A”.

Section 3. Copy of Ordinance to be kept on file. The City Clerk shall keep and retain a copy of this Ordinance on file.

Section 4. Severability. The provisions of this Ordinance are severable; and, if any section, sentence, clause, or phrase is for one reason held to be unconstitutional, invalid or ineffective, this holding shall not affect the validity of the remaining portions of this Ordinance, it being expressly declared to be the City Commission's intent that it would have passed the valid portions of this Ordinance without inclusion of any invalid portion or portions.

Section 5. Repeal of Ordinance in Conflict. All other ordinances of the City of Haines City, Florida, or portions thereof which conflict with this or any part of this Ordinance are hereby repealed.

Section 6. Effective Date. This Ordinance shall take effect immediately upon it being read in two meetings of the City Commission of the City of Haines City, its approval and adoption by said Commission.

INTRODUCED AND PASSED on first reading in regular session of the City Commission of the City of Haines City, this 7th day of August, 2025.

ATTEST:

APPROVED:

Sharon Lauther, MMC
City Clerk

Morris West, Mayor-Commissioner

APPROVED AS TO FORM AND CORRECTNESS:

Fred Reilly, City Attorney

PASSED AND ENACTED on second reading in regular session of the City Commission
of the City of Haines City, this 21st day of August, 2025.

ATTEST:

APPROVED:

Sharon Lauther, MMC
City Clerk

Morris West, Mayor-Commissioner

APPROVED AS TO FORM AND CORRECTNESS:

Fred Reilly, City Attorney



HAINES CITY

WWW.HAINESCITY.COM

PLANNING COMMISSION

To: The Honorable Chairman and Planning Commissioners
Through: Richard Greenwood, Development Services Director
From: Calvin Clarke, Planner, Development Services
Date: July 14, 2025
Subject: Ordinance No. 25-2112 - Zoning Map Amendment - Bridgemohan Property

Executive Summary

This is a request to consider approval of Ordinance No. 25-2112, regarding the Zoning Map Amendment for the Bridgemohan property located at 5283 Johnson Avenue East to R-1-A.

Staff Contact: Calvin Clarke, Planner, Development Services

Introduction

The intent of this item is to assign a City zoning designation of R-1-A to the property located at 5283 Johnson Avenue East, owned by Dayaram Bridgemohan.

Background

The subject parcel is 4.68 acres +/- and is located south of Johnson Avenue East. The Polk County Appraiser identifies this property as Parcel Number 27-27-25-000000-031050.

The zoning standards for R-1-A are:

Front Setback	25'
Front Side Setback	25'
Side Setback	12'
Rear Setback	15'
Minimum Living Area	1,700 sq. ft.
Minimum Garage Area	400 sq. ft.

Organizational Goal(s)

Quality of Life: Create an environment that enhances the quality of life and benefits the community culturally, recreationally and economically.



Budget Impact

There is no budget impact for fiscal year 2024-2025.

Recommendation

Staff recommends forwarding a recommendation of approval to the City Commission.

ORDINANCE NO. 25-2112

AN ORDINANCE OF THE CITY OF HAINES CITY, FLORIDA; AMENDING ORDINANCE NO. 03-1060, BY AMENDING THE ZONING MAP OF THE CITY FROM COUNTY AGRICULTURAL RESIDENTIAL RURAL (A/RR) TO CITY LOW DENSITY RESIDENTIAL (R-1-A); PROPERTY PARCELS ARE LOCATED SOUTH OF JOHNSON AVENUE EAST AND EAST OF HERITAGE SQUARE DRIVE, HAINES CITY, FLORIDA; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR ZONING DESIGNATION AND CONDITIONS; PROVIDING FOR A COPY TO BE KEPT ON FILE; PROVIDING FOR SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT HERewith; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Chapter 163, Florida Statutes, empowers the City Commission to prepare and enforce Land Development Regulations for the implementation of the adopted Haines City Comprehensive Plan; and

WHEREAS, the City Commission adopted Ordinance No 13-1457 Land Development Regulations, to implement the adopted Haines City Comprehensive Plan; and

WHEREAS, the adopted Haines City Land Development Regulations contain Chapter 5 Zoning and Chapter 6 Special Provisions includes a zoning map; and

WHEREAS, the Haines City Planning Commission, at an advertised public hearing on July 14, 2025, as required by Chapter 21 of the land development regulations, has reviewed, heard public input and recommended that the City Commission amend the Zoning Map Classification of the subject property from County Agricultural Residential Rural (A/RR) to City Low Density Residential (R-1-A); and

WHEREAS, the property consists of one parcel totaling 4.68± acres, and is located South of Johnson Avenue East and East of Heritage Square Drive, Haines City, Florida; and

WHEREAS, the property consists of the following parcel; Legal Description:

PARCEL ID: 27-27-25-000000-031050

N1/2 OF W1/4 OF NE1/4 OF NW1/4 LESS COUNTY RD S 580

CONTAINING 4.68± ACRES, MORE OR LESS.

As shown in the attached "Exhibit A".

WHEREAS, in the exercise of its authority, the City Commission of the City of Haines City, Florida has determined it necessary and desirable to amend the zoning map contained in Chapter 5 and Chapter 6, of the Land Development Regulations, adopted originally by Ordinance 796 and subsequently amended by Ordinance 13-1457 consistent with the public interest within Haines City, Florida.

NOW, THEREFORE, BE IT ENACTED BY THE CITY COMMISSION OF THE CITY OF HAINES CITY, FLORIDA:

Section 1. Incorporation of Recitals. The above recitals are true and correct and are incorporated herein by reference.

Section 2. Approving Zoning Designation to Low Density Residential. The City Commission of Haines City (the "City Commission") hereby approves the Zoning Map Amendment to Low Density Residential (R-1-A); for the property described as follows:

PARCEL ID: 27-27-25-000000-031050

N1/2 OF W1/4 OF NE1/4 OF NW1/4 LESS COUNTY RD S 580

CONTAINING 4.68± ACRES, MORE OR LESS.

As shown in the attached "Exhibit A".

Section 3. Copy of Ordinance to be kept on file. The City Clerk shall keep and retain a copy of this Ordinance on file.

Section 4. Severability. The provisions of this Ordinance are severable; and, if any section, sentence, clause, or phrase is for one reason held to be unconstitutional, invalid or ineffective, this holding shall not affect the validity of the remaining portions of this Ordinance, it being expressly declared to be the City Commission's intent that it would have passed the valid portions of this Ordinance without inclusion of any invalid portion or portions.

Section 5. Repeal of Ordinance in Conflict. All other ordinances of the City of Haines City, Florida, or portions thereof which conflict with this or any part of this Ordinance are hereby repealed.

Section 6. Effective Date. This Ordinance shall take effect immediately upon it being read in two meetings of the City Commission of the City of Haines City, its approval and adoption by said Commission.

INTRODUCED AND PASSED on first reading in regular session of the City Commission of the City of Haines City, this 7th day of August, 2025.

ATTEST:

APPROVED:

Sharon Lauther, MMC
City Clerk

Morris West, Mayor-Commissioner

APPROVED AS TO FORM AND CORRECTNESS:

Fred Reilly, City Attorney

PASSED AND ENACTED on second reading in regular session of the City Commission
of the City of Haines City, this 21st day of August, 2025.

ATTEST:

APPROVED:

Sharon Lauther, MMC
City Clerk

Morris West, Mayor-Commissioner

APPROVED AS TO FORM AND CORRECTNESS:

Fred Reilly, City Attorney

Exhibit A

