



AGENDA
CITY OF HAINES CITY, FLORIDA
PLANNING COMMISSION MEETING

August 11, 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. **CALL TO ORDER**
2. **INVOCATION**
3. **PLEDGE OF ALLEGIANCE**
4. **MINUTES TO ACCEPT**
July 14, 2025 - Planning Commission Meeting
Staff Contact: Sharon Lauther, MMC, City Clerk
5. **NEW BUSINESS**

4

- 5.a **Ordinance No. 25-2115 – Prince & Sons Future Small Scale Land Use Map Amendment – RS to CC** 8
- Consider approval of Ordinance No. 25-2115, for a Land Use Map Amendment for 10.13 +/- acres from County Residential Suburban (RS) to Commercial Corridor (CC) for Prince & Sons property.
- Staff contact: Grace Malpartida, Planner
- Recommended Motion:**
Staff recommends the Planning Commission forward a recommendation of approval to the City Commission for the Small Scale Land Use Map Amendment for the Prince & Sons property.
- 5.b **Ordinance No. 25-2116 – Prince & Sons Zoning Map Amendment – IND to CG** 15
- Consider approval of Ordinance No. 25-2116, for a Zoning Map Amendment for 10.13 +/- acres from County Industrial (IND) to Commercial General (CG) for Prince & Sons property.
- Staff contact: Grace Malpartida, Planner
- Recommended Motion:**
Staff recommends the Planning Commission forward a recommendation of approval to the City Commission for the Zoning Map Amendment for the Prince & Sons property.
- 5.c **Ordinance No. 25-2117 – Ford Family Trust Future Land Use Map Amendment** 22
- Consider approval of Ordinance No. 25-2117, for a Land Use Map Amendment for 19.66 +/- acres from County Agricultural/Residential Rural (A/RR) to City Low Density Residential (LDR) for Ford Family Trust property.
- Staff contact: Grace Malpartida, Planner
- Recommended Motion:**
Staff recommends the Planning Commission forward a recommendation of approval to the City Commission for the Small Scale Land Use Map Amendment for the Ford Family Trust property.
- 5.d **Ordinance No. 25-2118 – Ford Family Trust Zoning Map Amendment** 30
- Consider approval of Ordinance No. 25-2118, for a Zoning Map Amendment for 19.66 +/- acres from County Agricultural/Residential Rural (A/RR) to City Residential Planned Unit Development (RPUD) for Ford Family Trust property.
- Staff contact: Grace Malpartida, Planner

Recommended Motion:

Staff recommends the Planning Commission forward a recommendation of approval to the City Commission for the zoning map amendment for the Ford Family Trust property subject to the following conditions:

1. The traffic study must be approved by the City's traffic consultant prior to the Preliminary Plat.
2. If the developer fails to commence construction within two (2) years of the effective date of the adoption of the RPUD zoning, this shall be ground for the City to initiate rezoning of the subject property. In such event, the Planning Commission may recommend to the City Commission that (i) the subject property be returned to its previous zoning classification, (ii) that the RPUD be modified, or (iii) that the RPUD be retained in its current form.

Recommended Motion:

Staff recommends the Planning Commission forward a recommendation of approval to the City Commission for the zoning map amendment for the Ford Family Trust property subject to the following conditions:

1. The traffic study must be approved by the City's traffic consultant prior to the Preliminary Plat.
2. If the developer fails to commence construction within two (2) years of the effective date of the adoption of the RPUD zoning, this shall be ground for the City to initiate rezoning of the subject property. In such event, the Planning Commission may recommend to the City Commission that (i) the subject property be returned to its previous zoning classification, (ii) that the RPUD be modified, or (iii) that the RPUD be retained in its current form.

6. Board Member COMMENTS

7. ADJOURNMENT



PLANNING COMMISSION MEETING HAINES CITY, FLORIDA

MINUTES

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

Present: Charles Anderson
Brian Stokes
Louie McLean
Joseph Hamilton

Absent: Earle Lee

1. CALL TO ORDER

The Planning Commission Meeting was called to order at TIME on DATE in the City Commission Chambers, located at 620 E Main Street, Haines City, FL.

2. INVOCATION

Anderson provided the invocation

3. PLEDGE OF ALLEGIANCE

Anderson Led the invocation

4. MINUTES TO ACCEPT

Approved with corrections.

5. NEW BUSINESS

5.a Ordinance No. 25-2111 – Zoning Map Amendment – Lake Eva Estates

Calvin Clark presented this item.

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.

The following residents came forward to oppose this item.

Sean McCoy

Brian Hunter

Alan Johnson

Moved by Brian Stokes

Seconded by Joseph Hamilton

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

Carried

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

Calvin Clark presented this item.

Moved by Brian Stokes

Seconded by Joseph Hamilton

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

Carried

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

Calvin Clark presented this item.

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.

Moved by Joseph Hamilton

Seconded by Brian Stokes

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

Carried

6. ADJOURNMENT

Without any further business the meeting was adjourned at 4:43.

Louie McLean, Chair

Sharon Lauther, MMC, City Clerk



HAINES CITY

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PLANNING COMMISSION

To: The Honorable Chairman and Planning Commissioners

Through: Richard Greenwood, Development Services Director

From: Grace Malpartida, Planner

Date: August 11, 2025

Subject: Ordinance No. 25-2115 – Prince & Sons Future Small Scale Land Use Map Amendment – RS to CC

Executive Summary

Consider approval of Ordinance No. 25-2115, for a Land Use Map Amendment for 10.13 +/- acres from County Residential Suburban (RS) to Commercial Corridor (CC) for Prince & Sons property.

Staff contact: Grace Malpartida, Planner

Introduction

The intent of this agenda item is to approve a Land Use Map Amendment for 10.13+/- acres that were annexed into the City, from County Residential Suburban (RS) to Commercial Corridor (CC) for the Prince & Sons property.

Background

The small-scale amendment is necessary to establish a city land use designation as the property was recently annexed into the city limits of Haines City upon voluntary petition by the property owner.

The subject parcel is 10.13+/- acres and is located east of US HWY 27, and west of Florida Ave W, and identified by the Polk County Property Appraiser Parcel Numbers as follows:

27-27-30-000000-022080

The site is currently occupied with a commercial building and a parking lot.

Organizational Goal(s)

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

Budget Impact

There is no budget impact 2024-2025 fiscal year.

Recommendation

Staff recommends the Planning Commission forward a recommendation of approval to the City Commission for the Small Scale Land Use Map Amendment for the Prince & Sons property.

ORDINANCE NO. 25-2115

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 LAND USE MAP BY RECLASSIFYING LANDS FROM COUNTY RESIDENTIAL SUBURBAN TO CITY COMMERCIAL CORRIDOR; PROPERTY PARCELS ARE LOCATED EAST OF US HWY 27 AND WEST OF FLORIDA AVE W, HAINES CITY FL. 33844; PROVIDING INCORPORATION OF RECITALS; PROVIDING FOR A SMALL SCALE LAND USE AMENDMENT; PROVIDING FOR A COPY TO BE KEPT ON 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 August 11, 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 Residential Suburban to City Commercial Corridor (CC); and

WHEREAS, the property consists of one parcel totaling 10.13± acres, and is located east of US HWY 27, and west of Florida Ave W, Haines City, Florida; and

WHEREAS, the property consists of the following parcel is more particularly described as:

Parcel ID No. 27-27-30-000000-022080

Legal Description: SE1/4 OF SE1/4 LYING NE OF CANAL & N1/2 OF N1/2 OF SE1/4 OF SE1/4 LYING S OF CANAL

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 City Commercial Corridor (CC). The City Commission of the City of Haines City (the "City Commission") hereby approves the Future Land Use Map Amendment to City Commercial Corridor (CC) for the property described as follows:

Parcel ID No. 27-27-30-000000-022080

Legal Description: SE1/4 OF SE1/4 LYING NE OF CANAL & N1/2 OF N1/2 OF SE1/4 OF SE1/4 LYING S OF CANAL

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 4th day of September, 2025.

ATTEST:

APPROVED:

Sharon Lauther, MMC, City Clerk

Morris West, Mayor

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 18th day of September, 2025.

ATTEST:

APPROVED:

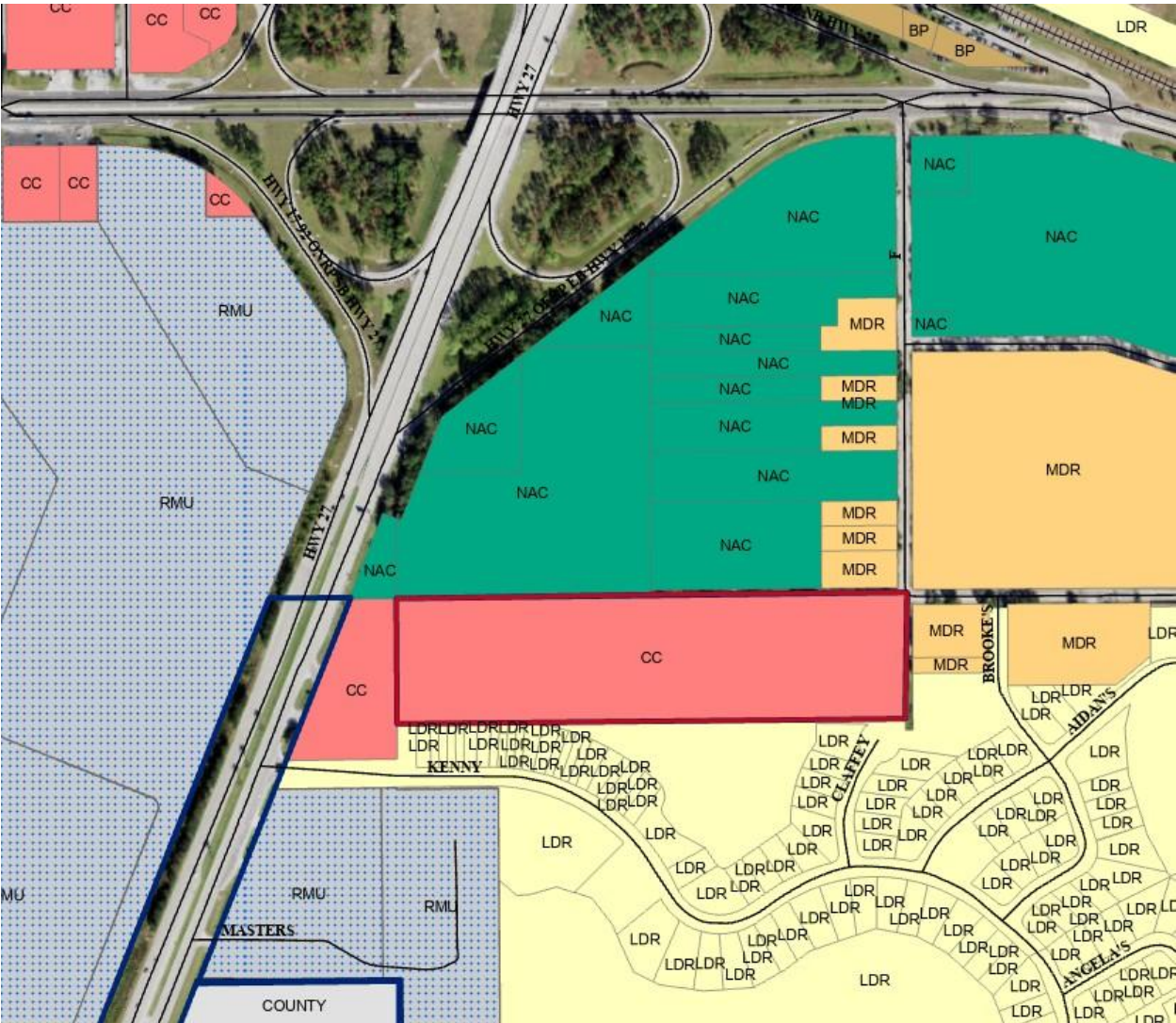
Sharon Lauther, MMC, City Clerk
City Clerk

Morris West, Mayor

APPROVED AS TO FORM AND CORRECTNESS:

Fred Reilly, City Attorney

PROPOSED FUTURE LAND USE MAP





HAINES CITY

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PLANNING COMMISSION

To: The Honorable Chairman and Planning Commissioners

Through: Richard Greenwood, Development Services Director

From: Grace Malpartida, Planner

Date: August 11, 2025

Subject: Ordinance No. 25-2116 – Prince & Sons Zoning Map Amendment – IND to CG

Executive Summary

Consider approval of Ordinance No. 25-2116, for a Zoning Map Amendment for 10.13 +/- acres from County Industrial (IND) to Commercial General (CG) for Prince & Sons property.

Staff contact: Grace Malpartida, Planner

Introduction

The intent of this agenda item is to approve a Zoning Map Amendment for 10.13 +/- acres that were annexed into the City, from County Industrial (IND) to Commercial General (CG) for the Prince & Sons property.

Background

The zoning map amendment is necessary to establish a city zoning use designation as the property was recently annexed into the city limits of Haines City upon voluntary petition by the property owner.

The subject parcel is 10.13 +/- acres and is located east of US HWY 27, and west of Florida Ave W, and identified by the Polk County Property Appraiser Parcel Numbers as follows:

27-27-30-000000-022080

The site is currently occupied with a commercial building and a parking lot.

Organizational Goal(s)

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

Budget Impact

There is no budget impact 2024-2025 fiscal year.

Recommendation

Staff recommends the Planning Commission forward a recommendation of approval to the City Commission for the Zoning Map Amendment for the Prince & Sons property.

ORDINANCE NO. 25-2116

AN ORDINANCE OF THE CITY OF HAINES CITY, FLORIDA; AMENDING ORDINANCE NO. 03-1060, BY AMENDING THE ZONING MAP OF THE CITY FROM COUNTY INDUSTRIAL (IND) TO CITY COMMERCIAL GENERAL (CG); PROPERTY PARCELS ARE LOCATED EAST OF US HWY 27 AND WEST OF FLORIDA AVE W, HAINES CITY FL. 33844; 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 include a zoning map; and

WHEREAS, the Haines City Planning Commission, at an advertised public hearing on August 11, 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 Industrial (IND) to City Commercial General (CG); and

WHEREAS, the property consists of one parcel totaling 10.13± acres, and is located east of US HWY 27, and west of Florida Ave W, Haines City, Florida; and

WHEREAS, the property consists of the following parcel and is more particularly described as;

Parcel ID No. 27-27-30-000000-022080

Legal Description: SE1/4 OF SE1/4 LYING NE OF CANAL & N1/2 OF N1/2 OF SE1/4 OF SE1/4 LYING S OF CANAL

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 Land Use Designation to Commercial General. The City Commission of the City of Haines City (the "City Commission") hereby approves the Zoning Map Amendment to City Commercial General (CG) for the property described as follows:

Parcel ID No. 27-27-30-000000-022080

Legal Description: SE1/4 OF SE1/4 LYING NE OF CANAL & N1/2 OF N1/2 OF SE1/4 OF SE1/4 LYING S OF CANAL

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 4th day of September, 2025.

ATTEST:

APPROVED:

Sharon Lauther, MMC, City Clerk

Morris West, Mayor

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 18th day of September, 2025.

ATTEST:

APPROVED:

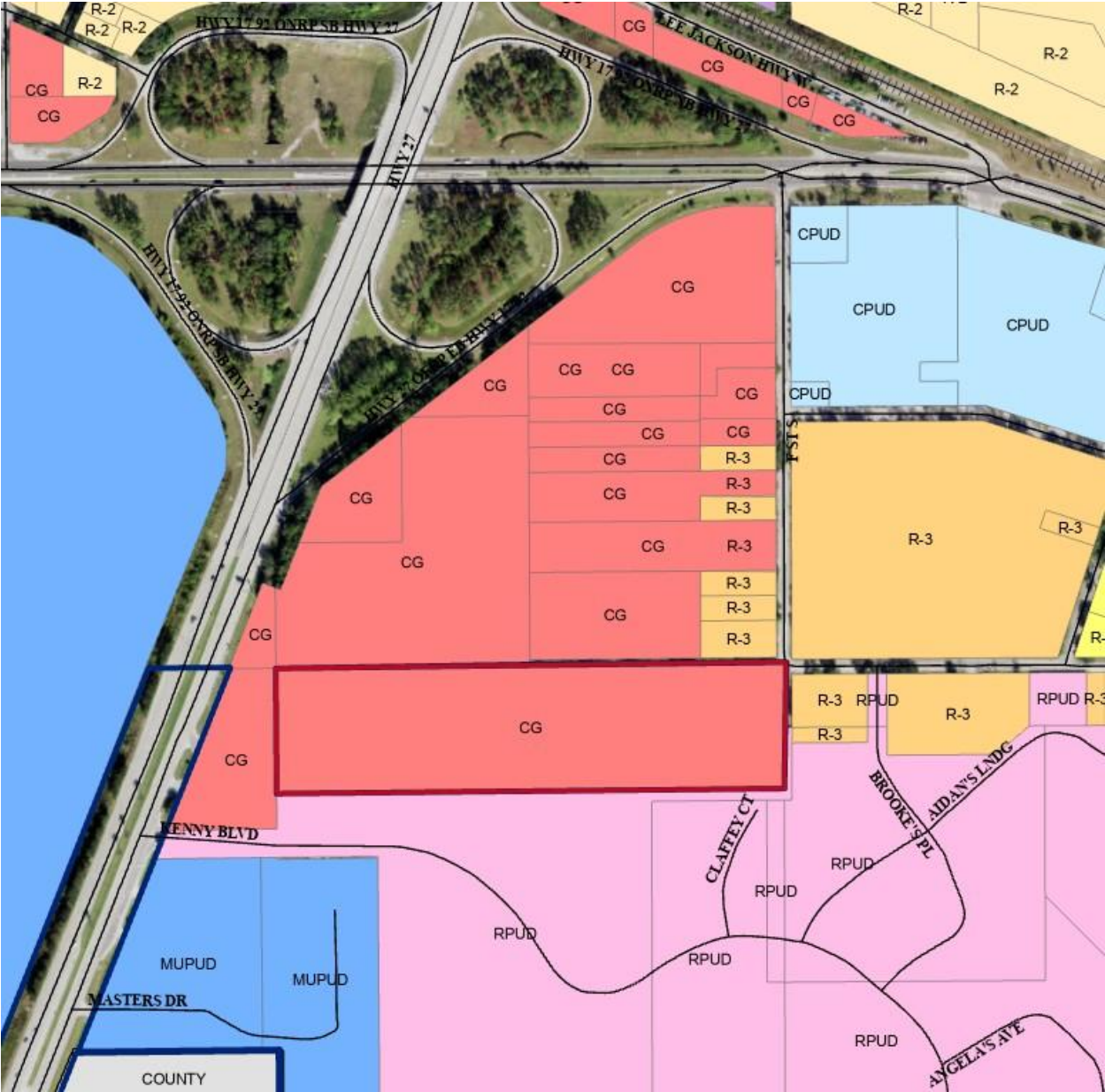
Sharon Lauther, MMC, City Clerk

Morris West, Mayor

APPROVED AS TO FORM AND CORRECTNESS:

Fred Reilly, City Attorney

PROPOSED ZONING MAP





HAINES CITY

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PLANNING COMMISSION

To: The Honorable Chairman and Planning Commissioners

Through: Richard Greenwood, Development Services Director

From: Grace Malpartida, Planner

Date: August 11, 2025

Subject: Ordinance No. 25-2117 – Ford Family Trust Future Land Use Map Amendment

Executive Summary

Consider approval of Ordinance No. 25-2117, for a Land Use Map Amendment for 19.66 +/- acres from County Agricultural/Residential Rural (A/RR) to City Low Density Residential (LDR) for Ford Family Trust property.

Staff contact: Grace Malpartida, Planner

Introduction

The intent of this agenda item is to approve Ordinance No. 25-2117, for a Land Use Map Amendment for 19.66 +/- acres from County Agricultural/Residential Rural (A/RR) to City Low Density Residential (LDR) for Ford Family Trust property.

Background

The small-scale amendment is necessary to establish a city land use designation as the property was recently annexed into the city limits of Haines City upon voluntary petition by the property owner.

The subject parcel is 19.66+/- acres and is located east of 30th Street S, north of Grace Ave E, and south of Hinson Ave E and identified by the Polk County Property Appraiser Parcel Numbers as follows:

27-27-27-000000-042100 & 27-27-27-000000-042010

The site is currently vacant with plans of developing single family detached homes.

Organizational Goal(s)

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

Budget Impact

There is no budget impact 2024-2025 fiscal year.

Recommendation

Staff recommends the Planning Commission forward a recommendation of approval to the City Commission for the Small Scale Land Use Map Amendment for the Ford Family Trust property.

ORDINANCE NO. 25-2117

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 LAND USE MAP BY RECLASSIFYING LANDS FROM COUNTY AGRICULTURAL RURAL RESIDENTIAL (A/RR) TO CITY LOW DENSITY RESIDENTIAL (LDR); PROPERTY PARCELS ARE LOCATED EAST OF 30TH STREET S, NORTH OF GRACE AVE E, AND SOUTH OF HINSON AVE E, HAINES CITY FL. 33844; PROVIDING INCORPORATION OF RECITALS; PROVIDING FOR A SMALL SCALE LAND USE AMENDMENT; PROVIDING FOR A COPY TO BE KEPT ON 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 August 11, 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 19.66± acres, and is located east of 30th Street S, north of Grace Ave E, and south of Hinson Ave E, Haines City, Florida; and

WHEREAS, the property consists of the following two parcels which are more particularly described as:

PARCEL ONE:

Parcel ID No. 27-27-27-000000-042100

Legal Description: N 328.59 FT OF N1/2 OF SE1/4 OF SW1/4 LESS MAINT R/W & LESS ADDNL RD R/W PER MB 27 PG 76

PARCEL TWO:

Parcel ID No. 27-27-27-000000-042010

Legal Description: N1/2 OF SE1/4 OF SW1/4 LESS BEG AT SE COR OF N1/2 OF SE1/4 OF SW1/4 RUN N 104 FT W 208 FT S 104 FT E 208 FT TO POB & LESS MAINT R/W & LESS N 328.59 FT

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 Low Density Residential (LDR).
The City Commission of the City of Haines City (the "City Commission") hereby approves the Future Land Use Map Amendment to City Low Density Residential (LDR) for the property shown in Exhibit "A" and described as follows:

PARCEL ONE:

Parcel ID No. 27-27-27-000000-042100

Legal Description: N 328.59 FT OF N1/2 OF SE1/4 OF SW1/4 LESS MAINT R/W & LESS ADDNL RD R/W PER MB 27 PG 76

PARCEL TWO:

Parcel ID No. 27-27-27-000000-042010

Legal Description: N1/2 OF SE1/4 OF SW1/4 LESS BEG AT SE COR OF N1/2 OF SE1/4 OF SW1/4 RUN N 104 FT W 208 FT S 104 FT E 208 FT TO POB & LESS MAINT R/W & LESS N 328.59 FT

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 4th day of September, 2025.

ATTEST:

APPROVED:

Sharon Lauther, MMC, City Clerk

Morris West, Mayor

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 18th day of September, 2025.

ATTEST:

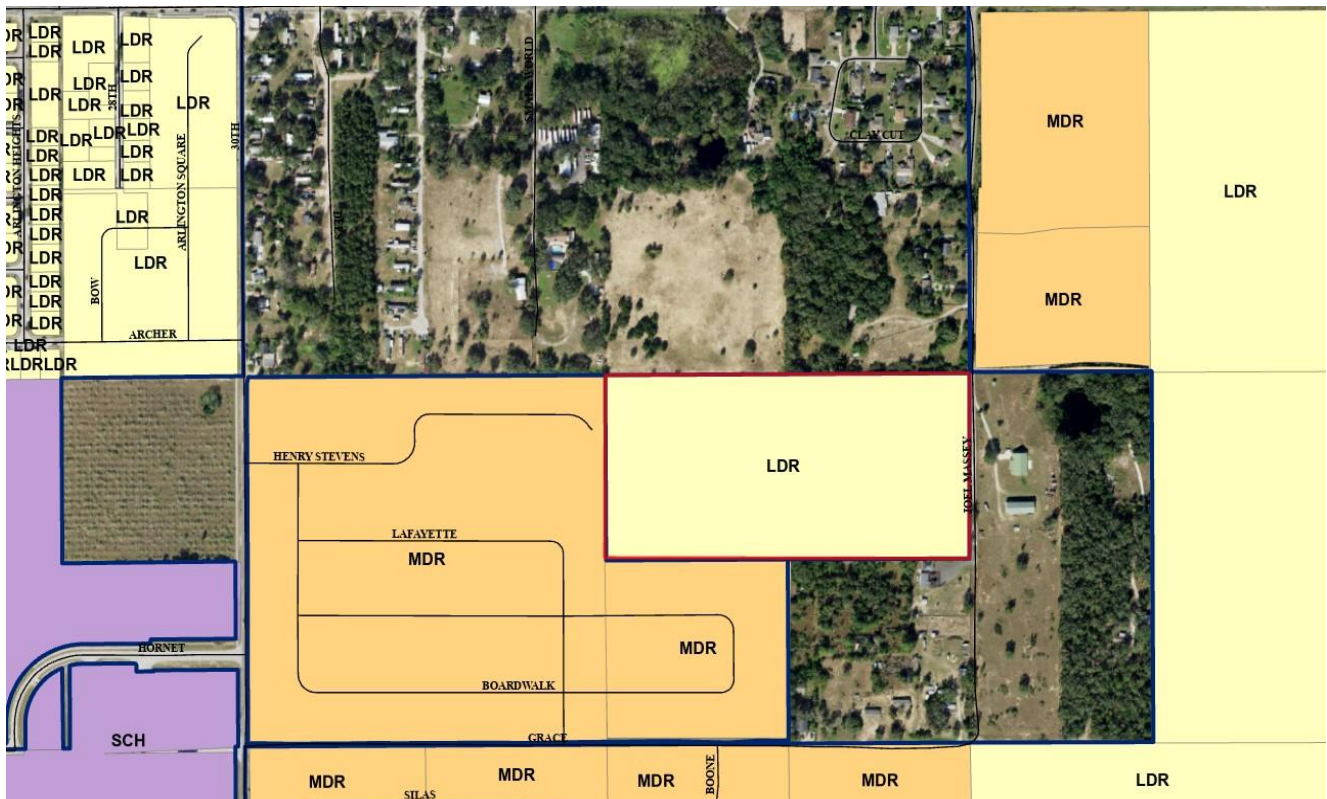
APPROVED:

Sharon Lauther, MMC, City Clerk

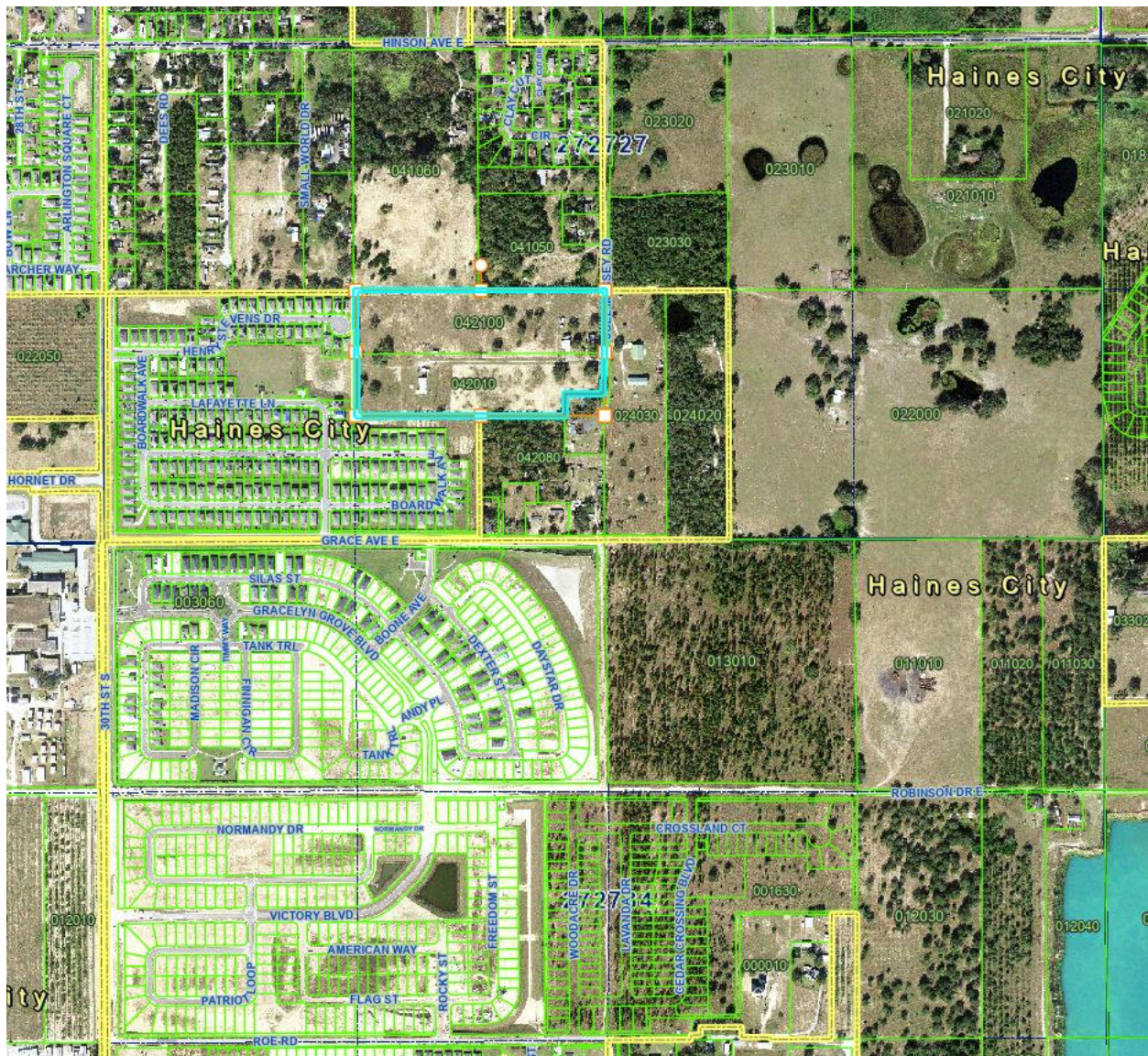
Morris West, Mayor

APPROVED AS TO FORM AND CORRECTNESS:

Exhibit "A"



LOCATION MAP





HAINES CITY

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PLANNING COMMISSION

To: The Honorable Chairman and Planning Commissioners

Through: Richard Greenwood, Development Services Director

From: Grace Malpartida, Planner

Date: August 11, 2025

Subject: Ordinance No. 25-2118 – Ford Family Trust Zoning Map Amendment

Executive Summary

Consider approval of Ordinance No. 25-2118, for a Zoning Map Amendment for 19.66 +/- acres from County Agricultural/Residential Rural (A/RR) to City Residential Planned Unit Development (RPUD) for Ford Family Trust property.

Staff contact: Grace Malpartida, Planner

Introduction

The intent of this agenda item is to approve Ordinance No. 25-2118, for a Zoning Map Amendment for 19.66 +/- acres from County Agricultural/Residential Rural (A/RR) to City Residential Planned Unit Development (RPUD) for the Ford Family Trust property.

Background

The zoning map amendment is necessary to establish a city zoning designation as the property was recently annexed into the city limits of Haines City upon voluntary petition by the property owner.

The subject parcel is 19.66 +/- acres and is located east of 30th Street S, north of Grace Ave E, and south of Hinson Ave E and identified by the Polk County Property Appraiser Parcel Numbers as follows:

27-27-27-000000-042100 & 27-27-27-000000-042010

The site is currently vacant with plans to develop single-family detached homes. This project will abide by the new RPUD standards.

Zoning Standards for this project include:

Zoning Standards for 52' 60' & 70' wide lots

- Total number of lots: 78
- Lot distribution: 46 – 52', 16 – 60', 16 – 70'
- Roadways- 24 feet wide with 2' Miami curb
- Utilities- Cable TV, telephone, gas, and electric to be located underground and within 15' utility easement on both sides of the street
- Sidewalks – 5' sidewalks installed on each side of the 24 feet wide streets
- Landscaping – All City codes for landscaping will be met or exceeded.
- Minimum Lot Width – 52 feet (60%)
- Minimum Lot Depth – 115 feet
- Minimum Living Area – A maximum of 10% of the units having a minimum living space area of 1,250 sf and 90% will have a minimum of 1,400 sf living space area.
- Minimum Garage Size – 400 square feet
- Setbacks:
 - Front (House) – 15 feet
 - Front Garage – 20 feet
 - Rear – 15 feet (52' lots) 20' (60' & 70' lots)
 - Side (interior) – 6 feet (52' lots) 7' (60' & 70' lots)
 - Front side – 15 feet
 - Accessory – 5 feet

Organizational Goal(s)

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

Budget Impact

There is no budget impact 2024-2025 fiscal year.

Recommendation

Staff recommends the Planning Commission forward a recommendation of approval to the City Commission for the zoning map amendment for the Ford Family Trust property subject to the following conditions:

1. The traffic study must be approved by the City's traffic consultant prior to the Preliminary Plat.
2. If the developer fails to commence construction within two (2) years of the effective date of the adoption of the RPUD zoning, this shall be ground for the City to initiate rezoning of the subject property. In such event, the Planning Commission may recommend to the City Commission that (i) the subject property be returned to its previous zoning classification, (ii) that the RPUD be modified, or (iii) that the RPUD be retained in its current form.

ORDINANCE NO. 25-2118

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 RESIDENTIAL PLANNED UNIT DEVELOPMENT (RPUD); PROPERTY PARCELS ARE LOCATED EAST OF 30TH STREET S, NORTH OF GRACE AVE E, AND SOUTH OF HINSON AVE E, HAINES CITY FL. 33844; 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 August 11, 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 (LDR); and

WHEREAS, the property consists of two parcels totaling 19.66± acres, and is located east

of 30th Street S, north of Grace Ave E, and south of Hinson Ave E, Haines City, Florida; and

WHEREAS, the property consists of the following parcels which are more particularly described as:

PARCEL ONE:

Parcel ID No. 27-27-27-000000-042100

Legal Description: N 328.59 FT OF N1/2 OF SE1/4 OF SW1/4 LESS MAINT R/W & LESS ADDNL RD R/W PER MB 27 PG 76

PARCEL TWO:

Parcel ID No. 27-27-27-000000-042010

Legal Description: N1/2 OF SE1/4 OF SW1/4 LESS BEG AT SE COR OF N1/2 OF SE1/4 OF SW1/4 RUN N 104 FT W 208 FT S 104 FT E 208 FT TO POB & LESS MAINT R/W & LESS N 328.59 FT

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 Land Use Designation to City Residential Planned Unit Development (RPUD). The City Commission of Haines City (the "City Commission") hereby

approves the Zoning Map Amendment to City Residential Planned Unit Development (RPUD) as shown attached in Exhibit “A” and for the property described as follows:

PARCEL ONE:

Parcel ID No. 27-27-27-000000-042100

Legal Description: N 328.59 FT OF N1/2 OF SE1/4 OF SW1/4 LESS MAINT R/W & LESS ADDNL RD R/W PER MB 27 PG 76

PARCEL TWO:

Parcel ID No. 27-27-27-000000-042010

Legal Description: N1/2 OF SE1/4 OF SW1/4 LESS BEG AT SE COR OF N1/2 OF SE1/4 OF SW1/4 RUN N 104 FT W 208 FT S 104 FT E 208 FT TO POB & LESS MAINT R/W & LESS N 328.59 FT

And subject to the following conditions:

Zoning Standards for this project include:

Zoning Standards for 52’ 60’ & 70’ wide lots

- Total number of lots: 78
- Lot distribution: 46 – 52’, 16 – 60’, 16 – 70’
- Roadways- 24 feet wide with 2’ Miami curb
- Utilities- Cable TV, telephone, gas, and electric to be located underground and within 15’ utility easement on both sides of the street
- Sidewalks – 5’ sidewalks installed on each side of the 24 feet wide streets
- Landscaping – All City codes for landscaping will be met or exceeded.
- Minimum Lot Width – 52 feet (60%)
- Minimum Lot Depth – 115 feet
- Minimum Living Area – A maximum of 10% of the units having a minimum living space area of 1,250 sf and 90% will have a minimum of 1,400 sf living space area.
- Minimum Garage Size – 400 square feet
- Setbacks:
 - Front (House) – 15 feet
 - Front Garage – 20 feet
 - Rear – 15 feet (52’ lots) 20’ (60’ & 70’ lots)
 - Side (interior) – 6 feet (52’ lots) 7’(60’ & 70’ lots)
 - Front side – 15 feet

Accessory – 5 feet

1. The traffic study must be approved by the City's traffic consultant prior to the Preliminary Plat.
2. If the developer fails to commence construction within two (2) years of the effective date of the adoption of the RPUD zoning, this shall be ground for the City to initiate rezoning of the subject property. In such event, the Planning Commission may recommend to the City Commission that (i) the subject property be returned to its previous zoning classification, (ii) that the RPUD be modified, or (iii) that the RPUD be retained in its current form.

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. Repeal or modification of RPUD if construction not commenced.

Failure to commence construction within two (2) years of the effective date of the adoption of RPUD zoning set forth in this Ordinance shall be grounds for the City, at its discretion, to initiate a rezoning of the subject property. In such event, the Planning Commission may recommend to the City Commission (i) that the subject property be returned to its previous zoning classification, (ii) that the RPUD be modified, or (iii) that the RPUD be retained in its current form.

Section 5. 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 6. 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 7. 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 4th day of September, 2025.

ATTEST:

APPROVED:

Sharon Lauther, MMC, City Clerk

Morris West, Mayor

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 18th day of September, 2025.

ATTEST:

APPROVED:

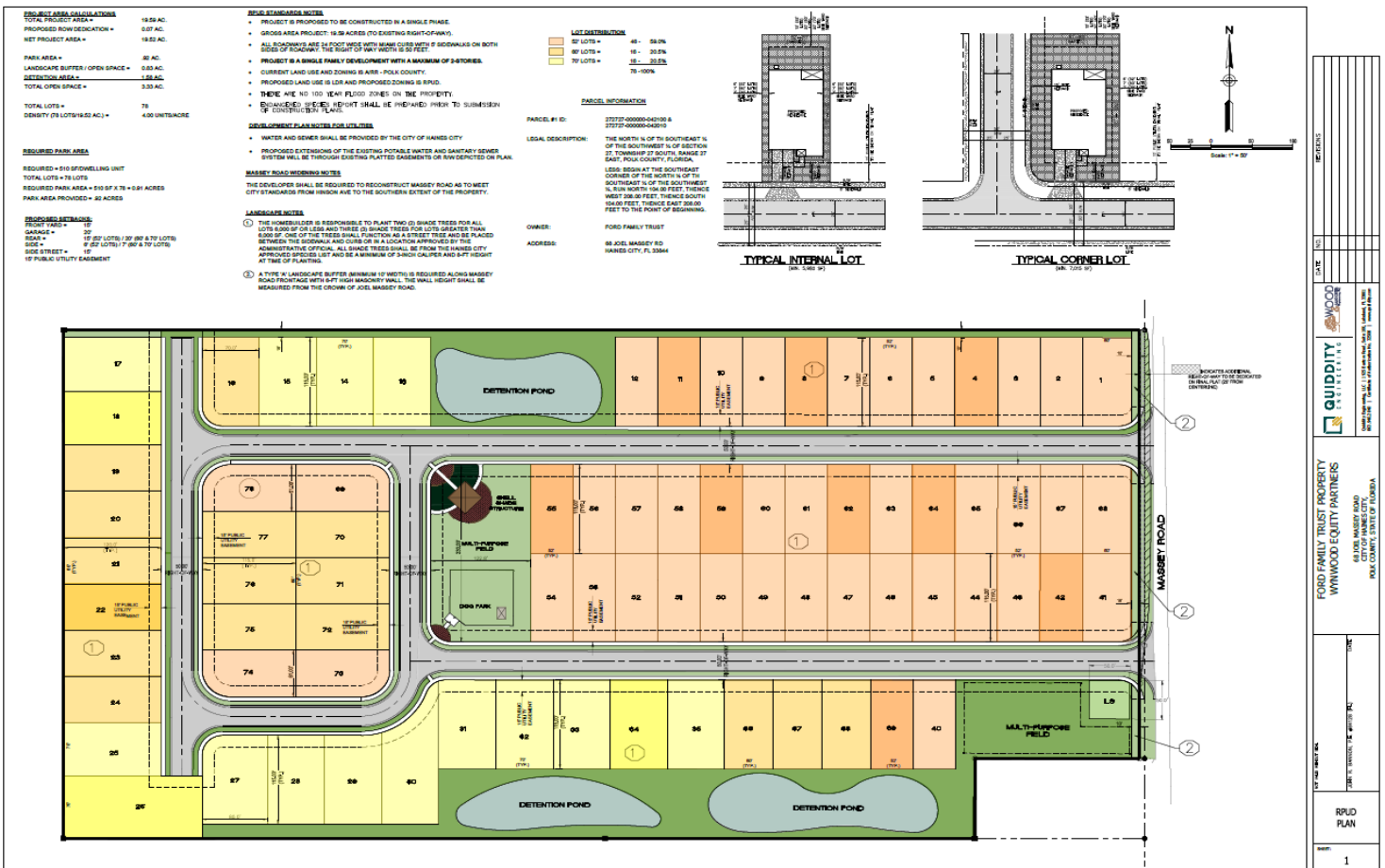
Sharon Lauther, MMC, City Clerk

Morris West, Mayor

APPROVED AS TO FORM AND CORRECTNESS:

Fred Reilly, City Attorney

Exhibit “A”



LOCATION MAP

