



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.

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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**

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

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

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

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

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.

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6. Board Member COMMENTS

7. ADJOURNMENT