



HAINES CITY

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CITY MANAGER MEMORANDUM

To: The Honorable Mayor and City Commissioners

Through: James R. Elensky, City Manager

From: Richard Greenwood, Development Services Director

Date: December 7, 2023

Subject: Ordinance No. 23-2053 –Text Amendments to the Land Development Regulations – Chapters 4, 5, 6, 13, & 19 – Second Reading

Executive Summary

Consider text amendments to the Land Development Regulations.

Staff Contact: Richard Greenwood, Development Services Director

Introduction

The intent of the item to request amendments to the Land Development Regulations as follows:

Amend Chapter 4 – Definitions, Chapter 5 – Zoning, Chapter 6 – Special Provisions, Chapter 13 – Subdivisions, and Chapter 19 – Commissions; Boards as follows:

Chapter 4 – Sec. 4.2.1 – Terms	Clarify the definition of Open Space and what can be considered.
Chapter 5 – Sec. 5.6.18. – Industrial Medium (IM)	Any use or structure not specifically or provisionally permitted by this Section shall be considered prohibited.
Chapter 5 – Sec. 5.6.20. – Commerce Park (CP) and Industrial Park (IP) Districts	Indoor climate controlled self-storage buildings with three (3) stories as a Conditional Use. Design standards provided. Any use or structure not specifically or provisionally permitted by this Section shall be considered prohibited.
Chapter 6 – Sec. 6.1.3. – RPUDs	Provide for an expiration date of Residential Planned Unit Developments (RPUDs) zoning standards if the Preliminary Plat and Site Construction Plans have not been approved and site construction has not commenced.

Chapter 6 – Sec. 6.4.3. – SR 17/CR 544 Selected Area Plan Industrial Park (IP) and Commerce Park (CP) – Permitted, Conditional and Prohibited Uses	Indoor climate controlled self-storage buildings with three (3) stories as a Conditional Use. Design standards provided. Any use or structure not specifically or provisionally permitted by this Section shall be considered prohibited.
Chapter 6 – Sec. 6.5.10. – Screening and Buffering	Delete requirement of a buffer when a lot abuts a conservation area.
Chapter 13 – 13.3.1. – Intent	Including Architectural Design Standards in the purpose of the Section.
Chapter 13 – Sec. 13.3.8. – Buffering from a Neighborhood, Collector and Arterial Streets	Amend language to allow for an exemption of a buffer wall in the event said street abuts a wetland, commercial area, park, etc.
Chapter 13 – Sec. 13.3.9. – Architectural Design Standards	Creating a new Section for Architectural Design Standards for new residential units, including but not limited to, single-family homes, duplexes and townhomes, that will require front elevations to have some decorative feature such as stone, brick or some other decorative item.
Chapter 13 – Sec. 13.5.3.D – Preliminary Construction Plans and Preliminary Plat	Remove old monotony standards for architectural design standards.
Chapter 13 – Sec. 13.5.5.15 – Final Plats and Data	Provide language that will allow the City Manager or the Deputy City Manager to sign Final Plats.
Chapter 19 – Sec. 19.1.2 – Rules; meetings; records.	In the event that a Planning Commission member and/or an alternate should cast a dissenting vote, the reason for said dissenting vote(s) shall be stated and recorded as part of the proceeding.

On October 9, 2023, the Planning Commission heard this item and voted unanimously to forward to the City Commission for approval with an amended Motion to Chapter 19, Section 19.1.2 – Rules; meetings; records (see above) as follows:

Chapter 19 – Sec. 19.1.2 – Rules; meetings; records.

In the event an Ordinance or Resolution is denied by the Planning Commission by a majority vote, then the Planning Commission member and/or Alternate casting the dissenting vote(s) shall state and give reason for said dissenting vote to be recorded as part of the proceeding.

Organizational Goal(s)

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

Budget Impact

There is no budget impact for the 2023-2024 Fiscal Year.

Recommendation

Staff seeks the City Commission’s direction with regard to the proposed Motion by the Planning Commission with regard to Chapter 19 – Sec.19.1.2, and recommends the City Commission adopt Ordinance No. 23-2053, on Second Reading, with any amendments to Chapter 19 – Sec. 19.1.2 that they deem to be required.