



## **PLANNING COMMISSION MEETING HAINES CITY, FLORIDA**

### **MINUTES**

**April 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: Earle Lee  
Louie McLean  
Joseph Hamilton

Absent: Charles Anderson  
Brian Stokes  
Debra Smith  
Eddie Perez

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#### **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**

Dr Lee provided the invocation

#### **3. PLEDGE OF ALLEGIANCE**

Dr Lee Led the Pledge

**4. MINUTES TO ACCEPT**

March 10, 2025 - Planning Commission Meeting

Staff Contact: Sharon Lauther, MMC, City Clerk

Lee motioned

Joseph Second

Motion carried

**5. NEW BUSINESS**

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

Grace presented this item.

Absolute Engineering, Inc., on behalf of the property owner, Albert B. Cassidy, applied for a Major Modification to the Scenic Terrace North RPUD plan (Ordinance 22-1785). The Polk County Property Appraiser Parcel number for the proposed land, including additional lots are: 272809-822005-022140; 272809-822005-022150; 272809-822005-022160. Said Major Modification affecting certain parcels contains approximately 8.4781+/- acres and is located north of Hughes Road, south of Floyd, and west of Scenic Highway (SR 17), Haines City Florida 33844.

This proposed major modification for the planned unit development will include 27 additional lots alongside a retention and recreation area. These additional lots meet current residential planned unit development standards of 60%, 52-foot lots, 20%, 60-foot lots, and 20%, 70-foot lots. There will be 15 lots of 52' in width, 6 lots of 60' in width, and 6 lots of 70' in width. An adjustment to the recreation area of 8.64 acres has been reduced to 4.25 acres, which still complies with the minimum standards of neighborhood recreation space in our Land Development Regulation (Sec. 13.3.7).

**Relevant Project Data & Proposed Standards**

- Number of Units - Maximum of 357

- Roadways - 22 feet wide with 2' Miami curb and gutter
- Utilities - Cable TV, telephone, gas, and electric to be located underground and within a 14-foot utility easement on both sides of the street. Utilities to be provided by Polk County.
- Sidewalks - 5' sidewalks installed on each side of the 22-foot-wide interior streets.
- Landscaping - All City codes for landscaping will be met or exceeded.
- Neighborhood Park/Open Space – 4.25 +/- acres
- Setbacks:

Front- 15 feet

Garage - 20 feet

Rear - 10 feet

Interior Side – 6 feet

Front Side (Corner)- 15 feet

- Accessory - 5 feet
- Minimum Unit Width – 52 feet
- Minimum Lot Depth – 115 feet
- Maximum Impervious Surface Ratio – not to exceed 50%
- Minimum Living Space – A maximum of 10% of the units having a minimum living space area of 1,250 sf, 90% will have a minimum of 1,400 SF living space area.
- Minimum Garage Size – 400 square feet

**Moved by** Joseph Hamilton

**Seconded by** Earle Lee

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**

**6. PUBLIC COMMENTS**

none

**7. Board Comments**

None

**8. ADJOURNMENT**

Without any further business the meeting was adjourned at 4:07.

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Sharon Lauther, MMC, City Clerk