

ORDINANCE NO. 25-2098

AN ORDINANCE OF THE CITY OF HAINES CITY, FLORIDA; AMENDING THE COMPREHENSIVE PLAN OF THE CITY OF HAINES CITY, FLORIDA, BY A LARGE SCALE LAND USE AMENDMENT TO THE LAND USE MAP BY RECLASSIFYING LAND FROM COUNTY RESIDENTIAL LOW 4 (RL-4) TO CITY MEDIUM DENSITY RESIDENTIAL IN THE NORTH RIDGE (MDR-NR) FOR PROPERTIES LOCATED ON SANDERS ROAD, IN HAINES CITY, FLORIDA; THE PROPOSED LARGE-SCALE LAND USE MAP AMENDMENT IS TO RE-DEFINE THE LAND USE OF THE PROPERTIES DESCRIBED THEREIN; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR APPROVAL OF A LARGE 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 March 10, 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 Residential Low 4 (RL-4) to City Medium Density Residential in the North Ridge (MDR-NR); and

WHEREAS, the property consists of one parcel totaling 1.1± acres, and is located on Sanders Road, in Haines City, Florida; and

WHEREAS, the property consists of the real property described as:

FLA DEVELOPMENT CO SUB PB 3 PGS 60 TO 63 TRACT 4 IN NE1/4 THAT PT
DESC AS: BEG NW COR OF TRACT 4 RUN S87-59-22E 100 FT S01-27-40W 115 FT
S46-44-14W 35.19 FT S01-27-40W 520.43 FT TO S LINE OF TRACT 4 N87-58-20W
75 FT TO W LINE OF TRACT 4 N01-27-40E 660.41 FT TO POB LESS RD R/W

Parcel ID No: 27-27-07-727000-010043

CONTAINING 1.1+/- ACRES, MORE OR LESS.

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 MDR-NR. The City Commission of Haines City (the "City Commission") hereby approves the Future Land Use Map Amendment to Medium Density Residential in the North Ridge (MDR-NR) for the real property described as follows:

FLA DEVELOPMENT CO SUB PB 3 PGS 60 TO 63 TRACT 4 IN NE1/4 THAT PT
DESC AS: BEG NW COR OF TRACT 4 RUN S87-59-22E 100 FT S01-27-40W 115 FT
S46-44-14W 35.19 FT S01-27-40W 520.43 FT TO S LINE OF TRACT 4 N87-58-20W
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Parcel ID No: 27-27-07-727000-010043

CONTAINING 1.1+/- ACRES, MORE OR LESS.

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 3rd day of April, 2025.

ATTEST:

APPROVED:

Sharon Lauther, MMC, City Clerk

Omar Arroyo, 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 3rd day of July, 2025

ATTEST:

APPROVED:

Sharon Lauther, MMC, City Clerk

Morris West, Mayor-Commissioner

APPROVED AS TO FORM AND CORRECTNESS:

Fred Reilly, City Attorney