

RESOLUTION NO. 25-1874

**A RESOLUTION OF THE CITY OF HAINES CITY, FLORIDA;
GRANTING A CONDITIONAL USE TO PERMIT THE SALE AND
SERVING OF BEER AND WINE AT THE HAINES CITY FOOD
PARK, 950 LILY AVENUE, IN HAINES CITY, FLORIDA;
SETTING FORTH CONDITIONS; PROVIDING FOR FINDINGS;
PROVIDING FOR RECORDING IN THE PUBLIC RECORDS; AND
PROVIDING FOR AN EFFECTIVE DATE.**

WHEREAS, the City Commission of the City of Haines City desires to approve a Conditional Use to permit the sale and serving of beer and wine at the Haines City Food Park, 950 Lily Avenue, in Haines City, Florida, as per the Land Development Regulations, Chapter 5, Sec. 5.6.11.E(2); and

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 property consists of a gross land mass of 0.37± acres, and is located at 950 Lily Avenue, in Haines City, Florida; and

WHEREAS, the property consists of the following Parcel and Legal Descriptions:

HAINES CITY PB 3 PG 11 & 12 BLK 89 LOTS 10 THRU 12.

CONTAINING 0.37 ACRES, MORE OR LESS
PARCEL ID NUMBER 272729-783000-089100

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF HAINES CITY, FLORIDA, AS FOLLOWS:

Section 1. Conditional Use Granted. The conditional use application for the following described property located at 950 Lily Avenue, within the City of Haines City, and as more particularly described as follows:

Legal Descriptions:

HAINES CITY PB 3 PG 11 & 12 BLK 89 LOTS 10 THRU 12.

CONTAINING 0.37 ACRES, MORE OR LESS
PARCEL ID NUMBER 272729-783000-089100

is hereby granted a Conditional Use Permit to allow the sale and serving of beer and wine at the

Haines City Food Park located at 950 Lily Avenue, Haines City, Florida, as required per the Land Development Regulations, Chapter 5, Sec. 5.6.11.E(2).

For purposes of clarification, (i) this Conditional Use Permit shall allow the sale and serving of beer and wine from a duly licensed business within the building located at 950 Lily Avenue, Haines City, Florida, and (ii) the Conditional Use Permit shall not allow the sale and serving of beer and wine from a mobile vehicle on the property located at 950 Lily Avenue, Haines City, Florida.

Section 2. Conditions of Approval.

1. Approval of the Conditional Use Permit does not release the applicant from meeting the requirements of all other applicable sections of Haines City's Land Development Regulations (including Section 20.2.2.D, regarding Conditional Uses), Code of Ordinances, and Growth Management Plan.

2. Violations of any conditions of approval shall be deemed a violation of the Land Development Regulations and shall give rise to the City's right to cancel the Conditional Use upon thirty (30) days' advance written notice.

3. Applicant shall be required to comply with all applicable Haines City signage regulations, specifically Sec. 7.4.11 – CG – General Commercial – Permitted Signs.

4. The Signage must comply with the 2023 Florida Building Code, 8th Edition, or the current Code, at the time of permitting.

5. This Conditional Use Permit shall expire three (3) years from the date of this Resolution.

6. The City shall have the right to review and consider the Conditional Use Permit annually to determine if there are any issues with compatibility and/or violations.

Section 3. Findings. In adopting this Resolution, the City Commission hereby makes the following findings, purposes, and intent:

1. The City Commission is empowered under Article 2 of Chapter 20 of the City's Land Development Regulations to hear and decide applications for conditional uses, to decide questions involved in determining whether conditional uses should be granted, and to grant conditional uses with conditions and safeguards appropriate under the Land Development Regulations.

2. A written application for a Conditional Use was submitted on or about December 10, 2024.

3. Based on the evidence in the record, it is hereby found that the proposed conditional use will not adversely affect the public interest, that it is not contrary to the intent and provisions of the City's Comprehensive Plan, that there is compliance with specific rules

governing individual conditional uses of the type involved, that the proposed development, with conditions and safeguards attached, will be generally compatible with adjacent properties in the district, and that satisfactory provisions and arrangements have been made concerning the specific conditions enumerated in this Resolution.

4. The City has complied with the public hearing and notice requirements set forth in Article 2 of Chapter 20 of the Land Development Regulations.

Section 4. Recording. This Resolution shall be recorded in the Public Records of Polk County, Florida.

Section 5. Effective Date. This Resolution shall take effect immediately upon its adoption.

PASSED and APPROVED in regular session of the City Commission of Haines City, Florida, this 26th day of June, 2025.

ATTEST:

APPROVED:

Sharon Lauther, MMC, City Clerk

Morris West, Mayor

APPROVED AS TO FORM AND CORRECTNESS:

Fred Reilly, City Attorney