



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: June 26, 2025

Subject: Resolution No. 25-1874 – Conditional Use to Permit the Sale and Serving of Beer and Wine at 950 Lily Avenue, Haines City, Florida.

Executive Summary

Approve Resolution No. 25-1874 for a Conditional Use change to permit the sale and serving of beer and wine at 950 Lily Avenue.

Staff Contact: Richard Greenwood, Development Services Director

Introduction

The intent of this item is to approve Resolution No. 25-1874, in order to grant a Conditional Use to permit the sale and serving of beer and wine at 950 Lily Avenue, the Haines City Food Park.

Background

On or about May 15, 2025, Maritza Rascon, as property owner, applied for a conditional use permit in order to permit the sale and serving of beer and wine that provides food carts and arcade games for customers of the Haines City Food Park. Pursuant to Chapter 5 – Zoning, Sec. 5.6.11.E(2), a Conditional Use is required regarding the sale and serving of beer and wine. Per Ms. Rascon's request, all conditions appear to have been met with regards to distance from schools and churches.

The Parcel ID for 950 Lily Avenue is, 27-27-29-783000-089100.

The Haines City Food Park, at 950 Lily Avenue, is located within the boundaries of the Central Business District (CBD). Ms. Rascon is requesting this Conditional Use to provide additional services for adults when there with their families.

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.

Organizational Goal(s)

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

Budget Impact

There is no budget impact for fiscal year 2024 - 2025.

Recommendation

Staff recommends approval of Resolution No. 25-1874, to permit the sale and serving of beer and wine at 950 Lily Avenue, the Haines City Food Park. Said Conditional Use shall terminate within three (3) years of the date of Resolution No. 25-1874, and the property owner shall have the opportunity to reapply.