



HAINES CITY

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PLANNING COMMISSION

To: The Honorable Chairman and Planning Commissioners

Through: Richard Greenwood, Development Services Director

From: Calvin Clarke, Planner, Development Services

Date: July 14, 2025

Subject: Ordinance No. 25-2111 – Zoning Map Amendment – Lake Eva Estates

Executive Summary

This is a request to consider approval of Ordinance No. 25-2111, for a Zoning Map Amendment for Lake Eva Estates to R-1-AX

Staff Contact: Calvin Clarke, Planner

Introduction

This is a request to change the zoning designation of the subject property to R-1-AX for Lake Eva Estates, which conforms to surrounding zoning. The property is currently zoned R-1-AA, and consists of 2 parcels.

Zoning standards for R-1-AX are:

Front Setback	25'
Front Side Setback	25'
Side Setback	12'
Rear Setback	15'
Lot Area	10,000 sq. ft.
Minimum Lot Width	85'
Minimum Lot Depth	115'
Minimum Living Area	1,900 sq. ft.
Minimum Garage Size	400 sq. ft.

The Polk County Property Appraiser parcel ID numbers are:

27-27-32-796000-000010 & 27-27-32-795500-000011

The property size is 16.68 acres.

Background

On May 16, 2025, Bryan Hunter, P.E, on behalf of Lake Eva Property Holdings, LLC, applied for a zoning map amendment to change the zoning of the property from R-1-AA to R-1-AX. The intent is to create a new residential subdivision with 85' wide minimum lots. This project has not made a formal submittal of site construction documents for review, and therefore does not have an approved traffic study or non-binding school concurrency letter from the Polk County School Board yet.

Organizational Goal(s)

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

Budget Impact

There will be no budget impact in the 2024-2025 fiscal year.

Recommendation

Staff recommends forwarding a recommendation of approval to the City Commission.