

ORDINANCE NO. 25-2111

AN ORDINANCE OF THE CITY OF HAINES CITY, FLORIDA; AMENDING ORDINANCE NO. 03-1060, BY AMENDING THE ZONING MAP OF THE CITY FROM CITY LOW DENSITY RESIDENTIAL (R-1-AA) TO CITY LOW DENSITY RESIDENTIAL (R-1-AX); PROPERTY PARCELS ARE LOCATED WEST OF 10TH STREET SOUTH AND NORTH OF POINTE EVA PLACE, HAINES CITY, FLORIDA; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR ZONING DESIGNATION AND CONDITIONS; PROVIDING FOR A COPY TO BE KEPT ON FILE; PROVIDING FOR SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT HERewith; 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 Land Development Regulations contain Chapter 5 Zoning and Chapter 6 Special Provisions includes a zoning map; and

WHEREAS, the Haines City Planning Commission, at an advertised public hearing on July 14, 2025, as required by Chapter 21 of the land development regulations, has reviewed, heard public input and recommended that the City Commission amend the Zoning Map Classification of the subject property from City Low Density Residential (R-1-AA) To City Low Density Residential (R-1-AX); and

WHEREAS, the property consists of 2 parcels totaling 16.68± acres, and is located west of 10th Street South and north of Pointe Eva Place, Haines City, Florida; and

WHEREAS, the property consists of the following parcels and Legal Description:

PARCEL ONE:

PARCEL ID: 27-27-32-795500-000011

REPLAT OF GRALYNN HEIGHTS UNIT 3 PB 25 PG 10 PB 30 PG 34 ACREAGE LOT 1
LESS E 150 FT OF S 145 FT

PARCEL TWO:

PARCEL ID: 27-27-32-796000-000010

REPLAT OF GRALYNN HEIGHTS UNIT 4 PB 25 PG 29 PB 28 PG 8 ACREAGE LOT A
CONTAINING 16.68 ± ACRES, MORE OR LESS.

As shown in the attached "Exhibit A".

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 zoning map contained in Chapter 5 and Chapter 6, of the Land Development Regulations, adopted originally by Ordinance 796 and subsequently amended by Ordinance 13-1457 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 Zoning Designation to Low Density Residential. The City Commission of Haines City (the "City Commission") hereby approves the Zoning Map Amendment to Low Density Residential (R-1-AX); for the property described as follows:

PARCEL ONE:

PARCEL ID: 27-27-32-795500-000011

REPLAT OF GRALYNN HEIGHTS UNIT 3 PB 25 PG 10 PB 30 PG 34 ACREAGE LOT 1
LESS E 150 FT OF S 145 FT

PARCEL TWO:

PARCEL ID: 27-27-32-796000-000010

REPLAT OF GRALYNN HEIGHTS UNIT 4 PB 25 PG 29 PB 28 PG 8 ACREAGE LOT A
CONTAINING 16.68 ± ACRES, MORE OR LESS.

As shown in the attached “Exhibit A”.

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 7th day of August, 2025.

ATTEST:

APPROVED:

Sharon Lauther, MMC
City Clerk

Morris West, Mayor-Commissioner

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 21st day of August, 2025.

ATTEST:

APPROVED:

Sharon Lauther, MMC
City Clerk

Morris West, Mayor-Commissioner

APPROVED AS TO FORM AND CORRECTNESS:

Fred Reilly, City Attorney

Exhibit A

