



HAINES CITY

WWW.HAINESCITY.COM

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. 25-2112 - Zoning Map Amendment - Bridgemohan Property

Executive Summary

This is a request to consider approval of Ordinance No. 25-2112, regarding the Zoning Map Amendment for the Bridgemohan property located at 5283 Johnson Avenue East to R-1-A.

Staff Contact: Calvin Clarke, Planner, Development Services

Introduction

The intent of this item is to assign a City zoning designation of R-1-A to the property located at 5283 Johnson Avenue East, owned by Dayaram Bridgemohan.

Background

The subject parcel is 4.68 acres +/- and is located south of Johnson Avenue East. The Polk County Appraiser identifies this property as Parcel Number 27-27-25-000000-031050.

The zoning standards for R-1-A are:

Front Setback	25'
Front Side Setback	25'
Side Setback	12'
Rear Setback	15'
Minimum Living Area	1,700 sq. ft.
Minimum Garage Area	400 sq. ft.

Organizational Goal(s)

Quality of Life: Create an environment that enhances the quality of life and benefits the community culturally, recreationally and economically.



Budget Impact

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

Recommendation

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