

ORDINANCE NO. 25-2113

AN ORDINANCE OF THE CITY OF HAINES CITY, FLORIDA AMENDING THE COMPREHENSIVE PLAN OF THE CITY OF HAINES CITY, FLORIDA, BY A SMALL SCALE LAND USE AMENDMENT TO THE FUTURE LAND USE MAP BY RECLASSIFYING LANDS FROM COUNTY AGRICULTURAL RESIDENTIAL RURAL (A/RR) TO CITY LOW DENSITY RESIDENTIAL (LDR); LOCATION IS SOUTH OF JOHNSON AVENUE EAST AND EAST OF HERITAGE SQUARE DRIVE, HAINES CITY, FLORIDA; THE PROPOSED SMALL SCALE LAND USE MAP AMENDMENT IS TO RE-DEFINE THE LAND USE OF THE PROPERTIES DESCRIBED THEREIN; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR A SMALL SCALE LAND USE AMENDMENT; PROVIDING FOR A COPY TO BE KEPT OF FILE; REPEALING ALL ORDINANCES IN CONFLICT HERewith, PROVIDING FOR SEVERABILITY; 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 Comprehensive Plan includes a future land use 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 change the Future Land Use Classification of the subject property from County Agricultural Residential Rural (A/RR) To City Low Density Residential (LDR); and

WHEREAS, the property consists of one parcel totaling 4.68± acres, and is located South of Johnson Avenue East and East of Heritage Square Drive, Haines City, Florida; and

WHEREAS, the property consists of the following parcel; Legal Description:

PARCEL ID: 27-27-25-000000-031050

N1/2 OF W1/4 OF NE1/4 OF NW1/4 LESS COUNTY RD S 580

CONTAINING 4.68± 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 future land use map contained in the Haines City Comprehensive Plan and this change is 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 Land Use Designation to LDR. The City Commission of Haines City (the "City Commission") hereby approves the Future Land Use Map Amendment to City Low Density Residential (LDR) for the property described as follows:

PARCEL ID: 27-27-25-000000-031050

N1/2 OF W1/4 OF NE1/4 OF NW1/4 LESS COUNTY RD S 580

CONTAINING 4.68± 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

