



**PLANNING COMMISSION MEETING HAINES CITY, FLORIDA**  
**MINUTES**

**June 9, 2025, 4:00 p.m.**  
**City Hall Commission Chambers**  
**620 E. Main Street, Haines City, FL 33844**  
**Phone: 863-421-9921   Web: hainescity.com**

Present: Charles Anderson  
Earle Lee  
Brian Stokes  
Louie McLean  
Joseph Hamilton  
Eddie Perez

Absent: Debra Smith

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**1. CALL TO ORDER**

The Planning Commission Meeting was called to order at 4:00 PM on June 9, 2025 in the City Commission Chambers, located at 620 E Main Street, Haines City, FL.

**2. INVOCATION**

Dr. Charles Anderson led the invocation. Board Chair Louie McLean led the Pledge of Allegiance

**3. PLEDGE OF ALLEGIANCE**

**4. MINUTES TO ACCEPT**

April 14, 2025 - Planning Commission Meeting

Motion made by Dr. Earle Lee, seconded by Louie McClean. All voted yes. Motion carried unanimously

**5. NEW BUSINESS**

5.a Ordinance No. 25-2105 – Major Modification of the RPUD for Scenic Terrace North

Grace presented the major modification to the RPUD for Scenic Terrace North. There was no discussion. Board Chair opened the public hearing. No one came forward and the public hearing was closed.

**Moved by** Brian Stokes

**Seconded by** Joseph Hamilton

Staff recommends approval of Ordinance No. 25-2105, on first reading, regarding a major modification to the Scenic Terrace North RPUD, by including an increase of 27 units and recreation space reduction, with the following conditions:

1. The recreational amenities should be identified and detailed on site construction plans prior to approval.
2. All other requirements set forth in Ordinance No. 22-1785 shall be made part of this Ordinance No. 25-2105.

**Carried Unanimously**

5.b Ordinance No. 25-2114 –

Ted Atkins presented the text amendment to the Land Development Regulations Chapter 5 Zoning. There were no questions from the board. The public hearing was opened. No one came forward and the public hearing was closed.

**Moved by** Joseph Hamilton

**Seconded by** Charles Anderson

Request for Planning Commission to recommend approval to the City Commission of Ordinance No. 25-2114, for text amendments to the Land Development

**Carried Unanimously**

**6. PUBLIC COMMENTS**

None

**7. STAFF COMMENTS**

Board Chair Louie McClean reminded the members that pursuant to the LDR's a quorum of four (4) is needed to run the meeting. Board Chair also advised that when a dissenting vote is cast, a reason needs to be given.

Board Member Dr. Charles Anderson asked about the mandatory four-hour ethics training being held on Tuesday, January 10, 2025.

**8. ADJOURNMENT**

Without any further business the meeting was adjourned at 4:10 PM

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Planning Board Chair

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Sharon Lauther, MMC, City Clerk