



HAINES CITY

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CITY MANAGER MEMORANDUM

To: The Honorable Mayor and City Commissioners

Through: James R. Elensky, City Manager

From: Richard Greenwood, Development Services Director

Date: July 17, 2025

Subject: Ordinance No. 25-2114 –Text Amendments to the Land Development Regulations – Chapter 5 – Zoning – Second Reading

Executive Summary

Adopt text amendments to the Land Development Regulations Chapter 5 – Zoning on second reading.
Staff Contact: Richard Greenwood, Development Services Director

Introduction

The intent of the item is to request adoption of text amendments to the Land Development Regulations Chapter 5 – Zoning, as follows:

Chapter 5 – Sec. 5.6.11. – Central Business District (CBD)	Revised language regarding an Administrative Conditional Use for townhomes.
Chapter 5 – Zoning, Section 5.6.12 – Central Business District Extra (CBDX)	Revised language regarding an Administrative Conditional Use for townhomes.

This matter was heard on June 9, 2025, by the Planning Commission who voted unanimously to forward this matter to the City Commission for approval and on July 3, 2025, the City Commission voted unanimously to approve this Ordinance for text amendments to the Land Development Regulations – Chapter 5.

Organizational Goal(s)

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

Budget Impact

There is no budget impact for the 2024-2025 Fiscal Year.

Recommendation

Request adoption of Ordinance No. 25-2114, on second reading, for text amendments to the Land Development Regulations, Chapter 5 – Zoning, regarding Administrative Conditional Uses being required for townhomes in the Central Business District, (CBD) and Central Business District Extra (CBDX).