



HAINES CITY

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PLANNING COMMISSION

To: The Honorable Chairman and Planning Commissioners

Through: Richard Greenwood, Development Services Director

From: Grace Malpartida, Planner

Date: August 11, 2025

Subject: Ordinance No. 25-2115 – Prince & Sons Future Small Scale Land Use Map Amendment – RS to CC

Executive Summary

Consider approval of Ordinance No. 25-2115, for a Land Use Map Amendment for 10.13 +/- acres from County Residential Suburban (RS) to Commercial Corridor (CC) for Prince & Sons property.

Staff contact: Grace Malpartida, Planner

Introduction

The intent of this agenda item is to approve a Land Use Map Amendment for 10.13+/- acres that were annexed into the City, from County Residential Suburban (RS) to Commercial Corridor (CC) for the Prince & Sons property.

Background

The small-scale amendment is necessary to establish a city land use designation as the property was recently annexed into the city limits of Haines City upon voluntary petition by the property owner.

The subject parcel is 10.13+/- acres and is located east of US HWY 27, and west of Florida Ave W, and identified by the Polk County Property Appraiser Parcel Numbers as follows:

27-27-30-000000-022080

The site is currently occupied with a commercial building and a parking lot.

Organizational Goal(s)

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

Budget Impact

There is no budget impact 2024-2025 fiscal year.

Recommendation

Staff recommends the Planning Commission forward a recommendation of approval to the City Commission for the Small Scale Land Use Map Amendment for the Prince & Sons property.