

ORDINANCE NO. 25-2115

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 LAND USE MAP BY RECLASSIFYING LANDS FROM COUNTY RESIDENTIAL SUBURBAN TO CITY COMMERCIAL CORRIDOR; PROPERTY PARCELS ARE LOCATED EAST OF US HWY 27 AND WEST OF FLORIDA AVE W, HAINES CITY FL. 33844; PROVIDING INCORPORATION OF RECITALS; PROVIDING FOR A SMALL SCALE LAND USE AMENDMENT; PROVIDING FOR A COPY TO BE KEPT ON 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 August 11, 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 Residential Suburban to City Commercial Corridor (CC); and

WHEREAS, the property consists of one parcel totaling 10.13± acres, and is located east of US HWY 27, and west of Florida Ave W, Haines City, Florida; and

WHEREAS, the property consists of the following parcel is more particularly described as:

Parcel ID No. 27-27-30-000000-022080

Legal Description: SE1/4 OF SE1/4 LYING NE OF CANAL & N1/2 OF N1/2 OF SE1/4 OF SE1/4 LYING S OF CANAL

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 City Commercial Corridor (CC). The City Commission of the City of Haines City (the "City Commission") hereby approves the Future Land Use Map Amendment to City Commercial Corridor (CC) for the property described as follows:

Parcel ID No. 27-27-30-000000-022080

Legal Description: SE1/4 OF SE1/4 LYING NE OF CANAL & N1/2 OF N1/2 OF SE1/4 OF SE1/4 LYING S OF CANAL

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 4th day of September, 2025.

ATTEST:

APPROVED:

Sharon Lauther, MMC, City Clerk

Morris West, Mayor

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 18th day of September, 2025.

ATTEST:

APPROVED:

Sharon Lauther, MMC, City Clerk
City Clerk

Morris West, Mayor

APPROVED AS TO FORM AND CORRECTNESS:

Fred Reilly, City Attorney