



# 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. 25-2116 – Prince & Sons Zoning Map Amendment – IND to CG

### **Executive Summary**

Consider approval of Ordinance No. 25-2116, for a Zoning Map Amendment for 10.13 +/- acres from County Industrial (IND) to Commercial General (CG) for Prince & Sons property.

Staff contact: Grace Malpartida, Planner

### **Introduction**

The intent of this agenda item is to approve a Zoning Map Amendment for 10.13 +/- acres that were annexed into the City, from County Industrial (IND) to Commercial General (CG) for the Prince & Sons property.

### **Background**

The zoning map amendment is necessary to establish a city zoning 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 Zoning Map Amendment for the Prince & Sons property.