

**ORDINANCE NO. 25-2116**

**AN ORDINANCE OF THE CITY OF HAINES CITY, FLORIDA; AMENDING ORDINANCE NO. 03-1060, BY AMENDING THE ZONING MAP OF THE CITY FROM COUNTY INDUSTRIAL (IND) TO CITY COMMERCIAL GENERAL (CG); PROPERTY PARCELS ARE LOCATED EAST OF US HWY 27 AND WEST OF FLORIDA AVE W, HAINES CITY FL. 33844; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR ZONING DESIGNATION AND CONDITIONS; PROVIDING FOR A COPY TO BE KEPT ON FILE; PROVIDING FOR SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH; 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 Land Development Regulations contain Chapter 5 Zoning and Chapter 6 Special Provisions include a zoning map; and

**WHEREAS**, the Haines City Planning Commission, at an advertised public hearing on August 11, 2025, as required by Chapter 21 of the land development regulations, has reviewed, heard public input and recommended that the City Commission amend the Zoning Map Classification of the subject property from County Industrial (IND) to City Commercial General (CG); 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 and 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 zoning map contained in Chapter 5 and Chapter 6, of the Land Development Regulations, adopted originally by Ordinance 796 and subsequently amended by Ordinance 13-1457 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 Commercial General.** The City Commission of the City of Haines City (the "City Commission") hereby approves the Zoning Map Amendment to City Commercial General (CG) 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 18<sup>th</sup> day of September, 2025.

**ATTEST:**

**APPROVED:**

\_\_\_\_\_  
Sharon Lauther, MMC, City Clerk

\_\_\_\_\_  
Morris West, Mayor

**APPROVED AS TO FORM AND CORRECTNESS:**

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Fred Reilly, City Attorney