



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. 25-2118 – Ford Family Trust Zoning Map Amendment

Executive Summary

Consider approval of Ordinance No. 25-2118, for a Zoning Map Amendment for 19.66 +/- acres from County Agricultural/Residential Rural (A/RR) to City Residential Planned Unit Development (RPUD) for Ford Family Trust property.

Staff contact: Grace Malpartida, Planner

Introduction

The intent of this agenda item is to approve Ordinance No. 25-2118, for a Zoning Map Amendment for 19.66 +/- acres from County Agricultural/Residential Rural (A/RR) to City Residential Planned Unit Development (RPUD) for the Ford Family Trust property.

Background

The zoning map amendment is necessary to establish a city zoning 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 19.66+/- acres and is located east of 30th Street S, north of Grace Ave E, and south of Hinson Ave E and identified by the Polk County Property Appraiser Parcel Numbers as follows:

27-27-27-000000-042100 & 27-27-27-000000-042010

The site is currently vacant with plans to develop single-family detached homes. This project will abide by the new RPUD standards.

Zoning Standards for this project include:

Zoning Standards for 52' 60' & 70' wide lots

- Total number of lots: 78
- Lot distribution: 46 – 52', 16 – 60', 16 – 70'
- Roadways- 24 feet wide with 2' Miami curb
- Utilities- Cable TV, telephone, gas, and electric to be located underground and within 15' utility easement on both sides of the street
- Sidewalks – 5' sidewalks installed on each side of the 24 feet wide streets
- Landscaping – All City codes for landscaping will be met or exceeded.
- Minimum Lot Width – 52 feet (60%)
- Minimum Lot Depth – 115 feet
- Minimum Living Area – A maximum of 10% of the units having a minimum living space area of 1,250 sf and 90% will have a minimum of 1,400 sf living space area.
- Minimum Garage Size – 400 square feet
- Setbacks:
 - Front (House) – 15 feet
 - Front Garage – 20 feet
 - Rear – 15 feet (52' lots) 20' (60' & 70' lots)
 - Side (interior) – 6 feet (52' lots) 7' (60' & 70' lots)
 - Front side – 15 feet
 - Accessory – 5 feet

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 Ford Family Trust property subject to the following conditions:

1. The traffic study must be approved by the City's traffic consultant prior to the Preliminary Plat.
2. If the developer fails to commence construction within two (2) years of the effective date of the adoption of the RPUD zoning, this shall be ground for the City to initiate rezoning of the subject property. In such event, the Planning Commission may recommend to the City Commission that (i) the subject property be returned to its previous zoning classification, (ii) that the RPUD be modified, or (iii) that the RPUD be retained in its current form.