

**ORDINANCE NO. 25-2118**

**AN ORDINANCE OF THE CITY OF HAINES CITY, FLORIDA; AMENDING ORDINANCE NO. 03-1060, BY AMENDING THE ZONING MAP OF THE CITY FROM COUNTY AGRICULTURAL RESIDENTIAL RURAL (A/RR) TO CITY RESIDENTIAL PLANNED UNIT DEVELOPMENT (RPUD); PROPERTY PARCELS ARE LOCATED EAST OF 30TH STREET S, NORTH OF GRACE AVE E, AND SOUTH OF HINSON AVE E, 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 includes 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 Agricultural/Residential Rural (A/RR) to City Low Density Residential (LDR); and

**WHEREAS**, the property consists of two parcels totaling 19.66± acres, and is located east

of 30<sup>th</sup> Street S, north of Grace Ave E, and south of Hinson Ave E, Haines City, Florida; and

**WHEREAS**, the property consists of the following parcels which are more particularly described as:

**PARCEL ONE:**

Parcel ID No. 27-27-27-000000-042100

Legal Description: N 328.59 FT OF N1/2 OF SE1/4 OF SW1/4 LESS MAINT R/W & LESS ADDNL RD R/W PER MB 27 PG 76

**PARCEL TWO:**

Parcel ID No. 27-27-27-000000-042010

Legal Description: N1/2 OF SE1/4 OF SW1/4 LESS BEG AT SE COR OF N1/2 OF SE1/4 OF SW1/4 RUN N 104 FT W 208 FT S 104 FT E 208 FT TO POB & LESS MAINT R/W & LESS N 328.59 FT

**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 City Residential Planned Unit Development (RPUD).** The City Commission of Haines City (the "City Commission") hereby

approves the Zoning Map Amendment to City Residential Planned Unit Development (RPUD) as shown attached in Exhibit “A” and for the property described as follows:

PARCEL ONE:

Parcel ID No. 27-27-27-000000-042100

Legal Description: N 328.59 FT OF N1/2 OF SE1/4 OF SW1/4 LESS MAINT R/W & LESS ADDNL RD R/W PER MB 27 PG 76

PARCEL TWO:

Parcel ID No. 27-27-27-000000-042010

Legal Description: N1/2 OF SE1/4 OF SW1/4 LESS BEG AT SE COR OF N1/2 OF SE1/4 OF SW1/4 RUN N 104 FT W 208 FT S 104 FT E 208 FT TO POB & LESS MAINT R/W & LESS N 328.59 FT

And subject to the following conditions:

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

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.

**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. Repeal or modification of RPUD if construction not commenced.**

Failure to commence construction within two (2) years of the effective date of the adoption of RPUD zoning set forth in this Ordinance shall be grounds for the City, at its discretion, to initiate a rezoning of the subject property. In such event, the Planning Commission may recommend to the City Commission (i) that 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.

**Section 5. 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 6. 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 7. 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:**

\_\_\_\_\_  
Fred Reilly, City Attorney

## Exhibit "A"

