



PLANNING COMMISSION MEETING HAINES CITY, FLORIDA
MINUTES

July 14, 2025, 4:00 p.m.
City Hall Commission Chambers
620 E. Main Street, Haines City, FL 33844
Phone: 863-421-9921 Web: hainescity.com

Present: Charles Anderson
Brian Stokes
Louie McLean
Joseph Hamilton

Absent: Earle Lee

1. CALL TO ORDER

The Planning Commission Meeting was called to order at TIME on DATE in the City Commission Chambers, located at 620 E Main Street, Haines City, FL.

2. INVOCATION

Anderson provided the invocation

3. PLEDGE OF ALLEGIANCE

Anderson Led the invocation

4. MINUTES TO ACCEPT

Approved with corrections.

5. NEW BUSINESS

5.a Ordinance No. 25-2111 – Zoning Map Amendment – Lake Eva Estates

Calvin Clark presented this item.

This is a request to change the zoning designation of the subject property to R-1-AX for Lake Eva Estates, which conforms to surrounding zoning. The property is currently zoned R-1-AA, and consists of 2 parcels.

Zoning standards for R-1-AX are:

Front Setback	25'
Front Side Setback	25'
Side Setback	12'
Rear Setback	15'
Lot Area	10,000 sq. ft.
Minimum Lot Width	85'
Minimum Lot Depth	115'
Minimum Living Area	1,900 sq. ft.
Minimum Garage Size	400 sq. ft.

The Polk County Property Appraiser parcel ID numbers are:

27-27-32-796000-000010 & 27-27-32-795500-000011

The property size is 16.68 acres.

The following residents came forward to oppose this item.

Sean McCoy

Brian Hunter

Alan Johnson

Moved by Brian Stokes

Seconded by Joseph Hamilton

Staff recommends forwarding a recommendation of approval to the City Commission.

Carried

- 5.b Ordinance No. 25-2113 – Small Scale Land Use Plan Amendment - Bridgemohan Property

Calvin Clark presented this item.

Moved by Brian Stokes

Seconded by Joseph Hamilton

Staff recommends forwarding a recommendation of approval to the City Commission for Ordinance No. 25-2113.

Carried

- 5.c Ordinance No. 25-2112 - Zoning Map Amendment - Bridgemohan Property

Calvin Clark presented this item.

The intent of this item is to assign a City zoning designation of R-1-A to the property located at 5283 Johnson Avenue East, owned by Dayaram Bridgemohan.

Background

The subject parcel is 4.68 acres +/- and is located south of Johnson Avenue East. The Polk County Appraiser identifies this property as Parcel Number 27-27-25-000000-031050.

The zoning standards for R-1-A are:

Front Setback 25'

Front Side Setback 25'

Side Setback 12'

Rear Setback	15'
Minimum Living Area	1,700 sq. ft.
Minimum Garage Area	400 sq. ft.

Moved by Joseph Hamilton

Seconded by Brian Stokes

Staff recommends forwarding a recommendation of approval to the City Commission.

Carried

6. ADJOURNMENT

Without any further business the meeting was adjourned at 4:43.

Louie McLean, Chair

Sharon Lauther, MMC, City Clerk