

**ORDINANCE NO. 22-2003**

**AN ORDINANCE OF THE CITY OF HAINES CITY, FLORIDA; AMENDING THE COMPREHENSIVE PLAN OF THE CITY OF HAINES CITY, FLORIDA, BY A LARGE SCALE LAND USE AMENDMENT TO THE LAND USE MAP BY RECLASSIFYING LAND FROM COUNTY RESIDENTIAL MEDIUM-X (RMX) TO CITY MEDIUM DENSITY RESIDENTIAL - NORTH RIDGE (MDR-NR); LOCATION IS SOUTH OF HOLLY HILL GROVE ROAD, WEST OF US HIGHWAY 27 NORTH, EAST OF FDC GROVE ROAD, AND NORTH OF SANDHILL ROAD, IN HAINES CITY, FLORIDA; THE PROPOSED LAND USE MAP AMENDMENT IS TO RE-DEFINE THE LAND USE OF THE PROPERTIES DESCRIBED THEREIN; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR APPROVAL OF A LARGE SCALE LAND USE AMENDMENT; 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, including a zoning map; and

**WHEREAS**, the Haines City Planning Commission, at an advertised public hearing as required by Chapter 21 of the land development regulations, has reviewed, heard public input and recommended that the City Commission change the Future Land Use Classification of the subject properties from County Residential Medium-X (RMX) to City Medium Density Residential - North Ridge (MDR-NR); and

**WHEREAS**, the property consists of a portion of seven parcels, as shown on Exhibit A, totaling 15.63± acres, and is located south of Holly Hill Grove Road, west of US Highway 27 North, east of FDC Grove Road, and north of Sandhill Road, in Haines City, Florida; and

**WHEREAS**, the property consists of the following parcels; Legal Description:

SEE ATTACHED EXHIBIT A

CONTAINING 15.63 ACRES, MORE OR LESS.

**WHEREAS**, the City of Haines City Planning Commission, at an advertised public hearing on May 9, 2022, as required by Chapter 21 of the Land Development Regulations, has reviewed, heard public input and recommended that the City Commission approve the zoning for the property; and

**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 MDR-NR.** The City Commission of Haines City (the "City Commission") hereby approves the Land Use Map classification as Medium Density Residential – North Ridge (MDR-NR) for the real property described as follows:

SEE ATTACHED EXHIBIT A

CONTAINING 15.63 ACRES, MORE OR LESS.

**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 19<sup>th</sup> day of May, 2022.

**ATTEST:**

**APPROVED:**

\_\_\_\_\_  
Erica Anderson, CMC, City Clerk

\_\_\_\_\_  
Anne Huffman, 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 \_\_\_\_ day of \_\_\_\_\_, 2022.

**ATTEST:**

**APPROVED:**

\_\_\_\_\_  
Erica Anderson, City Clerk, CMC,

\_\_\_\_\_  
Anne Huffman, Mayor

**APPROVED AS TO FORM AND CORRECTNESS:**

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

## EXHIBIT A

Parcel ID #272630-708000-020012

### **LEGAL DESCRIPTION**

Begin At A Point 556.70 Feet South And 30.00 Feet East Of The Nw Corner Of The Nw 1/4 Of The Se 1/4 Of Section 30, Township 26 South, Range 27 East, And Run North 71°15' East 413.32 Feet, North 11°02' East 304.16 Feet, North 89°24' East 485.70 Feet, South 41°55' West 341.00 Feet, South 28°05' East 330.00 Feet, South 0°05' East 275 Feet, North 88°21' West 414.25 Feet, South 0°05' East 355.00 Feet, More Or Less, To A Point 30 Feet North Of The South Line Of Sai D Nw 1/4 Of The Se 1/4, South 88°54' West, Parallel With Said South Line 449.74 Feet To A Point 30 Feet East Of The West Line Of Said Nw 1/4 Of The Se 1/4; Thence North Parallel With Sai D West Line, 735.10 Feet, More Or Less To The P.O.B.; Being A Portion Of Lots 1, 2, 3, 14, 15 And 16 Of Florida Development Cos Tract, As Shown By Map Or Plat Thereof Recorded In The Office Of The Clerk Of The Circuit Court In And For Polk County, Florida, In Plat Book 3, Pages 60 To 63 inclusive.

Less Maintained Right-Of-Way as Shown on Map Book 18, Pages 43 Through 61, Public Records of Polk County, Florida.

## Location Map

