



HAINES CITY

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PLANNING COMMISSION

To: The Honorable Chairman and Planning Commissioners

Through: James R. Elensky, City Manager

From: Richard Greenwood, Development Services Director

Date: October 4, 2022

Subject: Ordinance No. 22-2024 Land Development Regulations – Text Amendments

Introduction

City staff requests amendments to the Land Development Regulations to amend portions of Chapter 4 – Definitions, Chapter 5 – Zoning, Chapter 6 – Special Provisions and Chapter 13 – Subdivisions, related to vertical farming, minimum lot sizes in a Residential Planned Unit Development, parking requirements for food trucks in the CBD and CBDX zoning districts, permitted uses in Mixed Use PUDs and maintenance bonds in Subdivisions.

The proposed Ordinance amends Chapter 4 – Definitions, Chapter 5 – Zoning, Chapter 6 – Special Provisions and Chapter 13 – Subdivisions, of the Land Development Regulations as follows:

CHAPTER 4 – DEFINITIONS

Vertical Farming. The practice of growing crops in vertically stacked layers in a controlled, indoor environment. Farming techniques used, are processes such as hydroponics, aquaponics, and aeroponics.

CHAPTER 5 – ZONING.

ARTICLE 6. SCHEDULE OF DISTRICT REGULATIONS

Sec. 5.6.11.E. CBD, central business district.

Conditional use.

8. Food Trucks. May be permitted if determined to be compatible with the surrounding permitted uses. Must maintain all State, County and City licenses and required inspections and have access to 4 parking spaces per food truck in a paved parking lot.

CHAPTER 5 – ZONING.

ARTICLE 6. SCHEDULE OF DISTRICT REGULATIONS

Sec. 5.6.12.E. CBDX, central business district extra.

Conditional use.

8. Food Trucks. May be permitted if determined to be compatible with the surrounding permitted uses. Must maintain all State, County and City licenses and required inspections and have access to 4 parking spaces per food truck in a paved parking lot.

CHAPTER 6 – SPECIAL PROVISIONS

ARTICLE 1. PLANNED UNIT DEVELOPMENT

Amend Chapter 6, Sec. 6.1.3. RPUD -Residential Planned Unit Developments Districts of the LDR to add minimum standards for lots and the minimum percentages required of each lot size. The proposed minimum standards are:

FOR 42' WIDE LOTS*

~~LOT WIDTH - 42'~~

~~DEPTH - 115'~~

~~FRONT YARD - 15'~~

~~GARAGE - 20'~~

~~SIDE YARD - 6'~~

~~FRONT SIDE YARD - 15'~~

~~REAR YARD - 15'~~

~~NEIGHBORHOOD STREETS - 50' ———~~

~~(Without Parking)~~

~~NEIGHBORHOOD STREETS - 60'~~

~~(With Parking)~~

20% - 60' WIDE LOTS

LOT WIDTH - 60'

DEPTH - 115'

FRONT YARD - 15'

GARAGE - 20'

SIDE YARD - 7'

FRONT SIDE YARD - 15'

REAR YARD - 20'

NEIGHBORHOOD STREETS - 50'

(Without Parking)

NEIGHBORHOOD STREETS - 60'

(With Parking)

60% - 52' WIDE LOTS

LOT WIDTH - 52'

LOT DEPTH - 115'

FRONT YARD - 15'

GARAGE - 20'

SIDE YARD - 6'

FRONT SIDE YARD - 15'

REAR YARD - 15'

NEIGHBORHOOD STREETS - 50'

(Without Parking)

NEIGHBORHOOD STREETS - 60'

(With Parking)

20% - 70' WIDE LOTS

LOT WIDTH - 70'

LOT DEPTH - 115'

FRONT YARD - 15'

GARAGE - 20'

SIDE YARD - 7'

FRONT SIDE YARD - 15'

REAR YARD - 20'

NEIGHBORHOOD STREETS - 50'

(Without Parking)

NEIGHBORHOOD STREETS - 60'

(With Parking)

CHAPTER 6 – SPECIAL PROVISIONS

ARTICLE 4. SR 17/CR544 Selected Area Plan Commerce Park and Industrial Districts

Sec. 6.4.3.A. Commerce park district permitted, conditional, and prohibited uses.

8. Facilities for the purpose of indoor vertical farming.

~~8.~~ 9. Accessory uses. Any permitted accessory uses must be co-located within the structure accommodating the principal use and shall be customarily incidental and subordinate to such principal use.

CHAPTER 6 – SPECIAL PROVISIONS

ARTICLE 4. SR 17/CR544 Selected Area Plan Commerce Park and Industrial Districts

Sec. 6.4.4.A. Industrial park district permitted, conditional, and prohibited uses.

11. Facilities for the purpose of indoor vertical farming.

~~11.~~ 12. Accessory uses. Any permitted accessory uses must be co-located within the structure accommodating the principal use and shall be customarily incidental and subordinate to such principal use.

CHAPTER 6 – SPECIAL PROVISIONS

ARTICLE 1. PLANNED UNIT DEVELOPMENT

Sec. 6.1.7.2. MUPUD – Mixed Use Planned Unit Development

2. Town Center Requirements

A. *Permitted Uses.*

8. Restaurants, including fast food types. ~~But not including drive-through/drive-in windows.~~

CHAPTER 13 – SUBDIVISION

Sec. 13.5.5.C. Plats and data for final approval

3. A surety bond or letter of credit executed by a corporation authorized to do business in the state that is satisfactory to the city, or a certified check for ten (10%) percent of the total costs of the improvements to be held by the city for a period of at least 24 months.

However, a surety bond, letter of credit or certified check shall not be required should a Community Development District (CDD) be approved and active for the subdivision and maintaining all public improvements. Any improvement(s) to be maintained by the city pursuant to the Plat, shall require a surety bond, letter of credit or a certified check.

4. Surety bond or letter of credit executed by a corporation authorized to do business in the state that is satisfactory to the city, or certified check for one hundred twenty (120%) percent of the total costs of the landscaping for the project's common areas to be held by the city for a period of at least 24 months.

However, a surety bond, letter of credit or certified check shall not be required should a Community Development District (CDD) be approved and active for the subdivision and maintaining all public improvements. Any landscaping to be maintained by the city pursuant to the Plat, shall require a surety bond, letter of credit or a certified check.

All proposed Land Development Regulations (LDR) Text Amendments shall be effective immediately.

On September 12, 2022, the Planning Commission will hear the proposed LDR Text Amendments and will provide the City Commission with its recommendation.

Budget Impact

There is no fiscal impact.

Recommendation

Approve Ordinance No. 22-XXXX for proposed Land Development Regulations text amendments to Chapter 4 – Definitions, Chapter 5 – Zoning, Chapter 6 – Special Provisions and Chapter 13 – Subdivisions, on First Reading.