



**AGENDA
CITY OF HAINES CITY, FLORIDA
CITY COMMISSION WORKSHOP**

February 1, 2018

6:00 PM

Mayor H.L. Roy Tyler

Vice-Mayor Morris West

Commissioner Horace West

Commissioner Don Mason

Commissioner Anne Huffman

COMMISSION CHAMBERS

620 E. Main Street, Haines City, FL 33844

Phone: 863-421-9921

Web: hainescity.com

1. CALL TO ORDER

2. WORKSHOP ITEMS

2.1. CODE COMPLIANCE COURTESY NOTICE DISCUSSION

Staff Contact: James Elensky, Chief of Police

2.2. DEVELOPMENT REGULATIONS - LDR TEXT AMENDMENTS

Staff Contact: Mark Bennett, Deputy Director of Development Services/CRA Mgr. (863) 421-9909

3. AGENDA REVIEW

4. ADJOURNMENT

Website Address – hainescity.com

NOTICE – Pursuant to Section 286.0105 of the Florida Statutes, if any person decides to appeal any decision made by the City Commission with respect to any matter considered at this public meeting, such person will need a record of the proceedings and for such purpose, such person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.



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Phone: 863-421-9921



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HAINES CITY

WWW.HAINESCITY.COM

CITY MANAGER MEMORANDUM

To: The Honorable Mayor and City Commissioners

Through: Deric C. Feacher, City Manager

From: Mark J. Bennett, Deputy Director of Development Services/CRA Mgr.

Date: February 1, 2018

Subject: Development Regulations - LDR Text Amendments

Introduction

The intent of this workshop item is to discuss the proposed text amendments to the City's Land Development Regulations.

Background

The City Commission agenda item outlines a more comprehensive list and the actual Ordinance, significant changes are listed below:

Chapter 4 - Definitions - Modify certain definitions

Chapter 5 - Zoning

- Allow Transitional Uses subject to an Annexation Agreement
- Add text allowing for greater staff flexibility in determining compatible uses and infill development in certain zoning districts
- Provide for alternate types of fencing/screening, and reduce plant material sizes, in some industrial zones and corridors
- Add language for a new review process, called an "Administrative Conditional Use", to streamline approvals of certain uses by eliminating a public hearing requirement
- Allow the following uses:
 - ✓ Transitional Housing as a Conditional Use in Residential Institutional Office (RIO) zoning
 - ✓ Private Child Care Centers as a Permitted Use in General Commercial (CG) zoning
 - ✓ Duplexes, Triplexes, and Multiple-Family Dwellings as a Conditional Use in the Dr. Martin Luther King, Jr. Way-Neighborhood Commercial District (MLK-NCD)

Chapter 6 - Special Provisions

- Amend the Permitted and Conditional Uses Table in the US 27 North Ridge SAP
- Add language for Administrative Conditional Uses

Chapter 7 - Signs

- Add language for Administrative Conditional Uses

Chapter 11 - Off-Street Parking, Loading, Storage

- Add text to prohibit vehicles from obstructing access to emergency vehicles
- Clarify the prohibition of wheel stops in parking areas without a raised curb, and overnight parking of commercial vehicles on public right-of-way

Chapter 12 - Transportation

- Increase sidewalk width from 4' to 5'

Chapter 13 - Subdivisions

- Increase surety bond time limits from 1 year to 24 months

Chapter 15 - Communication Towers and Antennas

- Update Tower Permitted Use Matrix
- Add text for small-cell facilities, based on the recent change to Florida Statutes

Chapter 19 - Commission; Boards

- Change the quorum for the Planning Commission from 4 to 3 members

Budget Impact

The budgetary impact will be relative to the direction of the City Commission.

Recommendation

Pleasure of the City Commission.