



AGENDA
CITY OF HAINES CITY, FLORIDA
PLANNING COMMISSION MEETING
October 8, 2018
4:00 PM

COMMISSION CHAMBERS
620 E. Main Street, Haines City, FL 33844
Phone: 863-421-9921 Web: hainescity.com

- 1. CALL TO ORDER**
- 2. APPROVAL OF MINUTES**
 - 2.1. MINUTES FROM CITY COMMISSION MEETING – AUGUST 13, 2018**

Staff Contact: Erica Anderson, Deputy City Clerk (863)419-3518
- 3. NEW BUSINESS**
 - 3.1. LDR TEXT AMENDMENTS - AN ORDINANCE OF THE CITY OF HAINES CITY, FLORIDA, AMENDING THE LAND DEVELOPMENT REGULATIONS OF THE CITY OF HAINES CITY, FLORIDA, ADOPTING TEXT CHANGES TO THE LAND DEVELOPMENT REGULATIONS OF THE CITY; AMENDING CHAPTER 4 – DEFINITIONS AND AMENDING CHAPTER 5 – ZONING; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION, REPEALING ALL ORDINANCES IN CONFLICT HEREWITH; PROVIDING AN EFFECTIVE DATE.**

Staff Contact: April Brown, Senior Planner
- 4. COMMENTS**
- 5. ADJOURNMENT**

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.



For special accommodations, please notify the City Clerk's Office at least 72 hours in advance.
Phone: 863-421-9921



Help for the hearing impaired is available through the Assistive Listening System. Receivers can be obtained from the City Clerk's Office.

In accordance with the Americans with Disabilities Act (ADA), persons with a disability, such as a vision, hearing or speech impairment, or persons needing other types of assistance, and who wish to attend City Commission meetings or any other board or committee meeting may contact the City Clerk's Office in writing, or may call 863-421-9921 for information regarding available aids and services.

**MINUTES
PLANNING COMMISSION MEETING
HAINES CITY, FLORIDA**

August 13, 2018

4:00 PM

Commission Chambers

1. CALL TO ORDER

Planning Commissioner Brian Stokes called to order the Planning Commission Meeting on Monday, August 13th, 2018 at 4:01 p.m. in the City Commission Chambers located at 620 E. Main Street, Haines City, FL.

Planning Commissioners in attendance: Chair Brian Stokes, Louie McLean, Dorothy Reliford and Joseph Hamilton.

Absent Commissioners: Dr. Earle Lee, Dr. Charles Anderson and YuFonda Kinsler.

Staff in attendance: Development Services Director Richard Greenwood, Deputy Director of Development Services and CRA Manager Mark Bennett, Senior Planner April Brown, Planner Evann Martin, and Deputy City Clerk Erica Anderson.

2. PLEDGE OF ALLEGIANCE

Chair Stokes led the Pledge of Allegiance.

3. MINUTES APPROVAL

Commissioner McLean moved to accept the minutes from the July 9th, 2018 meeting. Commissioner Reliford seconded the motion, the motion was approved unanimously.

3.1. MINUTES FROM CITY COMMISSION MEETING – JULY 9, 2018

Staff Contact: Erica Anderson, Deputy City Clerk

Minutes Acceptance: Minutes of Aug 13, 2018 4:00 PM (Approval of Minutes)

4. NEW BUSINESS

4.A. PB ORDINANCES

4.A.1. GRACE AVENUE & 30TH STREET SUBDIVISION LUPA - AN ORDINANCE OF THE CITY OF HAINES CITY, FLORIDA, AMENDING THE COMPREHENSIVE PLAN OF THE CITY OF HAINES CITY, FLORIDA, BY AN AMENDMENT TO THE LAND USE MAP BY RECLASSIFYING LAND FROM COUNTY AGRICULTURE/RURAL RESIDENTIAL (A/RR) TO CITY MEDIUM DENSITY RESIDENTIAL (MDR); AND AMENDING ORDINANCE NO. 03 1060, BY AMENDING THE ZONING MAP OF THE CITY TO RE-ZONE PROPERTY BY AMENDING THE ZONING MAP OF THE CITY OF HAINES CITY FROM AGRICULTURE/RURAL RESIDENTIAL (A/RR) TO RESIDENTIAL PLANNED UNIT DEVELOPMENT (RPUD) FOR PROPERTY LOCATED AT THE NORTHEAST CORNER OF 30TH STREET AND GRACE AVENUE, HAINES CITY FL, 33844; THE PROPOSED LAND USE MAP AMENDMENT AND PROPOSED ZONING AMENDMENT ARE TO RE-DEFINE THE LAND USE AND ZONING OF THE PROPERTIES DESCRIBED THEREIN; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR A LARGE SCALE ALND USE AN REZONING AMENDMENT; PROVIDING FOR A COPY TO BE KEPT ON FILE; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH, PROVIDING FOR SEVERABILITY; AND PROVIDE FOR AN EFFECTIVE DATE.

Staff Contact: April Brown, Senior Planner

Senior Planner April Brown presented on the Ordinance for amendment and recommended approval to the City Commission and stood for any questions.

Commissioner Hamilton asked if the minimum is 1,400 sq. ft., what is the maximum.

Renny Heath with The Cassidy Group, 346 E. Central Avenue, Winter Haven, FL. said he is not aware of what the maximum will be, but is concerned with the minimum square footage and would like to consider lowering the minimum sq. ft.

Senior Planner Brown stated it is possible to have the minimum lowered to 1,250 sq. ft.

Chair Stokes opened the floor for a public hearing.

There were no members of the public to come forward and speak with the commission.

Chair Stokes closed the public hearing.

RESULT: APPROVED RECOMMENDATION [UNANIMOUS]
MOVER: Joseph Hamilton, Board Member
SECONDER: Louie McLean, Board Member
AYES: Louie McLean, Brian Stokes, Joseph Hamilton, Dorothy Reliford
ABSENT: Charles Anderson, Earle Lee, Yu-Fonda Kinsler

4.A.2. ARLINGTON SQUARE RPUD - AN ORDINANCE OF THE CITY OF HAINES CITY, FLORIDA, AMENDING ORDINANCE NO. 03-1060, BY AMENDING THE ZONING MAP OF THE CITY BY AMENDING THE ZONING MAP TO FROM CITY R-1 TO RPUD (RESIDENTIAL PLANNED UNIT DEVELOPMENT); PROPERTY PARCELS ARE LOCATED AT THE INTERSECTION OF EAST HINSON AVENUE AND SOUTH 30TH STREET IN HAINES CITY, FLORIDA; PROVIDING FOR SEVERABILITY; PROVIDING FOR A COPY TO BE KEPT ON FILE; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH; PROVIDING AN EFFECTIVE DATE.; PROVIDING FOR SEVERABILITY; PROVIDING FOR A COPY TO BE KEPT ON FILE; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH; PROVIDING AN EFFECTIVE DATE.

Staff Contact: April Brown, Senior Planner

Senior Planner April Brown presented on the request to amend R3 zoning to RPUD and recommended approval to the city commission and stood for any questions.

Commissioner Stokes opened the floor for a public hearing.

Commissioner McLean asked if the property would have an HOA [Home Owner's Association].

Dave Holden of Quick Engineering stated, there will be a home owners association in accordance with SWFMWD regulations to maintain the lift stations.

Commissioner Stokes inquired if the 31 feet would be sufficient for the planned right of way on 30th street.

Deputy Director Bennett stated the 31 ft. should be accurate, the future roadway plan projects a need for 100 ft. of right of way on 30th street. He said the proposed dedication with the current right of way should be plenty and ensures a 50ft. of right of way.

Gail Stace of Haines City inquired about where the entrance on 30th would be and how will this impact the school traffic. Dave Holden showed her the entrance on the map. It was stated by staff, Hinson Ave., will be an alternate egress.

Commissioner Stokes closed the public hearing.

RESULT: APPROVED RECOMMENDATION [UNANIMOUS]
MOVER: Joseph Hamilton, Board Member
SECONDER: Dorothy Reliford, Board Member
AYES: Louie McLean, Brian Stokes, Joseph Hamilton, Dorothy Reliford
ABSENT: Charles Anderson, Earle Lee, Yu-Fonda Kinsler

4.A.3. AN ORDINANCE OF THE CITY OF HAINES CITY, FLORIDA, AMENDING ORDINANCE NO. 03-1060, BY AMENDING THE ZONING MAP OF THE CITY BY RE-ZONING PROPERTY FROM AGRICULTURE/RESIDENTIAL RURAL (A/RR) TO RESIDENTIAL PLANNED UNIT DEVELOPMENT (RPUD) FOR THE PROPERTY LOCATED AT THE NORTHEAST CORNER OF GRACE AVENUE EAST AND 30TH STREET SOUTH; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR THE APPROVAL OF ZONING DESIGNATION TO RPUD AND CONDITIONS; PROVIDING FOR A COPY TO BE KEPT ON FILE; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.

Staff Contact: Evann Martin, Planner

Senior Planner April Brown presented on the RPUD request and recommended approval to the city Commission and stood for any questions.

Chair stokes opened the floor for a public hearing.

No members of the public came forward to speak with the Commission.

Chair Stokes closed the public hearing.

RESULT: APPROVED RECOMMENDATION [UNANIMOUS]
MOVER: Louie McLean, Board Member
SECONDER: Joseph Hamilton, Board Member
AYES: Louie McLean, Brian Stokes, Joseph Hamilton, Dorothy Reliford
ABSENT: Charles Anderson, Earle Lee, Yu-Fonda Kinsler

4.A.4. AN ORDINANCE OF THE CITY OF HAINES CITY, FLORIDA, AMENDING ORDINANCE NO. 03-1060, BY AMENDING THE ZONING MAP OF THE CITY BY RE-ZONING PROPERTY FROM AGRICULTURAL (AG) AND RESIDENTIAL HIGH DENSITY (R-3) TO RESIDENTIAL PLANNED DEVELOPMENT (RPUD) FOR THE PROPOSED RESIDENTIAL PORTION OF THE PROPERTY LOCATED SOUTH OF ALTA VISTA DRIVE, NORTH OF COUNTY ROAD 544, AND EAST OF VERANO DRIVE; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR THE APPROVAL OF ZONING DESIGNATION TO RPUD AND CONDITIONS; PROVIDING FOR A COPY TO BE KEPT ON FILE; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.

Staff Contact: Evann Martin, Planner

Planner Evann Martin presented on the zoning RPUD request; she recommended approval of the request with conditions [for the developer], to the City Commission and stood for any questions.

Commissioner Stokes opened the public hearing.

There were no members of the public to come forward and speak with the Commission.

Commissioner Stokes closed the public hearing.

RESULT: APPROVED RECOMMENDATION [UNANIMOUS]
MOVER: Joseph Hamilton, Board Member
SECONDER: Dorothy Reliford, Board Member
AYES: Louie McLean, Brian Stokes, Joseph Hamilton, Dorothy Reliford
ABSENT: Charles Anderson, Earle Lee, Yu-Fonda Kinsler

4.B. PB RESOLUTIONS

4.B.1. ARLINGTON SQUARE PRELIMINARY PLAT - A RESOLUTION OF THE CITY OF HAINES CITY, FLORIDA, GRANTING A PRELIMINARY PLAT OF THE ARLINGTON SQUARE SUBDIVISION, LOCATED AT THE INTERSECTION OF EAST HINSON AVENUE AND SOUTH 30TH STREET IN HAINES CITY, FLORIDA; SETTING FORTH CONDITIONS; PROVIDING FOR FINDINGS; PROVIDING FOR RECORDING IN THE PUBLIC RECORDS; AND PROVIDING AN EFFECTIVE DATE.

Staff Contact: April Brown, Senior Planner

Senior Planner April Brown presented on the Arlington Square preliminary plat and recommended approval to the City Commission and stood for any questions.

Commissioner Stokes opened the floor for a public hearing.

Commissioner Stokes asked whether a berm would be placed on 30th street. Dave Holden stated there will be a landscape buffer, he said the developer may put up a fence in addition.

There were no members of the public to come forward and speak with the Commission.

Commissioner Stokes closed the public hearing.

RESULT:	APPROVED RECOMMENDATION [UNANIMOUS]
MOVER:	Louie McLean, Board Member
SECONDER:	Dorothy Reliford, Board Member
AYES:	Louie McLean, Brian Stokes, Joseph Hamilton, Dorothy Reliford
ABSENT:	Charles Anderson, Earle Lee, Yu-Fonda Kinsler

4.B.2. MAGNOLIA VILLAGE PRELIMINARY PLAT - A RESOLUTION OF THE CITY OF HAINES CITY, FLORIDA; GRANTING A PRELIMINARY PLAT FOR THE MAGNOLIA VILLAGE SUBDIVISION LOCATED SOUTH OF ALTA VISTA DRIVE, NORTH OF COUNTY ROAD 544, AND EAST OF VERANO DRIVE, HAINES CITY, FLORIDA; SETTING FORTH CONDITIONS; PROVIDING FOR FINDINGS; PROVIDING FOR RECORDING IN THE PUBLIC RECORDS; AND PROVIDING AN EFFECTIVE DATE.

Staff Contact: April Brown, Senior Planner

Planner Evann Martin presented on the Magnolia Village Preliminary Plat and recommended approval to the City Commission and stood for any questions.

Commissioner Stokes opened the floor for a public hearing.

Dave Schmidt from DSE, clarified the garages are 1 car, 20 ft deep, 14 ft wide town homes.

Commissioner Stokes closed the public hearing.

RESULT:	APPROVED RECOMMENDATION [UNANIMOUS]
MOVER:	Louie McLean, Board Member
SECONDER:	Dorothy Reliford, Board Member
AYES:	Louie McLean, Brian Stokes, Joseph Hamilton, Dorothy Reliford
ABSENT:	Charles Anderson, Earle Lee, Yu-Fonda Kinsler

5. COMMENTS

There were no staff or Commission comments.

6. ADJOURNMENT

Without any further business the Planning Commission meeting was adjourned at 4:36 p.m.

APPROVED: _____

BY: _____

ATTEST:

Linda Bourgeois
City Clerk

Minutes Acceptance: Minutes of Aug 13, 2018 4:00 PM (Approval of Minutes)



HAINES CITY

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CITY MANAGER MEMORANDUM

To: The Planning Commission

Through: Richard Greenwood, Development Services Director

From: April Brown, Senior Planner

Date: October 8, 2018

Subject: LDR Text Amendments

Introduction

The requested action is regarding changes to the City's Land Development Regulations (LDR).

Background

From time to time, it is necessary to review the City's Land Development Regulations to ensure it meets the goals of the City and promotes adequate and sustainable growth and redevelopment. As such, Staff has identified proposed changes which are listed in the Chart provided below:

Chapter	Amendment
Chapter 4 - Definitions, Article 2 - Specific Terms	Add definitions for <i>Bars, Microbreweries, Taverns and Wine Bars</i>
Chapter 5 - Zoning, Article 6 - Sec. 5.6.11(B).	Amend text regarding <i>CBD, Central Business District</i> , to allow microbreweries and wines bars in the Downtown Core Area and allow an exemption from the distance requirements. Additionally, allow for an exemption of the distance requirements in the Downtown Core Area for bars and taverns, if a Conditional Use is obtained.
Chapter 5 - Zoning, Article 6 - Sec. 5.6.11(L), (M).	Reduce the number of parking spaces required in the <i>CBD, Central Business District</i> for multi-family and amend text regarding height of multi-family structures, minimum living area, and more than one floor of multi-family

	shall have at least 50% non-residential uses of the building street frontage at street level.
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On September 20, 2018, the City Commission passed a proposed change to the Code of Ordinances on first reading to allow bars, microbreweries, wine bars and taverns. The City Commission will consider adoption of this ordinance at their October 4, 2018 meeting. As the Land Development Regulations (LDRs) is the implementing tool for permitted uses, conditional uses and the like within the City, it is necessary to amend the text in the LDR to ensure that all regulations are consistent with each other.

Organizational Goal(s)

Economic: Foster an environment that attracts economic opportunity and sustains economic viability.

Budget Impact

There is no budget impact as a result of this request.

Recommendation

Staff recommends the Planning Commission forward the proposed amendments to the Land Development Regulations to the City Commission for approval.

Attachments:

- a) Ordinance 18-16XX - Bars-Microbrewery-Taverns-Wine Bars - CBD (DOCX)
- b) Downtown Core Area Map - Ord. 04-1116 (PDF)

ORDINANCE NO. 18-16XX

AN ORDINANCE OF THE CITY OF HAINES CITY, FLORIDA, AMENDING THE LAND DEVELOPMENT REGULATIONS OF THE CITY OF HAINES CITY, FLORIDA, ADOPTING TEXT CHANGES TO THE LAND DEVELOPMENT REGULATIONS OF THE CITY; AMENDING CHAPTER 4 – DEFINITIONS AND AMENDING CHAPTER 5 – ZONING; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION, REPEALING ALL ORDINANCES IN CONFLICT HEREWITH; PROVIDING AN EFFECTIVE DATE.

WHEREAS, Chapter 163, Florida Statutes, empowers the City Commission of the City of Haines City, Florida 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. 796, Land Development Regulations to implement the adopted Haines City Comprehensive Plan; and

WHEREAS, through a series of meetings with the Planning Board and the Executive Management Team, Land Development Amendments were identified and discussed; 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 adopt specific changes in the Land Development Regulations; and

WHEREAS, the City Commission of the City of Haines City, Florida considered all oral and written comments received during advertised public hearings, and the recommendations of the Haines City Planning Commission; and

WHEREAS, in exercise of its authority, the City Commission of the City of Haines City, Florida has determined it necessary and desirable to adopt specific changes in the Land Development Regulations by restating the entire Land Development Regulations 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, AS FOLLOWS:

Section 1. Amendment to Chapter 4 of the Land Development Regulations of Haines

City, Florida. The City Commission hereby amends portions of Chapter 4 of the Land Development Regulations of Haines City, Florida, as follows:

CHAPTER 4 – DEFINITIONS.

ARTICLE 2. - SPECIFIC TERMS

Sec. 4.2.1. - Terms.

Bar. An area primarily devoted to the serving of alcoholic beverages and in which the service of food is only incidental to the consumption of such beverages.

Microbrewery. An establishment where the principal focus is the sale of beer and ale of low alcoholic content, are brewed for distribution, retail, or wholesale, typically, but not always, in conjunction with a tap or tasting room, standard restaurant, or live entertainment. The maximum brewing capacity shall not exceed 15,000 gallons per year.

Tavern. An establishment servicing alcoholic beverages in which the principal business is the sale of such beverages at retail for consumption on the premises and where food may be available for consumption on the premises.

Wine Bar. An establishment where the principal focus is selling wine by the glass, rather than liquor or beer. Food is not generally offered at these establishments.

Section 2. Amendment to Chapter 5 of the Land Development Regulations of Haines

City, Florida. The City Commission hereby amends portions of Chapter 5 of the Land Development Regulations of Haines City, Florida, as follows:

Chapter 5 - ZONING

ARTICLE 6. - SCHEDULE OF DISTRICT REGULATIONS

Sec. 5.6.11.B. - CBD, central business district.

B. Permitted principal uses and structures.

1. Retail outlets for sale of food, wearing apparel, toys, sundries and notions, books and stationery, leather goods and luggage, jewelry, art, cameras or photographic supplies (including camera repair), sporting goods, hobby shops, toy stores, pet shops (but not animal kennels or veterinarians), musical instruments, television and radio (including repair incident to sales), florist or gift shops, antique stores, delicatessens, bake shops (but not wholesale bakery), drugstores, garden shops, and hardware stores.
2. Service establishments such as barber or beauty shop, shoe repair shop, restaurant (including outdoor eating area, but not one located on public sidewalks, not including drive-in restaurants), interior decorators, photographic studios, dance or music studios, gymnasiums, dry cleaners (including those business engaged in the alteration of customer's clothes).
3. Banks and financial establishments, travel agencies, employment offices, newspaper offices (but not actual printing of newspapers), and similar establishments.

4. Professional and business offices.
5. Multiple family dwellings.
6. Retail outlets for sale of home furnishings and appliances (including repair, incidental to sales), office equipment or furniture.
7. Service establishments such as radio or television stations, funeral homes, radio and television repair shops.
8. Hotels and motels.
9. Retail establishments manufacturing goods for sale only at retail and on the premises.
10. Existing bars, liquor lounges, and taverns in operation prior to April 1, 1999.
11. Wine bars and microbreweries. These uses are exempt in the Downtown Core Area (as identified by Ordinance 04-1116 and said Map), from the distance requirements set forth in Chapter 4, Sec. 4-3, of the Code Ordinances, with regard to public or private schools or churches.
12. Printing establishment or print shops including: lithograph printing, blueprinting, computer word processing and laser printing, copying, and offset printing but not to include newspaper publishing.
13. Governmental uses.
14. The above are uses subject to the following limitations:
 - a. Sale, display, preparation and storage to be conducted within a completely enclosed building (not including enclosed interior malls or sales areas), and no more than 20 percent of floor space to be devoted to storage.
 - b. Products to be sold only at retail.
 - c. No sale, display, or storage of secondhand merchandise except as incidental to sale of new merchandise. The display and retail sale of antique merchandise and related artifacts is specifically exempted from this requirement.
15. Outdoor display shall be permitted within ten percent of the business store front subject to the following conditions:
 - a. A site plan shall be provided distinguishing the proposed outdoor display area and the items proposed outdoor display, i.e. vending and/or ice machines.
 - b. Outdoor display area shall be allowed only to the area set for on the site plan, shall be paved and all electrical outlets supplying power to display area shall meet all applicable codes.
 - c. A clearance of five feet on the sidewalk and/or walkway shall be required.
 - d. All propane tanks and other related-type vending stations shall be properly enclosed to avoid any potential hazards.
 - e. Outdoor display exceeding the ten percent allowance shall require a conditional use permit (see section 20.2.2.).
 - f. All outdoor storage shall require a conditional use permit (see section 20.2.2.).

16. Sidewalk cafes, subject to the requirements of Ordinance 04-1116 (minimum maintenance standards and guidelines for the central business district area).
17. Retail sales of second hand and/or used merchandise, including clothing, furniture and major household appliances and expansion of existing retail outlets for sale of second hand and/or used merchandise, including attendant operated car washes, subject to the following conditions:
 - a. All activities conducted as part of the business shall be contained within an enclosed structure, or within an approved service bay or area, properly screened or buffered from view.
 - b. All premises shall be maintained in a clean manner, free of conditions which might harbor rodents, insects and other vermin, with no junk, new or used materials or parts or other materials stored outside.
 - c. All signage and building facades shall comply with minimum maintenance and signage requirements of the city. Window displays shall be exhibited in a manner that is compatible in appearance with permitted and permissible uses in the district.

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

- E. *Conditional use.* Permissible by the city commission after public hearing and subject to appropriate conditions and safeguards. The city commission may approve, deny or add additional conditions for all conditional use requests. (See section 19.2.4. of the LDR.)
1. Registered motor carrier office and terminal.
 2. Bars, liquor lounges, and taverns serving alcoholic beverages for on premises consumption; providing the conditions set forth in Haines City Code section 4 are met, and the following special conditions specific to the central business district are met:
 - a. The distance between the property (or lot) line of any existing business engaged in the licensed sale and/or consumption on the premises of alcoholic beverages, to the property (or lot) line of a proposed bar, liquor lounge, or tavern requesting approval to locate within the CBD and serve alcoholic beverages for on premises consumption, must be greater than 600 feet, as measured in a straight line between the closest points.
 - b. The distance from the property (or lot) line of a proposed bar, liquor lounge, or tavern requesting approval to located within the CBD and serve alcoholic beverages for on premises consumption, to the property (or lot) line of any church, school, or institutional or governmental use must be greater than 600 feet, as measured in a straight line between the closest points.
 - c. Bars and taverns may be exempt in the Downtown Core Area from the distance requirements with regards to public or private schools or churches, however a Conditional Use must first be obtained as outlined in Chapter 20 of the Land Development Regulations.

Sec. 5.6.11.L. - CBD, central business district.

L. *Minimum off-street parking and loading requirements.* No off-street parking required for non-residential uses. See parking chapter 11 for loading requirements. If off-street parking is used in combination with a non-residential use, applicable LDR and code provisions will apply to the off-street parking. Multi-family uses shall be required to only provide one parking space per dwelling unit within the CBD zoning district.

Sec. 5.6.11.M. - CBD, central business district.

M. *Residential standards.*

1. Minimum lot size:
Multi-family:
Lot width: 75 feet.
Lot area: 7,500 square feet.
2. Yard requirements:
Front: Zero to five feet maximum.
Side: Zero to five feet maximum, except in the case of semi-detached and attached units, applies only to the end units.
Rear: Ten feet.
3. Maximum height of residential structures: ~~35 feet.~~ 100 feet.
4. Minimum Living Area: 400 Square Feet.
5. Multi-family uses in the Downtown Core Area containing more than one floor shall have non-residential uses occupy at least 50% of the building street frontage at the street level.
- ~~6.4.~~ Site plan and impact requirements, as applicable in the Administrative and Procedures Manual, are met.

Section 3. 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 4. Codification. The Ordinance shall be codified and made a part of the official Code of Ordinances, Land Development Regulations, or Charter of the City of Haines City.

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 and when certified as to passage.

INTRODUCED AND PASSED on first reading in regular session of the City Commission of the City of Haines City, this 1st day of November, 2018.

ATTEST:

APPROVED:

Linda L. Bourgeois, MMC, City Clerk

Morris West, Mayor-Commissioner

APPROVED AS TO FORM AND CORRECTNESS:

Fred Reilly, City Attorney

PASSED on second and final reading by the City Commission of the City of Haines City, Florida, at regular session this 15th day of November, 2018.

ATTEST:

APPROVED:

Linda L. Bourgeois, MMC, City Clerk

Morris West, Mayor-Commissioner

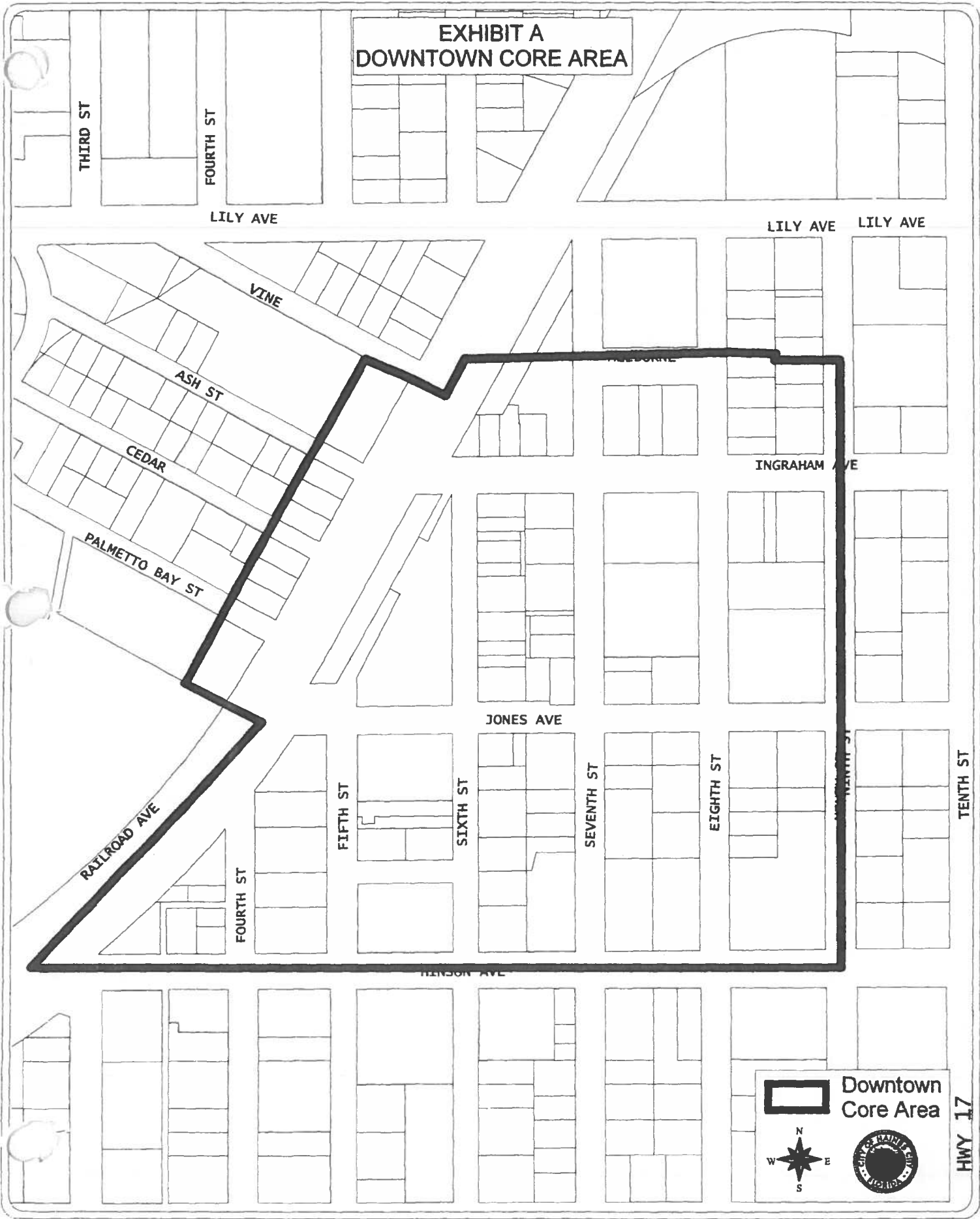
Attachment: Ordinance 18-16XX - Bars-Microbrewery-Taverns-Wine Bars - CBD [Revision 1] (LDR Text Amendments)

APPROVED AS TO FORM AND CORRECTNESS:


Fred Reilly, City Attorney

Attachment: Ordinance 18-16XX - Bars-Microbrewery-Taverns-Wine Bars - CBD [Revision 1] (LDR Text Amendments)

EXHIBIT A
DOWNTOWN CORE AREA



Attachment: Downtown Core Area Map - Ord. 04-1116 (LDR Text Amendments)

 Downtown Core Area

