

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

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**November 19, 2018**

**4:00 PM**

**Commission Chambers**

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**1. CALL TO ORDER**

Chair Brian Stokes called the planning commission meeting to order at 4:00 p.m. on Monday, November 19, 2018 in the city commission chambers located at 620 E. Main Street, Haines City, FL.

Planning Commissioners in attendance were: Brian Stokes, Joseph Hamilton, Earle E. Lee, Louie McLean, Charles Anderson and Dorothy Reliford.

Staff in attendance were: Deputy Director of Development Services Mark Bennett, Interim Public Works Director Adriana Trujillo, Senior Planner April Brown, Planner Evann Martin and Deputy City Clerk Erica Anderson.

Commissioner Lee gave the invocation and led the Pledge of Allegiance.

**2. MINUTES - OCTOBER 8, 2018**

**2.A. MINUTES FROM CITY COMMISSION MEETING – OCTOBER 8, 2018**

*Staff Contact: Erica Anderson, Deputy City Clerk*

Commissioner Anderson moved to approve the minutes from the October 8, 2018 planning commission meeting. Commissioner Lee seconded the motion, the motion was approved unanimously.

**3. NEW BUSINESS**

**3.A. LAND DEVELOPMENT REGULATIONS TEXT AMENDMENTS - FLOOD PLAIN - AN ORDINANCE OF THE CITY OF HAINES CITY, FLORIDA; AMENDING ORDINANCE NO. 18-1604 AND THE LAND DEVELOPMENT REGULATIONS OF THE CITY OF HAINES CITY, FLORIDA, BY ADOPTING TEXT CHANGES TO THE LAND DEVELOPMENT REGULATIONS OF THE CITY; AMENDING CHAPTER 4 – DEFINITIONS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION, REPEALING ALL ORDINANCES IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.**

*Staff Contact: April Brown, Senior Planner*

Commissioner Stokes read the proposed ordinance and called for staff comments.

PublicWorks Director Tuijillo presented on the ordinance and stood for any questions.

Commissioner Stokes opened the floor for public comments.

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

Commissioner Stokes closed the public comments.

Commissioner Lee moved to approve the proposed text amendments to the City Commission. Commissioner Hamilton seconded the motion, the motion was approved unanimously.

<b>RESULT:</b>	<b>APPROVED RECOMMENDATION [UNANIMOUS]</b>
<b>MOVER:</b>	Earle Lee, Board Member
<b>SECONDER:</b>	Joseph Hamilton, Board Member
<b>AYES:</b>	Anderson, McLean, Stokes, Hamilton, Lee, Reliford
<b>ABSENT:</b>	Yu-Fonda Kinsler

**3.B. DRWS PROPERTY PROJECT 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-AA TO RPUD (RESIDENTIAL PLANNED UNIT DEVELOPMENT); PROPERTY PARCELS ARE LOCATED EAST OF POWELINE ROAD AND THE HIDDEN LAKE PRESERVE SUBDIVISION AND SOUTH OF JOHNSON AVENUE, 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*

Commissioner Stokes read the zoning amendment request and called for staff comments.

Senior Planner Brown presented on the ordinance and recommended approval to the city commission [per conditions set forth in staff report] and stood for any questions.

Commissioner Anderson asked staff whether the city required proper street lighting and recreation for the residential plan. Also, the time line for its implementation. Staff stated the aforementioned items would be required before any houses were sold.

Chair Stokes asked about the setbacks for the property in relation to visibility with the trees.

Commissioner Anderson inquired whether a percentage of the houses were set aside for affordable housing and the price point of the homes.

Kristie Berrero representative for the applicant stated the homes are not earmarked as affordable and have yet to determine the price point.

Chair Stokes opened the floor for public comments.

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

Chair Stokes closed the public comments.

Commissioner McLean moved to approve the zoning request to the city commission. Commissioner Anderson seconded the motion, the motion was approved unanimously.

<b>RESULT:</b>	<b>APPROVED RECOMMENDATION [UNANIMOUS]</b>
<b>MOVER:</b>	Louie McLean, Board Member
<b>SECONDER:</b>	Charles Anderson, Board Member
<b>AYES:</b>	Anderson, McLean, Stokes, Hamilton, Lee, Reliford
<b>ABSENT:</b>	Yu-Fonda Kinsler

**3.C. GALI PROPERTY LAND USE PLAN AMENDMENT - AN ORDINANCE OF THE CITY OF HAINES CITY, FLORIDA; AMENDING THE COMPREHENSIVE PLAN OF THE CITY OF HAINES CITY, FLORIDA, AMENDING THE LAND USE MAP BY RECLASSIFYING LAND FROM COUNTY RESIDENTIAL-LOW 4 (RL-4) TO COMMERCIAL CORRIDOR (CC), FOR A PORTION OF THE PROPERTY LOCATED NORTH OF HIGHWAY 17/92 WEST AND WEST OF CHANLER RIDGE SUBDIVISION IN HAINES CITY, FLORIDA; THE PROPOSED LAND USE MAP AMENDMENT IS TO RE-DEFINE THE LAND USE OF THE PROPERTY DESCRIBED THEREIN; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR APPROVAL OF THE SMALL 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.**

*Staff Contact: Evann Martin, Planner*

Chair stokes read the LUPA (Land Use Plan Amendment) and opened the floor for public comments and staff comments.

Planner Martin presented the LUPA to the commission and recommended approval to the city commission and stood for any questions.

Barbara Caudill, 2802 Hwy 17/92 W of Haines City - How the restaurant with so much activity will affect her ability to rent to persons with children. She said she is concerned about safety, her tenants and the children's safety.

Chair Stokes encouraged Ms. Caudill to follow this item to the City Commission. Staff further informed the audience, the items will go before the City Commission on the December 6th and 18th meeting.

Commissioner Lee stated traffic issues regarding safety would need to be taken up with the Department of Transportation.

There was a brief discussion amongst the commission and staff surrounding the DOT, buffers between residential and commercial to include shrubs and hedges and safety issues.

Commissioner Anderson inquired about the type of restaurant within the development. It was stated an Indian restaurant would be located within the development and be open to the public. A portion of the land would be commercial with the remaining areas as residential.

Chair Stokes inquired if this would be a gated community and whether the restaurant would be open, breakfast lunch and dinner. It was said, it is unclear if the community would be gated and the restaurant would be open for lunch and dinner only.

Ms. Caudill asked if there would be a retention pond of some sort because the mosquitoes are horrendous. Commissioner Anderson stated there would probably be a dry retention pond. Further, Chair Stokes said the retention pond is where the current wetlands sit. It was stated the retention ponds would meet SWFWMD requirements.

Chair Stokes closed the public comments.

Commissioner Anderson moved to approve the LUPA to the city commission. Commissioner Lee seconded the motion, the motion was approved unanimously.

<b>RESULT:</b>	<b>APPROVED RECOMMENDATION [UNANIMOUS]</b>
<b>MOVER:</b>	Charles Anderson, Board Member
<b>SECONDER:</b>	Earle Lee, Board Member
<b>AYES:</b>	Anderson, McLean, Stokes, Hamilton, Lee, Reliford
<b>ABSENT:</b>	Yu-Fonda Kinsler

**3.D. 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 COUNTY RESIDENTIAL-LOW 4 (RL-4) TO CITY GENERAL COMMERCIAL (CG), RESIDENTIAL (R-1-AA), AND CONSERVATION (CON) FOR THE PROPOSED PROPERTY LOCATED NORTH OF HIGHWAY 17/92 WEST AND WEST OF CHANLER RIDGE SUBDIVISION; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR THE APPROVAL OF ZONING DESIGNATION TO CG, R-1-AA, CON, AND CONDITIONS; PROVIDING FOR A COPY TO BE KEPT ON FILE; PROVIDING FOR SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT HERewith; AND PROVIDING FOR AN EFFECTIVE DATE.**

*Staff Contact: Evann Martin, Planner*

Chair stokes read the zoning request and opened the floor for public comments and staff comments.

Planner Martin presented on the zoning request and recommended approval to the city commission and stood for any questions.

Chair Stokes closed the public comments.

Commissioner Hamilton moved to approve the zoning request to the city commission. Commissioner Anderson seconded the motion, the motion was approved unanimously.

<b>RESULT:</b>	<b>APPROVED RECOMMENDATION [UNANIMOUS]</b>
<b>MOVER:</b>	Joseph Hamilton, Board Member
<b>SECONDER:</b>	Charles Anderson, Board Member
<b>AYES:</b>	Anderson, McLean, Stokes, Hamilton, Lee, Reliford
<b>ABSENT:</b>	Yu-Fonda Kinsler

**4. PUBLIC COMMENTS**

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

**5. COMMISSION COMMENTS**

Commissioner Lee explained the commissions' processes for hearing items and stated he appreciated the comments from the audience and their involvement.

Senior Planner Brown polled the commission to move Decembers meeting from the 10th to the 17th of December due to the holidays. The commission agreed by consensus to move Decembers meeting date to December 17th, 2018.

**6. ADJOURNMENT**

Without any further business the meeting was adjourned at 4:38 p.m.

APPROVED: \_\_\_\_\_

BY: \_\_\_\_\_

ATTEST:

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Linda Bourgeois  
City Clerk