

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

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**November 13, 2017**

**4:00 PM**

**Commission Chambers**

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**1. CALL TO ORDER**

Chair Brian Stokes called to order the Planning Commission Meeting on Monday, November 13, 2017 at 4:00 p.m. in the City Commission Chambers located at 620 E. Main Street, Haines City, Florida 33844.

Commissioners in attendance were: Brian Stokes, Richard Wiley, Louie McLean, Joseph Hamilton and Earle E. lee.

Staff in attendance were: Deputy Director of Development Services and CRA Manager Mark Bennett, Senior Planner Raymond Perez, and Deputy City Clerk Erica Anderson.

**2. INVOCATION**

Commissioner Earle E. Lee provided the invocation.

**2.1. MINUTES APPROVAL**

**2.2. MINUTES FROM CITY COMMISSION MEETING – OCTOBER 9, 2017**

*Staff Contact: Erica Anderson, Deputy City Clerk*

**2.3. MINUTES FROM CITY COMMISSION MEETING – OCTOBER 23, 2017**

*Staff Contact: Erica Anderson, Deputy City Clerk*

**3. NEW BUSINESS**

**3.1. AN ORDINANCE OF THE CITY OF HAINES CITY, FLORIDA, AMENDING ORDINANCE NO. 03-1060, TO RE-ZONE PROPERTY BY AMENDING THE ZONING MAP OF THE CITY OF HAINES CITY FROM COUNTY RL-4X AND RL-2X TO RESIDENTIAL PLANNED UNIT DEVELOPMENT (RPUD) FOR THE PROPERTY LOCATED SOUTH OF PATTERSON ROAD AND WEST OF 10TH STREET IN HAINES CITY, FL. THE PROPOSED ZONING MAP AMENDMENT IS TO RE-DEFINE THE ZONING OF THE PROPERTIES DESCRIBED THEREIN; PROVIDING FOR SEVERABILITY; PROVIDING FOR A COPY TO BE KEPT OF FILE; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH, PROVIDING AN EFFECTIVE DATE.**

*Staff Contact: Raymond Perez, Senior Planner*

Commissioner Stokes read the Ordinance title into record and opened the Public Hearing.

Senior Planner Perez presented on the item and stood for any questions.

Staff recommends approval of this item based on (2) conditions;

1. Project Compliance
2. No Parking be permitted on the sides of the inbound lanes of the subdivision

Commissioner Stokes inquired more about the parking restrictions.

Commissioner Wiley inquired if the property is up to county standards, which are better or equal to the city's standards. Staff stated a group inspection took place, to include the utilities department, fire department, public works, and planning department, a punch list was provided and has been completed by the developer. Engineer Dennis Wood stated the roadway is in fact 24ft and not 20ft, with a 2ft curb and gutter on both sides for a total of 28ft.

Commissioner Stokes questioned if the parcel of property that touches this sub-division not a part of the city. Staff stated it is not a part of the city.

Commissioner Wiley asked the meaning of severability within the ordinance. It was stated by staff and Commissioner Lee, that if any part of the ordinance becomes invalid, those (invalid) parts should not affect the remaining parts of the ordinance.

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

Commissioner Stokes closed the public hearing and called for a vote.

<b>RESULT:</b>	<b>APPROVED RECOMMENDATION [UNANIMOUS]</b>
<b>MOVER:</b>	Joseph Hamilton, Board Member
<b>SECONDER:</b>	Richard Wiley, Board Member
<b>AYES:</b>	McLean, Stokes, Wiley, Hamilton, Lee
<b>ABSENT:</b>	Charles Anderson, Deena Tyler, Doris Abercrombie

**3.2. AN ORDINANCE OF THE CITY OF HAINES CITY, FLORIDA, AMENDING ORDINANCE NO. 03-1060, TO RE-ZONE PROPERTY BY AMENDING THE ZONING MAP OF THE CITY OF HAINES CITY FROM COUNTY RL-4X TO RESIDENTIAL PLANNED UNIT DEVELOPMENT (RPUD) FOR THE PROPERTY LOCATED SOUTH OF PATTERSON ROAD AND EAST OF 10TH STREET IN HAINES CITY, FL. THE PROPOSED ZONING MAP AMENDMENT IS TO RE-DEFINE THE ZONING OF THE PROPERTIES DESCRIBED THEREIN; PROVIDING FOR SEVERABILITY; PROVIDING FOR A COPY TO BE KEPT OF FILE; REPEALING ALL ORDINANCES IN CONFLICT HERewith, PROVIDING AN EFFECTIVE DATE.**

*Staff Contact: Raymond Perez, Senior Planner*

Commissioner Stokes read the Ordinance title into record and opened the Public Hearing.

Senior Planner Perez presented on the item and stood for any questions.

Staff recommends approval of this item to the City Commission

Commissioner McLean questioned if there was a road connecting the different phases. Staff stated there is not a connecting road.

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

Commissioner Stokes closed the Public Hearing and called for a vote.

<b>RESULT:</b>	<b>APPROVED RECOMMENDATION [UNANIMOUS]</b>
<b>MOVER:</b>	Earl Lee, Board Member
<b>SECONDER:</b>	Richard Wiley, Board Member
<b>AYES:</b>	McLean, Stokes, Wiley, Hamilton, Lee
<b>ABSENT:</b>	Charles Anderson, Deena Tyler, Doris Abercrombie

**4. COMMISSION COMMENTS**

Commissioner Lee thanked staff for the work and relaying of information, he said it was well done.

**5. ADJOURNMENT**

Without any further discussion the Planning Commission Meeting was adjourned at 4:21 p.m.

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

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

ATTEST:

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Linda Bourgeois  
City Clerk