



AGENDA
CITY OF HAINES CITY, FLORIDA
CITY COMMISSION MEETING

August 4, 2022, 7:00 p.m.
City Hall Commission Chambers
620 E. Main Street, Haines City, FL 33844
Phone: 863-421-9921 Web: hainescity.com

Pages

1. **CALL TO ORDER**
2. **INVOCATION**
3. **PLEDGE OF ALLEGIANCE**
4. **PRESENTATIONS AND DISCUSSIONS**
 - 4.a. **Michael Swain Recognition Day Proclamation** 7
To recognize a Haines City native accomplished author
5. **CONSENT AGENDA** 9

The action proposed is stated for each item on the Consent Agenda. Unless a City Commissioner removes an item from the Consent Agenda, no discussion on individual items will occur and a single motion will approve all items.

 - 5.a. **MINUTES FROM CITY COMMISSION Meeting**
 - City Commission Workshop 06-16-2022
 - City Commission Workshop 07-21-2022
 - City Commission Meeting 07-11-2022
 - City Commission Meeting 06-16-2022
 - City Commissioner Meeting 07-21-2022
 - 5.b. **Cemetery Deeds 8.4.2022** 32
Staff Contact: Erica Sanchez, Interim City Clerk (863) 421-9921

5.c.	<u>City Attorney Invoice for the Billing Period Ending July 25, 2022</u> <i>Staff Contact: James Elensky, City Manager (863) 421-3600</i>	41
5.d.	<u>Lakeland Mass Transit - Contract Renewal</u> <i>Staff Contact: James Elensky, City Manager (863) 421-3600</i>	55
5.e.	<u>RFQ 22-07 Professional Services for Resilient Potable Water Master Plan</u> The ERC has recommended the City Commission award the bid for Professional Services for Resilient Potable Water Master Plan to CHA Consulting, Inc.	72
5.f.	<u>RFQ 22-08 Professional Services for Wastewater Master Plan</u> The ERC has recommended the City Commission award the bid for Professional Services for Wastewater Master Plan to Wright-Pierce.	109
5.g.	<u>Use Agreement with Davenport High School</u> Staff recommends approval of a Use Agreement between the City of Haines City and Polk County Public Schools for the 2022 swim season.	171
5.h.	<u>Use Agreement with Haines City High School</u> Staff recommends approval of a Use Agreement between the City of Haines City and Polk County Public Schools for the 2022 swim season.	181
5.i.	<u>Use Agreement with Ridge Community High School</u> The intent of this business item is to seek approval for a Use Agreement with Polk County Public Schools c/o Ridge Community High School for the use of the Lake Eva Aquatic Center for the 2022 swim season.	191
6.	<u>PUBLIC COMMENTS - REGARDING ITEMS NOT ON THE AGENDA (3 MINUTES)</u> Public participation is encouraged. If you wish to address the City Commission regarding items not on the agenda, please sign your name on the list located in the City Hall Chambers entrance.	
7.	<u>OLD BUSINESS</u>	

7.a. Ordinance No. 22-2009 Mina Grove Voluntary Annexation

201

AN ORDINANCE OF THE CITY OF HAINES CITY FLORIDA, ANNEXING CERTAIN LAND INTO THE CORPORATE LIMITS OF HAINES CITY, FLORIDA AND REDEFINING THE BOUNDARY LINES OF THE MUNICIPALITY TO INCLUDE PROPERTY OWNED BY MINA GROVE, INC.; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR ANNEXATION; PROVIDING FOR PUBLICATION OF NOTICE OF THE PROPOSED ANNEXATION AND FILING OF A CERTIFIED COPY OF THIS ORDINANCE WITH THE CLERK OF CIRCUIT COURT IN AND FOR POLK COUNTY, FLORIDA AND WITH THE DEPARTMENT OF STATE; PROVIDING FOR LAND USE AND ZONING DESIGNATIONS; PROVIDING FOR A COPY TO BE KEPT ON FILE; PROVIDING FOR SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT HERewith; AND PROVIDING FOR AN EFFECTIVE DATE.

8. NEW BUSINESS

8.a. Ordinance No. 22-2007 – Large-Scale Land Use Amendment for Lake Marion Assemblage

208

AN ORDINANCE OF THE CITY OF HAINES CITY, FLORIDA AMENDING THE COMPREHENSIVE PLAN OF THE CITY OF HAINES CITY, FLORIDA, BY A LARGE SCALE LAND USE AMENDMENT TO THE LAND USE MAP BY RECLASSIFYING LANDS FROM COUNTY AGRICULTURE/RESIDENTIAL RURAL (A/RR) TO CITY EMPLOYMENT-OFFICE CENTER (E/O) AND CITY LOW DENSITY RESIDENTIAL (LDR) FOR PROPERTIES LOCATED NORTH OF BANNON ISLAND ROAD, SOUTH OF HIGHWAY 544 EAST, AND EAST OF DETOUR ROAD, HAINES CITY FL. 33844; THE PROPOSED LARGE SCALE LAND USE MAP AMENDMENT IS TO RE-DEFINE THE LAND USE OF THE PROPERTIES DESCRIBED THEREIN; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR A LARGE SCALE LAND USE AMENDMENT; PROVIDING FOR A COPY TO BE KEPT OF FILE; REPEALING ALL ORDINANCES IN CONFLICT HERewith, PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

8.b. Ordinance No. 22-2010 Hammock Reserve Community Development District

231

AN ORDINANCE OF THE CITY OF HAINES CITY, FLORIDA AMENDING ORDINANCE NO. 19-1665, AMENDED BY ORDINANCE NO. 21-1731 AND CONTRACTING THE BOUNDARY OF THE HAMMOCK RESERVE COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO CHAPTER 190, FLORIDA STATUTES; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR AUTHORITY; PROVIDING FOR FINDING OF FACTS; PROVIDING FOR THE AMENDMENT OF DISTRICT BOUNDARIES; PROVIDING FOR THE LEGAL DESCRIPTION OF THE AMENDED BOUNDARIES OF THE DISTRICT; PROVIDING FOR NOTICE REQUIREMENTS; PROVIDING FOR COMPLIANCE WITH ALL REMAINING SECTIONS OF CHAPTER 190, FLORIDA STATUTES, AND ALL OTHER APPLICABLE LAWS AND ORDINANCES; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

- 8.c. Ordinance No. 22-2011 Bradbury Community Development District 284
 AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF HAINES CITY, FLORIDA ESTABLISHING THE BRADBURY COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO CHAPTER 190, FLORIDA STATUTES; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR AUTHORITY; PROVIDING FOR FINDING OF FACTS; PROVIDING FOR THE ESTABLISHMENT AND NAMING OF THE DISTRICT; PROVIDING FOR THE LEGAL DESCRIPTION OF THE EXTERNAL BOUNDARIES OF THE DISTRICT; PROVIDING FOR THE DESCRIPTION OF THE FUNCTIONS AND POWERS OF THE DISTRICT; PROVIDING FOR THE DESIGNATION OF THE INITIAL MEMBERS OF THE DISTRICT’S BOARD OF SUPERVISORS; PROVIDING FOR NOTICE REQUIREMENTS; PROVIDING FOR COMPLIANCE WITH ALL REMAINING SECTIONS OF CHAPTER 190, FLORIDA STATUTES, AND ALL OTHER APPLICABLE LAWS AND ORDINANCES; PROVIDING FOR REPEAL OF ORDINANCE IN CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.
- 8.d. Ordinance No. 22-2012 Brentwood Townhomes Phase 1 – Zoning Amendment – First Reading 341
 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 FROM POLK COUNTY RESIDENTIAL MEDIUM EXTRA (RMX) TO CITY RESIDENTIAL PLANNED UNIT DEVELOPMENT (RPUD) FOR BRENTWOOD TOWNHOMES PHASE 1 LOCATED WEST OF US HIGHWAY 27 NORTH, EAST OF FDC GROVE ROAD, SOUTH OF MINUTE MAID RAMP ROAD ONE AND NORTH OF HOLLY HILL GROVE ROAD THREE, IN HAINES CITY, FLORIDA; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR ZONING DESIGNATION 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
- 8.e. Ordinance No. 22-2013 Brentwood Townhomes Phases 2-3 – Zoning Amendment – First Reading 358
 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 FROM POLK COUNTY RESIDENTIAL MEDIUM EXTRA (RMX) TO CITY RESIDENTIAL PLANNED UNIT DEVELOPMENT (RPUD) FOR BRENTWOOD TOWNHOMES PHASES 2 & 3, LOCATED WEST OF US HIGHWAY 27 NORTH, EAST OF FDC GROVE ROAD, SOUTH OF MINUTE MAID RAMP ROAD ONE AND NORTH OF HOLLY HILL GROVE ROAD THREE, IN HAINES CITY, FLORIDA; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR ZONING DESIGNATION 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

- 8.f. Ordinance 22-2014 Feltrim Landing Zoning Map Amendment RMX to RPUD 377
 AN ORDINANCE OF THE CITY OF HAINES CITY, FLORIDA; AMENDING ORDINANCE NO. 03-1060, BY AMENDING THE ZONING MAP OF THE CITY FROM COUNTY RESIDENTIAL MEDIUM EXTRA (RMX) TO CITY RESIDENTIAL PLANNED UNIT DEVELOPMENT IN THE NORTH RIDGE (RPUD-NR); PROPERTY PARCELS ARE LOCATED ON THE EAST CORNER OF THE INTERSECTION OF FDC GROVE ROAD AND SAND HILL ROAD BEING SOUTH OF HOLLY HILL GROVE ROAD, TO THE WEST OF HWY 27, TO THE NORTH OF SANDHILL ROAD, AND TO THE EAST OF FDC GROVE, IN HAINES CITY, FLORIDA; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR ZONING DESIGNATION 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.
- 8.g. Resolution No. 22-1682 Annual Public Hearing and Consideration of Adoption of Non-Ad Valorem Assessment Roll for Stormwater Management. 422
 A RESOLUTION OF THE CITY OF HAINES CITY, FLORIDA; APPROVING THE FISCAL YEAR 2022-23 NON-AD VALOREM ASSESSMENT ROLL FOR STORMWATER MANAGEMENT SERVICES, FACILITIES AND PROGRAMS; PROVIDING FOR AUTHORITY; PROVIDING FOR DEFINITIONS; PROVIDING FOR FINDINGS; PROVIDING FOR DIRECTION CONCERNING INTERIM ASSESSMENTS; PROVIDING FOR RATIFICATION AND CONFIRMATION OF APPORTIONMENT METHODS; DIRECTING CERTIFICATION OF THE ASSESSMENT ROLL AND COLLECTION PURSUANT TO THE UNIFORM ASSESSMENT COLLECTION ACT; CONFIRMING REQUIRED NOTICE AND IMPOSING AND LEVYING STORMWATER MANAGEMENT ASSESSMENTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.
- 8.h. Resolution No. 22-1683 Purchase and Sale Contract with Feltrim Development NA for Feltrim Place Project 438
 A RESOLUTION OF THE CITY OF HAINES CITY, FLORIDA AUTHORIZING THE MAYOR TO EXECUTE THE REAL ESTATE PURCHASE AND SALE CONTRACT WITH FELTRIM DEVELOPMENT N.A., INC.; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.
- 8.i. Proposed Changes in September, 2022 City Commission Meeting Dates to Accommodate FY 2022-2023 Budget Public Hearing Dates 476
 Proposed Change in September, 2022 City Commission Meeting Dates to Accommodate FY 2022-2023 Budget Public Hearing Dates

8.j. Interim City Clerk Employment Agreement

477

The purpose of this Agenda Item is to present a draft Employment Agreement concerning Interim City Clerk Erica Sanchez.

Recommended Motion:

Enter your Recommendation here

8.k. Set Proposed Millage Rate and Public Hearing Dates

489

Make a motion to (i) set the proposed Millage rate for FY 2022/2023, and (ii) set the public hearing

9. CITY MANAGER'S REPORT

10. CITY CLERK'S REPORT

11. CITY ATTORNEY'S REPORT

12. COMMISSION COMMENTS

13. ADJOURNMENT
