



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

**February 2, 2023, 7:00 p.m.**  
**City Hall Commission Chambers**  
**620 E. Main Street, Haines City, FL 33844**  
**Phone: 863-421-9921    Web: 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.

For special accommodations, please notify the City Clerk’s Office at least 72 hours in advance.

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.

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**Pages**

- 1. CALL TO ORDER**
- 2. INVOCATION**
- 3. PLEDGE OF ALLEGIANCE**
- 4. PRESENTATIONS AND PROCLAMATIONS**
  - 4.a Black History Month Proclamation**  
Black History Month Proclamation

**5**

Staff Contact: Auburn Taylor, Interim City Clerk

**5. CONSENT AGENDA**

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.

<b>5.a</b>	<b><u>City Commission Meeting Budget Workshop - July 1, 2021</u></b>	<b>9</b>
<b>5.b</b>	<b><u>City Commission Meeting Minutes - July 1, 2021</u></b>	<b>15</b>
<b>5.c</b>	<b><u>City Commission Special Meeting Minutes - July 29, 2021</u></b>	<b>25</b>
<b>5.d</b>	<b><u>City Commission Workshop Minutes - August 5, 2021</u></b>	<b>31</b>
<b>5.e</b>	<b><u>City Commission Meeting Minutes - August 5, 2021</u></b>	<b>33</b>
<b>5.f</b>	<b><u>City Commission Workshop Minutes - September 9, 2021</u></b>	<b>51</b>
<b>5.g</b>	<b><u>City Commission Meeting Minutes - November 4, 2021</u></b>	<b>55</b>
<b>5.h</b>	<b><u>City Commission Workshop Minutes - November 29, 2021</u></b>	<b>65</b>
<b>5.i</b>	<b><u>Amended City Commission Meeting Minutes - June 16, 2022</u></b>	<b>69</b>
<b>5.j</b>	<b><u>City Commission Workshop Minutes - November 3, 2022</u></b>	<b>83</b>
<b>5.k</b>	<b><u>City Commission Meeting Minutes - November 3, 2022</u></b>	<b>87</b>
<b>5.l</b>	<b><u>City Commission Meeting Minutes - November 17, 2022</u></b>	<b>101</b>
<b>5.m</b>	<b><u>City Commission Meeting Minutes - December 6, 2022</u></b>	<b>115</b>
<b>5.n</b>	<b><u>City Commission Meeting Minutes - December 15, 2022</u></b>	<b>127</b>
<b>5.o</b>	<b><u>City Commission Meeting Minutes - January 5, 2023</u></b>	<b>137</b>
<b>5.p</b>	<b><u>City Commission Special Meeting Minutes - January 10, 2023</u></b>	<b>145</b>
<b>5.q</b>	<b><u>City Commission Meeting Minutes - January 19, 2023</u></b>	<b>151</b>
<b>5.r</b>	<b><u>Cemetery Deeds</u></b>	<b>161</b>
	The intent of this consent agenda item is to seek approval of the Cemetery Deeds.	
	Staff Contact: Auburn Taylor, Interim City Clerk	
<b>5.s</b>	<b><u>City Attorney Invoice for the Billing Period Ending January 23, 2023</u></b>	<b>183</b>
	Request payment of City Attorney’s invoices for legal services and disbursements for the billing period ending January 23, 2023.	
	Staff Contact: Fred Reilly, City Attorney	
<b>5.t</b>	<b><u>Purchase of a John Deere 7400A Terrain Cut Trim Mower</u></b>	<b>199</b>
	The intent of this agenda item is to seek Commission authorization to purchase a John Deere 7400A Terrain Cut Trim Mower.	
	Staff Contact: Terrell Griffin, Parks and Recreation Director	

**6. CITY MANAGER'S REPORT**

**7. CITY CLERK'S REPORT**

8. CITY ATTORNEY'S REPORT
9. PUBLIC COMMENTS - REGARDING ITEMS NOT ON THE AGENDA
10. OLD BUSINESS
- 10.a Ordinance No. 22-2032 Amending Chapter 7 of City Code Concerning Affordable Housing 205  
 The intent of this business item is to present amendments to Chapter 7 of the City Code to establish applicable Code provisions related to affordable housing.  
 Staff Contact: Fred Reilly, City Attorney
- 10.b Ordinance No. 22-2033 – Second Reading Amending Land Development Regulations Concerning Affordable Housing 225  
 The intent of this business item is to present an amendment to the City Land Development Regulations to establish applicable Code provisions related to affordable housing on second reading.  
 Staff Contact: Fred Reilly, City Attorney
- 10.c Ordinance No. 23-2034 Second Reading - Small-Scale Land Use Amendment for Hammock Reserve Phase 4 231  
 The intent of this item to have second reading and adopt a Land Use Amendment from County RL-1 and RL-4 to City Low Density Residential (LDR) for 46.46 +/- acres that were annexed into the City in December of 2021.  
 Staff Contact: Richard Greenwood, Development Services Director
- 10.d Ordinance No. 23-2035 – Second Reading - Hammock Reserve Phase 4 – RPUD Zoning Amendment 243  
 The intent of this item is to adopt on second reading a Residential Planned Unit Development (RPUD) Zoning Amendment for the Hammock Reserve Phase 4 subdivision from County RL-1 and RL-4 to City Residential Planned Unit Development (RPUD).  
 Staff Contact: Richard Greenwood, Development Services Director
11. NEW BUSINESS
- 11.a Ordinance No. 23-2038 Land Use Map Amendment for El Ranchito located at 2671 Highway 17/92 North, Haines City, FL 261  
 The applicant is requesting a change in the Future Land Use designation of this property from County Linear Commercial Corridor (LCCX) to City Neighborhood Activity Center in the North Ridge (NAC-NR).  
 Staff Contact: Richard Greenwood, Development Services Director

- 11.b Ordinance No. 23-2039 Zoning Map Amendment for El Ranchito 279**  
 The applicant is requesting a change in the zoning classification from County Linear Commercial Corridor (LCCX) to City Neighborhood Activity Center in the North Ridge (NAC-NR).  
  
 Staff Contact: Richard Greenwood, Development Services Director
- 11.c Resolution No. 23-1716 – Hammock Reserve Phase 4 – Final Plat 289**  
 Heather Wertz, PE, with Absolute Engineering, and an agent for the property owners, is seeking approval of the Resolution 23-1716 for the Final Plat for Hammock Reserve Phase 4.  
  
 Staff Contact: Richard Greenwood, Development Services Director
- 11.d Resolution No. 23-1717 – Amending Resolution No. 22-1694 Magnolia Village Final Plat Approval 315**  
 The intent of this item is to amend Resolution No. 22-1694, which approved the Magnolia Village Final Plat, in order to include two (2) tracts that were inadvertently omitted.  
  
 Staff Contact: Richard Greenwood

**12. COMMISSION COMMENTS**

**13. ADJOURNMENT**