

ORDINANCE NO. 16-1526

AN ORDINANCE OF HAINES CITY, FLORIDA, AMENDING ORDINANCE NO. 15-1490, THE LAND DEVELOPMENT REGULATIONS OF HAINES CITY, FLORIDA, BY ADOPTING TEXT CHANGES TO THE LAND DEVELOPMENT REGULATIONS OF THE CITY TO CHAPTER 5 – ZONING, CHAPTER 6 – SPECIAL PROVISIONS, AND CHAPTER 7 – SIGNS; PROVIDING FOR SEVERABILITY; PROVIDING FOR A COPY TO BE KEPT ON FILE, 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 amend the Zoning Map contained in Chapter 5, Zoning of the Land Development Regulations, adopted by Ordinance No. 796, and 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 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.

Sec. 5.6.2. - R-1-AAA, R-1-AA, R-1-AX, R-1-A, R-1 single family residential.

L. Minimum living area size of residential structures in R-1-AAA, R-1AA, R-1-A, AND R-1 districts.

1. R-1-AAA district:

2,100 square feet.

2. R-1-AA district:

1,900 square feet.

3. R-1-AX district:

1,900 square feet.

4. R-1-A district:

1,700 square feet.

5. R-1 district:

1,500 square feet.

M. Minimum garage requirement for residential structures in R-1-AAA, R-1-AA, R-1-AX, R-1-A, AND R-1 districts.

1. R-1AAA, R-1-AA, R-1-AX, R-1-A, and R-1 districts.

Must be a standard two car, 400 square feet, garage capable of enclosing two full size automobiles.

Sec. 5.6.3. - R-2 single family residential.

F. Minimum lot requirements (area and width).

1. Single family detached:

Lot width: 50 feet on or abutting a public street or right-of-way.

Lot area: 5,000 square feet.

Lot depth: 100 feet.

2. The utilization or platting of flag lots irregularly shaped or stem lots whose main body does not abut a road, but is accessed by a narrow extension of land or easement which connects the main body to the road and does not meet the minimum lot width specified in 5.6.3.F.1., is prohibited within the R-2 zoning district. This section is intended to address any lot located behind the rear or to the side of any other lot which would require a narrow arm, strip of land, or easement to provide access to the rear lot.

3. The utilization of cluster development techniques or density transfer shall be permitted within the R-2 zoning district for single family detached homes. Existing bodies of water, or any bodies of water created during development, shall not be included in the calculations for any density transfers.

4. Other permitted or permissible uses and structures:

None, except as needed to meet all other requirements specified in this zoning district.

G. Maximum lot coverage by all buildings. (Includes accessory buildings.)

Single family detached dwellings: 40 percent.

H. Maximum impervious surface coverage: 55 percent.

I. Minimum yard requirements. (Depth of front and rear yards, width of side yards.)

Front: 20 feet.

Side: Six feet interior, 20 feet adjacent to street, provided that for single family attached, side yard requirements apply only to end units.

Rear: Ten feet.

Other permitted or permissible structures:

Setbacks for any permitted structure shall conform to those specified for single family residences within the R-2 zoning district.

J. Maximum height of structures.

1. Single family dwellings: 35 feet.

2. Other permitted or permissible structures: No portion shall exceed 35 feet except that boat houses on water frontage shall not exceed 12 feet in height above normal water level.

K. Minimum off-street parking requirements.

Refer to parking chapter 11.

L. Minimum living area size of residential structures in R-2 district.

R-2 district:

1,200 square feet.

M. Minimum garage requirement for residential structures in R-2 district.

R-2 district:

Must be a standard one car 200 square feet garage, capable of enclosing one full size automobile.

Sec. 5.6.4. - R-3 and R-3-X multiple family residential.

F. Minimum lot requirements (area, depth and width).

1. Single family detached:

- Lot width: 50 feet on or abutting a public street or right-of-way.
Lot area: 5,000 square feet.
Lot depth: 100 feet.
2. Semi-detached and attached.
- Lot width: 50 feet on or abutting a public street or right-of-way.
Lot area: 5,000 square feet.
Lot depth: 100 feet.
3. Two-family:
- Lot width: 75 feet on or abutting a public street or right-of-way.
Lot area: 7,500 square feet.
Lot depth: 100 feet.
4. Multiple family, one and two stories:
- Lot width: 100 feet on or abutting a public street or right-of-way.
Lot area: 10,000 square feet plus 2,500 square feet for each dwelling unit in excess of four.
Lot depth: 100 feet.
5. Multiple family, more than two stories:
- Lot width: 100 feet on or abutting a public street or right-of-way.
Lot area: 10,000 square feet plus 2,500 square feet for each dwelling unit in excess of four for first two stories and above second story an additional 1,000 square feet of area for each dwelling unit.
Lot depth: 100 feet.
6. Townhomes:
- Lot width: 25 feet on or abutting a public street or right-of-way.
Lot area: 2,500 square feet plus 2,500 square feet for each dwelling unit in excess of four.
Lot depth: 100 feet.
7. Other permitted or permissible uses and structures:
- None, except as needed to meet all other requirements specified in this zoning district.
8. The utilization or platting of flag lots, irregularly shaped or stem lots whose main body does not abut a road, but is accessed by a narrow extension of land or easement which connects the main body to the road and does not meet the minimum lot width specified in 5.6.4.F.1. through 5.6.4.F.6., is prohibited within the R-3 and R-3X zoning district. This section is intended to address any lot located behind the rear or to the side of any other lot which would require a narrow arm, strip of land, or easement to provide access to the rear lot.

9. The utilization of cluster development techniques or density transfer shall not be permitted within the R-3 and R-3X zoning district.
- G. Maximum lot coverage by all buildings (includes accessory buildings).
1. Single family detached dwellings: 40 percent.
 2. Single family semi-detached and attached, two-family, and multiple family dwellings: 50 percent.
 3. Other permitted or permissible buildings: 40 percent.
- H. Maximum impervious surface coverage: 55 percent.
- I. Minimum yard requirements (depth of front and rear yards, width of side yards).
- Front: 20 feet.
- Side: Eight feet interior, 20 feet adjacent to street, provided that for single family attached, side yard requirements apply only to end units.
- Rear: Ten feet.
1. Other permitted or permissible structures: Setbacks for any permitted structure shall conform to those specified for other residences within this R-3 and R-3X zoning district.
- J. Maximum height of structures.
1. Single and two-family dwellings: 35 feet.
 2. Multiple family dwellings: 35 feet at side and rear of buildable area boundaries, increasing one foot for each one foot of such boundaries to maximum height of 50 feet.
 3. Other permitted or permissible structures: No portion shall exceed 35 feet except that boat houses on water frontage shall not exceed 12 feet in height above normal water level.
- K. Minimum living area size of residential structures in R-3 district.
1. R-3 District:
1,200 Square feet.
- L. Minimum off-street parking requirements.
- Refer to parking chapter 11.
- M. Minimum garage requirement for residential structures in R-3 district.
- R-3 District. Single-family detached, semi-detached and attached, two family structures and townhomes:
- Must be a standard one car 200 square feet garage, capable of enclosing one full size automobile. Garages for townhomes will have rear access.

Sec. 5.6.19. - IH, Industrial, Heavy.

B. *Permitted principal uses and structures.*

1. Fully enclosed wholesaling, warehousing, storage, or distribution establishments.
2. Light manufacturing, processing (including food processing but not slaughter houses), packaging, or fabricating, mobile and modular home manufacturing.
3. The printing, publishing, and distribution of newspapers, magazines, and other written materials.
4. Bulk storage yards, including bulk storage of flammable liquids or solids, subject to the provisions of section 27-5(t), and acids.
5. Outdoor storage yards and lots, provided such outdoor storage yard shall not be located closer than 25 feet to any public street and that such yard shall be completely enclosed, except for necessary ingress and egress, and have a fence or wall not less than six feet high.
6. Retail establishments for the sale of new and used automobiles, motor cycles, trucks and tractors, manufactured homes, boats, automotive vehicle parts and accessories, heavy machinery and equipment, farm equipment and supplies, lumber and building supplies, and monuments. Retail establishments within this zoning district must be housed and/or conducted in a completely enclosed building.
7. Service establishments catering to commerce and industry including linen supply, freight movers, communication services, business machine services, canteen services, restaurants (including drive-in restaurants), employment agencies, sign companies, automobile filling stations and commercial truck stops. Service establishments within this zoning district must be housed and/or conducted in a completely enclosed building.
8. Vocational, technical, trade, or industrial schools.
9. Medical clinics in connection with industrial activities.
10. The growing and harvesting of all varieties of citrus trees and citrus fruits, including such customary care taking and husbandry practices generally accepted and used in citrus groves located within the city.
11. Petroleum/chemical engineering processing and manufacturing and hydrocarbon processing/recycling activities.
- ~~11.~~12. Any industrial use which is otherwise lawful (except those uses requiring special controls and permissible as exceptions) and which conforms to performance standards as set out in chapter 5 of the LDR.

Sec. 5.6.20. - SR 17/CR 544 Selected Area Plan Commerce Park and Industrial Park Districts.

D. *Industrial park district permitted, conditional, and prohibited uses.* The minimum size lot shall be five acres.

1. *Permitted industrial uses within the industrial park (IP) district.* No distribution activities shall occur on land adjacent to CR 544 and no more than 5 overhead doors, docks, or bays shall be located within the front facade of a building located on a lot or parcel

abutting CR 544. Similarly, no distribution activities shall occur within a side yard of a lot or parcel abutting CR 544 unless the activity is setback 200 feet from CR 544 and the vehicles and related activities are screened from public view along the CR 544 corridor. Approved land uses in the IP district shall meet all applicable provisions of these regulations. Rail dependent operations and other industrial activities with potentially incompatible impacts or activities that are not fully enclosed, shall be located a minimum of 500 feet from the SR 17 and the CR 544 right-of-way. The following uses are permitted in the IP district upon approval of a site plan compliant with applicable laws and ordinances:

- a. Commercial trades, including machine shops; building contract services and supplies, including construction materials, plumbing and electrical services, and related building trades; machine, furniture, and equipment repair; manufacturing of signs and advertising displays.
- b. Facilities for the production, assembling, packaging, and/or distribution of precision instruments, and other products that do not involve noxious impacts, including odor, noise, vibrations, emission of smoke and particulate matter.
- c. Manufacture of small electrical or electronic apparatus; coils, tubes, optics, and semiconductors; communication, navigation, guidance, and control equipment; data processing equipment (including computer software); glass edging and silvering equipment; graphics, and art equipment; metering equipment; radio, and television equipment, photographic equipment; radar, infrared, and ultraviolet equipment; optical devices and equipment; filing and labeling equipment; or jewelry and precious metal product.
- d. Research and development, including laboratories, engineering and design of electronics, machinery, equipment, as well as biochemical, chemical, electrical, photographic, medical, metallurgical, pharmaceutical or X-ray research.
- e. Wholesale trade, warehouse, and distribution establishments. Those businesses selling, storing, or distributing motor vehicles, mobile homes, or manufactured homes are not allowed.
- f. Apparel manufacturing and commercial and industrial laundries.
- g. Boutique, small scale milk processing and fresh fruit processing but not from concentrate, and may include oils and essence but not processing plants requiring stacks or similar impact producing infrastructure for such activities as pasteurizing, distilling, and vaporizing.
- h. Low to moderate intensive metal, plastics, rubber, and aluminum fabrication, including liquefying molding, extrusion operations; low to moderate intensive rubber, clay and refractory manufacturing; low to moderate intensive petroleum/chemical engineering processing and manufacturing; and low to moderate hydrocarbon processing/recycling activities.
- i. Cold storage and ice processing facilities.
- j. Essential public services supporting commerce and industry, including but not limited to the rail infrastructure; water distribution and wastewater collection

systems; law enforcement, security, fire protection, and emergency services infrastructure and service delivery systems.

- k. Accessory uses. Any permitted accessory uses must be co-located within the structure accommodating the principal use and shall be customarily incidental and subordinate to such principal use.
 - 1. Accessory outside operations such as conveyance systems, storage areas, cargo trailer or fleet parking, and cargo handling areas shall not encroach into any front or street yards or buffer area or required side yards of buffer area and shall not exceed 50 percent of the area of the site. Where such outside operations abut an active rail line services the facility, the cumulative area of outside operations may cover 60 percent of the site area. Such areas may be buffered by an on-site building that screens the area from adjacent sites or streets. Otherwise, the area must comply with all screening, buffer, landscaping, and setback regulations. All surface areas accommodating outside operations, cargo handling, and parking shall be paved to city standards.
 - 2. Accessory retail or service uses to a principal permitted use. Such accessory use shall be permitted, provided that such uses shall not occupy more than five percent of the gross floor area of all buildings on any lot or group of contiguous lots in common ownership or control; shall be within a building or enclosure such that there are no external signs or evidence of such uses; and shall have no external access to the uses.
 - 3. Accessory facilities for the furnishing of meals and sale of refreshments and personal convenience items solely to the employees of the principal industrial or service commercial use and visitors doing business on the premises.
 - 4. Accessory offices subordinate to the principal industrial or service commercial use on site.
 - 5. Day care service for commerce and industrial park employees.
 - 6. Accessory medical or pharmacy services.
 - 7. Accessory helipads.
- 2. *Conditional uses within the industrial park (IP) district.* The city commission may approve the following uses as a conditional use by after a public hearing and subject to appropriate conditions and safeguards. The city commission may approve, deny or add additional conditions for all conditional use requests.
 - a. Establishments not allowed as a permitted use which are engaged in the processing, production, assembling, packaging, and/or distribution of food, goods, or products that do not involve noxious impacts, including odor, noise, vibrations, emission of smoke and particulate matter and do not require processing plants with large stacks or similar impact producing infrastructure for such activities as pasteurizing, distilling, and vaporizing.
 - b. Cold storage and ice processing facilities.
 - c. Vehicle maintenance facilities.

- d. No approved freestanding stack, chamber, storage tank, or similar tall structure shall exceed a height of 35 feet and shall be located at least 600 feet from SR 17 and CR 544 exceptions to the height threshold shall require a conditional use permit.
 - e. *Multi-user signs.* Subject to the requirements of this section.
3. *Prohibited uses in the select area plan industrial park (IP) district.* The following land uses are prohibited within the subject select area plan "industrial park" district: extraction of raw materials; stockyards or slaughter of animals; scrap metal operations, junk yards, wrecking yards, or salvage yards; manufacture or storage of explosive materials; smelting of ores and heavy metal fabrication; textile mills; leather or allied products manufacturing; pulp mills; mineral products manufacturing; manufacture of acid, glue, fertilizer, or lime; fat rendering; sale of automobiles, trucks, recreational vehicles, campers or other large machinery and equipment; outdoor structures used to perform heavy industrial activities such as heating, cooking, non-cooling tower water vaporizing, pasteurizing, , or similar heavy industrial activities; flea markets, campgrounds; sexually oriented business such as adult entertainment; or any form of residential development, excepting approved accommodation of a security guard, night watchman, or on-site manager.

Section 2. Amendment to Chapter 6 of the Land Development Regulations of Haines

City, Florida. The City Commission hereby amends portions of Chapter 6 of the Land Development Regulations of Haines City, Florida, as follows:

CHAPTER 6. SPECIAL PROVISIONS.

Sec. 6.4.4. - Industrial Park District Permitted, Conditional, and Prohibited Uses.

The minimum size lot shall be five acres.

- A. *Permitted Industrial uses within the Industrial Park (IP) District.* No distribution activities shall occur on land adjacent to CR 544 and no more than 5 overhead doors, docks, or bays shall be located within the front facade of a building located on a lot or parcel abutting CR 544. Similarly, no distribution activities shall occur within a side yard of a lot or parcel abutting CR 544 unless the activity is setback 200 feet from CR 544 and the vehicles and related activities are screened from public view along the CR 544 corridor. Approved land uses in the IP district shall meet all applicable provisions of this ordinance. Rail dependent operations and other industrial activities with potentially incompatible impacts or activities that are not fully enclosed, shall be located a minimum of 500 feet from the SR 17 and the CR 544 right-of-way. The following uses are permitted in the IP district upon approval of a site plan compliant with applicable laws and ordinances:
- 1. Commercial trades, including machine shops; building contract services and supplies, including construction materials, plumbing and electrical services, and related building

trades; machine, furniture, and equipment repair; manufacturing of signs and advertising displays.

2. Facilities for production, assembling, packaging, and/or distribution of precision instruments, and other products that do not involve noxious impacts, including odor, noise, vibrations, emission or smoke and particulate matter.
3. Manufacture of small electrical or electronic apparatus; coils, tubes, optics, and semiconductors; communication, navigation, guidance, and control equipment; data processing equipment (including computer software); glass edging and silvering equipment; graphics; and art equipment; metering equipment; radio, and television equipment; photographic equipment; radar, infrared, and ultraviolet equipment; optical devices and equipment; filing and labeling equipment; or jewelry and precious metal product.
4. Research and development, including laboratories, engineering and design of electronics, machinery, equipment, as well as biochemical, chemical, electrical, photographical, medical, metallurgical, pharmaceutical or X-ray research.
5. Wholesale trade, warehouse, and distribution establishments. Those businesses selling, storing, or distributing motor vehicles, mobile homes, or manufactured homes are not allowed.
6. Apparel manufacturing and commercial and industrial laundries.
7. Boutique, small scale milk processing and fresh fruit processing but not from concentrate, and may include oils and essence but not processing plants requiring stacks or similar impact producing infrastructure for such activities as pasteurizing, distilling, and cooling tower water vaporizing.
8. Low to moderate intensive metal, plastics, rubber, and aluminum fabrication, including liquefying molding, extrusion operations; low to moderate intensive rubber, clay and refractory manufacturing; low to moderate intensive petroleum/chemical engineering processing and manufacturing; and low to moderate hydrocarbon processing/recycling activities.
9. Cold storage and ice processing facilities.
10. Essential public services supporting commerce and industry, including but not limited to the rail infrastructure; water distribution and wastewater collection systems; law enforcement, security, fire protection, and emergency services infrastructure and service delivery systems.
11. Accessory uses. Any permitted accessory uses must be co-located within the structure accommodating the principal use and shall be customarily incidental and subordinate to such principal use.
 - a. Accessory outside operations such as conveyance systems, storage areas, cargo trailer or fleet parking, and cargo handling areas shall not encroach into any front or street yards or buffer area or required side yards buffer area and shall not exceed 50 percent of the area of the site. Where such outside operations abut an active rail line services the facility, the cumulative area of outside operations may cover 60 percent of the site area. Such areas may be buffered by an on-site building that screens the

area from adjacent sites or streets. Otherwise, the area must comply with all screening, buffer, landscaping, and setback regulations. All surface areas accommodating outside operations, cargo handling, and parking shall be paved to city standards.

- b. Accessory retail or service uses to a principal permitted use. Such accessory use shall be permitted, provided that such uses shall not occupy more than five percent of the gross floor area of all buildings on any lot or group of contiguous lots in common ownership or control; shall be within a building or enclosure such that there are no external signs or evidence of such uses; and shall have no external access to the uses:
 - c. Accessory facilities for the furnishing of meals and sale of refreshments and personal convenience items solely to the employees of the principal industrial or service commercial use and visitors doing business on the premises.
 - d. Accessory offices subordinate to the principal industrial or service commercial use on site.
 - e. Day care service for commerce and industrial park employees.
 - f. Accessory medical or pharmacy services.
 - g. Accessory helipads.
- B. *Conditional uses within the industrial park (IP) district.* The city commission may approve the following uses as a conditional use after a public hearing and subject to appropriate conditions and safeguards. The city commission may approve, deny or add additional conditions for all conditional use requests.
- 1. Establishments not allowed as a permitted use which are engaged in the processing, production, assembling, packaging, and/or distribution of food, goods, or products that do not involve noxious impacts, including odor, noise, vibrations, emission of smoke and particulate matter and do not require processing plants with large stacks or similar impact producing infrastructure for such activities as pasteurizing, and vaporizing.
 - 2. No approved freestanding stack, chamber, storage tank, or similar tall structure shall exceed a height of 70 feet and shall be located at least 500 feet from SR 17 and CR 544. Exceptions to the height threshold shall require a conditional use permit.
 - 3. Vehicle maintenance facilities.
 - 4. All proposed conditional uses shall be required to submit site plan drawings illustrating structures, facilities, and operations including scale, mass, intensity, elevations and design that demonstrate compatibility with existing and planned land use on adjacent properties; shall incorporate buffer yards, screening, landscape and design specifications compliant with section 6.4.6; and shall be effectively setback, buffered, and landscaped from the gateway corridors as well as less intensive uses. All land uses must demonstrate compliance all SAP policies, including but not limited to the land use and design standards within Policy 2 of the SAP as well as the provisions of the Land Development Code. All conditional uses shall be required to demonstrate compliance with all provisions of the SAP and Land Development Regulations, including but not limited to the provisions of section 6.4.6, "Buffer yards, screening, landscaping, and design specifications," section 6.4.7, "SR 17 or CR 544 corridor land use and architectural

appearance," section 6.4.8, "Maintenance of plant materials and trees" and section 6.4.9, "Outdoor lighting."

- C. *Prohibited uses in the select area plan industrial park (IP) district.* The following land uses are prohibited within the subject select area plan "industrial park" district: extraction of raw materials; stockyards or slaughter of animals; scrap metal operations, junk yards, wrecking yards, or salvage yards; manufacture or storage of explosive materials; smelting of ores and heavy metal fabrication; textile mills; leather or allied products manufacturing; pulp mills; or mineral products manufacturing; manufacture of acid, glue, fertilizer, or lime; fat rendering; sale of automobiles, trucks, recreational vehicles, campers or other large machinery and equipment; outdoor structures used to perform heavy industrial activities such as heating, cooking, non-cooling tower water vaporizing, pasteurizing, or similar heavy industrial activities; flea markets, campgrounds; sexually oriented business such as adult entertainment; or any form of residential development, excepting approved accommodation of a security guard, night watchman, or on-site manager.

Section 3. Amendment to Chapter 7 of the Land Development Regulations of Haines

City, Florida. The City Commission hereby amends portions of Chapter 7 of the Land Development Regulations of Haines City, Florida, as follows:

CHAPTER 7. SIGNS.

Sec. 7.3.2. - Temporary signs for grand openings or special events.

- B. Special events. Portable signs and wind signs may be erected on the premises of an establishment having a special event, provided such signs shall be displayed for not to exceed 30 days within any three-month period.

Sec. 7.3.14. - Electronic display (HD and LED) signs.

- A. Electronic display (HD and LED) signs shall be allowed as a conditional use as part of a special sign district in the following zoning districts:
1. General Commercial (CG).
 2. Highway Commercial (CH).
 3. Industrial Light Warehousing (ILW).
 4. Industrial-Medium (IM).
 5. Industrial-Heavy (IH).
 6. Business-Park Center (BPC) and Business-Park Center-Modified (BPC-M).

7. Commerce Park (CP).
 8. Industrial Park (IP).
 9. Neighborhood Activity Center - North Ridge (NAC-NR).
 10. Community Activity Center - North Ridge (CAC-NR).
 11. Business Park Center - North Ridge (BPC-NR).
 12. Industrial - North Ridge (IND-NR).
 13. Commercial Planned Unit Development (CPUD).
 14. Industrial Planned Unit Development (IPUD).
 15. Mixed Use Planned Unit Development (MXPUD).
- B. Electronic display (HD and LED) signs shall only be permitted on property adjacent to arterial roads.
 - C. Only one electronic display (HD and LED) sign shall be permitted per parcel or shopping center/multi-tenant complex.
 - D. Electronic display (HD and LED) sign shall only be placed on a monument sign, or serve as a building sign. No other sign type is allowed.
 - E. The maximum brightness level for electronic display (HD and LED) signs is 0.3 foot candles. All electronic display (HD and LED) signs are required to have automatic dimming capability that adjusts the brightness to the ambient light at all times of the day and night.
 - F. Electronic display (HD and LED) signs may comprise up to 50 percent of the permitted sign area for a monument sign. Where electronic display (HD and LED) signs are used with multi-use and shopping center identification signs, the number of panels allowed shall be based on the requirements for multi-user and shopping center identification signs for that district. The business/complex identification sign shall be included in the sign calculation requirements.
 - G. Each single electronic message shall be allowed on the electronic display (HD and LED) sign for a maximum of eight seconds. No single electronic message is allowed to be repeated more than once every 16 seconds.
 - H. The electronic display (HD and LED) sign shall not be used as an off premises sign.
 - I. The applicant must own the property on which the sign is to be located.
 - J. Color and intensity of illumination shall be appropriate for the specific site and sign location.
 - K. The base of the monument sign on which the electronic display (HD and LED) sign is located shall be landscaped with appropriate shrubbery and ground material as approved by the administrative official.
 - L. Subject to any other conditions deemed appropriate by the city commission.

Sec. 7.4.9. - CPUD—Commercial planned unit development—Permitted signs.

As regulated in chapter 6 of the LDR.

Conditional signs.

- A. Electronic display (HD and LED) signs. Electronic display (HD and LED) signs are allowed as a conditional use with a special sign district, and shall comply with the requirements of section 7.3.14.

Sec. 7.4.11. - CG—General commercial—Permitted signs.

No signs intended to be read from off the premises except:

- I. Conditional Signs.

- 1. Electronic display (HD and LED) signs. Allowed as a conditional use with a special sign district, and shall comply with the requirements of section 7.3.14.

Sec. 7.4.12. - CH—Highway commercial—Permitted signs.

- G. Conditional signs.

- 1. Electronic display (HD and LED) signs. Allowed as a conditional use with a special sign district, and shall comply with the requirements of section 7.3.14.

Sec. 7.4.13. - BP, BPM—Business park and business park modified—Permitted signs.

- D. Conditional Signs

- 1. Electronic display (HD and LED) signs. Allowed as a conditional use with a special sign district, and shall comply with the requirements of section 7.3.14.

Sec. 7.4.14. - ILW—Industrial, light, warehousing—Permitted signs.

- C. Conditional signs.

- 1. Electronic display (HD and LED) signs. Allowed as a conditional use with a special sign district, and shall comply with the requirements of section 7.3.14.

Sec. 7.4.15. - IM—Industrial, medium—Permitted signs.

Same as for ILW industrial light warehouse.

- A. Conditional signs.

- 1. Electronic display (HD and LED) signs. Allowed as a conditional use with a special sign district, and shall comply with the requirements of section 7.3.14.

Sec. 7.4.16. - IH—Industrial, heavy—Permitted signs.

Same as for CH.

- A. Conditional signs.

1. Electronic display (HD and LED) signs. Allowed as a conditional use with a special sign district, and shall comply with the requirements of section 7.3.14.

Sec. 7.4.17. - Commerce park district and industrial park district—Permitted signs.

E. Conditional signs.

1. Electronic display (HD and LED) signs. Allowed as a conditional use with a special sign district, and shall comply with the requirements of section 7.3.14.

Section 4. 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.

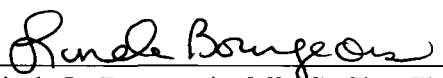
Section 5. Copy of Ordinance to be kept on file. The City Clerk shall keep and retain a copy of this Ordinance on file.

Section 6. 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.

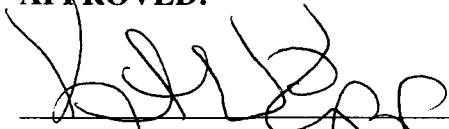
Section 7. Effective Date. This Ordinance shall take effect immediately upon it being read in two meetings of the City Commission of the City of Haines City, its approval and adoption by said Commission and when certified as to passage.

INTRODUCED AND PASSED on first reading in regular session of the City Commission of the City of Haines City, this 18th day of February, 2016.

ATTEST:


Linda L. Bourgeois, MMC, City Clerk

APPROVED:


Kenneth Kipp, Mayor-Commissioner

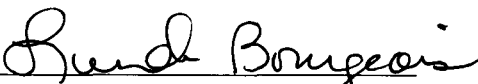
APPROVED AS TO FORM AND CORRECTNESS:



Fred Reilly, City Attorney

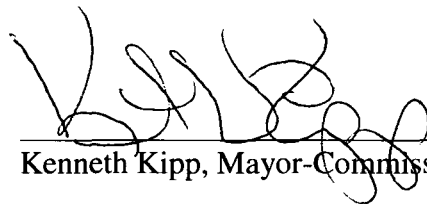
PASSED on second and final reading by the City Commission of the City of Haines City,
Florida, at regular session this 3rd day of March, 2016.

ATTEST:



Linda L. Bourgeois, MMC, City Clerk

APPROVED:

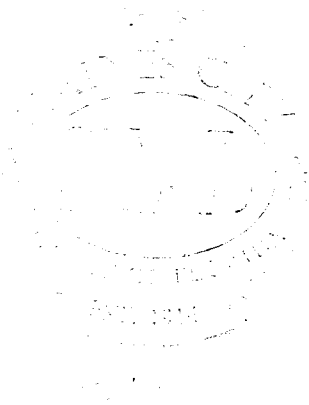


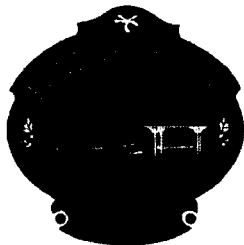
Kenneth Kipp, Mayor-Commissioner

APPROVED AS TO FORM AND CORRECTNESS:



Fred Reilly, City Attorney





HAINES CITY

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**CITY MANAGER
MEMORANDUM**

To: The Honorable Mayor and City Commissioners
Through: Jonathan Evans, City Manager
From: Clint Eliason, Development Services Senior Planner
Date: March 3, 2016
Subject: Text Amendments to the Land Development Regulations

Changes From First Reading

No changes.

Previous Action

Approved on first reading February 18, 2016.

Attachments:

- a) Ordinance: LDR Text Changes (DOCX)
- b) LDR Text Amendments - First Reading (PDF)