

ORDINANCE NO. 05-1185

AN ORDINANCE OF THE CITY OF HAINES CITY, FLORIDA, AMENDING ORDINANCE NO. 03-1099; APPROVING THE BONNIE'S LANDING RESIDENTIAL PLANNED UNIT DEVELOPMENT; PROVIDING FOR SEVERABILITY; PROVIDING FOR A COPY TO BE KEPT ON FILE; REPEALING ALL ORDINANCES IN CONFLICT HERewith; PROVIDING AN EFFECTIVE DATE.

NOW, THEREFORE, BE IT ENACTED BY THE CITY COMMISSION OF THE CITY OF HAINES CITY, FLORIDA, AS FOLLOWS:

Section 1. Approving the Bonnie's Landing Residential Planned Unit Development.

The City Commission of Haines City (the "City Commission") hereby approves the Bonnie's Landing Residential Planned Unit Development (RPUD) for a portion of property known as "Bonnie's Landings Subdivision" on approximately 78.36 acres described as follows:

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 27-27-34-000000-03-10-20
 27-27-34-000000-03-30-30
 27-27-34-000000-03-30-10

Section 2. Conditions of Approval. The City Commission hereby approves the following conditions of approval for the Bonnie's Landing RPUD:

- (1). Minimum lot sizes are:
 Lots 1-125 = 60' by 110'
 Lots 126-220 = 70' by 110'
 Lots 221-247 = 85' by 125'
- (2). All lots on the bends of the roads shall be pie shaped not flagged shaped.
- (3). The minimum home size is 1700 square feet, plus a 400 square foot garage.
- (4). The building design elements and traditional architectural style of the homes shall include a high level of architectural detail with review and approval by the

Community Development Staff. Homes of similar style and color shall be separated by 120 feet.

- (5) Minimum setbacks are:
 - Front Building = 20 feet
 - Front Covered Porch = 14 feet
 - Front Side = 18 feet
 - Garage Front = 26 feet
 - Side = 6 feet
 - Rear = 15 feet
- (6) All homes shall have a front covered porch and shall be a minimum of 6' deep and 15' wide.
- (7) The parks, retention ponds, landscape buffers, open space, all brick pavers (entrance to subdivision and around the turnabout), and all landscape medians are to be maintained by the Homeowners' Association.
- (8) The proposed streets, water and sewer systems, wastewater pump station and system, and drainage system will be maintained by the City of Haines City.
- (9) Required parks and amenities:
 - Park A (Community Park):** Gazebo, picnic tables, grill and trash can, canopy trees, understory trees, palm trees, sodded play area and a 4' sidewalk.
 - Park B (Pocket Park):** 4' sidewalk, benches, canopy trees, understory trees, palm trees, and sod
 - Park C (Pocket Park):** Benches, canopy trees, understory trees, and sod
 - Park D (Community Park):** Tot lot, benches, canopy trees, understory trees, palm trees, sodded play area, and a 4' sidewalk.
 - Park E (Pocket Park):** Benches, canopy trees, understory trees, and sod.
 - Park F (Pocket Park):** 4' sidewalk, benches, canopy trees, understory trees, palm trees, and sod.
- (10) Sidewalks shall connect the parks to the street sidewalks.
- (11) Sidewalks shall be extended out to the street intersections, to include a ramp, so that pedestrians can continue to walk across to the next street.

- (12) The developer will construct full improvements for Grace Ave. and Robinson Dr. from 30th St to the main boulevard entrance. Further extension of the roadway will be constructed by the other developers. These improvements and further extensions are subject to the required agreement being executed by the City Attorney.

The improvements include a:

- 10' bike path on the south side of Grace Ave.
- 5' sidewalk on the north side of Grace Ave.
- 10' bike path on the south side of Robinson Dr.
- 5' sidewalk on the north side of Robinson Dr.

- (13) The Right of Way for 30th Street, Grace Avenue and Robinson Drive will be 80', with 40' being dedicated from the center line for all of these streets for Right of Way.
- (14) The three subdivision signs shall not exceed 20 square feet for each sign panel and be located at the NW Corner of Robinson Dr and 30th St, and one at each boulevard entrance to the subdivision.
- (15) A live oak tree shall be planted every 40 linear feet and shrubs shall be planted every 18-36 inches with a minimum height of 24 inches, along Grace Ave, 30th St, and Robinson Drive in the 25' landscape buffer. These trees shall have a 3" caliper and be 10 feet high and all other trees within the development shall meet the landscape code for Haines City.
- (16) Typical 80' Cross Section shall include a 4' sidewalk, 8' of sod with street trees, 2' type F curb, 20' drive isle, 12' landscaped median with type D curb around the median (to include canopy trees, understory trees, and shrubs), 20' drive isle, 2' type F curb, 8' of sod with street trees, and 4' sidewalk.

- (17) All buffering, parks, retention ponds, landscaped medians and single family lots must be irrigated and have Floratam sod.
- (18) All retention pond areas shall be landscaped with shrubs and a mix of understory and canopy trees.
- (19) All curbing shall be Type F or Type D as depicted in the plans.
- (20) This project will have 2 phases to be split from east to west (between lots 17 and 18 around the north side of the community park “D”, to the south side of the main east west boulevard, to include the community park “A”, and south between lots 243 and 242 to Robinson Drive and then east to property line.

Section 3. Findings. In adopting this Ordinance, the City Commission hereby makes the following findings, purposes, and intent:

(1) Chapter 163, Florida Statutes, empowers the City Commission to prepare and enforce Land Development Regulations for the implementation of the adopted Haines City Comprehensive Plan.

(2) The City Commission did adopt Ordinance No. 796, Land Development Regulations, to implement the adopted Haines City Comprehensive Plan.

(3) The adopted Haines City Land Development Regulations contain Chapter 6 Special Provisions, including approval of final plans for planned unit developments.

(4) The City of Haines City Planning Commission, at an advertised public hearing as required by Chapter 6 of the Land Development Regulations, has reviewed, heard public input and recommended that the City Commission approve the Bonnie’s Landing RPUD.

(5) In exercise of its authority, the City Commission of the City of Haines City, Florida has determined it necessary and desirable to approve the Bonnie's Landing RPUD consistent with the public interest within Haines City, Florida.

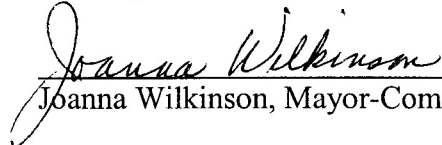
Section 4. Copy on File. This Ordinance shall be codified and made part of the official Code of Ordinances of the City of Haines City.

Section 5. Repeal of Ordinances in Conflict. All other ordinances of Haines City or portions thereof which conflict with this or any part of this Ordinance are hereby repealed.

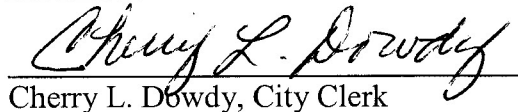
Section 6. Effective Date. This Ordinance shall become effective immediately upon its passage and approval as a non-emergency ordinance at two regular meetings of the City Commission.

INTRODUCED AND PASSED on first reading in regular session of the City Commission of the City of Haines City, Florida, this 2 day of JUNE, 2005.

APPROVED:

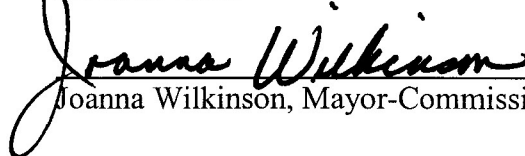

Joanna Wilkinson, Mayor-Commissioner

ATTEST:


Cherry L. Dowdy, City Clerk

PASSED on second and final reading by the City Commission of the City of Haines City, Florida, at regular session this 16th day of June, 2005.

APPROVED:


Joanna Wilkinson, Mayor-Commissioner

ATTEST:

Cherry L. Dowdy
Cherry L. Dowdy, City Clerk

APPROVED AS TO FORM AND CORRECTNESS:

Thomas A. Cloud
Thomas A. Cloud, City Attorney

STATE OF FLORIDA
COUNTY OF POLK

I, the undersigned duly appointed City Clerk of the City of Haines City, Florida, HEREBY CERTIFY that the foregoing is a true and correct copy of Ordinance No. 05-1185, as shown in the records of the City on file in the office of the City Clerk.

WITNESS my hand and the seal of the City of Haines City, Florida, this 16 day of June, 2005

Cherry L. Dowdy
CHERRY L. DOWDY, CITY CLERK