



# HAINES CITY

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## CITY MANAGER MEMORANDUM

**To:** The Honorable Mayor and City Commissioners

**Through:** James R. Elensky, City Manager

**From:** Richard Greenwood, Development Services Director

**Date:** December 7, 2023

**Subject:** Ordinance No. 23-2059 – Balmoral Estates Condo RPUD Major Modification – Second Reading

### Executive Summary

Modification to the approved Residential Planned Unit Development to increase the number of units within the proposed Balmoral Estates Condominiums.

Staff Contact: Richard Greenwood, Development Services Director

### Introduction

Dave Schmitt, agent for the property owner, sent an application to Development Services requesting a major modification to increase the number of units within the proposed Balmoral Estates Condominiums project, which is currently zoned as RPUD.

### Background

Balmoral Estates is an established short-term rental community that installed a Soccer/Football field and Volleyball Court area for tournaments in 2018. The property owner, after careful consideration, has decided the better use of this 5.05 acres would be to have vacation rental condominiums.

The original RPUD for Balmoral Estates, Ordinance No. 18-1606, was established in August of 2018. Further, the first major modification for conversion of soccer/football field into condominiums, was by Ordinance No. 22-2030, and was adopted in December, 2022.

At present, the volleyball court had never been built-out and the single family detached lots were left as previously platted. The original intent was to replace the existing soccer/football field with 174 vacation rental condominiums, but now the applicant is requesting an increase to 186 units.

The table below represents the changes from the current RPUD compared to the proposed major modification.

|               |   |
|---------------|---|
| Units         | 174 to 186                                  |
| Studio Condos | 48 to 48 (700 sf living to 748 sf living)   |
| 1 Bedroom     | 96 to 114 (900 sf living to 862 sf living)  |
| 2 Bedroom     | 30 to 24 (1200 sf living to 1138 sf living) |
|               |   |

The parking capacity remains the same at 1.5 spaces per unit as approved in the previous Major Modification through the traffic consultant.

The condominiums will be owned and maintained by the Homeowners Association, with water and sewer being provided by Haines City, as well as Police and Fire Protection.

The entrance on Peninsular Drive will remain as an emergency access only and entrance and exits will remain as previously approved.

On October 9, 2023, the Planning Commission heard this matter and voted unanimously to recommend approval for Ordinance No. 23-2059.

**Organizational Goal(s)**

Economic: Foster an environment that attracts economic opportunity and sustains economic viability.

**Budget Impact**

There is no budget impact for the 2023-2024 Fiscal Year.

**Recommendation**

Staff recommends approval of the modification to the approved Residential Planned Unit Development to increase the number of units within the proposed Balmoral Estates Condominiums on second reading.