



# 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:** Resolution No. 23-1750 – Congdon Townhomes Phase 1 & 2 - Final Plat

### **Executive Summary**

Approve Resolution No. 23-1750 for Congdon Townhomes Phase 1 & 2 Final Plat.

Staff contact: Richard Greenwood, Development Services Director

### **Introduction**

The intent of this item is to approve Congdon Townhomes Phase 1 & 2 Final Plat, subdividing the property into 308 townhome lots along with all required right-of-way dedication, landscape buffers, stormwater retention areas, and parks and recreation space.

### **Background**

A Final Plat application for Congdon Townhomes was submitted to Development Services on January 17, 2023. The development is located west of Powerline Road and north of Baker Dairy Road.

The property consists of the following parcel and acreage: 27-27-22-757000-010200, containing 33.87 +/- acres, with a land use designation of Medium Density Residential (MDR) and a zoning designation of Residential Planned Unit Development (RPUD).

### **Project Data & Proposed Standards**

- Project Entrances – There will be one entrance on Baker Dairy Road.
- Number of Lots – Maximum of 308.
- Roadways – 22' wide with curb built to City of Haines City roadway standards. Parking on the street will not be permitted.
- Utilities – Cable TV, telephone, gas, and electric to be located underground and within a 15' utility easement on both sides of the street.



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- Sidewalks – 5' wide sidewalks installed on both side of the 22' wide streets
- Landscaping – All city regulations and code for landscaping will be met or exceeded.
- Neighborhood park space: 3.61 +/- acres
- Setbacks:
  - Front – 15 feet
  - Garage – 20 feet
  - Interior side – 10 feet
  - Rear – 10 feet
  - Between buildings – 20 feet
  - Front Side – 15 feet
  - Accessory – 5 feet
  - Minimum lot width – 20 feet
  - Minimum lot depth – 95 feet
  - Minimum impervious surface ratio – 65%
  - Minimum living area – 2,400 sq. ft. – 2 stories

### **Development Summary**

- Project Size – 33.87 +/- acres
- Estimated Taxable Value - \$30,800,000 (assuming 308 units @ \$100,000)
- Estimated City Tax Receipts - \$233,756.60 (based on Estimated Taxable Value x 0.0075895 net taxable value per unit).

### **Dedications**

Know all men by these presents that GLK Real Estate, LLC as owner and subdivider/developer of the lands shown hereon have caused this plat of "Congdon Townhomes Phases 1 and 2" to be made and hereby make the following dedications:

1. Dedicates to the public in general and to the City of Haines City (the "City") all of the utility easements shown hereon as "public" for utility purposes and other purposes incidental thereto.
2. All internal streets, roads, and rights-of-way depicted hereon are hereby dedicated to the Crosswinds East community development district (the "district"), a unit of special purpose local government organized and existing pursuant to chapter 190, Florida statutes, their successors and assigns, for the perpetual use by the public.
3. Dedicates to the "district," with jurisdiction over the lands described in this plat for perpetual ownership and maintenance, tracts A, B, C, D, E, F, G, H, PS, private drainage easements, and private wall and drainage easements.
4. Dedicates said lands as shown and depicted on the plat a private utility easement area for the uses and purposes of private utility easements, and hereby dedicates to the "City," public utility providers, and their assigns as shown hereon a 2.00 foot private utility easement within the private utility easement area forever for the purposes of installation, operation, repair and maintenance of a private utility.



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A. Each provider's construction/maintenance within its respective private utility easement shall be completed in a good and workmanlike manner, free and clear of any construction liens and in full compliance with all present and future local, municipal, county, state, statutes, ordinances, codes, rules and regulations. Each provider shall maintain its facilities within the respective private utility easement, at its sole cost and expense, in a first-class condition and in full compliance with the laws. Each provider will have cross-access including ingress, egress, and utility rights within the entire 15.00 foot platted private utility easement area for construction, maintenance and to provide utilities to platted lots and common areas. Each provider will indemnify, defend and hold harmless the other providers for, from and against any and all claims suffered or incurred in connection with any alleged bodily injury or property damage arising out of use or enjoyment of the private utility easement areas, unless caused by negligence or willful misconduct of the party to be indemnified.

5. Tract R is hereby reserved by owner to be dedicated to the public and Polk County, Florida (the county") for use as additional rights-of-way for Baker Dairy Road by separate instrument.

### **Organizational Goal(s)**

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

### **Budget Impact**

There is no budget impact for fiscal year 2023-2024.

### **Recommendation**

Staff recommends the City Commission approve Resolution No. 23-1750 for Congdon Townhomes Final Plat subdividing the property into 308 townhome lots along with all required right-of-way dedication, landscape buffers, stormwater retention areas, parks and recreation space and offsite improvements as stated in the RPUD Ordinance No. 21-1733.