



HAINES CITY

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PLANNING COMMISSION

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. 23-1768 – Crosswinds East Subdivision Phase 2 Preliminary Plat

Executive Summary

Approve Resolution No. 23-1768, for the Crosswinds East Subdivision Phase 2 Preliminary Plat.

Staff contact: Richard Greenwood, Development Services Director

Introduction

The requested action is to approve Phase 2 of the Crosswinds East Subdivision Preliminary Plat for 1,216 lots.

Current Future Land Use: Low Density Residential
Current Zoning: City Residential Planned Unit Development

Property Location: north and south of Baker Dairy Road, south of Carl Boozer Road, and east of Powerline Road

Property Size for Phase 2 is 242.63 +/- acres

Background

The City of Haines City annexed this property in August of 2021, and a zoning designation was adopted for Residential Planned Unit Development.

Phase 2 of the preliminary plat outlines the property of said Phase into 1,216 lots and indicates the dedication right-of-way, recreation areas, open space, retention areas and easements.

Relevant Project Data & Proposed Standards

- Project Entrance - There will be 2 entrances off of Baker Dairy Road.

- Number of Lots - Maximum of 1,216. There are 780 - 40' lots and 436 - 50' lots.
- Roadways - 24 feet wide with curb built to City of Haines City roadway standards.
- Utilities - Cable TV, telephone, gas, and electric to be located underground and within a 15-foot utility easement on both sides of the street.
- Sidewalks - 5' sidewalks installed on each side of the 24-foot wide streets.
- Landscaping - All City codes for landscaping will be met or exceeded.
- Neighborhood Park Space – 14.24 ± acres
- Single-Family Detached Setbacks:
- Front- 15 feet
- Garage - 20 feet
- Rear - 10 feet
- Side - 5 feet
- Front Side - 15 feet
- Accessory - 5 feet
- Minimum Lot Width - 40 feet, 50 feet
- Minimum Lot Depth - 110 feet
- Maximum Impervious Surface Ratio - 60%
- Minimum Garage Size - 400 SF

Further, the RPUD approval for this project was approved prior to the new RPUD standards that are currently listed as part of the City's Land Development Regulations.

Development Summary

- Project Size – 242.63± acres (Phase 2)
- Estimated Taxable Value - \$121,600,000 (assuming 1,216 units @ \$100,000)
- Estimated City Tax Receipts - \$922,883.20 (based on Estimated Taxable Value x 0.0075895 net taxable value per unit)

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 Crosswinds East Subdivision Phase 2 Preliminary Plat to the City Commission with the following conditions:

1. Traffic study approval is pending the Developer's Agreement. Off-site improvements will be determined by said agreement and shall be addressed on site construction plans.
2. No parking shall be permitted on roadways and shall be stated in the Homeowners' Association documents and any other association documents of the development.
3. Street trees shall not be removed and shall be stated in the Homeowners' Association documents and any other association documents of the development.
4. Reuse lines shall be installed.
5. All Technical Review Board comments shall be addressed prior to the approval of the Site Construction Plans.
6. Utility easements shall be shown on the Site Construction Plans.
7. A School Concurrency Letter shall be provided prior to approval of the Site Construction Plans.

8. E-911 approved street names will be required prior to the Site Construction Plans.

9. Approval of the Preliminary Plat does not release the applicant from meeting the requirements of all other applicable sections of Haines City's Land Development Regulations, Code of Ordinances, and Growth Management Plan should an omission be made or revision needed, and shall be required to be addressed with the Site Construction Plan review.