



# HAINES CITY

WWW.HAINESCITY.COM

---

## **CITY MANAGER MEMORANDUM**

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

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

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

**Date:** January 16, 2024

**Subject:** Resolution No. 24-1776 – Amending Resolution No. 23-1717 by Amending the Magnolia Village Final Plat

### **Executive Summary**

Amend Resolution No. 23-1717, which approved the Magnolia Village Final Plat, in order to include a Duke Energy easement.

Staff Contact: Richard Greenwood, Development Services Director

### **Introduction**

The intent of this item is to seek approval for the amending of Resolution No. 23-1717, which approved the Magnolia Village Final Plat, to include a Duke Energy easement. All other previous approvals remain in effect.

### **Background**

An application for final plat approval of the Magnolia Village Subdivision was submitted to the Development Services Department by Dave Schmitt Engineering. The subject property is located south of Alta Vista Drive, north of County Road 544, and east of Verano Drive. The site contains 21.148 acres and is identified by Polk County Parcel Numbers 272732-800000-000041, 272732-800000-000042, 272732-800000-000051, and 272732-800000-000061.

The proposed request is to create a 182-lot subdivision of single-family townhomes along with the right-of-way dedication for access and stormwater and amenity areas.

The parcels fronting County Road 544 will be developed as commercial at a later time and platting for these lots have not been included with this request.



# HAINES CITY

## THE HEART OF FLORIDA

Utilities are being provided by Haines City. Lift station is to be private and maintained by Homeowner's Association. Streets are public and will be maintained by Haines City, with other Dedications to the City as follows:

1. All sidewalk easements as shown hereon to the perpetual use of the public;
2. All utility easements as shown herein to the perpetual use of the public, excluding the Duke Energy easement;
3. Tract RW-2 as shown herein and Tract RW-3 as shown herein to the perpetual use of the public;
4. No part of said lands, except as noted in this Dedication or otherwise on the face of this Plat, is dedicated to the City of Haines City or the public.

The developer will be required to provide a Performance Subdivision Bond in an amount sufficient to cover any and all public improvements not completed with an additional 20% for contingencies with regard to additional site construction that is required.

The total acreage is 21.148 acres and the residential setback information is as follows:

Minimum Lot width: 20 feet  
Minimum lot depth: 110 feet  
Minimum front setback: 20 feet  
Minimum garage setback: 25 feet  
Minimum side setback: 5 feet  
Minimum front side setback: 10 feet  
Minimum rear setback: 20 feet  
Minimum garage: 400 square feet

The amended Final Plat may be viewed in the Development Services Department at City Hall Monday-Friday from 8:00 AM to 5:00 PM.

### **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 2022-2023.

### **Recommendation**

Staff recommends approval of Resolution No. 24-1776, amending Resolution No. 23-1717 regarding the Magnolia Village Final Plat, to include a Duke Energy easement, with the following conditions being met prior to the recording of the final plat or issuing of Certificate of Occupancies:

1. Approval of the cost estimate of the bond for the uninstalled improvements.



2. Receipt of Surety securing uninstalled improvements that meets all the requirements.
3. Polk County off-site improvements approved by County Engineer prior to issuing Certificate of Occupancy.