



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: May 2, 2024

Subject: Ordinance 24-2070 – Major Modification to the Latigo Sandhill Shores RPUD f/k/a Feltrim Landings

Executive Summary

Consider a major modification to the RPUD for the project Latigo Sandhill Shores RPUD f/k/a Feltrim Landings, regarding an increase in townhome units from 94 to 140, and an increase of parking areas for additional parking and to deter on-street parking.

Staff Contact: Calvin Clarke, Planner

Introduction

The intent of this item is to consider a major modification to the RPUD for the project Latigo Sandhill Shores RPUD f/k/a Feltrim Landings, regarding an increase in townhome units from 94 to 140, and an increase of parking areas for additional parking and to deter on-street parking.

As previously provided, this property has been annexed into the City of Haines City. The City Zoning classification is City Residential Planned Unit Development in the North Ridge (RPUD-NR)

Polk County Appraiser Parcel number is:

272630-708000-020012

The property size is 15.43 acres.

Background

On April 4, 2024, the City Commission tabled this matter to be heard at a later date in order for revisions to be made to the proposed Residential Planned Unit Development Plan (RPUD) and traffic information to be obtained.

Since the meeting of April 4, 2024, the RPUD Plan has been revised to show the 6' high capped masonry wall, which is to be measured from the crown of the road along Sandhill Road and FDC Grove Road, as requested. Further, the City's Traffic Consultant, VHB, has provided City Staff with an approval letter that states:

1. The Sand Hill Shores TIA dated April of 2024, for the proposed 156 low-rise, multi-family dwelling units is approve. The TIS did not identify any improvements needed to mitigate site related impacts. The applicant shall provide a copy of the approved Polk County driveway permits for the City's files.

Additionally, Polk County is currently reviewing the TIA for this project and will provide their comments as to whether any additional off-site improvements, such as turn lanes, would be needed on Sandhill Road and/or FDC Grove Road, prior to Staff bringing the Preliminary Plat for approval to the Planning Commission and City Commission.

Germana Engineering, P.E., on behalf of the property owner, Olympic Compass Pointe, LLC, applied for a Major Modification to the RPUD plan. The property is currently vacant improved pastures.

The property was annexed into the city limits on May 5, 2022. The Planning Commission previously heard the zoning amendment on July 11, 2022, and was approved by the City Commission adoption the RPUD zoning by Ordinance No. 22-2014, on October 20, 2022.

This proposed major modification for the planned unit development is proposed to consist of 140 Townhomes (single-family attached), in comparison to the previously approved 94. However, additional parking areas have been placed throughout the project for overflow parking.

Utilities will be provided by Polk County.

Relevant Project Data & Proposed Standards

- Project Entrance - There will be entrances on FDC Grove Road and Sand Hill Road
- Number of Lots - Maximum of 140
- Roadways - 24 feet wide with 2' Miami curb and gutter
- Utilities - Cable TV, telephone, gas, and electric to be located underground and within a 14 foot utility easement on both sides of the street.
- Sidewalks - 5' sidewalks installed on each side of the 24 foot wide interior streets.
- Landscaping - All City codes for landscaping will be met or exceeded.
- Neighborhood Park/Open Space – 1.90 +/- acres
- Setbacks:
- Front- 20 feet

- Garage - 20 feet
- Rear - 10 feet building to building/building to property line
- Interior Side – 10’ building to building/building to street
- Front Side (Corner)- 15 feet
- Accessory - 5 feet
- Minimum Lot Width – 28 feet corner units and 20 feet interior units
- Minimum Lot Depth – 100 feet
- Maximum Impervious Surface Ratio – not to exceed 60%
- Minimum Living Space and Garage Size – Units will be 3 bedrooms to 4 bedrooms: Garage is 200 SF however has parking for additional vehicles in driveway and has created several parking areas for other vehicles

Development Summary

- Project Size – 15.43± acres
- Estimated Taxable Value - \$14,000,000 (assuming 140 units @ \$100,000)
- Estimated City Tax Receipts - \$106,253 (based on Estimated Taxable Value x 0.0075895 net taxable value per unit)

A 10’ buffer, with a 6’ high capped masonry wall, will be along FDC Grove Road and Sand Hill Road, A 10’ buffer along the single-family residential areas, and a 10’ buffer with 6’ masonry capped wall against the outdoor storage to the east/northeast.

Organizational Goal(s)

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

Budget Impact

There will be no budget impact in the 2023-2024 Fiscal Year.

Recommendation

On March 11, 2024, the Planning Commission approved the recommendation of forwarding this item to the City Commission for their approval with the following conditions:

1. Satisfy all outstanding TRB comments including approved traffic study prior to Preliminary Plat approval.
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. Further, signs shall be placed throughout the project for enforcement.
3. Any street trees shall not be removed and shall be stated in the Homeowners’ Association documents and any other association documents of the development
4. Non-binding School Concurrency letter needs to be received prior to Site Construction Plan approval.

5. All other requirements set forth in Ordinance No. 22-2014 and the LDRs shall be made part of this Ordinance No. 24-2070.
6. 6' high capped masonry wall, measured from the crown of the road, shall be installed along Sand Hill Road and FDC Grove Road.
7. The final approval of the traffic study from Polk County, regarding any off-site improvements that may be required on Sand Hill Road and/or FDC Grove Road. shall be received and reviewed by City Staff prior to the Preliminary Plat being brought to the Planning Commission and City Commission for approval.