



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 No. 24-2073 – Congdon Townhomes Residential Planned Unit Development (RPUD) Minor Modification

Executive Summary

Modification to the approved Residential Planned Unit Development to change the living area within the proposed Congdon Townhomes.

Staff Contact: Richard Greenwood, Development Services Director

Introduction

The intent of this item is to modify the approved Residential Planned Unit Development for Congdon Townhomes. The modification is to decrease the minimum living area for Congdon Townhomes.

Background

The Congdon Townhomes Residential Planned Unit Development (RPUD) was originally approved by Ordinance No. 21-1733. One of the conditions that applied to the townhome residential units is: Minimum Living Area – 2,400 s.f. – 2 stories.

The engineer of record, Heather Wertz of Absolute Engineering, applied for a RPUD modification on April 3rd, 2024. The request is to reduce the minimum living area to 1,499 s.f. for Congdon Townhomes.

In reviewing past approved townhome projects, the standard minimum square footage for the unit is 1,400 s.f. As such, this modification would be in line with the other projects.

The Minor Modification will not result in an increase in the number of units.

Organizational Goal(s)

Quality of Life: Create an environment that enhances the quality of life and benefits the community culturally, recreationally and economically.



Budget Impact

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

Recommendation

Staff recommends approval of Ordinance No. 24-2073, a Minor Modification to the Residential Planned Unit Development for Congdon Townhomes on first reading as follows:

1. The minimum living area is to be reduced to 1,499 square feet within Congdon Townhomes.
2. All other conditions of the RPUD shall remain in effect as stated in Ordinance No. 21-1733.