



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 15, 2025

Subject: Ordinance No. 25-2101 – Minor Modification to the Sand Hill Shores RPUD – Second Reading

Executive Summary

Approve Ordinance No. 25-2101, on second reading, regarding a minor modification to the RPUD for the Sand Hill Shores townhomes project.

Staff Contact: Richard Greenwood, Development Services Director

Introduction

The intent of this item is to approve Ordinance No. 25-2101, on second reading, for a minor modification to the Sand Hill Shores RPUD, regarding a reconfiguration of the lot layout, relocation of the stormwater pond, and an increase of parking areas for additional parking and to deter on-street parking.

Background

Germana Engineering, P.E., on behalf of the property owner, Olympic Compass Pointe, LLC, applied for a Minor Modification to the approved Sand Hill Shores RPUD plan (Ordinance 24-2070). The property is currently improved, vacant pastures and the City Zoning classification is Residential Planned Unit Development in the North Ridge (RPUD-NR). The Polk County Property Appraiser Parcel number is 27-26-30-708000-020012, with the property size being approximately 15.43 acres.

This proposed minor modification for the planned unit development is to accommodate the relocation of the stormwater pond and reconfiguration of the lot layout. Additional parking areas have been placed throughout the project for overflow parking and the recreation areas have been reconfigured, as well.

The revised RPUD Plan continues 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 previously 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 initially proposed 156 low-rise, multi-family dwelling units has been approved. 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.

The property was annexed into the city limits on May 5, 2022. The Planning Commission previously heard the original 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.

The property was submitted for a Major Modification of the RPUD on February 12, 2024. The Planning Commission heard the modified zoning amendment on March 11, 2024, and it was approved by the City Commission on adoption of Ordinance No. 24-2070, on May 16, 2024.

Relevant Project Data & Proposed Standards

- ☐ Project Entrance - There will be entrances on FDC Grove Road and Sand Hill Road
- ☐ Number of Units - 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. Utilities to be provided by Polk County.
- ☐ 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 – Consisting of a clubhouse, pool, tot lot and dog park.
- ☐ 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 Unit 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 parking for additional vehicles is provided in the driveway and additional parking areas for other vehicles has been created throughout the development.

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 2024-2025 Fiscal Year.

Recommendation

Staff recommends approval of Ordinance No. 25-2101, on second reading, regarding a minor modification to the Sand Hill Shores RPUD, regarding a reconfiguration of the lot layout, and an increase of parking areas for additional parking and to deter on-street parking, with the following conditions:

1. Street trees shall not be removed and shall be stated in the Association documents and any other Association documents of the development
2. A Non-binding School Concurrency letter needs to be received prior to Site Construction Plan approval.
3. 6' high capped masonry wall, measured from the crown of the road, shall be installed along Sand Hill Road and FDC Grove Road.
4. 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 in writing and reviewed by City Staff prior to the Site Construction Plans being approved and/or released.
5. All other requirements set forth in Ordinance No. 22-2014, Ordinance No. 24-2070 and the LDRs shall be made part of this Ordinance No. 25-2101