



HAINES CITY

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CITY COMMISSION **MEMORANDUM**

To: The Honorable Mayor and City Commissioners

Through: James R. Elensky, City Manager

From: Richard Greenwood, Development Services Director

Date: July 3, 2025

Subject: Ordinance No. 25-2098 – Large Scale Land Use Amendment for RWS Ranch Access Property – State Submittal

Executive Summary

Adopt Ordinance No. 25-2098 for a Large-Scale Land Use Amendment (LUPA) by adopting and reclassifying the Future Land Use Map of the Comprehensive Plan from County Residential Low 4 (RL-4) to City Medium Density Residential in the North Ridge (MDR-NR).

Staff contact: Richard Greenwood, Development Services Director

Introduction

The purpose of this agenda item is to consider a Large-Scale Land Use Amendment (LUPA) by adopting and reclassifying the Future Land Use Map of the Comprehensive Plan from County Residential Low 4 (RL-4) to City Medium Density Residential in the North Ridge (MDR-NR).

Background

The property owner(s), RWS 27, LLC, applied for a Land Use Map Amendment on August 15, 2024. The current land use for this property is County Residential Low 4 (RL-4). This property was recently annexed into the city on February 6, 2025.

The property consists of 1.1+/- acres more or less and identified by parcel identification number 27-27-07-727000-010043.

As this property is located in the Green Swamp Area of Critical State Concern, the land use amendment request has been considered a Large-Scale amendment even though it is below 50 acres, and has been

transmitted to the state for a state-coordinated review. The following recommendation has been provided by the Florida Department of Transportation:

1. The Department recommends improving network connectivity around or at the site.

At present, the site is currently vacant and the property owner(s) are interested in developing this parcel as the entrance for a multi-family residential development.

The land use classification for Medium Density Residential in the North Ridge (MDR-NR) in the Haines City Comprehensive Plan is described as follows:

Medium Density Residential in the North Ridge (MDR-NR) – 5.00 to 14.99 units per acre. Medium density residential areas have been utilized where mixtures of dwelling types exist on smaller lots and generally have access to minor arterial and urban collector streets. The primary intent of this classification is to encourage the continuation of mixtures of housing types. These dwelling units should include one and two-story apartments, townhouses, duplexes, and single-family dwellings. Development activities within the intent of this classification can be achieved where such requirements as minimum land areas are met, open space is provided, public facilities and services are available and access to principal streets is safe and convenient.

The City Commission unanimously voted to forward a review to the state in regards to this agenda item on April 3rd, 2025.

Organizational Goal(s)

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

Budget Impact

There is no budget impact for the 2024-2025 fiscal year.

Recommendation

Staff requests the City Commission to adopt the proposed land use amendment for Ordinance No. 25-2098 regarding a Large-Scale Land Use Amendment for RWS Ranch Property from County Residential Low 4 (RL-4) to City Medium Density Residential (MDR-NR).