



HAINES CITY

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CITY COMMISSION

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. 25-2105 – Major Modification of the RPUD for Scenic Terrace North – First Reading

Executive Summary

Approve Ordinance No. 25-2105, regarding a major modification to the RPUD for Scenic Terrace North on first reading.

Staff Contact: Richard Greenwood, Development Services Director

Introduction

The intent of this item is to consider approval of Ordinance No. 25-2105, regarding a major modification to the Scenic Terrace North RPUD, by including 27 additional lots of which only 12 lots meet current RPUD standards.

Background

Absolute Engineering, Inc., on behalf of the property owner, Albert B. Cassidy, applied for a Major Modification to the Scenic Terrace North RPUD plan (Ordinance 22-1785). The Polk County Property Appraiser Parcel number for the proposed land, including additional lots are: 272809-822005-022140; 272809-822005-022150; 272809-822005-022160. Said Major Modification affecting certain parcels contains approximately 8.4781+/- acres and is located north of Hughes Road, south of Floyd, and west of Scenic Highway (SR 17), Haines City Florida 33844.

This proposed major modification for the planned unit development will include 27 additional lots alongside the retention and recreation area. Of the proposed additional lots, all lots will meet current residential planned unit development standards of width which is 60%, 52-foot lots, 20%, 60-foot lots, and 20%, 70-foot lots. There will be 15 lots of 52' in width, 6 lots of 60' in width, and 6 lots of 70' in width. Likewise, only 12 lots of the proposed lots will meet current lot depth standards of 115' and rear

setback of 15. Of the proposed 27 lots, 15 lots will have a depth of 110' due to physical restraints and a rear setback of 11.25'. The rear setback adjustment is undergoing an administrative waiver process. An adjustment to the recreation area of 4.25 acres has been reduced to 4.19 acres, which still complies with the minimum standards of neighborhood recreation space in our Land Development Regulation (Sec. 13.3.7).

On June 9, 2025, the Planning Commission heard this request and voted unanimously to forward this matter to the City Commission for approval.

Relevant Project Data & Proposed Standards

- Number of Units - Maximum of 357 total (27 lots this modification)
- Roadways - 22 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 22-foot-wide interior streets.
- Landscaping - All City codes for landscaping will be met or exceeded.
- Neighborhood Park/Open Space – 4.19 +/- acres
- Setbacks:
 - Front- 15 feet
 - Garage - 20 feet
 - Rear - 15 feet & 11.25 feet
 - Interior Side – 6 feet
 - Front Side (Corner)- 15 feet
- Accessory - 5 feet
- Minimum Unit Width – 52 feet
- Minimum Lot Depth – 110 feet & 115 feet
- Maximum Impervious Surface Ratio – not to exceed 50%
- Minimum Living Space – A maximum of 10% of the units having a minimum living space area of 1,250 sf, 90% will have a minimum of 1,400 SF living space area.
- Minimum Garage Size – 400 square feet

Development Summary

- Modification Area of Project Size – 8.47+/-
- Estimated Taxable Value - \$2,700,000 (assuming 27 units @ \$100,000)
- Estimated City Tax Receipts - \$20,491.65 (based on Estimated Taxable Value x 0.0075895 net taxable value per unit)

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 recommends approval of Ordinance No. 25-2105, on first reading, regarding a major modification to the Scenic Terrace North RPUD, by including an increase of 27 units and recreation space reduction, with the following conditions:

1. The recreational amenities should be identified and detailed on site construction plans prior to approval.
2. All other requirements set forth in Ordinance No. 22-1785 shall be made part of this Ordinance No. 25-2105.