



HAINES CITY

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CITY MANAGER MEMORANDUM

To: Honorable Mayor and City Commission

Through: James R. Elensky, Interim City Manager

From: Richard Greenwood, Development Services Director

Date: October 4, 2022

Subject: **Ordinance No. 22-2003** Feltrim Landings Large Scale Land Use Amendment

Introduction

The purpose of this agenda item is to consider a Large Scale Land Use Amendment (LUPA) by adopting and reclassifying land from County Residential Medium (RMX) to City Medium Density Residential – North Ridge (MDR-NR) for property located south of Holly Hill Grove Road, west of US Highway 27 North, east of FDC Grove Road, north of Sandhill Road, Haines City, Florida.

Background

The City has received an application from Dave Schmitt, P.E., Authorized Agent, for a Large Scale Land Use Amendment (LUPA). This request is to reclassify 15.63+/- acres from County Residential Medium (RMX) to City Medium Density Residential - North Ridge (MDR-NR) for 94 proposed townhouses. The property located south of Holly Hill Grove Road, west of US Highway 27 North, east of FDC Grove Road, and north of Sandhill Road.

The application was reviewed by Development Services Staff and found to be complete and sufficient. Due to the size of the Project, an Impact Statement is required and has been provided.

The following indicates the Parcel ID, and total acreage:

272630-708000-020012

Total acres: 15.63+/-

The subject property consists of vacant land. Surrounding uses are existing or proposed residential. Parcels are not within the 100-year floodplain, however the site is within the Green Swamp Area of Critical Concern.

Because of the intended use to provide single-family homes (townhouses), the request is appropriate to the area and should be approved. Additionally, Polk County will be providing the utilities for this project as it lies within their Service Area. Haines City will be the taxing district for the development.

Further, on May 9, 2022, the Planning Commission voted to recommend approval by the City Commission to authorize Staff to transmit the Large Scale Land Use Amendment to the Department of Economic Opportunity. The City Commission voted in May, 2022 to transmit the proposed amendment to the DEO for review.

DEO has provided a review comment report and did not identify any objections. All comments from other review agencies were answered.

Organizational Goal(s)

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

Budget Impact

There is no budget impact as a result of this request.

Recommendation

Staff requests the City Commission approve the request for the Large Scale Land Use Amendment (LUPA)