

**ORDINANCE NO. 19-1644**

**AN ORDINANCE OF THE CITY OF HAINES CITY, FLORIDA; AMENDING ORDINANCE NO. 03-1060, BY AMENDING THE ZONING MAP OF THE CITY; THE PROPOSED ZONING MAP AMENDMENT IS FOR A MAJOR MODIFICATION TO THE LIBERTY BLUFF AT COVERED BRIDGE RESIDENTIAL PLANNED UNIT DEVELOPMENT (RPUD). THE PROPOSED AMENDMENT IS LOCATED EAST OF 30<sup>TH</sup> STREET SOUTH, NORTH OF ROE ROAD, AND SOUTH OF ROBINSON DRIVE EAST; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR APPROVAL OF ZONING DESIGNATION; PROVIDING FOR A COPY TO BE KEPT ON FILE; PROVIDING FOR SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT HERewith; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, Chapter 163, Florida Statutes, empowers the City Commission to prepare and enforce Land Development Regulations for the implementation of the adopted Haines City Comprehensive Plan; and

**WHEREAS**, the City Commission adopted Ordinance No 13-1457 Land Development Regulations, to implement the adopted Haines City Comprehensive Plan; and

**WHEREAS**, the adopted Haines City Land Development Regulations contain Chapter 5 Zoning, including a zoning map; and

**WHEREAS**, the Haines City Planning Commission, at an advertised public hearing as required by Chapter 21 of the land development regulations, has reviewed, heard public input and recommended that the City Commission amend the Zoning Map for the property Residential Planned Unit Development (RPUD); and

**WHEREAS**, the property consists of a gross land mass of 69± acres, which will consist of a maximum of 256 lots and 3.41± acres of recreation space, and is located east of 30<sup>th</sup> Street South, north of Roe Road, and south Robinson Drive East, in Haines City, Florida; and

**WHEREAS**, the property consists of the following parcels and Legal Descriptions:

Legal Descriptions:

Parcel ID #: 272734-000000-032020, 272734-000000-032030, 272734-000000-034010, and 272734-000000-034020

LEGAL DESCRIPTION:

The West ½ of the East ½ of the Southeast ¼ of the Northwest ¼ of Section 34, Township 27 South, Range 27 East, Polk County, Florida, subject to county maintained right of way for Roe Road on the south side thereof.

AND

The West ½ of the Southeast ¼ of the Northwest ¼ of Section 34, Township 27 South, Range 27 East, Polk County, Florida, subject to county maintained right of way for Roe Road on the south side thereof.

AND

The Southwest ¼ of the Northwest ¼ of Section 34, Township 27 South, Range 27 East, Polk County, Florida less and except the west 30.00 feet thereof for 30th Street right of way; subject to county maintained right of way for Roe Road on the south side thereof.

CONTAINING 69 TOTAL ACRES, MORE OR LESS.

**WHEREAS**, the City of Haines City Planning Commission, at an advertised public hearing on May 13, 2019, as required by Chapter 21 of the Land Development Regulations, has reviewed, heard public input and recommended that the City Commission approve the zoning for the property; and

**WHEREAS**, in the exercise of its authority, the City Commission of the City of Haines City, Florida has determined it necessary and desirable to amend the zoning map contained in

Chapter 5 and Chapter 6, of the Land Development Regulations, adopted originally by Ordinance 796, and subsequently amended by Ordinance 13-1457 consistent with the public interest within Haines City, Florida.

**NOW, THEREFORE, BE IT ENACTED BY THE CITY COMMISSION OF THE CITY OF HAINES CITY, FLORIDA:**

**Section 1. Incorporation of Recitals.** The above recitals are true and correct and are incorporated herein by reference.

**Section 2. Approving Zoning Designation to RPUD.** The City Commission of Haines City (the "City Commission") hereby approves the Zoning Map designation for the property as Residential Planned Unit Development (RPUD) described as follows:

Legal Descriptions:

Parcel ID #: 272734-000000-032020, 272734-000000-032030, 272734-000000-034010, and 272734-000000-034020

LEGAL DESCRIPTION:

The West ½ of the East ½ of the Southeast ¼ of the Northwest ¼ of Section 34, Township 27 South, Range 27 East, Polk County, Florida, subject to county maintained right of way for Roe Road on the south side thereof.

AND

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AND

The Southwest ¼ of the Northwest ¼ of Section 34, Township 27 South, Range 27 East, Polk County, Florida less and except the west 30.00 feet thereof for 30th Street right of way; subject to county maintained right of way for Roe Road on the south side thereof.

CONTAINING 69 TOTAL ACRES, MORE OR LESS.

And subject to the following Conditions:

The Residential units will consist of 256 single family units with 52' Wide Lots (see below).

### **Zoning Standards for 52' Wide Lots**

#### Setbacks for Homes:

Front Yard – 15 feet

Garage – 20 feet

Rear – 10 feet

Side – 6 feet

Front Side – 15 feet

Accessory Structures – 5 feet

#### Minimum Lot Standards:

Minimum Lot Width – 52 feet

Minimum Lot Depth – 110 feet

Minimum Living Area – 1,400 sq. ft., with a maximum of 10% of the units having a minimum living area of 1,250 sq. ft.

Minimum Garage Size – 400 sq. ft.

Maximum Impervious Surface Coverage – 70 percent

Sidewalks - 5 feet

1. The conditions of approval contained in Ordinance 15-1496 are hereby repealed and replaced with the following conditions.
2. Approval of this Major Modification does not release the applicant from meeting the requirements of all other applicable sections of Haines City's Land Development Regulations, Code of Ordinances, and Growth Management Plan.
3. Violations of any conditions of approval shall be deemed a violation of the Land Development Regulations and shall give rise to the City's right to cancel the Residential Planned Unit Development upon 30 days' advance written notice.
4. Petitioner shall submit a detailed design and amenities package including building elevations, construction materials type, project lighting, project and typical unit landscaping, and signage for review and approval by the Technical Review Board prior to site construction plan approval for this site.
5. Right-of-Way Dedications for 30th Street South, Roe Road, and Robinson Drive East are required and shall be as shown on the RPUD Plan dated April 13, 2019.
6. A sidewalk plan showing the internal project sidewalk system and connections to adjacent development is required, and shall be submitted/reviewed as part of the site construction plans.
7. The streetlights, stormwater ponds and systems, amenities, open space, and recreation

- areas shall not be maintained by the City.
8. All utilities shall be located underground.
  9. A revised Utility Service Agreement and Water Allocation Agreement shall be required and approved prior to issuance of site work permits for this project.
  10. A street tree plan for all project internal streets shall be submitted for review and approval as part of the site construction plans.
  11. Hours of Operation for any site development activities shall be from 7:00 AM to 9:00 PM, seven days a week, as continued in Chapter 13 of the Code of Ordinances.
  12. The project shall be required to comply with School Concurrency provisions as outlined in the Interlocal Agreement between the City and the School Board of Polk County.
  13. No parking shall be permitted on the street.
  14. The Applicant shall improve Robinson Avenue East to City standards for the length of the frontage of the development on Robinson Avenue East including off-site intersection improvements, if required by Polk County, and provide a phasing plan. As a condition of approval, the City and the Developer shall enter into a Developer Agreement to provide transportation impact fee credits generated by the Liberty Bluff at Covered Bridge project and the project to the north, currently known as Bonnie's Landing, to assist in paying for the cost of the improvement. This Developer Agreement shall also address any grants received by the City for the construction of Robinson Avenue East as well as an offset of the construction costs for Robinson Avenue East. This Developer Agreement shall be entered into prior to the approval of the construction plans for the project.
  15. The Applicant shall improve Roe Road to City standards for the length of the frontage of the development on Roe Road. As a condition of approval, the City and the Developer shall enter into a Developer Agreement to provide transportation impact fee credits generated by the Liberty Bluff at Covered Bridge project and the project to the south, currently known as Tarpon Bay, to assist in paying for the cost of the improvement. This Developer Agreement shall also address any grants received by the City for the construction of Roe Road as well as an offset of the construction costs for Roe Road. This Developer Agreement shall be entered into prior to the approval of the construction plans for the project.
  16. Road improvements for Roe Road, and Robinson Drive East shall be designed and constructed in accordance with the CityView SAP Roadway Cross-Section Reference Book, adopted as part of the CityView SAP.
  17. A 15' Type B buffer with a 6' tall masonry wall shall be installed along the project frontage on 30th Street South, Roe Road, and Robinson Drive East.

**Section 3. Copy of Ordinance to be kept on file.** The City Clerk shall keep and retain a copy of this Ordinance on file.

**Section 4. Severability.** The provisions of this Ordinance are severable; and, if any section, sentence, clause, or phrase is for one reason held to be unconstitutional, invalid or ineffective, this holding shall not affect the validity of the remaining portions of this Ordinance, it being expressly declared to be the City Commission's intent that it would have passed the valid portions of this Ordinance without inclusion of any invalid portion or portions.


**Section 5. Repeal of Ordinance in Conflict.** All other ordinances of the City of Haines City, Florida, or portions thereof which conflict with this or any part of this Ordinance are hereby repealed.

**Section 6. Effective Date.** This Ordinance shall take effect immediately upon it being read in two meetings of the City Commission of the City of Haines City, its approval and adoption by said Commission and when certified as to passage.

**INTRODUCED AND PASSED** on first reading in regular session of the City Commission of the City of Haines City, this 6<sup>th</sup> day of June 2019.

**ATTEST:**

**APPROVED:**

  
\_\_\_\_\_  
Linda L. Bourgeois, BAS, MMC,  
City Clerk

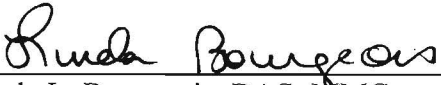
  
\_\_\_\_\_  
Morris L. West, Mayor

**APPROVED AS TO FORM AND CORRECTNESS:**

  
\_\_\_\_\_  
Fred Reilly, City Attorney

**ADOPTED AND ENACTED** on second reading in regular session of the City Commission of the City of Haines City, this 20<sup>th</sup> day of June 2019.

**ATTEST:**

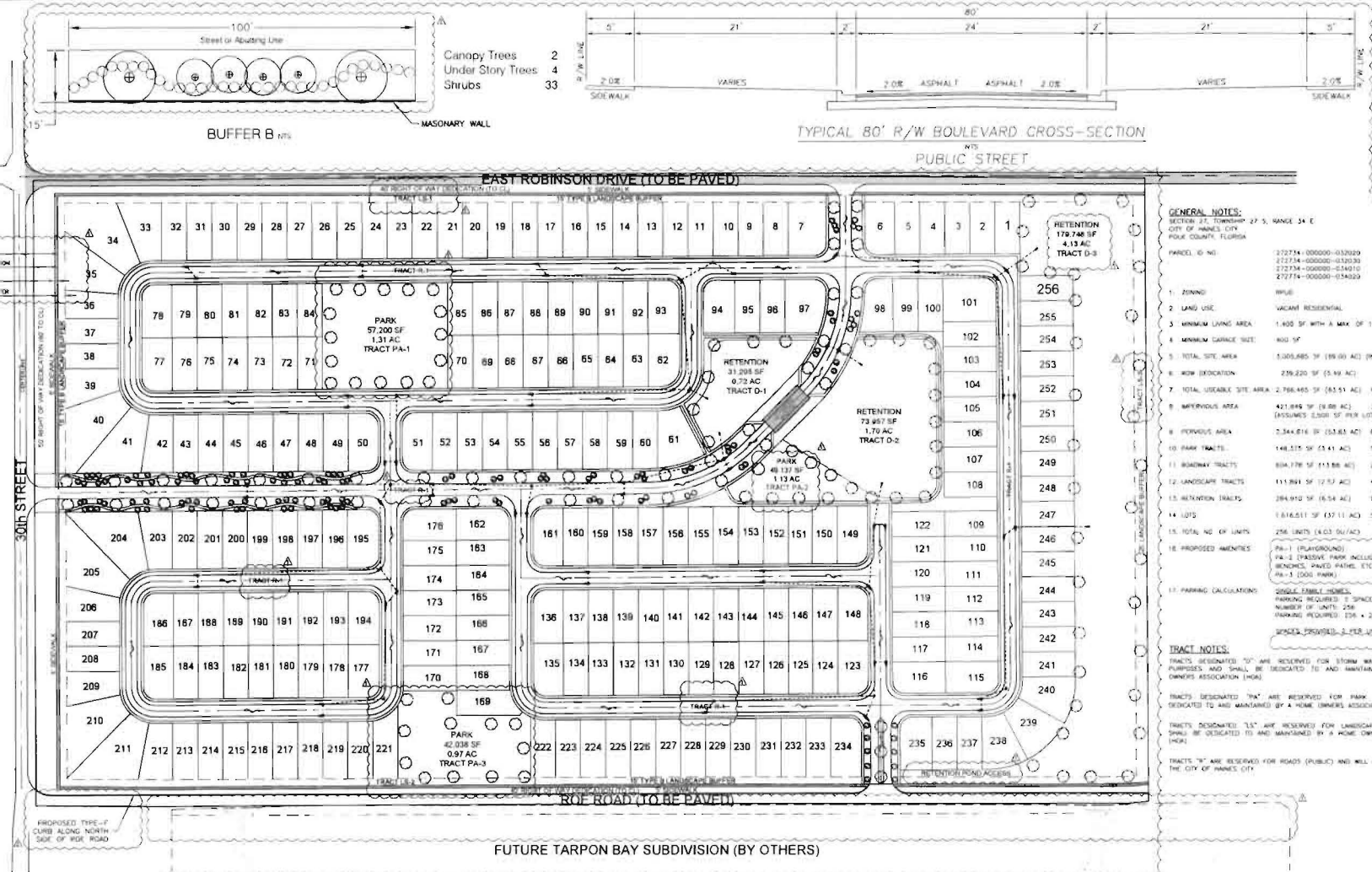
  
\_\_\_\_\_  
Linda L. Bourgeois, BAS, MMC,  
City Clerk

**APPROVED:**

  
\_\_\_\_\_  
Morris L. West, Mayor

**APPROVED AS TO FORM AND CORRECTNESS:**

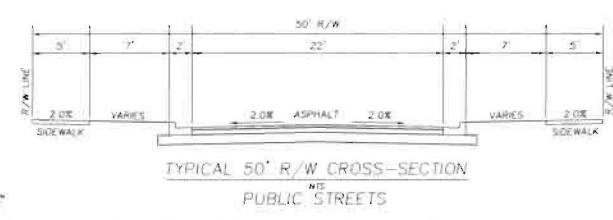
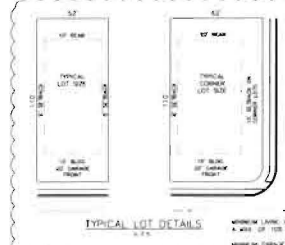
  
\_\_\_\_\_  
Fred Reilly, City Attorney



**GENERAL NOTES:**  
 SECTION 22, TOWNSHIP 27-5, RANGE 34-E  
 CITY OF HANES, CITY  
 FOUR COUNTY, FLORIDA  
 PARCEL ID NO: 272714-000000-032020  
 272714-000000-032030  
 272714-000000-034010  
 272714-000000-034020

- ZONING: RPUD
- LAND USE: VACANT RESIDENTIAL
- LAND USE: 1,400 SF WITH A MAX. OF 10% OF UNITS AT 1,250 SF
- MINIMUM GARAGE W/ET: 600 SF
- TOTAL SITE AREA: 5,005,885 SF (119.60 AC) (INCLUDES ROW DEDICATION)
- ROW DEDICATION: 256,220 SF (5.91 AC)
- TOTAL USABLE SITE AREA: 2,766,465 SF (63.51 AC) 100.00%
- IMPERVIOUS AREA: 421,999 SF (9.66 AC) 36.36% (ASSUMES 2,000 SF PER LOT)
- PERVIOUS AREA: 2,344,466 SF (53.85 AC) 83.64%
- PARK TRACTS: 148,315 SF (3.41 AC) 5.28%
- ROADWAY TRACTS: 804,176 SF (18.36 AC) 27.84%
- LANDSCAPE TRACTS: 113,861 SF (2.57 AC) 4.04%
- RETENTION TRACTS: 386,910 SF (8.84 AC) 10.30%
- LOTS: 1,516,511 SF (37.11 AC) 36.44%
- TOTAL NO. OF UNITS: 256 UNITS (4.03 UNITS/AC)
- PROPOSED AMENITIES: PA-1 (PLAYGROUND), PA-2 (SPASHER PARK INCLUDING BENCHES, PAVED PATH, ETC.), PA-3 (DOG PARK)
- PARKING CALCULATIONS: SINGLE-FAMILY HOMES, PARKING REQUIRED: 2 SPACES/UNIT, NUMBER OF UNITS: 256, PARKING REQUIRED: 256 \* 2 = 512 SPACES, SPACES PROVIDED: 2 PER UNIT

**TRACT NOTES:**  
 TRACTS DESIGNATED "0" ARE RESERVED FOR STORM WATER MANAGEMENT PURPOSES, AND SHALL BE DEDICATED TO AND MAINTAINED BY A HOME OWNERS ASSOCIATION (HOA).  
 TRACTS DESIGNATED "PA" ARE RESERVED FOR PARK AND SHALL BE DEDICATED TO AND MAINTAINED BY A HOME OWNERS ASSOCIATION (HOA).  
 TRACTS DESIGNATED "LS" ARE RESERVED FOR LANDSCAPE BUFFERS, AND SHALL BE DEDICATED TO AND MAINTAINED BY A HOME OWNERS ASSOCIATION (HOA).  
 TRACTS "R" ARE RESERVED FOR ROADS (PUBLIC) AND WILL BE DEDICATED TO THE CITY OF HANES, CITY.



PROPERTY AREA = 69.00± ACRES  
 ROW DEDICATION = 5.49± ACRES  
 NET PROPERTY AREA = 63.51± ACRES

PROPOSED LOTS = 256 (4.03 UNITS/ACRE)  
 LOT SIZE = 52' X 110' (MINIMUM)

PARK REQUIRED = 3.00 ACRES  
 PARK PROVIDED = 3.41 ACRES



PROJECT NAME: LIBERTY BLUFF - COVERED BRIDGE  
 SHEET NAME: RPUD PLAN

DATE:	DESIGNED BY:	CHECKED BY:
DATE:	DRAWN BY:	CHECKED BY:
DATE:	REVISIONS:	CHECKED BY:
DATE:	REVISIONS:	CHECKED BY:
DATE:	REVISIONS:	CHECKED BY:

CAD: 1/20/2018  
 PROJECT NO: 1801005  
 SHEET NUMBER: C01

Drawing Name: RPUD PLAN - Liberty Bluff - Covered Bridge - RPUD PLAN - CED Engineering & Design, Inc. - 1/20/2018 - 11:56am - 10/20/2018  
 Drawing Number: 1801005 - RPUD PLAN - Liberty Bluff - Covered Bridge - RPUD PLAN - CED Engineering & Design, Inc. - 1/20/2018 - 11:56am - 10/20/2018  
 Drawing Scale: 1/8" = 1'-0" (AS SHOWN)  
 Drawing Date: 1/20/2018  
 Drawing Time: 11:56am  
 Drawing User: jason@ced-engineering.com  
 Drawing Path: C:\Users\jason@ced-engineering.com\Documents\1801005 - RPUD PLAN - Liberty Bluff - Covered Bridge - RPUD PLAN - CED Engineering & Design, Inc. - 1/20/2018 - 11:56am - 10/20/2018.dwg  
 Drawing Title: RPUD PLAN - Liberty Bluff - Covered Bridge - RPUD PLAN - CED Engineering & Design, Inc. - 1/20/2018 - 11:56am - 10/20/2018







# **IMPACT STATEMENT**

# Liberty Bluff at Covered Bridge – Impact Statement

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## GENERAL INFORMATION

- A. Will the proposed change be contrary to the established land use pattern(s) in the surrounding area? If an incompatibility would be created between the proposed and existing land uses, describe the techniques and methods that would be used to minimize such differences.

**No. The project is currently approved for 960 apartments at approximately 14 units per acre. The previous development was planned based on the proposed Central Polk Parkway extension which has since been put on a permanent hold by the Florida Department of Transportation (FDOT), with no plans to continue design and/or construction. With the elimination of the Central Polk Parkway, “downzoning” to a lower density would be more compatible with the surrounding development. There are multiple, single-family residential developments less than one-half mile to the north and west of the subject property, as well as another, newer single-family development (Haines Ridge) approximately 1.2± miles southwest of the subject property and a proposed 349-lot subdivision south of the proposed project on Roe Road.**

- B. Describe how the proposed development would be consistent with the City Comprehensive Plan in relation to land use, transportation, recreation, utilities, and related plan elements.

**Within a mile or less of the subject parcel, there are interspersed uses that include commercial, industrial, low density residential, and medium density residential. As required by the City's Land Development Code, a traffic study will be submitted with the construction plans detailing any off-site improvements necessary to meet the City's development standards. Recreational elements will be incorporated into the development and utilities are currently available from the City. This parcel was annexed into the City less than 10 years ago and is a natural extension of adjacent parcels that were already in the City.**

- C. What changed or changing conditions in the area make the approval of this petition necessary?

**Elimination of the proposed Central Polk Parkway by FDOT renders the previously approved 960 apartments unfeasible. The proposed multi-family project relied upon unfettered access to the Lakeland and Orlando markets afforded by the construction of the Central Polk Parkway. Without this key roadway, the density is too great to support the currently approved multi-family project.**

- D. Describe why the site is suitable for the uses permissible or permitted by the proposed zoning amendment (where applicable).

**The property is conveniently located to City utilities, schools, and roadway networks.**

- E. Describe the site and list all land uses (by area calculations) and structures existing on site as of the petition date.

**The 69.00-acre± site consists of four vacant parcels all zoned RPUD. There are no structures on the parcels at this time. After right-of-way dedication, the net property area will be 63.51± acres.**

- F. Will the proposed development materially alter the population density of the area and thereby increase the demand on public facilities, i.e. schools, parks, sewers, water, etc.?

**The resident and transient population for the project will be 723 persons based on 2.82 persons per household with a 256-lot development. (US Census figures for Polk County show 2.82 persons per household for 2013-2017 and 68.3% of the population living in single-unit, detached structures for 2013-2017.) 723 persons would be a significant reduction from the 2,554 persons currently approved.**

## Liberty Bluff at Covered Bridge – Impact Statement

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G. Will the proposed development adversely affect property values of adjacent property?

**No. The proposed single-family development will increase area property values. The single-family development closest to the subject property (Arlington Heights) is nearly 1/3 the size of the proposed development (93 lots) and was built out in 2006. The average sale price of houses in the Arlington Heights development for 2017-2018 has been \$140,000.00±. Another single-family development nearby and similar in size (276 lots) is Haines Ridge, where houses of comparable size have been selling in 2018 for \$192,000.00±.**

H. Will the proposed development create environmental problems? How will the proposed development take into account the natural features of the site, such as topography, wetlands and similar conditions and what steps will be taken to protect these features?

**No. The proposed development will be designed to take into account the natural features and topography of the site. To all extents possible, wetlands will be preserved and buffers provided.**

I. Will the proposed development encroach on or disturb rare, endangered, threatened and special concern species wildlife habitats?

**No. The property is currently vacant residential land and appears to have no natural habitats.**

J. Will the proposed development create or excessively increase traffic congestion or otherwise affect public safety?

**No. The proposed “downzoning” from approximately 14 units/acre to approximately 4 units/acre will decrease traffic congestion. A traffic study will be prepared in accordance with the City’s Land Development code detailing any off-site improvements required in accordance with City regulations.**

K. Will the proposed development adversely impact living conditions on adjoining properties or within the neighborhood?

**No. The project will be consistent with the area. Buffering will be provided as required by the City’s Land Development Code.**

L. If the proposed development is located in an area presently undeveloped, describe how the proposed development may or may not influence future land uses in the area?

**The City has already planned for residential, commercial, and industrial land uses in this area, including areas to the south and east as the City expands.**

M. Is it impossible to find other sites within the City suitable for the type of development proposed on land already zoned for such use(s)?

**Yes. No parcels are available with sufficient size and infrastructure.**

### **SPECIFIC INFORMATION**

A. *Land Uses* – Describe each of the proposed land uses and identify the following where applicable:

1. The density, typical floor areas and types of residential dwelling units

**The parcel will contain approximately 252 single-family units on 69.00± acres for a density of 4.04 un/ac. The typical floor area per house will be 1,200 SF of living space, with a two-car garage and porch areas adding approximately 650 SF, for a total of 1,850 SF under roof.**

2. Types of commercial, industrial, or other land uses proposed for the development.

**None.**

## Liberty Bluff at Covered Bridge – Impact Statement

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3. The customer service area for commercial and/or industrial land uses.

**N/A**

4. The gross land area proposed for each type of use, including parking, open space, recreation and the gross areas of pervious and impervious surfaces, including structures, for the site.

**The parcel will contain approximately 256 single-family units on 69.00± acres with 3.51 acres of parks, 6.48 acres of retention, and one driveway (minimum of 2 spaces) per unit for parking.**

### *B. Population Potential*

1. Calculate the projected resident (and seasonal) population of the proposed development and/or the population generated in the case of commercial or industrial land uses.

**It is estimated that there will be 723 new permanent residents based on 256 single-family houses with 2.82 residents per unit.**

2. If the proposed development is a commercial or industrial use, describe the employment characteristics, including the anticipated number of employees, type of job skills or training required for the new jobs, percentage of local people that will be employed and/or will be brought in from other locations, number of shifts per day and peak shift employees.

**N/A**

3. Describe the demographic composition of any additional population generated as a result of the proposed development.

**It is estimated that there will be a diverse mix of single residents, families, and retirees within the development.**

4. Describe the proposed development's service area and indicate the service area's present population.

**N/A**

### *C. Streets and Access*

1. Estimate the number of vehicle trips per day expected to be generated and at what peak hour(s), for all streets impacted by the development. Establish background traffic counts and determine the impact on those streets affected by the proposed development.

**Per the ITE Trip Generation Handbook, 9<sup>th</sup> Edition, the anticipated daily trips for 256 single-family dwelling units is 2,437 trips with the AM peak hour of 192 trips and the PM peak hour of 256 trips.**

2. What modifications would be required of the present transportation system (streets) of the city, county and/or state to meet the needs of the proposed development?

**Improvements to Roe Road and East Robinson Drive will be necessary. Other improvements will be determined with the traffic study as required by the City's Land Development Code for Site Construction Plan submittal.**

3. Describe the off-street parking facilities to be used and the total number of spaces required for the proposed development.

**A minimum of 2 parking spaces will be provided per unit.**

4. Describe the methods to be utilized for provision of ingress and egress to the site.

## Liberty Bluff at Covered Bridge – Impact Statement

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The site will be accessed by roadways to/from 30<sup>th</sup> Street, East Robinson Drive, and Roe Road.

5. What walkway or other systems are planned for accommodating pedestrian traffic?

**Sidewalks will be provided along the interior roads within the development for access to all houses, parks, and recreational areas.**

D. *Site conditions, Surface and Stormwater Management*

1. Describe the impact the proposed development will have on surface and stormwater management, including methods to be utilized to control discharges of detergents, solvents, fuel, oils, silts, sediments and surface run-off.

**The project will be designed in accordance with Chapter 17-25 and Chapter 40d-40 FAC and will be designed to provide stormwater treatment and attenuation to control quality and quantity of runoff.**

2. Describe any alteration of the site; natural drainage features or systems that would be necessary for the proposed development.

**The site will be graded as necessary. Stormwater treatment facilities will be constructed for the development.**

3. Describe the local aquifer recharge system, groundwater conditions and well cones of influence and any changes to these water supplies which would result from the proposed development.

**No well cones of influence are located in the area. Project soils are well-drainage sandy soils, suitable for residential development.**

4. Identify all rare, endangered, threatened and special concern species of wildlife and their habitats found on the site. Describe the impact of the proposed development on this wildlife and the proposed mitigation of these impacts.

**No known threatened or endangered species exist on the property.**

E. *Potable Water*

1. Indicate the location of the city water main that will serve the proposed development, size of line, extensions required, number of units or customers to be served, estimated gallons per day required, and impact and connection fees to be paid to the city.

**The project will generate 89,600 GPD based on 256 units at 350 GPD per unit. The total estimated water impact fees are 256 units x \$713.40 per unit or \$182,630. The project's water distribution system will provide for water flow to the proposed single-family units. Typical line sizes are 6" and 8" PVC.**

F. *Sewage*

1. Indicate the location of the City water main that will serve the proposed development, size of line, extensions required, number of units or customers to be served, estimated gallons per day required, and impact and connection fees to be paid to the City.

**The project will generate 89,600 GPD based on 256 units at 350 GPD per unit. The total estimated sewer impact fees are 256 units x \$3,777 per unit or \$966,912. The project's sewer system will provide for gravity flow to a lift station that will pump into the City's collection system. Typical line sizes are 6" and 8" PVC.**

## Liberty Bluff at Covered Bridge – Impact Statement

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### G. *Solid Waste Management*

1. Calculate the solid waste volume anticipated to be created in pounds per capita per day or tons per day, as a result of the proposed development.

**The average garbage generation rate for Polk County is 4.66 lbs. per household per day. Based on 256 units, the project will generate approximately 1,193 lbs. of garbage per day. This information was obtained from the Polk County Solid Waste Division so as to obtain a general garbage project rate that is concurrent with Polk County standards.**

2. If contract services are to be considered, identify the solid waste disposal site and the entity responsible for collection and disposal.

**The City contracts with Advance Disposal Services to provide garbage collection services. The disposal site is the North Central landfill, which is owned and maintained by Polk County.**

### H. *Recreation*

1. Calculate the number of users to be created, as a result of the proposed development, of City recreation facilities. Use LOS standards contained in the concurrency management system, Chapter 23 of the LDR, as the basis for the calculations.

**The site will generate approximately 723 new City residents, which will increase the demand on the City recreational and park facilities. To mitigate this, recreational areas will be created for use by the residents.**

- I. *General Information* – 1. Describe the user demands and provisions for the following services:

- a. Educational facilities (K-12)

**The project will generate approximately 129 school-age children. The neighborhood will impact the following schools: Sandhill Elementary, Shelley S. Boone Middle School, and Haines City High School. The school-age population is estimated to be 59 elementary students, 31 middle school students, and 39 high school students.**

- b. Health care

**The Heart of Florida Regional Medical Center is the closest major medical facility to the proposed development.**

- c. Fire protection

**The Haines City Fire Department is the closest facility and will provide the quickest response time to the future development.**

- d. Police protection

**The Haines City Police Department is the closest facility and will provide the quickest response time to the future development.**

- e. Electric power, gas, and phone

**In the development area, Duke Energy (fka Progress Energy) is the electric provider and Verizon is the telephone provider. Natural gas service is not available in the area at this time.**

- J. *Taxes* – 1. Calculate the estimated ad valorem tax yield to the city government, school board and any special taxing districts that levy taxes on the property, for the next five years.

**The proposed development includes 256 units on 69.00 acres. With the information below obtained from the Polk County Tax Collector records for other single-family developments in the City of Haines City, specifically:**

## Liberty Bluff at Covered Bridge – Impact Statement

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Name	# Units	Year Built	Estimated tax per unit
Arlington Heights	93	1999 – 2006	\$900 (comparable sized lot)
Haines Ridge	276	2014 – present	\$3,300 (comparable sized lot)

Using an average from comparable units in these two developments, the estimated tax per unit = \$2,100. Estimated annual property taxes for 256 units at \$2,100 = \$537,600. (NOTE: Both of these developments are shown in the tax records under DOR use code 0100 [SFR up to 2.49 acres]; it is assumed that the proposed development would be taxed under the same code 0100.)

K. *Required exhibits, maps.* Exhibits and maps shall be of sufficient size and type to facilitate understanding of the components of the proposed development. The scale shall be dependent upon the specific application and the applicable requirements detailed in the Land Development Regulations. Dates of preparation and any amendments shall be noted on all exhibits and maps. The following exhibits and maps shall be provided as a part of all impact statements:

1. A location map showing the proposed development in relationship to streets, community facilities, schools and natural features of the area such as lakes and drainage ways.

**See attached location map exhibit.**

2. A topographic map with contour intervals meeting the requirements as spelled out for the particular petition and delineation of areas of special flood hazard (100-year flood plain) as identified on the flood insurance rate maps (FIRM) issued by the Federal Emergency Management Agency (FEMA) for the city and for Polk County in the case of annexation.

**See attached topographic map and FEMA map exhibits.**

3. An existing land use and zoning map of the site and the abutting properties.

**See attached Future Land Use Map and Zoning Map.**

4. A soils map with the accompanying soil classifications as provided by the Soils Conservation Service. If other sources are utilized for this information, such data and maps shall be fully explained and interpreted.

**See attached soils map.**

5. A traffic circulation map identifying existing streets on or adjacent to the proposed development site, identifying them by name, maintenance responsibility, pavement width and right-of-way dimensions.

**A traffic study as required by the City's Land Development Code for Site Construction Plan submittal. Per the City's Cross Section Roadway map, right of way will be dedicated along 30<sup>th</sup> Street (50' from centerline), East Robinson Drive, (35' from centerline), and Roe Road (40' from centerline).**

6. A site plan meeting the requirements of the specific petition, but in any case, showing at a minimum the proposed land uses, type and maximum density for each residential area, typical minimum lot sizes and dimensions for each use and unity by type, dimensions of buffers, easements, open space areas, parking and loading areas, setbacks and circulation routes.

**See the included site plan.**

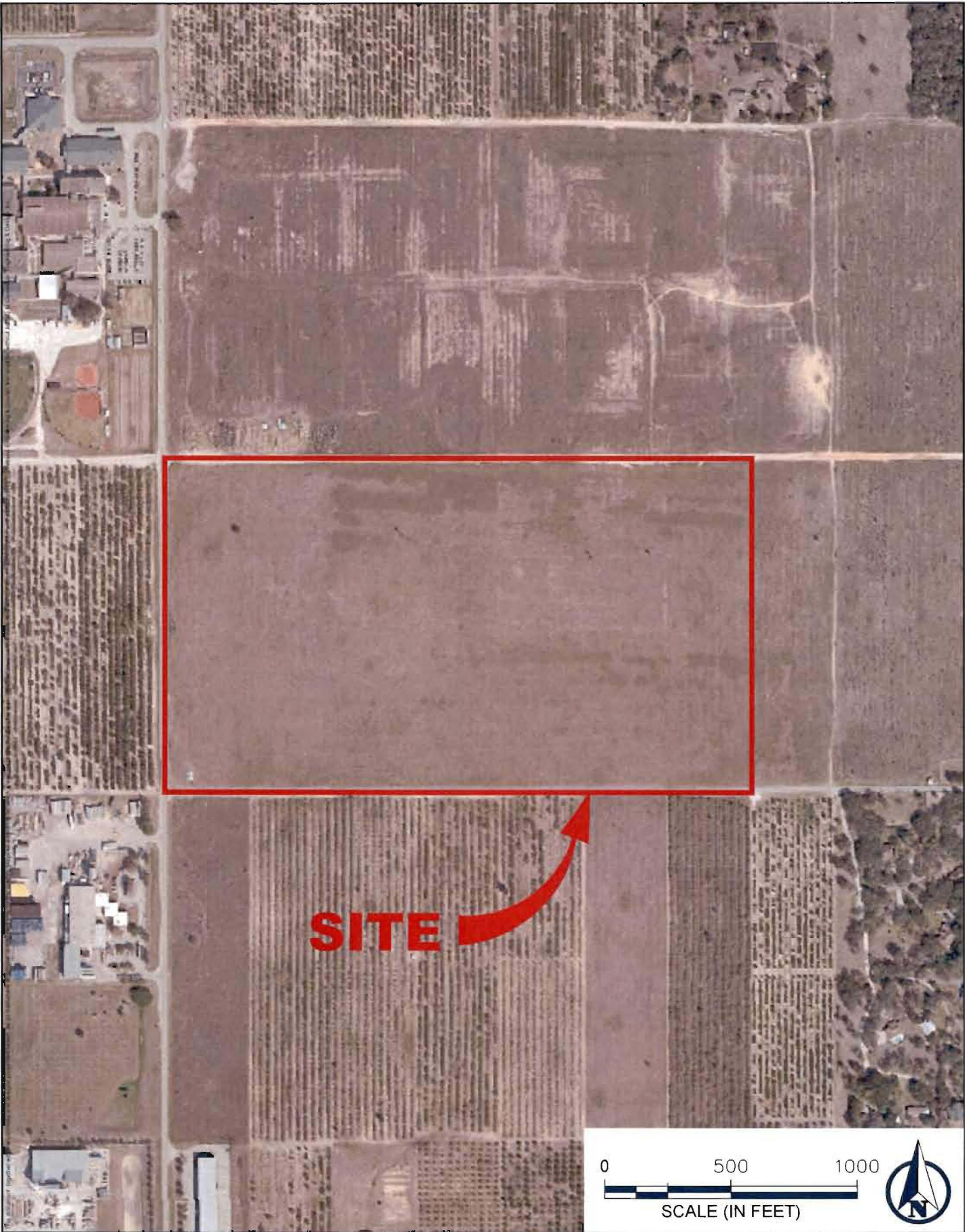
7. A drainage plan showing existing and proposed drainage areas, water retention sites, structures, easements, canals, wetlands, water sources and any other drainage features that may be necessary for the proposed development.

**See the included site plan.**

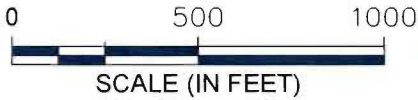


# **EXHIBITS**

Drawing name: P:\1401006 - Liberty Bluff at Covered Bridge\Cadd\Exhibits\Liberty Bluff - EXHIBITS-rev.dwg AERIAL Apr 12, 2019 3:19pm by: EmilyVandeberg



**SITE**



**CED** CORNELISON  
ENGINEERING &  
DESIGN, INC.  
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CERTIFICATE OF AUTHORIZATION 28928

LIBERTY BLUFF

AERIAL PHOTOGRAPH


DATE  
04/12/2019  
PROJECT NO.  
1401006

SHEET NUMBER  
A-1

Drawing name: P:\1401006 - Liberty Bluff at Covered Bridge\Cadd\Exhibits\Liberty Bluff - EXHIBITS-rev.dwg LOCATION: Apr 12, 2019 3:20pm by: EmilyVandeberg

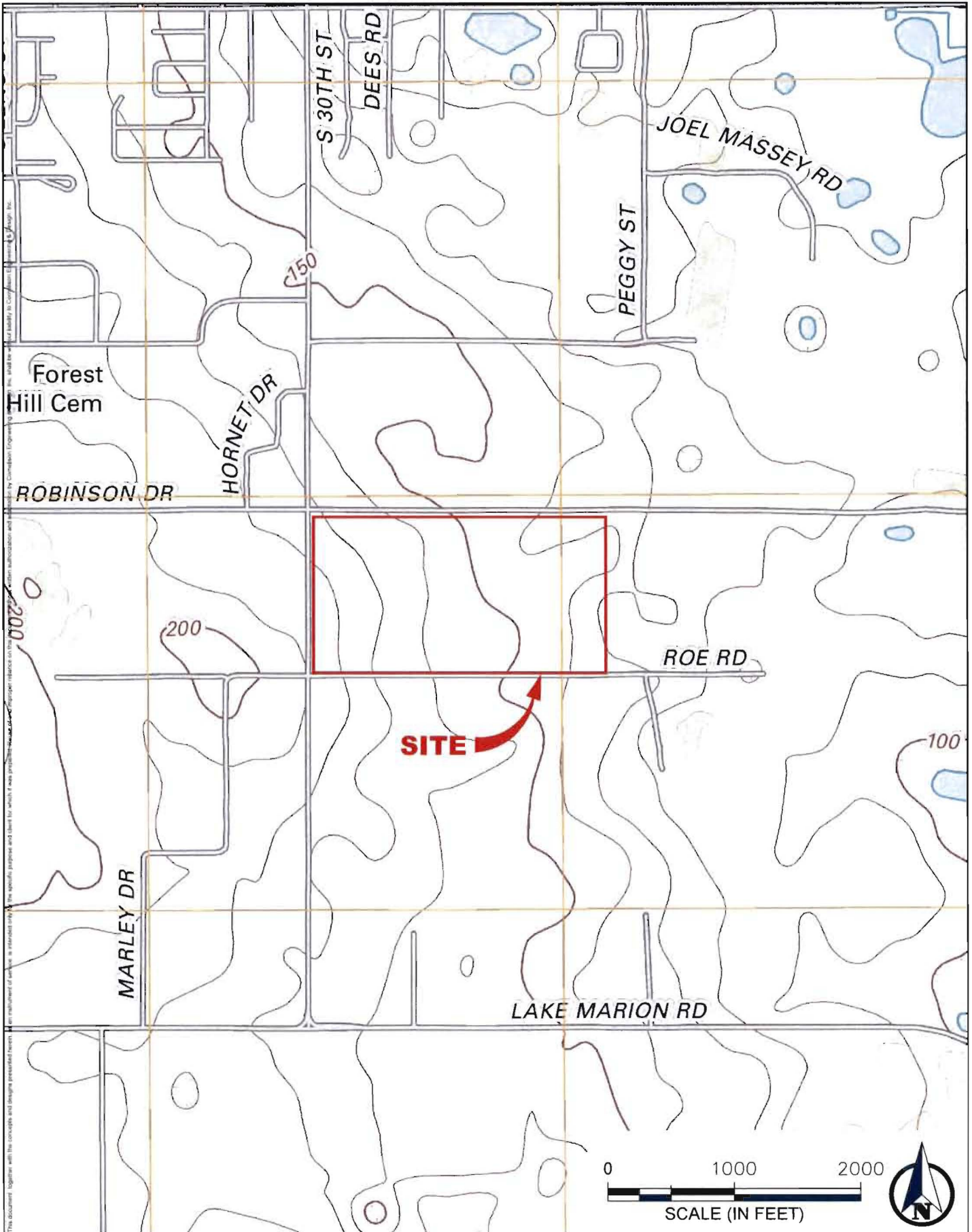
This document, together with the concepts and designs presented herein, is an instrument of service, a memorandum of understanding, a feasibility study, for the specific purpose and client for which it was prepared. Release of and/or reuse of information contained herein is prohibited without the written authorization and approval of Cornelson Engineering & Design, Inc.




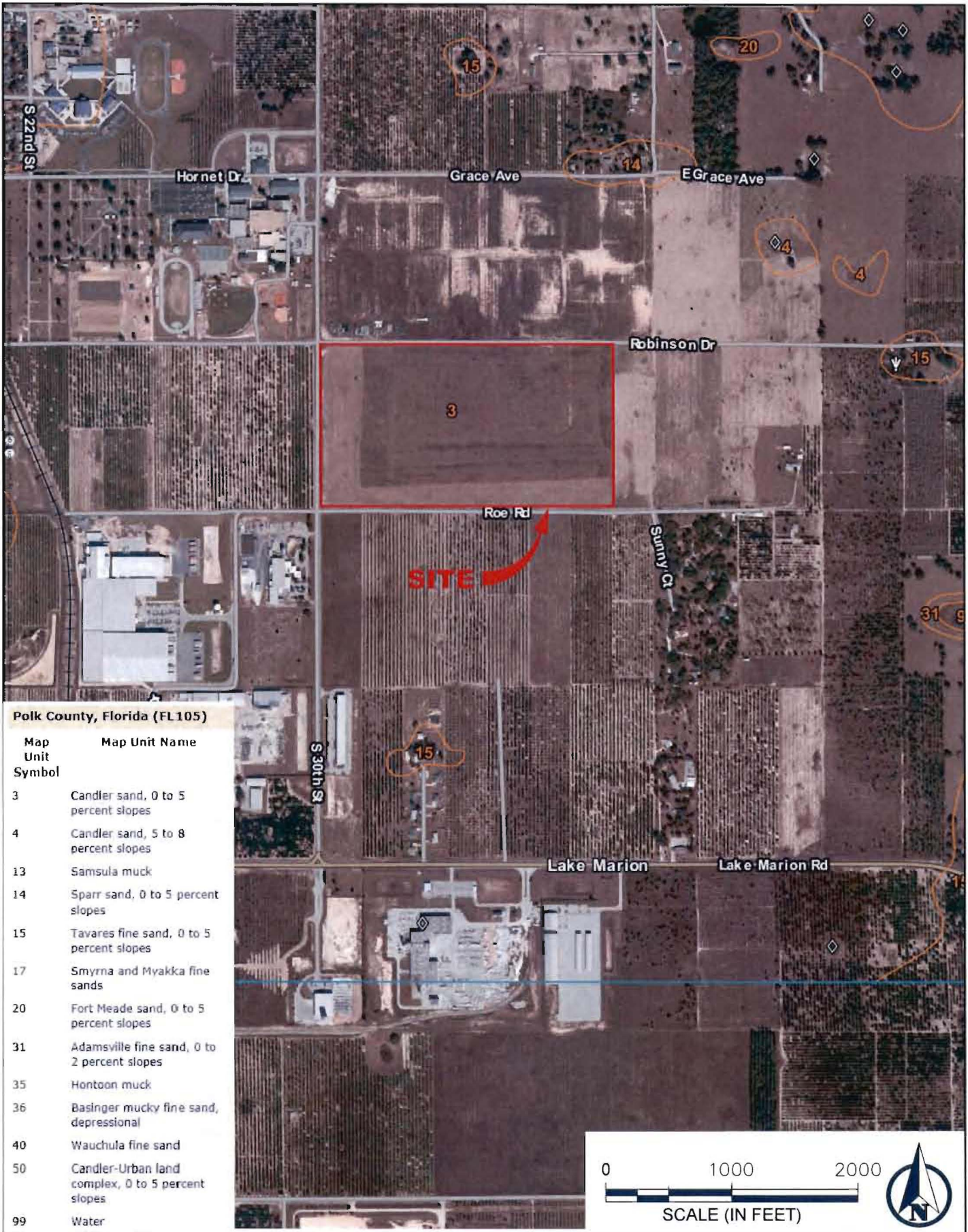
 <b>CORNELISON ENGINEERING &amp; DESIGN, INC.</b> <small>© 2014 CORNELISON ENGINEERING &amp; DESIGN, INC.          38039 OLD 5TH AVE. ZEPHYRHILLS, FLORIDA 33452          CERTIFICATE OF AUTHORIZATION 28928</small>	<b>LIBERTY BLUFF</b>	<b>VICINITY MAP</b>	DATE	SHEET NUMBER
			04/12/2019	A-2
			PROJECT NO. 1401006	

Drawing name: P:\1401006 - Liberty Bluff at Covered Bridge\Cadd\Exhibits\Exhibits\Liberty Bluff - EXHIBITS-rev.dwg TOPOQUAD Apr 12, 2019 3:22pm by EmilyVandenberg

This document together with the concepts and designs presented herein is an indication of work done in relation to the specific purpose and basis for which it was prepared and shall not be construed to constitute a contract or a warranty of any kind. The user shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities.

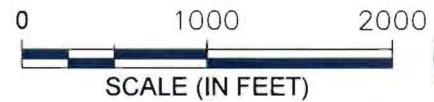


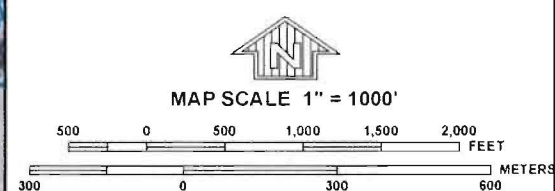
 <p><b>CORNELISON ENGINEERING &amp; DESIGN, INC.</b>  <small>© 2014 CORNELISON ENGINEERING &amp; DESIGN, INC.        38039 OLD 5TH AVE. ZEPHYRHILLS, FLORIDA 33452        CERTIFICATE OF AUTHORIZATION 28928</small></p>	<p>LIBERTY BLUFF</p>	<p>TOPO/QUAD MAP</p>	<p>DATE 04/12/2019</p> <p>PROJECT NO. 1401006</p>	<p>SHEET NUMBER A-3</p>
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**Polk County, Florida (FL105)**

Map Unit Symbol	Map Unit Name
3	Candler sand, 0 to 5 percent slopes
4	Candler sand, 5 to 8 percent slopes
13	Samsula muck
14	Sparr sand, 0 to 5 percent slopes
15	Tavares fine sand, 0 to 5 percent slopes
17	Smyrna and Myakka fine sands
20	Fort Meade sand, 0 to 5 percent slopes
31	Adamsville fine sand, 0 to 2 percent slopes
35	Hontoon muck
36	Basinger mucky fine sand, depressional
40	Wauchula fine sand
50	Candler-Urban land complex, 0 to 5 percent slopes
99	Water





# FIRM

## FLOOD INSURANCE RATE MAP

### POLK COUNTY, FLORIDA

#### AND INCORPORATED AREAS

**PANEL 380 OF 1025**  
 (SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
HAINES CITY, CITY OF	120266	0380	G
LAKE HAMILTON, TOWN OF	120414	0380	G
POLK COUNTY	120261	0380	G

Notice to User: The Map Number shown below should be used when placing map orders, the Community Number shown above should be used on insurance applications for the subject community

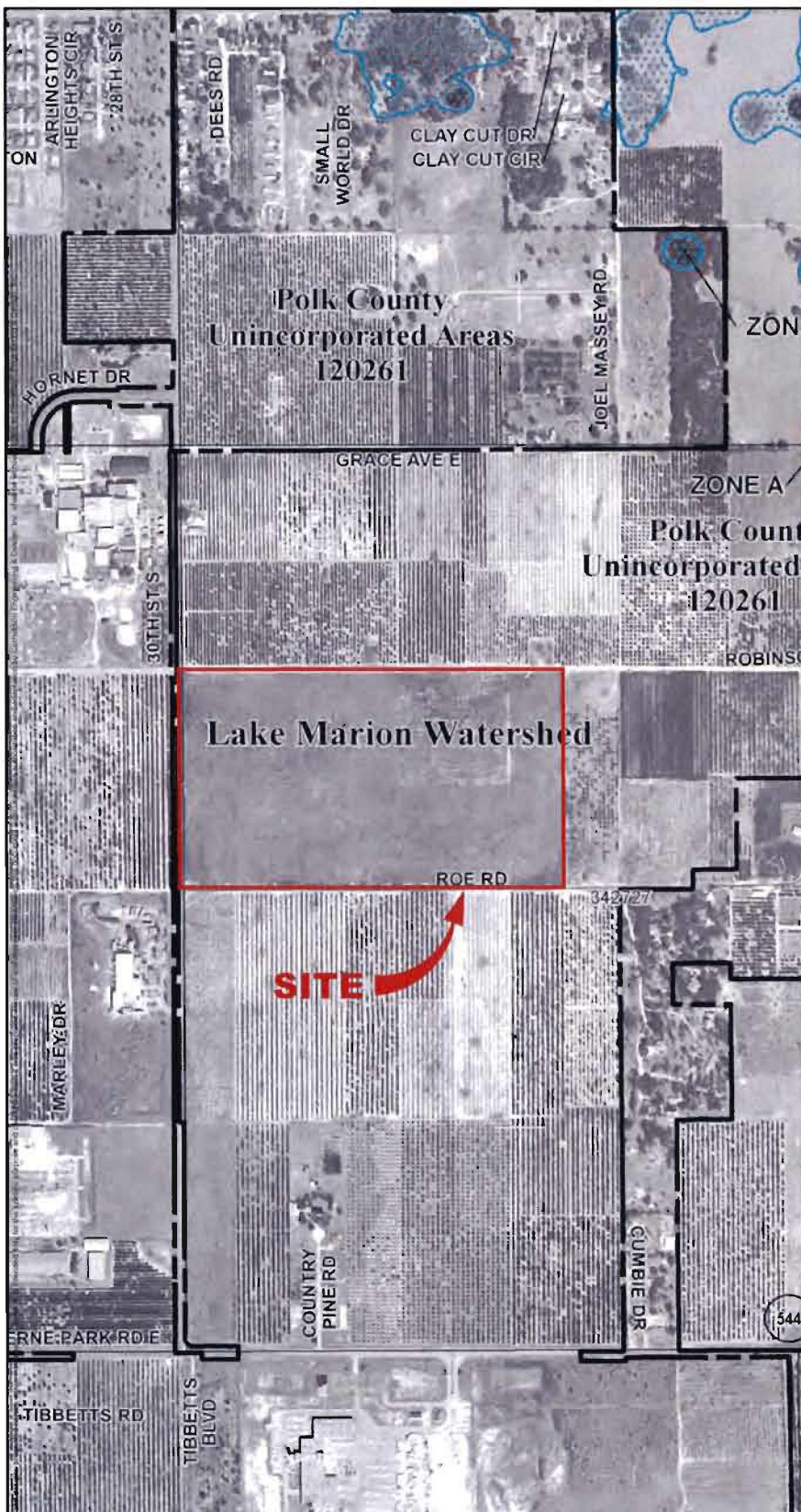


**MAP NUMBER**  
**12105C0380G**

**MAP REVISED**  
**DECEMBER 22, 2016**

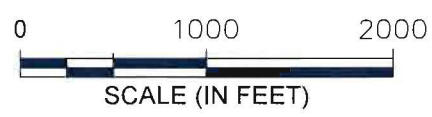
**Federal Emergency Management Agency**

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at [www.msc.fema.gov](http://www.msc.fema.gov)



Zone X are areas determined to be outside 500 year floodplain.

Zone A are areas without base floodplain elevations determined.



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 CERTIFICATE OF AUTHORIZATION 28928

LIBERTY BLUFF

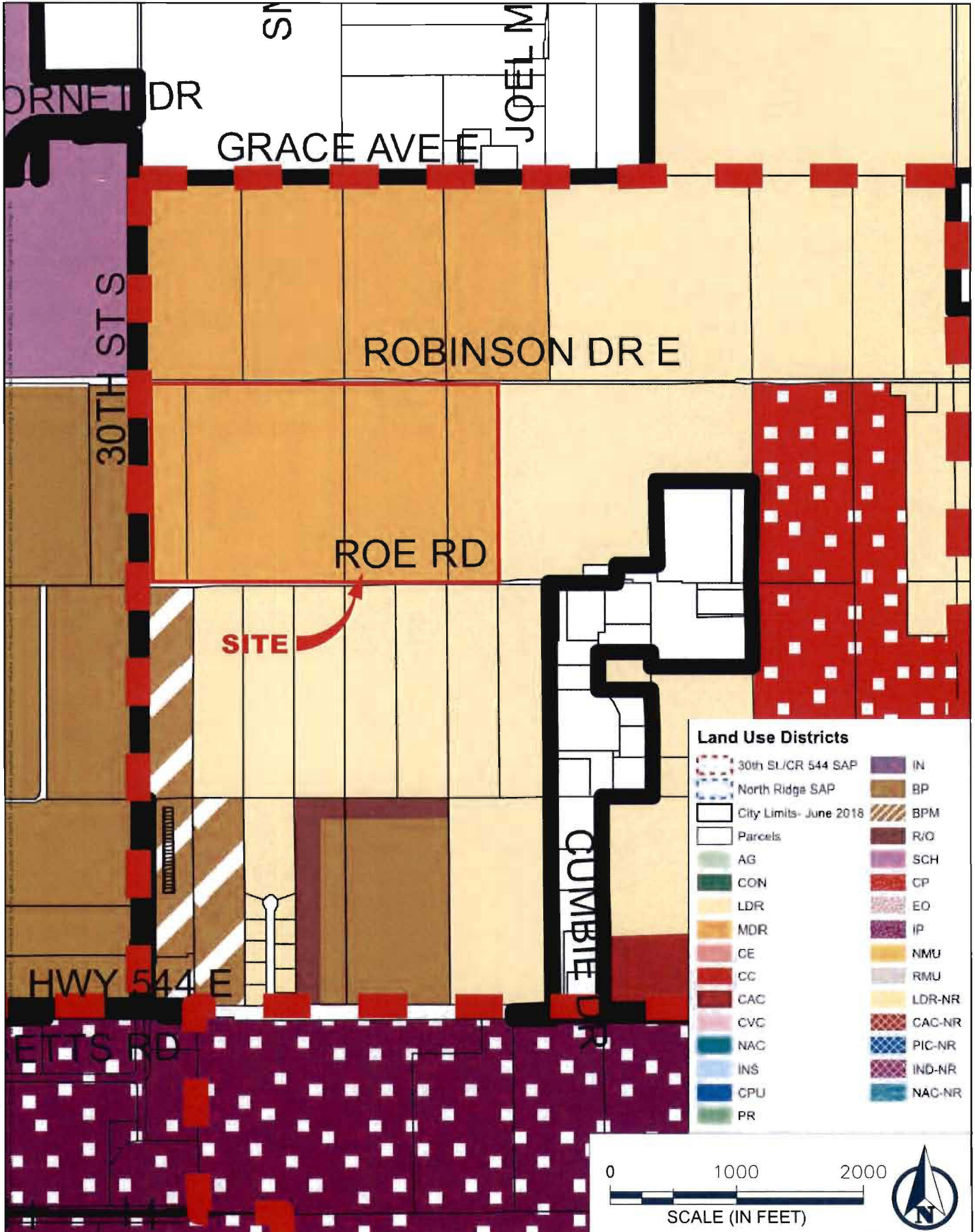
FEMA MAP

DATE  
04/12/2019

PROJECT NO.  
1401006

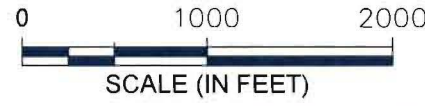
SHEET NUMBER  
A-5

Drawing name: P:11401006 - Liberty Bluff at Covered Bridge/CaddExhibitsLiberty Bluff - EXHIBITS-rev.dwg FEMA Apr 12, 2019 3:25pm by: EmilyVandeberg



**Land Use Districts**

	30th SL/CR 544 SAP		IN
	North Ridge SAP		BP
	City Limits- June 2018		BPM
	Parcels		R/O
	AG		SCH
	CON		CP
	LDR		EO
	MDR		IP
	CE		NMU
	CC		RMU
	CAC		LDR-NR
	CVC		CAC-NR
	NAC		PIC-NR
	INS		IND-NR
	CPU		NAC-NR
	PR		



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LIBERTY BLUFF

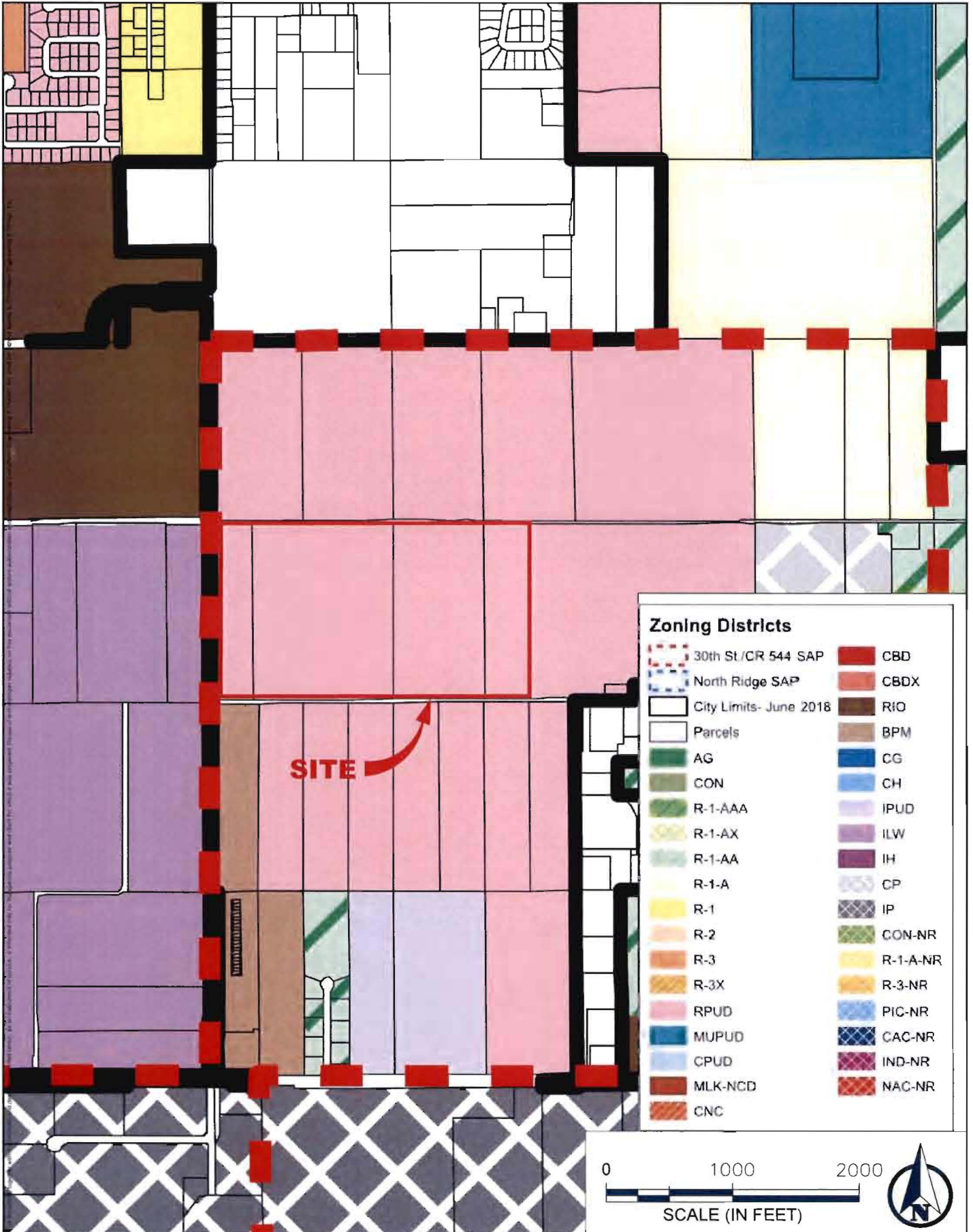
LAND USE

DATE  
 04/12/2019  
 PROJECT NO.  
 1401006

SHEET NUMBER  
 A-6

Drawing name: P:11401006 - Liberty Bluff at Covered Bridge Caddo Exhibit Liberty Bluff - EXHIBITS-rev.dwg LAND USE Apr 12, 2019 3:27pm by: EmilyVandenberg

Crawing name: P:11401006 - Liberty Bluff at Covered Bridge/CaddExhibitsLiberty Bluff - EXHIBITS-rev.dwg ZONING Apr 12, 2019 3:29pm by EmilyVandeberg



Zoning Districts	
	30th St/CR 544 SAP
	North Ridge SAP
	City Limits- June 2018
	Parcels
	AG
	CON
	R-1-AAA
	R-1-AX
	R-1-AA
	R-1-A
	R-1
	R-2
	R-3
	R-3X
	RPUD
	MUPUD
	CPUD
	MLK-NCD
	CNC
	CBD
	CBDX
	RIO
	BPM
	CG
	CH
	IPUD
	ILW
	IH
	CP
	IP
	CON-NR
	R-1-A-NR
	R-3-NR
	PIC-NR
	CAC-NR
	IND-NR
	NAC-NR



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LIBERTY BLUFF

ZONING

DATE  
04/12/2019  
PROJECT NO.  
1401006

SHEET NUMBER  
A-7





# HAINES CITY

THE HEART OF FLORIDA

DEVELOPMENT SERVICES DEPARTMENT  
620 E. Main Street  
Haines City, FL 33844  
Phone (863) 419-3230  
Fax (863) 419-3168  
www.hainescity.com

**HAINES CITY**

**ZONING MAP ADMENDMENT**  
*(Internal Office Use Only)*

RECEIVED DATE \_\_\_\_\_  
PROJECT NUMBER \_\_\_\_\_  
FEE AMOUNT PAID \$ \_\_\_\_\_  
RECEIPT NUMBER \_\_\_\_\_

DATE HEARING ADVERTISED \_\_\_\_\_  
DATE SET FOR PUBLIC HEARING \_\_\_\_\_

The owner and/or the agent: HAS  HAS NOT , submitted a petition for a zoning map amendment for the subject property within the last year

RECEIVED ON THIS DATE

DEC 28 2018

**DEVELOPMENT SERVICES DEPARTMENT**

THIS DOCUMENT HAS BEEN

SCANNED • EMAILED • US POSTAL MAILED ON THIS DATE

JAN 02 2019

**HAINES CITY DEVELOPMENT SERVICES DEPARTMENT**

(I) (WE), David Waronker  
*(Name of Owner and/or Authorized Representative/Agent)*  
OF Liberty Bluff Homes, LLC, P.O. Box 470176, Celebration, FL 34747  
*(Complete Mailing Address)*

REQUEST THE PLANNING AND CITY COMMISSION OF HAINES CITY TO GRANT THE FOLLOWING REQUEST

ZONE CHANGE \_\_\_\_\_  
PLANNED UNIT DEVELOPMENT from RPUD to MDR  
LIST TYPE OF DEVELOPMENT \_\_\_\_\_

MODIFICATION TO A PLANNED UNIT DEVELOPMENT

MINOR MODIFICATION  MAJOR MODIFICATION

THE LEGAL DESCRIPTION IS AS FOLLOWS

IT IS LOCATED AT TBD - Robinson Drive, Haines City, FL  
*(STREET NUMBER, STREET NAME, LOCATION)*

PARCEL ID NUMBER 27-27-34-000000-032020; 27-27-34-000000-032030  
27-27-34-000000-034010; 27-27-34-000000-034020

OR IF OTHERWISE LEGALLY DESCRIBED See attached Exhibit A  
*(NEED TO ATTACH A COPY THE DEED)*

OUR MISSION

*"Our team of professionals will provide our residents and business community with the highest quality services in a fiscally responsible manner through cooperation, strong ethical leadership with a lifelong commitment to enriching lives."*

PROPERTY SIZE 68.92 ACRES 3,002,155 SQUARE FEET

PRESENT ZONING CLASS RPUD multi-family

PRESENT USE Vacant residential/cropland

PRESENT STRUCTURES N/A

(TYPE AND IMPROVEMENTS UPON THE LAND)

PROPOSED ZONING MDR - medium density residential

PROPOSED USE Construct single-family homes

ATTACH IMPACT ASSESSMENT IF REQUIRED  YES  N/A NO

(I) (WE), owners of the property, understand that this petition becomes a part of the permanent record of the City Commission, (I) (WE) hereby certify the above statement and the statements or drawings made on/in any paper or plans submitted herewith are true and correct to the best of (MY) (OUR) knowledge and belief.

The owner has hereby designated the above signed person to act as his/her agent in regard to this petition. (To be executed when owner designates another to act on his behalf

SIGNATURE OF OWNER 

PRINTED NAME David Waronker

DATE SIGNED December 27th 2018

SIGNATURE OF AGENT 

PRINTED NAME Craig L. Cornelison

DATE SIGNED 12-27-18

CONTACT INFORMATION AS TO WHERE YOU WANT INFORMATION SENT TO

CONTACT NAME Craig L. Cornelison

MAILING ADDRESS Cornelison Engineering & Design, Inc.  
38039 Old 5th Avenue, Zephyrhills, FL 33542

OFFICE TELEPHONE (813) 788-7835

MOBILE TELEPHONE --

E-MAIL ADDRESS craig@cornelison-eng.com

**THIS APPLICATION MUST BE NOTARIZED IN ORDER TO BE PROCESSED**

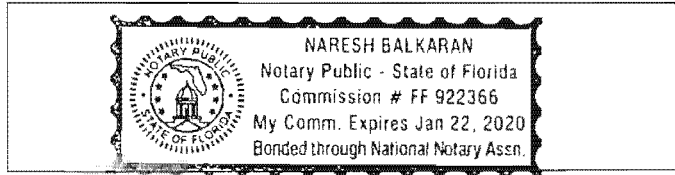
STATE OF Florida

COUNTY OF Osceola

THE CONTENTS OF THIS PETITION ARE SWORN AND SUBSCRIBED BEFORE ME THIS 27<sup>th</sup> DAY OF December, 2018, WHO ARE PERSONALLY KNOWN TO ME OR PRODUCED by DL AS IDENTIFICATION.

SIGNATURE OF NOTARY PUBLIC Nh Nl  
PRINTED NAME Naresh Balkaran

COMMISSION NUMBER FF922366  
COMMISSION EXPIRATION 1-22-2020  
NOTARY SEAL



**ACKNOWLEDGEMENT STATEMENT**

Please be advised that you may need a Water Allocation Agreement and/or a Utility Service Agreement regarding the providing of water to your project and should contact the Utilities Department for further information. Additionally, Sec.10.2.2 of the *Administrative and Procedures Manual* provides that you will be responsible for the reimbursement of any consultant fees that may be expended on your behalf by the *City*. These fees will be due and payable at the time the Site Work Permit or when the Building Permit is issued.

SIGNATURE OF APPLICANT [Signature]

PRINTED NAME David Waronker

DATE SIGNED December 27<sup>th</sup> 2018

**EXHIBIT "A"**

**Legal Description:**

**THE WEST ½ OF THE EAST ½ OF THE SOUTHEAST ¼ OF THE NORTHWEST ¼ OF SECTION 34, TOWNSHIP 27 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, SUBJECT TO COUNTY MAINTAINED RIGHT OF WAY FOR ROE ROAD ON THE SOUTH SIDE THEREOF.**

**AND**

**THE WEST ½ OF THE SOUTHEAST ¼ OF THE NORTHWEST ¼ OF SECTION 34, TOWNSHIP 27 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, SUBJECT TO COUNTY MAINTAINED RIGHT OF WAY FOR ROE ROAD ON THE SOUTH SIDE THEREOF**

**AND**

**THE SOUTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 34, TOWNSHIP 27 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA LESS AND EXCEPT THE WEST 30.00 FEET THEREOF FOR 30<sup>TH</sup> STREET RIGHT OF WAY; SUBJECT TO COUNTY MAINTAINED RIGHT OF WAY FOR ROE ROAD ON THE SOUTH SIDE THEREOF**

**Parcel Identification Numbers: 27-27-34-000000-032020, 27-27-34-000000-032030, 27-27-34-000000-034010, 27-27-34-000000-034020**