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Haines City approves expanded townhouse development



A townhouse community planned on Sand Hill Road in Haines City will go from 94 units to 140 after receiving approval from the City Commission. (Site plan by Germana Engineering)

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The Haines City Commission gave its blessing Thursday to a landowner's bid to increase the number of townhomes in a Sand Hill Road development from 94 to 140.

To obtain the five-member commission's unanimous backing for the increased density, Olympic Compass Pointe LLC agreed to install a six-foot-high masonry wall along Sand Hill and FDC Grove roads and a similar wall adjacent to a nearby outdoor storage facility. The owner also plans to bar on-street parking while providing 77 parking lot spaces.

Olympic Compass Pointe, a unit of [Caz Developments](#) headed by Constantinos Zavos and John Sergides, is working with Los Angeles-based developer [The Latigo Group](#) as it plans to build on the roughly 15-acre property near U.S. 27. An existing townhome project, Feltrim Reserve, is located on the opposite side of Sand Hill Road.

Zavos previously developed The Azur Resort on Osceola-Polk Line Road in the Four Corners area. Latigo Group has completed a handful of luxury apartment communities in Central Florida, including Polk County's [Lynwind](#) community.

Haines City annexed the property in May 2022, according to a staff report presented to the city commission before Thursday's meeting. The city adopted a residential planned unit development zoning designation for the property in October 2022 that permitted 94 units.

The townhomes will have three to four bedrooms and 200-square-foot garages, according to Haines City planner April Brown's presentation to the commission during its first reading of the project earlier this month.

Though a city consultant determined that no improvements are needed to Sand Hill or FDC roads to accommodate the development. Brown told the commission that

Zavos could not be reached for comment on details of the project, such as whether the units will be built for rent. In response to a commissioner’s question, Brown said short-term rentals are not permitted in the area where the development is located.

[Germana Engineering & Associates](#) prepared plans for the owner and developer.

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