



HAINES CITY

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CITY MANAGER MEMORANDUM

To: The Honorable Mayor and Commissioners

Through: James R. Elensky, City Manager

From: Richard Greenwood, Development Services Director

Date: February 1, 2024

Subject: Request for Landscape Buffer in Lieu of Buffer Wall - Brentwood Townhomes Phases 2 & 3

Executive Summary

Request for landscape buffer in lieu of buffer wall at Brentwood Townhomes Phases 2 & 3.

Staff Contact: Richard Greenwood, Development Services Director

Introduction

The intent of this item is to review a request on behalf of the Developer by Heather Wertz, P.E. to be able to use enhanced landscaping as buffers in lieu of the 6' high masonry wall for Phases 2 and 3 for the Brentwood Townhomes Project, for consistency purposes. This would be along Minute Maid Ramp Road 1 to the North.

Background

On November 4, 2021, the parcels for Brentwood Townhomes to the North of Minute Maid Ramp Road 1, were annexed into the city limits. At that time, Phase 1 of this project had already been approved, permitted and started through Polk County and the standards of the County were followed, which allowed for a landscape buffer along the road frontage of the above-referenced road to be installed.

On July 7, 2022 and August 18, 2022, the land use and zoning, respectively, were adopted by the City for the project and Staff reviewed Phases 2 and 3 according to the City's Land Development Regulations. Upon Staff's review, the requirement for the 6' high masonry wall was made and included as part of the plans and approved.

At this time, Ms. Wertz is requesting that the Developer be allowed to install enhanced landscaping buffers along the northside of Minute Maid Ramp Road 1, in order to be consistent with Phase 1 of the project and other surrounding subdivisions approved by Polk County. Additionally, images are attached of the approved and installed landscape buffer of Phase 1 and other surrounding residential developments in the County.

Organizational Goal(s)

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

Budget Impact

There will be no budget impact in the 2023-2024 Fiscal Year.

Recommendation

Staff does not recommend approval of this request.