

1000 N. Ashley Drive, Suite 925
Tampa, FL 33602



December 21, 2023

City of Haines City
Attn: Valene Bailey, Executive Assistant
April Brown, Senior Planner
620 E. Main Street
Haines City, FL 33844

Re: Brentwood Townhomes Phases 2 & 3

Dear April,

We are proposing an enhanced landscaping buffer along Minute Maid Ramp Road 1 for Phases 2 and 3 of the Brentwood Townhomes to be consistent with the buffer provided in Phase 1 as well as most of the surrounding subdivisions.

It should be noted that Phase 1 of the Brentwood Townhomes was permitted in Polk County and a landscape buffer consistent with the Northridge Selected Area Plan was required to be installed, which included trees and shrubbery and no fence. The project was annexed into Haines City for construction and platting and the enhanced buffer was allowed to be installed per the approved Construction plans. Phases 2 and 3 were annexed into the city prior to permitting and were permitted in the city with the requirement of a 15' Landscape Buffer and 6' High Masonry Wall along Minute Main Ramp Road 1.

This request is to allow the enhanced landscaping buffer in Phases 2 and 3 in lieu of the Masonry Wall along Minute Maid Ramp Road 1 for consistency with Phase 1 and surrounding county subdivisions. It should be noted that this buffer is on the very northern edge of the city and adjacent to Polk County residential subdivisions with similar buffering.

Attached are images of the approved and installed Phase 1 Landscaping as well as surrounding properties. If you have any questions, please do not hesitate to contact me.

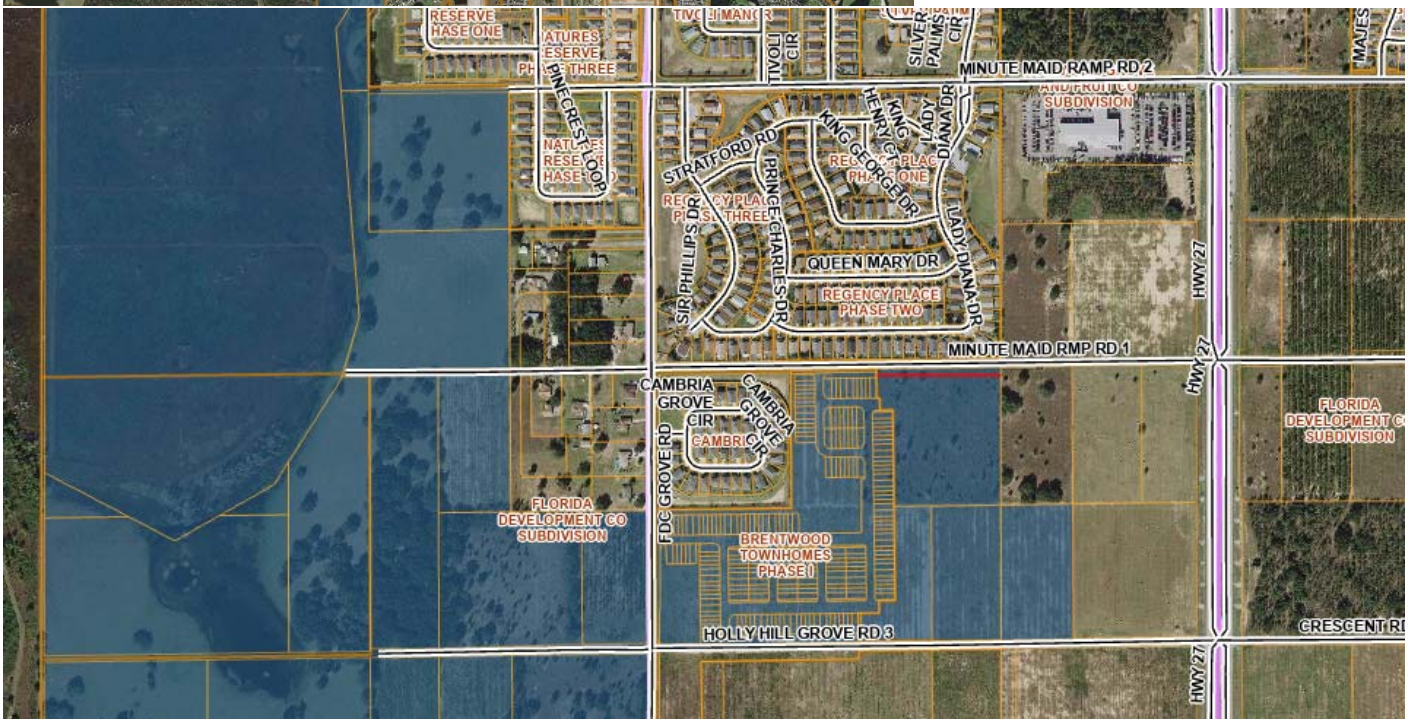
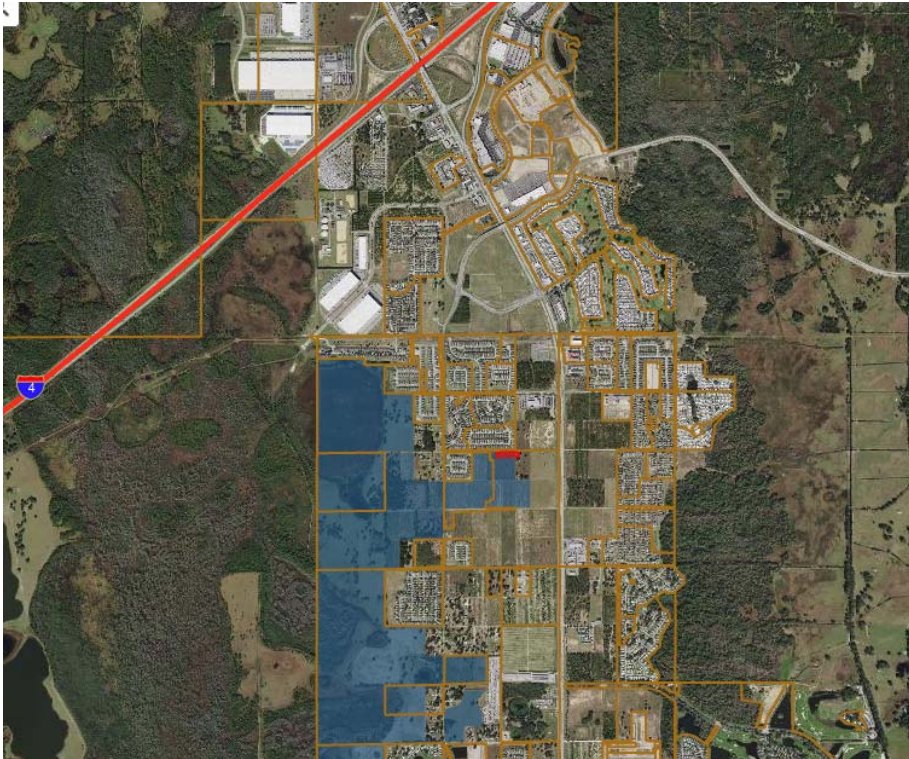
Sincerely,

A handwritten signature in blue ink, appearing to read 'Heather Wertz', is written over a circular blue ink scribble.

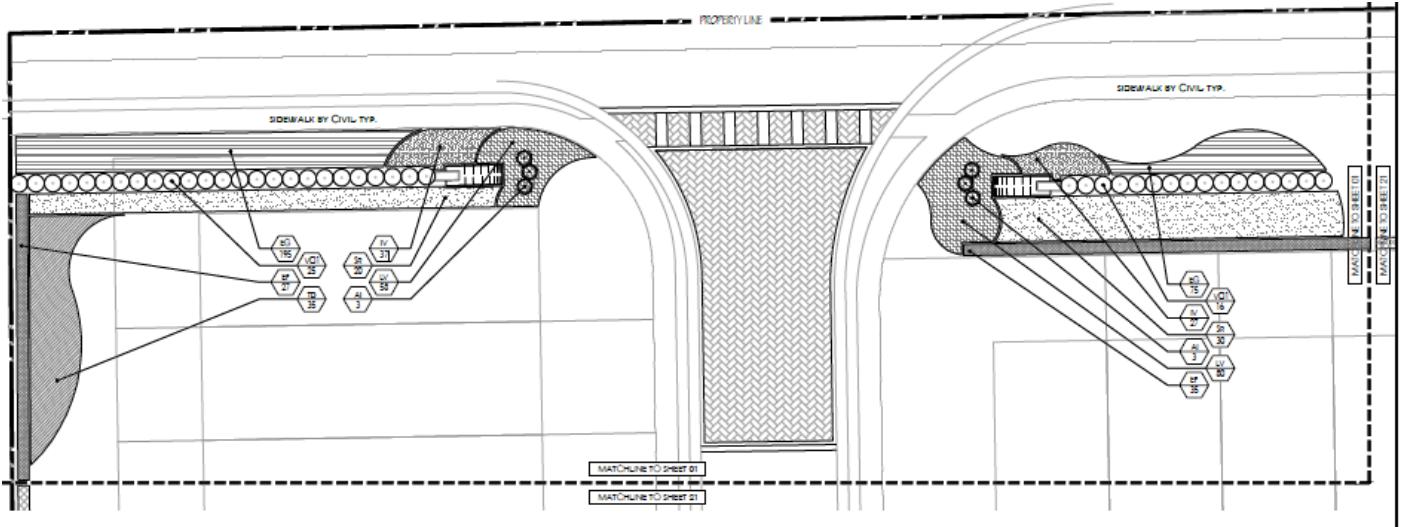
Heather Wertz
President

Location map of buffer in question:

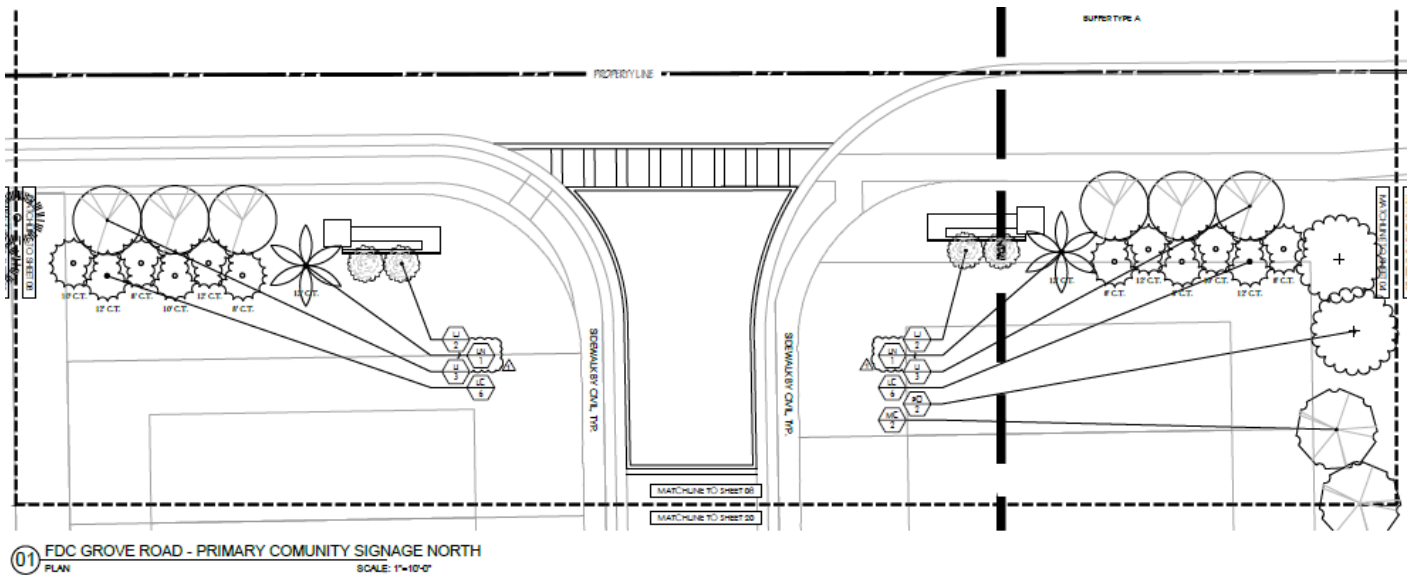
- Haines City Limits in blue
- Buffer in question shown in red



Approved Enhanced Entry Landscaping for Brentwood Phase 1:



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01 FDC GROVE ROAD - PRIMARY COMMUNITY SIGNAGE NORTH
 PLAN SCALE: 1"=10'-0"

Installed Enhanced Landscaping for Brentwood Phase 1 Entry on FDC Grove Road:



Installed Enhanced Landscaping for Brentwood Ph 1 Entry on Minute Maid Ramp Road 1:



Cambria Subdivision (along FDC Grove Road):



Ramp Rd 1

Country Walk Estates (along Holly Hill Grove Road 2):



Country Walk Estates (FDC Grove Road and Holly Hill Grove Road 2):



Natures Reserve along FDC Grove Road:



Magnolia Grove Townhomes (along FDC Grove Road):

