

## **RESOLUTION 2020-58**

**A RESOLUTION OF THE CITY OF PALM BAY, BREVARD COUNTY, FLORIDA, GRANTING APPROVAL OF A PLANNED UNIT DEVELOPMENT (PUD) PRELIMINARY DEVELOPMENT PLAN OF A SINGLE-FAMILY RESIDENTIAL SUBDIVISION TO BE KNOWN AS 'GARDENS OF WATERSTONE PHASE 1 PUD' IN PUD (PLANNED UNIT DEVELOPMENT) ZONING; WHICH PROPERTY IS LOCATED WEST OF AND ADJACENT TO MARA LOMA BOULEVARD, IN THE VICINITY SOUTH OF MELBOURNE TILLMAN WATER CONTROL DISTRICT CANAL 38, AND LEGALLY DESCRIBED HEREIN; PROVIDING FOR FILING OF THE FINAL PLANNED UNIT DEVELOPMENT APPLICATION; PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, application for Planned Unit Development (PUD) Preliminary Development Plan in PUD (Planned Unit Development) zoning to permit a single-family residential subdivision to be known as 'Gardens of Waterstone Phase 1 PUD' on property legally described herein, has been made by Waterstone Farms, LLC, and

**WHEREAS**, the request was duly considered by the Planning and Zoning Board of the City of Palm Bay on November 4, 2020, which voted to recommend to the City Council approval of the application, and

**WHEREAS**, all provisions applicable to the Preliminary PUD under Chapter 185, Zoning, of the Palm Bay Code of Ordinances, have been satisfied by the applicant, and

**WHEREAS**, the City Council of the City of Palm Bay has determined that such Preliminary PUD will neither be injurious to adjacent lands nor otherwise detrimental to the public welfare.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF PALM BAY, BREVARD COUNTY, FLORIDA**, as follows:

**SECTION 1.** The City Council of the City of Palm Bay hereby grants PUD Preliminary Development Plan approval for “Gardens of Waterstone Phase 1 PUD” on property zoned PUD (Planned Unit Development), which property is legally described herein as Exhibit ‘A’.

**SECTION 2.** The PUD Preliminary Development Plan is granted subject to the staff comments contained in the Staff Report and the following items being submitted with a Final PUD application:

1. The final development plan and all required exhibits shall be submitted as part of the PUD application;
2. The Land Development Division Staff Report which is, by reference, incorporated herein as Exhibit ‘B’;
3. A preliminary subdivision plat and a boundary and title opinion;
4. Deed restrictions establishing development standards and minimum dwelling sizes;
5. Specific layout and architectural drawings illustrating the amenities and walking trails;
6. The technical comments generated by the Development Review Staff shall be observed and incorporated into all future subdivision designs; and
7. All provisions of the Code of Ordinances of the City of Palm Bay and all other state and federal rules, regulations, and statutes.

**SECTION 3.** The developer shall have one (1) year from the date of this resolution in which to file a Final PUD application. Failure to file said application within one (1) year shall void the PUD Preliminary Development Plan approval unless an extension for filing the Final PUD application has been granted by the City Council.

**SECTION 4.** This resolution shall take effect immediately upon the enactment date.

This resolution was duly enacted at Meeting 2020- , of the City Council of the City of Palm Bay, Brevard County, Florida, held on , 2020.

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Robert Medina, MAYOR

ATTEST:

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Terese M. Jones, CITY CLERK

Applicant: Waterstone Farms, LLC  
Case: PD-32-2020

cc: (date) Applicant  
Case File