



STAFF REPORT

LAND DEVELOPMENT DIVISION

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Prepared by

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CASE NUMBER

FD23-00008

PLANNING & ZONING BOARD HEARING DATE

January 3, 2024

PROPERTY OWNER & APPLICANT

JWH Holdings, LLC., Chaoyi Wang, President (Kimley-Horn & Associates, Inc. and Innovative Nationwide Builders, Inc., Reps.)

PROPERTY LOCATION/ADDRESS

Tract I-6, Bayside Lakes Commercial Center Phase 2, Section 19, Township 29, Range 37, Brevard County, Florida. Located east of and adjacent to Bramblewood Circle SE, south of Bayside Lakes Boulevard SE; Tax Account 2962317

SUMMARY OF REQUEST

A **Final Development Plan** approval to allow development of a proposed 126-unit townhome subdivision on approximately 20.02 acres to be called **Bramblewood Townhomes**.

Existing Zoning

PUD, Planned Unit Development

Existing Land Use

High Density Residential

Site Improvements

An existing access off Bramblewood Circle with internal roads, utilities, and stormwater management.

Site Acreage

Approximately 20.02 acres

SURROUNDING ZONING & USE OF LAND

North

PUD, Planned Unit Development – ROW

East

PUD, Planned Unit Development – Conservation Tract

South

PUD, Planned Unit Development and GU, General Use – Undeveloped land and Monterey Cove at Bayside Lakes Amenity Center

West

PUD, Planned Unit Development – ROW

COMPREHENSIVE PLAN COMPATIBILITY

Yes, the proposed project location currently has a Future Land Use designation of High Density Residential.

BACKGROUND:

The property is located east of and adjacent to Bramblewood Circle SE, south of Bayside Lakes Boulevard SE, containing approximately 20.02 acres.

In 2006, a Final Development Plan (FDP) was approved for 92 townhome units. An access off Bramblewood Circle along with internal roads, water and sewer, and a stormwater management system were installed, however, vertical construction never commenced.

The current request is for Final Development Plan approval for a 126-unit townhome subdivision.

ANALYSIS:

The underlying future land use of High Density Residential allows a maximum density of 20 units per acre. The proposed plan represents an increase in density from 4.59 to 6.30 units per acre. The scope of the project is to modify the site to accommodate the increase in density while following a similar layout as previously planned. The increase in density is a substantial deviation from the previously approved FDP and requires City Council approval.

The minimum lot size will now be 20 feet in width and 100 feet in depth. Lots on the previous plan were approximately 26 feet in width. The proposed FDP notes that all units include 3 bedrooms and 2 bathrooms. Larger end units will have 1758 square feet of living area, and interior units will have 1673 square feet of living area. This is larger than the previously approved plans which included floor plans with 1516 and 1400 square feet of living area.

One car garages were originally proposed, and the current plans also includes one car garages. The minimum required driveway width is 16 feet, and each unit must have two parking spaces.

Five acres of common recreation and open space are required to meet requirement of 25% of the gross site area. The project provides 6.02 acres of recreation and open space over four open space tracts, the pervious portion of the recreation tract, and a dock to create an amenity on stormwater tract #2. A parking lot with nine spaces and mail kiosks will also be located on the recreation tract.

There is a conservation area to the east of the site which will be marked with fencing and signage. There is also a wetland conservation easement on the south side of the property. A preservation tract will be created for this area with fencing and signage.

Based on the Development Schedule provided, the proposed plan will be carried out in 1 phase over a timeframe of approximately 6 months.

The School Capacity Availability Determination Letter states that Westside Elementary School, Southwest Middle School and Bayside High School do not have enough projected capacity for the total projected and potential students from this development. Adjacent school concurrency services areas must be considered to accommodate the impacts of Bramblewood Townhomes.

The traffic study conclusion notes that with full buildout of the site, the existing study area intersections and roadway segments are anticipated to operate acceptably.

The applicant has met the requirements of Section 169.005 Citizen Participation Plans.

CONDITIONS:

In order to receive Final Planned Unit Development approval, the proposal must meet the requirements of Section 185.067 of the City of Palm Bay's Code of Ordinances. Upon review, it appears that the request is in conformance with the applicable requirements of this section. All technical staff review comments have been addressed.

STAFF RECOMMENDATION:

Case FD23-00008 is in alignment with the Comprehensive Plan and meets the minimum criteria for a Final Development Plan. Staff recommends approval.



Map is not to scale—for illustrative purposes only; not to be construed as binding or as a survey.



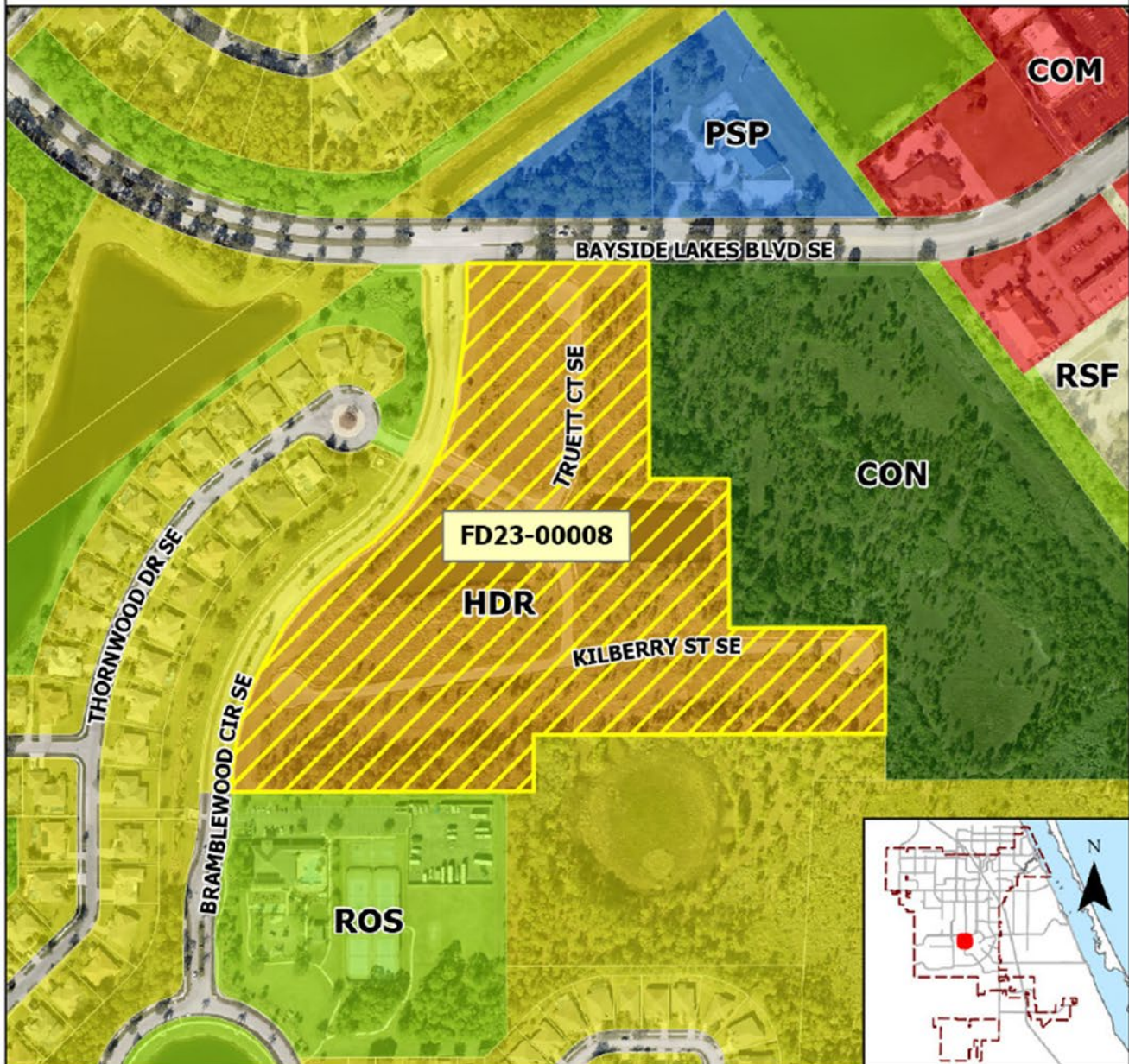
AERIAL LOCATION MAP CASE: FD23-00008

Subject Property

Southeast corner of Bayside Lakes Boulevard SE and Bramblewood Circle SE



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FUTURE LAND USE MAP CASE: FD23-00008

Subject Property

Southeast corner of Bayside Lakes Boulevard SE and Bramblewood Circle SE

Future Land Use Classification

HDR - High Density Residential



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ZONING MAP CASE: FD23-00008

Subject Property

Southeast corner of Bayside Lakes Boulevard SE and Bramblewood Circle SE

Current Zoning Classification

PUD - Planned Unit Development