



May 31<sup>st</sup>, 2023

City of Palm Bay  
ATTN: Jesse Anderson, Assistant Director  
Growth Management Dept  
120 Malabar Rd  
Palm Bay, FL 32907

**RE: *Bramblewood Townhomes – Narrative Summary***

Dear Mr. Anderson,

On behalf of Innovative Nationwide Builders, Inc. (“INB Homes” or “Applicant”), we are pleased to submit these applications for Preliminary and Final Development Plan Reviews for Bramblewood Townhomes (“Project”).

**Project Narrative**

The Project will consist of a townhome development located on a single parcel approximately 20-acres in size, the parcel is in Bayside Lakes within the City of Palm Bay. The general geographical location is south of Bayside Lakes Blvd SE, east of the Bramblewood Circle. In 2006, the site was originally approved for 92 townhome units. The site was constructed in 2006 but vertical construction never occurred. The site has laid dormant since. The project proposes to increase the density to allow for 126 townhome units.

The project proposes the following:

- 2 – 4 unit buildings (8 units)
- 4 – 5 unit buildings (20 units)
- 3 – 6 unit buildings (18 units)
- 10 – 8 unit buildings (80 units)

The site has an existing access off Bramblewood Circle. Internal roads, water and sewer utilities and the stormwater management system have been constructed. The proposed scope of work is to modify the existing water and sewer services to accommodate the increased density.

The project team presenting the application packages are as follows:

- **Engineers – Kimley-Horn & Associates, Inc.**
  - Kinan Husainy, P.E. – (321) 225-0642 | [kinan.husainy@kimley-horn.com](mailto:kinan.husainy@kimley-horn.com)
  - Kiel Causby, P.E. – (321) 234-3792 | [kiel.causby@kimley-horn.com](mailto:kiel.causby@kimley-horn.com)
- **Applicant – Innovative Nationwide Builders, Inc.**
  - Rainer Richter – (855) 694-6634 | [r.richter@inbhomes.com](mailto:r.richter@inbhomes.com)
- **Landowner – JWH Holdings, LLC**
  - Chaoyi Wang – (925) 886-9218 | [totogia@hotmail.com](mailto:totogia@hotmail.com)
- **Surveyor – ACCURIGHT Surveys of Orlando Inc**
  - Terrence W. Rutter, JR., PSM – (407) 894-6314 | [accu@accurightsurveys.net](mailto:accu@accurightsurveys.net)

Please contact me at (321) 234-3792 or [kiel.causby@kimley-horn.com](mailto:kiel.causby@kimley-horn.com) should you have any further comments.

Sincerely,

Kinan Husainy, P.E.  
Vice President