

**From:** [Stephen White](#)  
**To:** [Chandra Powell](#); [Carol Gerundo](#)  
**Cc:** [Tania Ramos](#); [Alexandra Bernard](#); [Jesse Anderson](#)  
**Subject:** FW: bramblewood townhomes  
**Date:** Wednesday, July 5, 2023 9:03:14 AM  
**Attachments:** [image001.png](#)

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FYI

Respectfully,



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**From:** Bart Heier <coastalbart@gmail.com>  
**Sent:** Monday, July 3, 2023 8:06 PM  
**To:** Stephen White <Stephen.White2@palmbayflorida.org>  
**Subject:** bramblewood townhomes

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Please DO NOT approve the 126 they are requesting and keep it to the 92 that was approved years ago.

The traffic will be a lot worse with just 92, I think there will need to be a traffic light at Bramble wood and Bayside lakes blvd.

Thank you for you time  
Bart Heier  
547 Gardendale cir SE 32909  
321-223-1419

**From:** [Stephen White](#)  
**To:** [Chandra Powell](#); [Carol Gerundo](#)  
**Subject:** FW: The Planned Townhouse Development in Bayside Lakes  
**Date:** Wednesday, July 5, 2023 9:03:27 AM  
**Attachments:** [image001.png](#)

---

FYI

Respectfully,



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**From:** C M <gnc1017@outlook.com>  
**Sent:** Monday, July 3, 2023 10:37 PM  
**To:** Land Development Web <LandDevelopmentWeb@palmbayflorida.org>; Rob Medina <Rob.Medina@palmbayflorida.org>; Donny Felix <Donny.Felix@palmbayflorida.org>; Kenny Johnson <Kenny.Johnson@palmbayflorida.org>; Randy Foster <Randy.Foster@palmbayflorida.org>; City Council <CityCouncil@palmbayflorida.org>; Alexandra Bernard <Alexandra.Bernard@palmbayflorida.org>; Jesse Anderson <Jesse.Anderson@palmbayflorida.org>; Lori Damms <Lori.Damms@palmbayflorida.org>; Stephen White <Stephen.White2@palmbayflorida.org>; Tania Ramos <Tania.Ramos@palmbayflorida.org>  
**Subject:** The Planned Townhouse Development in Bayside Lakes

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Bramblewood Townhomes Proposed Development Project Name: Bramblewood Townhomes Applicant: Innovation Nationwide Builders, Inc. Parcel ID: Tract I-6-29-37-19-RX-16 (2-2 Acres) I am writing to you in opposition to the proposed development by Innovation Nationwide Builders, Inc. for the above listed parcel. The original master plan for Bayside Lakes in 2006 included the above listed parcel as approved for up to 92 multi-unit homes. Innovation Nationwide Builders, Inc. is proposing to construct 126 units. This proposed development located at the corner of Bayside Lakes Blvd. and Bramblewood Circle will have immense impact on an already critical situation: • Increased traffic into an already very busy Bayside Lake Blvd, especially during the hours of 7-10AM and 3-6PM. • Design of housing is not consistent with the Single Family Homes in Bayside Lakes. o Current proposal presented to citizens at the Citizen Information Meeting on June 28, 2023 looks more industrial in design than residential. o The design is for 4, 5, 6 and 8 unit buildings that look more like apartments and warehouses than residential units. o 126 units leave no area for guest/visitor parking. There is not enough space in the parking area of the Bayside Lake Clubhouse to accommodate more vehicles; especially when events and/or

meetings are held at the Clubhouse • Bayside emergency services are already stretched to beyond capacity: Police, Fire, and Ambulance. • Commercial businesses are already impacted by vastly increased traffic due to developments located on South Babcock Street; many of these residents must come into Bayside to shop for groceries and other services. • Public schools are already at or over capacity. • The city zoning code is based on, consistent with, related to, and adopted to effectuate and implement the policies of the city comprehensive plan in order to protect, preserve and improve the public health, safety, order, appearance, convenience, and welfare of the inhabitants of the city, including, but not limited to:

- o Lessening congestion in the streets;
- o Encouraging the most appropriate use of land, water, and resources;
- o Providing adequate light and air;
- o Securing safety from fire and other dangers;
- o Preventing the overcrowding of land;
- o Preserving the character and stability of residential, commercial, industrial, and other areas;
- o Facilitating adequate provisions for transportation, water supply, sewerage, drainage, sanitation, recreation, schools, housing, and other services; and
- o Conserving and enhancing the standard of living within the city.

This proposed development of 126 units Must Not Be Approved. No more than 92 units should be approved, as in the original Bayside Lakes Zoning of 2006.

**From:** [Stephen White](#)  
**To:** [Carol Gerundo](#); [Chandra Powell](#)  
**Subject:** FW: Bramblewood townhome development  
**Date:** Wednesday, July 5, 2023 9:03:50 AM  
**Attachments:** [image001.png](#)

---

FYI

Respectfully,



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**From:** Kristie Hagelin <kristiekayosu@icloud.com>  
**Sent:** Tuesday, July 4, 2023 8:09 PM  
**To:** Kenny Johnson <Kenny.Johnson@palmbayflorida.org>; Randy Foster <Randy.Foster@palmbayflorida.org>; City Council <CityCouncil@palmbayflorida.org>; Land Development Web <LandDevelopmentWeb@palmbayflorida.org>; Alexandra Bernard <Alexandra.Bernard@palmbayflorida.org>; Jesse Anderson <Jesse.Anderson@palmbayflorida.org>; Lori Damms <Lori.Damms@palmbayflorida.org>; Stephen White <Stephen.White2@palmbayflorida.org>; Tania Ramos <Tania.Ramos@palmbayflorida.org>; Rob Medina <Rob.Medina@palmbayflorida.org>; Donny Felix <Donny.Felix@palmbayflorida.org>  
**Subject:** Bramblewood townhome development

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

I am writing to you in opposition to the proposed development by Innovation Nationwide Builders, Inc. for the above listed parcel.

The original master plan for Bayside Lakes in 2006 included the above listed parcel as approved for up to 92 multi-unit homes.

Innovation Nationwide Builders, Inc. is proposing to construct 126 units. This proposed development located at the corner of Bayside Lakes Blvd. and Bramblewood Circle will have immense impact on an already critical situation:

- Increased traffic into an already very busy Bayside Lake Blvd, especially during the hours of 7-10AM and 3-6PM.

- Design of housing is not consistent with the Single Family Homes in Bayside Lakes.
- o Current proposal presented to citizens at the Citizen Information Meeting on June 28, 2023 looks more industrial in design than residential.
- o The design is for 4, 5, 6 and 8 unit buildings that look more like apartments and warehouses than residential units.
- o 126 units leaves no area for guest/visitor parking. There is not enough space in the parking area of the Bayside Lake Clubhouse to accommodate more vehicles; especially when events and/or meetings are held at the Clubhouse
- Bayside emergency services are already stretched to beyond capacity: Police, Fire, Ambulance.
- Commercial businesses are already impacted with vastly increased traffic due to developments located on South Babcock Street; many of these residents must come into Bayside to shop for groceries and other services.
- Public schools are already at or over capacity.
- The city zoning code is based on, consistent with, related to and adopted to effectuate and implement the policies of the city comprehensive plan in order to protect, preserve and improve the public health, safety, order, appearance, convenience and welfare of the inhabitants of the city, including, but not limited to:
  - o Lessening congestion in the streets;
  - o Encouraging the most appropriate use of land, water and resources;
  - o Providing adequate light and air;
  - o Securing safety from fire and other dangers;
  - o Preventing the overcrowding of land;
  - o Preserving the character and stability of residential, commercial, industrial and other areas;
  - o Facilitating the adequate provisions for transportation, water supply, sewerage, drainage, sanitation, recreation, schools, housing, and other services; and
  - o Conserving and enhancing the standard of living within the city.

This proposed development of 126 units Must Not Be Approved. No more than 92 units should be approved, as in the original Bayside Lakes Zoning of 2006.

Thank you,

Kristie Hagelin  
282 Brandy Creek Circle resident

**From:** [Carol Gerundo](#)  
**To:** [Jesse Anderson](#); [Chandra Powell](#); [Tania Ramos](#)  
**Subject:** RE: Bramblewood Townhomes  
**Date:** Wednesday, July 5, 2023 11:16:00 AM  
**Attachments:** [image001.png](#)

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Will do, thank you.

Carol

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**From:** Jesse Anderson <[Jesse.Anderson@palmbayflorida.org](mailto:Jesse.Anderson@palmbayflorida.org)>  
**Sent:** Wednesday, July 5, 2023 10:12 AM  
**To:** Chandra Powell <[Chandra.Powell@palmbayflorida.org](mailto:Chandra.Powell@palmbayflorida.org)>; Carol Gerundo <[Carol.Gerundo@palmbayflorida.org](mailto:Carol.Gerundo@palmbayflorida.org)>; Tania Ramos <[Tania.Ramos@palmbayflorida.org](mailto:Tania.Ramos@palmbayflorida.org)>  
**Subject:** FW: Bramblewood Townhomes

Good morning,

Please add this correspondence to the file.

Thank you.

Best,



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**From:** Doreen Bonosconi <[dbonosconi56@gmail.com](mailto:dbonosconi56@gmail.com)>  
**Sent:** Wednesday, July 5, 2023 10:10 AM  
**To:** Rob Medina <[Rob.Medina@palmbayflorida.org](mailto:Rob.Medina@palmbayflorida.org)>; [deputymayordonnayfelixseat2@pbfl.org](mailto:deputymayordonnayfelixseat2@pbfl.org); [councilmankennyjohnsonseat4@pbfl.org](mailto:councilmankennyjohnsonseat4@pbfl.org); Alexandra Bernard <[Alexandra.Bernard@palmbayflorida.org](mailto:Alexandra.Bernard@palmbayflorida.org)>; Jesse Anderson <[Jesse.Anderson@palmbayflorida.org](mailto:Jesse.Anderson@palmbayflorida.org)>; [steven.white2@palmbayflorida.org](mailto:steven.white2@palmbayflorida.org); Tania Ramos <[Tania.Ramos@palmbayflorida.org](mailto:Tania.Ramos@palmbayflorida.org)>  
**Subject:** Bramblewood Townhomes

**CAUTION:** This email originated from outside of the organization. Do not click links or open

Bramblewood Townhomes Proposed Development

Project Name: Bramblewood Townhomes

Applicant: Innovation Nationwide Builders, Inc.

Parcel ID: Tract I-6-29-37-19-RX-16 (2-2 Acres)

I am writing to you in opposition to the proposed development by Innovation Nationwide Builders, Inc. for the above listed parcel.

The original master plan for Bayside Lakes in 2006 included the above listed parcel as approved for up to 92 multi-unit homes.

Innovation Nationwide Builders, Inc. is proposing to construct 126 units. This proposed development located at the corner of Bayside Lakes Blvd. and Bramblewood Circle will have immense impact on an already critical situation:

- Increased traffic into an already very busy Bayside Lake Blvd, especially during the hours of 7-10AM and 3-6PM.
- Design of housing is not consistent with the Single Family Homes in Bayside Lakes.
- o Current proposal presented to citizens at the Citizen Information Meeting on June 28, 2023 looks more industrial in design than residential.
- o The design is for 4, 5, 6 and 8 unit buildings that look more like apartments and warehouses than residential units.
- o 126 units leaves no area for guest/visitor parking. There is not enough space in the parking area of the Bayside Lake Clubhouse to accommodate more vehicles; especially when events and/or meetings are held at the Clubhouse
- Bayside emergency services are already stretched to beyond capacity: Police, Fire, Ambulance.
- Commercial businesses are already impacted with vastly increased traffic due to developments located on South Babcock Street; many of these residents must come into Bayside to shop for groceries and other services.
- Public schools are already at or over capacity.
- The city zoning code is based on, consistent with, related to and adopted to effectuate and implement the policies of the city comprehensive plan in order to protect, preserve and improve the public health, safety, order, appearance, convenience and welfare of the inhabitants of the city, including, but not limited to:
  - o Lessening congestion in the streets;
  - o Encouraging the most appropriate use of land, water and resources;
  - o Providing adequate light and air;
  - o Securing safety from fire and other dangers;
  - o Preventing the overcrowding of land;
  - o Preserving the character and stability of residential, commercial, industrial and other areas;
  - o Facilitating the adequate provisions for transportation, water supply, sewerage, drainage, sanitation, recreation, schools, housing, and other services; and
  - o Conserving and enhancing the standard of living within the city.

This proposed development of 126 units Must Not Be Approved. No

**From:** [Jesse Anderson](#)  
**To:** [Chandra Powell](#); [Carol Gerundo](#)  
**Cc:** [Tania Ramos](#)  
**Subject:** FW: Proposed Bramblewood Townhomes  
**Date:** Wednesday, July 5, 2023 12:06:50 PM  
**Attachments:** [image001.png](#)

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Good afternoon,

Please add this to the correspondence folder for the case.

Thank you!

Best,



[Participate in the Palm Bay Comprehensive Plan Update Here!](#)

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**From:** John Magee <jmagee6771@gmail.com>  
**Sent:** Wednesday, July 5, 2023 11:01 AM  
**To:** Jesse Anderson <Jesse.Anderson@palmbayflorida.org>  
**Subject:** Proposed Bramblewood Townhomes

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Project Name: Bramblewood Townhomes  
Applicant: Innovation Nationwide Builders, Inc.  
Parcel ID: Tract I-6-29-37-19-RX-16 (2-2 Acres)

I am writing to you in opposition to the proposed development by Innovation Nationwide Builders, Inc. for the above listed parcel.

The original master plan for Bayside Lakes in 2006 included the above listed parcel as approved for up to 92 multi-unit homes.

Innovation Nationwide Builders, Inc. is proposing to construct 126 units. This proposed development located at the corner of Bayside Lakes Blvd. and Bramblewood Circle will have immense impact on an already critical situation:



- Increased traffic into an already very busy Bayside Lake Blvd, especially during the hours of 7-10AM and 3-6PM.
- Design of housing is not consistent with the Single Family Homes in Bayside Lakes.
  - Current proposal presented to citizens at the Citizen Information Meeting on June 28, 2023 looks more industrial in design than residential.
  - The design is for 4, 5, 6 and 8 unit buildings that look more like apartments and warehouses than residential units.
  - 126 units leaves no area for guest/visitor parking. There is not enough space in the parking area of the Bayside Lake Clubhouse to accommodate more vehicles; especially when events and/or meetings are held at the Clubhouse
- Bayside emergency services are already stretched to beyond capacity: Police, Fire, Ambulance.
- Commercial businesses are already impacted with vastly increased traffic due to developments located on South Babcock Street; many of these residents must come into Bayside to shop for groceries and other services.
- Public schools are already at or over capacity.
- The city zoning code is based on, consistent with, related to and adopted to effectuate and implement the policies of the city comprehensive plan in order to protect, preserve and improve the public health, safety, order, appearance, convenience and welfare of the inhabitants of the city, including, but not limited to:
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  - Securing safety from fire and other dangers;
  - Preventing the overcrowding of land;
  - Preserving the character and stability of residential, commercial, industrial and other areas;
  - Facilitating the adequate provisions for transportation, water supply, sewerage, drainage, sanitation, recreation, schools, housing, and other services; and
  - Conserving and enhancing the standard of living within the city.

This proposed development of 126 units **Must Not Be Approved**. No more than 92 units should be approved, as in the original Bayside Lakes Zoning of 2006.

John Magee  
321-266-2679

**From:** [Tania Ramos](#)  
**To:** [Chandra Powell](#); [Carol Gerundo](#)  
**Subject:** FW: Bramblewood Townhomes Proposed Development  
**Date:** Friday, July 21, 2023 4:25:02 PM  
**Attachments:** [image001.png](#)

---

FYI



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**From:** Yovana <yoviken@yahoo.com>  
**Sent:** Friday, July 21, 2023 4:13 PM  
**To:** Alexandra Bernard <Alexandra.Bernard@palmbayflorida.org>; Jesse Anderson <Jesse.Anderson@palmbayflorida.org>; Lori Damms <Lori.Damms@palmbayflorida.org>; Stephen White <Stephen.White2@palmbayflorida.org>; Tania Ramos <Tania.Ramos@palmbayflorida.org>  
**Subject:** Bramblewood Townhomes Proposed Development

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

### Bramblewood Townhomes Proposed Development

Project Name: Bramblewood Townhomes Applicant:  
Innovation Nationwide Builders, Inc.  
Parcel ID: Tract I-6-29-37-19-RX-16 (2-2 Acres)

I am writing to you in opposition to the proposed development by Innovation Nationwide Builders, Inc. for the above listed parcel.

The original master plan for Bayside Lakes in 2006 included the above listed parcel as approved for up to 92 multi-unit homes.

Innovation Nationwide Builders, Inc. is proposing to construct 126 units. This proposed development located at the corner of Bayside Lakes Blvd. and Bramblewood Circle will have immense impact on an already critical situation:

- Increased traffic into an already very busy Bayside Lake Blvd, especially during the hours of 7-10AM and 3-6PM.
- Design of housing is not consistent with the Single Family Homes in Bayside Lakes.

- Current proposal presented to citizens at the Citizen Information Meeting on June 28, 2023 looks more industrial in design than residential.
- The design is for 4, 5, 6 and 8 unit buildings that look more like apartments and warehouses than residential units.
- 126 units leaves no area for guest/visitor parking. There is not enough space in the parking area of the Bayside Lake Clubhouse to accommodate more vehicles; especially when events and/or meetings are held at the Clubhouse
- Bayside emergency services are already stretched to beyond capacity: Police, Fire, Ambulance.
- Commercial businesses are already impacted with vastly increased traffic due to developments located on South Babcock Street; many of these residents must come into Bayside to shop for groceries and other services.
- Public schools are already at or over capacity.
- The city zoning code is based on, consistent with, related to and adopted to effectuate and implement the policies of the city comprehensive plan in order to protect, preserve and improve the public health, safety, order, appearance, convenience and welfare of the inhabitants of the city, including, but not limited to:
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  - Securing safety from fire and other dangers;
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  - Preserving the character and stability of residential, commercial, industrial and other areas;
  - Facilitating the adequate provisions for transportation, water supply, sewerage, drainage, sanitation, recreation, schools, housing, and other services; and
  - Conserving and enhancing the standard of living within the city.

This proposed development of 126 units **Must Not Be Approved**. No more than 92 units should be approved, as in the original Bayside Lakes Zoning of 2006.

Carlos Diaz  
Forest Glen

**From:** [Jesse Anderson](#)  
**To:** [Michael Lewis](#)  
**Cc:** [Chandra Powell](#); [Carol Gerundo](#)  
**Subject:** RE: Opposition to Bramblewood Townhomes Proposed Development  
**Date:** Monday, July 24, 2023 2:51:19 PM  
**Attachments:** [image001.png](#)

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Good afternoon,

Thank you for your email. We will add this correspondence to the case file.

Best,



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**From:** Michael Lewis <mbrackenlewis@gmail.com>  
**Sent:** Monday, July 24, 2023 1:15 PM  
**To:** Jesse Anderson <Jesse.Anderson@palmabayflorida.org>  
**Subject:** Fwd: Opposition to Bramblewood Townhomes Proposed Development

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Bramblewood Townhomes Proposed Development

Project Name: Bramblewood Townhomes Applicant:  
Innovation Nationwide Builders, Inc.  
Parcel ID: Tract I-6-29-37-19-RX-16 (2-2 Acres)

Good afternoon Jesse,

I am writing to you in opposition to the proposed development by Innovation Nationwide Builders, Inc. for the above listed parcel.

The original master plan for Bayside Lakes in 2006 included the above listed parcel as approved for up to 92 multi-unit homes.

Innovation Nationwide Builders, Inc. is proposing to construct 126 units. This proposed

development located at the corner of Bayside Lakes Blvd. and Bramblewood Circle will have immense impact on an already critical situation:

- Increased traffic into an already very busy Bayside Lake Blvd, especially during the hours of 7-10AM and 3-6PM.
- Design of housing is not consistent with the Single Family Homes in Bayside Lakes.
  - Current proposal presented to citizens at the Citizen Information Meeting on June 28, 2023 looks more industrial in design than residential.
  - The design is for 4, 5, 6 and 8 unit buildings that look more like apartments and warehouses than residential units.
  - 126 units leaves no area for guest/visitor parking. There is not enough space in the parking area of the Bayside Lake Clubhouse to accommodate more vehicles; especially when events and/or meetings are held at the Clubhouse
- Bayside emergency services are already stretched to beyond capacity: Police, Fire, Ambulance.
- Commercial businesses are already impacted with vastly increased traffic due to developments located on South Babcock Street; many of these residents must come into Bayside to shop for groceries and other services.
- Public schools are already at or over capacity.
- The city zoning code is based on, consistent with, related to and adopted to effectuate and implement the policies of the city comprehensive plan in order to protect, preserve and improve the public health, safety, order, appearance, convenience and welfare of the inhabitants of the city, including, but not limited to:
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  - Providing adequate light and air;
  - Securing safety from fire and other dangers;
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  - Preserving the character and stability of residential, commercial, industrial and other areas;
  - Facilitating the adequate provisions for transportation, water supply, sewerage, drainage, sanitation, recreation, schools, housing, and other services; and
  - Conserving and enhancing the standard of living within the city.

This proposed development of 126 units **Must Not Be Approved**. No more than 92 units should be approved, as in the original Bayside Lakes Zoning of 2006.

V/R,

--

Michael Lewis

161 Brandy Creek Circle

Palm Bay, FL 32909

[mbrackenlewis@gmail.com](mailto:mbrackenlewis@gmail.com)

**From:** [Lori Damms](#)  
**To:** [Chandra Powell](#); [Carol Gerundo](#)  
**Subject:** FW: Bramblewood Townhomes  
**Date:** Monday, July 31, 2023 6:17:03 AM

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Please see below. Thanks

**Lori Damms**  
**City of Palm Bay**  
**Land Development Division**  
**120 Malabar Road, SE**  
**Palm Bay, Florida, 32907**  
**(321) 733-3043**

Please let us know how effective we were in assisting you:  
[www.pbfl.org/GMFeedback](http://www.pbfl.org/GMFeedback)

[Participate in the Palm Bay Comprehensive Plan Update Here!](#)

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**From:** Jim Ball <jimlball@live.com>  
**Sent:** Sunday, July 30, 2023 3:13 PM  
**To:** Jesse\_Anderson@palmbayflorida.org; Donny Felix <Donny.Felix@palmbayflorida.org>; Kenny Johnson <Kenny.Johnson@palmbayflorida.org>; Randy Foster <Randy.Foster@palmbayflorida.org>; Land Development Web <LandDevelopmentWeb@palmbayflorida.org>; Jesse Anderson <Jesse.Anderson@palmbayflorida.org>; Lori Damms <Lori.Damms@palmbayflorida.org>; Stephen White <Stephen.White2@palmbayflorida.org>; Tania Ramos <Tania.Ramos@palmbayflorida.org>; Alexandra Bernard <Alexandra.Bernard@palmbayflorida.org>  
**Subject:** Bramblewood Townhomes

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Project Name: Bramblewood Townhomes  
Applicant: Innovation Nationwide Builders, Inc.  
Parcel ID: Tract 1-6-29-37-19-RX-16 (2-2 Acres.

I am writing to you in opposition to the proposed development by Innovation Nationwide Builders, Inc. for the above listed parcel.

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Innovation Nationwide Builders, Inc. is proposing to construct 126 units. This proposed development located at the corner of Bayside Lakes Blvd. and Bramblewood Circle will have immense impact on an already critical situation



- Increased traffic into an already very busy Bayside Lakes Blvd
- Design of housing is not consistent with the Single Family Homes in Bayside Lakes
- 126 Units leaves no area for guest/visitor parking. The original plan of 92 units would allow for additional parking for guests, delivery vehicles and emergency vehicles. The Bayside Lakes clubhouse parking should not be used as Bramblewood Townhomes “overflow parking” area; this parking area is for the use of all Bayside Lakes families for the use of the children’s play area, tennis, basketball, pool areas and for the clubhouse.
- Bayside emergency services and Public schools are already stretched beyond capacity.
- The city zoning code is based on, consistent with, related to and adopted to effectuate and implement the policies of the city comprehensive plan in order to protect, preserve and improve the public health, safety, order, appearance convenience and welfare of the inhabitants of the city, including, but not limited to
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  - Providing adequate light and air;
  - Preventing the overcrowding of land;
  - Securing safety from fire and other dangers;
  - Preserving the Character and stability of residential, commercial, industrial and other areas;
  - Facilitating the adequate provisions for transportation, water supply, sewerage, drainage, sanitation, recreation, schools, housing and other services; and
  - Conserving and enhancing the standard of living within the city

This proposed development of 126 units **MUST NOT BE APPROVED**. No more than 92 units should be approved, as in the original Bayside Lakes Zoning of 2006.

Jim L Ball  
 127 Ridgemont Circle SE  
 Palm Bay, FL. 32909

**From:** [Lori Damms](#)  
**To:** [Chandra Powell](#); [Carol Gerundo](#)  
**Subject:** FW: Bramblewood Townhomes Proposed Development  
**Date:** Monday, July 31, 2023 6:17:27 AM

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**Lori Damms**  
**City of Palm Bay**  
**Land Development Division**  
**120 Malabar Road, SE**  
**Palm Bay, Florida, 32907**  
**(321) 733-3043**

Please let us know how effective we were in assisting you:  
[www.pbfl.org/GMFeedback](http://www.pbfl.org/GMFeedback)

[Participate in the Palm Bay Comprehensive Plan Update Here!](#)

---

**From:** Lynn Ball <shortie951@hotmail.com>  
**Sent:** Sunday, July 30, 2023 2:38 PM  
**To:** Rob Medina <Rob.Medina@palmbayflorida.org>; Donny Felix <Donny.Felix@palmbayflorida.org>; Kenny Johnson <Kenny.Johnson@palmbayflorida.org>; Randy Foster <Randy.Foster@palmbayflorida.org>; Land Development Web <LandDevelopmentWeb@palmbayflorida.org>; Jesse\_Anderson@palmbayflorida.org; Lori Damms <Lori.Damms@palmbayflorida.org>; Stephen White <Stephen.White2@palmbayflorida.org>; Tania Ramos <Tania.Ramos@palmbayflorida.org>; Alexandra Bernard <Alexandra.Bernard@palmbayflorida.org>  
**Subject:** Bramblewood Townhomes Proposed Development

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Project Name: Bramblewood Townhomes  
Applicant: Innovation Nationwide Builders, Inc.  
Parcel ID: Tract 1-6-29-37-19-RX-16 (2-2 Acres.

I am writing to you in opposition to the proposed development by Innovation Nationwide Builders, Inc. for the above listed parcel.

The original master plan for Bayside Lakes in 2006 included the above listed parcel as approved for up to 92 multi-unit homes.

Innovation Nationwide Builders, Inc. is proposing to construct 126 units. This proposed development located at the corner of Bayside Lakes Blvd. and Bramblewood Circle will have

immense impact on an already critical situation

- Increased traffic into an already very busy Bayside Lakes Blvd
- Design of housing is not consistent with the Single Family Homes in Bayside Lakes
- 126 Units leaves no area for guest/visitor parking. The original plan of 92 units would allow for additional parking for guests, delivery vehicles and emergency vehicles. The Bayside Lakes clubhouse parking should not be used as Bramblewood Townhomes “overflow parking” area; this parking area is for the use of all Bayside Lakes families for the use of the children’s play area, tennis, basketball, pool areas and for the clubhouse.
- Bayside emergency services and Public schools are already stretched beyond capacity.
- The city zoning code is based on, consistent with, related to and adopted to effectuate and implement the policies of the city comprehensive plan in order to protect, preserve and improve the public health, safety, order, appearance convenience and welfare of the inhabitants of the city, including, but not limited to
  - Lessening congestion in the streets;
  - Encouraging the most appropriate use of land, water and resources;
  - Providing adequate light and air;
  - Preventing the overcrowding of land;
  - Securing safety from fire and other dangers;
  - Preserving the Character and stability of residential, commercial, industrial and other areas;
  - Facilitating the adequate provisions for transportation, water supply, sewerage, drainage, sanitation, recreation, schools, housing and other services; and
  - Conserving and enhancing the standard of living within the city

This proposed development of 126 units **MUST NOT BE APPROVED**. No more than 92 units should be approved, as in the original Bayside Lakes Zoning of 2006.

Lynn Ball  
127 Ridgemont Cir SE  
Palm Bay, FL 32909  
[Shortie951@hotmail.com](mailto:Shortie951@hotmail.com)

## Carol Gerundo

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**From:** Carol Gerundo  
**Sent:** Friday, August 11, 2023 4:10 PM  
**To:** Tania Ramos; Chandra Powell  
**Cc:** Alexandra Bernard  
**Subject:** RE: Bramblewood & Bayside Landings

Thank you, Tania!

Carol

**From:** Tania Ramos <Tania.Ramos@palmbayflorida.org>  
**Sent:** Friday, August 11, 2023 3:40 PM  
**To:** Carol Gerundo <Carol.Gerundo@palmbayflorida.org>; Chandra Powell <Chandra.Powell@palmbayflorida.org>  
**Cc:** Alexandra Bernard <Alexandra.Bernard@palmbayflorida.org>  
**Subject:** Bramblewood & Bayside Landings

Carol and Chandra,

Please add this to the public comments for Bramblewood and Bayside Landings.

Thank you,



**Tania Ramos**  
Senior Planner

*Down to Earth And Up To Great Things™*

 321.952.3400 ext. 3220

[Participate in the Palm Bay Comprehensive Plan Update Here!](#)

**From:** Alexandra Bernard <[Alexandra.Bernard@palmbayflorida.org](mailto:Alexandra.Bernard@palmbayflorida.org)>  
**Sent:** Friday, August 11, 2023 1:17 PM  
**To:** [rigravs@aol.com](mailto:rigravs@aol.com); Rob Medina <[Rob.Medina@palmbayflorida.org](mailto:Rob.Medina@palmbayflorida.org)>; Land Development Web <[LandDevelopmentWeb@palmbayflorida.org](mailto:LandDevelopmentWeb@palmbayflorida.org)>  
**Cc:** Tania Ramos <[Tania.Ramos@palmbayflorida.org](mailto:Tania.Ramos@palmbayflorida.org)>; City Manager <[citymanager@palmbayflorida.org](mailto:citymanager@palmbayflorida.org)>  
**Subject:** RE:

Hi Mr. Graves,

It was so nice to speak with you earlier this week. I have confirmed that both Bramblewood Townhomes and Bayside Landings are proposing to have dog parks affiliated with their proposed developments. I am placing your email with the official record for these cases.

All the Best,



Growth Management

Alix Bernard  
Principal Planner

Down to Earth And Up To Great Things™

321.733.3042 or ext. 5747

From: [rigravs@aol.com](mailto:rigravs@aol.com) <[rigravs@aol.com](mailto:rigravs@aol.com)>

Sent: Tuesday, August 8, 2023 12:29 PM

To: Rob Medina <[Rob.Medina@palmbayflorida.org](mailto:Rob.Medina@palmbayflorida.org)>; Land Development Web

<[LandDevelopmentWeb@palmbayflorida.org](mailto:LandDevelopmentWeb@palmbayflorida.org)>; Alexandra Bernard <[Alexandra.Bernard@palmbayflorida.org](mailto:Alexandra.Bernard@palmbayflorida.org)>

Subject:

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I just recently moved to Florida and am concerned with what I have heard regarding dog parks. I have heard that approvals have been given, or under consideration of developments including dog parks. I do not know the protocols within Palm Bay on any approval process, but have been told, whether right or wrong, that approvals are granted before any health or environmental committees reviews are first completed, which seems to be in my opinion, backwards. I could be wrong, but this is what I have recently heard. From recent plans submitted, there doesn't seem to be adequate spacing between dog parks and residential buildings, water facilities and undeveloped park land. These are concerns from an environmental and health committee stand points. If there is a need to further discuss these issues, I would make myself available to discuss the issues below.

#### #1 - American Kennel Club suggestions

Dog Park Design: The Ideal Dog Park Should Include . . . • One acre or more of land surrounded by a four- to six-foot high chain-link fence. Preferably, the fence should be equipped with a double-gated entry to keep dogs from escaping and to facilitate wheelchair access. • Cleaning supplies, including covered garbage cans, waste bags, and pooper scooper stations. • Shade and water for both dogs and owners, along with benches and tables. • A safe, accessible location with adequate drainage and a grassy area that is mowed routinely. • If space allows, it is preferable to provide separate areas for small and large dogs. This will enable large dog owners to allow their pets to run more freely, while protecting smaller dogs who may not be suited to the enthusiastic play of larger breeds. • Signs that specify park hours and rules. • Parking close to the site.

#2 - Several sources commented upon the proximity to domestic residences, particularly

If you have any questions please feel free to contact me (516-448-8042).

Thank you  
Richard Graves

**From:** [Lori Damms](#)  
**To:** [Jesse Anderson](#); [Chandra Powell](#); [Carol Gerundo](#)  
**Subject:** FW: Bramblewood Townhomes project  
**Date:** Tuesday, September 5, 2023 6:43:23 AM

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**From:** John Duplice <umberto621@outlook.com>  
**Sent:** Friday, September 1, 2023 1:52 PM  
**To:** Lori Damms <Lori.Damms@palmbayflorida.org>  
**Subject:** Bramblewood Townhomes project

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To whom it may concern:

What is the purpose of approving the project at Bramblewood town homes as submitted? The developers are not satisfied with the original plan of 92 units on the property, they propose Army Barracks-style of Town Houses. Only for increasing the profit of their company without consideration for what already exists at Bramblewood or other developments in the area. 92 additional homes will contribute to many of the concerns of Bramblewood residents which I list below.

126 Army Barracks-style homes crammed into the existing space will not only spoil the current home-style of this community but will strain infrastructure. While most of the deciders on this project do not live in the immediate area I wonder how they may feel about the intrusion of the large number of homes planned if it impacted their neighborhood? More important here are the drawback as I see them from an ordinary resident of Bramblewood.

1. The increased congestion in the streets.

2. Appropriate use of land so as not to affect water and other resources.
3. Consideration of added fire and other dangers.
4. Preventing overcrowding of land.
5. Preserving the character and stability of the current residential and or commercial areas.
6. Adequate transportation, sewer, drainage, recreation, sanitation and other services required.
7. Overcrowding schools and extra law enforcement requirements.
8. Not to mention the thought of another traffic light to create more problems here within an area that abounds in traffic control.

City zoning codes are based on protection of its citizens, to preserve and improve safety, order, appearance, and so much more that has been written into the guidelines for city planning. When considering the approval of this project which include 126 more homes, not the original 92. The impact will be far greater than what the developer states. Considering all the new projects currently in process in Palm Bay, not only the big ones on Saint John's Heritage parkway but also other development throughout the city. There is currently huge building of individual homes on small one-home lots.

Please consider the impact it will have and if something has to be approved then go back to the original developers number for 92 homes, not glutting the area with 126 more homes.

I am not the only resident to be concerned over this



situation. Deny the increase please, and keep Palm Bay the best city to live in. We were once noted nationally as one of the best cities to live in and there is plenty of vacant land better to develop so please choose wisely about our growth. You chose well about the Majors Golf course please do it again here.

Respectfully submitted,

John Duplice  
337 Gardendale Circle SE  
Bayside Lakes, Palm Bay,

12/20/2023

Re: Planning Commission

Hearing Date: January 3, 2024

City of Palm Bay

**Subject: Bramblewood Townhomes**

Dear Planning Commissioners,

As the builder for the Bramblewood Townhome project, I'd like to provide some information for the board in anticipation of the upcoming Jan 3<sup>rd</sup> hearing.

As we foresee potential concerns from some residents during the hearing, I believe it is crucial to present the facts that support an informed decision-making process.

**Project Overview**

The Bramblewood project was fully approved for 92 townhomes in 2006. Roads and utilities were installed and turned over to the City of Palm Bay for maintenance. The City has admitted that they've turned off the water to the property and haven't maintained the utilities for 17 years.

INB Homes (INB) has offered to update the utilities and assume responsibility for maintaining the sewer lines to alleviate the cost burden on the City and Taxpayers. Furthermore, the lift station is currently over capacity and INB has agreed to install larger pumps on the lift station to meet the broader community needs.

The originally approved 92 townhomes were never built, leaving an empty subdivision that is often used as a hangout for drinking and nefarious activities. The property is often used as a dumping ground for trash and old furniture. When we first looked at the property, the grass was over 3 feet tall.

The property is currently owned by two absentee individuals living in China and a third person from China who is currently residing in Virginia.

INB Homes agreed to purchase the property and build luxury townhomes for sale in partnership with one of the largest home builders in the country. However, we had one condition when placing the property under contract; the ability to build 126 townhomes instead of the previously approved 92 townhomes. The financials simply did not work as a 92-unit luxury project.

We tried every way possible to get 92 townhomes to work. It would have been a lot easier and cheaper for us to avoid going through the approval process. The only way that we could find for 92 townhomes to work financially was by building affordable housing with tax credit subsidies, and we didn't feel that this was the best use for the property. We prefer to build luxury townhomes for sale.

## **HOA Approval**

The Bayside Lakes Commercial HOA, acting as a Master Association to the residential HOAs has reviewed and approved our plans and application.

## **Neighbor Concerns and Accommodations**

While the Master HOA approved our plans, four residents who live in different neighborhoods as part of Bayside Lakes requested the following changes:

1. The townhome façades changed to all stucco.
2. Change the entrance signage design.
3. Change the dog park to a pedestrian park.
4. Make the roof slope steeper on the townhomes.
5. Decrease the townhomes from 126 to 92 units.

In an effort to accommodate the residents' concerns, INB agreed to make all the changes with the exception of reducing the number of townhomes. The requested changes were submitted to the Master HOA and the City Planning Department for approval.

The Master Commercial HOA approved all of the plan changes for a 2<sup>nd</sup> time.

INB offered the concerned residents to reduce the number of townhomes to 92 units if they would support affordable housing. Unfortunately, this proposal was declined.

Despite our efforts to collaborate, we're concerned that the four residents have neglected to tell their fellow neighbors that if the property has to stay at 92 townhomes, the only way for a builder to make the numbers work is as affordable housing with subsidies.

We expect these same four citizens with their friends to attend the public hearing.

## **Conclusion**

INB Homes has worked diligently to make the City of Palm Bay, the Master HOA and the residents who live nearby in other subdivisions as happy as possible. I have to admit, the City of Palm Bay has been great to work with. The Utility Department is exceptional.

Thanks for your consideration. We look forward to a fair and informed decision at the upcoming hearing.

Sincerely,

Jonathan Bell  
INB Homes  
804-240-9548  
jbell@inhomes.com



## FRONT ELEVATION

SCALE: 3/16" = 1'-0" TEXTURED FINISH  
NOTE: WALL PENETRATION FLASHING AS PER PSOR 103.4