

ORDINANCE 2024-04

AN ORDINANCE OF THE CITY OF PALM BAY, BREVARD COUNTY, FLORIDA, APPROVING A FINAL DEVELOPMENT PLAN TO BE KNOWN AS 'BRAMBLEWOOD TOWNHOMES' IN PUD (PLANNED UNIT DEVELOPMENT) ZONING; WHICH PROPERTY IS LOCATED EAST OF AND ADJACENT TO BRAMBLEWOOD CIRCLE, IN THE VICINITY SOUTH OF BAYSIDE LAKES BOULEVARD, AND LEGALLY DESCRIBED HEREIN; PROVIDING FOR A COMMENCEMENT PERIOD; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, application for Final Development Plan approval in PUD (Planned Unit Development) zoning to allow a residential development consisting of a 126-unit townhome subdivision to be known as 'Bramblewood Townhomes' on property legally described herein, has been made by JWH Holdings, LLC, and

WHEREAS, the request was duly considered by the Planning and Zoning Board of the City of Palm Bay on January 3, 2024, which voted to recommend to the City Council denial of the application, and

WHEREAS, all provisions applicable to the Planned Unit Development (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, after due deliberation and consideration, reviewed and considered the reports, documents, testimony, and other materials presented, and has determined that such development plan will neither be injurious to the neighborhood nor otherwise detrimental to the public welfare.

NOW, THEREFORE, BE IT ENACTED 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 Final Development Plan approval for 'Bramblewood Townhomes' on property zoned PUD

(Planned Unit Development), which property is legally described as follows:

Tract I-6, Bayside Lakes Commercial Center Phase 2, according to the plat thereof as recorded in Plat Book 45, Page 84, of the Public Records of Brevard County, Florida; Section 19, Township 29S, Range 37E; containing approximately 20.02 acres, more or less.

SECTION 2. The Final Development Plan is granted subject to the staff comments contained in the Staff Report, incorporated herein as Exhibit 'A', and the following items being submitted with construction plans as follows:

- A. A preliminary subdivision plat and a boundary and title opinion; and
- B. Deed restrictions establishing development standards.

SECTION 3. The property shall be developed in substantial conformance with the Final Development Plan, which is, by reference, incorporated herein as Exhibit 'B', except as may be modified by the conditions of approval. The applicant shall comply with all provisions of the Code of Ordinances of the City of Palm Bay and all other state and federal rules, regulations, and statutes.

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

Read in title only at Meeting 2024- , held on , 2024; and
read in title only and duly enacted at Meeting 2023- , held on , 2024.

Rob Medina, MAYOR

ATTEST:

Terese M. Jones, CITY CLERK

City of Palm Bay, Florida
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Reviewed by CAO: _____

Applicant: JWH Holdings, LLC
Case: FD23-00008

cc: Brevard County Recording
Applicant
Case File