

Bayside Lakes Community Presentation

Residents Objections

Project: Bramblewood Townhomes

Current Owner- JWH Holdings

Applicant- Innovative Nationwide Builders

Parcel ID: 1-6-29-37-19-RX-16 (20.02 AC)



Purpose of City Code

185.005

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, but not limited to:

- Lessening congestion in the streets;
 - Encouraging the most appropriate use of land, water, and resources
 - Providing adequate light and air
 - 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, public safety, and other services
- Conserving and enhancing the standard of living within the city

Lessening Congestion in the Streets:

- ❖ The increase in the number of townhomes will lead to more residents and more vehicles on our streets, creating congestion and potential safety issues for both drivers and pedestrians as there is only one way in and one way out of our community.
 - ❖ Many students walk to school from Bayside Lakes
 - ❖ Many people walk in the early mornings and evenings along Bayside Lakes Blvd.
- ❖ With the recent approval of the Bayside Landings (Cogan & Osmosis) development which calls for 88 Townhomes and 35 Single Family Homes, our area is already under significant stress levels as it relates to congestion.
- ❖ Any revision to the Bramblewood Townhome project from the originally zoned 92 townhomes to 126 townhomes will represent a 35% increase over what the parcel was originally zoned for creating even more congestion.
- ❖ We have all seen what Bayside Lakes Blvd has become, a racetrack for speeders and undisciplined drivers and massive increase in traffic due to development.
 - ❖ Several fatal accidents on Bayside Lakes Blvd. in the last 3+ years
 - ❖ 1 Child killed next to Beef O'Brady's walking home from school (Pineapple Cove)
 - ❖ 1 Person killed in Publix Plaza parking lot in the last 2 months.

A. Lessening Congestion in the streets:

- From Bayside Lakes road limited to few roads:
 - Emerson Drive, only 4 lane road north/south
 - Eldron & DeGroot 2 lane roads north/south
 - Walden, Waco, Raleigh only direct east/west roads available for traffic dispersion
- Expansion for additional lanes unfeasible on Bayside Lakes Blvd.
- Only 1 entrance/exit (Bramblewood Circle) for the approximately 375 homes in the 4 Bayside Lakes HOAs; Brookside, Monterey Cove, Forest Glen and Magnolia Park.



❖ Securing Safety from Crime, Fire & Other Dangers

- ❖ **Our community has grown exponentially over the past few years, however our critical resources have more or less remained the same, specifically as it relates to the Fire Department, Police and Medical resources.**
- ❖ **As we continue to grow, the risk of traffic related accidents, house fires, wildfires increase and Crime significantly increase.**

In Palm Bay, South Brevard, worry over crime is up following deadly carjacking, shooting at 7-11 in Bayside Lakes.

Florida Today, September 25, 2023

- ❖ **Controlled growth should be the goal of City Management.**
- ❖ **Our city has grown faster than most cities in the USA (details to follow)**

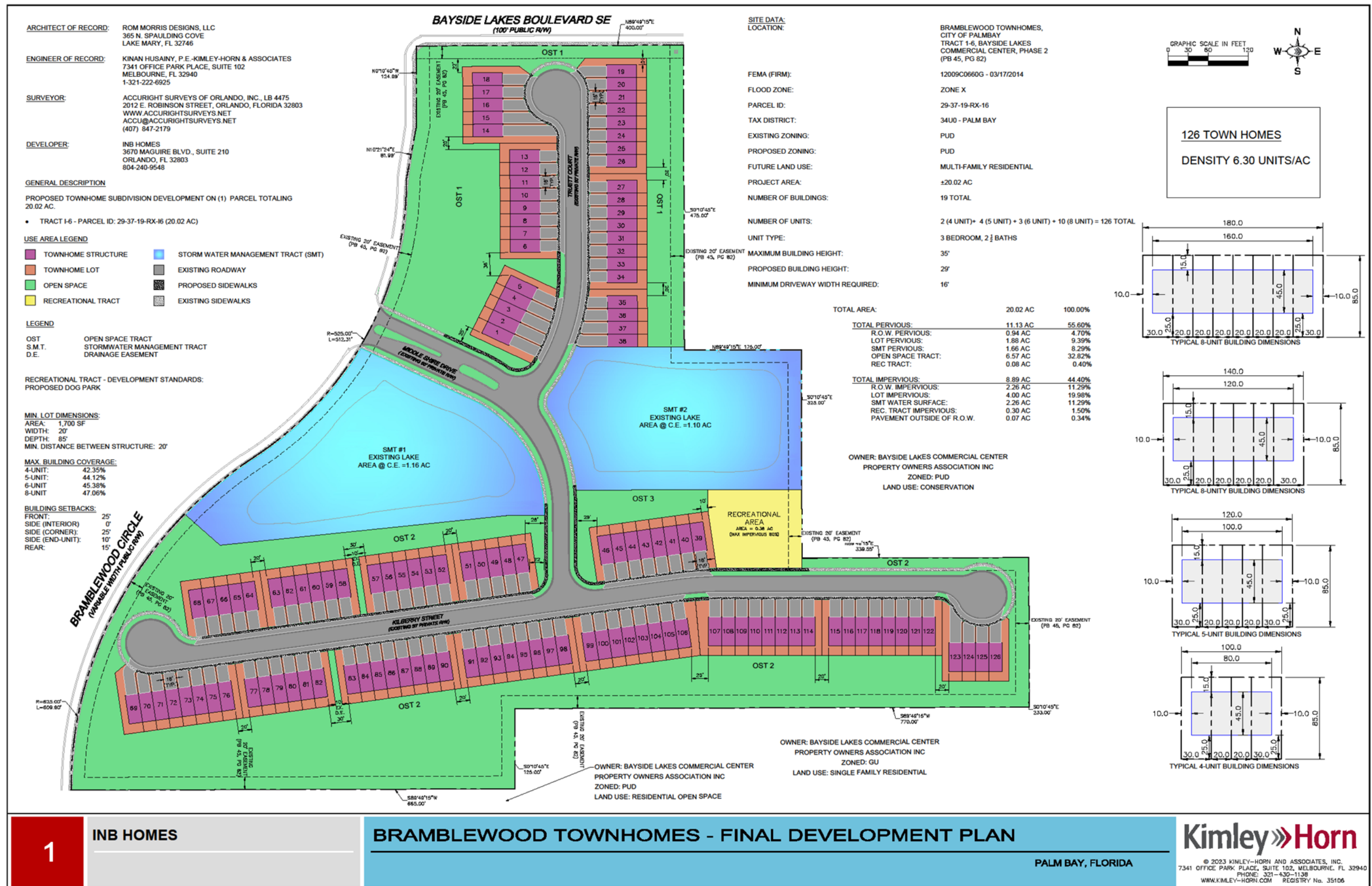
Similarly Sized Cities in Florida

US Rank	Name	Population	Growth 2000-2021
143	Fort Lauderdale	181,668	6.1%
157	Pembroke Pines	169,391	22.5%
172	Hollywood	152,131	8.8%
195	Gainesville	140,398	24.2%
213	Coral Springs	132,822	10.9%
232	Palm Bay	122,942	54.4%
254	Lakeland	115,425	35.6%

Preventing The Overcrowding of Land

- ❖ Increasing the number of townhomes by more than a third from what the land was originally zoned for will result in overcrowding and place undue stress on community resources and public spaces. Including the community pool, clubhouse, parking and the rest of the facilities.
- ❖ There is a reason that the land was originally zoned for 92 Townhomes. The builder must adhere to that number.
- ❖ I imagine that in 2006 the P & Z committee or the City Council could not foresee the exponential growth that our city would experience.
- ❖ Next slide shows the planned development of 126 Townhomes in Bayside Lakes.
 - 19 Buildings with up to 8 units per building.
 - Little green space in development except for 1 small area at the back of the planned buildings.
 - Adjacent to Bayside Clubhouse, Community Pool, Tennis Courts, Basketball Courts, and Storage area for RVs, Trailers, Boats and other Recreational Vehicles. An area designated for use by the already 16 existing HOAs in Bayside Lakes.

Bramblewood Townhomes Design- Density of Housing



❖ **Preserving the character and stability of residential, commercial, industrial and other areas**

- **Inconsistent Architecture and Design:**
- The architecture and design of the proposed townhomes do not align with the rest of our community. The stylistic differences will create visual discord and diminish the cohesive and charming appearance that our community has worked hard to cultivate.
- **Community Character:** The proposed development threatens to disrupt the character of our neighborhood, leading to a decrease in property values and overall appeal.
- **Property Values:** Major threat to the property values of the 375 single family homes in Bayside Lakes, especially those in proximity to this development.

Bayside Lakes Character

Magnolia Park



Brookside



Monterey Cove



Forest Glen



Fairway Crossings- Bayside Lakes Character (Multi-Unit Homes)



Bramblewood Townhomes Design- Out Of Character



❖ Additional Considerations- Bayside Lakes

- ❖ Our community has one entrance (Bramblewood Circle) off of Bayside Lakes Blvd. This entrance and exit serves (4) communities with a total residency of 375 single family homes- Magnolia Park, Glen Forest, Brookside, Monterey Cove
- ❖ We kindly urge the Planning and Zoning Board to reject the proposed increase in townhomes and adhere to the existing zoning regulations and community aesthetic standards.
- ❖ Following the original plan of up to 92 units, although not ideal, will maintain the integrity, safety and character of our community provided that a change to the architecture and design aligns with the rest of the communities.
- ❖ Long after the contractor has built and sold his homes they will take their profits and be gone.
- ❖ Long after the city begins collecting property taxes they will just continue to
- ❖ approve more development to collect more taxes.
- ❖ The residents and home owners in Bayside Lakes will have to deal with the aftermath; issues that we have presented.

Based on the City Of Palm Bay's Code 185.005, the requested increase of units and building designs must not be approved.