



LEGISLATIVE MEMORANDUM

TO:	Honorable Mayor and Members of the City Council
FROM:	Suzanne Sherman, City Manager
THRU:	Lisa Frazier, Growth Management Director
DATE:	January 18, 2024
RE:	Ordinance 2024-04, granting approval of a Final Development Plan for a proposed residential development consisting of a 126-unit townhome subdivision to be known as 'Bramblewood Townhomes' on property located east of and adjacent to Bramblewood Circle, in the vicinity south of Bayside Lakes Boulevard (20.02 acres) (Case FD23-00008, JWH Holdings, LLC), first reading. (Quasi-Judicial Proceeding)

SUMMARY:

JWH Holdings, LLC, represented by Kimley-Horn & Associates, Inc. and Innovative Nationwide Builders, Inc. has submitted for Final Development Plan approval to allow a proposed 126-unit townhome subdivision to be called Bramblewood Townhomes. 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 was approved for 92 townhome units. An access off Bramblewood Circle SE 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. 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 Final Development Plan and requires City Council approval.

REQUESTING DEPARTMENTS:

Growth Management

FISCAL IMPACT:

STAFF RECOMMENDATION:

Motion to approve.

Planning and Zoning Board Recommendation

Planning and Zoning Board minutes are not fully transcribed at this time; the following is an excerpt:

Motion to submit Case FD23-00008 to City Council for approval.

Motion by Mr. Weinberg, seconded by Mr. Olszewski. Motion failed with members voting as follows:

Aye: Jordan, Weinberg, Olszewski

Nay: Boerema, Good, Warner, McLeod

ATTACHMENTS:

1. FD23-00008 Staff Report
2. FD23-00008 Final Development Plan
3. FD23-00008 Pedestrian Connectivity Plan
4. FD23-00008 Preliminary Development Plan
5. FD23-00008 Plat
6. FD23-00008 Survey
7. FD23-00008 Traffic Study
8. FD23-00008 School Board Report
9. FD23-00008 Citizen Participation Plan & Report
10. FD23-00008 Narrative
11. FD23-00008 Development Schedule
12. FD23-00008 Declaration of Covenants
13. FD23-00008 Schematics
14. FD23-00008 Title Opinion
15. FD23-00008 Application
16. FD23-00008 Letters of Authorization
17. FD23-00008 Legal Acknowledgement
18. FD23-00008 Legal Ad
19. FD23-00008 Correspondence
20. Ordinance 2024-04