

# Project Details: CP23-00016

## Project Type: Comprehensive Plan Future Land Use Map

Project Location: UNKNOWN # 2700 ANNELEIGH CIR Palm Bay, FL  
Milestone: Under Review  
Created: 7/6/2023  
Description: Malabar Village  
Assigned Planner: Kimberly Haigler

### Contacts

Contact	Information
Owner/Applicant	William Rocker, VACATION FINANCE LLC 6128 WATERFIELD WAY ST CLOUD, FL 34771 (407) 729-1952 billy@ticketmomma.com
Legal Representative	Angel Pinero 100 NE 5th Ave Ste B2 Delray Beach, FL 33483 (561) 921-8570 apinero@dynamicec.com
Submitter	Angel Pinero 100 NE 5th Ave Ste B2 Delray Beach, FL 33483  apinero@dynamicec.com
Assigned Planner	Kimberly Haigler 120 Malabar Rd SE Palm Bay, FL 32907  kimberly.haigler@palmbayflorida.org

### Fields

Field Label	Value
Block	4
Lot	
Township Range Section	29-36-04
Subdivision	00
Year Built	
Use Code	1000
Use Code Desc	VACANT COMMERCIAL LAND

# Project Details: CP23-00016

Lot Size	
Building SqFt	
Homestead Exemption	
Taxable Value Exemption	
Assessed Value	
Market Value	
Land Value	
Tax ID	2903861
Flu Description	Commercial
Flu Code	COM
Zoning Description	Community Commercial
Zoning Code	CC
Is Submitter the Representative?	False
Parcel Number(s)	29-36-04-00-4
Tax Account Number(s)	2903861
Present Use of Property	Vacant
Project Scale	Small Scale (50 acres or less)
Specific Use Intended for Property	Mixed-use commercial and multi-family residential development
Development Submitted?	False
Rezoning Submitted?	True
List Structures	
Structures On Property?	False
Proposed Land Use Classification	Neighborhood Center (NC)
Present Land Use Classification	Commercial (COM)
Justification for Change	<p>Amending the future land use (FLU) of the subject property from COM to NC will allow for the development of mixed-use commercial and residential mutli-family apartment homes. This is aligned with the city's Comprehensive plan, which indicates the desire for the above type of development near the Malabar Rd. and St Johns Heritage Parkway intersection, which is located only a 1/2 mile west. Additionally, multi-family homes is compatible with the adjacent existing single-family residential development.</p>

# Project Details: CP23-00016

Total Acreage	
Ordinance Number	