

# Project Details: CP23-00020

## Project Type: Comprehensive Plan Future Land Use Map

Project Location: UNKNOWN # 2700 ANNELEIGH CIR Palm Bay, FL  
Milestone: Submitted  
Created: 10/12/2023  
Description: Palm Bay Suites & Residences  
Assigned Planner: Lisa Frazier

### Contacts

Contact	Information
Owner/Applicant	James Garbarsky, PALM BAY DEVELOPMENT GROUP LLC 1915 HARRISON ST, FL 2 HOLLYWOOD, FL 33020 (954) 224-6925 dmlconstructiongroup@gmail.com
Legal Representative	Kimberly B. Rezanka 1290 U.S. Hwy 1 Rockledge, FL 32955 (321) 608-0892 Krezanka@llr.law
Legal Representative (2)	James P. McKnight 1168 Shallows Court Port Orange, FL 32129 (321) 698-1317 jimmcknight1956@gmail.com
Submitter	Kimberly B. Rezanka 1290 U.S. Hwy 1 Rockledge, FL 32955  Krezanka@llr.law
Assigned Planner	Lisa Frazier 120 Malabar Road SE Palm Bay, FL 32907  lisa.frazier@palmbayflorida.org

### Fields

Field Label	Value
Block	7
Lot	
Township Range Section	28-37-14
Subdivision	54

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Year Built	
Use Code	1000
Use Code Desc	VACANT COMMERCIAL LAND
Lot Size	
Building SqFt	
Homestead Exemption	
Taxable Value Exemption	
Assessed Value	
Market Value	
Land Value	
Tax ID	2826889
Flu Description	Commercial
Flu Code	COM
Zoning Description	Highway Commercial
Zoning Code	HC
Is Submitter the Representative?	False
Parcel Number(s)	28-37-14-54-7, 28-37-14-54-8, 28-37-14-51-1, 28-37-14-51-2
Tax Account Number(s)	2826889, 2826890, 2826455, 2826478
Present Use of Property	Vacant
Project Scale	Small Scale (50 acres or less)
Specific Use Intended for Property	To develop a mixed-use project with shared amenities for the residential component of the project. The four parcels will include a 100-room hotel with amenities on the most southern parcel and 294 apartments with shared amenities on the other three parcels.
Development Submitted?	True
Rezoning Submitted?	True
List Structures	
Structures On Property?	False
Proposed Land Use Classification	Neighborhood Center
Present Land Use Classification	Commercial

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Justification for Change	The current future land use of Commercial does not allow for residential uses and is too intense to be adjacent to Palm Bay Colony Mobile Home Park, which is adjacent and to the west of these four parcels to be developed. The Neighborhood Center future land use allows this project to develop with a commercial hotel and with residential apartments and is more compatible with the residential use of Palm Bay Colony. The development will also protect the natural wetlands that exist on the four parcels.
Total Acreage	
Ordinance Number	