



Brevard County Board of County Commissioners

2725 Judge Fran Jamieson
Way
Viera, FL 32940

Legislation Text

File #: 2593, Version: 1

Subject:

Final Plat Approval, Re: Pioneer Pointe
Developer: Pioneer Pointe, LLC. District 2

Fiscal Impact:

None

Dept/Office:

Planning and Development

Requested Action:

In accordance with Section 62-2841(i), it is requested that the Board of County Commissioners grant final plat approval and authorize the Chair to sign the final plat for Pioneer Pointe.

Summary Explanation and Background:

There are three stages of review for subdivision plan approval: the pre-application conference, the preliminary plat/final engineering plan review, and the final plat review. The pre-application conference for the above project was held on November 12, 2020 along with the site plan for Hampton Manor of Merritt Island. The preliminary plat and final engineering plans, which is the second stage of approval, was approved on February 26, 2021. The third stage of review is the final plat approval for recordation.

Staff has reviewed the final plat for the Pioneer Pointe subdivision, and has determined that it is in compliance with the applicable ordinances.

Pioneer Pointe is located in Merritt Island, at the southeast corner of Pioneer Road and North Courtenay Parkway. The proposed subdivision contains three lots on 8.89 acres.

This approval is subject to minor engineering changes as applicable. Board approval of this project does not relieve the developer from obtaining all other necessary jurisdictional permits.

Reference: 21FM00002, 20WV00022, 20SP00032

Contact: Amanda Elmore, Assistant Director Ext. 58996

Clerk to the Board Instructions:

Please have the Chair sign the plat mylar and return to Planning and Development.



Kimberly Powell, Clerk to the Board, 400 South Street • P.O. Box 999, Titusville, Florida 32781-0999

Telephone: (321) 637-2001

Fax: (321) 264-6972

Kimberly.Powell@brevardclerk.us

March 10, 2021

M E M O R A N D U M

TO: Tad Calkins, Planning and Development Director

RE: Item J.8., Final Plat Approval for Pioneer Pointe – Pioneer Point, LLC

The Board of County Commissioners, in regular session on March 9, 2021, executed and granted Final Plat approval for Pioneer Pointe – Pioneer Point, LLC, subject to minor engineering changes, and developer responsible for obtaining all other necessary jurisdictional permits.

Your continued cooperation is greatly appreciated.

Sincerely yours,

**BOARD OF COUNTY COMMISSIONERS
RACHEL M. SADOFF, CLERK**

for: Donna Scott
Kimberly Powell, Clerk to the Board

/ns

VICINITY MAP
-NOT TO SCALE-

PIONEER POINTE

SECTION 14, TOWNSHIP 24 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA

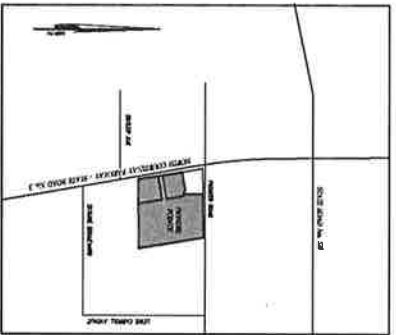
LEGAL DESCRIPTION:

A portion of land lying in the Southwest one-quarter of Section 14, Township 24 South Range 36 East, Broward County, Florida, being a portion of those lands described in Official Records Book 2456, Page 1113, of the Public Records of Broward County, Florida and being more particularly described as follows:

Commence at the intersection of the Easley right-of-way line of North Courtney Parkway (State Road No. 3), a 100 foot wide public right-of-way as shown on the Florida Department of Transportation Map Section 20140, with the South right-of-way line of Pioneer Road, a 60 foot wide public right-of-way as shown on Plat Book 23, Page 26 of the Public Records of Broward County, Florida and on N 89149.42° E along said South right-of-way line 246.07 feet to the Point of Beginning of the herein described parcel, thence continue N 89348.142° E along said South right-of-way line 432.02 feet, thence S 053151.1° E, parallel to the said Easley right-of-way line of North Courtney Parkway, a distance of 544.05 feet to the North line of Palatka Subdivision according to the Plat therein as recorded in Plat Book 22, Page 8 of the Public Records of Broward County, Florida, thence S 30530.23° W along said North line and its westerly extension 670.11 feet to the intersection with the said Easley right-of-way line of North Courtney Parkway, thence N 03731.1° W along said Easley right-of-way line 435.34 feet to the South line of lands described in Official Records Book 8174, Page 140 of said Public Records, thence run along the Southwesterly and Easterly lines of said lands for the next four calls, thence N 80465.49° E 185.68 feet, thence S 000701.8° E 10.70 feet, thence N 89349.142° E 30.00 feet, thence N 007108° W 186.49 feet to the Point of Beginning. Containing 8.88 acres more or less.

PLAT NOTES:

1. BEARINGS BASED ON THE SOUTH RIGHT OF WAY LINE OF PIONEER ROAD BEING N89.49°42' E AS PER ASSUMED DATUM (SEE SKETCH)
2. SURVEY MONUMENTATION WITHIN THE SUBDIVISION SHALL BE SET IN ACCORDANCE WITH FLORIDA STATUTE CHAPTER 177.091(7), 177.091(9),
3. BREVARD COUNTY MANDATORY PLAT NOTES:



STATION NAME	STATION ACR. NO.	WGS84	EASTING	NORTHING	SCALE FACTOR	CONVERSION
BRUNNEN PPT. 1029	14000	1,400,185.19	750,941.79	307,363,022.99	0.9999946	0.000245
BRUNNEN PPT. 1040	14001	1,400,183.12	750,940.72	307,363,018.99	0.9999925	0.000417
BRUNNEN PPT. 1041	14002	1,400,181.05	750,939.65	307,363,015.00	0.9999904	0.000589

THE COORDINATES SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM FOR FLORIDA'S EAST ZONE. THE NORTH AMERICAN DATUM OF 1983 AND RECALCULATED IN 2011 (NAD83/11). THEY HAVE BEEN COMPALED USING AUTOCAD LAND DEVELOPMENT DESKTOP, A PROJECT SCALE FACTOR OF 0.999998491 WAS USED TO CORRECT THE GRID DISTANCES TO GRID DISTANCE. THE DISTANCES SHOWN ON THIS PLAN ARE GRID DISTANCES. ALL OF THE VALUES SHOWN ARE EXPRESSED IN U.S. SURVEY FEET.

STATE OF FLORIDA COUNTY OF BROWARD

The foregoing instrument was duly acknowledged before me by _____
the presence or _____ online notarization
by _____ as _____,
Secretary of the above named _____,
Florida Board of _____.
I hereby certify that _____
produced _____ known to me or others
as _____.

IN WITNESS WHEREOF, I have hereunto set
my hand and seal on the date first written.

NOTARY PUBLIC

By _____
Commission Expires _____

STAY

CERTIFICATE OF SUBMITTAL

[illegible]

Just A Minute! Florida Professional
Surveyor and Mapper, PWS No. 6135
Now Surveying, etc.
505 Distribution Drive, Melbourne, FL 32904

1 HEREBY CERTIFY, That I have reviewed the
 2 plot and find that it is in conformity with the
 3 Standard Part 1 and County Code 62-2B4(c)

Michael J. Sweeney, PSA No. 4670
County Surveyor in and for Brevard County

THIS IS TO CERTIFY that the Board of County
Herdsy except all public monuments and areas
BY BOARD OF COUNTY COMMISSIONERS

1

Rachael M. Scofield, Clerk of the Board,
in and for Brevard County, FL

I believe CERTAIN, That I have examined the first trial & campaign in term with all the Chester 177, Florida Soldiers, and was find to

Reached M. Soderf, Chair of the Board, by

PLAT BOOK _____ PAGE _____
SHEET 1 OF 2
SECTION 14 TWP. 24 S. RANGE 36 E.

[illegible]

OWNER

ADDRESS

STATE OF FLORIDA COUNTY OF BREVARD

Secretary of the above named incorporated under the laws of Florida, on behalf of the company personally known to me or produced

IN WITNESS WHEREOF, I have hereunto set
my hand and seal on this above date.

By Commission Expires _____

Page 1 of 1

KNOW ALL MEN BY THESE PRESENTS, That the said [Name] do hereby

By W. J. Stanley
 District Court Clerk
 District Court, County of Brown, State of Florida

Just a few minutes from Philadelphia
Europe and beyond. Tel. 800 6133
Now Sampling, Inc.
500 Distribution Drive, Melbourne, FL 32904

I HEREBY CERTIFY, That I have reviewed the
piled and find them to be in conformity with the
Statutes Part 7 and County Code 62-2041(c)

Michael J. Sweeney, P&S No. 4670
County Surveyor in and for Brevard County

THIS IS TO CERTIFY that the Board of County Commissioners of public improvements and orders late on this date.

Elio Pritchett, Chair

Richard M. Scobol, Clerk of the Board,
in and for Berard County, FL

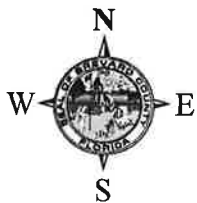
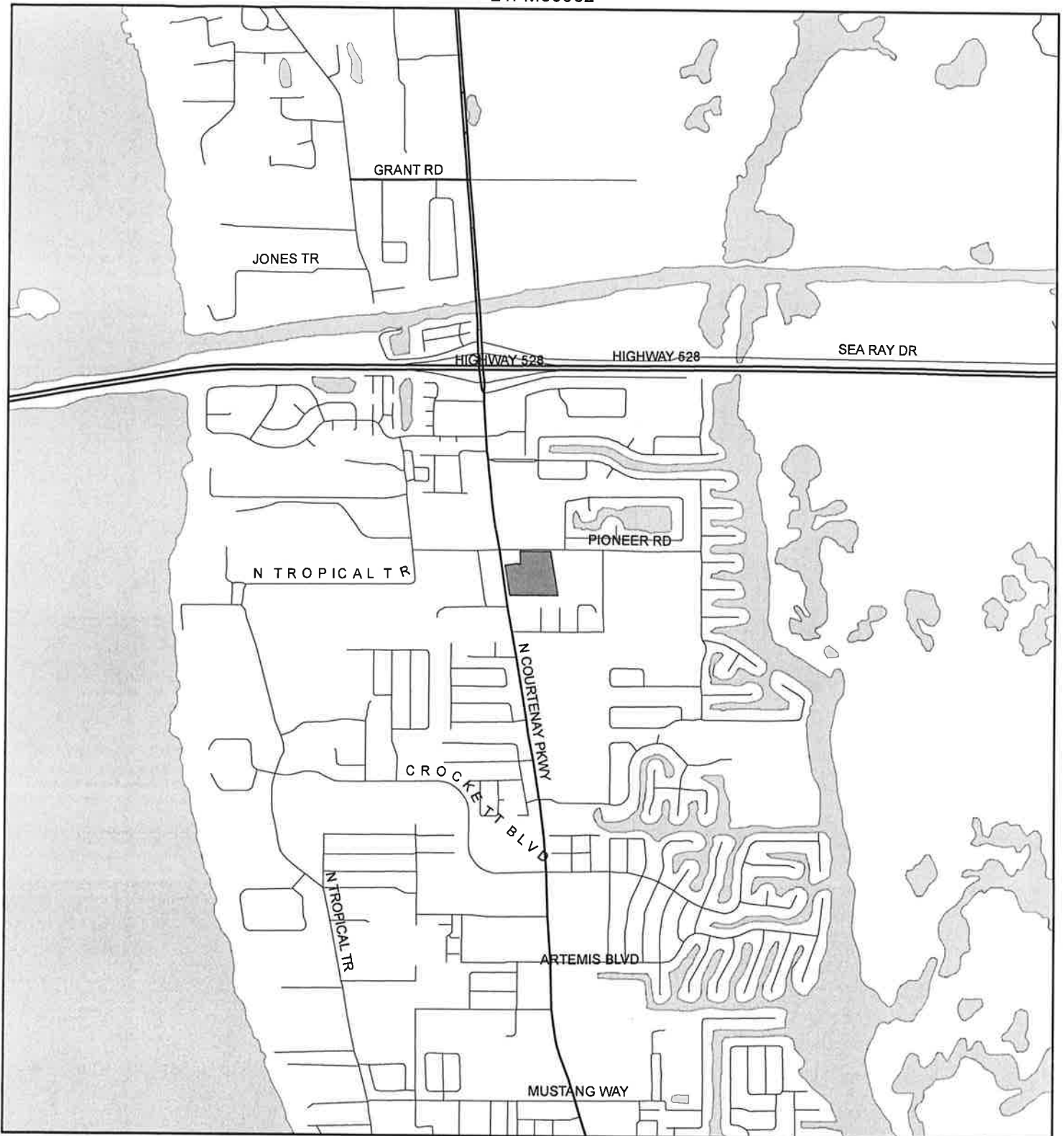
I believe CERTAINLY, That I have examined the first trial & campaign in terms with all the October 1771. Florida Spectator, and was find by

Rachael M. Sodoff, Clerk of the Board, by
in and for Brevard County, FL

LOCATION MAP

PIONEER POINTE

21FM00002



1:24,000 or 1 inch = 2,000 feet

 Subject Property

This map was compiled from recorded documents and does not reflect an actual survey. The Brevard County Board of County Commissioners does not assume responsibility for errors or omissions hereon.

Produced by BoCC - GIS Date: 3/2/2021