

# 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.



### FLORIDA'S SPACE COAST

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

### MEMORANDUM

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,

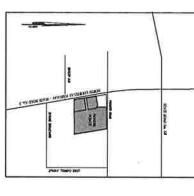
**BOARD OF COUNTY COMMISSIONERS** 

RACHEL M. SADOFF, CLERK

Kimberly Powell, Clerk to the Board

/ns

# -NOT TO SCALE VICINITY MAP



# PIONEER POINTE

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

# LEGAL DESCRIPTION:

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SHEET 1 OF 2 SECTION 14 TWP 24 S., RANGE

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PLAT BOOK \_

PAGE

A partel of land lying in the Southwest one-quarter of Section 14, Tomaship 24 South, Range 36 East, Breward County, Florida, being a partian of those lands described in Official Records Book 2456, Page 1113, of the Public Records of Breward County, Florida and being more particularly described as follows:
Commence at the intersection of the Easterly right-of-way line of North Courteny Parkway (State Road to 3), a 100 foot wide public right-of-way as shown on the Florida Department of Transportation May Section 70140, with the South right-of-way line and to the Public Records of Breward County, Florida and run N 894942° E daing said South right-of-way line 24501 feet to the Public Records of Breward described parcel; thence continue N 894942° E daing said South right-of-way line 24501 feet to the North line of Fairfau Subdivision, according to the Public thereof as recorded in Plot Book 21, Page 8 of the Public Records of Berward County, Florida; thence S 957311° E daing said North line and tall thesterly extension of 1811 feet to the intersection with the said Easterly right-of-way line of North Courteny Parkway, thence in 1911 feet to the intersection with the South file of fairfau Subdivision, the said that the Courteny Parkway, thence in 1911 feet of the Intersection with the South file of fairfau Subdivision, the said that the Courteny Parkway, thence in 1911 feet to the intersection with the South file of fairfau Subdivision, the said that the file and tall the Seaterly extension of Stati feet to the intersection with the South file of fairfau Subdivision, the said that the file next four calls; thence N 1911311° W daing soid Easterly right-of-way line 435.34 feet to the South file of fairfau Subdivision, calls that for the next four calls; thence N 1911411° W daing soid Easterly right-of-way line 435.54 feet to the South file of fairfau Subdivision, calls that for the next four calls; thence N 1911411° W daing soid Easterly right-of-way line 435.54 feet to the South file of fairfau Subdivision for the Po

# PLAT NOTES:

- 1. BEARINGS BASED ON THE SOUTH RICHT OF WAY LINE OF PIONEER ROAD BEING N8949'42" 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. BREWARD COUNTY MANDATORY PLAT MOTES:

  A ALL LOT DRANKAGE IS PRIVATE AND IS THE RESPONSIBILITY OF THE INDIVIDUAL LOT DINNER AND/OR THE HOMEOINNERS' ASSOCIATION TO
- C. EACH LOT OMMER PREPAYASIVE A LOT SHOWN ON THIS PLAT COMMENTS TO THE WENDSTRON OF A MUNICIPAL SERVICE BERETT WITE BY BREVARD COMMITT OR OTHER DECEMBER AND INTO YOR MANIFEMENT OF THE SHAPT OF MICE SHAPT OF OTHER PROJECT OF THE MUNICIPAL PROJECT OF THE MUNICIPAL PROJECT OF THE COMMINICATION OF THE FAMILY OF THE COMMINICATION OF THE PROJECT OF THE COMMINICATION OF B. AN INGRESS AND ECRESS EASEMENT IS HEREBY DEDICATED TO BREVARD COUNTY OVER AND ACROSS ALL PRIVATE DRAINAGE EASEMENTS, PRIVATE STORM MATER TRACTS AND PRIVATE ROADWAYS FOR LAW ENFORCEMENT, EMERGENCY ACCESS AND EMERGENCY MAINTENANCE.
- ALL PANTED UILLY EXEMENTS ARE FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OFERATION OF CHRIE TELEVISION STRUCKS OF AN EXECUTIVE AND CONSTRUCTION, MAINTENANCE, AND OFERATION OF CHRIE TELEVISION STRUCKS MAY NOT INTERFERE WITH THE FACULTIES AND CONSTRUCKS OF AN ELECTRIC, TELEPHONE, CAS, OR OTHER PUBLIC UTLITY, AND REPORTED OF CHRIE TELEVISION STRUCKS SHALL BE SOLELY RESPONSELE FOR ANY COMMONS THIS SECTION SHALL HOT APPLY TO PRIVATE EXSELECTRIC CONSTRUCTION, AND CONSTRUCTION SHALL HOT APPLY TO CONSTRUCTION SHALL HOW AND COMMON SHALL DEPOSIT SHAPE SHAPE SHAPE COMMON SHALL DEPOSIT SHAPE SHAPE

- 6. A 15' WDE PUBLIC SANTARY SEMER EASEMENT IS HEREBY DEDICATED TO BREVARD COUNTY OVER AND ACROSS A PORTION OF LOT 1, BLOCK A AS SHOWB HEREON
- 7. A VARIABLE HOTH PRIVATE DRAMAGE EASEMENT IS HEREBY GRANTED TO THE PICNEER POWITE OWNERS ASSOCIATION, INC. OVER AND ACROSS A PORTION OF LOTS 1, 2, AND 3, BLOCK A AS SHOWN HEREON.
- B. A PRIVATE 15' WATER LINE EASEMENT IS HEREBY GRANIED TO THE PIONEER POINT DINNERS ASSOCIATION, INC. OVER AND ACROSS A PORTION OF LOTS 1 AND 2. BLOCK A AS SHOWN HEREON. 9. A VARABLE WOTH PRIVATE STORWAITER RETENTION AND DRAINAGE EASEMENT IS HEREBY GRANTED TO THE PIONEER POINTE OWNERS ASSOCIATION, INC. OVER AND ACROSS A PORTION OF LOTS 1, 2, AND 3, BLOCK A AS SHOWN HEREON.
- ALL PRIVATE DRAINAGE EASEMENTS SHOWN HEREON SHALL BE FOR THE MAINTENANCE AND REPAIR OF SUCH DRAINAGE FACILITIES AND ASSOCIATED IMPROVEMENTS.
- BREWARD COUNTY SURVEYING AND MAPPING BENCHMARK "ESA39" IS LOCATED WITHIN THE VICINITY OF THIS PLAY. PLEASE CALL BREVARD COUNTY SURVEYING AND MAPPING FOR VERTICAL DATA.
- 12. FOR DECLARATION OF COVENANTS AND RESTRICTIONS FOR PIONEER POINTE SEE OFFICIAL RECORDS BOOK FLORIDA L PAGE\_ PUBLIC RECORDS OF BREVARD COUNTY
- 13. JOINDER OF MORTGAGE AND CONSENT TO PLAT RECORDED IN OFFICIAL RECORDS BOOK . PAGE PUBLIC RECORDS OF BREVARD COUNTY FLORIDA
- 14. ALL LOT CORNERS THAT DO NOT CONCIDE WITH A PRIN HAVE BEEN MONUMENTED WITH 5/8" REBAR WITH PLASTIC CAP STAMPED "KSI-LB7828"

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COUNTY OF BREWARD

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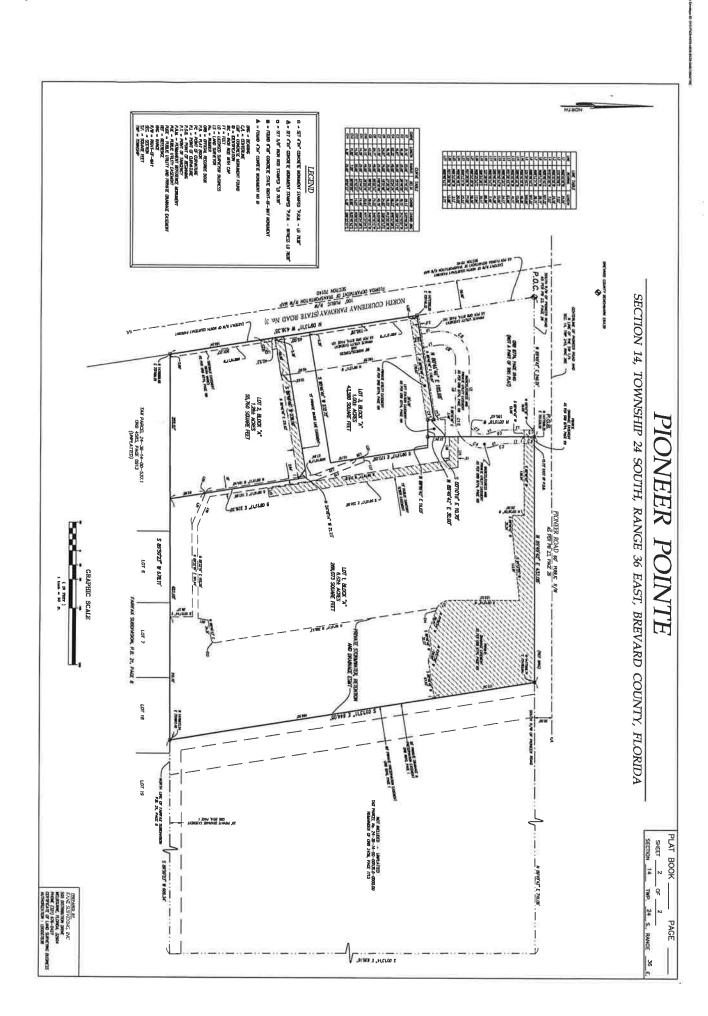
Rechal M. Socials, Clark of the Board, by Deputy Clerk in and for Brevord County, FL.

CERTIFICATE OF APPROVAL BY

I MARIN CERTIFY, That I have examined the forespice plot will fee it comples in form with all the requirements of Ocean 177, Period Soldias, and was find for record on CERTIFICATE OF CLERK

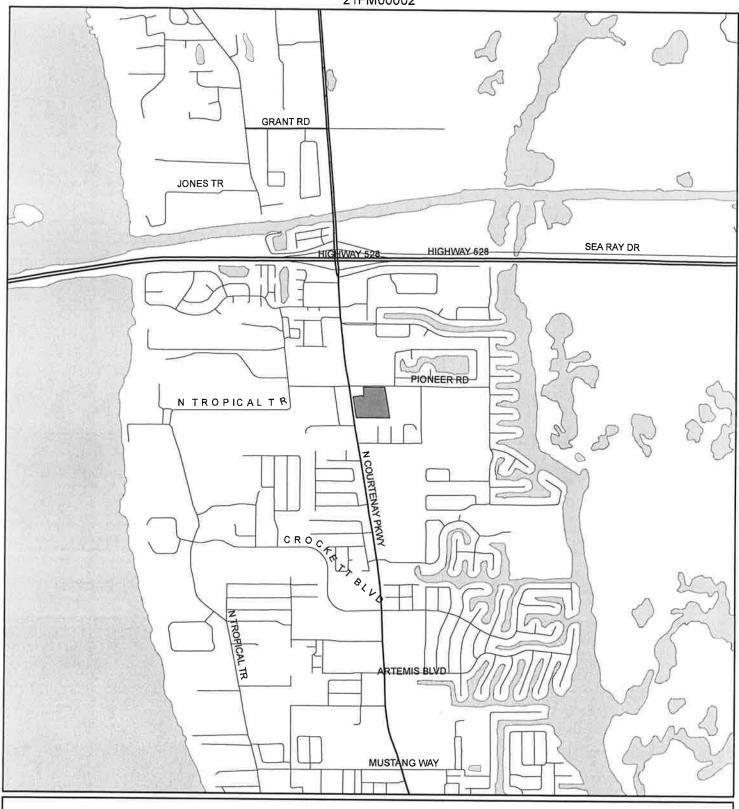
Rochel M. Sodoff, Clark of the Board, by Deputy Clark in and for Bravard County, FL Rachel M. Sadoff, Clerk of the Board, by Deputy Clerk in and for Brevard County, FL.

Ris Prilehett, Chair



# LOCATION MAP

PIONEER POINTE 21FM00002





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

MICE ST

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