



BOARD OF COUNTY COMMISSIONERS

MIRA

Application Pages
20Z00042
Pioneer Pointe

Planning and Development

2725 Judge Fran Jamieson Way
Building A, Room 114
Viera, Florida 32940
321-633-2070

**Application for Zoning Action, Comprehensive Plan Amendment, or
Variance**

Applications must be submitted in person. Please call 321-633-2070 for an appointment at least 24 hours in advance. Mailed, emailed, or couriered applications will not be accepted.

PZ # 20Z00042

Existing FLU: CC Existing Zoning: BU-1

Proposed FLU: N/A Proposed Zoning: N/A

PROPERTY OWNER INFORMATION

If the owner is an LLC, include a copy of the operating agreement.

K.R. Welsh Pioneer Pointe, LLC
Name(s) Company

3845 W Eau Gallie Blvd; Ste 101 Melbourne FL 32934
Street City State Zip Code

ken@welshci.com 321-757-7383
Email Phone Cell

APPLICANT INFORMATION IF DIFFERENT FROM OWNER:

☐ Attorney ☐ Agent ☐ Contract Purchaser ☒ Other Authorized Representative

Jake Wise, PE Construction Engineering Group, LLC
Name(s) Company

2651 W Eau Gallie Blvd; Suite A Melbourne FL 32935
Street City State Zip Code

Jwise@cegengineering.com 321-610-1760 321-427-7455
Email Phone Cell

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APPLICATION NAME

- ☐ Large Scale Comprehensive Plan Amendment (CP) (greater than 10 acres)
- ☐ Small Scale Comprehensive Plan Amendment (CP) (less than 10 acres)
- ☐ Text Amendment (CP): Element _____
- ☐ Other Amendment (CP): _____
- ☐ Rezoning Without CUP (RWOC)
- ☐ Combination Rezoning and CUP (CORC)
- ☐ Conditional Use Permit (CUP)
- ☒ Binding Development Plan (BDP)
- ☒ Binding Development Plan (BDP) (Amendment)
- ☐ Binding Development Plan (BDP) (Removal)
- ☐ Variance(s) (V) (building permits will not be approved until 30 days after the date the order is signed)
- ☐ Administrative Approval of Setbacks, Lot Size, or Accessory Structures
- ☐ Administrative Approval of Flag Lot or Easement
- ☐ Administrative Approval of On-Premises Consumption of Alcoholic Beverages for Restaurants / Snack Bars
- ☐ Other Action: _____

Acreage of Request: +/- 8.89

Reason for Request:

The enclosed application for a binding development plan (BDP) modification to an existing recorded BDP is to add one additional allowable use in the BU-1 zoning. Previously, uses that are normally allowed in the BU-1 zoning were voluntarily removed including an automobile wash. At that time in 2016, automobile washes were different than the new ones being developed today. Today they are attractive buildings with architectural features such as in the enclosed exhibit drawing. The proposed automobile wash for this specific property would be very similar or exactly the same as the enclosed exhibit drawing.

15P200079 5/13/2016

The undersigned understands this application must be complete and accurate prior to advertising a public hearing:

- ☐ I am the owner of the subject property, or if corporation, I am the officer of the corporation authorized to act on this request.
- ☒ I am the legal representative of the owner of the subject property of this application. (Notarized Authorization to Act must be submitted with application)
- ☒ An approval of this application does not entitle the owner to a development permit.
- ☐ For Variances, I understand that building permits will not be approved until 30 days after the date the order is signed, in order to comply with the appeal procedure.
- ☒ I certify that the information in this application and all sketches and data attached to and made part hereof are true and accurate to the best of my knowledge.

JW.
Signature of Property Owner or
Authorized Representative

12.4.20
Date

State of Florida

County of Brevard

Subscribed and sworn before me, by ☒ physical presence or _____ online notarization,

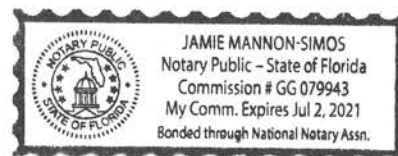
this 4th day of, December, 20 20, personally appeared

Jake Wise, who is personally known to me or produced

_____ as identification, and who did / did not take an oath.

Jamie Mannon-Simos
Notary Public Signature

Seal



Office Use Only:

Accela No. 20200042 Fee: 1149.00 Date Filed: 12/4/2020 District No. 2

Tax Account No. (list all that apply) 3022346

Parcel I.D. No.

24 36 14 00 547
Twp Rng Sec Sub Block Lot/Parcel

Planner: GCR Sign Issued by: C.E. Notification Radius: 500'

MEETINGS

☒ P&Z

☐ PSJ Board

☐ NMI Board

☐ LPA

☐ BOA

☒ BCC

DATE

2/8/21

3/4/21

TIME

3pm

5pm

Wetland survey required by Natural Resources ☐ Yes ☒ No Initials _____

Is the subject property located in a JPA, MIRA, or 500 feet of the Palm Bay Extension?

☒ Yes ☐ No

If yes, list _____

Location of subject property:

SE corner of N. Constanza Pkwy & Pioneer Rd

Description of Request:

Amend existing BOP