



Stephen R. Olmsted, AICP  
Planning Director  
planning@pinecrest-fl.gov

## MEMORANDUM

Department of Building and Planning

DATE: December 1, 2023

TO: Yocelyn Galiano, ICMA  
Village Manager

FROM: Stephen R. Olmsted, AICP  
Planning Director

RE: Vladislava Finskaya and 5811 Kendall Property, LLC  
5811 North Kendall Drive (SW 88 Street)  
Appeal of Zoning Board Decision to Deny Lot Area Variances

---

### PETITION REQUEST

Vladislava Finskaya and 5811 Kendall Property, LLC (Property Owners) and Javier Vasquez and Edward Baker (Applicants) are appealing the September 27, 2023 decision of the Pinecrest Zoning Board to deny variances from the minimum lot area requirements of Division 4.2 (e) 5. a. of the Village's Land Development Regulations to allow a lot area of 12,596 square feet for prospective lot 1 and 14,271 square feet for prospective lot 2 instead of 15,000 square feet as otherwise required.

The property owners would like to divide their single-family residential lot located at 5811 North Kendall Drive (SW 88 Street) into two (2) lots. The subject property is zoned EU-M, Residential Modified Estate and does not have sufficient acreage to accommodate two lots in compliance with the minimum required lot size of 15,000 square feet. The property is located partially in the City of South Miami (north half) and the Village of Pinecrest (south half). If the requested variance is approved by the Village Council, subsequent division of the property into two lots will require review and approval of a preliminary subdivision plat by the Village Council in a separate public hearing.

On September 28, 2022, the Zoning Board approved variances for a reduced lot width of 100 feet instead of 120 feet as otherwise required, and a reduced lot area of 12,963 square feet for prospective lot 1 and 14,464 square feet for prospective lot 2 instead of the required 15,000 square feet. However, subsequent to the Zoning Board's approval of the variances, it was discovered that the lot sizes provided on the survey at the time were



incorrect and the applicants then applied to the Zoning Board for a variance for smaller lot sizes than originally approved to "correct a scrivener's error" and reflect actual intended lot sizes. Following consideration of the new request in an advertised public hearing on September 27, 2023, the Zoning Board denied the requested lot area variances.

Pursuant to Division 3.9 of the Village's Land Development Regulations, the Village Council is required to conduct a de novo hearing and consider why the decision of the Zoning Board should or should not be sustained and/or modified. A copy of the submitted appeal including a description of the applicant's request and a copy of the variance applications and staff reports previously considered by the Zoning Board are attached.

A description and analysis of the applicants' request is provided as follows:

**Lot Size Required**

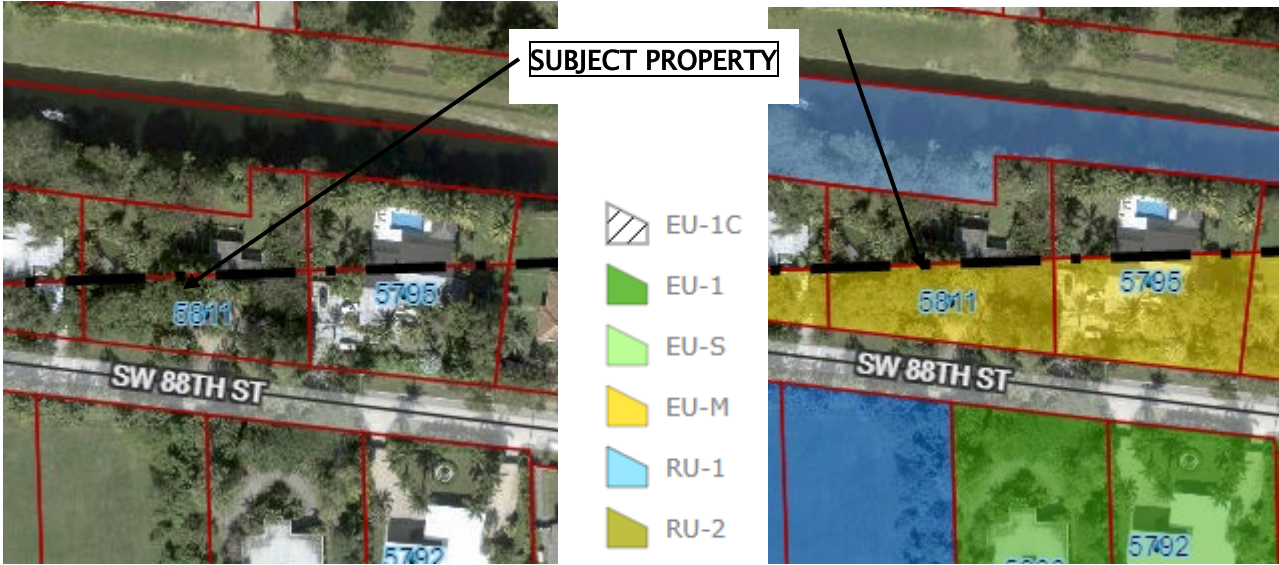
Pinecrest: 15,000 Square Feet

**Lot Size Proposed**

12,596 square feet (Lot 1)  
14,271 square feet (Lot 2)

**SITE LOCATION**

The subject property is located partially in both the Village of Pinecrest and the City of South Miami at 5811 North Kendall Drive (SW 88 Street), within the EU-M, Residential Modified Estate zoning district (Pinecrest) and RS 3 Low Density residential Zoning District (South Miami). The Village of Pinecrest and City of South Miami entered into an interlocal agreement on April 15, 2022 allowing for the Village of Pinecrest to review permit and variance applications for this property. A copy of the agreement is attached.



## OWNER/APPLICANT

Vladislava Finskaya and 5811 Kendall Property, LLC (Owners); and Javier Vasquez and Edward Baker (Applicants)

## PUBLIC COMMENT

The Building and Planning Department has received one (1) letter in opposition to the proposed variance. A copy of the letter is attached. Additionally, a neighboring resident appeared at the public hearing before the Zoning Board on September 27, 2023 and spoke in opposition to the request.

## LAND DEVELOPMENT REGULATIONS

The property is zoned EU-M, Residential Modified Estate within the Village of Pinecrest, and RS 3, Low Density Residential within the City of South Miami. The required width and area requirements in Pinecrest for lots within the EU-M, Residential Modified Estate zoning district are 120 feet in width and 15,000 square feet in area. Requirements in the RS 3 District in South Miami include a minimum lot width of 75 feet and lot area of 10,000 square feet. Although the proposed dimensions meet the requirements of the City of South Miami, the Village of Pinecrest has permitting authority over the subject property pursuant to the approved interlocal Agreement.

## Criteria

Criteria for approval of a requested variance are provided in Division 3.5 of the Land Development Regulations. A copy of the criteria is attached for the Village Council's consideration. In order to authorize any variance from the terms of the Land Development Regulations, the Village Council is required to find that the request meets all of the specified criteria. Criteria include the following:

1. *Variance consistent with authorized powers. That the variance is in fact a variance set forth in the land development code and within the province of the board or Village Council, as applicable, based upon the opinion of the Village Attorney.*

The Village Council has the authority to consider the request. Pursuant to Division 3.9 (d) of the Village's Land Development Regulations, an appeal from any decision of the Zoning Board may be taken to the Village Council by any person who is aggrieved by such decision.

The attached Interlocal Agreement grants authority to the Village of Pinecrest to consider zoning matters for the subject property that is located partially in both Pinecrest and South Miami.

- 2. Existence of special conditions or circumstances. That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district.*

The subject property is located in two separate jurisdictions, within the Village of Pinecrest and the City of South Miami. If the lots were located entirely in South Miami, the requested variances would not be required since they are in compliance with the dimensional requirements of the City of South Miami's RS 3 zoning district. However, the approved agreement with the City of South Miami provides authority to the Village of Pinecrest to make land use decisions for the property. Division of the subject property into 2 lots would allow for lot sizes that are inconsistent with the area requirements of the Village of Pinecrest.

- 3. Conditions not created by the applicant. That special conditions and circumstances do not result from the actions of the applicant.*

The conditions are created by the applicant and the applicant's desire to divide the property into two lots. The subject property has not changed since the existing lot was originally created. The current condition has arisen as a result of the applicant's desire to divide the property into two lots. If the variance is not granted, it will not be possible to divide the property so that both lots meet the minimum area requirements of the Village's Land Development Regulations. The existing parcel is 26,867 square feet in area.

- 4. Special privileges not conferred. That granting the variance requested will not confer on the applicant any special privilege that is denied by the Land Development Code to other lands, buildings, or structures in the same zoning district.*

The property is not large enough to allow for subdivision in Pinecrest without the requested variances and would confer privileges to the applicant that are not otherwise available to other properties located within the Village of Pinecrest's EU-M, Residential Modified Estate zoning district.

- 5. Hardship conditions exist. That literal interpretation of the provisions of the Land Development Code would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the Land*

*Development Code and would work unnecessary and undue hardship on the applicant.*

Hardship conditions do not appear to exist. Literal interpretation of the Land Development Regulations would not deprive the applicant of the rights that are available to others in the same zoning district. Denial of the requested variance would require the existing parcel to remain undivided with an overall area of 26,867 square feet in area but would allow for continuance of the existing single-family residence or redevelopment of a new residence and accessory structures on the property consistent with requirements of the Village's EU-M, Residential Modified Estate zoning district.

6. *Only the minimum variance granted. That the variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure.*

A variance is not required to allow for reasonable use of the land. A single-family residence currently exists on the subject property. Reasonable use of the property including continuance of the existing home or development of a new home in compliance with the Village's Land Development Regulations is currently available without the requested variance and will continue to be available to the property owners if their variance request is denied.

7. *Not injurious to the public welfare or intent of the land development code. That the grant of the variance will be in harmony with the general intent and purpose of the Comprehensive Development Master Plan and the Land Development Code and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.*

The subject property is designated as EU-M, Residential Modified Estate on the Future Land Use Map of the Village's Comprehensive Development Master Plan. Policy 1-2.2.1 of the Village's Comprehensive Plan specifies a minimum required lot size of 15,000 square feet within the EU-M, Residential Modified Estate. Lot sizes smaller than the specified 15,000 square feet would be inconsistent with the Future Land Use Map and Policy 1-2.2.1 of the Comprehensive Plan.

The purpose of the Land Development Regulations is "to establish comprehensive controls and management for the use of land and water within the Village; to preserve the unique Village character; and to protect, promote, and improve the public health, safety, comfort, order appearance, convenience, and general welfare of the people within the Village". The purpose of established minimum lot size requirements is to provide sufficient open space and separation of uses from

adjoining properties, to prevent over development inconsistent with adopted levels of service, and to prevent infringement on the space and rights of neighbors, for example. Development on lots that are smaller in area than otherwise required would be contrary to the purpose of the Land Development Regulations.

## **RECOMMENDATION**

The Building and Planning Department recommends that the variance request be denied as the request does not meet all of the criteria required for approval. This recommendation is consistent with the staff recommendation for denial made to the Zoning Board on September 28, 2022 and September 27, 2023.

In the event the Village Council considers granting the requested variance, the Village Council may prescribe appropriate conditions to mitigate the proposed variance and to ensure safeguards in conformity with the Comprehensive Development Master Plan and the Land Development Regulations or any other duly enacted ordinance. Violation of such conditions and safeguards, when made a part of the terms under which the variance is granted, shall be deemed a violation of the Land Development Regulations and shall nullify the variance.

If approved by the Village Council, staff recommends the following condition of approval, as imposed by the Zoning Board in its 2022 approval:

1. Thirty-five percent (35%) or 5,250 square feet of green space shall be provided on each lot as would be otherwise be required for a 15,000 square foot lot.

---

## Div. 3.5. Variances.

\* \* \*

- (f) *Zoning board or village council action and criteria for approval.* After the hearing, the zoning board or village council as applicable shall adopt a motion granting, granting with conditions, or denying the variance which shall be memorialized in a written order.
1. *Criteria.* In order to authorize any variance from the terms of this land development code, the zoning board or village council, as applicable, shall find all of the following:
    - a. *Variance consistent with authorized powers.* That the variance is in fact a variance as set forth in the land development code and within the province of the board or village council, as applicable, based upon the opinion of the village attorney.
    - b. *Existence of special conditions or circumstances.* That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district.
    - c. *Conditions not created by applicant.* That the special conditions and circumstances do not result from the actions of the applicant.
    - d. *Special privileges not conferred.* That granting the variance requested will not confer on the applicant any special privilege that is denied by this land development code to other lands, buildings, or structures in the same zoning district.
    - e. *Hardship conditions exist.* That literal interpretation of the provisions of this land development code would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the land development code and would work unnecessary and undue hardship on the applicant.
    - f. *Only the minimum variance granted.* That the variance granted is the minimum variance that will make possible the reasonable use of the land, building, or structure.
    - g. *Not injurious to public welfare or intent of the land development code.* That the grant of the variance will be in harmony with the general intent and purpose of the comprehensive development master plan and this land development code and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.
  2. *Conditions and safeguards may be imposed.* In granting any variance, the zoning board or village council, as applicable may prescribe appropriate conditions to mitigate the proposed variance and to ensure safeguards in conformity with the comprehensive development master plan and this Code or any other duly enacted ordinance. Violation of such conditions and safeguards, when made a part of the terms under which the variance is granted, shall be deemed a violation of the land development code and shall nullify the variance.
  3. *Time limit shall be imposed.* The zoning board or village council, as applicable shall prescribe a reasonable time limit within which the action for which the variance is required shall begin, and such time shall not exceed six months from the date of the written order unless an application for development permit has been filed.

**INTERLOCAL AGREEMENT  
BETWEEN  
THE VILLAGE OF PINECREST  
AND  
CITY OF SOUTH MIAMI**

THIS INTERLOCAL AGREEMENT (the "Agreement") by and between the Village of Pinecrest, a Florida municipal corporation organized under the laws of the State of Florida (the "Village"), and the City of South Miami, a municipal corporation organized under the laws of the State of Florida (the "City"), is entered into this 15 day of April, 2022.

**WITNESSETH**

**WHEREAS**, Florida Statutes Sections 163.01, Florida Statutes, the "Florida Interlocal Cooperation Act of 1969," as amended, permits local governments to make the most efficient use of their powers to enable them to cooperate with other local governments on the basis of mutual advantage and thereby provide services and facilities in a manner and pursuant to forms of government organization that will accord best with geographic, economic, population, and other factors influencing the needs and development of local communities; and

**WHEREAS**, the Village and the City find that it is in the best interests of each to enter into an Interlocal Agreement with regard to certain real properties each of which encroach on the municipal boundaries of both the Village and the City; and

**WHEREAS**, the real properties described in Exhibit "A," attached hereto and made a part hereof for all purposes, are located substantially within the municipal boundary of the Village (the "Village Property" or "Village Properties"); and

**WHEREAS**, the real properties described in Exhibit "B," attached hereto and made a part hereof for all purposes are located substantially within the municipal boundary of the City (the "City Property" or "City Properties"); and

**WHEREAS**, the Village Properties and City Properties are further described within that certain map attached hereto and made a part hereof for all purposes as Exhibit "C"; and

**WHEREAS**, the real property described in Exhibit "A," in Exhibit "B," and further described in Exhibit "C" attached hereto and made a part hereof for all purposes, jointly makes up the "Properties" or "Property"; and

**WHEREAS**, the Village and City mutually desire to enter into this Agreement in order to set forth the covenants, terms, and conditions for such items relating to the Properties, inclusive of development regulations, zoning, code compliance, and other related matters; and

**WHEREAS**, pursuant to Section. 163.01 of the Florida Statutes (the "Florida Interlocal Cooperation Act of 1969"), the Village and City have the authority to enter into this cooperative Agreement; and

**WHEREAS**, this Agreement, as set forth herein, meets the minimum requirements outlined in Florida Statutes Section 163.01; and

**WHEREAS**, this Agreement serves a public purpose, and is in the best interest of the Village and the City.

**NOW THEREFORE**, in consideration of the mutual promises herein contained, the Village and City enter into this Interlocal Agreement and agree as follows:

1. The above recitals are true and correct and incorporated herein.
2. The Village and the City through their applicable personnel involved in their respective fields will consult with each other as to any building, planning, zoning, permitting, regulatory, and other related issues of municipal concern regarding the Village Properties and City Properties or any one of them as applicable.
3. The Village has the responsibility for the review, process, and approve all zoning, building and code compliance matters for those properties shown as the Village Properties. Accordingly, it may charge for and receive any and all process, permit, impact fees or other fees normally charged by the Village in the development and construction of any portion of the Village Properties. The Village building official has the responsibility for the issuance of all Certificates of Occupancy or Certificates of Completion for those properties shown as the Village Properties.
4. The City has the responsibility for the review, process, and approve zoning, building and code compliance matters for those properties shown as the City Properties. Accordingly, it may charge for and receive any and all process, permit, impact fees or other fees normally charged by the City in the development and construction of any portion of the City Properties. The City building official has the responsibility for the issuance of all Certificates of Occupancy or Certificates of Completion for those properties shown as the City Properties.
5. In the instance in which the Village is issuing a permit, the Village's Zoning Code and other land development regulations shall be applied with respect to the review and approval of development on the Properties. Likewise, in the instance in which the City is issuing a permit, the City's Zoning Code and other land development regulations shall be applied with respect to the review and approval of development on the Properties. The City agrees that the Village may approve plat(s) for the Village Properties pursuant to Section 177.071, Florida Statutes. Likewise, the Village agrees that the City may approve plat(s) for the City Properties pursuant to Section 177.071, Florida Statutes.
6. The Parties agree that pursuant to Section 468.617, Florida Statutes, the Village's building code inspector may serve as the building inspector for the Village Properties and the City's building code inspector may serve as the building inspector for the City Properties.

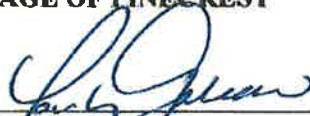
7. The Village and the City acknowledge and agree that the Miami-Dade County Property Appraiser and Tax Collector's offices will continue to appraise the Properties, certify the annual tax roll, and collect real property ad valorem tax revenues for the Village Properties and City Properties and allocate the tax revenues in the same manner in which it has done so in the years prior to the execution of this Agreement.
8. The term of this Agreement is for an initial period of five (5) years from the Effective Date. The Agreement will automatically renew for additional five-year terms unless terminated as provided for in this Agreement.
9. Either party may terminate this Agreement for good cause, which is any cause found by a majority vote of either the Village Council or the City Commission to be in the interests of the public health, safety, and general welfare to require termination at any time by giving the other party three hundred sixty-five (365) days advance written notice of such termination.
10. All notices required pursuant to this Agreement must be in writing and must be delivered by hand or by United States Postal Services, certified mail service, postage prepaid, return receipt requested, addressed to the following addresses of record:  
  
Yocelyn Galiano, Village Manager, or the manager's successor in office  
The Village of Pinecrest  
12645 Pinecrest Parkway  
Pinecrest, FL 33156  
  
Shari Kamali, City Manager, or the manager's successor in office  
City of South Miami City Hall  
6130 Sunset Drive  
South Miami, FL 33143
11. The parties will attempt to resolve their disputes and controversies arising under this Agreement by the Procedural Options Afforded by the Florida Governmental Conflict Resolution Act, Chapter 164, Florida Statutes, as amended. This will be a condition precedent to any civil action between the parties arising out of this Agreement.
12. Florida law applies to the interpretation of this Agreement. Venue is in Miami-Dade County, Florida.
13. This Agreement incorporates and includes all prior negotiations, correspondence, conversations, agreements and understandings concerning the subject matter of this Agreement that are not contained in this document. Accordingly, the parties agree that no deviation from the terms hereof can be predicated upon any prior representations or agreements whether oral or written. Any amendments to or waivers of the provisions herein must be made by the parties in writing.

14. This Agreement may be recorded in the Public Records of Miami-Dade County for the purposes of public notice and information.

15. Effective Date means the date that this Agreement is fully executed by both parties.

IN WITNESS WHEREOF, the parties have entered into this Agreement this 15 day of April, 2022.

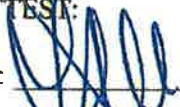
**VILLAGE OF PINECREST**

By:   
Yocelyn Galiano, Village Manager

**CITY OF SOUTH MIAMI**

By:   
Shari Kamali, City Manager


ATTEST:

By:   
Acting Village Clerk


ATTEST:

By:   
Nkenga Payne, City Clerk

APPROVED AS TO LEGAL FORM AND SUFFICIENCY:

By:   
Weiss Serota Helfman Cole + Bierman, City Attorney

APPROVED AS TO FORM, LANGUAGE LEGAL SUFFICIENCY, AND EXECUTION THEREOF:

By:   
Thomas Pepe, City Attorney

**Exhibit "A"**

**Village Properties**

**(Located in Miami-Dade County within the Village of Pinecrest)**

- 1. Folio No. 09-4036-000-0920  
Folio No. 20-5001-001-0080  
(a/k/a: 5811 N. Kendall Drive)**
  
- 2. Folio No. 09-4036-000-0910  
Folio No. 20-5001-001-0070  
(a/k/a: 5795 N. Kendall Drive)**
  
- 3. Folio No. 09-4036-000-0930  
Folio No. 20-5001-001-0100  
(a/k/a: 5787 SW 88 Street)**

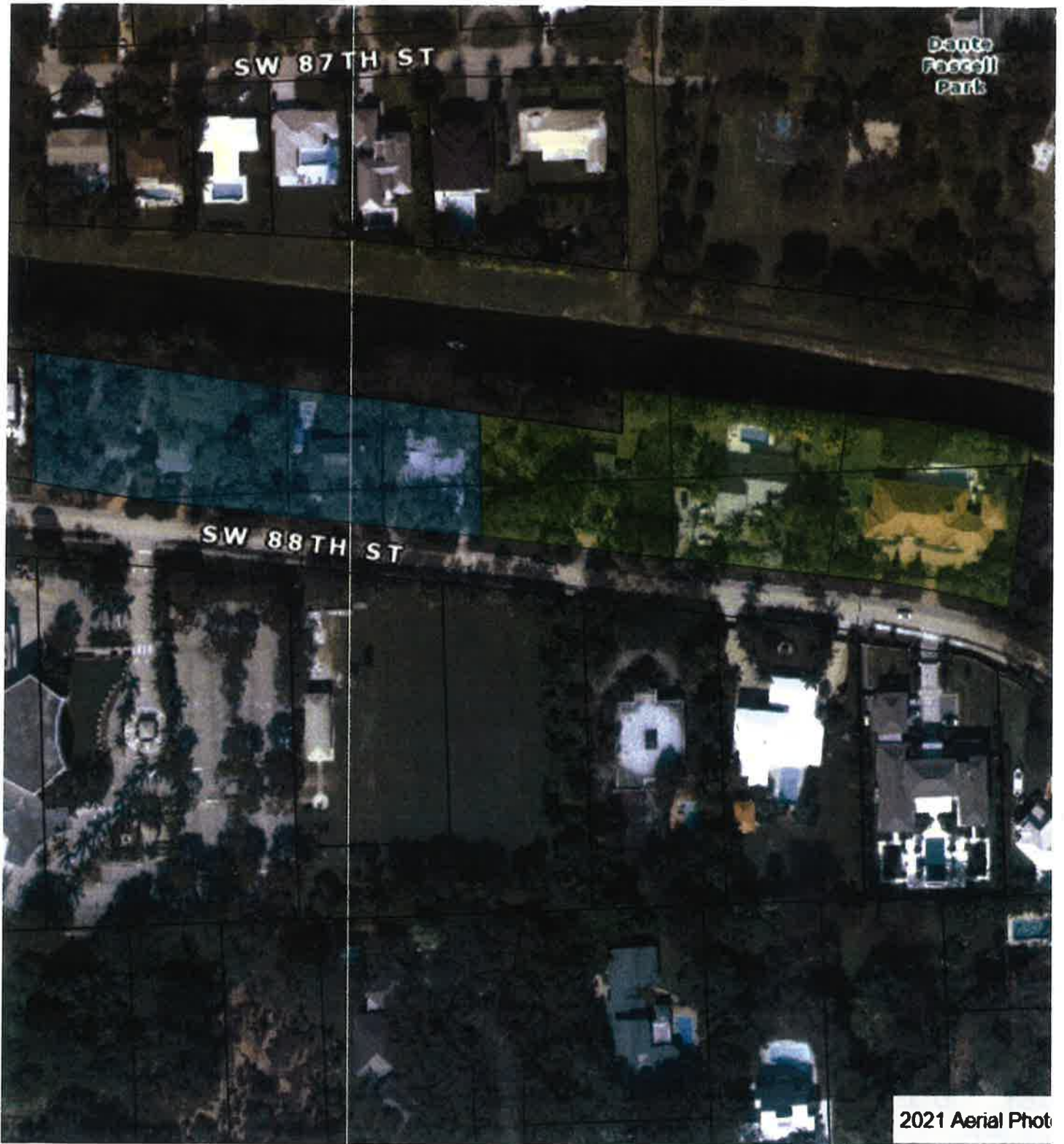
**Exhibit "B"**

**City Properties**

**(Located in Miami-Dade County within the City of South Miami)**

- 1. Folio No. 09-4036-000-0950  
Folio No. 20-5001-001-0410  
(a/k/a: 5865 SW 88 Street)**
- 2. Folio No. 09-4036-000-0960  
Folio No. 20-5001-001-0400  
(a/k/a: 5855 SW 88 Street)**
- 3. Folio No. 09-4036-000-0940  
Folio No. 20-5001-001-0401  
(a/k/a: 5845 SW 88 Street)**

# Exhibit C



-  Village Properties
-  City Properties



## DEVELOPMENT ORDER

HEARING NUMBER: PZ2023-0927-2

APPLICANT: VLADISLAVA FINSKAYA AND 5811 KENDALL PROPERTY, LLC (OWNERS); AND JAVIER VASQUEZ AND EDWARD BAKER (APPLICANTS)

HEARING DATE: SEPTEMBER 27, 2023

RELIEF SOUGHT: APPROVAL OF VARIANCES FROM THE MINIMUM LOT AREA REQUIREMENTS OF DIVISION 4.2(E)5.A. OF THE VILLAGE'S LAND DEVELOPMENT REGULATIONS TO ALLOW A LOT AREA OF 12,596 SQUARE FEET FOR PROSPECTIVE LOT 1 AND 14,271 SQUARE FEET FOR PROSPECTIVE LOT 2 INSTEAD OF 15,000 SQUARE FEET AS OTHERWISE REQUIRED.

LOCATION: 5811 NORTH KENDALL DRIVE (SW 88 STREET)

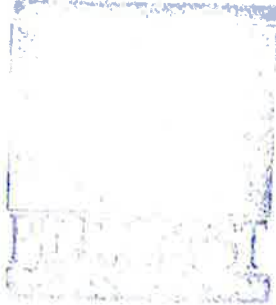
The request for approval of a request filed by Javier Vasquez and Edward Baker (the "Applicant") came to be heard before the Zoning Board of the Village of Pinecrest, Florida (the "Zoning Board") at a public hearing held on September 27, 2023. The Zoning Board having considered the relief sought by the Applicant and having the benefit of receiving testimony and evidence related to the request from the Applicant, the administrative staff of the Village of Pinecrest, Florida and affected persons, heard arguments and observed the candor and demeanor of witnesses and therefore, find that:

1. The application for the relief sought was made in a manner consistent with the requirements of the Land Development Regulations as adopted by the Village of Pinecrest, Florida.
2. The Applicant has not established by substantial competent evidence a basis for the relief sought.
3. The Applicant's request for relief is hereby denied pursuant to the authority granted to the Zoning Board by Chapter 30 of the Code of Ordinances.
4. This order shall take effect immediately upon execution by the Village Clerk.
5. The public record, including but not limited to the Zoning Board and staff reports, comments and recommendations on the subject application, and the agenda materials provided to the board, along with sworn testimony and evidence established before the board are hereby incorporated by reference.

ADOPTED this 27th day of September, 2023 by the Zoning Board as follows:

Member Chisolm	Aye
Member Mora	Aye
Member Shapiro	Aye
Member Timmons	Aye
Vice Chairperson Enekes	Aye
Chairperson Greenberg	Aye

EXECUTED this 19 day of October, 2023.



VILLAGE OF PINECREST, FLORIDA

---

Priscilla Forbes, MMC  
Village Clerk

# PUBLIC HEARING NOTICE



# PUBLIC HEARING NOTICE

Stephen R. Olmsted, AICP  
Planning Director  
planning@pinecrest-fl.gov

## MEMORANDUM

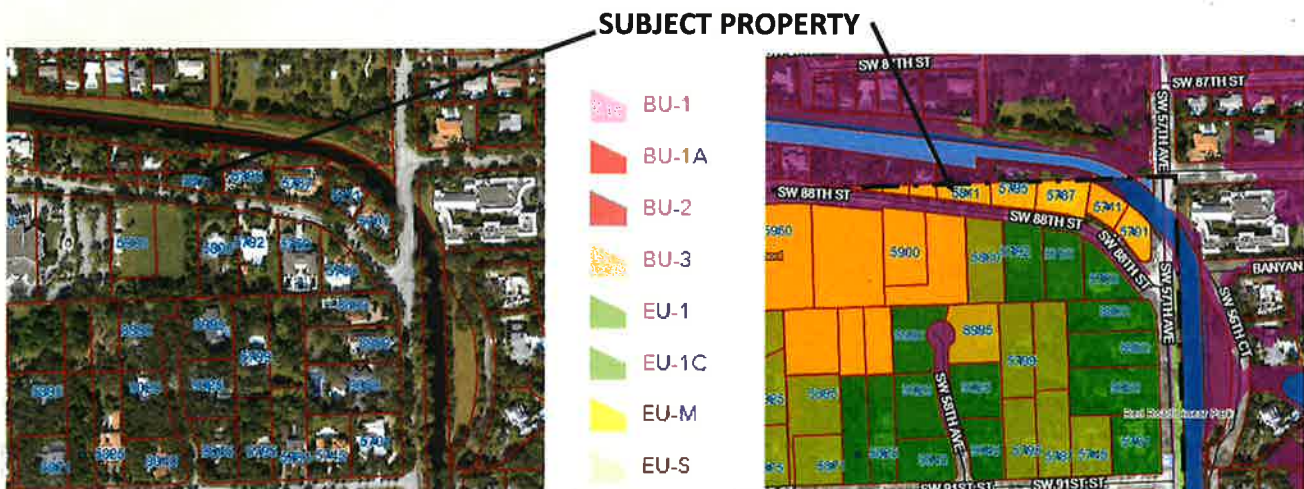
Department of Building and Planning

On Wednesday, **December 12 2023, at 7:00 p.m.**, the Village Council will conduct the following quasi-judicial Public Hearing to consider an appeal of a decision of the Pinecrest Zoning Board to be held at the Pincrest Municipal Center, Council Chamber, 12645 Pinecrest Parkway, Pinecrest, Florida 33156.

**Hearing #2023-1212-2.** Vladislava Finskaya and 5811 Kendall Property, LLC (Owners); and Javier Vasquez and Edward Baker (Applicants) are appealing the decision of the Pinecrest Zoning Board to deny variances from the minimum lot area requirements of Division 4.2 (e) 5. a. of the Village's Land Development Regulations to allow for a reduced lot area of 12,596 square feet for prospective lot 1 and 14,271 square feet for prospective lot 2 instead of 15,000 square feet as otherwise required for the subsequent platting and division of the property into two (2) lots. Pursuant to an approved Interlocal Agreement, the Village of Pinecrest has the responsibility for review, processing, and approval of all zoning matters related to the property.

The Village Council will conduct a de novo hearing and will consider why the decision of the Zoning Board should or should not be sustained and/or modified.

**LOCATION:** 5811 North Kendall Drive (SW 88 Street), in both the Village of Pinecrest and the City of South Miami), within the EU-M, Residential Modified Estate zoning district (Pinecrest) and RS 3, Low Density Residential zoning district (South Miami); Folio # 20-5001-001-0080 (Pinecrest), and Folio # 09-4036-000-0920 (South Miami).



OVER

OVER





**PUBLIC HEARING**  
PERTAINING TO THIS PROPERTY TO BE HELD AT:  
**MUNICIPAL CENTER**  
12645 PINECREST PARKWAY

ADDITIONAL  
INFORMATION  
CALL: 813-833-3333

DEPARTMENT  
OF  
BUILDING  
AND  
PLANNING







**PUBLIC HEARING**  
FOR THE  
MOUNTAIN CENTER

10/10/2023

## Roxana Neira (BPD)

---

**From:** Javier Cruz <crujav01@gmail.com>  
**Sent:** Monday, September 25, 2023 1:52 PM  
**To:** Roxana Neira (BPD)  
**Cc:** Javier Cruz; Giscruz@aol.com  
**Subject:** 5811 North Kendall Drive Variance Request Revised Notice for Hearing 2023-0927-2

**CAUTION: Don't be quick to click! We're counting on you!** This email is from an external sender! Don't click on links or open attachments from unknown sources. If you know this is spam delete the message. If you need further assistance with an unknown message please contact [gwilson@pinecrest-fl.gov](mailto:gwilson@pinecrest-fl.gov)

Good Afternoon Sir/Madam,

Our address is 5750 SW 88<sup>th</sup> Street. Unfortunately, we will be out of town for the hearing and will not be able to attend in person. We are writing to express our concerns and objections regarding the Revised Notice for Hearing 2023-0927-2, which pertains to the property located at 5811 North Kendall Drive, Pinecrest, Florida. The subject of this hearing involves a request to permit a lot of area of 12,596 sqft for prospective lot 1 and 14,271 sqft for prospective lot 2, deviating from the minimum requirement of 15,000 sqft, as mandated by the relevant ordinances, Land Development Regulations, and the Comprehensive Development Master Plan.

First and foremost, we would like to draw your attention to the applicable legal provisions governing land use and development within the Village of Pinecrest. Chapter 30 Land Development Regulations from the Code of Ordinances Village of Pinecrest, Florida, explicitly prescribes the minimum lot area requirement of 15,000 sqft for properties situated within the Residential estate (EU-1C) district. zoning district, which encompasses the subject property at 5811 North Kendall Drive. This requirement is a crucial component of the zoning regulations intended to preserve the character and integrity of the community.

Furthermore, the Pinecrest Land Development Regulations (LDRs) Article 4. Zoning District Regulations Div. 4.2 supplement the aforementioned ordinance and provide specific criteria for lot area requirements. It is imperative to adhere to these regulations to ensure consistency and uniformity in land use decisions, fostering a harmonious environment within the Village.

In addition to the local ordinances and LDRs, the Comprehensive Development Master Plan (CDMP) Policy 1-2.2.1 as well as Policy 1-3.2.3, which are a fundamental planning document guiding the growth and development of the Village, sets forth the overarching goals and principles that must be considered in land use decisions. Deviating from the prescribed lot area requirements without a compelling justification would be inconsistent with the objectives outlined in the CDMP and could potentially undermine the long-term vision for our community. Moreover, subdividing the lot would lower the property value of the adjacent lots and would set a precedent for others to do the same which would increase the density and affect the property values.

Based on the aforementioned legal and regulatory framework, we respectfully request that the Village of Pinecrest rigorously evaluate the merits and justifications put forth in the application for the proposed deviation from the minimum lot area requirement. It is essential that any variance granted is supported by valid reasons that are in line with the best interests of the community and consistent with the spirit and intent of the applicable ordinances, LDRs, and the CDMP.

Furthermore, we kindly request that the Village of Pinecrest ensures transparency and public participation in the decision-making process on this matter, as it is of significant interest to the residents of the Village.

We trust that the Village of Pinecrest will give careful consideration to the concerns and objections raised in this letter and will undertake a thorough and comprehensive review of the proposed deviation. It is imperative that any decision made in this regard is well-grounded in the law and serves the best interests of the Village and its residents.

Thank you for your attention to this matter. We look forward to a prompt and thoughtful response.

Sincerely,

Javier & Gisel Cruz

November 10, 2023

**VIA E-MAIL**

Village of Pinecrest  
Building and Planning Department  
12645 Pinecrest Parkway  
Pinecrest, Florida 33156  
Attn: Mr. Stephen R. Olmsted

**Re: Letter of Intent for Appeal of Minimum Lot Size Variance Denial by Village of Pinecrest Planning and Zoning Board concerning that certain real property located at 5811 North Kendall Drive, Miami, Florida 33156**

Dear Mr. Olmsted:

The undersigned is legal counsel to 5811 Kendall Property LLC, a Florida limited liability company (“**Applicant**”), the owner of that certain real property located at 5811 North Kendall Drive, Miami, Florida 33156 (the “**Property**”). The Property is located in an EU-M zoning district, which requires a minimum lot size of 15,000 square feet. The Applicant intends to replat the Property. In connection with the replat, the Applicant applied to the Village of Pinecrest for a variance of minimum lot size to allow for resulting lots of less than 15,000 square feet. On September 27, 2023, this variance request was considered by the Village of Pinecrest Planning and Zoning Board (the “**Board**”). The Board denied such request.

In accordance with Chapter 30, Article 3, Div. 3.9 of the Village of Pinecrest Code of Ordinances, the undersigned appealed the Board’s decision by formal notice dated October 9, 2023 (the “**Appeal**”). The Appeal is now before the Village of Pinecrest Council for consideration. This letter shall serve as the Applicant’s letter of intent in support of the Appeal.

Thank you for your attention to this matter. Please call or email me with any questions at 305-714-4379 or [ebaker@bergersingerman.com](mailto:ebaker@bergersingerman.com).

Respectfully submitted,

*Edward Baker*

Edward Baker, Esq.

cc: Javier L. Vazquez, Esq. ([jvazquez@bergersingerman.com](mailto:jvazquez@bergersingerman.com); E-Mail only)



VILLAGE OF PINECREST  
Building & Planning Department

### PUBLIC HEARING APPLICATION

Administrative Review Application

- Please check one:
- VILLAGE COUNCIL
  - PLANNING BOARD
  - ADMINISTRATIVE REVIEW

OFFICIAL USE ONLY	
Application No.	<u>AP2310-0002</u>
Date Received:	<u>10/26/23</u>

#### INSTRUCTIONS

This application, with all supplemental data and information, must be completed in accordance with the specific instructions in this application. Applications and all supplemental information must be filed no later than 60 days prior to the regular public hearing date.

#### APPLICATION

Please indicate which type of application you are submitting by checking one category below:

- |  |  |
|--|--|
| <input type="checkbox"/> Change in Zoning District     | <input type="checkbox"/> Plat          |
| <input type="checkbox"/> Variance                      | <input type="checkbox"/> Entry Feature |
| <input checked="" type="checkbox"/> Appeal of Decision | <input type="checkbox"/> Site Plan     |
| <input type="checkbox"/> Conditional Use               | <input type="checkbox"/> Other _____   |

**IMPORTANT:** THE APPLICANT, OR REPRESENTATIVE, MUST BE PRESENT AT THE HEARING TO PRESENT THE PROPOSAL.

Please print or type

Name of Applicant, agent or tenant (with owner's affidavit) <b>Javier L. Vazquez and Edward Baker, Esq./Berger Singerman LLC</b>		
Mailing Address <b>1450 Brickell Ave., Suite 1900,</b>	City, State, Zip <b>Miami, FL 33131</b>	Telephone 305-714-4379 Email ebaker@bergersingerman.com
Name of Owner <b>5811 Kendall Property LLC</b> jvazquez@bergersingerman.com		
Mailing Address <b>5811 North Kendall Dr.</b>	City, State, Zip <b>Miami, FL 33156</b>	Telephone Email

#### PROPERTY INFORMATION

A. LEGAL DESCRIPTION. (If subdivided – lot, block, complete name of subdivision, plat book and page numbers).  
If metes and bounds description – Complete description, including section, township and range).

Folio Number 09-4036-000-0920 (City of South Miami) and 20-5001-001-0080 (Village of Pinecrest)

Address 5811 North Kendall Dr., Miami, FL. 33156

Lot(s) \_\_\_\_\_ Block \_\_\_\_\_ Section \_\_\_\_\_ Plat Book No. \_\_\_\_\_ Page No. \_\_\_\_\_

FINISHED FLOOR ELEVATION (If applicable): \_\_\_\_\_ FLOOD \_\_\_\_\_ ZONE \_\_\_\_\_

Revised 8/2016

B. ADDRESS (If number has been assigned) 5811 North Kendall Dr., Miami, FL 33156

C. SIZE OF PROPERTY 100 ft. X Lot 1=126.68 ft. = Lot 1=13,596 sq. ft.; Lot 2=up to 160 ft. = Lot 2=14271 sq. ft.; \_\_\_\_\_ acre(s)  
Width Depth

D. Provide legal description or address of any property held by the owner which is contiguous to that which is the subject matter of this application.  
See attached Exhibit 'A'

---

---

---

---

E. DATE SUBJECT PROPERTY WAS ACQUIRED July 15, 2021

**APPLICANT'S PROPOSAL**

Specify in full the request. (Use a separate sheet of paper if necessary.)  
See LOI attached

---

---

---

---

---

**INTENT**

Explain purpose of application, benefit(s) in the change and reasons why this application should be approved. Specify the exact nature of the use or operation applied for, together with any pertinent technical data, which will clarify the proposal. (Use a separate sheet of paper if necessary.)  
See LOI attached

---

---

---

---

---

Is this application the result of a Notice of Violation or deviation from approved plans?  Yes  No  
Are there any existing structures on the property?  Yes  No  
If so, what type? (CBS, Frame, Frame-Stucco, Wood, Other) \_\_\_\_\_

Any applications (except plat applications) which involve new building construction or exterior improvements to an existing building must submit the plans with this application. Plans that are not filed with this application will not be considered by the Village of Pinecrest.

All data and exhibits submitted in connection with this application become a PERMANENT PART OF THE PUBLIC RECORDS OF THE VILLAGE OF PINECREST.

The following enclosures where applicable MUST BE ATTACHED to complete the application:

- A.  **SURVEY OF PROPERTY:** For vacant or improved property. Must be no more than five years old and sealed by a registered land surveyor. The Building and Planning Department may require a more recent survey if a site visit indicates any discrepancies. Survey must include, where applicable, lot lines, all structures, walls, fences, landscaping, and all physical improvements.
- B.  **SITE DEVELOPMENT PLAN:** Where applicable, plans shall show location and elevations of existing and proposed buildings, proposed additions, alterations and use of each; all dimensions of buildings and space between buildings; setbacks from property lines; proposed and existing off-street parking showing lined spaces, driveways, handicap spaces, compact spaces; a landscape plan that complies with Village of Pinecrest Landscape Ordinance showing location of existing and proposed vegetation, landscaping (i.e. trees and hedges), number, height and species type. The plan shall also show wall and fence height, location and material.
- C.  **LETTER OF INTENT:** A letter of intent must be filed explaining in detail the extent of the development. Signature and address must be shown.
- D.  **OTHER GOVERNMENTS/AGENCIES ENDORSEMENTS:** All applicable DERM, Miami-Dade Fire Department, or the Miami-Dade Water and Sewer Department's endorsement must be submitted.
- E.  **OWNER'S AFFIDAVIT:** Owner's affidavit allowing the filing of an application is required on all applications where the applicant is not the owner of the property under consideration; same form allows posting of property.
- F.  **TRAFFIC STUDY:** A detailed traffic analysis considering the impacts of the proposed development on current level-of-service (LOS) standards in abutting (or nearby) roads and intersections.

**NOTE:** SURVEYS, SITE DEVELOPMENT PLANS, LANDSCAPE PLANS MUST BE SUBMITTED AT STANDARD PLAN SIZE AND DRAWN TO AN ENGINEERING OR ARCHITECTURAL SCALE (STRUCTURES ONLY). AN APPLICATION WILL NOT BE CONSIDERED COMPLETE UNLESS 12 COPIES OF THE APPLICATION AND SUPPORTING DOCUMENTATION (FRONT AND BACK), APPROPRIATE PLAN DRAWINGS AND SURVEYS ARE SUBMITTED. **UNLESS DETERMINED OTHERWISE BY THE PLANNING DIRECTOR, ALL PRESENTATION GRAPHICS MUST BE IN POWERPOINT OR OTHER DIGITAL FORMAT.**

In support of this request, I submit the following additional items, which are attached hereto and made a part of this application:

- 35 MM Photo(s) (Mounted 8 1/2 x 11)
- Letters from Area Residents
- Other \_\_\_\_\_

Please check only one of the following options:

FOR VILLAGE COUNCIL PURPOSES

I/We understand that additional public hearings may be required and any interested person may discuss the application with Village staff to the same extent as the applicant. The application may change during the hearing process and additional public notices may affect the schedule of the hearings. If my/our appeal is denied, I/we must file an appeal to the Circuit Court within 30 days of the meeting.

FOR ZONING BOARD PURPOSES

I/We understand that additional public hearings may be required and any interested person may discuss the application with Village staff to the same extent as applicant. The application may change during the hearing process and additional public notices may affect the schedule of the hearings. If my/our appeal is denied, I/we must file an appeal with the Village Clerk within 10 days of the decision.

Date	Applicant's Signature	Print Name
------	-----------------------	------------

Date	Applicant's Signature (if more than one)	Print Name
------	--	------------

09-4036-000-0929 and 20-5001-001-0080

I/We Vladislava Finskaya/5811 Kendall Property LLC as Owner(s) of Lot(s) 09-4036-000-0929 and 20-5001-001-0080

Block \_\_\_\_\_ Section \_\_\_\_\_ PB/PG \_\_\_\_\_

of property which is located at 5811 North Kendall Dr., Miami, Fl. 33156 desire to file an application for a public hearing before the  Village Council  Planning Board  Administrative Review, and I/We do understand and agree as follows:

1. That the application for a variance will not be heard unless the applicant is present at the hearing.
2. The property will be posted with a sign, which must not be removed until after the public hearing, at which time the Village staff will remove the sign.
3. That the requirements of the zoning code, Miami-Dade County Ordinances, the Florida Building Code, and other government agencies may affect the scheduling and ability to obtain/issue a permit for the proposal.
4. That the only exceptions to the zoning code are those that have been specified in the written application and any other code or plan issues will be corrected by modifying the plans to comply with the respective codes and ordinances of the Village of Pinecrest or Miami-Dade County ordinances.
5. That the applicant will be responsible for complying with all the conditions and restrictions imposed by the Village Council or Zoning Board in connection with the request and will take the necessary steps to make the request effective if approved by the Village Council or Zoning Board.
6. That it is the responsibility of the applicant to submit a complete application with all of the documents necessary for the Village Council or Zoning Board to hear the applicant's request.
7. That the applicant is responsible for timely submission and accuracy of all items requested on the application.
8. That the applicant is responsible for an additional fee for mailing notice to surrounding property owners and recording of the Development Order as specified by the LDRs.

I/We as the owners of the subject property (check one):

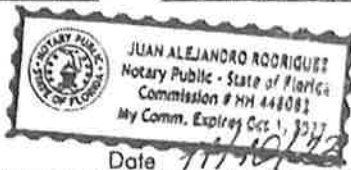
do hereby authorize Edward Baker, Esq. to act on my/our behalf as the applicant.

will on my/our own behalf act as applicant(s), and make application in connection with this request for a public hearing before the Village Council or Zoning Board.

Owner's Name Vladislava Finskaya Signature [Signature] Date 11/10/23

Owner's Name \_\_\_\_\_ Signature \_\_\_\_\_ Date \_\_\_\_\_

Notary to Owner: \_\_\_\_\_  
Applicant's Name Vladislava Finskaya Signature [Signature] Date 11/10/23



The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 10 day of November, 2023,

Notary to Applicant: \_\_\_\_\_  
by Vladislava Finskaya, Manager of 5811 Kendall Property LLC, a Florida limited liability company, on behalf of the company, who is personally known to me or who has produced (type of identification) as identification. (Florida Order License)  
My commission expires: 10/01/2027  
NOTARY PUBLIC, State of Florida  
Print Name: Juan A. Rodriguez  
[Notary Seal]

**OPTIONAL**

However, applicants are encouraged to contact neighbors regarding application.

**PUBLIC HEARING APPLICATION SUPPLEMENT**

Vladislava Finskaya/5811 Kendall Property LLC

Name of Applicant

has applied to the Village of Pinecrest for a variance,

which will affect the property located at 5811 North Kendall Dr., Miami, Fl. 33156 as follows:  
Property Address

To permit \_\_\_\_\_

The  Village Council  Zoning Board will hold a public hearing on this request. I have read the above requested variance, the applicable plans and understand that I am waiving any objection to the proposed variance and related construction as described above. By subscribing my name below, I hereby certify that I have done so freely and without any duress or misrepresentation on the part of the applicant.

Parcel 1 <u>5811 Kendall Property LLC</u> Owner Name <u>5811 North Kendall Dr., Miami, Fl. 33156</u> Address _____ Signature _____ Date _____	Parcel 2 _____ Owner Name _____ Address _____ Signature _____ Date _____	Parcel 3 _____ Owner Name _____ Address _____ Signature _____ Date _____
Parcel 4 _____ Owner Name _____ Address _____ Signature _____ Date _____	SUBJECT PROPERTY Please indicate the NORTH direction. (Circle one)  ←    ↑    ↓    →	Parcel 5 _____ Owner Name _____ Address _____ Signature _____ Date _____
STREET / AVENUE / TERRACE / ROAD / COURT		
Parcel 6 _____ Owner Name _____ Address _____ Signature _____ Date _____	Parcel 7 _____ Owner Name _____ Address _____ Signature _____ Date _____	Parcel 8 _____ Owner Name _____ Address _____ Signature _____ Date _____

# EXHIBIT 'A'

## Legal Description

### PROPERTY INFORMATION

FOLIO : 09-4036-000-0920 (CITY OF SOUTH MIAMI)  
LOT AREA: 14,905 SQ FT

FOLIO : 20-5001-001-0080 (VILLAGE OF PINECREST)  
LOT AREA: 13,068 SQ FT

5811 N. KENDALL DRIVE, VILLAGE OF PINECREST, FL 33156  
A PORTION OF THE SE 1/4 OF THE SE 1/4 OF SECTION 36, TOWNSHIP 54 SOUTH, RANGE 40 EAST, AND  
A PORTION OF TRACT 1, OF AVOCADO LAND COMPANY'S SUBDIVISION OF SECTION 1, TOWNSHIP 55 SOUTH,

## Legal Description

RANGE 40 EAST, PLAT BOOK 2, PAGE 44, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHERE A LINE PARALLEL TO AN 696.00 FEET WEST OF THE EAST LINE SECTION 1, TOWNSHIP 55 SOUTH, RANGE 40 EAST INTERSECTS THE NORTHERLY LINE OF BUCKINGHAM DRIVE, AS SHOWN ON PLAT OF STEWART MANOR RECORDED IN PLAT BOOK 25, AT PAGE 14, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE RUN EASTERLY ALONG THE NORTHERLY LINE OF SAID BUCKINGHAM DRIVE, A DISTANCE OF 50.0 FEET; THENCE DEFLECTING TO THE LEFT AT AN ANGLE OF 98DEG10'25.8" RUN NORTH PARALLEL TO THE EAST LINE OF SAID SECTION 1, A DISTANCE OF 170.0 FEET, MORE OR LESS, THE CENTER LINE OF SNAPPER CREEK CANAL; THENCE RUN WESTERLY ALONG THE CENTER LINE OF SNAPPER CREEK CANAL, A DISTANCE OF 50.0 FEET; THENCE RUN SOUTHERLY ALONG A LINE PARALLEL TO AN 696.0 FEET WEST OF THE EAST LINE OF SAID SECTION, A DISTANCE OF 43.72 FEET, MORE OR LESS, TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SNAPPER CREEK CANAL; THENCE RUN WESTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 151.53 FEET TO A POINT ON A LINE PARALLEL TO AND 846.0 FEET WEST OF THE EAST LINE OF SAID SECTION 1, THENCE RUN SOUTH ALONG SAID LINE, A DISTANCE OF 126.28 FT TO THE NORTHERLY LINE OF SAID BUCKINGHAM DRIVE, ALSO KNOWN AS NORTH KENDALL DRIVE; THENCE RUN EASTERLY ALONG SAID NORTHERLY LINE, A DISTANCE OF 151.53 FEET TO THE POINT OF BEGINNING.



**PACHECO ARCHITECTURE**  
 PACHECO ARCHITECTURE, LLC  
 AA26020319 - A20000442 - A1101155  
 8990 SW 72ND AVE, SUITE 101, MIAMI, FL 33155  
 TEL: 305.666.0871  
 WWW.PACHECOARCHITECTURE.COM

**CLIENT / OWNER**

5811 NORTH KENDALL DRIVE

**PROJECT:**

5811 NORTH KENDALL DRIVE

FOCUS: 09-4084-000-0920 (CITY OF SOUTH MIAMI)

FOCUS: 20-201-001-0080 (VILLAGE OF PINECREST)

**SUBMITTAL DESCRIPTION:**

SCHEMATIC SITE PLANS  
 SCHEMATIC FLOOR PLANS  
 SCHEMATIC ELEVATIONS

**INDEX OF DRAWINGS:**

**COVER / INDEX OF DRAWINGS**

**SURVEY**

Z1106 TENTATIVE PLAT / LOCATION MAP

Z1106 SURVEY

**ARCHITECTURE**

A-1.0 COMBINED SITE PLAN  
 A-1.1 LOT 1 AREA TABULATIONS  
 A-1.2 LOT 2 AREA TABULATIONS  
 A-2.0 LOT 1 FIRST & SECOND FLOOR PLAN  
 A-2.1 LOT 1 BUILDING SECOND FLOOR PLAN  
 A-3.0 LOT 2 BUILDING ELEVATIONS

R-1 AERIAL VIEW

R-2 FRONT BIRDS EYE VIEW

R-3 REAR BIRDS EYE VIEW

**LANDSCAPE**

L-01 COMBINED TREE DISPOSITION PLAN  
 L-02 LOT 1 LANDSCAPE PLAN SECOND FLOOR PLAN  
 L-03 LOT 1 LANDSCAPE PLAN SECOND FLOOR PLAN  
 L-04 LOT 2 LANDSCAPE PLAN GROUND FLOOR PLAN  
 L-05 LOT 2 LANDSCAPE PLAN SECOND FLOOR PLAN  
 L-06 LANDSCAPE DETAIL AND NOTES



Digitally signed by  
**Raymond Pacheco**  
 Date: 2023.11.10  
**Pacheco** 143403-0500

THIS DOCUMENT IS THE PROPERTY OF PACHECO ARCHITECTURE, LLC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. ANY REUSE, REPRODUCTION, OR DISTRIBUTION OF THIS DOCUMENT WITHOUT THE WRITTEN PERMISSION OF PACHECO ARCHITECTURE, LLC IS STRICTLY PROHIBITED. THE ARCHITECT AND THE ARCHITECTS CONSULTANTS ASSUME NO LIABILITY FOR THE CONSTRUCTION OF THE PROJECT OR FOR ANY DAMAGES, INCLUDING CONSTRUCTION COSTS, ARISING FROM THE USE OF THIS DOCUMENT. THE ARCHITECT AND THE ARCHITECTS CONSULTANTS ASSUME NO LIABILITY FOR THE CONSTRUCTION OF THE PROJECT OR FOR ANY DAMAGES, INCLUDING CONSTRUCTION COSTS, ARISING FROM THE USE OF THIS DOCUMENT.

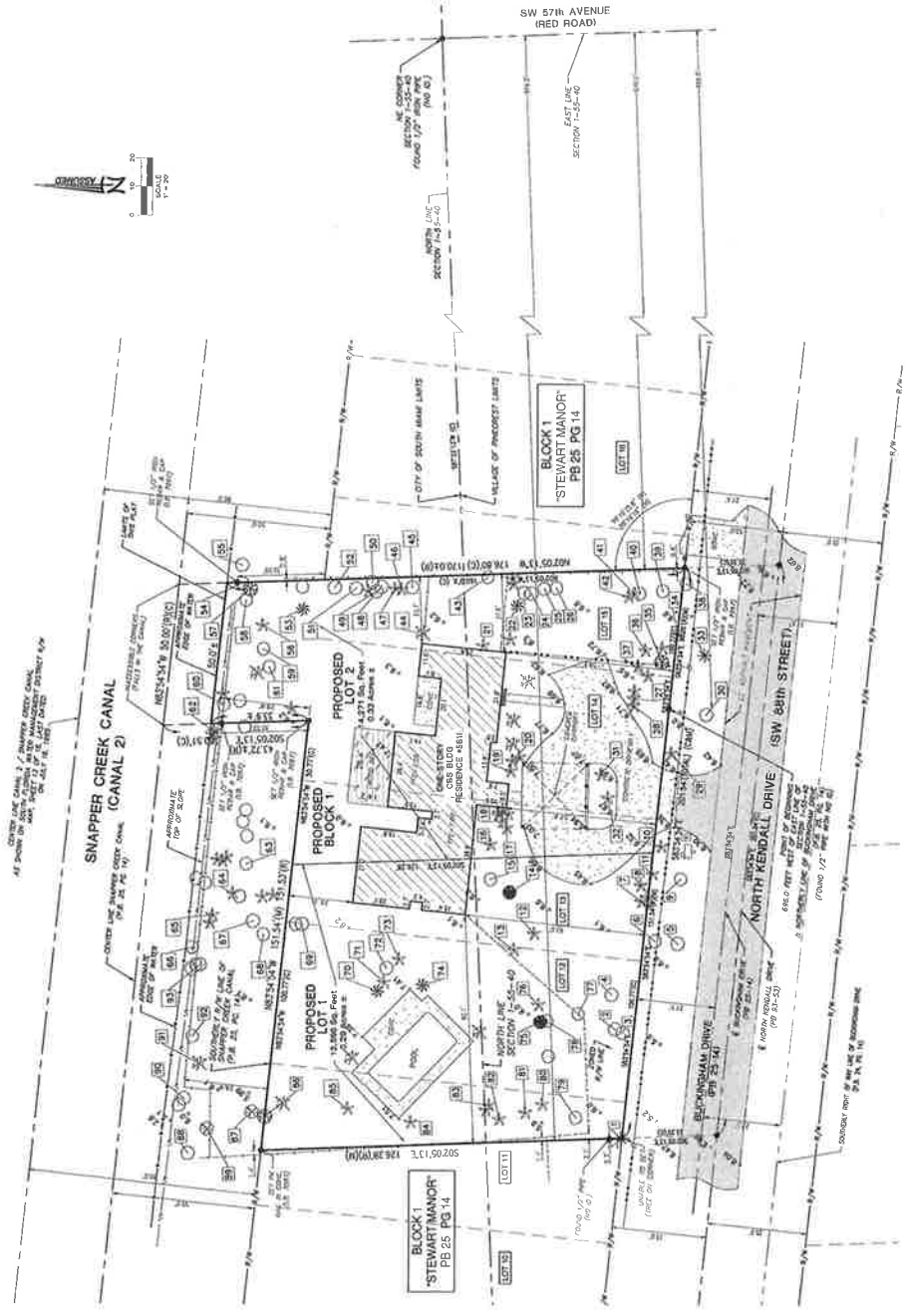
5811 N. KENDALL DRIVE  
 PINECREST, FL





# TENTATIVE PLAT OF "KENDALL SPLIT"

A SUBDIVISION A PORTION OF THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 54 SOUTH, RANGE 40 EAST, AND A REPLAT OF A PORTION OF TRACT 1, OF "AVOCADO LAND COMPANY'S SUBDIVISION" OF SECTION 1, TOWNSHIP 53 SOUTH, RANGE 40 EAST, RECORDED IN PLAT BOOK 2, AT PAGE 44, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LYING IN THE VILLAGE OF PINECREST AND THE CITY OF SOUTH MIAMI, MIAMI-DADE COUNTY, FLORIDA.



SYMBOL	RECOMMENDATION
(1)	PROPOSED LOT
(2)	PROPOSED BLOCK
(3)	PROPOSED TRACT
(4)	PROPOSED SECTION
(5)	PROPOSED TOWNSHIP
(6)	PROPOSED RANGE
(7)	PROPOSED EASTING
(8)	PROPOSED NORTHING
(9)	PROPOSED UTM ZONE
(10)	PROPOSED UTM DATUM
(11)	PROPOSED UTM PROJECTION
(12)	PROPOSED UTM SCALE FACTOR
(13)	PROPOSED UTM FALSE EASTING
(14)	PROPOSED UTM FALSE NORTHING
(15)	PROPOSED UTM MERIDIAN
(16)	PROPOSED UTM CENTROID POINT
(17)	PROPOSED UTM CENTROID POINT
(18)	PROPOSED UTM CENTROID POINT
(19)	PROPOSED UTM CENTROID POINT
(20)	PROPOSED UTM CENTROID POINT
(21)	PROPOSED UTM CENTROID POINT
(22)	PROPOSED UTM CENTROID POINT
(23)	PROPOSED UTM CENTROID POINT
(24)	PROPOSED UTM CENTROID POINT
(25)	PROPOSED UTM CENTROID POINT
(26)	PROPOSED UTM CENTROID POINT
(27)	PROPOSED UTM CENTROID POINT
(28)	PROPOSED UTM CENTROID POINT
(29)	PROPOSED UTM CENTROID POINT
(30)	PROPOSED UTM CENTROID POINT
(31)	PROPOSED UTM CENTROID POINT
(32)	PROPOSED UTM CENTROID POINT
(33)	PROPOSED UTM CENTROID POINT
(34)	PROPOSED UTM CENTROID POINT
(35)	PROPOSED UTM CENTROID POINT
(36)	PROPOSED UTM CENTROID POINT
(37)	PROPOSED UTM CENTROID POINT
(38)	PROPOSED UTM CENTROID POINT
(39)	PROPOSED UTM CENTROID POINT
(40)	PROPOSED UTM CENTROID POINT
(41)	PROPOSED UTM CENTROID POINT
(42)	PROPOSED UTM CENTROID POINT
(43)	PROPOSED UTM CENTROID POINT
(44)	PROPOSED UTM CENTROID POINT
(45)	PROPOSED UTM CENTROID POINT
(46)	PROPOSED UTM CENTROID POINT
(47)	PROPOSED UTM CENTROID POINT
(48)	PROPOSED UTM CENTROID POINT
(49)	PROPOSED UTM CENTROID POINT
(50)	PROPOSED UTM CENTROID POINT
(51)	PROPOSED UTM CENTROID POINT
(52)	PROPOSED UTM CENTROID POINT
(53)	PROPOSED UTM CENTROID POINT
(54)	PROPOSED UTM CENTROID POINT
(55)	PROPOSED UTM CENTROID POINT
(56)	PROPOSED UTM CENTROID POINT
(57)	PROPOSED UTM CENTROID POINT
(58)	PROPOSED UTM CENTROID POINT
(59)	PROPOSED UTM CENTROID POINT
(60)	PROPOSED UTM CENTROID POINT

NOTICE: This Document is not full and complete without all pages. (Total of Two (2) pages)





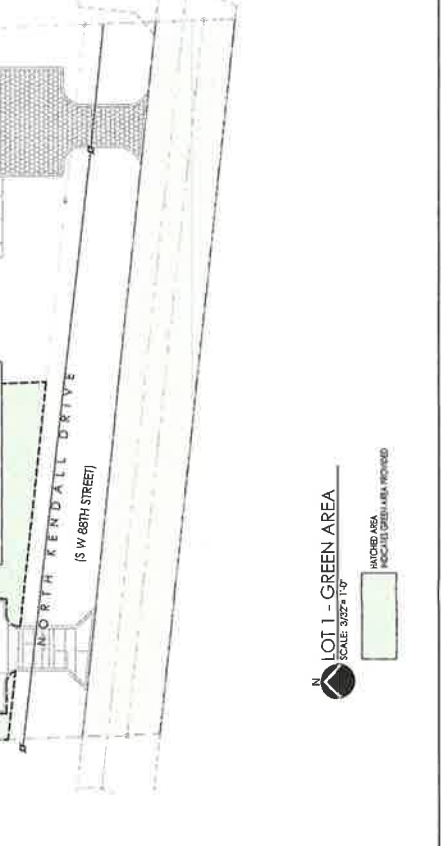
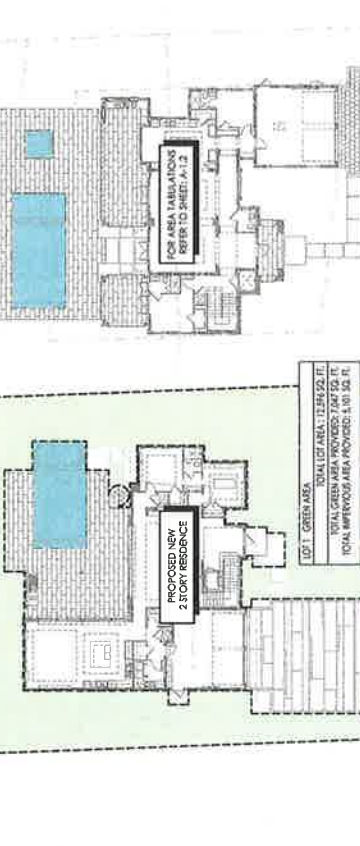
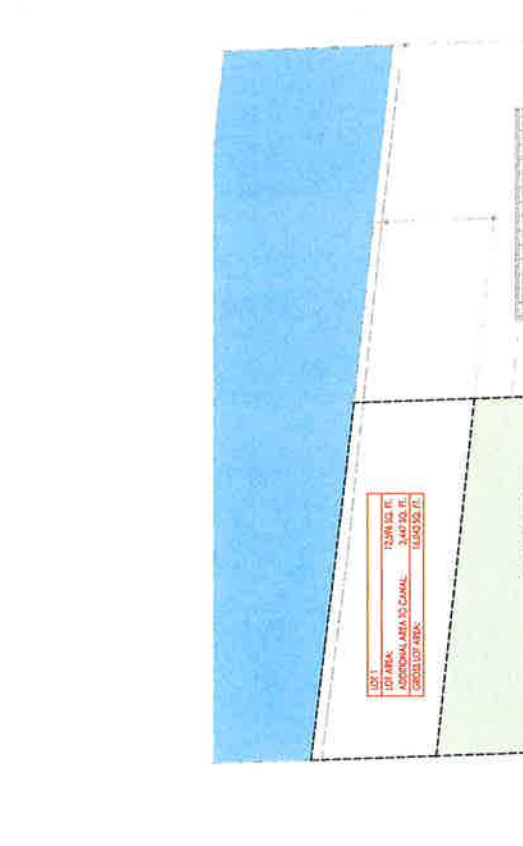
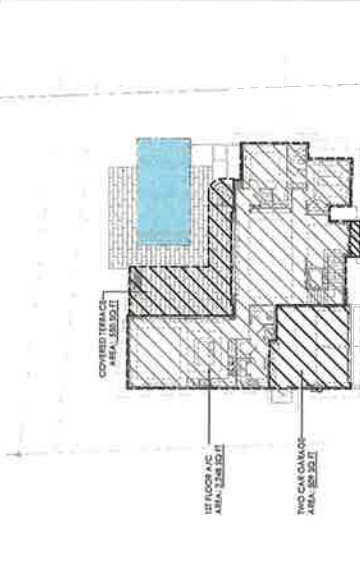
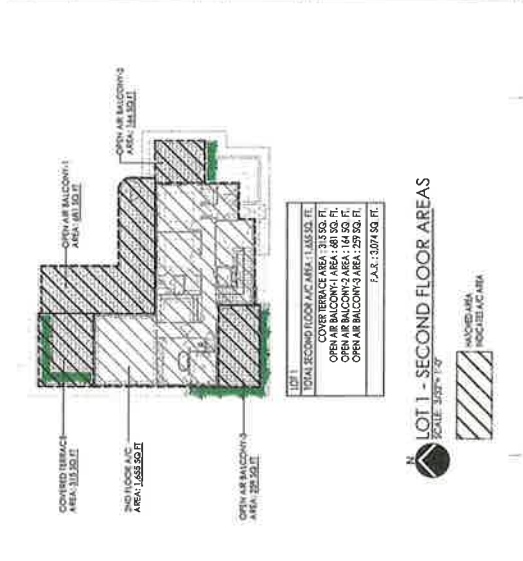
date	10/29/23	revisions
issued		
drawn		
checked		
project no.		



LOT AREA	12,248 SQ FT
ADDITIONAL AREA TO CANAL	3,447 SQ FT
MAXIMUM BUILDING COVERAGE ALLOWED 35% OF LOT AREA:	4,287 SQ FT
BUILDING FOOTPRINT:	2,479 SQ FT
MINIMUM GREEN AREA ALLOWED 10% OF LOT AREA:	1,225 SQ FT
IMPERVIOUS AREA PROVIDED:	5,101 SQ FT
MINIMUM GREEN AREA REQUIRED:	1,225 SQ FT
GREEN AREA PROVIDED:	6,239 SQ FT
7.047 SQ FT	

CONSTRUCTION AREA ANALYSIS	
1ST FLOOR A/C AREA:	2,248 SQ FT
2ND FLOOR A/C AREA:	2,248 SQ FT
TOTAL A/C AREA:	4,496 SQ FT
SUBTOTAL AREAS:	
1ST FLOOR COVERED TERRACE:	298 SQ FT
2ND FLOOR COVERED TERRACE:	298 SQ FT
2ND FLOOR OPEN-AIR TERRACE-1:	681 SQ FT
2ND FLOOR OPEN-AIR TERRACE-2:	144 SQ FT
2ND FLOOR OPEN-AIR TERRACE-3:	239 SQ FT
SPRINKLER POOL:	4,995 SQ FT
TOTAL GROSS AREAS:	6,859 SQ FT

MAXIMUM F.A.R. ALLOWED AT FIRST FLOOR (B048): 4.000000  
 MAXIMUM F.A.R. PROVIDED: 4.000000  
 MAXIMUM F.A.R. ALLOWED AT SECOND FLOOR (B048): 4.000000  
 SECOND FLOOR F.A.R. PROVIDED: 4.000000



THE PLAN AND ALL INFORMATION HEREON ARE SUBJECT TO THE CITY OF MIAMI ZONING ORDINANCES AND ARE SUBJECT TO CHANGE WITHOUT NOTICE. THE CITY OF MIAMI, FLORIDA, AND/OR REVENUE DEVELOPMENT DEPARTMENT, AND/OR REVENUE DEVELOPMENT DEPARTMENT, AND/OR REVENUE DEVELOPMENT DEPARTMENT, AND/OR REVENUE DEVELOPMENT DEPARTMENT.



**LOT 2**

LOT AREA: 14,271.50 SQ. FT.	ADDITIONAL AREA TO CANAL: 1,702.50 SQ. FT.
MAXIMUM BUILDING COVERAGE ALLOWED (50% OF LOT AREA): 7,135.75 SQ. FT.	BUILDING COVERAGE PROVIDED: 3,221.50 SQ. FT.
MAXIMUM IMPERVIOUS AREA ALLOWED (65% OF LOT AREA): 9,276.48 SQ. FT.	IMPERVIOUS AREA PROVIDED: 4,692.50 SQ. FT.
MINIMUM GREEN AREA REQUIRED: 5,265.50 SQ. FT.	GREEN AREA PROVIDED: 6,173.50 SQ. FT.

**FLOOR AREA ANALYSIS**

1ST FLOOR A/C AREA: 1,293.50 SQ. FT.	2ND FLOOR A/C AREA: 3,677.50 SQ. FT.
TWO CAR GARAGE AREA: 544.50 SQ. FT.	1ST FLOOR COVERED TERRACE-1: 113.50 SQ. FT.
1ST FLOOR COVERED TERRACE-2: 185.50 SQ. FT.	2ND FLOOR COVERED TERRACE-1: 446.50 SQ. FT.
2ND FLOOR COVERED TERRACE-2: 488.50 SQ. FT.	SWIMMING POOL AND SPA: 548.50 SQ. FT.
<b>TOTAL GROSS AREAS:</b> 5,499.50 SQ. FT.	

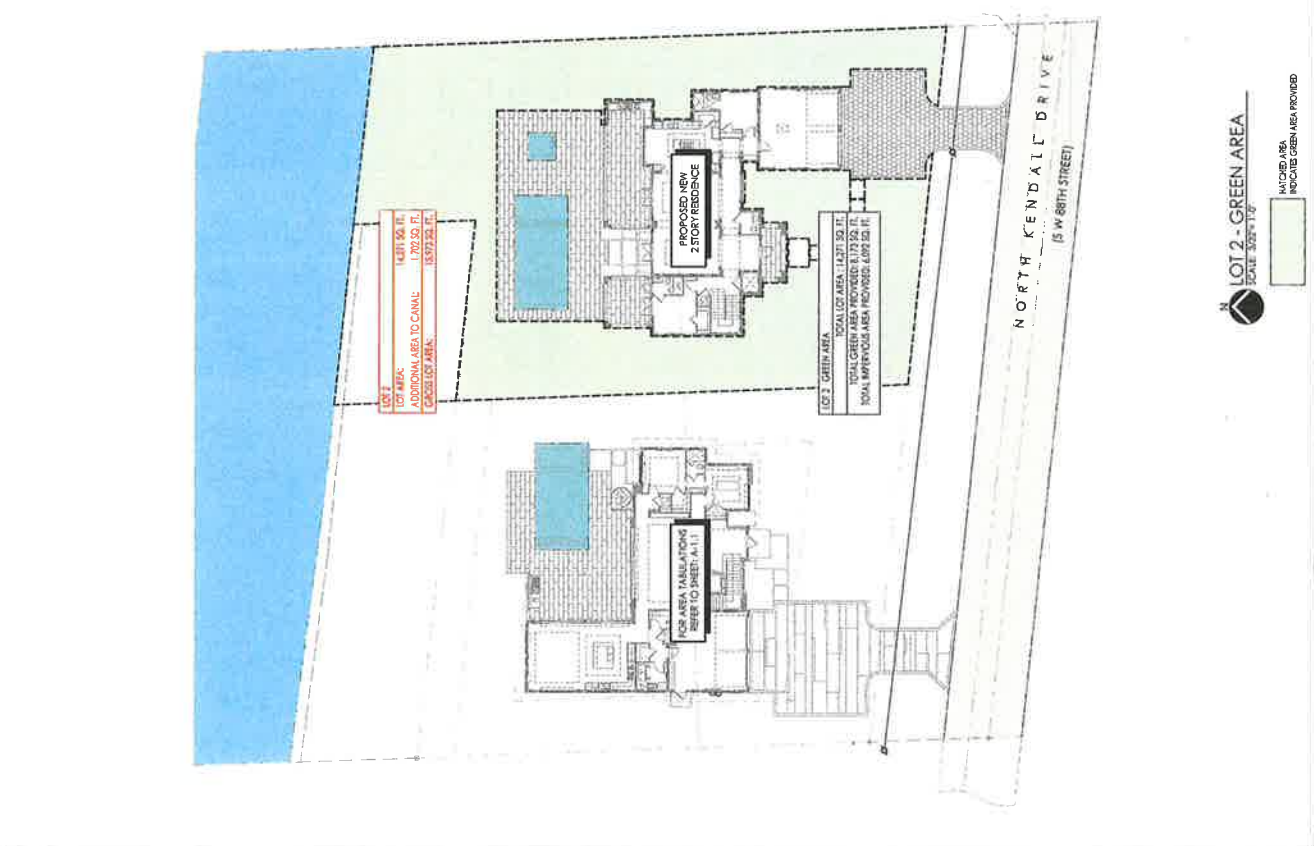
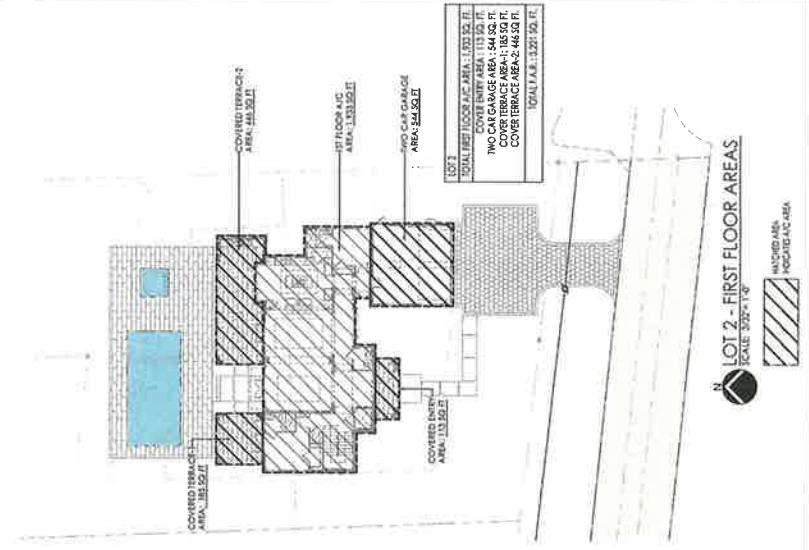
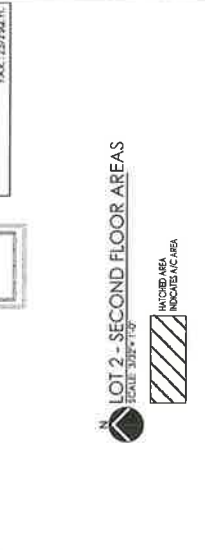
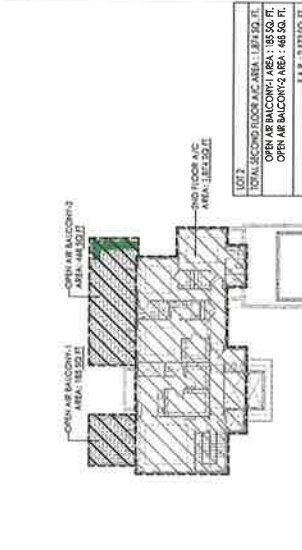
**CONSTRUCTION AREA ANALYSIS**

MAXIMUM F.A.R. ALLOWED AT FIRST FLOOR (30%): 4,281.50 SQ. FT.	MAXIMUM F.A.R. PROVIDED AT FIRST FLOOR (30%): 3,221.50 SQ. FT.
MAXIMUM F.A.R. ALLOWED AT SECOND FLOOR (30%): 4,281.50 SQ. FT.	MAXIMUM F.A.R. PROVIDED AT SECOND FLOOR (30%): 2,472.50 SQ. FT.

**FLOOR AREA RATIO (F.A.R.)**

1. LOT AREA INDICATED HEREIN MAY VARY ACCORDINGLY.

Digitally signed by  
**Raymond Pacheco**  
 Date: 2023.11.10  
 14:35:50 -0500



THE SCALE(S) OF THE LOT AREA, WITHIN WHICH IS SHOWN ON THESE AREA TABULATIONS, SHOWN HEREIN, REFLECT THE PRELIMINARY PLANS AND ELEVATIONS. ALL SITE AREA CALCULATIONS, ELEVATIONS, AND/OR FINISHINGS WILL COMPLY WITH VILLAGE OF PINECREST ZONING CODE.



date	12-22-23	revisions
issued		
dwn		
checked		
project no.		



sheet no. A-2.0  
 Raym<sup>o</sup>nd Pacheco  
 Pacheco  
 Digitally signed by  
 Date: 2023.11.10  
 143634-0500



LOT 1  
 N. FIRST FLOOR PLAN  
 SCALE: 3/16" = 1'-0"



LOT 1  
 N. SECOND FLOOR PLAN  
 SCALE: 3/16" = 1'-0"



5811 NORTH KENDALL DR  
 NEW RESIDENCE FOR  
 MIAMI, FL 33155

date	10.23	revisions
issued	10.23	
down	10.23	
checked	10.23	
project no.		



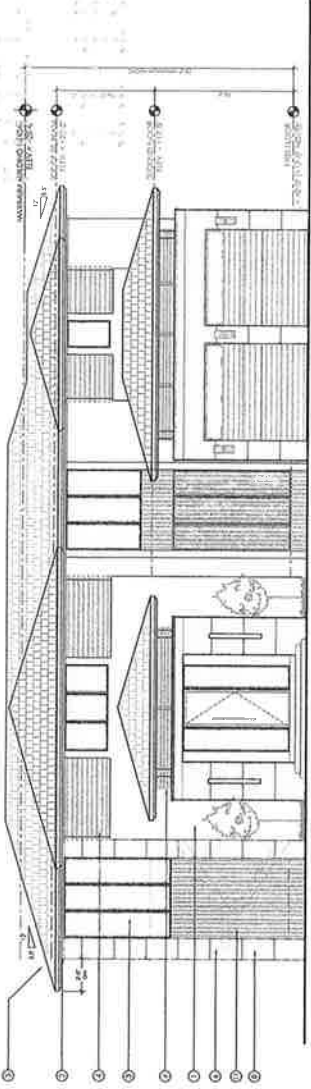
Digitally signed by  
**Raymond Pacheco**  
 Date: 2023.11.10  
**Pacheco** 143742-0500'



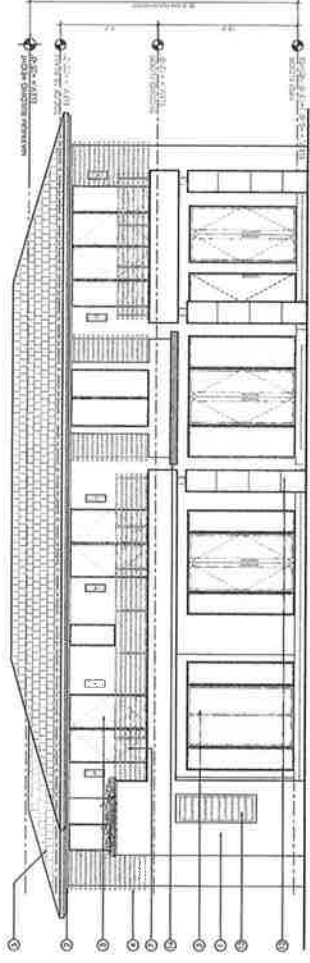
LOT 2  
 N. SECOND FLOOR PLAN  
 SCALE: 3/16" = 1'-0"

LOT 2  
 N. FIRST FLOOR PLAN  
 SCALE: 3/16" = 1'-0"

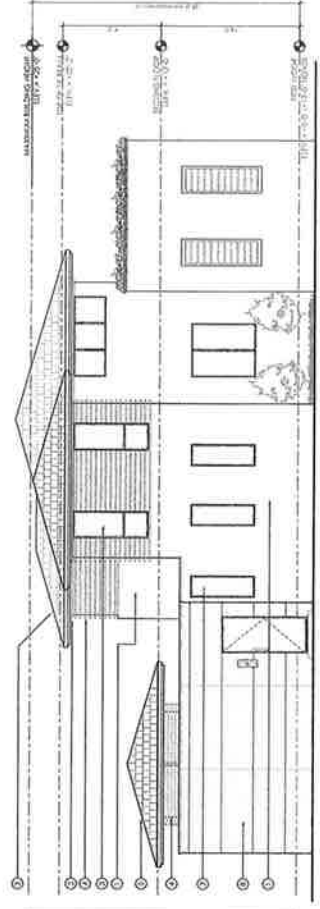




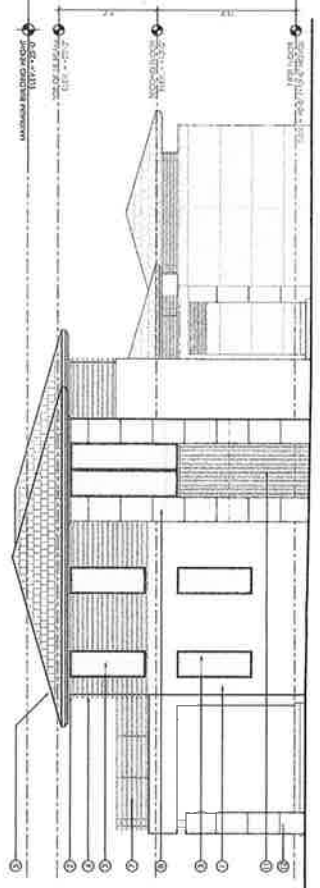
LOT 2 - SOUTH FRONT ELEVATION  
 SCALE: 3/16" = 1'-0"



LOT 2 - NORTH REAR ELEVATION  
 SCALE: 3/16" = 1'-0"



LOT 2 - EAST SIDE ELEVATION  
 SCALE: 3/16" = 1'-0"



LOT 2 - WEST SIDE ELEVATION  
 SCALE: 3/16" = 1'-0"

FINISH LEGEND	
①	WOODEN SHINGLES
②	CORONA ROOF TILE
③	PAVED TERRACE
④	PAVED TERRACE
⑤	PAVED TERRACE
⑥	PAVED TERRACE
⑦	PAVED TERRACE
⑧	PAVED TERRACE
⑨	PAVED TERRACE
⑩	PAVED TERRACE
⑪	PAVED TERRACE
⑫	PAVED TERRACE
⑬	PAVED TERRACE
⑭	PAVED TERRACE
⑮	PAVED TERRACE
⑯	PAVED TERRACE
⑰	PAVED TERRACE
⑱	PAVED TERRACE
⑲	PAVED TERRACE
⑳	PAVED TERRACE
㉑	PAVED TERRACE
㉒	PAVED TERRACE
㉓	PAVED TERRACE
㉔	PAVED TERRACE
㉕	PAVED TERRACE
㉖	PAVED TERRACE
㉗	PAVED TERRACE
㉘	PAVED TERRACE
㉙	PAVED TERRACE
㉚	PAVED TERRACE
㉛	PAVED TERRACE
㉜	PAVED TERRACE
㉝	PAVED TERRACE
㉞	PAVED TERRACE
㉟	PAVED TERRACE
㊱	PAVED TERRACE
㊲	PAVED TERRACE
㊳	PAVED TERRACE
㊴	PAVED TERRACE
㊵	PAVED TERRACE
㊶	PAVED TERRACE
㊷	PAVED TERRACE
㊸	PAVED TERRACE
㊹	PAVED TERRACE
㊺	PAVED TERRACE
㊻	PAVED TERRACE
㊼	PAVED TERRACE
㊽	PAVED TERRACE
㊾	PAVED TERRACE
㊿	PAVED TERRACE

Digitally signed  
 by Raymond Pacheco  
 Date: 2023.11.10  
 1439933-05100



1 AERIAL VIEW

sheet no. R-1

Digitally signed by  
**Raymond Pacheco**  
 Date: 2023.11.10  
 14:03:49 -05'00'



date	10-23	revisions
issued	18	
drawn	18	
checked	18	
project no.		

5811 NORTH KENDALL DR  
 MIAMI, FL 33155



**PACHECO ARCHITECTURE**  
 PACHECO ARCHITECTURE, PLLC  
 4990 SW 72ND AVE, SUITE 101, MIAMI, FL 33155  
 O: 305.666.2573 F: 305.666.3871  
 www.pachecoarchitecture.com



LOT 1

LOT 2

2 FRONT BIRD'S EYE VIEW

Raymond Pacheco  
 Digitally signed by  
 Raymond Pacheco  
 Date: 2023.11.10  
 Pacheco 144155-05'00'

sheet no. R-2



project no. 18-20  
 checked by  
 drawn by  
 issued by  
 revisions

5811 NORTH KENDALL DR  
 MIAMI, FL 33156



PACHECO ARCHITECTURE, PLLC  
 4990 SW 72ND AVE, SUITE 101, MIAMI, FL 33156  
 A2602619  
 O: 305.666.2573 F: 305.666.3871  
 www.pachecoarchitecture.com



LOT 1

LOT 2

3 REAR BIRD'S EYE VIEW

Raymond Pacheco  
 Digitally signed by Raymond Pacheco  
 Date: 2023.11.10 14:42:35 -0500'



sheet no. R-3

date	10/23
revisions	
issued	
drawn	
checked	
project no.	

5811 NORTH KENDALL DR  
 MIAMI, FL 33155



PACHECO ARCHITECTURE  
 4990 SW 72ND AVE, SUITE 101, MIAMI, FL 33155  
 PACHECO ARCHITECTURE, P.L.L.C.  
 A26202619  
 O: 305.666.2573 F: 305.666.2871  
 www.pachecoarchitecture.com



LOT 1

LOT 2

4 REAR BIRD'S EYE VIEW

Digitally signed by  
**Raymond Pacheco**  
 Date: 2023.11.10  
**Pacheco** 14:43:11 -05'00'



sheet no.  
**R-4**

date: 10-20-23  
 revisions: 1  
 drawn: [initials]  
 checked: [initials]  
 project no.: 5811 NORTH KENDALL DR  
 MIAMI, FL 33155

**5811 NORTH KENDALL DR**



**PACHECO ARCHITECTURE, PLLC**  
 4990 SW 22ND AVE. SUITE 101, MIAMI, FL 33155  
 P: 305.444.2573 F: 305.444.3871  
 www.pachecoarchitecture.com

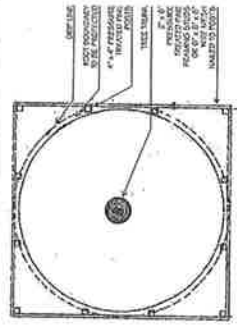


**Derick Langel**

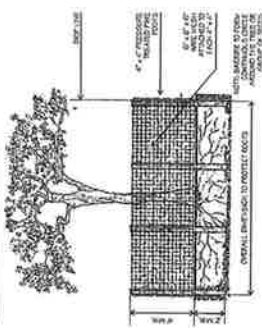
Registered Professional Engineer  
 No. 12456, State of Florida  
 www.derricklangel.com

NO.	DATE	DESCRIPTION
1	06-12-21	ISSUED FOR PERMITS
2	09-29-21	ISSUED FOR PERMITS
3	09-29-21	ISSUED FOR PERMITS
4	09-29-21	ISSUED FOR PERMITS
5	09-29-21	ISSUED FOR PERMITS
6	09-29-21	ISSUED FOR PERMITS
7	09-29-21	ISSUED FOR PERMITS
8	09-29-21	ISSUED FOR PERMITS
9	09-29-21	ISSUED FOR PERMITS
10	09-29-21	ISSUED FOR PERMITS

NO.	DATE	DESCRIPTION
1	06-12-21	ISSUED FOR PERMITS
2	09-29-21	ISSUED FOR PERMITS
3	09-29-21	ISSUED FOR PERMITS
4	09-29-21	ISSUED FOR PERMITS
5	09-29-21	ISSUED FOR PERMITS
6	09-29-21	ISSUED FOR PERMITS
7	09-29-21	ISSUED FOR PERMITS
8	09-29-21	ISSUED FOR PERMITS
9	09-29-21	ISSUED FOR PERMITS
10	09-29-21	ISSUED FOR PERMITS



1. IS CENTER OF EXISTING TREE SURVIVAL TO REMAIN. PROTECTORS DURING CONSTRUCTION. THIS DETAIL TIES TREE AND WALL PROTECTION FROM CONSTRUCTION EQUIPMENT.



EXISTING TREE PROTECTION DETAIL



**TREE DISPOSITION LEGEND**

- Existing trees to be maintained
- Existing trees to be removed
- Existing trees to be removed in the future
- Existing trees to be removed in the future (subject to the approval of the City)

**UNITS OF EXISTING TREE PMA PROTECTION LINE**

- PROPOSED BUILDING FOOTPRINT

**Sunshine 811**

Call 811 or www.sunshine811.com two full business days in advance to locate utilities. Call your contractor to schedule a call. Check your response code before you dig.

**EXISTING TREE DISPOSITION PLAN**

SCALE: 0 10 21 32 Feet

3/32" = 1'-0"





DATE	REVISIONS
09/22/21	ISSUED
	DRAWN
	CHECKED
	PROJECT NO.

NO.	DESCRIPTION	QUANTITY	UNIT	REMARKS
1	PLANT SCHEDULE	1	SET	SEE PLAN
2	EXISTING TREE LIST	1	LIST	SEE LIST
3	LANDSCAPE PLAN	1	SET	SEE PLAN
4	PLANT SCHEDULE	1	SET	SEE PLAN

COMMON NAME	SCIENTIFIC NAME	HEIGHT	SPACING	NOTES
Coconut	Coccothrinax	3' - 4'	10' x 10'	Plant in front of driveway
Macro Fern	Polka Dot Plant	7' - 8'	10' x 10'	Plant in front of driveway

EXISTING TREE LIST
1. Live Oak
2. Palm Tree
3. Coconut
4. Bay Palm
5. Hibiscus
6. Bird of Paradise
7. Philodendron
8. Spider Plant
9. Peace Lily
10. ZZ Plant
11. Fiddle Leaf Fig
12. Monstera
13. Philodendron
14. Spider Plant
15. Peace Lily
16. ZZ Plant
17. Fiddle Leaf Fig
18. Monstera
19. Philodendron
20. Spider Plant
21. Peace Lily
22. ZZ Plant
23. Fiddle Leaf Fig
24. Monstera
25. Philodendron
26. Spider Plant
27. Peace Lily
28. ZZ Plant
29. Fiddle Leaf Fig
30. Monstera
31. Philodendron
32. Spider Plant
33. Peace Lily
34. ZZ Plant
35. Fiddle Leaf Fig
36. Monstera
37. Philodendron
38. Spider Plant
39. Peace Lily
40. ZZ Plant
41. Fiddle Leaf Fig
42. Monstera
43. Philodendron
44. Spider Plant
45. Peace Lily
46. ZZ Plant
47. Fiddle Leaf Fig
48. Monstera
49. Philodendron
50. Spider Plant
51. Peace Lily
52. ZZ Plant
53. Fiddle Leaf Fig
54. Monstera
55. Philodendron
56. Spider Plant
57. Peace Lily
58. ZZ Plant
59. Fiddle Leaf Fig
60. Monstera
61. Philodendron
62. Spider Plant
63. Peace Lily
64. ZZ Plant
65. Fiddle Leaf Fig
66. Monstera
67. Philodendron
68. Spider Plant
69. Peace Lily
70. ZZ Plant
71. Fiddle Leaf Fig
72. Monstera
73. Philodendron
74. Spider Plant
75. Peace Lily
76. ZZ Plant
77. Fiddle Leaf Fig
78. Monstera
79. Philodendron
80. Spider Plant
81. Peace Lily
82. ZZ Plant
83. Fiddle Leaf Fig
84. Monstera
85. Philodendron
86. Spider Plant
87. Peace Lily
88. ZZ Plant
89. Fiddle Leaf Fig
90. Monstera
91. Philodendron
92. Spider Plant
93. Peace Lily
94. ZZ Plant
95. Fiddle Leaf Fig
96. Monstera
97. Philodendron
98. Spider Plant
99. Peace Lily
100. ZZ Plant

COMMON NAME	SCIENTIFIC NAME	HEIGHT	SPACING	NOTES
Coconut	Coccothrinax	3' - 4'	10' x 10'	Plant in front of driveway
Macro Fern	Polka Dot Plant	7' - 8'	10' x 10'	Plant in front of driveway

EXISTING TREE LIST
1. Live Oak
2. Palm Tree
3. Coconut
4. Bay Palm
5. Hibiscus
6. Bird of Paradise
7. Philodendron
8. Spider Plant
9. Peace Lily
10. ZZ Plant
11. Fiddle Leaf Fig
12. Monstera
13. Philodendron
14. Spider Plant
15. Peace Lily
16. ZZ Plant
17. Fiddle Leaf Fig
18. Monstera
19. Philodendron
20. Spider Plant
21. Peace Lily
22. ZZ Plant
23. Fiddle Leaf Fig
24. Monstera
25. Philodendron
26. Spider Plant
27. Peace Lily
28. ZZ Plant
29. Fiddle Leaf Fig
30. Monstera
31. Philodendron
32. Spider Plant
33. Peace Lily
34. ZZ Plant
35. Fiddle Leaf Fig
36. Monstera
37. Philodendron
38. Spider Plant
39. Peace Lily
40. ZZ Plant
41. Fiddle Leaf Fig
42. Monstera
43. Philodendron
44. Spider Plant
45. Peace Lily
46. ZZ Plant
47. Fiddle Leaf Fig
48. Monstera
49. Philodendron
50. Spider Plant
51. Peace Lily
52. ZZ Plant
53. Fiddle Leaf Fig
54. Monstera
55. Philodendron
56. Spider Plant
57. Peace Lily
58. ZZ Plant
59. Fiddle Leaf Fig
60. Monstera
61. Philodendron
62. Spider Plant
63. Peace Lily
64. ZZ Plant
65. Fiddle Leaf Fig
66. Monstera
67. Philodendron
68. Spider Plant
69. Peace Lily
70. ZZ Plant
71. Fiddle Leaf Fig
72. Monstera
73. Philodendron
74. Spider Plant
75. Peace Lily
76. ZZ Plant
77. Fiddle Leaf Fig
78. Monstera
79. Philodendron
80. Spider Plant
81. Peace Lily
82. ZZ Plant
83. Fiddle Leaf Fig
84. Monstera
85. Philodendron
86. Spider Plant
87. Peace Lily
88. ZZ Plant
89. Fiddle Leaf Fig
90. Monstera
91. Philodendron
92. Spider Plant
93. Peace Lily
94. ZZ Plant
95. Fiddle Leaf Fig
96. Monstera
97. Philodendron
98. Spider Plant
99. Peace Lily
100. ZZ Plant

COMMON NAME	SCIENTIFIC NAME	HEIGHT	SPACING	NOTES
Coconut	Coccothrinax	3' - 4'	10' x 10'	Plant in front of driveway
Macro Fern	Polka Dot Plant	7' - 8'	10' x 10'	Plant in front of driveway

EXISTING TREE LIST
1. Live Oak
2. Palm Tree
3. Coconut
4. Bay Palm
5. Hibiscus
6. Bird of Paradise
7. Philodendron
8. Spider Plant
9. Peace Lily
10. ZZ Plant
11. Fiddle Leaf Fig
12. Monstera
13. Philodendron
14. Spider Plant
15. Peace Lily
16. ZZ Plant
17. Fiddle Leaf Fig
18. Monstera
19. Philodendron
20. Spider Plant
21. Peace Lily
22. ZZ Plant
23. Fiddle Leaf Fig
24. Monstera
25. Philodendron
26. Spider Plant
27. Peace Lily
28. ZZ Plant
29. Fiddle Leaf Fig
30. Monstera
31. Philodendron
32. Spider Plant
33. Peace Lily
34. ZZ Plant
35. Fiddle Leaf Fig
36. Monstera
37. Philodendron
38. Spider Plant
39. Peace Lily
40. ZZ Plant
41. Fiddle Leaf Fig
42. Monstera
43. Philodendron
44. Spider Plant
45. Peace Lily
46. ZZ Plant
47. Fiddle Leaf Fig
48. Monstera
49. Philodendron
50. Spider Plant
51. Peace Lily
52. ZZ Plant
53. Fiddle Leaf Fig
54. Monstera
55. Philodendron
56. Spider Plant
57. Peace Lily
58. ZZ Plant
59. Fiddle Leaf Fig
60. Monstera
61. Philodendron
62. Spider Plant
63. Peace Lily
64. ZZ Plant
65. Fiddle Leaf Fig
66. Monstera
67. Philodendron
68. Spider Plant
69. Peace Lily
70. ZZ Plant
71. Fiddle Leaf Fig
72. Monstera
73. Philodendron
74. Spider Plant
75. Peace Lily
76. ZZ Plant
77. Fiddle Leaf Fig
78. Monstera
79. Philodendron
80. Spider Plant
81. Peace Lily
82. ZZ Plant
83. Fiddle Leaf Fig
84. Monstera
85. Philodendron
86. Spider Plant
87. Peace Lily
88. ZZ Plant
89. Fiddle Leaf Fig
90. Monstera
91. Philodendron
92. Spider Plant
93. Peace Lily
94. ZZ Plant
95. Fiddle Leaf Fig
96. Monstera
97. Philodendron
98. Spider Plant
99. Peace Lily
100. ZZ Plant



COMMON NAME	SCIENTIFIC NAME	HEIGHT	SPACING	NOTES
Coconut	Coccothrinax	3' - 4'	10' x 10'	Plant in front of driveway
Macro Fern	Polka Dot Plant	7' - 8'	10' x 10'	Plant in front of driveway

EXISTING TREE LIST
1. Live Oak
2. Palm Tree
3. Coconut
4. Bay Palm
5. Hibiscus
6. Bird of Paradise
7. Philodendron
8. Spider Plant
9. Peace Lily
10. ZZ Plant
11. Fiddle Leaf Fig
12. Monstera
13. Philodendron
14. Spider Plant
15. Peace Lily
16. ZZ Plant
17. Fiddle Leaf Fig
18. Monstera
19. Philodendron
20. Spider Plant
21. Peace Lily
22. ZZ Plant
23. Fiddle Leaf Fig
24. Monstera
25. Philodendron
26. Spider Plant
27. Peace Lily
28. ZZ Plant
29. Fiddle Leaf Fig
30. Monstera
31. Philodendron
32. Spider Plant
33. Peace Lily
34. ZZ Plant
35. Fiddle Leaf Fig
36. Monstera
37. Philodendron
38. Spider Plant
39. Peace Lily
40. ZZ Plant
41. Fiddle Leaf Fig
42. Monstera
43. Philodendron
44. Spider Plant
45. Peace Lily
46. ZZ Plant
47. Fiddle Leaf Fig
48. Monstera
49. Philodendron
50. Spider Plant
51. Peace Lily
52. ZZ Plant
53. Fiddle Leaf Fig
54. Monstera
55. Philodendron
56. Spider Plant
57. Peace Lily
58. ZZ Plant
59. Fiddle Leaf Fig
60. Monstera
61. Philodendron
62. Spider Plant
63. Peace Lily
64. ZZ Plant
65. Fiddle Leaf Fig
66. Monstera
67. Philodendron
68. Spider Plant
69. Peace Lily
70. ZZ Plant
71. Fiddle Leaf Fig
72. Monstera
73. Philodendron
74. Spider Plant
75. Peace Lily
76. ZZ Plant
77. Fiddle Leaf Fig
78. Monstera
79. Philodendron
80. Spider Plant
81. Peace Lily
82. ZZ Plant
83. Fiddle Leaf Fig
84. Monstera
85. Philodendron
86. Spider Plant
87. Peace Lily
88. ZZ Plant
89. Fiddle Leaf Fig
90. Monstera
91. Philodendron
92. Spider Plant
93. Peace Lily
94. ZZ Plant
95. Fiddle Leaf Fig
96. Monstera
97. Philodendron
98. Spider Plant
99. Peace Lily
100. ZZ Plant

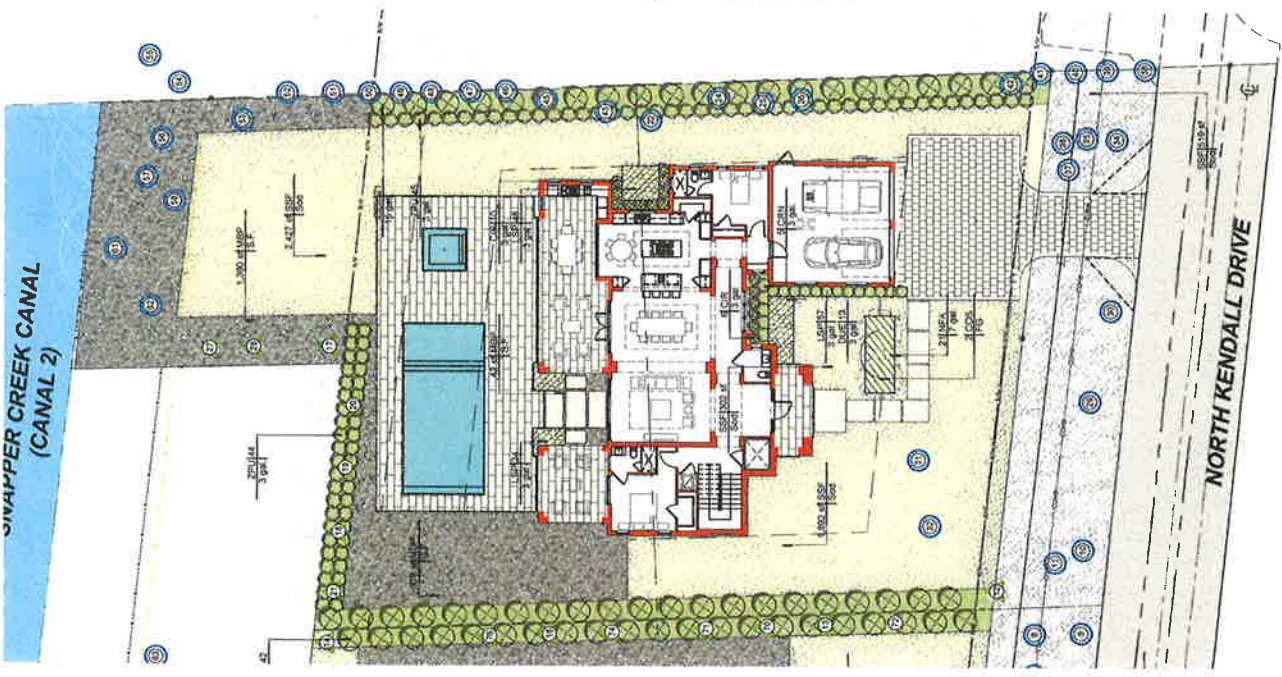
LOT 1 - SECOND FLOOR LANDSCAPE PLAN  
 SCALE: 3/32" = 1'-0"  
 0 10 21 32 feet

LOT 1 - SECOND FLOOR LANDSCAPE PLAN  
 SCALE: 3/32" = 1'-0"  
 0 10 21 32 feet

LOT 1 - SECOND FLOOR LANDSCAPE PLAN  
 SCALE: 3/32" = 1'-0"  
 0 10 21 32 feet

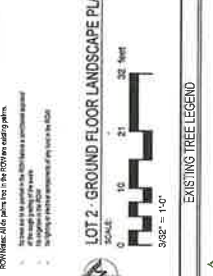
LOT 1 - SECOND FLOOR LANDSCAPE PLAN  
 SCALE: 3/32" = 1'-0"  
 0 10 21 32 feet

SWAPPER CREEK CANAL (CANAL 2)



**EXISTING TREE LIST**

ID	Species	Approx. DBH	Approx. Height	Approx. Spacing
01	Swamp Cypress	12"	15'	10'
02	Swamp Cypress	12"	15'	10'
03	Swamp Cypress	12"	15'	10'
04	Swamp Cypress	12"	15'	10'
05	Swamp Cypress	12"	15'	10'
06	Swamp Cypress	12"	15'	10'
07	Swamp Cypress	12"	15'	10'
08	Swamp Cypress	12"	15'	10'
09	Swamp Cypress	12"	15'	10'
10	Swamp Cypress	12"	15'	10'
11	Swamp Cypress	12"	15'	10'
12	Swamp Cypress	12"	15'	10'
13	Swamp Cypress	12"	15'	10'
14	Swamp Cypress	12"	15'	10'
15	Swamp Cypress	12"	15'	10'
16	Swamp Cypress	12"	15'	10'
17	Swamp Cypress	12"	15'	10'
18	Swamp Cypress	12"	15'	10'
19	Swamp Cypress	12"	15'	10'
20	Swamp Cypress	12"	15'	10'
21	Swamp Cypress	12"	15'	10'
22	Swamp Cypress	12"	15'	10'
23	Swamp Cypress	12"	15'	10'
24	Swamp Cypress	12"	15'	10'
25	Swamp Cypress	12"	15'	10'
26	Swamp Cypress	12"	15'	10'
27	Swamp Cypress	12"	15'	10'
28	Swamp Cypress	12"	15'	10'
29	Swamp Cypress	12"	15'	10'
30	Swamp Cypress	12"	15'	10'
31	Swamp Cypress	12"	15'	10'
32	Swamp Cypress	12"	15'	10'
33	Swamp Cypress	12"	15'	10'
34	Swamp Cypress	12"	15'	10'
35	Swamp Cypress	12"	15'	10'
36	Swamp Cypress	12"	15'	10'
37	Swamp Cypress	12"	15'	10'
38	Swamp Cypress	12"	15'	10'
39	Swamp Cypress	12"	15'	10'
40	Swamp Cypress	12"	15'	10'
41	Swamp Cypress	12"	15'	10'
42	Swamp Cypress	12"	15'	10'
43	Swamp Cypress	12"	15'	10'
44	Swamp Cypress	12"	15'	10'
45	Swamp Cypress	12"	15'	10'
46	Swamp Cypress	12"	15'	10'
47	Swamp Cypress	12"	15'	10'
48	Swamp Cypress	12"	15'	10'
49	Swamp Cypress	12"	15'	10'
50	Swamp Cypress	12"	15'	10'
51	Swamp Cypress	12"	15'	10'
52	Swamp Cypress	12"	15'	10'
53	Swamp Cypress	12"	15'	10'
54	Swamp Cypress	12"	15'	10'
55	Swamp Cypress	12"	15'	10'
56	Swamp Cypress	12"	15'	10'
57	Swamp Cypress	12"	15'	10'
58	Swamp Cypress	12"	15'	10'
59	Swamp Cypress	12"	15'	10'
60	Swamp Cypress	12"	15'	10'
61	Swamp Cypress	12"	15'	10'
62	Swamp Cypress	12"	15'	10'



**EXISTING TREE LEGEND**

The Existing Tree Legend is used to identify existing trees on the site.

The Existing Tree Legend is used to identify existing trees on the site.

**VEGETATION**

10' to 15' Tall Trees

15' to 20' Tall Trees

20' to 25' Tall Trees

25' to 30' Tall Trees

30' to 35' Tall Trees

35' to 40' Tall Trees

40' to 45' Tall Trees

45' to 50' Tall Trees

50' to 55' Tall Trees

55' to 60' Tall Trees

60' to 65' Tall Trees

65' to 70' Tall Trees

70' to 75' Tall Trees

75' to 80' Tall Trees

80' to 85' Tall Trees

85' to 90' Tall Trees

90' to 95' Tall Trees

95' to 100' Tall Trees

**PLANT SCHEDULE - LOT 2 - GROUND FLOOR**

FLOWERING TREES	CODE	BTJ	BOTANICAL NAME	COMMON NAME	EQHT	DBH	HT	CF	DA	FR
	005	3	Cordia alliodora Ficus Nivea - Miami-Dade Landscape Manual - Drought Tropical Tree	Orange Ginger	10'	2"	17'	0A	11'-24"	FR
	006	16	Chrysanthemum cinerifolium Ficus Nivea - Miami-Dade Landscape Manual - Drought Tropical Tree	Ref T/c Coccoloba	3 gal	10'-30"	0A	11'-24"		FR
	007	5	Chrysanthemum cinerifolium Ficus Nivea - Miami-Dade Landscape Manual - Drought Tropical Tree	Dwarf Peach Apple	3 gal	2"	3.5'			
	008	42	Chrysanthemum cinerifolium Ficus Nivea - Miami-Dade Landscape Manual - Drought Tropical Tree	Bulbwood	15 gal	7"	4'			
	009	13	Chrysanthemum cinerifolium Ficus Nivea - Miami-Dade Landscape Manual - Drought Tropical Tree	Golden Dendrobium	3 gal	2"	7'			
	010	42	Chrysanthemum cinerifolium Ficus Nivea - Miami-Dade Landscape Manual - Drought Tropical Tree	Coastal	3 gal	2"	7'			
	011	89	Zamia pumila Ficus Nivea - Miami-Dade Landscape Manual - Drought Tropical Tree	SCOMON NAME	EQHT	DBH	HT	CF	DA	FR
	012	133	Liriodendron tulipifera Ficus Nivea - Miami-Dade Landscape Manual - Drought Tropical Tree	White-flowered Crape Myrtle	3 gal	2"	17' F.E.			
	013	21	Myrica floridana Ficus Nivea - Miami-Dade Landscape Manual - Drought Tropical Tree	Mossy Fern	7 gal	7"	7'			24' F.E.
	014	21	Myrica floridana Ficus Nivea - Miami-Dade Landscape Manual - Drought Tropical Tree	SCOMON NAME	EQHT	DBH	HT	CF	DA	FR
	015	21	Myrica floridana Ficus Nivea - Miami-Dade Landscape Manual - Drought Tropical Tree	Black Sphagnum	3 gal					
	016	21	Myrica floridana Ficus Nivea - Miami-Dade Landscape Manual - Drought Tropical Tree	Ferns in Argentaria Bed						
	017	21	Myrica floridana Ficus Nivea - Miami-Dade Landscape Manual - Drought Tropical Tree	Bed						

**PACHeco ARCHITECTURE**

5811 NORTH KENDALL DR  
MIAMI FL 33154

DATE: 08/21/21  
ISSUED: 08/21/21  
DRAWN: 08/21/21  
CHECKED: 08/21/21  
PROJECT NO.: 21-001

www.pachecoarchitect.com  
P: 305.666.2573 F: 305.666.2871  
4950 SW 29th Ave Suite 101, Miami FL 33155

**Derick Langel**

www.dericklangel.com  
P: 305.331.1821

www.dericklangel.com  
P: 305.331.1821

**LOT 2 - GROUND FLOOR LANDSCAPE PLAN**

SCALE: 1" = 10'

300' = 10' 21' 30' feet

**EXISTING TREE LEGEND**

The Existing Tree Legend is used to identify existing trees on the site.

The Existing Tree Legend is used to identify existing trees on the site.

**VEGETATION**

10' to 15' Tall Trees

15' to 20' Tall Trees

20' to 25' Tall Trees

25' to 30' Tall Trees

30' to 35' Tall Trees

35' to 40' Tall Trees

40' to 45' Tall Trees

45' to 50' Tall Trees

50' to 55' Tall Trees

55' to 60' Tall Trees

60' to 65' Tall Trees

65' to 70' Tall Trees

70' to 75' Tall Trees

75' to 80' Tall Trees

80' to 85' Tall Trees

85' to 90' Tall Trees

90' to 95' Tall Trees

95' to 100' Tall Trees

**EXISTING TREE LIST**

ID	Species	Approx. DBH	Approx. Height	Approx. Spacing
01	Swamp Cypress	12"	15'	10'
02	Swamp Cypress	12"	15'	10'
03	Swamp Cypress	12"	15'	10'
04	Swamp Cypress	12"	15'	10'
05	Swamp Cypress	12"	15'	10'
06	Swamp Cypress	12"	15'	10'
07	Swamp Cypress	12"	15'	10'
08	Swamp Cypress	12"	15'	10'
09	Swamp Cypress	12"	15'	10'
10	Swamp Cypress	12"	15'	10'
11	Swamp Cypress	12"	15'	10'
12	Swamp Cypress	12"	15'	10'
13	Swamp Cypress	12"	15'	10'
14	Swamp Cypress	12"	15'	10'
15	Swamp Cypress	12"	15'	10'
16	Swamp Cypress	12"	15'	10'
17	Swamp Cypress	12"	15'	10'
18	Swamp Cypress	12"	15'	10'
19	Swamp Cypress	12"	15'	10'
20	Swamp Cypress	12"	15'	10'
21	Swamp Cypress	12"	15'	10'
22	Swamp Cypress	12"	15'	10'
23	Swamp Cypress	12"	15'	10'
24	Swamp Cypress	12"	15'	10'
25	Swamp Cypress	12"	15'	10'
26	Swamp Cypress	12"	15'	10'
27	Swamp Cypress	12"	15'	10'
28	Swamp Cypress	12"	15'	10'
29	Swamp Cypress	12"	15'	10'
30	Swamp Cypress	12"	15'	10'
31	Swamp Cypress	12"	15'	10'
32	Swamp Cypress	12"	15'	10'
33	Swamp Cypress	12"	15'	10'
34	Swamp Cypress	12"	15'	10'
35	Swamp Cypress	12"	15'	10'
36	Swamp Cypress	12"	15'	10'
37	Swamp Cypress	12"	15'	10'
38	Swamp Cypress	12"	15'	10'
39	Swamp Cypress	12"	15'	10'
40	Swamp Cypress	12"	15'	10'
41	Swamp Cypress	12"	15'	10'
42	Swamp Cypress	12"	15'	10'
43	Swamp Cypress	12"	15'	10'
44	Swamp Cypress	12"	15'	10'
45	Swamp Cypress	12"	15'	10'
46	Swamp Cypress	12"	15'	10'
47	Swamp Cypress	12"	15'	10'
48	Swamp Cypress	12"	15'	10'
49	Swamp Cypress	12"	15'	10'
50	Swamp Cypress	12"	15'	10'
51	Swamp Cypress	12"	15'	10'
52	Swamp Cypress	12"	15'	10'
53	Swamp Cypress	12"	15'	10'
54	Swamp Cypress	12"	15'	10'
55	Swamp Cypress	12"	15'	10'
56	Swamp Cypress	12"	15'	10'
57	Swamp Cypress	12"	15'	10'
58	Swamp Cypress	12"	15'	10'
59	Swamp Cypress	12"	15'	10'
60	Swamp Cypress	12"	15'	10'
61	Swamp Cypress	12"	15'	10'
62	Swamp Cypress	12"	15'	10'



**Derick Langel**  
 Principal  
 10000 SW 15th St, Suite 200, Miami, FL 33199  
 305.441.1111  
 www.dericklangel.com

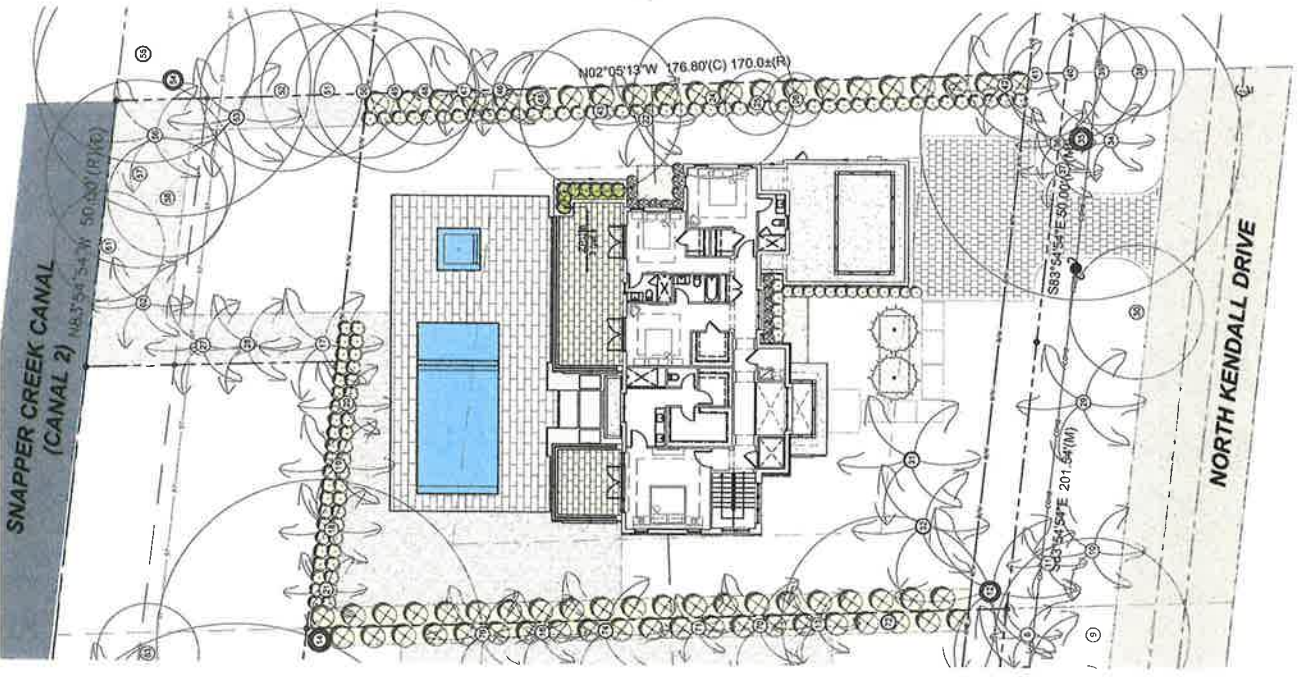
PLANT	COMMON NAME	COLT	NET	800	SPACING
1	10' Tree (1/2 Plant)	3	10	10	10'
2	10' Tree (1/2 Plant)	3	10	10	10'
3	10' Tree (1/2 Plant)	3	10	10	10'
4	10' Tree (1/2 Plant)	3	10	10	10'

PLANT SCHEDULE LOT 3 SECOND FLOOR  
 SUBURBS: ZFU  
 CITY: Miami  
 COMMON NAME: Cecropia  
 COLT: 3  
 NET: 10  
 800: 10  
 SPACING: 10'



PLANT	COMMON NAME	COLT	NET	800	SPACING
1	10' Tree (1/2 Plant)	3	10	10	10'
2	10' Tree (1/2 Plant)	3	10	10	10'
3	10' Tree (1/2 Plant)	3	10	10	10'
4	10' Tree (1/2 Plant)	3	10	10	10'
5	10' Tree (1/2 Plant)	3	10	10	10'
6	10' Tree (1/2 Plant)	3	10	10	10'
7	10' Tree (1/2 Plant)	3	10	10	10'
8	10' Tree (1/2 Plant)	3	10	10	10'
9	10' Tree (1/2 Plant)	3	10	10	10'
10	10' Tree (1/2 Plant)	3	10	10	10'
11	10' Tree (1/2 Plant)	3	10	10	10'
12	10' Tree (1/2 Plant)	3	10	10	10'
13	10' Tree (1/2 Plant)	3	10	10	10'
14	10' Tree (1/2 Plant)	3	10	10	10'
15	10' Tree (1/2 Plant)	3	10	10	10'
16	10' Tree (1/2 Plant)	3	10	10	10'
17	10' Tree (1/2 Plant)	3	10	10	10'
18	10' Tree (1/2 Plant)	3	10	10	10'
19	10' Tree (1/2 Plant)	3	10	10	10'
20	10' Tree (1/2 Plant)	3	10	10	10'
21	10' Tree (1/2 Plant)	3	10	10	10'
22	10' Tree (1/2 Plant)	3	10	10	10'
23	10' Tree (1/2 Plant)	3	10	10	10'
24	10' Tree (1/2 Plant)	3	10	10	10'
25	10' Tree (1/2 Plant)	3	10	10	10'
26	10' Tree (1/2 Plant)	3	10	10	10'
27	10' Tree (1/2 Plant)	3	10	10	10'
28	10' Tree (1/2 Plant)	3	10	10	10'
29	10' Tree (1/2 Plant)	3	10	10	10'
30	10' Tree (1/2 Plant)	3	10	10	10'
31	10' Tree (1/2 Plant)	3	10	10	10'
32	10' Tree (1/2 Plant)	3	10	10	10'
33	10' Tree (1/2 Plant)	3	10	10	10'
34	10' Tree (1/2 Plant)	3	10	10	10'
35	10' Tree (1/2 Plant)	3	10	10	10'
36	10' Tree (1/2 Plant)	3	10	10	10'
37	10' Tree (1/2 Plant)	3	10	10	10'
38	10' Tree (1/2 Plant)	3	10	10	10'
39	10' Tree (1/2 Plant)	3	10	10	10'
40	10' Tree (1/2 Plant)	3	10	10	10'
41	10' Tree (1/2 Plant)	3	10	10	10'
42	10' Tree (1/2 Plant)	3	10	10	10'
43	10' Tree (1/2 Plant)	3	10	10	10'
44	10' Tree (1/2 Plant)	3	10	10	10'
45	10' Tree (1/2 Plant)	3	10	10	10'
46	10' Tree (1/2 Plant)	3	10	10	10'
47	10' Tree (1/2 Plant)	3	10	10	10'
48	10' Tree (1/2 Plant)	3	10	10	10'
49	10' Tree (1/2 Plant)	3	10	10	10'
50	10' Tree (1/2 Plant)	3	10	10	10'
51	10' Tree (1/2 Plant)	3	10	10	10'
52	10' Tree (1/2 Plant)	3	10	10	10'
53	10' Tree (1/2 Plant)	3	10	10	10'
54	10' Tree (1/2 Plant)	3	10	10	10'
55	10' Tree (1/2 Plant)	3	10	10	10'
56	10' Tree (1/2 Plant)	3	10	10	10'
57	10' Tree (1/2 Plant)	3	10	10	10'
58	10' Tree (1/2 Plant)	3	10	10	10'
59	10' Tree (1/2 Plant)	3	10	10	10'
60	10' Tree (1/2 Plant)	3	10	10	10'

LOT 2 - SECOND FLOOR LANDSCAPE PLAN  
 SCALE: 1" = 10'  
 0 10 21 32 feet







Stephen R. Olmsted, AICP  
Planning Director  
planning@pinecrest-fl.gov

## MEMORANDUM

Department of Building and Planning

DATE: September 21, 2023

TO: Village of Pinecrest  
Zoning Board

FROM: Stephen R. Olmsted, AICP  
Planning Director

RE: Public Hearing 2022-0928-3 - Vladislava Finskaya and 5811 Kendall  
Property, LLC - 5811 North Kendall Drive (SW 88 Street)  
Lot Area Variances

---

### **PETITION REQUEST**

Vladislava Finskaya and 5811 Kendall Property, LLC (Owners); and Javier Vasquez and Edward Baker (Applicants) are requesting reconsideration and approval of a variance from the minimum lot area requirements of Division 4.2 (e) 5. a. of the Village's Land Development Regulations to allow a lot area of 12,596 square feet for prospective lot 1 and 14,271 square feet for prospective lot 2 instead of 15,000 square feet as otherwise required.

On September 28, 2022, the Zoning Board approved variances for a reduced lot width of 100 feet instead of 120 feet as otherwise required and a reduced lot area of 12,963 square feet for prospective lot 1 and 14,464 square feet for prospective lot 2 instead of the required 15,000 square feet. However, subsequent to the Zoning Board's approval of the variance, it was discovered that the lot sizes provided on the survey at the time were incorrect and the applicants are now requesting a variance for smaller lot sizes than originally approved to "correct a scrivener's error" and reflect actual intended lot sizes.

The applicants intend to subsequently request approval of a preliminary subdivision plat for the creation of two (2) single-family residential lots on the subject property. The preliminary subdivision plat will be considered by the Village Council in a separate public hearing if the lot area variances are approved by the Zoning Board.

An application and description of the applicant's request are attached.



### Lot Size Required

Pinecrest: 15,000 Square Feet

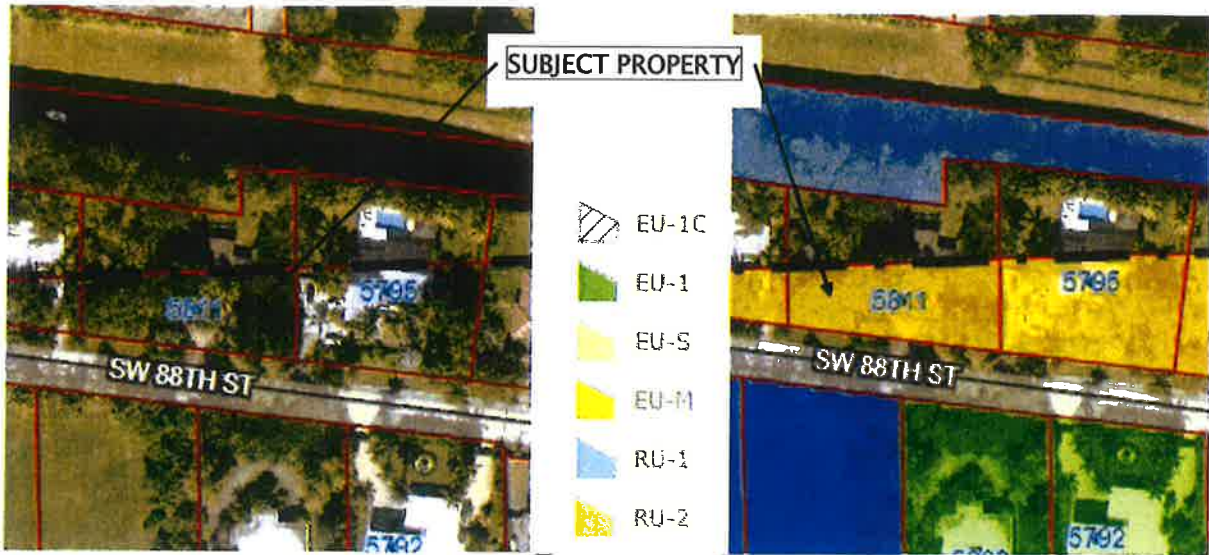
### Lot Size Proposed

12,596 square feet (Lot 1)

14,271 square feet (Lot 2)

### SITE LOCATION

The subject property is located partially in both the Village of Pinecrest and the City of South Miami at 5811 North Kendall Drive (SW 88 Street), within the EU-M, Residential Modified Estate zoning district (Pinecrest) and RS 3 Low Density residential Zoning District (South Miami).



### OWNER/APPLICANT

Vladislava Finskaya and 5811 Kendall Property, LLC (Owners); and Javier Vasquez and Edward Baker (Applicants)

### BACKGROUND

The subject property is located partially in the City of South Miami and the Village of Pinecrest. The Village of Pinecrest and City of South Miami entered into an interlocal agreement on April 15, 2022 allowing for the Village of Pinecrest to review permit and variance applications for this property (attached). The owners intend to subdivide the property into two (2) single-family residential lots. If the variance request for reduced lot areas is approved, the applicants will subsequently need to submit preliminary and final subdivision plats for review and consideration by the Village Council.

## PUBLIC COMMENT

The Building and Planning Department has received one (1) letter in opposition to the proposed variance. A copy of the letter is attached.

## PINECREST LAND DEVELOPMENT REGULATIONS

The property is zoned EU-M, Residential Modified Estate within the Village of Pinecrest, and RS 3, Low Density Residential within the City of South Miami. The required width and area requirements in Pinecrest for lots within the EU-M, Residential Modified Estate zoning district are 120 feet in width and 15,000 square feet in area. Requirements in the RS 3 District in South Miami include a minimum lot width of 75 feet and lot area of 10,000 square feet.

Although the proposed dimensions meet the requirements of the City of South Miami, the Village of Pinecrest has permitting authority over the subject properties pursuant to the approved interlocal Agreement. The applicants are requesting an additional reduction in lot area from 12,963 square feet for lot 1 and 14,464 square feet for lot 2 to 12,596 square feet for prospective lot 1 and 14,271 for prospective lot 2. The Zoning Board also approved a variance for reduced lot width for both lots on September 28, 2022 to allow a width of 100 feet instead of 120 feet. The applicants are not requesting further reduction in lot width.

### Criteria

Criteria for approval of a requested variance are provided in Division 3.5 of the Land Development Regulations. A copy of Division 3.5 is attached for the Zoning Board's consideration. Criteria include the following:

1. *Variance consistent with authorized powers. That the variance is in fact a variance set forth in the land development code and within the province of the board or Village Council, as applicable, based upon the opinion of the Village Attorney.*

The Zoning Board has the authority to consider the request. Pursuant to Division 3.5(b) of the Village Land Development Regulations, a variance is authorized to be granted by the Zoning Board for setback lines; lot width; street frontage; lot depth; landscape or open space requirements; height limitations; yard regulations; fences and walls; signs, and other matters specifically permitted as variances. The attached Interlocal Agreement grants authority to the Village of Pinecrest to consider zoning matters for the subject property located in Pinecrest and South Miami.

2. *Existence of special conditions or circumstances. That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district.*

The subject property is located in two separate jurisdictions, within the Village of Pinecrest and the City of South Miami. If the lots were located entirely in South Miami, the requested variances would not be required since they are in compliance with the dimensional requirements of the City of South Miami's RS 3 zoning district.

3. *Conditions not created by the applicant. That special conditions and circumstances do not result from the actions of the applicant.*

The conditions are created by the applicant and the applicant's desire to divide the property into two lots. If the variance is not granted, it will not be possible to divide the property so that both lots meet the minimum area requirements of the Village's Land Development Regulations. The existing parcel is 27,427 square feet in area.

4. *Special privileges not conferred. That granting the variance requested will not confer on the applicant any special privilege that is denied by the Land Development Code to other lands, buildings, or structures in the same zoning district.*

Division of the subject property into two lots could be completed without variances if the property were located entirely in South Miami. However, the property is not large enough to allow for subdivision in Pinecrest without the requested variances.

5. *Hardship conditions exist. That literal interpretation of the provisions of the Land Development Code would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the Land Development Code and would work unnecessary and undue hardship on the applicant.*

Literal interpretation of the Land Development Regulations would require the existing parcel to remain undivided with an overall area of 27,427 square feet in area but would allow for the development of one single-family residence.

6. *Only the minimum variance granted. That the variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure.*

Reasonable use of the property for development of a single-family residence is currently available without the requested variance and will continue to be available to the property owners if the applicant's variance request is denied.

7. *Not injurious to the public welfare or intent of the land development code. That the grant of the variance will be in harmony with the general intent and purpose of the Comprehensive Development Master Plan and the Land Development Code and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.*

Approval of the requested variance would allow for the creation of one (1) additional building lot with division of the property into two (2) lots. Both lots would otherwise meet all dimensional requirements of the EU-M Residential Modified Estate Zoning district except for the minimum required lot area.

### RECOMMENDATION

The Building and Planning Department recommends that the variance request be denied as the request does not meet all of the criteria required for approval. This is also consistent with the staff recommendation for denial recommended to the Zoning Board on September 28, 2022 at the last hearing on this matter.

In the event the Zoning Board considers granting the requested variance, the Board may prescribe appropriate conditions to mitigate the proposed variance and to ensure safeguards in conformity with the Comprehensive Development Master Plan and the Land Development Regulations or any other duly enacted ordinance. Violation of such conditions and safeguards, when made a part of the terms under which the variance is granted, shall be deemed a violation of the Land Development Regulations and shall nullify the variance.

If approved by the Zoning Board, staff recommends that the same condition of approval imposed by the Zoning Board be imposed in this instance as follows:

1. Thirty-five percent (35%) green space to be provided as required for a 15,000 square foot lot (5,250 square feet of green space to be provided for each lot).

**PUBLIC HEARING NOTICE**

**REVISED**



**PUBLIC HEARING NOTICE**

**REVISED**

Stephen R. Olmsted, AICP  
Planning Director  
planning@pinecrest-fl.gov

**MEMORANDUM**

Department of Building and Planning

On Wednesday, **September, 27 2023 at 7:00 p.m.**, the Pinecrest Zoning Board will conduct a quasi-judicial public hearing **at the Pinecrest Municipal Center, Council Chamber, 12645 Pinecrest Parkway, Pinecrest, Florida** to consider an application for variances as follows:

**OWNERS/APPLICANTS:** Vladislava Finskaya and 5811 Kendall Property, LLC (Owners); and Javier Vasquez and Edward Baker (Applicants).

**HEARING 2023-0927-2:** Request for approval of variances from the minimum lot area requirements of Division 4.2 (e) 5. a. of the Village’s Land Development Regulations to allow a lot area of 12,596 square feet for prospective lot 1 and 14,271 square feet for prospective lot 2 instead of 15,000 square feet as otherwise required.

**LOCATION:** 5811 North Kendall Drive (SW 88 Street), located in both the Village of Pinecrest and the City of South Miami, within the EU-M, Residential Modified Estate zoning district (Pinecrest) and RS 3 Low Density Residential zoning district (South Miami); Folio # 20-5001-001-0080 (Pinecrest), and Folio # 09-4036-000-0920 (South Miami). Pursuant to an approved Interlocal Agreement, the Village of Pinecrest has the responsibility for review, processing, and approval of all zoning matters related to the property.

**SUBJECT PROPERTY**



- BU-1
- BU-1A
- BU-2
- BU-3
- EU-1
- EU-1C
- EU-M
- EU-S



**OVER**

**OVER**



All interested parties are urged to attend. Objections or expressions of approval may be made in person at the hearing or filed in writing prior to the hearing. Interested parties requesting information are asked to contact the Building and Planning Department by calling (305) 234-2121, via e-mail at [planning@pinecrest-fl.gov](mailto:planning@pinecrest-fl.gov), or writing to the department at 12645 Pinecrest Parkway, Pinecrest, Florida 33156, where a plan is on file.

In accordance with the Americans with Disabilities Act of 1990, all persons with disabilities and who need special accommodations to participate in this meeting because of that disability should contact the Village Clerk at (305) 234-2121 not less than four (4) business days prior to such proceeding.

Should any person decide to appeal any decision of the Village Council with respect to any matter considered at such meeting or hearing, that person will need a record of the proceedings, and for such purpose, may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based (F.S. 286.0105).

---

**PUBLIC HEARING NOTICE**



**PUBLIC HEARING NOTICE**

Stephen R. Olmsted AICP  
Planning Director  
planning@pinecrest-fl.gov

**MEMORANDUM**

Department of Building and Planning

On Wednesday, **September, 27 2023 at 7:00 p.m.**, the Pinecrest Zoning Board will conduct a quasi-judicial public hearing in Leslie Bowe Hall at Evelyn Greer Park, located at 8200 SW 124 Street, Pinecrest, Florida 33156 to consider an application for variances as follows:

**OWNERS/APPLICANTS:** Vladislava Finskaya and 5811 Kendall Property, LLC (Owners); and Javier Vasquez and Edward Baker (Applicants).

**HEARING 2023-0927-2:** Request for approval of variances from the minimum lot area requirements of Division 4.2 (e) 5. a. of the Village’s Land Development Regulations to allow a lot area of 12,596 square feet for prospective lot 1 and 14,271 square feet for prospective lot 2 instead of 15,000 square feet as otherwise required.

**LOCATION:** 5811 North Kendall Drive (SW 88 Street), located in both the Village of Pinecrest and the City of South Miami, within the EU-M, Residential Modified Estate zoning district (Pinecrest) and RS 3 Low Density Residential zoning district (South Miami); Folio # 20-5001-001-0080 (Pinecrest), and Folio # 09-4036-000-0920 (South Miami). Pursuant to an approved Interlocal Agreement, the Village of Pinecrest has the responsibility for review, processing, and approval of all zoning matters related to the property.

**SUBJECT PROPERTY**



- BU-1
- BU-2A
- BU-2
- BU-3
- EU-1
- EU-1C
- EU-M
- EU-3



**OVER**

**OVER**



All interested parties are urged to attend. Objections or expressions of approval may be made in person at the hearing or filed in writing prior to the hearing. Interested parties requesting information are asked to contact the Building and Planning Department by calling (305) 234-2121, via e-mail at [planning@pinecrest-fl.gov](mailto:planning@pinecrest-fl.gov), or writing to the department at 12645 Pinecrest Parkway, Pinecrest, Florida 33156, where a plan is on file.

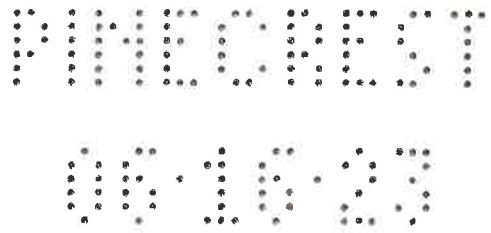
In accordance with the Americans with Disabilities Act of 1990, all persons with disabilities and who need special accommodations to participate in this meeting because of that disability should contact the Village Clerk at (305) 234-2121 not less than four (4) business days prior to such proceeding.

Should any person decide to appeal any decision of the Village Council with respect to any matter considered at such meeting or hearing, that person will need a record of the proceedings, and for such purpose, may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based (F.S. 286.0105).

---







VILLAGE OF PINECREST  
Building & Planning Department

### PUBLIC HEARING APPLICATION

Administrative Review Application

- Please check one:
- VILLAGE COUNCIL
  - PLANNING BOARD
  - ADMINISTRATIVE REVIEW

OFFICIAL USE ONLY
Application No <u>VP2306-0001</u>
Date Received: <u>06/16/23</u>

#### INSTRUCTIONS

This application, with all supplemental data and information, must be completed in accordance with the specific instructions in this application. Applications and all supplemental information must be filed no later than 60 days prior to the regular public hearing date.

#### APPLICATION

Please indicate which type of application you are submitting by checking one category below:

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Change in Zoning District | <input type="checkbox"/> Plat          |
| <input checked="" type="checkbox"/> Variance                  | <input type="checkbox"/> Entry Feature |
| <input type="checkbox"/> Appeal of Decision                   | <input type="checkbox"/> Site Plan     |
| <input type="checkbox"/> Conditional Use                      | <input type="checkbox"/> Other _____   |

**IMPORTANT:** THE APPLICANT, OR REPRESENTATIVE, MUST BE PRESENT AT THE HEARING TO PRESENT THE PROPOSAL.

Please print or type

Name of Applicant, agent or tenant (with owner's affidavit) 5811 Kendall Property LLC		
Mailing Address 5811 North Kendall Dr.	City, State, Zip Pinecrest, FL 33156	Telephone Email
Name of Owner Vladislava Finskaya		
Mailing Address 5811 North Kendall Dr.	City, State, Zip Pinecrest, FL 33156	Telephone Email

#### PROPERTY INFORMATION

A. LEGAL DESCRIPTION. (If subdivided – lot, block, complete name of subdivision, plat book and page numbers).  
If metes and bounds description – Complete description, including section, township and range).

Folio Number 20-5001-001-0080 and 09-4036-000-0920

Address 5811 North Kendall Dr., Pinecrest, FL 33156

Lot(s) \_\_\_\_\_ Block \_\_\_\_\_ Section \_\_\_\_\_ Plat Book No. \_\_\_\_\_ Page No. \_\_\_\_\_

FINISHED FLOOR ELEVATION (If applicable): \_\_\_\_\_ FLOOD \_\_\_\_\_ ZONE \_\_\_\_\_

Revised 8/2016





All data and exhibits submitted in connection with this application become a PERMANENT PART OF THE PUBLIC RECORDS OF THE VILLAGE OF PINECREST.

The following enclosures where applicable MUST BE ATTACHED to complete the application:

- A.  **SURVEY OF PROPERTY:** For vacant or improved property. Must be no more than five years old and sealed by a registered land surveyor. The Building and Planning Department may require a more recent survey if a site visit indicates any discrepancies. Survey must include, where applicable, lot lines, all structures, walls, fences, landscaping, and all physical improvements.
- B.  **SITE DEVELOPMENT PLAN:** Where applicable, plans shall show location and elevations of existing and proposed buildings, proposed additions, alterations and use of each; all dimensions of buildings and space between buildings; setbacks from property lines; proposed and existing off-street parking showing lined spaces, driveways, handicap spaces, compact spaces; a landscape plan that complies with Village of Pinecrest Landscape Ordinance showing location of existing and proposed vegetation, landscaping (i.e. trees and hedges), number, height and species type. The plan shall also show wall and fence height, location and material.
- C.  **LETTER OF INTENT:** A letter of intent must be filed explaining in detail the extent of the development. Signature and address must be shown.
- D.  **OTHER GOVERNMENTS/AGENCIES ENDORSEMENTS:** All applicable DERM, Miami-Dade Fire Department, or the Miami-Dade Water and Sewer Department's endorsement must be submitted.
- E.  **OWNER'S AFFIDAVIT:** Owner's affidavit allowing the filing of an application is required on all applications where the applicant is not the owner of the property under consideration; same form allows posting of property.
- F.  **TRAFFIC STUDY:** A detailed traffic analysis considering the impacts of the proposed development on current level-of-service (LOS) standards in abutting (or nearby) roads and intersections.

**NOTE:** SURVEYS, SITE DEVELOPMENT PLANS, LANDSCAPE PLANS MUST BE SUBMITTED AT STANDARD PLAN SIZE AND DRAWN TO AN ENGINEERING OR ARCHITECTURAL SCALE (STRUCTURES ONLY). AN APPLICATION WILL NOT BE CONSIDERED COMPLETE UNLESS 10 COPIES OF THE APPLICATION AND SUPPORTING DOCUMENTATION (FRONT AND BACK), APPROPRIATE PLAN DRAWINGS AND SURVEYS ARE SUBMITTED. **UNLESS DETERMINED OTHERWISE BY THE PLANNING DIRECTOR, ALL PRESENTATION GRAPHICS MUST BE IN POWERPOINT OR OTHER DIGITAL FORMAT.**

In support of this request, I submit the following additional items, which are attached hereto and made a part of this application:

- 35 MM Photo(s) (Mounted 8 1/2 x 11)
- Letters from Area Residents

Other \_\_\_\_\_


Please check only one of the following options:

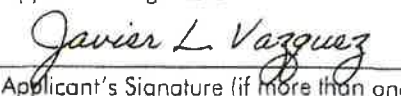
FOR VILLAGE COUNCIL PURPOSES

I/We understand that additional public hearings may be required and any interested person may discuss the application with Village staff to the same extent as the applicant. The application may change during the hearing process and additional public notices may affect the schedule of the hearings. If my/our appeal is denied, I/we must file an appeal to the Circuit Court within 30 days of the meeting.

FOR ZONING BOARD PURPOSES

I/We understand that additional public hearings may be required and any interested person may discuss the application with Village staff to the same extent as applicant. The application may change during the hearing process and additional public notices may affect the schedule of the hearings. If my/our appeal is denied, I/we must file an appeal with the Village Clerk within 14 days of the decision.

05/25/23  Edward Baker  
 Date Applicant's Signature Print Name

05/25/23  Javier L. Vazquez  
 Date Applicant's Signature (if more than one) Print Name

NOTARY PUBLIC

I/We Vladislava Finskaya-5811 North Kendall Property LLC as Owner(s) of Lot(s) 20-5001-001-0080 and 09-4036-000-0920

Block \_\_\_\_\_ Section \_\_\_\_\_ PB/PC \_\_\_\_\_

of property which is located at 5811 North Kendall Dr., Pinecrest, FL.33156 desire to file an application for a public hearing before the  Village Council  Planning Board  Administrative Review, and I/We do understand and agree as follows:

1. That the application for a variance will not be heard unless the applicant is present at the hearing.
2. The property will be posted with a sign, which must not be removed until after the public hearing, at which time the Village staff will remove the sign.
3. That the requirements of the zoning code, Miami-Dade County Ordinances, the Florida Building Code, and other government agencies may affect the scheduling and ability to obtain/issue a permit for the proposal.
4. That the only exceptions to the zoning code are those that have been specified in the written application and any other code or plan issues will be corrected by modifying the plans to comply with the respective codes and ordinances of the Village of Pinecrest or Miami-Dade County ordinances.
5. That the applicant will be responsible for complying with all the conditions and restrictions imposed by the Village Council or Zoning Board in connection with the request and will take the necessary steps to make the request effective if approved by the Village Council or Zoning Board.
6. That it is the responsibility of the applicant to submit a complete application with all of the documents necessary for the Village Council or Zoning Board to hear the applicant's request.
7. That the applicant is responsible for timely submission and accuracy of all items requested on the application.
8. That the applicant is responsible for an additional fee for mailing notice to surrounding property owners and recording of the Development Order as specified by the LDRs.

I/We as the owners of the subject property (check one):

- do hereby authorize Javier L. Vazquez, Esq. and Edward G. Baker, Esq to act on my/our behalf as the applicant.
- will on my/our own behalf act as applicant(s), and make application in connection with this request for a public hearing before the Village Council or Zoning Board.

Owner's Name 5811 Kendall Property LLC/ Vladislava Finskaya Signature [Signature] Date 05/19/23

Owner's Name \_\_\_\_\_ Signature \_\_\_\_\_ Date \_\_\_\_\_

Notary to Owner:

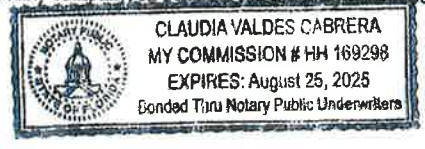
STATE OF FLORIDA )  
COUNTY OF MIAMI-DADE ) ss.

Applicant's Name \_\_\_\_\_ Signature [Signature] Date 5/19/23

Notary to Applicant:

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 19 day of May, 2023, by Vladislava Finskaya, Manager of 5811 Kendall Property LLC, a Florida limited liability company, on behalf of the company, who is personally known to me or who has produced (type of identification) as identification.

My commission expires: 8/25/25  
NOTARY PUBLIC, State of Florida  
Print Name: Claudia Valdes Cabrera  
(Notary Seal)



June 16, 2023

**VIA HAND DELIVERY**

Village of Pinecrest  
Building and Planning Department  
12645 Pinecrest Parkway  
Pinecrest, Florida 33156  
Attn: Mr. Stephen R. Olmstead

Re: Letter of Intent for 5811 North Kendall Drive, Miami, Florida 33156

Dear Mr. Olmstead:

The undersigned is legal counsel to 5811 Kendall Property LLC, a Florida limited liability company (“**Applicant**”), the owner of the property located at 5811 North Kendall Drive, Miami, Florida 33156 (the “**Property**”), as further described on Exhibit A attached hereto. The Property is unique in nature as it encroaches the municipal boundaries of both the Village of Pinecrest (“**Village**”) and the City of South Miami (“**City**”). Pursuant to the Interlocal Agreement Between the Village of Pinecrest and City of South Miami, dated as of April 15, 2022 (the “**Interlocal Agreement**”), the Village and City agreed that the Property would be subject to the zoning, building and code compliance of the Village. This letter shall constitute our letter of intent to the Village in support of an application for a non-use variance to correct a scrivener’s error in the site plan submitted with the previously approved non-use variance.

My client is proposing to replat the Property into two lots (“**Plat**”) with the intent of building a single-family home on each lot (the “**Project**”). The Property is zoned EU-M, which requires a minimum lot size of 15,000 square feet. In 2022 and pursuant to Development Order PZ2022-0928-3, the Property was granted two non-use variances to reduce the lot frontage and lot size. The approved lot size variance allowed a reduced lot size of 12,963 square feet for lot one (“**Lot 1**”) and 14,464 square feet for lot two (“**Lot 2**”). After receiving approval for the variance and upon submission of the t-plat application, it came to our attention that the architect’s site plan submitted with the original variance application included a scrivener’s error. This error resulted in a miscalculation of the requested lot size variances. This application intends to correct this scrivener’s error. The Applicant’s new requested lot size variance is 12,596 square feet for Lot 1 and 14,271 square feet for Lot 2.

In accordance with the Development Review Process Handbook, this request complies with the seven required criteria as follow:

1. Variance Consistent with Authorized Powers. Per the definition of Variance in the Village of Pinecrest Land Development Code (the "Code"), we are requesting a grant of relief from the Code by the zoning board to permit construction in a manner otherwise prohibited by the Code, specifically with respect to the lot size requirements of an EU-M district as described in Div. 4.2 of the Code.
2. Existence of Special Conditions or Circumstances. The Property is unique in nature. The Property encroaches the municipal boundaries of the Village and City, which creates special conditions and circumstances that arise from the fact that the Property must comply with the requirements of two municipalities. The Property is in compliance with the City's requirements and the granting of the non-use variance will allow the Property to be developed as described in this letter.
3. Conditions Not Created by Applicant. The municipal boundaries were not created by the Applicant.
4. Special Conditions not Conferred. The granting of this variance will not confer any special privilege on the Applicant given the unique nature of the Property and would not create precedent for other properties in the Village given the peculiar circumstances.
5. Hardship Conditions Exist. The peculiar nature of the Property creates a hardship for the aforementioned reasons relating to split jurisdiction. The City is aware of the burden created on property owners like the one at hand as evidenced by the adoption of the Interlocal Agreement.
6. Only the Minimum Variance Granted. The Applicant is requesting a minimal variance required to achieve lots that are consistent and compatible with the neighborhood and the development fabric of the Village, including those lots directly surrounding the Property. The design of the Project aimed to reduce the variance request as much as possible.
7. Not Injurious Public Welfare or Intent of the Land Development Code. The Project will promote compatibility with natural features and further preserve open space. The Project will not (i) impair the public health, safety, comfort, morals or general welfare of the inhabitants of the Village, (ii) create a nuisance, (iii) nor create added traffic congestion.

Approval of this application will allow the addition of low-density residential development that aims to protect the quality and character of the residential development in the neighborhood, promote compatibility with natural features and further preserve open space. The foregoing aims of the Village's Comprehensive Development Master Plan positively influenced the design of the proposed homes as follows:

1. The proposed homes will be approximately 25% under the maximum 30% allowed building coverage.

PINECREST

05.16.23

2. The proposed homes will substantially exceed the required minimum green area of 35% of lot area with each lot having approximately 60% of green area.

For all of the aforementioned reasons, we respectfully request your favorable review and support of this application. Thank you in advance for your consideration regarding this application. In the meantime, please feel free to call me if you have any questions.

Respectfully submitted,



Edward Baker, Esq.

ANNOUNCING

05.10.23

Exhibit A

Legal Description

A portion of the SE 1/4 of the SE 1/4 of Section 36, Township 54 South, Range 40 East. and a portion of Tract 1, of AVOCADO LAND CO'S SUBDIVISION of Section 1, Township 55 South, Range 40 East Plat Book 2, at Page 44, more particularly described as follows:

Beginning at a point where a line parallel to and 696.0 feet West of the East line of Section 1, Township 55 South, Range 40 East intersects the Northerly line of Buckingham Drive as shown on PLAT OF STEWART MANOR, recorded in Plat Book 25, Page 14, of the Public Records of Miami-Dade County, Florida; thence run Easterly along the Northerly line of said Buckingham Drive, a distance of 50.0 feet; thence deflecting to the left at an angle of 98° 10' 25.8" run North parallel to the East line of said Section 1, a distance of 170.0 feet, more or less, the center line of Snapper Creek Canal; thence run Westerly along the center line of Snapper Creek Canal, a distance of 50.00 feet; thence run South along a line parallel to and 696.0 feet West of the East line of said Section, a distance of 43.72 feet, more or less, to a point on the Southerly Right-of-Way line of Snapper Creek Canal; thence run Westerly along said Southerly Right-of-Way line, a distance of 151.53 feet to a point on a line parallel to and 846.0 feet West of the East line of said Section 1; thence run South along said line, a distance of 126.28 feet to the Northerly line of said Buckingham Drive, also known as North Kendall Drive; thence run Easterly along said Northerly line, a distance of 151.53 feet to the POINT OF BEGINNING.

**INTERLOCAL AGREEMENT  
BETWEEN  
THE VILLAGE OF PINECREST  
AND  
CITY OF SOUTH MIAMI**

THIS INTERLOCAL AGREEMENT (the "Agreement") by and between the Village of Pinecrest, a Florida municipal corporation organized under the laws of the State of Florida (the "Village"), and the City of South Miami, a municipal corporation organized under the laws of the State of Florida (the "City"), is entered into this 15 day of April, 2022.

**WITNESSETH**

**WHEREAS**, Florida Statutes Sections 163.01, Florida Statutes, the "Florida Interlocal Cooperation Act of 1969," as amended, permits local governments to make the most efficient use of their powers to enable them to cooperate with other local governments on the basis of mutual advantage and thereby provide services and facilities in a manner and pursuant to forms of government organization that will accord best with geographic, economic, population, and other factors influencing the needs and development of local communities; and

**WHEREAS**, the Village and the City find that it is in the best interests of each to enter into an Interlocal Agreement with regard to certain real properties each of which encroach on the municipal boundaries of both the Village and the City; and

**WHEREAS**, the real properties described in Exhibit "A," attached hereto and made a part hereof for all purposes, are located substantially within the municipal boundary of the Village (the "Village Property" or "Village Properties"); and

**WHEREAS**, the real properties described in Exhibit "B," attached hereto and made a part hereof for all purposes are located substantially within the municipal boundary of the City (the "City Property" or "City Properties"); and

**WHEREAS**, the Village Properties and City Properties are further described within that certain map attached hereto and made a part hereof for all purposes as Exhibit "C"; and

**WHEREAS**, the real property described in Exhibit "A," in Exhibit "B," and further described in Exhibit "C" attached hereto and made a part hereof for all purposes, jointly makes up the "Properties" or "Property"; and

**WHEREAS**, the Village and City mutually desire to enter into this Agreement in order to set forth the covenants, terms, and conditions for such items relating to the Properties, inclusive of development regulations, zoning, code compliance, and other related matters; and

**WHEREAS**, pursuant to Section. 163.01 of the Florida Statutes (the "Florida Interlocal Cooperation Act of 1969"), the Village and City have the authority to enter into this cooperative Agreement; and

**WHEREAS**, this Agreement, as set forth herein, meets the minimum requirements outlined in Florida Statutes Section 163.01; and

**WHEREAS**, this Agreement serves a public purpose, and is in the best interest of the Village and the City.

**NOW THEREFORE**, in consideration of the mutual promises herein contained, the Village and City enter into this Interlocal Agreement and agree as follows:

1. The above recitals are true and correct and incorporated herein.
2. The Village and the City through their applicable personnel involved in their respective fields will consult with each other as to any building, planning, zoning, permitting, regulatory, and other related issues of municipal concern regarding the Village Properties and City Properties or any one of them as applicable.
3. The Village has the responsibility for the review, process, and approve all zoning, building and code compliance matters for those properties shown as the Village Properties. Accordingly, it may charge for and receive any and all process, permit, impact fees or other fees normally charged by the Village in the development and construction of any portion of the Village Properties. The Village building official has the responsibility for the issuance of all Certificates of Occupancy or Certificates of Completion for those properties shown as the Village Properties.
4. The City has the responsibility for the review, process, and approve zoning, building and code compliance matters for those properties shown as the City Properties. Accordingly, it may charge for and receive any and all process, permit, impact fees or other fees normally charged by the City in the development and construction of any portion of the City Properties. The City building official has the responsibility for the issuance of all Certificates of Occupancy or Certificates of Completion for those properties shown as the City Properties.
5. In the instance in which the Village is issuing a permit, the Village's Zoning Code and other land development regulations shall be applied with respect to the review and approval of development on the Properties. Likewise, in the instance in which the City is issuing a permit, the City's Zoning Code and other land development regulations shall be applied with respect to the review and approval of development on the Properties. The City agrees that the Village may approve plat(s) for the Village Properties pursuant to Section 177.071, Florida Statutes. Likewise, the Village agrees that the City may approve plat(s) for the City Properties pursuant to Section 177.071, Florida Statutes.
6. The Parties agree that pursuant to Section 468.617, Florida Statutes, the Village's building code inspector may serve as the building inspector for the Village Properties and the City's building code inspector may serve as the building inspector for the City Properties.


7. The Village and the City acknowledge and agree that the Miami-Dade County Property Appraiser and Tax Collector's offices will continue to appraise the Properties, certify the annual tax roll, and collect real property ad valorem tax revenues for the Village Properties and City Properties and allocate the tax revenues in the same manner in which it has done so in the years prior to the execution of this Agreement.
8. The term of this Agreement is for an initial period of five (5) years from the Effective Date. The Agreement will automatically renew for additional five-year terms unless terminated as provided for in this Agreement.
9. Either party may terminate this Agreement for good cause, which is any cause found by a majority vote of either the Village Council or the City Commission to be in the interests of the public health, safety, and general welfare to require termination at any time by giving the other party three hundred sixty-five (365) days advance written notice of such termination.
10. All notices required pursuant to this Agreement must be in writing and must be delivered by hand or by United States Postal Services, certified mail service, postage prepaid, return receipt requested, addressed to the following addresses of record:  
  
Yocelyn Galiano, Village Manager, or the manager's successor in office  
The Village of Pinecrest  
12645 Pinecrest Parkway  
Pinecrest, FL 33156  
  
Shari Kamali, City Manager, or the manager's successor in office  
City of South Miami City Hall  
6130 Sunset Drive  
South Miami, FL 33143
11. The parties will attempt to resolve their disputes and controversies arising under this Agreement by the Procedural Options Afforded by the Florida Governmental Conflict Resolution Act, Chapter 164, Florida Statutes, as amended. This will be a condition precedent to any civil action between the parties arising out of this Agreement.
12. Florida law applies to the interpretation of this Agreement. Venue is in Miami-Dade County, Florida.
13. This Agreement incorporates and includes all prior negotiations, correspondence, conversations, agreements and understandings concerning the subject matter of this Agreement that are not contained in this document. Accordingly, the parties agree that no deviation from the terms hereof can be predicated upon any prior representations or agreements whether oral or written. Any amendments to or waivers of the provisions herein must be made by the parties in writing.

14. This Agreement may be recorded in the Public Records of Miami-Dade County for the purposes of public notice and information.

15. Effective Date means the date that this Agreement is fully executed by both parties.


IN WITNESS WHEREOF, the parties have entered into this Agreement this 15 day of April, 2022.

**VILLAGE OF PINECREST**

By:   
Yocelyn Galliano, Village Manager


**CITY OF SOUTH MIAMI**

By:   
Shari Kamali, City Manager


ATTEST:  
By:   
Acting Village Clerk

ATTEST:  
By:   
Nkenga Payne, City Clerk

APPROVED AS TO LEGAL FORM AND SUFFICIENCY:

By:   
Weiss Serota Helfman Cole + Bierman, City Attorney

APPROVED AS TO FORM, LANGUAGE LEGAL SUFFICIENCY, AND EXECUTION THEREOF:

By:   
Thomas Pepe, City Attorney

**Exhibit "A"**

**Village Properties**

**(Located in Miami-Dade County within the Village of Pinecrest)**

- 1. Folio No. 09-4036-000-0920  
Folio No. 20-5001-001-0080  
(a/k/a: 5811 N. Kendall Drive)**
  
- 2. Folio No. 09-4036-000-0910  
Folio No. 20-5001-001-0070  
(a/k/a: 5795 N. Kendall Drive)**
  
- 3. Folio No. 09-4036-000-0930  
Folio No. 20-5001-001-0100  
(a/k/a: 5787 SW 88 Street)**

**Exhibit "B"**

**City Properties**

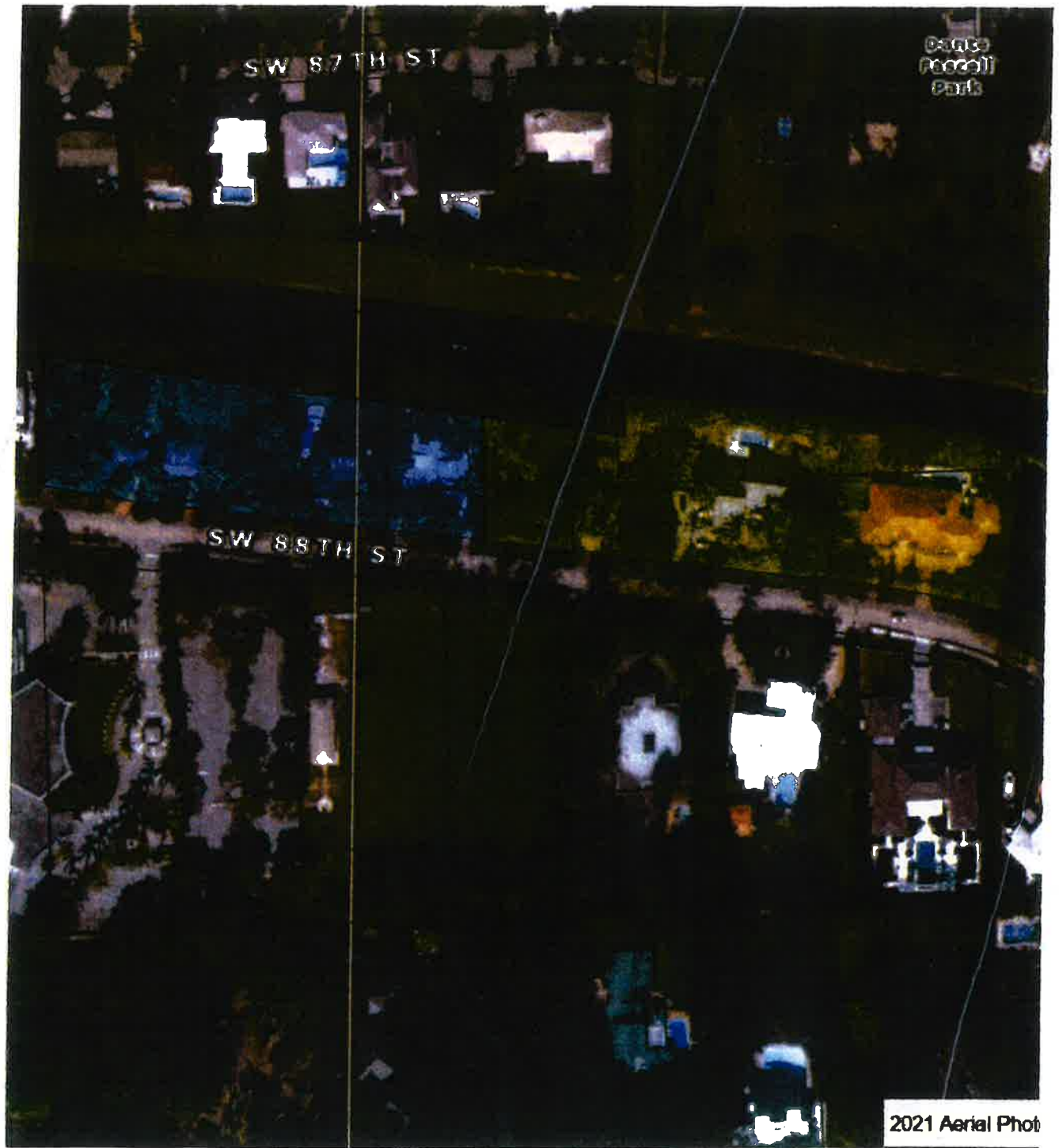
**(Located in Miami-Dade County within the City of South Miami)**

- 1. Folio No. 09-4036-000-0950  
Folio No. 20-5001-001-0410  
(a/k/a: 5865 SW 88 Street)**
- 2. Folio No. 09-4036-000-0960  
Folio No. 20-5001-001-0400  
(a/k/a: 5855 SW 88 Street)**
- 3. Folio No. 09-4036-000-0940  
Folio No. 20-5001-001-0401  
(a/k/a: 5845 SW 88 Street)**

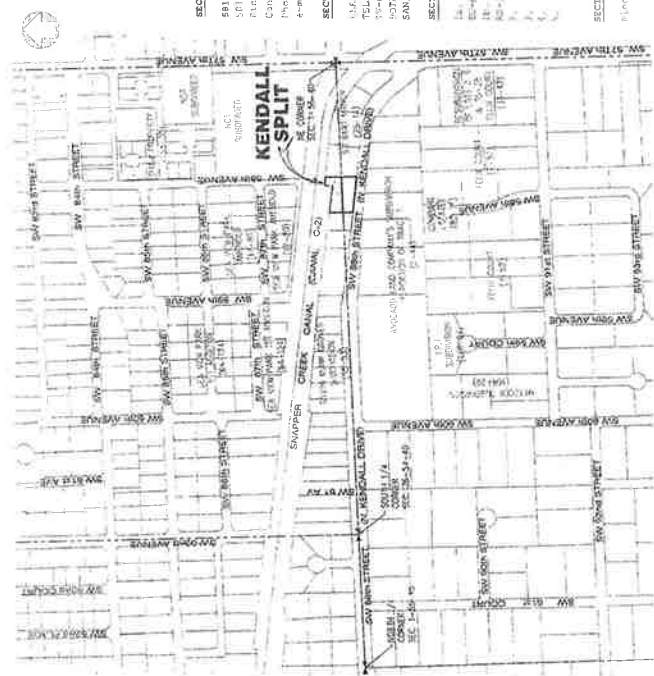
Exhibit "C"

Map of  
Village Properties and City Properties

# Exhibit C



A SUBDIVISION A PORTION OF THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 54 SOUTH, RANGE 40 EAST, AND A REPLAT OF A PORTION OF TRACT 11 OF 'AYOSABO LAND COMPANY'S SUBDIVISION' OF SECTION 1, TOWNSHIP 55 SOUTH, RANGE 40 EAST, RECORDED IN PLAT BOOK 2, AT PAGE 44, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LYING IN THE VILLAGE OF PINECREST AND THE CITY OF SOUTH MIAMI, MIAMI-DADE COUNTY, FLORIDA



**LOCATION MAP**  
A PORTION OF THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 55 SOUTH, RANGE 40 EAST, AND A PORTION OF SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 54 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA, LYING IN THE VILLAGE OF PINECREST AND THE CITY OF SOUTH MIAMI, MIAMI-DADE COUNTY, FLORIDA  
SCALE: 1" = 300'

**NOTICE:**  
This Document is not full and complete without all pages.  
(Total of Two (2) pages)

**SECTION 3.1. LIMITATIONS**

As in the description of fees, main and premium surveys shall include the survey necessary for informational purposes only.

As to the information herein furnished in this map, the Surveyor makes no representation as to the accuracy of the information or the correctness of the data thereon, and the Surveyor assumes no liability therefor.

The Surveyor makes no representation as to the ownership of the property or the validity of any title or interest therein shown on this map, or the background title.

No excavation or development shall be made on or about the property shown on this map without the approval of the appropriate authorities.

**SECTION 1.1. DATE OF FIELD SURVEY**

The field work for this survey was completed on 03/11/2023.

**SECTION 2. LEGAL DESCRIPTION**

A portion of the SE 1/4 of the SW 1/4 of Section 36, Township 54 South, Range 40 East, and a replat of a portion of Tract 11 of 'AYOSABO LAND COMPANY'S SUBDIVISION' OF SECTION 1, TOWNSHIP 55 SOUTH, RANGE 40 EAST, RECORDED IN PLAT BOOK 2, AT PAGE 44, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LYING IN THE VILLAGE OF PINECREST AND THE CITY OF SOUTH MIAMI, MIAMI-DADE COUNTY, FLORIDA.

**SECTION 3. PROPERTY ADDRESS AND TAX PARCEL NUMBER**

Property Address and Tax Parcel Number: 2435 NW Kendall Drive, Miami, Florida 33155  
Parcel No.: 19-455-000-300 (City of South Miami)

**SECTION 4. SOURCES OF DATA**

North arrow direction is based on an assumed magnetic declination of 0.75 degrees East.  
Elevations are based on the mean sea level datum established by the National Geodetic Survey.  
The Federal Geographic Data Repository (FGDL) files are being updated at a rate of 1:500.

- 1926 Survey of the 36-1/4 of the SW 1/4 of Section 36, Township 54 South, Range 40 East, recorded in Plat Book 2, at Page 44, Miami-Dade County Public Records.
- Plat of 'AYOSABO LAND COMPANY'S SUBDIVISION', recorded in Plat Book 2, at Page 44, Miami-Dade County Public Records.
- Plat of 'STEWART GROUPS', recorded in Plat Book 2, at Page 44, Miami-Dade County Public Records.
- Plat of 'SOUTH PRIME GROVE SUBDIVISION', recorded in Plat Book 85, at Page 52, Miami-Dade County Public Records.
- Plat of 'REPLAT OF AYOSABO SUBDIVISION', recorded in Plat Book 136, at Page 50, Miami-Dade County Public Records.
- Survey of the 36-1/4 of the SW 1/4 of Section 36, Township 54 South, Range 40 East, recorded in Plat Book 136, at Page 50, Miami-Dade County Public Records.

**SECTION 5. CLIENT INFORMATION**

5811 KENDALL PROPERTY LLC  
1400 NW Kendall Drive, Suite 100  
Miami, Florida 33155  
Contact: Oscar Myers  
Phone: 305.776.3230  
e-mail: oscar@5811kendall.com

**SECTION 7. UTILITY SERVICES TO BE PROVIDED TO PROPOSED DEVELOPMENT**

Utilities: Water, Sewer, Gas, Telephone, Electric, Cable, Internet, Sanitary Sewer, Storm Drainage, and other utilities as shown on the plat.

**SECTION 9. DEVELOPMENT INFORMATION**

The purpose of this survey is to provide information for the development of the property shown on this plat.

**SECTION 10. CONTACT INFORMATION**

Abraham Hadad, R.S.M.  
Professional Surveyor No. 68878-0003  
1965 NW 54th Avenue, Suite 100  
Coral Gables, Florida 33132  
305.262.1154 phone  
305.262.1154 fax

**SECTION 11. SURVEYOR'S CERTIFICATE**

I, Abraham Hadad, R.S.M., do hereby certify that this 'Boundary and Topographic Survey' was made by me or under my direct supervision and that I am a duly licensed Professional Surveyor in the State of Florida. I am duly licensed under the provisions of Chapter 463, F.S., and I am duly licensed under the provisions of Chapter 463, F.S., and I am duly licensed under the provisions of Chapter 463, F.S.



Abraham Hadad  
2023.04.10 11:38:36  
-04'00"



MAP OF BOUNDARY & TOPOGRAPHIC SURVEY  
5811 KENDALL PROPERTY LLC  
5811 Kendall Drive, Miami, Florida 33155

Community Name	City	Federal Emergency Management Agency (FEMA)		Flood Hazard	Property
		Zone	Panel		
AYOSABO	MIAMI	AE	1987-01-28	AE	20,000,000.00
STEWART GROUPS	MIAMI	AE	1987-01-28	AE	20,000,000.00
SOUTH PRIME GROVE	MIAMI	AE	1987-01-28	AE	20,000,000.00
REPLAT OF AYOSABO	MIAMI	AE	1987-01-28	AE	20,000,000.00
TOTAL FLOOD HAZARD					80,000,000.00

**TENTATIVE PLAT OF "KENNALL DELL"**  
 A SUBDIVISION A PORTION OF THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 56 SOUTH, RANGE 40 EAST, AND A REPLAT OF A PORTION OF TRACT 1, CF. AVG-JAC-  
 LAND COMPANY'S SUBDIVISION OF SECTION 1, TOWNSHIP 55 SOUTH, RANGE 40 EAST, RECORDED IN PLAT BOOK 2, AT PAGE 44, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA,  
 LYING IN THE VILLAGE OF PINECREST AND THE CITY OF SOUTH MIAMI, MIAMI-DADE COUNTY, FLORIDA

NO.	ACRES	SECTION	TOWNSHIP	RANGE	EASTING	SOUTHING	OWNER
1	1.00	36	56	40	1	1	STEWART MANNOR
2	1.00	36	56	40	1	2	STEWART MANNOR
3	1.00	36	56	40	1	3	STEWART MANNOR
4	1.00	36	56	40	1	4	STEWART MANNOR
5	1.00	36	56	40	1	5	STEWART MANNOR
6	1.00	36	56	40	1	6	STEWART MANNOR
7	1.00	36	56	40	1	7	STEWART MANNOR
8	1.00	36	56	40	1	8	STEWART MANNOR
9	1.00	36	56	40	1	9	STEWART MANNOR
10	1.00	36	56	40	1	10	STEWART MANNOR
11	1.00	36	56	40	1	11	STEWART MANNOR
12	1.00	36	56	40	1	12	STEWART MANNOR
13	1.00	36	56	40	1	13	STEWART MANNOR
14	1.00	36	56	40	1	14	STEWART MANNOR
15	1.00	36	56	40	1	15	STEWART MANNOR
16	1.00	36	56	40	1	16	STEWART MANNOR
17	1.00	36	56	40	1	17	STEWART MANNOR
18	1.00	36	56	40	1	18	STEWART MANNOR
19	1.00	36	56	40	1	19	STEWART MANNOR
20	1.00	36	56	40	1	20	STEWART MANNOR
21	1.00	36	56	40	1	21	STEWART MANNOR
22	1.00	36	56	40	1	22	STEWART MANNOR
23	1.00	36	56	40	1	23	STEWART MANNOR
24	1.00	36	56	40	1	24	STEWART MANNOR
25	1.00	36	56	40	1	25	STEWART MANNOR
26	1.00	36	56	40	1	26	STEWART MANNOR
27	1.00	36	56	40	1	27	STEWART MANNOR
28	1.00	36	56	40	1	28	STEWART MANNOR
29	1.00	36	56	40	1	29	STEWART MANNOR
30	1.00	36	56	40	1	30	STEWART MANNOR
31	1.00	36	56	40	1	31	STEWART MANNOR
32	1.00	36	56	40	1	32	STEWART MANNOR
33	1.00	36	56	40	1	33	STEWART MANNOR
34	1.00	36	56	40	1	34	STEWART MANNOR
35	1.00	36	56	40	1	35	STEWART MANNOR
36	1.00	36	56	40	1	36	STEWART MANNOR
37	1.00	36	56	40	1	37	STEWART MANNOR
38	1.00	36	56	40	1	38	STEWART MANNOR
39	1.00	36	56	40	1	39	STEWART MANNOR
40	1.00	36	56	40	1	40	STEWART MANNOR
41	1.00	36	56	40	1	41	STEWART MANNOR
42	1.00	36	56	40	1	42	STEWART MANNOR
43	1.00	36	56	40	1	43	STEWART MANNOR
44	1.00	36	56	40	1	44	STEWART MANNOR
45	1.00	36	56	40	1	45	STEWART MANNOR
46	1.00	36	56	40	1	46	STEWART MANNOR
47	1.00	36	56	40	1	47	STEWART MANNOR
48	1.00	36	56	40	1	48	STEWART MANNOR
49	1.00	36	56	40	1	49	STEWART MANNOR
50	1.00	36	56	40	1	50	STEWART MANNOR
51	1.00	36	56	40	1	51	STEWART MANNOR
52	1.00	36	56	40	1	52	STEWART MANNOR
53	1.00	36	56	40	1	53	STEWART MANNOR
54	1.00	36	56	40	1	54	STEWART MANNOR
55	1.00	36	56	40	1	55	STEWART MANNOR
56	1.00	36	56	40	1	56	STEWART MANNOR
57	1.00	36	56	40	1	57	STEWART MANNOR
58	1.00	36	56	40	1	58	STEWART MANNOR
59	1.00	36	56	40	1	59	STEWART MANNOR
60	1.00	36	56	40	1	60	STEWART MANNOR
61	1.00	36	56	40	1	61	STEWART MANNOR
62	1.00	36	56	40	1	62	STEWART MANNOR
63	1.00	36	56	40	1	63	STEWART MANNOR
64	1.00	36	56	40	1	64	STEWART MANNOR
65	1.00	36	56	40	1	65	STEWART MANNOR
66	1.00	36	56	40	1	66	STEWART MANNOR
67	1.00	36	56	40	1	67	STEWART MANNOR
68	1.00	36	56	40	1	68	STEWART MANNOR
69	1.00	36	56	40	1	69	STEWART MANNOR
70	1.00	36	56	40	1	70	STEWART MANNOR
71	1.00	36	56	40	1	71	STEWART MANNOR
72	1.00	36	56	40	1	72	STEWART MANNOR
73	1.00	36	56	40	1	73	STEWART MANNOR
74	1.00	36	56	40	1	74	STEWART MANNOR
75	1.00	36	56	40	1	75	STEWART MANNOR
76	1.00	36	56	40	1	76	STEWART MANNOR
77	1.00	36	56	40	1	77	STEWART MANNOR
78	1.00	36	56	40	1	78	STEWART MANNOR
79	1.00	36	56	40	1	79	STEWART MANNOR
80	1.00	36	56	40	1	80	STEWART MANNOR
81	1.00	36	56	40	1	81	STEWART MANNOR
82	1.00	36	56	40	1	82	STEWART MANNOR
83	1.00	36	56	40	1	83	STEWART MANNOR
84	1.00	36	56	40	1	84	STEWART MANNOR
85	1.00	36	56	40	1	85	STEWART MANNOR
86	1.00	36	56	40	1	86	STEWART MANNOR
87	1.00	36	56	40	1	87	STEWART MANNOR
88	1.00	36	56	40	1	88	STEWART MANNOR
89	1.00	36	56	40	1	89	STEWART MANNOR
90	1.00	36	56	40	1	90	STEWART MANNOR
91	1.00	36	56	40	1	91	STEWART MANNOR
92	1.00	36	56	40	1	92	STEWART MANNOR
93	1.00	36	56	40	1	93	STEWART MANNOR
94	1.00	36	56	40	1	94	STEWART MANNOR
95	1.00	36	56	40	1	95	STEWART MANNOR
96	1.00	36	56	40	1	96	STEWART MANNOR
97	1.00	36	56	40	1	97	STEWART MANNOR
98	1.00	36	56	40	1	98	STEWART MANNOR
99	1.00	36	56	40	1	99	STEWART MANNOR
100	1.00	36	56	40	1	100	STEWART MANNOR



NOTICE:  
 This Document is not full and complete without all pages.  
 (Total of Two (2) pages)



# PACHECO ARCHITECTURE

PACHECO ARCHITECTURE, INC.  
1400 W. 22ND AVENUE, SUITE 101, MIAMI, FL 33156  
TEL: 305.444.2007 FAX: 305.444.3877  
www.pachecoarchitecture.com

## CLIENT / OWNER

5811 NORTH NENECAU DRIVE

## PROJECT

SUNNY HORIZON DRIVE  
TRUCK BARRACKS/STATION (CITY OF SOUTH MIAMI)  
FOCUS: 20-201-001-002 (WALLS OF PRECISIO)

## SERIAL DESCRIPTION

SCHEMATIC FLOOR PLAN  
ARCHITECTURAL ELEVATIONS  
SCHEMATIC FLOOR PLAN  
SCHEMATIC ELEVATIONS

## NO. OF DRAWINGS

## ARCHITECTURE

- A-00 COVER / INDEX OF DRAWINGS
- A-1-0 COMBINED SITE PLAN
- A-1-1 LOT 1 ARCHITECTURAL ELEVATIONS
- A-1-2 LOT 1 ARCHITECTURAL ELEVATIONS
- A-2-0 LOT 1 & LOT 2 FIRST FLOOR PLAN
- A-2-1 LOT 1 & LOT 2 SECOND FLOOR PLAN
- A-2-2 LOT 1 & LOT 2 THIRD FLOOR PLAN
- A-2-3 LOT 2 BUILDING ELEVATIONS

## LANDSCAPE

- L-01 COMBINED SITE DESCRIPTION PLAN
- L-01 LANDSCAPE PLAN - GROUND FLOOR PLAN
- L-02 LANDSCAPE PLAN - SECOND FLOOR PLAN
- L-03 LANDSCAPE PLAN - THIRD FLOOR PLAN
- L-04 LANDSCAPE PLAN - DETAIL AND NOTES
- L-05 LANDSCAPE PLAN - DETAIL AND NOTES



Raymond Pacheco  
Digitally signed by  
Raymond Pacheco  
Date: 2023.06.14  
12:33:41 -0400

THIS DOCUMENT IS THE PROPERTY OF PACHECO ARCHITECTURE, INC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF PACHECO ARCHITECTURE, INC.



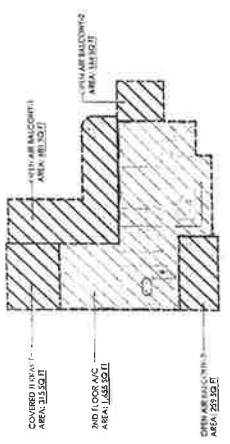
5811 NORTH KENDALL DR

DATE: 02/22/2018  
 DRAWN: [initials]  
 CHECKED: [initials]  
 PROJECT NO.: 18010

ZONING REGULATION FOR VILLAGE OF PINECREST (R-1M)	
LOT 1	12,536 SQ. FT.
MAXIMUM BUILDING COVERAGE ALLOWED (50% OF LOT AREA):	6,268 SQ. FT.
BUILDING COVERAGE PROVIDED:	2,640 SQ. FT.
MAXIMUM F.A.R. ALLOWED (0.50 OF LOT AREA):	6,268 SQ. FT.
F.A.R. PROVIDED:	5,101 SQ. FT.
MINIMUM GREEN AREA REQUIRED:	5,230 SQ. FT.
GREEN AREA PROVIDED:	7,047 SQ. FT.
1. LOT AREA INDICATED HEREIN MAY VARY ACCORDINGLY	
MAXIMUM F.A.R. ALLOWED AT FIRST FLOOR (50%):	3,134 SQ. FT.
FIRST FLOOR F.A.R. PROVIDED:	2,640 SQ. FT.
MAXIMUM F.A.R. ALLOWED AT SECOND FLOOR (50%):	3,134 SQ. FT.
SECOND FLOOR F.A.R. PROVIDED:	3,074 SQ. FT.
CONSTRUCTION AREA ANALYZE	
1ST FLOOR A/C AREA:	2,248 SQ. FT.
2ND FLOOR A/C AREA:	3,033 SQ. FT.
TOTAL A/C AREA:	5,281 SQ. FT.
TWO CAR GARAGE AREA:	509 SQ. FT.
1ST FLOOR COVERED TERRACE:	28 SQ. FT.
2ND FLOOR COVERED TERRACE:	4,970 SQ. FT.
SUBTOTAL AREAS:	
2ND FLOOR COVERED TERRACE:	3,135 SQ. FT.
2ND FLOOR OPEN-AR TERRACES-1:	481 SQ. FT.
2ND FLOOR OPEN-AR TERRACES-2:	109 SQ. FT.
2ND FLOOR OPEN-AR TERRACES-3:	459 SQ. FT.
SWIMMING POOL:	
TOTAL GROSS AREAS:	4,859 SQ. FT.

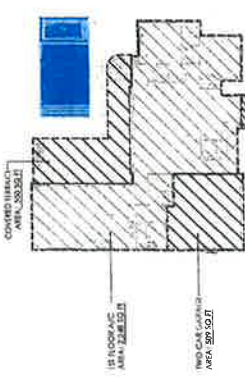
DISCLAIMER  
 THE ACCURACY OF THE LOT AREA INFORMATION HEREIN IS SUBJECT TO CHANGE.  
 AREA VARIATIONS SHOWN HEREIN REFLECT THE PRELIMINARY PLANS AND FINDINGS  
 AS SET FORTH IN THE PRELIMINARY SURVEY, AND OF RECORDING WITH COUNTY BUREAU  
 VILLAGE OF PINECREST, ZONING CODE.

sheet no. A-1.1



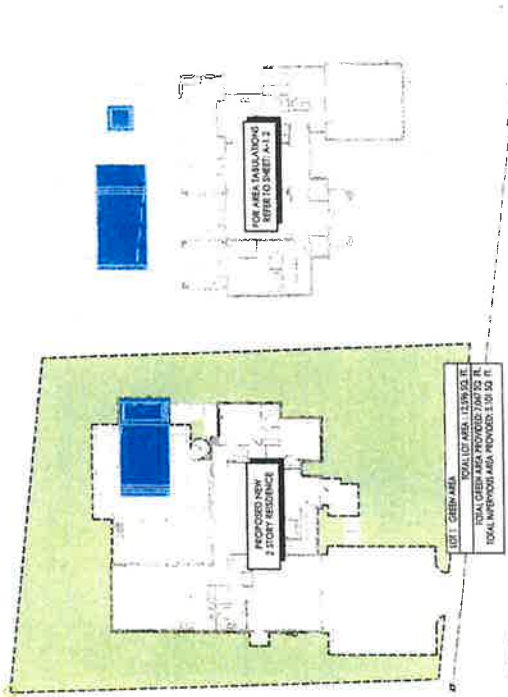
LOT 1  
 TOTAL SECOND FLOOR A/C AREA: 114 SQ. FT.  
 COVERED TERRACE AREA: 28 SQ. FT.  
 OPEN AREA BALCONY AREA: 114 SQ. FT.  
 OPEN AREA BALCONY AREA: 114 SQ. FT.  
 2ND FLOOR A/C AREA: 3,033 SQ. FT.

LOT 1 - SECOND FLOOR AREAS  
 SCALE: 3/32" = 1'-0"  
 Hatched Area: ROCKIES A/C AREA



LOT 1  
 TOTAL FIRST FLOOR A/C AREA: 2,248 SQ. FT.  
 COVERED TERRACE AREA: 28 SQ. FT.  
 TWO CAR GARAGE AREA: 509 SQ. FT.  
 COVERED TERRACE AREA: 28 SQ. FT.  
 TOTAL AREA: 2,805 SQ. FT.

LOT 1 - FIRST FLOOR AREAS  
 SCALE: 3/32" = 1'-0"  
 Hatched Area: ROCKIES A/C AREA



NORTH KENDALL DRIVE  
 (SW 88TH STREET)

LOT 1 - GREEN AREA  
 SCALE: 3/32" = 1'-0"  
 Hatched Area: ROCKIES GREEN AREA PROVIDED

SEE SHEET A-1.2



5811 NORTH KENDALL DR  
 NORTH KENDALL DR  
 MIAMI, FL 33156

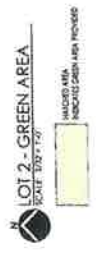
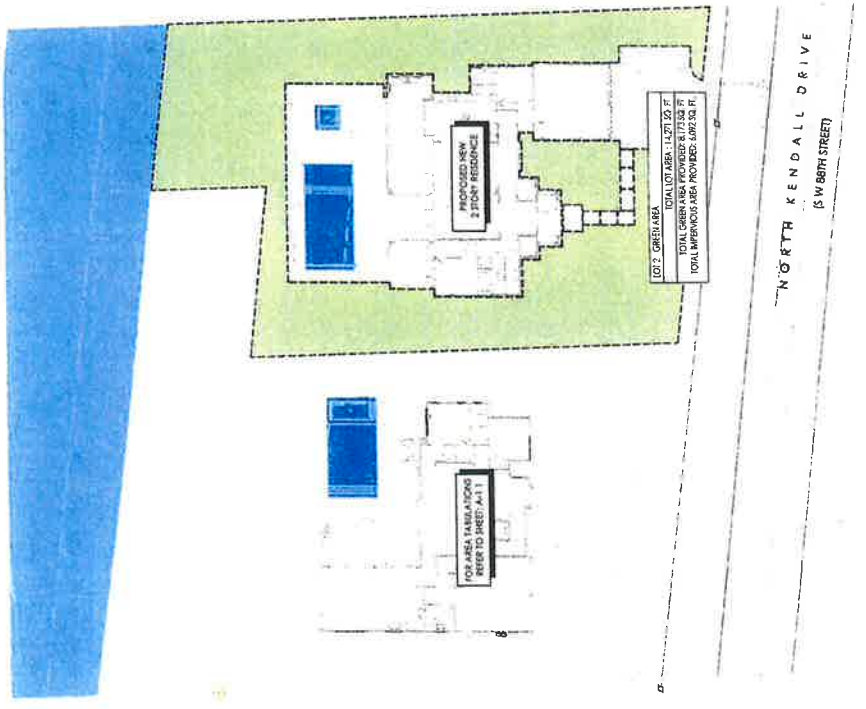
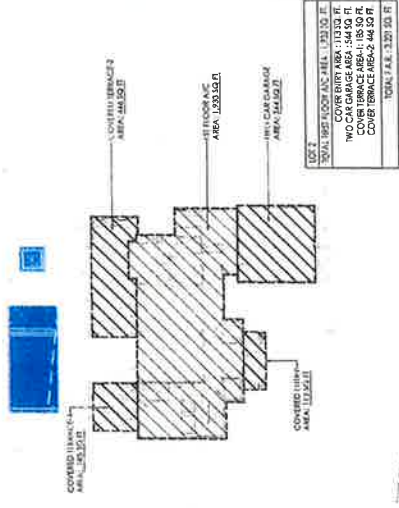
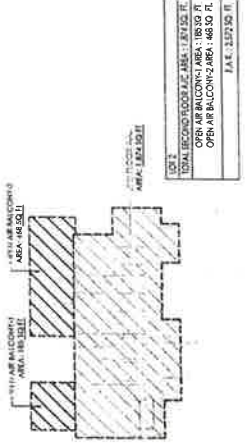
Project no. \_\_\_\_\_  
 Checked \_\_\_\_\_  
 Drawn \_\_\_\_\_  
 Issued \_\_\_\_\_  
 Date \_\_\_\_\_

Sheet no  
 A-1.2

**ZONING REGULATION FOR VILLAGE OF PINECREST (EU-M)**

LOT #	LOT AREA
LOT 2	14,201.50 FT <sup>2</sup>
MAXIMUM BUILDING COVERAGE ALLOWED 60% OF LOT AREA: BUILDING COVERAGE PROVIDED: 4,281.50 FT <sup>2</sup> 3,271.50 FT <sup>2</sup>	
MAXIMUM IMPERVIOUS AREA ALLOWED (BASED ON LOT AREA): IMPERVIOUS AREA PROVIDED: 9,274.50 FT <sup>2</sup> 6,076.50 FT <sup>2</sup>	
MAXIMUM GREEN AREA REQUIRED: GREEN AREA PROVIDED: 5,285.50 FT <sup>2</sup> 6,173.50 FT <sup>2</sup>	
1. LOT AREA INDICATED (HEREINAFTER) VARY ACCORDINGLY	
FLOOR AREA RATIO (F.A.R.)	
MAXIMUM F.A.R. ALLOWED AT FIRST FLOOR (LDR): 4,281.50 FT <sup>2</sup>	
MAXIMUM F.A.R. ALLOWED AT SECOND FLOOR (DR): 3,271.50 FT <sup>2</sup>	
SECOND FLOOR F.A.R. PROVIDED: 2,274.50 FT <sup>2</sup>	
CONSTRUCTION AREA MAXIMIZES	
1ST FLOOR A/C AREA: 1,932.50 FT <sup>2</sup>	
2ND FLOOR A/C AREA: 3,607.50 FT <sup>2</sup>	
TOTAL A/C AREA: 5,540.00 FT <sup>2</sup>	
THIS CASE CHANGE AREA: 113.50 FT <sup>2</sup>	
1ST FLOOR COVERED TERRACE: 444.50 FT <sup>2</sup>	
1ST FLOOR COVERED TERRACE: 444.50 FT <sup>2</sup>	
SUBTOTAL AREAS: 5,092.50 FT <sup>2</sup>	
2ND FLOOR OPEN-AIR TERRACE-1: 188.50 FT <sup>2</sup>	
2ND FLOOR OPEN-AIR TERRACE-2: 448.50 FT <sup>2</sup>	
SWIMMING POOL AND SPA: 4,973.50 FT <sup>2</sup>	
TOTAL GROSS AREAS: 6,973.50 FT <sup>2</sup>	

**DISCLAIMER**  
 THE COVERAGE OF THIS LOT BEING SUBMITTED HEREIN IS SUBJECT TO THE CITY OF PINECREST ZONING ORDINANCES AND ANY AMENDMENTS THERE TO. THE CITY OF PINECREST ZONING ORDINANCES AND ANY AMENDMENTS THERE TO SHALL BE APPLIED TO THIS PROJECT. THE CITY OF PINECREST ZONING ORDINANCES AND ANY AMENDMENTS THERE TO SHALL BE APPLIED TO THIS PROJECT. THE CITY OF PINECREST ZONING ORDINANCES AND ANY AMENDMENTS THERE TO SHALL BE APPLIED TO THIS PROJECT.



SEE SHEET A.1.1



5811 NORTH KENDALL DR  
 NEW DESIGN FOR

date	10/22	revisions	
drawn	A		
checked	A		
project no.	5811 NORTH KENDALL DR MIAMI, FL 33155		

sheet no.  
 A-2.0



LOT 2 - FIRST FLOOR PLAN  
 SCALE: 1/8" = 1'-0"



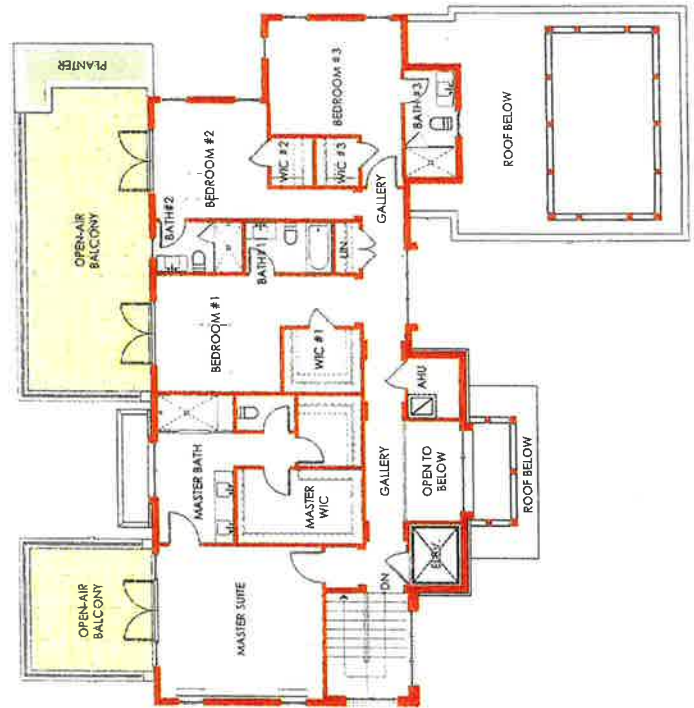
LOT 1 - FIRST FLOOR PLAN  
 SCALE: 1/8" = 1'-0"



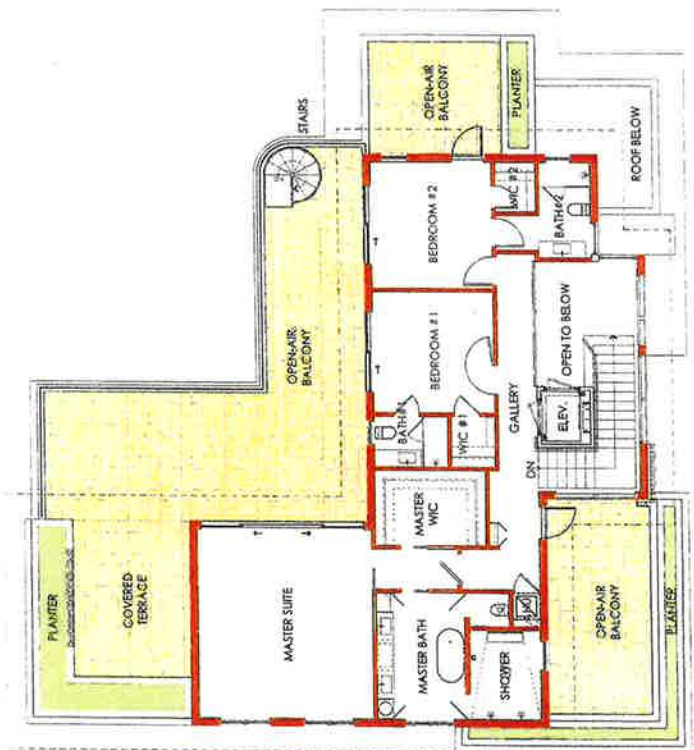
5811 NORTH KENDALL DR  
 NEW RESPONSE FOR

date	04/23/15	revisions
drawn	JP	
checked		
project no.	5811 NORTH KENDALL DR MMAL FL 33156	

sheet no.  
 A-3.0

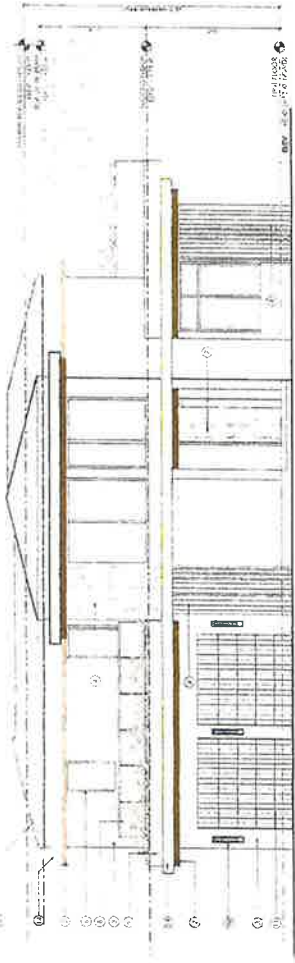


LOT 2 - SECOND FLOOR PLAN  
 SCALE: 3/8" = 1'-0"

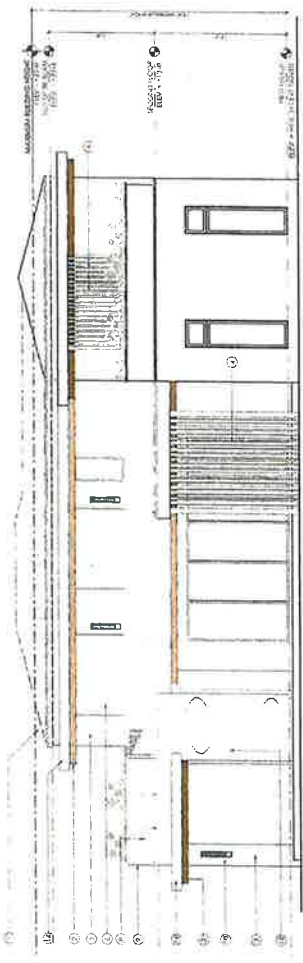


LOT 1 - SECOND FLOOR PLAN  
 SCALE: 3/8" = 1'-0"

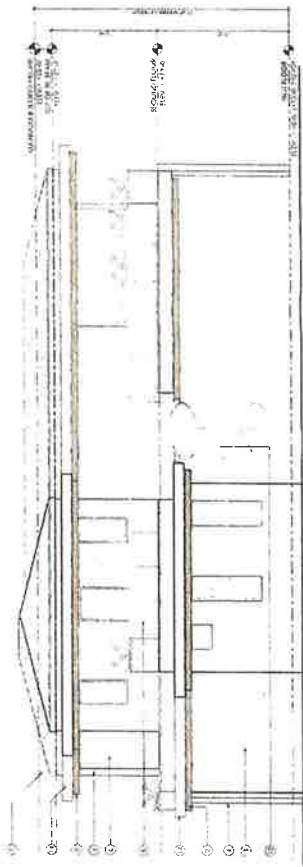
date	revisions
	1.00
	1.01
	1.02
	1.03
	1.04
	1.05
	1.06
	1.07
	1.08
	1.09
	1.10
	1.11
	1.12
	1.13
	1.14
	1.15
	1.16
	1.17
	1.18
	1.19
	1.20
	1.21
	1.22
	1.23
	1.24
	1.25
	1.26
	1.27
	1.28
	1.29
	1.30
	1.31
	1.32
	1.33
	1.34
	1.35
	1.36
	1.37
	1.38
	1.39
	1.40
	1.41
	1.42
	1.43
	1.44
	1.45
	1.46
	1.47
	1.48
	1.49
	1.50
	1.51
	1.52
	1.53
	1.54
	1.55
	1.56
	1.57
	1.58
	1.59
	1.60
	1.61
	1.62
	1.63
	1.64
	1.65
	1.66
	1.67
	1.68
	1.69
	1.70
	1.71
	1.72
	1.73
	1.74
	1.75
	1.76
	1.77
	1.78
	1.79
	1.80
	1.81
	1.82
	1.83
	1.84
	1.85
	1.86
	1.87
	1.88
	1.89
	1.90
	1.91
	1.92
	1.93
	1.94
	1.95
	1.96
	1.97
	1.98
	1.99
	2.00



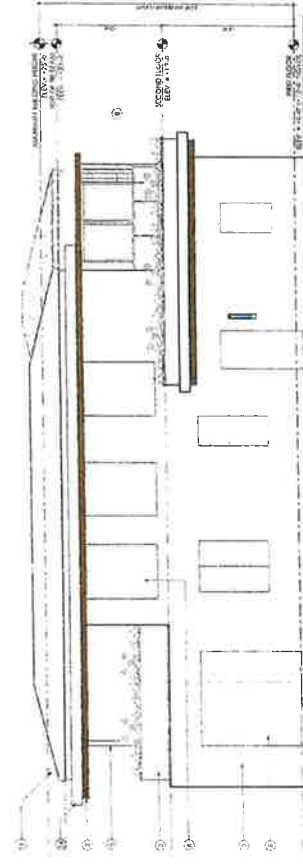
**LOT 1 - SOUTH FRONT ELEVATION**  
 SCALE: 3/16" = 1'-0"



**LOT 1 - NORTH REAR ELEVATION**  
 SCALE: 3/16" = 1'-0"



**LOT 1 - EAST SIDE ELEVATION**  
 SCALE: 3/16" = 1'-0"

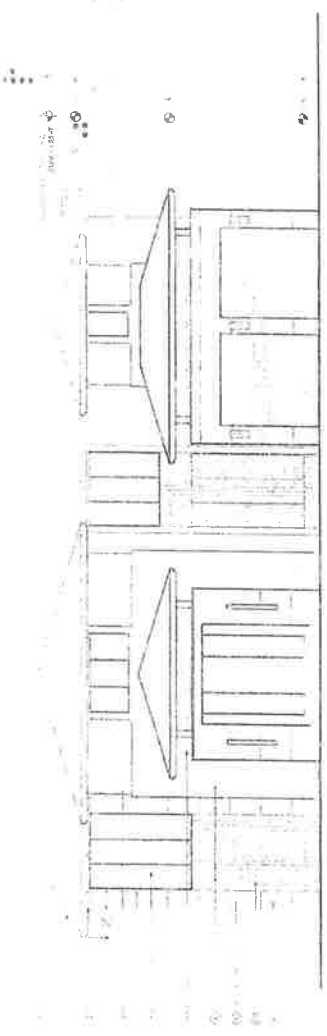


**LOT 1 - WEST SIDE ELEVATION**  
 SCALE: 3/16" = 1'-0"

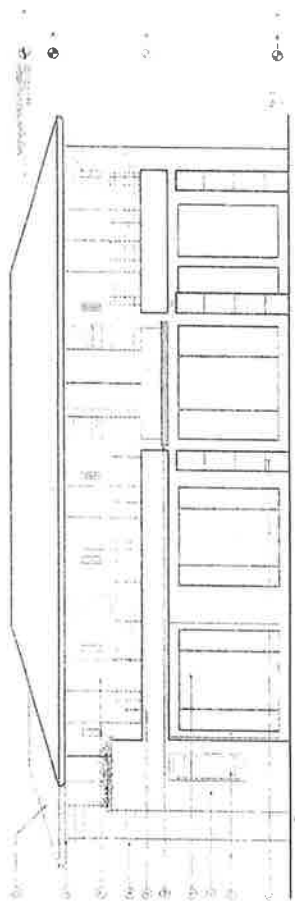
FINISH LEGEND	
①	Paint - White
②	Paint - Black
③	Paint - Grey
④	Paint - Blue
⑤	Paint - Green
⑥	Paint - Red
⑦	Paint - Yellow
⑧	Paint - Orange
⑨	Paint - Purple
⑩	Paint - Brown
⑪	Paint - Silver
⑫	Paint - Gold
⑬	Paint - Bronze
⑭	Paint - Copper
⑮	Paint - Nickel
⑯	Paint - Chrome
⑰	Paint - Aluminum
⑱	Paint - Steel
⑲	Paint - Iron
⑳	Paint - Lead
㉑	Paint - Zinc
㉒	Paint - Tin
㉓	Paint - Cadmium
㉔	Paint - Mercury
㉕	Paint - Selenium
㉖	Paint - Tellurium
㉗	Paint - Bismuth
㉘	Paint - Antimony
㉙	Paint - Arsenic
㉚	Paint - Vanadium
㉛	Paint - Chromium
㉜	Paint - Manganese
㉝	Paint - Cobalt
㉞	Paint - Nickel
㉟	Paint - Copper
㊱	Paint - Zinc
㊲	Paint - Iron
㊳	Paint - Lead
㊴	Paint - Tin
㊵	Paint - Cadmium
㊶	Paint - Mercury
㊷	Paint - Selenium
㊸	Paint - Tellurium
㊹	Paint - Bismuth
㊺	Paint - Antimony
㊻	Paint - Arsenic
㊼	Paint - Vanadium
㊽	Paint - Chromium
㊾	Paint - Manganese
㊿	Paint - Cobalt



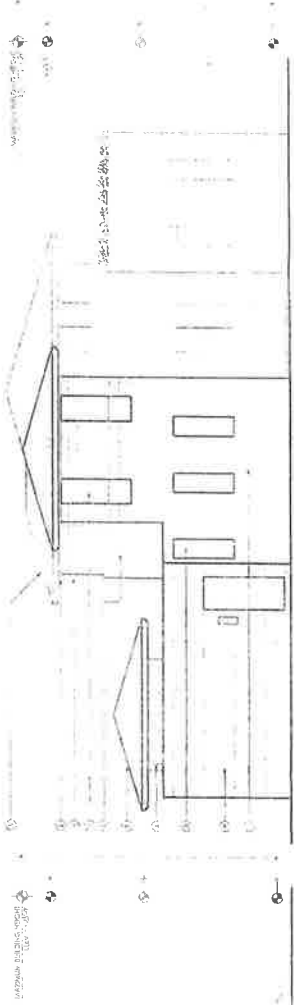
DATE	REVISIONS
08/21/15	14
08/21/15	13
08/21/15	12
08/21/15	11
08/21/15	10
08/21/15	9
08/21/15	8
08/21/15	7
08/21/15	6
08/21/15	5
08/21/15	4
08/21/15	3
08/21/15	2
08/21/15	1



LOT 2 - SOUTH FRONT ELEVATION  
 SCALE: 3/16"=1'-0"



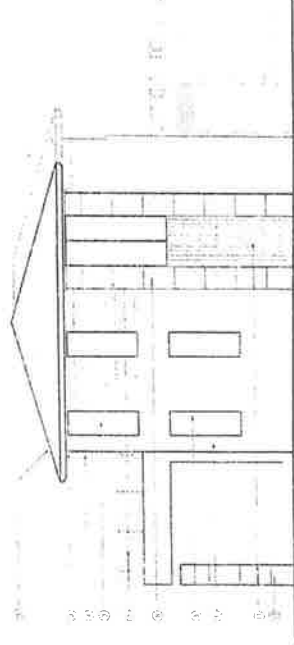
LOT 2 - NORTH REAR ELEVATION  
 SCALE: 3/16"=1'-0"



LOT 2 - EAST SIDE ELEVATION  
 SCALE: 3/16"=1'-0"

**FINISH LEGEND**

①	Interior Wall
②	Interior Ceiling
③	Interior Floor
④	Exterior Wall
⑤	Exterior Ceiling
⑥	Exterior Floor
⑦	Roof
⑧	Window Sill
⑨	Window Frame
⑩	Window Pane
⑪	Door Frame
⑫	Door Panel
⑬	Stair
⑭	Handrail
⑮	Column
⑯	Beam
⑰	Truss
⑱	Joist
⑲	Rafter
⑳	Deck
㉑	Deck Board
㉒	Deck Post
㉓	Deck Rail
㉔	Deck Baluster
㉕	Deck Stringer
㉖	Deck Support
㉗	Deck Foundation
㉘	Deck Footing
㉙	Deck Pier
㉚	Deck Post Base
㉛	Deck Rail Cap
㉜	Deck Baluster Cap
㉝	Deck Stringer Cap
㉞	Deck Support Cap
㉟	Deck Foundation Cap
㊱	Deck Footing Cap
㊲	Deck Pier Cap
㊳	Deck Post Base Cap
㊴	Deck Rail Cap
㊵	Deck Baluster Cap
㊶	Deck Stringer Cap
㊷	Deck Support Cap
㊸	Deck Foundation Cap
㊹	Deck Footing Cap
㊺	Deck Pier Cap
㊻	Deck Post Base Cap
㊼	Deck Rail Cap
㊽	Deck Baluster Cap
㊾	Deck Stringer Cap
㊿	Deck Support Cap



LOT 2 - WEST SIDE ELEVATION  
 SCALE: 3/16"=1'-0"



**Derick Langel**  
 Landscape Architect  
 11111 SW 15th St, Suite 200, Miami, FL 33199  
 (305) 444-2573  
 www.dericklangel.com

**EXISTING TREE LIST**

ID	COMMON NAME	SCIENTIFIC NAME	HEIGHT	DBH	CONDITION
1	Swamp Cypress	<i>Taxodium distichum</i>	15'	12"	Good
2	Water Hyacinth	<i>Hydrocotyle sp.</i>	2'	1"	Good
3	Water Lettuce	<i>Pistia stratiotes</i>	1'	0.5"	Good
4	Water Mimosa	<i>Samanea saman</i>	10'	8"	Good
5	Water Hyacinth	<i>Hydrocotyle sp.</i>	2'	1"	Good
6	Water Lettuce	<i>Pistia stratiotes</i>	1'	0.5"	Good
7	Water Mimosa	<i>Samanea saman</i>	10'	8"	Good
8	Water Hyacinth	<i>Hydrocotyle sp.</i>	2'	1"	Good
9	Water Lettuce	<i>Pistia stratiotes</i>	1'	0.5"	Good
10	Water Mimosa	<i>Samanea saman</i>	10'	8"	Good
11	Water Hyacinth	<i>Hydrocotyle sp.</i>	2'	1"	Good
12	Water Lettuce	<i>Pistia stratiotes</i>	1'	0.5"	Good
13	Water Mimosa	<i>Samanea saman</i>	10'	8"	Good
14	Water Hyacinth	<i>Hydrocotyle sp.</i>	2'	1"	Good
15	Water Lettuce	<i>Pistia stratiotes</i>	1'	0.5"	Good
16	Water Mimosa	<i>Samanea saman</i>	10'	8"	Good
17	Water Hyacinth	<i>Hydrocotyle sp.</i>	2'	1"	Good
18	Water Lettuce	<i>Pistia stratiotes</i>	1'	0.5"	Good
19	Water Mimosa	<i>Samanea saman</i>	10'	8"	Good
20	Water Hyacinth	<i>Hydrocotyle sp.</i>	2'	1"	Good
21	Water Lettuce	<i>Pistia stratiotes</i>	1'	0.5"	Good
22	Water Mimosa	<i>Samanea saman</i>	10'	8"	Good
23	Water Hyacinth	<i>Hydrocotyle sp.</i>	2'	1"	Good
24	Water Lettuce	<i>Pistia stratiotes</i>	1'	0.5"	Good
25	Water Mimosa	<i>Samanea saman</i>	10'	8"	Good
26	Water Hyacinth	<i>Hydrocotyle sp.</i>	2'	1"	Good
27	Water Lettuce	<i>Pistia stratiotes</i>	1'	0.5"	Good
28	Water Mimosa	<i>Samanea saman</i>	10'	8"	Good
29	Water Hyacinth	<i>Hydrocotyle sp.</i>	2'	1"	Good
30	Water Lettuce	<i>Pistia stratiotes</i>	1'	0.5"	Good
31	Water Mimosa	<i>Samanea saman</i>	10'	8"	Good
32	Water Hyacinth	<i>Hydrocotyle sp.</i>	2'	1"	Good
33	Water Lettuce	<i>Pistia stratiotes</i>	1'	0.5"	Good
34	Water Mimosa	<i>Samanea saman</i>	10'	8"	Good
35	Water Hyacinth	<i>Hydrocotyle sp.</i>	2'	1"	Good
36	Water Lettuce	<i>Pistia stratiotes</i>	1'	0.5"	Good
37	Water Mimosa	<i>Samanea saman</i>	10'	8"	Good
38	Water Hyacinth	<i>Hydrocotyle sp.</i>	2'	1"	Good
39	Water Lettuce	<i>Pistia stratiotes</i>	1'	0.5"	Good
40	Water Mimosa	<i>Samanea saman</i>	10'	8"	Good
41	Water Hyacinth	<i>Hydrocotyle sp.</i>	2'	1"	Good
42	Water Lettuce	<i>Pistia stratiotes</i>	1'	0.5"	Good
43	Water Mimosa	<i>Samanea saman</i>	10'	8"	Good
44	Water Hyacinth	<i>Hydrocotyle sp.</i>	2'	1"	Good
45	Water Lettuce	<i>Pistia stratiotes</i>	1'	0.5"	Good
46	Water Mimosa	<i>Samanea saman</i>	10'	8"	Good
47	Water Hyacinth	<i>Hydrocotyle sp.</i>	2'	1"	Good
48	Water Lettuce	<i>Pistia stratiotes</i>	1'	0.5"	Good
49	Water Mimosa	<i>Samanea saman</i>	10'	8"	Good
50	Water Hyacinth	<i>Hydrocotyle sp.</i>	2'	1"	Good

**PLANT SCHEDULE (L) - GROUND FLOOR**

SYMBOL	CODE	QTY	SCIENTIFIC NAME	COMMON NAME	COMMENTS	HT	DBH
○	CRN	2	Charobolobium spec. Red Tip Palm Nuts	Red Tip Coccothrinax		11-30'	11-30"
○	GER	4	Clusia rosea Lantana Maranta - Compact Totipot	Dwarf Pink Apple		3-4'	2"
○	DSE	4	Duranta erecta Spathoglottis Lantana Maranta - Compact Totipot	Bushmoss		11-34'	7"
○	ZPU	1	Zamia pumila Lantana Maranta - Compact Totipot	Golfball Cereoid		3-4'	2"
○	CRN	2	Charobolobium spec. Red Tip Palm Nuts	Red Tip Coccothrinax		11-30'	11-30"
○	GER	4	Clusia rosea Lantana Maranta - Compact Totipot	Dwarf Pink Apple		3-4'	2"
○	DSE	4	Duranta erecta Spathoglottis Lantana Maranta - Compact Totipot	Bushmoss		11-34'	7"
○	ZPU	1	Zamia pumila Lantana Maranta - Compact Totipot	Golfball Cereoid		3-4'	2"
○	CRN	2	Charobolobium spec. Red Tip Palm Nuts	Red Tip Coccothrinax		11-30'	11-30"
○	GER	4	Clusia rosea Lantana Maranta - Compact Totipot	Dwarf Pink Apple		3-4'	2"
○	DSE	4	Duranta erecta Spathoglottis Lantana Maranta - Compact Totipot	Bushmoss		11-34'	7"
○	ZPU	1	Zamia pumila Lantana Maranta - Compact Totipot	Golfball Cereoid		3-4'	2"

**EXISTING TREE LEGEND**

○ Existing Tree (1" DBH or greater)  
 ○ Existing Tree (Less than 1" DBH)  
 ○ Existing Tree (Less than 1" DBH) - to be removed

**LOT 1 - GROUND FLOOR LANDSCAPE PLAN**

SCALE: 1" = 10'

**EXISTING TREE LEGEND**

○ Existing Tree (1" DBH or greater)  
 ○ Existing Tree (Less than 1" DBH)  
 ○ Existing Tree (Less than 1" DBH) - to be removed

**PLANT SCHEDULE (L) - GROUND FLOOR**

CRN - Red Tip Coccothrinax  
 GER - Dwarf Pink Apple  
 DSE - Creeping Lightfoot  
 ZPU - Manzanita Bush  
 CRN - Silver Battlement  
 GER - Dwarf Pink Apple  
 DSE - Creeping Lightfoot  
 ZPU - Manzanita Bush  
 CRN - Red Tip Coccothrinax  
 GER - Dwarf Pink Apple  
 DSE - Creeping Lightfoot  
 ZPU - Manzanita Bush





date: \_\_\_\_\_  
 issued: \_\_\_\_\_  
 drawn: \_\_\_\_\_  
 checked: \_\_\_\_\_  
 project no.: \_\_\_\_\_

**L-04**

Sheet No

**Derick Langel**  
 Landscape Architect  
 10000 SW 15th St, Suite 100  
 Miami, FL 33185  
 (305) 555-1111  
 www.dericklangel.com

**EXISTING TREES**

ID	Species	DBH (in)	Height (ft)	Health	Notes
1	Swamp Cypress	12	15	Good	Preserve
2	Swamp Cypress	10	12	Good	Preserve
3	Swamp Cypress	8	10	Good	Preserve
4	Swamp Cypress	6	8	Good	Preserve
5	Swamp Cypress	4	6	Good	Preserve
6	Swamp Cypress	3	5	Good	Preserve
7	Swamp Cypress	2	4	Good	Preserve
8	Swamp Cypress	1	3	Good	Preserve
9	Swamp Cypress	1	3	Good	Preserve
10	Swamp Cypress	1	3	Good	Preserve
11	Swamp Cypress	1	3	Good	Preserve
12	Swamp Cypress	1	3	Good	Preserve
13	Swamp Cypress	1	3	Good	Preserve
14	Swamp Cypress	1	3	Good	Preserve
15	Swamp Cypress	1	3	Good	Preserve
16	Swamp Cypress	1	3	Good	Preserve
17	Swamp Cypress	1	3	Good	Preserve
18	Swamp Cypress	1	3	Good	Preserve
19	Swamp Cypress	1	3	Good	Preserve
20	Swamp Cypress	1	3	Good	Preserve
21	Swamp Cypress	1	3	Good	Preserve
22	Swamp Cypress	1	3	Good	Preserve
23	Swamp Cypress	1	3	Good	Preserve
24	Swamp Cypress	1	3	Good	Preserve
25	Swamp Cypress	1	3	Good	Preserve
26	Swamp Cypress	1	3	Good	Preserve
27	Swamp Cypress	1	3	Good	Preserve
28	Swamp Cypress	1	3	Good	Preserve
29	Swamp Cypress	1	3	Good	Preserve
30	Swamp Cypress	1	3	Good	Preserve
31	Swamp Cypress	1	3	Good	Preserve
32	Swamp Cypress	1	3	Good	Preserve
33	Swamp Cypress	1	3	Good	Preserve
34	Swamp Cypress	1	3	Good	Preserve
35	Swamp Cypress	1	3	Good	Preserve
36	Swamp Cypress	1	3	Good	Preserve
37	Swamp Cypress	1	3	Good	Preserve
38	Swamp Cypress	1	3	Good	Preserve
39	Swamp Cypress	1	3	Good	Preserve
40	Swamp Cypress	1	3	Good	Preserve
41	Swamp Cypress	1	3	Good	Preserve
42	Swamp Cypress	1	3	Good	Preserve
43	Swamp Cypress	1	3	Good	Preserve
44	Swamp Cypress	1	3	Good	Preserve
45	Swamp Cypress	1	3	Good	Preserve
46	Swamp Cypress	1	3	Good	Preserve
47	Swamp Cypress	1	3	Good	Preserve
48	Swamp Cypress	1	3	Good	Preserve
49	Swamp Cypress	1	3	Good	Preserve
50	Swamp Cypress	1	3	Good	Preserve

**PLANT SCHEDULE LOT 2 - GROUND FLOOR**

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	DBH"	HEIGHT	REQD	INFO
⊗ <td>CE1 <td>2 <td>Crataegus mollis <td>Chicago Quince <td>10 gal <td>2" <td>12 DA <td>3 <td></td> </td></td></td></td></td></td></td></td>	CE1 <td>2 <td>Crataegus mollis <td>Chicago Quince <td>10 gal <td>2" <td>12 DA <td>3 <td></td> </td></td></td></td></td></td></td>	2 <td>Crataegus mollis <td>Chicago Quince <td>10 gal <td>2" <td>12 DA <td>3 <td></td> </td></td></td></td></td></td>	Crataegus mollis <td>Chicago Quince <td>10 gal <td>2" <td>12 DA <td>3 <td></td> </td></td></td></td></td>	Chicago Quince <td>10 gal <td>2" <td>12 DA <td>3 <td></td> </td></td></td></td>	10 gal <td>2" <td>12 DA <td>3 <td></td> </td></td></td>	2" <td>12 DA <td>3 <td></td> </td></td>	12 DA <td>3 <td></td> </td>	3 <td></td>	
⊗ <td>CE2 <td>2 <td>Crataegus mollis <td>Chicago Quince <td>10 gal <td>2" <td>12 DA <td>3 <td></td> </td></td></td></td></td></td></td></td>	CE2 <td>2 <td>Crataegus mollis <td>Chicago Quince <td>10 gal <td>2" <td>12 DA <td>3 <td></td> </td></td></td></td></td></td></td>	2 <td>Crataegus mollis <td>Chicago Quince <td>10 gal <td>2" <td>12 DA <td>3 <td></td> </td></td></td></td></td></td>	Crataegus mollis <td>Chicago Quince <td>10 gal <td>2" <td>12 DA <td>3 <td></td> </td></td></td></td></td>	Chicago Quince <td>10 gal <td>2" <td>12 DA <td>3 <td></td> </td></td></td></td>	10 gal <td>2" <td>12 DA <td>3 <td></td> </td></td></td>	2" <td>12 DA <td>3 <td></td> </td></td>	12 DA <td>3 <td></td> </td>	3 <td></td>	
⊗ <td>CE3 <td>2 <td>Crataegus mollis <td>Chicago Quince <td>10 gal <td>2" <td>12 DA <td>3 <td></td> </td></td></td></td></td></td></td></td>	CE3 <td>2 <td>Crataegus mollis <td>Chicago Quince <td>10 gal <td>2" <td>12 DA <td>3 <td></td> </td></td></td></td></td></td></td>	2 <td>Crataegus mollis <td>Chicago Quince <td>10 gal <td>2" <td>12 DA <td>3 <td></td> </td></td></td></td></td></td>	Crataegus mollis <td>Chicago Quince <td>10 gal <td>2" <td>12 DA <td>3 <td></td> </td></td></td></td></td>	Chicago Quince <td>10 gal <td>2" <td>12 DA <td>3 <td></td> </td></td></td></td>	10 gal <td>2" <td>12 DA <td>3 <td></td> </td></td></td>	2" <td>12 DA <td>3 <td></td> </td></td>	12 DA <td>3 <td></td> </td>	3 <td></td>	
⊗ <td>CE4 <td>2 <td>Crataegus mollis <td>Chicago Quince <td>10 gal <td>2" <td>12 DA <td>3 <td></td> </td></td></td></td></td></td></td></td>	CE4 <td>2 <td>Crataegus mollis <td>Chicago Quince <td>10 gal <td>2" <td>12 DA <td>3 <td></td> </td></td></td></td></td></td></td>	2 <td>Crataegus mollis <td>Chicago Quince <td>10 gal <td>2" <td>12 DA <td>3 <td></td> </td></td></td></td></td></td>	Crataegus mollis <td>Chicago Quince <td>10 gal <td>2" <td>12 DA <td>3 <td></td> </td></td></td></td></td>	Chicago Quince <td>10 gal <td>2" <td>12 DA <td>3 <td></td> </td></td></td></td>	10 gal <td>2" <td>12 DA <td>3 <td></td> </td></td></td>	2" <td>12 DA <td>3 <td></td> </td></td>	12 DA <td>3 <td></td> </td>	3 <td></td>	
⊗ <td>CE5 <td>2 <td>Crataegus mollis <td>Chicago Quince <td>10 gal <td>2" <td>12 DA <td>3 <td></td> </td></td></td></td></td></td></td></td>	CE5 <td>2 <td>Crataegus mollis <td>Chicago Quince <td>10 gal <td>2" <td>12 DA <td>3 <td></td> </td></td></td></td></td></td></td>	2 <td>Crataegus mollis <td>Chicago Quince <td>10 gal <td>2" <td>12 DA <td>3 <td></td> </td></td></td></td></td></td>	Crataegus mollis <td>Chicago Quince <td>10 gal <td>2" <td>12 DA <td>3 <td></td> </td></td></td></td></td>	Chicago Quince <td>10 gal <td>2" <td>12 DA <td>3 <td></td> </td></td></td></td>	10 gal <td>2" <td>12 DA <td>3 <td></td> </td></td></td>	2" <td>12 DA <td>3 <td></td> </td></td>	12 DA <td>3 <td></td> </td>	3 <td></td>	
⊗ <td>CE6 <td>2 <td>Crataegus mollis <td>Chicago Quince <td>10 gal <td>2" <td>12 DA <td>3 <td></td> </td></td></td></td></td></td></td></td>	CE6 <td>2 <td>Crataegus mollis <td>Chicago Quince <td>10 gal <td>2" <td>12 DA <td>3 <td></td> </td></td></td></td></td></td></td>	2 <td>Crataegus mollis <td>Chicago Quince <td>10 gal <td>2" <td>12 DA <td>3 <td></td> </td></td></td></td></td></td>	Crataegus mollis <td>Chicago Quince <td>10 gal <td>2" <td>12 DA <td>3 <td></td> </td></td></td></td></td>	Chicago Quince <td>10 gal <td>2" <td>12 DA <td>3 <td></td> </td></td></td></td>	10 gal <td>2" <td>12 DA <td>3 <td></td> </td></td></td>	2" <td>12 DA <td>3 <td></td> </td></td>	12 DA <td>3 <td></td> </td>	3 <td></td>	
⊗ <td>CE7 <td>2 <td>Crataegus mollis <td>Chicago Quince <td>10 gal <td>2" <td>12 DA <td>3 <td></td> </td></td></td></td></td></td></td></td>	CE7 <td>2 <td>Crataegus mollis <td>Chicago Quince <td>10 gal <td>2" <td>12 DA <td>3 <td></td> </td></td></td></td></td></td></td>	2 <td>Crataegus mollis <td>Chicago Quince <td>10 gal <td>2" <td>12 DA <td>3 <td></td> </td></td></td></td></td></td>	Crataegus mollis <td>Chicago Quince <td>10 gal <td>2" <td>12 DA <td>3 <td></td> </td></td></td></td></td>	Chicago Quince <td>10 gal <td>2" <td>12 DA <td>3 <td></td> </td></td></td></td>	10 gal <td>2" <td>12 DA <td>3 <td></td> </td></td></td>	2" <td>12 DA <td>3 <td></td> </td></td>	12 DA <td>3 <td></td> </td>	3 <td></td>	
⊗ <td>CE8 <td>2 <td>Crataegus mollis <td>Chicago Quince <td>10 gal <td>2" <td>12 DA <td>3 <td></td> </td></td></td></td></td></td></td></td>	CE8 <td>2 <td>Crataegus mollis <td>Chicago Quince <td>10 gal <td>2" <td>12 DA <td>3 <td></td> </td></td></td></td></td></td></td>	2 <td>Crataegus mollis <td>Chicago Quince <td>10 gal <td>2" <td>12 DA <td>3 <td></td> </td></td></td></td></td></td>	Crataegus mollis <td>Chicago Quince <td>10 gal <td>2" <td>12 DA <td>3 <td></td> </td></td></td></td></td>	Chicago Quince <td>10 gal <td>2" <td>12 DA <td>3 <td></td> </td></td></td></td>	10 gal <td>2" <td>12 DA <td>3 <td></td> </td></td></td>	2" <td>12 DA <td>3 <td></td> </td></td>	12 DA <td>3 <td></td> </td>	3 <td></td>	
⊗ <td>CE9 <td>2 <td>Crataegus mollis <td>Chicago Quince <td>10 gal <td>2" <td>12 DA <td>3 <td></td> </td></td></td></td></td></td></td></td>	CE9 <td>2 <td>Crataegus mollis <td>Chicago Quince <td>10 gal <td>2" <td>12 DA <td>3 <td></td> </td></td></td></td></td></td></td>	2 <td>Crataegus mollis <td>Chicago Quince <td>10 gal <td>2" <td>12 DA <td>3 <td></td> </td></td></td></td></td></td>	Crataegus mollis <td>Chicago Quince <td>10 gal <td>2" <td>12 DA <td>3 <td></td> </td></td></td></td></td>	Chicago Quince <td>10 gal <td>2" <td>12 DA <td>3 <td></td> </td></td></td></td>	10 gal <td>2" <td>12 DA <td>3 <td></td> </td></td></td>	2" <td>12 DA <td>3 <td></td> </td></td>	12 DA <td>3 <td></td> </td>	3 <td></td>	
⊗ <td>CE10 <td>2 <td>Crataegus mollis <td>Chicago Quince <td>10 gal <td>2" <td>12 DA <td>3 <td></td> </td></td></td></td></td></td></td></td>	CE10 <td>2 <td>Crataegus mollis <td>Chicago Quince <td>10 gal <td>2" <td>12 DA <td>3 <td></td> </td></td></td></td></td></td></td>	2 <td>Crataegus mollis <td>Chicago Quince <td>10 gal <td>2" <td>12 DA <td>3 <td></td> </td></td></td></td></td></td>	Crataegus mollis <td>Chicago Quince <td>10 gal <td>2" <td>12 DA <td>3 <td></td> </td></td></td></td></td>	Chicago Quince <td>10 gal <td>2" <td>12 DA <td>3 <td></td> </td></td></td></td>	10 gal <td>2" <td>12 DA <td>3 <td></td> </td></td></td>	2" <td>12 DA <td>3 <td></td> </td></td>	12 DA <td>3 <td></td> </td>	3 <td></td>	
⊗ <td>CE11 <td>2 <td>Crataegus mollis <td>Chicago Quince <td>10 gal <td>2" <td>12 DA <td>3 <td></td> </td></td></td></td></td></td></td></td>	CE11 <td>2 <td>Crataegus mollis <td>Chicago Quince <td>10 gal <td>2" <td>12 DA <td>3 <td></td> </td></td></td></td></td></td></td>	2 <td>Crataegus mollis <td>Chicago Quince <td>10 gal <td>2" <td>12 DA <td>3 <td></td> </td></td></td></td></td></td>	Crataegus mollis <td>Chicago Quince <td>10 gal <td>2" <td>12 DA <td>3 <td></td> </td></td></td></td></td>	Chicago Quince <td>10 gal <td>2" <td>12 DA <td>3 <td></td> </td></td></td></td>	10 gal <td>2" <td>12 DA <td>3 <td></td> </td></td></td>	2" <td>12 DA <td>3 <td></td> </td></td>	12 DA <td>3 <td></td> </td>	3 <td></td>	
⊗ <td>CE12 <td>2 <td>Crataegus mollis <td>Chicago Quince <td>10 gal <td>2" <td>12 DA <td>3 <td></td> </td></td></td></td></td></td></td></td>	CE12 <td>2 <td>Crataegus mollis <td>Chicago Quince <td>10 gal <td>2" <td>12 DA <td>3 <td></td> </td></td></td></td></td></td></td>	2 <td>Crataegus mollis <td>Chicago Quince <td>10 gal <td>2" <td>12 DA <td>3 <td></td> </td></td></td></td></td></td>	Crataegus mollis <td>Chicago Quince <td>10 gal <td>2" <td>12 DA <td>3 <td></td> </td></td></td></td></td>	Chicago Quince <td>10 gal <td>2" <td>12 DA <td>3 <td></td> </td></td></td></td>	10 gal <td>2" <td>12 DA <td>3 <td></td> </td></td></td>	2" <td>12 DA <td>3 <td></td> </td></td>	12 DA <td>3 <td></td> </td>	3 <td></td>	
⊗ <td>CE13 <td>2 <td>Crataegus mollis <td>Chicago Quince <td>10 gal <td>2" <td>12 DA <td>3 <td></td> </td></td></td></td></td></td></td></td>	CE13 <td>2 <td>Crataegus mollis <td>Chicago Quince <td>10 gal <td>2" <td>12 DA <td>3 <td></td> </td></td></td></td></td></td></td>	2 <td>Crataegus mollis <td>Chicago Quince <td>10 gal <td>2" <td>12 DA <td>3 <td></td> </td></td></td></td></td></td>	Crataegus mollis <td>Chicago Quince <td>10 gal <td>2" <td>12 DA <td>3 <td></td> </td></td></td></td></td>	Chicago Quince <td>10 gal <td>2" <td>12 DA <td>3 <td></td> </td></td></td></td>	10 gal <td>2" <td>12 DA <td>3 <td></td> </td></td></td>	2" <td>12 DA <td>3 <td></td> </td></td>	12 DA <td>3 <td></td> </td>	3 <td></td>	
⊗ <td>CE14 <td>2 <td>Crataegus mollis <td>Chicago Quince <td>10 gal <td>2" <td>12 DA <td>3 <td></td> </td></td></td></td></td></td></td></td>	CE14 <td>2 <td>Crataegus mollis <td>Chicago Quince <td>10 gal <td>2" <td>12 DA <td>3 <td></td> </td></td></td></td></td></td></td>	2 <td>Crataegus mollis <td>Chicago Quince <td>10 gal <td>2" <td>12 DA <td>3 <td></td> </td></td></td></td></td></td>	Crataegus mollis <td>Chicago Quince <td>10 gal <td>2" <td>12 DA <td>3 <td></td> </td></td></td></td></td>	Chicago Quince <td>10 gal <td>2" <td>12 DA <td>3 <td></td> </td></td></td></td>	10 gal <td>2" <td>12 DA <td>3 <td></td> </td></td></td>	2" <td>12 DA <td>3 <td></td> </td></td>	12 DA <td>3 <td></td> </td>	3 <td></td>	
⊗ <td>CE15 <td>2 <td>Crataegus mollis <td>Chicago Quince <td>10 gal <td>2" <td>12 DA <td>3 <td></td> </td></td></td></td></td></td></td></td>	CE15 <td>2 <td>Crataegus mollis <td>Chicago Quince <td>10 gal <td>2" <td>12 DA <td>3 <td></td> </td></td></td></td></td></td></td>	2 <td>Crataegus mollis <td>Chicago Quince <td>10 gal <td>2" <td>12 DA <td>3 <td></td> </td></td></td></td></td></td>	Crataegus mollis <td>Chicago Quince <td>10 gal <td>2" <td>12 DA <td>3 <td></td> </td></td></td></td></td>	Chicago Quince <td>10 gal <td>2" <td>12 DA <td>3 <td></td> </td></td></td></td>	10 gal <td>2" <td>12 DA <td>3 <td></td> </td></td></td>	2" <td>12 DA <td>3 <td></td> </td></td>	12 DA <td>3 <td></td> </td>	3 <td></td>	
⊗ <td>CE16 <td>2 <td>Crataegus mollis <td>Chicago Quince <td>10 gal <td>2" <td>12 DA <td>3 <td></td> </td></td></td></td></td></td></td></td>	CE16 <td>2 <td>Crataegus mollis <td>Chicago Quince <td>10 gal <td>2" <td>12 DA <td>3 <td></td> </td></td></td></td></td></td></td>	2 <td>Crataegus mollis <td>Chicago Quince <td>10 gal <td>2" <td>12 DA <td>3 <td></td> </td></td></td></td></td></td>	Crataegus mollis <td>Chicago Quince <td>10 gal <td>2" <td>12 DA <td>3 <td></td> </td></td></td></td></td>	Chicago Quince <td>10 gal <td>2" <td>12 DA <td>3 <td></td> </td></td></td></td>	10 gal <td>2" <td>12 DA <td>3 <td></td> </td></td></td>	2" <td>12 DA <td>3 <td></td> </td></td>	12 DA <td>3 <td></td> </td>	3 <td></td>	
⊗ <td>CE17 <td>2 <td>Crataegus mollis <td>Chicago Quince <td>10 gal <td>2" <td>12 DA <td>3 <td></td> </td></td></td></td></td></td></td></td>	CE17 <td>2 <td>Crataegus mollis <td>Chicago Quince <td>10 gal <td>2" <td>12 DA <td>3 <td></td> </td></td></td></td></td></td></td>	2 <td>Crataegus mollis <td>Chicago Quince <td>10 gal <td>2" <td>12 DA <td>3 <td></td> </td></td></td></td></td></td>	Crataegus mollis <td>Chicago Quince <td>10 gal <td>2" <td>12 DA <td>3 <td></td> </td></td></td></td></td>	Chicago Quince <td>10 gal <td>2" <td>12 DA <td>3 <td></td> </td></td></td></td>	10 gal <td>2" <td>12 DA <td>3 <td></td> </td></td></td>	2" <td>12 DA <td>3 <td></td> </td></td>	12 DA <td>3 <td></td> </td>	3 <td></td>	
⊗ <td>CE18 <td>2 <td>Crataegus mollis <td>Chicago Quince <td>10 gal <td>2" <td>12 DA <td>3 <td></td> </td></td></td></td></td></td></td></td>	CE18 <td>2 <td>Crataegus mollis <td>Chicago Quince <td>10 gal <td>2" <td>12 DA <td>3 <td></td> </td></td></td></td></td></td></td>	2 <td>Crataegus mollis <td>Chicago Quince <td>10 gal <td>2" <td>12 DA <td>3 <td></td> </td></td></td></td></td></td>	Crataegus mollis <td>Chicago Quince <td>10 gal <td>2" <td>12 DA <td>3 <td></td> </td></td></td></td></td>	Chicago Quince <td>10 gal <td>2" <td>12 DA <td>3 <td></td> </td></td></td></td>	10 gal <td>2" <td>12 DA <td>3 <td></td> </td></td></td>	2" <td>12 DA <td>3 <td></td> </td></td>	12 DA <td>3 <td></td> </td>	3 <td></td>	
⊗ <td>CE19 <td>2 <td>Crataegus mollis <td>Chicago Quince <td>10 gal <td>2" <td>12 DA <td>3 <td></td> </td></td></td></td></td></td></td></td>	CE19 <td>2 <td>Crataegus mollis <td>Chicago Quince <td>10 gal <td>2" <td>12 DA <td>3 <td></td> </td></td></td></td></td></td></td>	2 <td>Crataegus mollis <td>Chicago Quince <td>10 gal <td>2" <td>12 DA <td>3 <td></td> </td></td></td></td></td></td>	Crataegus mollis <td>Chicago Quince <td>10 gal <td>2" <td>12 DA <td>3 <td></td> </td></td></td></td></td>	Chicago Quince <td>10 gal <td>2" <td>12 DA <td>3 <td></td> </td></td></td></td>	10 gal <td>2" <td>12 DA <td>3 <td></td> </td></td></td>	2" <td>12 DA <td>3 <td></td> </td></td>	12 DA <td>3 <td></td> </td>	3 <td></td>	
⊗ <td>CE20 <td>2 <td>Crataegus mollis <td>Chicago Quince <td>10 gal <td>2" <td>12 DA <td>3 <td></td> </td></td></td></td></td></td></td></td>	CE20 <td>2 <td>Crataegus mollis <td>Chicago Quince <td>10 gal <td>2" <td>12 DA <td>3 <td></td> </td></td></td></td></td></td></td>	2 <td>Crataegus mollis <td>Chicago Quince <td>10 gal <td>2" <td>12 DA <td>3 <td></td> </td></td></td></td></td></td>	Crataegus mollis <td>Chicago Quince <td>10 gal <td>2" <td>12 DA <td>3 <td></td> </td></td></td></td></td>	Chicago Quince <td>10 gal <td>2" <td>12 DA <td>3 <td></td> </td></td></td></td>	10 gal <td>2" <td>12 DA <td>3 <td></td> </td></td></td>	2" <td>12 DA <td>3 <td></td> </td></td>	12 DA <td>3 <td></td> </td>	3 <td></td>	
⊗ <td>CE21 <td>2 <td>Crataegus mollis <td>Chicago Quince <td>10 gal <td>2" <td>12 DA <td>3 <td></td> </td></td></td></td></td></td></td></td>	CE21 <td>2 <td>Crataegus mollis <td>Chicago Quince <td>10 gal <td>2" <td>12 DA <td>3 <td></td> </td></td></td></td></td></td></td>	2 <td>Crataegus mollis <td>Chicago Quince <td>10 gal <td>2" <td>12 DA <td>3 <td></td> </td></td></td></td></td></td>	Crataegus mollis <td>Chicago Quince <td>10 gal <td>2" <td>12 DA <td>3 <td></td> </td></td></td></td></td>	Chicago Quince <td>10 gal <td>2" <td>12 DA <td>3 <td></td> </td></td></td></td>	10 gal <td>2" <td>12 DA <td>3 <td></td> </td></td></td>	2" <td>12 DA <td>3 <td></td> </td></td>	12 DA <td>3 <td></td> </td>	3 <td></td>	
⊗ <td>CE22 <td>2 <td>Crataegus mollis <td>Chicago Quince <td>10 gal <td>2" <td>12 DA <td>3 <td></td> </td></td></td></td></td></td></td></td>	CE22 <td>2 <td>Crataegus mollis <td>Chicago Quince <td>10 gal <td>2" <td>12 DA <td>3 <td></td> </td></td></td></td></td></td></td>	2 <td>Crataegus mollis <td>Chicago Quince <td>10 gal <td>2" <td>12 DA <td>3 <td></td> </td></td></td></td></td></td>	Crataegus mollis <td>Chicago Quince <td>10 gal <td>2" <td>12 DA <td>3 <td></td> </td></td></td></td></td>	Chicago Quince <td>10 gal <td>2" <td>12 DA <td>3 <td></td> </td></td></td></td>	10 gal <td>2" <td>12 DA <td>3 <td></td> </td></td></td>	2" <td>12 DA <td>3 <td></td> </td></td>	12 DA <td>3 <td></td> </td>	3 <td></td>	
⊗ <td>CE23 <td>2 <td>Crataegus mollis <td>Chicago Quince <td>10 gal <td>2" <td>12 DA <td>3 <td></td> </td></td></td></td></td></td></td></td>	CE23 <td>2 <td>Crataegus mollis <td>Chicago Quince <td>10 gal <td>2" <td>12 DA <td>3 <td></td> </td></td></td></td></td></td></td>	2 <td>Crataegus mollis <td>Chicago Quince <td>10 gal <td>2" <td>12 DA <td>3 <td></td> </td></td></td></td></td></td>	Crataegus mollis <td>Chicago Quince <td>10 gal <td>2" <td>12 DA <td>3 <td></td> </td></td></td></td></td>	Chicago Quince <td>10 gal <td>2" <td>12 DA <td>3 <td></td> </td></td></td></td>	10 gal <td>2" <td>12 DA <td>3 <td></td> </td></td></td>	2" <td>12 DA <td>3 <td></td> </td></td>	12 DA <td>3 <td></td> </td>	3 <td></td>	
⊗ <td>CE24 <td>2 <td>Crataegus mollis <td>Chicago Quince <td>10 gal <td>2" <td>12 DA <td>3 <td></td> </td></td></td></td></td></td></td></td>	CE24 <td>2 <td>Crataegus mollis <td>Chicago Quince <td>10 gal <td>2" <td>12 DA <td>3 <td></td> </td></td></td></td></td></td></td>	2 <td>Crataegus mollis <td>Chicago Quince <td>10 gal <td>2" <td>12 DA <td>3 <td></td> </td></td></td></td></td></td>	Crataegus mollis <td>Chicago Quince <td>10 gal <td>2" <td>12 DA <td>3 <td></td> </td></td></td></td></td>	Chicago Quince <td>10 gal <td>2" <td>12 DA <td>3 <td></td> </td></td></td></td>	10 gal <td>2" <td>12 DA <td>3 <td></td> </td></td></td>	2" <td>12 DA <td>3 <td></td> </td></td>	12 DA <td>3 <td></td> </td>	3 <td></td>	
⊗ <td>CE25 <td>2 <td>Crataegus mollis <td>Chicago Quince <td>10 gal <td>2" <td>12 DA <td>3 <td></td> </td></td></td></td></td></td></td></td>	CE25 <td>2 <td>Crataegus mollis <td>Chicago Quince <td>10 gal <td>2" <td>12 DA <td>3 <td></td> </td></td></td></td></td></td></td>	2 <td>Crataegus mollis <td>Chicago Quince <td>10 gal <td>2" <td>12 DA <td>3 <td></td> </td></td></td></td></td></td>	Crataegus mollis <td>Chicago Quince <td>10 gal <td>2" <td>12 DA <td>3 <td></td> </td></td></td></td></td>	Chicago Quince <td>10 gal <td>2" <td>12 DA <td>3 <td></td> </td></td></td></td>	10 gal <td>2" <td>12 DA <td>3 <td></td> </td></td></td>	2" <td>12 DA <td>3 <td></td> </td></td>	12 DA <td>3 <td></td> </td>	3 <td></td>	
⊗ <td>CE26 <td>2 <td>Crataegus mollis <td>Chicago Quince <td>10 gal <td>2" <td>12 DA <td>3 <td></td> </td></td></td></td></td></td></td></td>	CE26 <td>2 <td>Crataegus mollis <td>Chicago Quince <td>10 gal <td>2" <td>12 DA <td>3 <td></td> </td></td></td></td></td></td></td>	2 <td>Crataegus mollis <td>Chicago Quince <td>10 gal <td>2" <td>12 DA <td>3 <td></td> </td></td></td></td></td></td>	Crataegus mollis <td>Chicago Quince <td>10 gal <td>2" <td>12 DA <td>3 <td></td> </td></td></td></td></td>	Chicago Quince <td>10 gal <td>2" <td>12 DA <td>3 <td></td> </td></td></td></td>	10 gal <td>2" <td>12 DA <td>3 <td></td> </td></td></td>	2" <td>12 DA <td>3 <td></td> </td></td>	12 DA <td>3 <td></td> </td>	3 <td></td>	
⊗ <td>CE27 <td>2 <td>Crataegus mollis <td>Chicago Quince <td>10 gal <td>2" <td>12 DA <td>3 <td></td> </td></td></td></td></td></td></td></td>	CE27 <td>2 <td>Crataegus mollis <td>Chicago Quince <td>10 gal <td>2" <td>12 DA <td>3 <td></td> </td></td></td></td></td></td></td>	2 <td>Crataegus mollis <td>Chicago Quince <td>10 gal <td>2" <td>12 DA <td>3 <td></td> </td></td></td></td></td></td>	Crataegus mollis <td>Chicago Quince <td>10 gal <td>2" <td>12 DA <td>3 <td></td> </td></td></td></td></td>	Chicago Quince <td>10 gal <td>2" <td>12 DA <td>3 <td></td> </td></td></td></td>	10 gal <td>2" <td>12 DA <td>3 <td></td> </td></td></td>	2" <td>12 DA <td>3 <td></td> </td></td>	12 DA <td>3 <td></td> </td>	3 <td></td>	
⊗ <td>CE28 <td>2 <td>Crataegus mollis <td>Chicago Quince <td>10 gal <td>2" <td>12 DA <td>3 <td></td> </td></td></td></td></td></td></td></td>	CE28 <td>2 <td>Crataegus mollis <td>Chicago Quince <td>10 gal <td>2" <td>12 DA <td>3 <td></td> </td></td></td></td></td></td></td>	2 <td>Crataegus mollis <td>Chicago Quince <td>10 gal <td>2" <td>12 DA <td>3 <td></td> </td></td></td></td></td></td>	Crataegus mollis <td>Chicago Quince <td>10 gal <td>2" <td>12 DA <td>3 <td></td> </td></td></td></td></td>	Chicago Quince <td>10 gal <td>2" <td>12 DA <td>3 <td></td> </td></td></td></td>	10 gal <td>2" <td>12 DA <td>3 <td></td> </td></td></td>	2" <td>12 DA <td>3 <td></td> </td></td>	12 DA <td>3 <td></td> </td>	3 <td></td>	
⊗ <td>CE29 <td>2 <td>Crataegus mollis <td>Chicago Quince <td>10 gal <td>2" <td>12 DA <td>3 <td></td> </td></td></td></td></td></td></td></td>	CE29 <td>2 <td>Crataegus mollis <td>Chicago Quince <td>10 gal <td>2" <td>12 DA <td>3 <td></td> </td></td></td></td></td></td></td>	2 <td>Crataegus mollis <td>Chicago Quince <td>10 gal <td>2" <td>12 DA <td>3 <td></td> </td></td></td></td></td></td>	Crataegus mollis <td>Chicago Quince <td>10 gal <td>2" <td>12 DA <td>3 <td></td> </td></td></td></td></td>	Chicago Quince <td>10 gal <td>2" <td>12 DA <td>3 <td></td> </td></td></td></td>	10 gal <td>2" <td>12 DA <td>3 <td></td> </td></td></td>	2" <td>12 DA <td>3 <td></td> </td></td>	12 DA <td>3 <td></td> </td>	3 <td></td>	
⊗ <td>CE30 <td>2 <td>Crataegus mollis <td>Chicago Quince <td>10 gal <td>2" <td>12 DA <td>3 <td></td> </td></td></td></td></td></td></td></td>	CE30 <td>2 <td>Crataegus mollis <td>Chicago Quince <td>10 gal <td>2" <td>12 DA <td>3 <td></td> </td></td></td></td></td></td></td>	2 <td>Crataegus mollis <td>Chicago Quince <td>10 gal <td>2" <td>12 DA <td>3 <td></td> </td></td></td></td></td></td>	Crataegus mollis <td>Chicago Quince <td>10 gal <td>2" <td>12 DA <td>3 <td></td> </td></td></td></td></td>	Chicago Quince <td>10 gal <td>2" <td>12 DA <td>3 <td></td> </td></td></td></td>	10 gal <td>2" <td>12 DA <td>3 <td></td> </td></td></td>	2" <td>12 DA <td>3 <td></td> </td></td>	12 DA <td>3 <td></td> </td>	3 <td></td>	

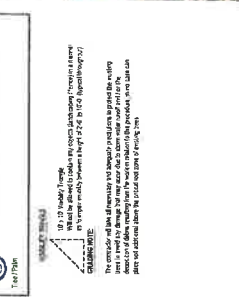
**EXISTING TREE LEGEND**

The symbols in this legend are to be used to identify existing trees on the site.

The symbols are as shown in the legend, unless otherwise noted.

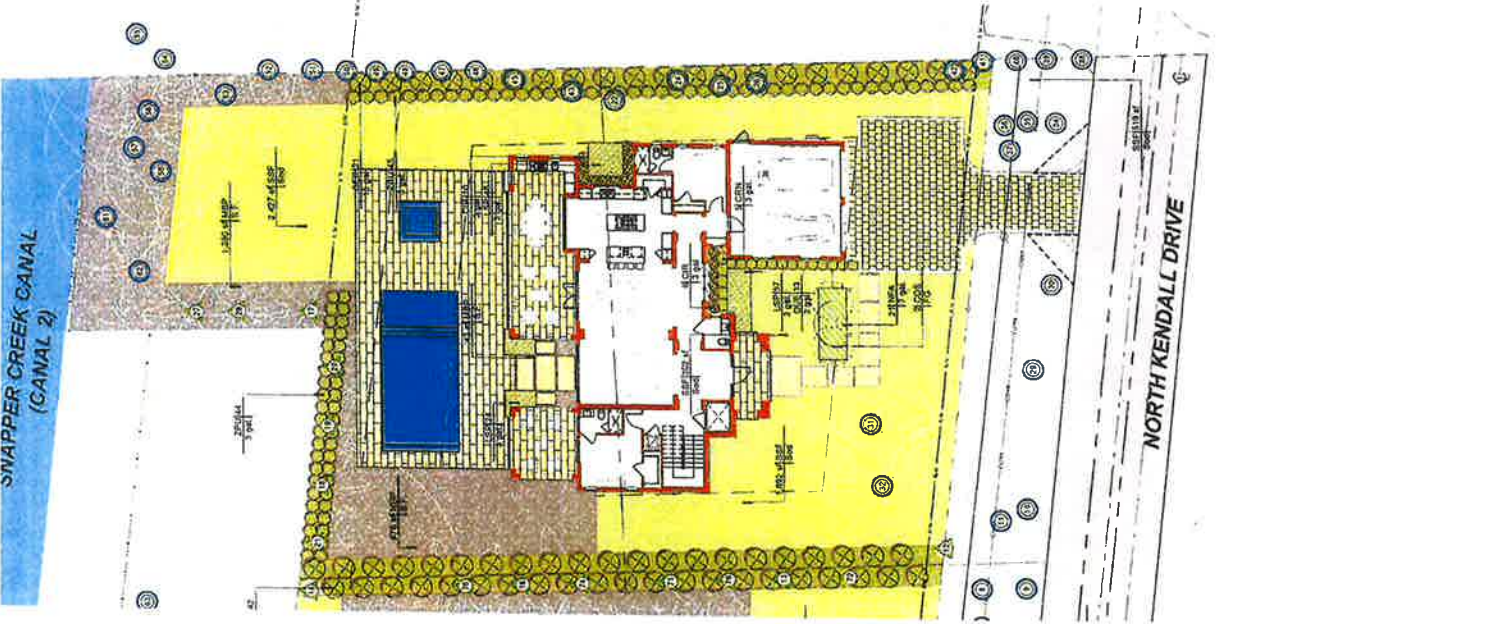
**SYMBOLS**

- ⊗ Existing trees to be preserved
- ⊗ Existing trees to be removed
- ⊗ Existing trees to be removed and replaced
- ⊗ Existing trees to be removed and replaced with a different species
- ⊗ Existing trees to be removed and replaced with a different species and size
- ⊗ Existing trees to be removed and replaced with a different species and size and location
- ⊗ Existing trees to be removed and replaced with a different species and size and location and time of planting
- ⊗ Existing trees to be removed and replaced with a different species and size and location and time of planting and maintenance
- ⊗ Existing trees to be removed and replaced with a different species and size and location and time of planting and maintenance and irrigation
- ⊗ Existing trees to be removed and replaced with a different species and size and location and time of planting and maintenance and irrigation and fertilization
- ⊗ Existing trees to be removed and replaced with a different species and size and location and time of planting and maintenance and irrigation and fertilization and mulching
- ⊗ Existing trees to be removed and replaced with a different species and size and location and time of planting and maintenance and irrigation and fertilization and mulching and staking
- ⊗ Existing trees to be removed and replaced with a different species and size and location and time of planting and maintenance and irrigation and fertilization and mulching and staking and watering
- ⊗ Existing trees to be removed and replaced with a different species and size and location and time of planting and maintenance and irrigation and fertilization and mulching and staking and watering and pruning
- ⊗ Existing trees to be removed and replaced with a different species and size and location and time of planting and maintenance and irrigation and fertilization and mulching and staking and watering and pruning and training
- ⊗ Existing trees to be removed and replaced with a different species and size and location and time of planting and maintenance and irrigation and fertilization and mulching and staking and watering and pruning and training and support
- ⊗ Existing trees to be removed and replaced with a different species and size and location and time of planting and maintenance and irrigation and fertilization and mulching and staking and watering and pruning and training and support and wrapping
- ⊗ Existing trees to be removed and replaced with a different species and size and location and time of planting and maintenance and irrigation and fertilization and mulching and staking and watering and pruning and training and support and wrapping and painting
- ⊗ Existing trees to be removed and replaced with a different species and size and location and time of planting and maintenance and irrigation and fertilization and mulching and staking and watering and pruning and training and support and wrapping and painting and tagging
- ⊗ Existing trees to be removed and replaced with a different species and size and location and time of planting and maintenance and irrigation and fertilization and mulching and staking and watering and pruning and training and support and wrapping and painting and tagging and recording
- ⊗ Existing trees to be removed and replaced with a different species and size and location and time of planting and maintenance and irrigation and fertilization and mulching and staking and watering and pruning and training and support and wrapping and painting and tagging and recording and reporting
- ⊗ Existing trees to be removed and replaced with a different species and size and location and time of planting and maintenance and irrigation and fertilization and mulching and staking and watering and pruning and training and support and wrapping and painting and tagging and recording and reporting and reviewing
- ⊗ Existing trees to be removed and replaced with a different species and size and location and time of planting and maintenance and irrigation and fertilization and mulching and staking and watering and pruning and training and support and wrapping and painting and tagging and recording and reporting and reviewing and revising
- ⊗ Existing trees to be removed and replaced with a different species and size and location and time of planting and maintenance and irrigation and fertilization and mulching and staking and watering and pruning and training and support and wrapping and painting and tagging and recording and reporting and reviewing and revising and reworking
- ⊗ Existing trees to be removed and replaced with a different species and size and location and time of planting and maintenance and irrigation and fertilization and mulching and staking and watering and pruning and training and support and wrapping and painting and tagging and recording and reporting and reviewing and revising and reworking and redoing
- ⊗ Existing trees to be removed and replaced with a different species and size and location and time of planting and maintenance and irrigation and fertilization and mulching and staking and watering and pruning and training and support and wrapping and painting and tagging and recording and reporting and reviewing and revising and reworking and redoing and redoing



**GROUND COVERS**

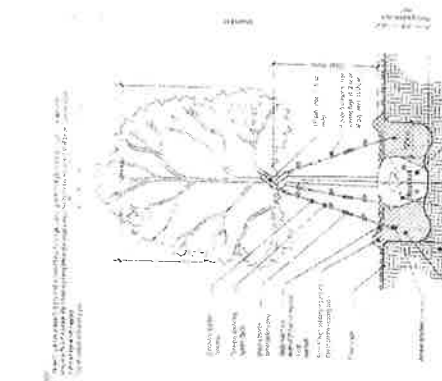
SYMBOL	CODE	DESCRIPTION
□	GP	Grass
□	SP	Stipitatum
□	MP	Moss
□	SS	Stone
□	PP	Permeable Pavers
□	LP	Light Pavers
□	EP	Embossed Pavers
□	CP	Concrete Pavers
□	BP	Brick Pavers
□	OP	Other Pavers
□	SP	Stipitatum
□	MP	Moss
□	SS	Stone
□	PP	Permeable Pavers
□	LP	Light Pavers
□	EP	Embossed Pavers
□	CP	Concrete Pavers
□	BP	Brick Pavers
□	OP	Other Pavers



SWAPPER CREEK CANAL (CANAL 2)  
 NORTH KENDALL DRIVE

L-06

SEE PLAN



1 General Planting Notes  
 SCALE: N.T.S.



2 Shrub Planting Detail  
 SCALE: N.T.S.



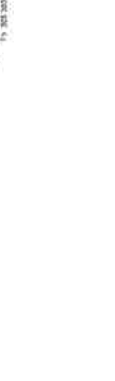
3 Shrub Planting Detail  
 SCALE: N.T.S.



4 Shrub Planting Detail  
 SCALE: N.T.S.



5 Tree Planting Detail  
 SCALE: N.T.S.



6 Palm Planting Detail  
 SCALE: N.T.S.



7 Shrub Planting Detail  
 SCALE: N.T.S.

**MAINTENANCE PLAN**  
 SCALE: N.T.S.

1. GENERAL PLANTING NOTES  
 ALL PLANTS SHALL BE MAINTAINED IN A HEALTHY CONDITION AND IN ACCORDANCE WITH THE FOLLOWING:

2. WATERING: PLANTS SHALL BE WATERED IN ACCORDANCE WITH THE FOLLOWING SCHEDULE:  
 - PLANTS SHALL BE WATERED AT LEAST ONCE PER WEEK.  
 - PLANTS SHALL BE WATERED MORE FREQUENTLY DURING PERIODS OF DROUGHT OR EXTREMELY HOT WEATHER.  
 - PLANTS SHALL BE WATERED MORE FREQUENTLY DURING PERIODS OF EXTREMELY COLD WEATHER.

3. FERTILIZATION: PLANTS SHALL BE FERTILIZED IN ACCORDANCE WITH THE FOLLOWING SCHEDULE:  
 - PLANTS SHALL BE FERTILIZED AT LEAST ONCE PER YEAR.  
 - PLANTS SHALL BE FERTILIZED MORE FREQUENTLY DURING PERIODS OF DROUGHT OR EXTREMELY HOT WEATHER.  
 - PLANTS SHALL BE FERTILIZED MORE FREQUENTLY DURING PERIODS OF EXTREMELY COLD WEATHER.

4. PRUNING: PLANTS SHALL BE PRUNED IN ACCORDANCE WITH THE FOLLOWING SCHEDULE:  
 - PLANTS SHALL BE PRUNED AT LEAST ONCE PER YEAR.  
 - PLANTS SHALL BE PRUNED MORE FREQUENTLY DURING PERIODS OF DROUGHT OR EXTREMELY HOT WEATHER.  
 - PLANTS SHALL BE PRUNED MORE FREQUENTLY DURING PERIODS OF EXTREMELY COLD WEATHER.

5. PEST CONTROL: PLANTS SHALL BE MONITORED FOR PESTS AND DISEASES. PESTS AND DISEASES SHALL BE TREATED AS NECESSARY.

6. SOIL CARE: PLANTS SHALL BE PROVIDED WITH ADEQUATE SOIL CARE. SOIL SHALL BE TESTED AND TREATED AS NECESSARY.

7. IRRIGATION: PLANTS SHALL BE PROVIDED WITH ADEQUATE IRRIGATION. IRRIGATION SYSTEMS SHALL BE MAINTAINED AND REPAIRED AS NECESSARY.

8. RECORDS: A RECORD SHALL BE KEPT OF ALL MAINTENANCE ACTIVITIES. THE RECORD SHALL INCLUDE THE DATE, TIME, AND NATURE OF ALL ACTIVITIES.

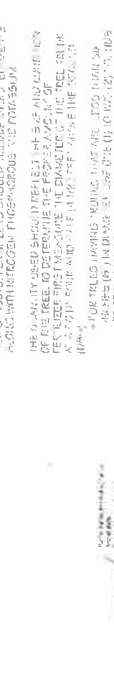
1 General Planting Notes  
 SCALE: N.T.S.



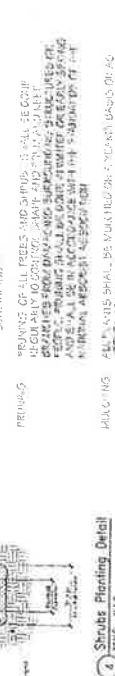
2 Shrub Planting Detail  
 SCALE: N.T.S.



3 Shrub Planting Detail  
 SCALE: N.T.S.



4 Shrub Planting Detail  
 SCALE: N.T.S.



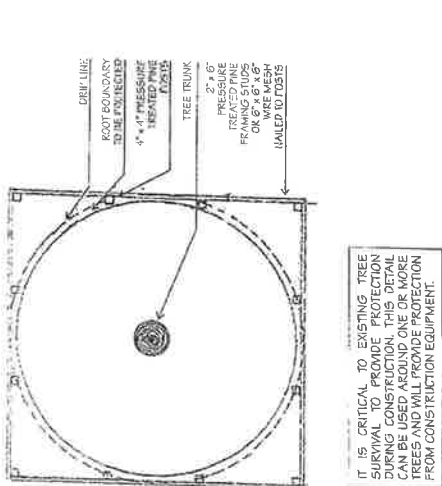
5 Tree Planting Detail  
 SCALE: N.T.S.



6 Palm Planting Detail  
 SCALE: N.T.S.



7 Shrub Planting Detail  
 SCALE: N.T.S.



1 General Planting Notes  
 SCALE: N.T.S.



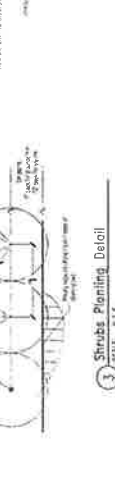
2 Shrub Planting Detail  
 SCALE: N.T.S.



3 Shrub Planting Detail  
 SCALE: N.T.S.



4 Shrub Planting Detail  
 SCALE: N.T.S.



5 Tree Planting Detail  
 SCALE: N.T.S.



6 Palm Planting Detail  
 SCALE: N.T.S.



7 Shrub Planting Detail  
 SCALE: N.T.S.

IT IS CRITICAL TO EXISTING TREE SURVIVAL TO PROVIDE PROTECTION DURING CONSTRUCTION. THIS DETAIL CAN BE USED AROUND ONE OR MORE TREES AND WILL PROVIDE PROTECTION FROM CONSTRUCTION EQUIPMENT.

1 General Planting Notes  
 SCALE: N.T.S.



2 Shrub Planting Detail  
 SCALE: N.T.S.



3 Shrub Planting Detail  
 SCALE: N.T.S.



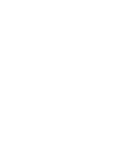
4 Shrub Planting Detail  
 SCALE: N.T.S.



5 Tree Planting Detail  
 SCALE: N.T.S.



6 Palm Planting Detail  
 SCALE: N.T.S.



7 Shrub Planting Detail  
 SCALE: N.T.S.



Stephen R. Olmsted, AICP  
Planning Director  
planning@pinecrest-fl.gov

MEMORANDUM

Department of Building and Planning

DATE: September 23, 2022

TO: Village of Pinecrest  
Zoning Board

FROM: Stephen R. Olmsted, AICP  
Planning Director

RE: Public Hearing 2022-0928-3 - Vladislava Finskaya and 5811 Kendall  
Property, LLC  
5811 North Kendall Drive (SW 88 Street)  
Lot Area and Width Variances

---

**PETITION REQUEST**

Vladislava Finskaya and 5811 Kendall Property, LLC (Owners); and Javier Vasquez and Edward Baker (Applicants) are requesting approval of variances from the minimum lot area requirements of Division 4.2 (e) 5. a. of the Village's Land Development Regulations to allow a lot area of 12,963 square feet for prospective lot 1 and 14,464 square feet for prospective lot 2 instead of 15,000 square feet as otherwise required; and a variance from the minimum lot frontage requirements of Division 4.2 (e) 5. e. of the Village's Land Development Regulations to allow both prospective lots to have 100 feet of street frontage instead of 120 feet as otherwise required.

The applicants intend to subsequently request approval of a preliminary subdivision plat for the creation of two (2) single-family residential lots on the subject property. The preliminary subdivision plat will be considered by the Village Council in a separate public hearing if the lot area and width variances are approved by the Zoning Board.

An application and description of the applicant's request are attached.

**Lot Size Required**

Pinecrest: 15,000 Square Feet

**Lot Size Proposed**

12,963 square feet (Lot 1)  
14,464 square feet (Lot 2)



The minimum required lot size in the RS 3 District in South Miami is 10,000 square feet.

**Lot Width Required**

Pinecrest: 120 Feet

**Lot width Proposed**

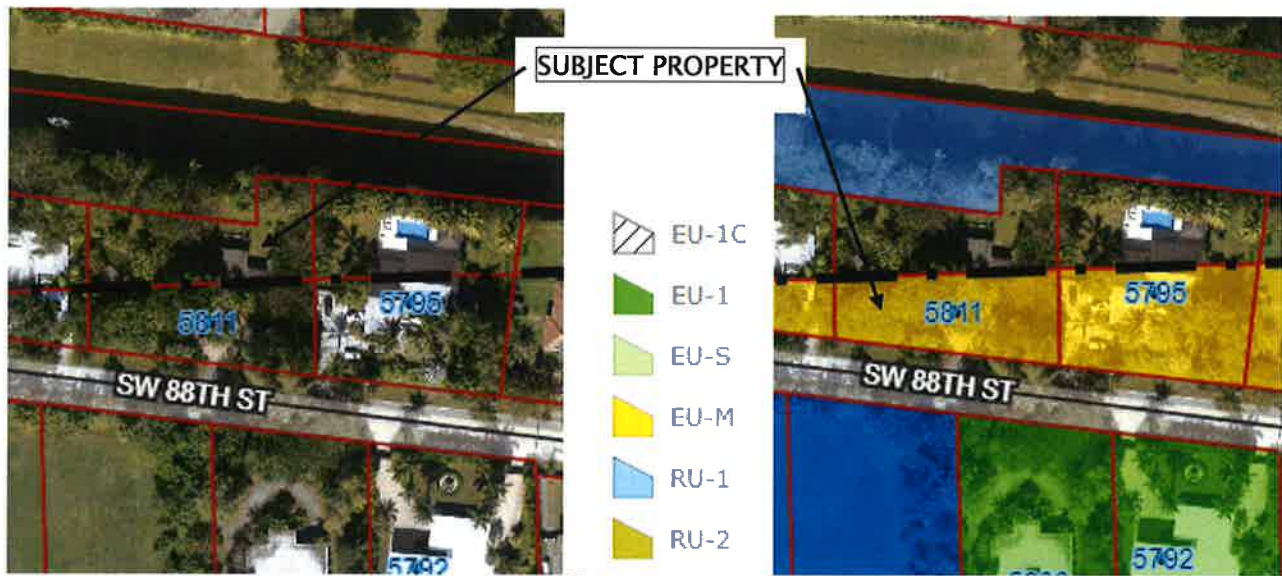
100 feet (Lot 1)

100 feet (Lot 2)

The minimum required lot width in the RS 3 District in South Miami is 75 Feet.

**SITE LOCATION**

The subject property is located partially in both the Village of Pinecrest and the City of South Miami at 5811 North Kendall Drive (SW 88 Street), within the EU-M, Residential Modified Estate zoning district (Pinecrest) and RS 3 Low Density residential Zoning District (South Miami).



**OWNER/APPLICANT**

Vladislava Finskaya and 5811 Kendall Property, LLC (Owners); and Javier Vasquez and Edward Baker (Applicants)

**BACKGROUND**

The subject property is located partially in the City of South Miami and the Village of Pinecrest. The Village of Pinecrest and City of South Miami entered into an interlocal agreement on April 15, 2022 allowing for the Village of Pinecrest to review permit and variance applications for this property (attached). The owners intend to subdivide the

property into two (2) single-family residential lots. If the variance requests are approved, the applicants will subsequently need to submit preliminary and final subdivision plats for review and consideration by the Village Council.

### **PUBLIC COMMENT**

The Building and Planning Department has not received any correspondence regarding the applicant's request.

### **PINECREST LAND DEVELOPMENT REGULATIONS**

The property is zoned EU-M, Residential Modified Estate within the Village of Pinecrest, and RS 3, Low Density Residential within the City of South Miami. The required width and area requirements in Pinecrest for lots within the EU-M, Residential Modified Estate zoning district are 120 feet in width and 15,000 square feet in area. Requirements in the RS 3 District in South Miami include a minimum lot width of 75 feet and lot area of 10,000 square feet.

Although the proposed dimensions meet the requirements of the City of South Miami, the Village of Pinecrest has permitting authority over the subject properties pursuant to the approved interlocal Agreement. The applicants are requesting two (2) variances to allow two lots that would be 100 feet in width instead of 120 feet as otherwise required; and 12,963 square feet and 14,464 square feet in area instead of 15,000 square feet in area as otherwise required.

### **Criteria**

Criteria for approval of a requested variance are provided in Division 3.5 of the Land Development Regulations. A copy of Division 3.5 is attached for the Zoning Board's consideration. Criteria include the following:

1. ***Variance consistent with authorized powers.*** *That the variance is in fact a variance set forth in the land development code and within the province of the board or Village Council, as applicable, based upon the opinion of the Village Attorney.*

The Zoning Board has the authority to consider the request. Pursuant to Division 3.5(b) of the Village Land Development Regulations, a variance is authorized to be granted by the Zoning Board for setback lines; lot width; street frontage; lot depth; landscape or open space requirements; height limitations; yard regulations; fences and walls; signs, and other matters specifically permitted as variances. The attached Interlocal Agreement grants authority to the Village of Pinecrest to

consider zoning matters for the subject property located in Pinecrest and South Miami.

2. ***Existence of special conditions or circumstances.*** *That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district.*

The subject property is located in two separate jurisdictions, within the Village of Pinecrest and the City of South Miami. If the lots were located entirely in South Miami, the requested variances would not be required since they are in compliance with the dimensional requirements of the RS 3 District.

3. ***Conditions not created by the applicant.*** *That special conditions and circumstances do not result from the actions of the applicant.*

The conditions are created by the applicant and the applicant's desire to divide the property into two lots. If the variance is not granted, it will not be possible to divide the property so that both lots meet the minimum width and area requirements of the Village's Land Development Regulations. The existing parcel is 27,427 square feet in area.

4. ***Special privileges not conferred.*** *That granting the variance requested will not confer on the applicant any special privilege that is denied by the Land Development Code to other lands, buildings, or structures in the same zoning district.*

Division of the subject property into two lots could be completed without variances if the property were located entirely in South Miami. However, the property is not large enough or wide enough to allow for subdivision in Pinecrest without the requested variances.

5. ***Hardship conditions exist.*** *That literal interpretation of the provisions of the Land Development Code would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the Land Development Code and would work unnecessary and undue hardship on the applicant.*

Literal interpretation of the Land Development Regulations would require the existing parcel to remain undivided with an overall area of 27,427 square feet in area but would allow for the development of one single-family residence. This is

nearly twice the minimum required lot area of 15,000 square feet within the EU-M, Residential Modified Estate zoning district.

6. **Only the minimum variance granted.** *That the variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure.*

Reasonable use of the property for development of a single family residence is currently available and will continue to be available to the property owners if the applicant's variance request is denied.

7. **Not injurious to the public welfare or intent of the land development code.** *That the grant of the variance will be in harmony with the general intent and purpose of the Comprehensive Development Master Plan and the Land Development Code and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.*

Approval of the variance would not be injurious to the public welfare. Approval of the variance will allow for the creation of two lots that meet all dimensional requirements of the EU-M Residential Modified Estate Zoning district except for the minimum required width at the front right-of-way line for the proposed corner lot.

## **PUBLIC COMMENT**

Staff has not received any correspondence regarding the proposed variances.

## **RECOMMENDATION**

The Building and Planning Department recommends that the variance request be denied as the request does not meet all of the criteria required for approval.

In the event the Zoning Board considers granting the requested variance, the Board may prescribe appropriate conditions to mitigate the proposed variance and to ensure safeguards in conformity with the Comprehensive Development Master Plan and the Land Development Regulations or any other duly enacted ordinance. Violation of such conditions and safeguards, when made a part of the terms under which the variance is granted, shall be deemed a violation of the Land Development Regulations and shall nullify the variance.



MEMORANDUM

Department of Building and Planning

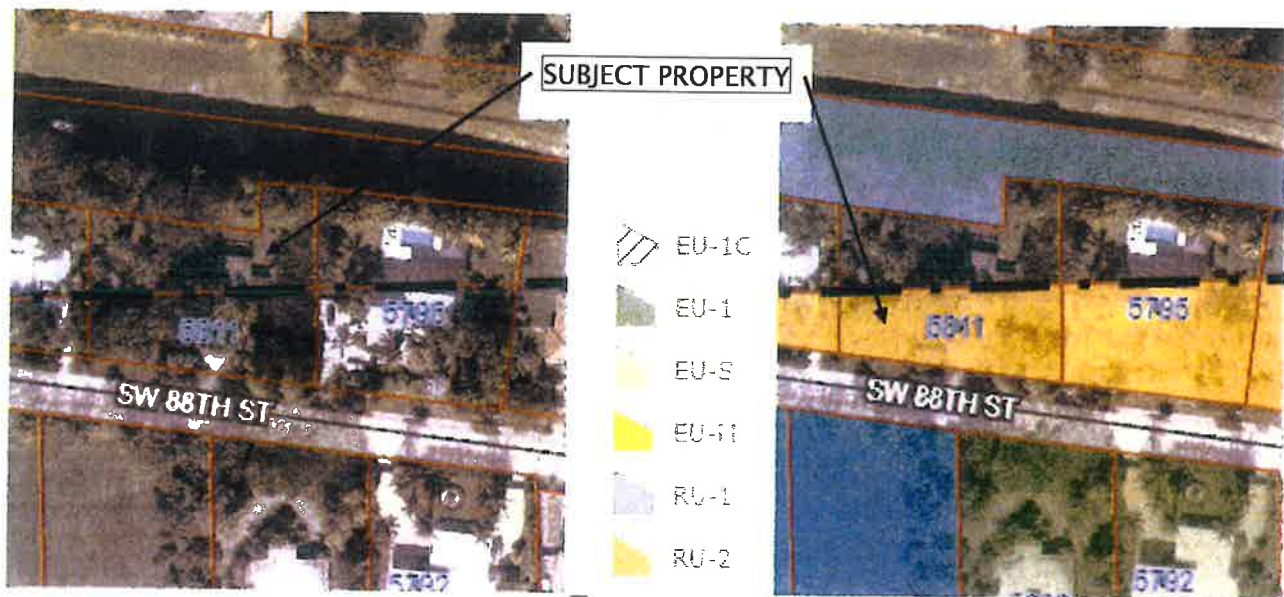
On **Wednesday, September 28, 2022 at 7:00 p.m.**, the Pinecrest Zoning Board will conduct a quasi-judicial public hearing in Leslie Bowe Hall at Evelyn Greer Park, located at 8200 SW 124 Street, Pinecrest, Florida 33156 to consider the following:

**OWNERS/APPLICANT(S):** Vladislava Finskaya and 5811 Kendall Property, LLC (Owners); and Javier Vasquez and Edward Baker (Applicants)

**ITEM:** Lot Area and Lot Frontage Variances

**LOCATION:** The subject property is located at 5811 North Kendall Drive (SW 88 Street), Pinecrest, Florida 33156 within the EU-M, Residential Modified Estate zoning district.

**REQUEST:** Vladislava Finskaya and 5811 Kendall Property, LLC (Owners); and Javier Vasquez and Edward Baker (Applicants) are requesting approval of variances from the minimum lot area requirements of Division 4.2 (e) 5. a. of the Village's Land Development Regulations to allow a lot area of 12,963 square feet for prospective lot 1 and 14,464 square feet for prospective lot 2 instead of 15,000 square feet as otherwise required; and a variance from the minimum lot frontage requirements of Division 4.2 (e) 5. e. of the Village's Land Development Regulations to allow the prospective 2 lots to have 100 feet of street frontage instead of 120 feet as otherwise required.



All interested parties are urged to participate. Objections or expressions of approval may be made in person at the hearing or filed in writing prior to or at the hearing. Interested parties requesting information are asked to contact the Building and Planning Department by calling (305) 234-2121, via e-mail at [planning@pinecrest-fl.gov](mailto:planning@pinecrest-fl.gov), or writing the department at Village of Pinecrest, Building and Planning Department, 12645 Pinecrest Parkway, Pinecrest, FL 33156. Refer to the Hearing Number when making an inquiry.

**OVER**



**OVER**

In accordance with the American with Disabilities Act of 1990, all persons who are disabled and who need special accommodations to participate in this meeting because of that disability should contact the Village Clerk at (305) 234-2121 not later than seven business days prior to such proceeding.

Should any person decide to appeal any decision of the Zoning Board with respect to any matter considered at such meeting or hearing, that person will need a record of the proceedings and, for such purpose, may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based (F.S. 286.0105).







VILLAGE OF PINECREST  
Building & Planning Department

# PUBLIC HEARING APPLICATION

## Administrative Review Application

- Please check one:
- VILLAGE COUNCIL
  - PLANNING BOARD
  - ADMINISTRATIVE REVIEW

OFFICIAL USE ONLY	
Application No.	_____
Date Received:	_____

### INSTRUCTIONS

This application, with all supplemental data and information, must be completed in accordance with the specific instructions in this application. Applications and all supplemental information must be filed no later than 60 days prior to the regular public hearing date.

### APPLICATION

Please indicate which type of application you are submitting by checking one category below:

- |  |  |
|--|--|
| <input type="checkbox"/> Change in Zoning District | <input type="checkbox"/> Plat          |
| <input checked="" type="checkbox"/> Variance       | <input type="checkbox"/> Entry Feature |
| <input type="checkbox"/> Appeal of Decision        | <input type="checkbox"/> Site Plan     |
| <input type="checkbox"/> Conditional Use           | <input type="checkbox"/> Other _____   |

**IMPORTANT:** THE APPLICANT, OR REPRESENTATIVE, MUST BE PRESENT AT THE HEARING TO PRESENT THE PROPOSAL.

Please print or type

Name of Applicant, agent or tenant (with owner's affidavit) <b>5811 Kendall Property LLC</b>		
Mailing Address <b>5811 North Kendall Dr.</b>	City, State, Zip <b>Pinecrest, FL 33156</b>	Telephone Email
Name of Owner <b>Vladislava Finskaya</b>		
Mailing Address <b>5811 North Kendall Dr.</b>	City, State, Zip <b>Pinecrest, FL 33156</b>	Telephone Email

### PROPERTY INFORMATION

A. LEGAL DESCRIPTION. (If subdivided – lot, block, complete name of subdivision, plat book and page numbers).  
If metes and bounds description – Complete description, including section, township and range).

Folio Number 20-5001-001-0080 and 09-4036-000-0920

Address 5811 North Kendall Dr., Pinecrest, FL.33156

Lot(s) \_\_\_\_\_ Block \_\_\_\_\_ Section \_\_\_\_\_ Plat Book No. \_\_\_\_\_ Page No. \_\_\_\_\_

FINISHED FLOOR ELEVATION (If applicable): \_\_\_\_\_ FLOOD \_\_\_\_\_ ZONE \_\_\_\_\_

Revised 8/2016

12645 Pinecrest Parkway, Pinecrest, Florida 33156 | T: 305.234.2121 | F: 305.234.2133 | www.pinecrest-fl.gov

2437382D-CEDF-4DFD-83AD-007B4704E74A --- 2022/07/05 09:21:25 -8:00 --- Remote Notary





All data and exhibits submitted in connection with this application become a PERMANENT PART OF THE PUBLIC RECORDS OF THE VILLAGE OF PINECREST.

The following enclosures where applicable MUST BE ATTACHED to complete the application:

- A.  **SURVEY OF PROPERTY:** For vacant or improved property. Must be no more than five years old and sealed by a registered land surveyor. The Building and Planning Department may require a more recent survey if a site visit indicates any discrepancies. Survey must include, where applicable, lot lines, all structures, walls, fences, landscaping, and all physical improvements.
- B.  **SITE DEVELOPMENT PLAN:** Where applicable, plans shall show location and elevations of existing and proposed buildings, proposed additions, alterations and use of each; all dimensions of buildings and space between buildings; setbacks from property lines; proposed and existing off-street parking showing lined spaces, driveways, handicap spaces, compact spaces; a landscape plan that complies with Village of Pinecrest Landscape Ordinance showing location of existing and proposed vegetation, landscaping (i.e. trees and hedges), number, height and species type. The plan shall also show wall and fence height, location and material.
- C.  **LETTER OF INTENT:** A letter of intent must be filed explaining in detail the extent of the development. Signature and address must be shown.
- D.  **OTHER GOVERNMENTS/AGENCIES ENDORSEMENTS:** All applicable DERM, Miami-Dade Fire Department, or the Miami-Dade Water and Sewer Department's endorsement must be submitted.
- E.  **OWNER'S AFFIDAVIT:** Owner's affidavit allowing the filing of an application is required on all applications where the applicant is not the owner of the property under consideration; same form allows posting of property.
- F.  **TRAFFIC STUDY:** A detailed traffic analysis considering the impacts of the proposed development on current level-of-service (LOS) standards in abutting (or nearby) roads and intersections.

**NOTE:** SURVEYS, SITE DEVELOPMENT PLANS, LANDSCAPE PLANS MUST BE SUBMITTED AT STANDARD PLAN SIZE AND DRAWN TO AN ENGINEERING OR ARCHITECTURAL SCALE (STRUCTURES ONLY). AN APPLICATION WILL NOT BE CONSIDERED COMPLETE UNLESS 10 COPIES OF THE APPLICATION AND SUPPORTING DOCUMENTATION (FRONT AND BACK), APPROPRIATE PLAN DRAWINGS AND SURVEYS ARE SUBMITTED. **UNLESS DETERMINED OTHERWISE BY THE PLANNING DIRECTOR, ALL PRESENTATION GRAPHICS MUST BE IN POWERPOINT OR OTHER DIGITAL FORMAT.**

In support of this request, I submit the following additional items, which are attached hereto and made a part of this application:

- 35 MM Photo(s) (Mounted 8 1/2 x 11)
- Letters from Area Residents
- Other \_\_\_\_\_

Please check only one of the following options:

FOR VILLAGE COUNCIL PURPOSES

I/We understand that additional public hearings may be required and any interested person may discuss the application with Village staff to the same extent as the applicant. The application may change during the hearing process and additional public notices may affect the schedule of the hearings. If my/our appeal is denied, I/we must file an appeal to the Circuit Court within 30 days of the meeting.

FOR ZONING BOARD PURPOSES

I/We understand that additional public hearings may be required and any interested person may discuss the application with Village staff to the same extent as applicant. The application may change during the hearing process and additional public notices may affect the schedule of the hearings. If my/our appeal is denied, I/we must file an appeal with the Village Clerk within 14 days of the decision.

7-26-22

  
 Vladislava Finskaya

Date \_\_\_\_\_ Applicant's Signature \_\_\_\_\_ Print Name \_\_\_\_\_

Date \_\_\_\_\_ Applicant's Signature (if more than one) \_\_\_\_\_ Print Name \_\_\_\_\_

2437382D-CEDF-4DFD-83AD-007B4704E74A --- 2022/07/26 09:21:25 -8:00 --- Reimole Notary



I/We Vladislava Finskaya-5811 North Kendall Property LLC as Owner(s) of Lot(s) 20-5001-001-0080 and 09-4036-000-0920

Block \_\_\_\_\_ Section \_\_\_\_\_ PB/PG \_\_\_\_\_

of property which is located at 5811 North Kendall Dr., Pinecrest, FL.33156 desire to file an application for a public hearing before the  Village Council  Planning Board  Administrative Review, and I/We do understand and agree as follows:

1. That the application for a variance will not be heard unless the applicant is present at the hearing.
2. The property will be posted with a sign, which must not be removed until after the public hearing, at which time the Village staff will remove the sign.
3. That the requirements of the zoning code, Miami-Dade County Ordinances, the Florida Building Code, and other government agencies may affect the scheduling and ability to obtain/issue a permit for the proposal.
4. That the only exceptions to the zoning code are those that have been specified in the written application and any other code or plan issues will be corrected by modifying the plans to comply with the respective codes and ordinances of the Village of Pinecrest or Miami-Dade County ordinances.
5. That the applicant will be responsible for complying with all the conditions and restrictions imposed by the Village Council or Zoning Board in connection with the request and will take the necessary steps to make the request effective if approved by the Village Council or Zoning Board.
6. That it is the responsibility of the applicant to submit a complete application with all of the documents necessary for the Village Council or Zoning Board to hear the applicant's request.
7. That the applicant is responsible for timely submission and accuracy of all items requested on the application.
8. That the applicant is responsible for an additional fee for mailing notice to surrounding property owners and recording of the Development Order as specified by the LDRs.

I/We as the owners of the subject property (check one):

- do hereby authorize Javier L. Vazquez, Esq. and Edward G. Baker, Esq to act on my/our behalf as the applicant.
- will on my/our own behalf act as applicant(s), and make application in connection with this request for a public hearing before the Village Council or Zoning Board.

Owner's Name 5811 Kendall Property LLC/ Vladislava Finskaya Signature \_\_\_\_\_ Date \_\_\_\_\_

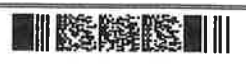
Owner's Name See attached Signature See attached Date See attached

Notary to Owner: See attached

Applicant's Name \_\_\_\_\_ Signature \_\_\_\_\_ Date \_\_\_\_\_

Notary to Applicant:

2437382D-CEDF-4DFD-83AD-007B4704E74A -- 2022/07/26 09:27:25 -8:00 --- Ref:note Notary



# PUBLIC HEARING APPLICATION SUPPLEMENT

**OPTIONAL**  
 However, applicants are encouraged to contact neighbors regarding application.

\_\_\_\_\_ has applied to the Village of Pincrest for a variance,  
 Name of Applicant

which will affect the property located at \_\_\_\_\_ as follows:  
 Property Address

To permit \_\_\_\_\_

The  Village Council  Zoning Board will hold a public hearing on this request. I have read the above requested variance, the applicable plans and understand that I am waiving any objection to the proposed variance and related construction as described above. By subscribing my name below, I hereby certify that I have done so freely and without any duress or misrepresentation on the part of the applicant.

Parcel 1 _____ Owner Name _____ Address _____ Signature _____ Date _____	Parcel 2 _____ Owner Name _____ Address _____ Signature _____ Date _____	Parcel 3 _____ Owner Name _____ Address _____ Signature _____ Date _____
Parcel 4 _____ Owner Name _____ Address _____ Signature _____ Date _____	SUBJECT PROPERTY Please indicate the NORTH direction. (Circle one)  ←    ↑    ↓    →	Parcel 5 _____ Owner Name _____ Address _____ Signature _____ Date _____
STREET / AVENUE / TERRACE / ROAD / COURT		
Parcel 6 _____ Owner Name _____ Address _____ Signature _____ Date _____	Parcel 7 _____ Owner Name _____ Address _____ Signature _____ Date _____	Parcel 8 _____ Owner Name _____ Address _____ Signature _____ Date _____

2437382D-CEDF-4DFD-83AD-007B4704E74A --- 2022/07/26 09:21:25 -8:00 --- Remote Notary



July 26, 2022

**VIA HAND DELIVERY**

Village of Pinecrest  
Building and Planning Department  
12645 Pinecrest Parkway  
Pinecrest, Florida 33156  
Attn: Mr. Stephen R. Olmstead

Re: Letter of Intent for 5811 North Kendall Drive, Miami, Florida 33156

Dear Mr. Olmstead:

The undersigned is legal counsel to 5811 Kendall Property LLC, a Florida limited liability company ("**Applicant**"), the owner of the property located at 5811 North Kendall Drive, Miami, Florida 33156 (the "**Property**"), as further described on Exhibit A attached hereto. The Property is unique in nature as it encroaches the municipal boundaries of both the Village of Pinecrest ("**Village**") and the City of South Miami ("**City**"). Pursuant to the Interlocal Agreement Between the Village of Pinecrest and City of South Miami, dated as of April 15, 2022 (the "**Interlocal Agreement**"), the Village and City agreed that the Property would be subject to the zoning, building and code compliance of the Village. This letter shall constitute our letter of intent to the Village in support of an application for two non-use variances.

My client is proposing to replat the Property into two lots ("**Plat**") with the intent of building a single-family home on each lot (the "**Project**"). In connection with the foregoing, the two non-use variances that are being requested are (1) lot frontage and (2) total lot area. The Property is zoned EU-M, which requires 120' lot frontage and a minimum of 15,000 square feet of total lot area. The Plat proposes that each lot will have 100' of frontage and lot one will have 12,963 square feet of total lot area ("**Lot 1**") and lot two will have 14,464 square feet of total lot area ("**Lot 2**"). In accordance with the Development Review Process Handbook, this request complies with the seven required criteria as follow:

1. Variance Consistent with Authorized Powers. Per the definition of Variance in the Village of Pinecrest Land Development Code (the "**Code**"), we are requesting a grant of relief from the Code by the zoning board to permit construction in a manner otherwise prohibited by the Code, specifically with respect to the lot frontage and lot coverage requirements of an EU-M district as described in Div. 4.2 of the Code.
2. Existence of Special Conditions or Circumstances. The Property is unique in nature. The Property encroaches the municipal boundaries of the Village and City, which creates special conditions and circumstances that arise from the fact that the Property must comply with the requirements of two municipalities. The Property is in compliance with the City's requirements and the granting of the two non-use variances will allow the Property to be developed as described in this letter.

3. Conditions Not Created by Applicant. The municipal boundaries were not created by the Applicant.
4. Special Conditions not Conferred. The granting of this variance will not confer any special privilege on the Applicant given the unique nature of the Property and would not create precedent for other properties in the Village given the peculiar circumstances.
5. Hardship Conditions Exist. The peculiar nature of the Property creates a hardship for the aforementioned reasons relating to split jurisdiction. The City is aware of the burden created on property owners like the one at hand as evidenced by the adoption of the Interlocal Agreement.
6. Only the Minimum Variance Granted. The Applicant is requesting minimal variances required to achieve lots that are consistent and compatible with the neighborhood and the development fabric of the Village. The design of the Project aimed to reduce the variance requests as much as possible.
7. Not Injurious Public Welfare or Intent of the Land Development Code. The Project will promote compatibility with natural features and further preserve open space. The Project will not (i) impair the public health, safety, comfort, morals or general welfare of the inhabitants of the Village, (ii) create a nuisance, (iii) nor create added traffic congestion.

Approval of this application will allow the addition of low-density residential development that aims to protect the quality and character of the residential development in the neighborhood, promote compatibility with natural features and further preserve open space. The foregoing aims of the Village's Comprehensive Development Master Plan positively influenced the design of the proposed homes as follows:

1. The proposed homes will be nearly 10% under the maximum 30% allowed building coverage.
2. The proposed homes will substantially exceed the required minimum green area of 35% of lot area with each lot having more than 55% of green area.
3. The landscaping plan will substantially exceed the required minimum number of trees: Lot 1 will have 20 trees, when only 8 are required; and Lot 2 will have 27 trees, when only 8 are required.

For all of the aforementioned reasons, we respectfully request your favorable review and support of this application. Thank you in advance for your consideration regarding this application. In the meantime, please feel free to call me if you have any questions.

Respectfully submitted,



Edward Baker, Esq.

Exhibit A

Legal Description

A portion of the SE 1/4 of the SE 1/4 of Section 36, Township 54 South, Range 40 East. and a portion of Tract 1, of AVOCADO LAND CO'S SUBDIVISION of Section 1, Township 55 South, Range 40 East Plat Book 2, at Page 44, more particularly described as follows:

Beginning at a point where a line parallel to and 696.0 feet West of the East line of Section 1, Township 55 South, Range 40 East intersects the Northerly line of Buckingham Drive as shown on PLAT OF STEWART MANOR, recorded in Plat Book 25, Page 14, of the Public Records of Miami-Dade County, Florida; thence run Easterly along the Northerly line of said Buckingham Drive, a distance of 50.0 feet; thence deflecting to the left at an angle of 98° 10' 25.8" run North parallel to the East line of said Section 1, a distance of 170.0 feet, more or less, the center line of Snapper Creek Canal; thence run Westerly along the center line of Snapper Creek Canal, a distance of 50.00 feet; thence run South along a line parallel to and 696.0 feet West of the East line of said Section, a distance of 43.72 feet, more or less, to a point on the Southerly Right-of-Way line of Snapper Creek Canal; thence run Westerly along said Southerly Right-of-Way line, a distance of 151.53 feet to a point on a line parallel to and 846.0 feet West of the East line of said Section 1; thence run South along said line, a distance of 126.28 feet to the Northerly line of said Buckingham Drive, also known as North Kendall Drive; thence run Easterly along said Northerly line, a distance of 151.53 feet to the POINT OF BEGINNING.



**PACHECO ARCHITECTURE**  
 PACHECO ARCHITECTURE, LLC.  
 AA28092619 - AR000412 - AR101855  
 790 SW 72ND AVE. SUITE 101, MIAMI FL 33155  
 (305) 441-1111  
 www.pachecoarchitecture.com

**CLIENT / OWNER:**

5811 NORRIS KENDALL DRIVE

**PROJECT:**

5811 NORRIS KENDALL DRIVE

FOIUC: 09-4636-000-0020 (CITY OF SOUTH MIAMI)

FOIUC: 20-5801-001-0080 (VILLAGE OF PINECREST)

**SUBMITTAL DESCRIPTION:**

SCHEMATIC SITE PLANS  
 AREA TABULATIONS  
 SCHEMATIC FLOOR PLANS  
 SCHEMATIC ELEVATIONS

**INDEX OF DRAWINGS:**

**ARCHITECTURE**

- A-0.0 COVER / INDEX OF DRAWINGS
- A-1.0 SITE PLAN
- A-1.1 AREA TABULATIONS
- A-1.2 LOT 2 AREA TABULATIONS
- A-2.0 FIRST FLOOR PLAN
- A-3.0 SECOND FLOOR PLAN
- A-4.0 ELEVATIONS
- A-5.0 LOT 2 ELEVATIONS



Raymond

Digitally signed by Raymond Pacheco: A01410C

Pacheco: A01410C; Pacheco: A01410C; 000001780409741

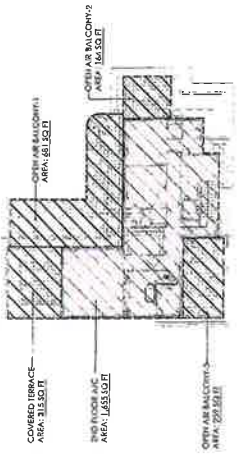
000001780409741

100018E47

Date: 2022.06.24 16:36:14 -04'00'

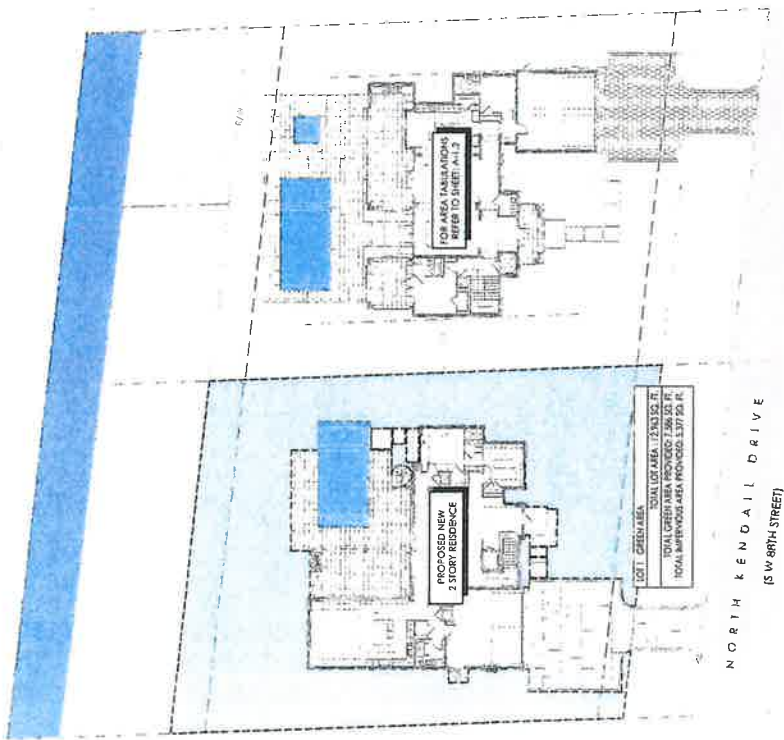
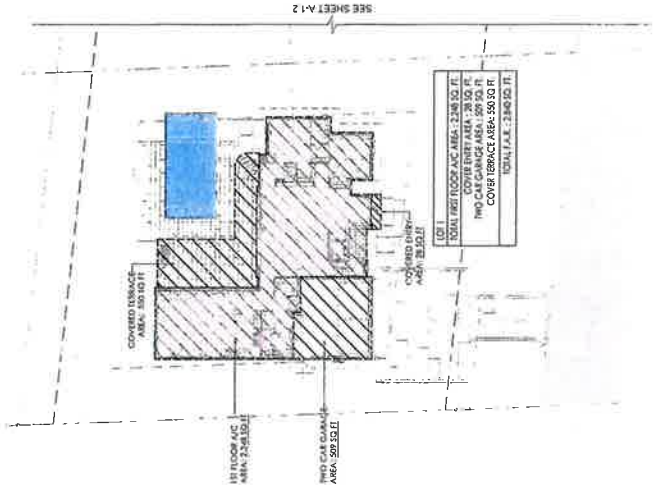
THIS SET OF DRAWINGS AND SPECIFICATIONS IS THE PROPERTY OF PACHECO ARCHITECTURE, LLC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF PACHECO ARCHITECTURE, LLC. THE USER AGREES TO HOLD PACHECO ARCHITECTURE, LLC HARMLESS FROM AND AGAINST ALL LIABILITY AND OTHER DAMAGES, INCLUDING REASONABLE ATTORNEY'S FEES AND COSTS, THAT MAY BE INCURRED BY PACHECO ARCHITECTURE, LLC AS A RESULT OF THE USER'S USE OF THESE DRAWINGS AND SPECIFICATIONS FOR ANY PROJECT OTHER THAN THAT IDENTIFIED HEREIN.





LOT 1 - SECOND FLOOR AREAS  
 SCALE: 3/32" = 1'-0"

TOTAL BALCONY GREEN AREA: 1,453 SQ. FT.
COVER TERRACE AREA: 315 SQ. FT.
OPEN AIR BALCONY #1 AREA: 481 SQ. FT.
OPEN AIR BALCONY #2 AREA: 106 SQ. FT.
OPEN AIR BALCONY #3 AREA: 229 SQ. FT.
TOTAL: 2,484 SQ. FT.



ZONING REGULATION FOR VILLAGE OF PINECREST (EU-M)

LOT 1	12,741.00 FT.
MAXIMUM BUILDING COVERAGE ALLOWED (30% OF LOT AREA):	3,822.30 FT.
MINIMUM COVERAGE PROVIDED:	2,840.50 FT.
MINIMUM IMPERVIOUS AREA PROVIDED:	5,375.50 FT.
MINIMUM GREEN AREA ALLOWED (30% OF LOT AREA):	4,533.30 FT.
GREEN AREA PROVIDED:	7,394.50 FT.

CONSTRUCTION AREA ANALYSIS

1ST FLOOR A/C AREA:	2,340.50 FT.
2ND FLOOR A/C AREA:	1,453.50 FT.
TOTAL A/C AREA:	3,794.00 FT.
TWO CAR GARAGE AREA:	509.50 FT.
1ST FLOOR COVERED TERRACE:	28.50 FT.
1ST FLOOR COVERED TERRACE:	4,975.50 FT.
SUBTOTAL AREAS:	4,975.50 FT.
2ND FLOOR COVERED TERRACE:	315.50 FT.
2ND FLOOR OPEN AIR TERRACE #1:	491.50 FT.
2ND FLOOR OPEN AIR TERRACE #2:	259.50 FT.
2ND FLOOR OPEN AIR TERRACE #3:	459.50 FT.
SWIMMING POOL:	6,837.50 FT.
TOTAL GROSS AREAS:	6,837.50 FT.

DISCLAIMER  
 THE ACCURACY OF THE LOT SIZES SUBMITTED HEREIN ARE SUBJECT TO CHANGES. THE CLIENT SHALL BE RESPONSIBLE FOR VERIFYING THE PRELIMINARY PLANS AND REGULATIONS AND ARE SUBJECT TO CHANGE. THE CLIENT SHALL BE RESPONSIBLE FOR VERIFYING THE PRELIMINARY PLANS AND REGULATIONS AND ARE SUBJECT TO CHANGE. THE CLIENT SHALL BE RESPONSIBLE FOR VERIFYING THE PRELIMINARY PLANS AND REGULATIONS AND ARE SUBJECT TO CHANGE.



DATE	08/12/21
REVISIONS	
ISSUED	
DRAWN	
CHECKED	

### ZONING REGULATION FOR VILLAGE OF PINECREST (EU-M)

LOT AREA	14,638 SQ. FT.
MAXIMUM BUILDING COVERAGE (H) (OWD) (80% OF LOT AREA)	4,339 SQ. FT.
BUILDING COVERAGE PROVIDED:	3,221 SQ. FT.
MAXIMUM IMPERVIOUS AREA ALLOWED (65% OF LOT AREA)	9,491 SQ. FT.
IMPERVIOUS AREA PROVIDED:	6,091 SQ. FT.
MINIMUM GREEN AREA ALLOWED (15% OF LOT AREA)	5,062 SQ. FT.
GREEN AREA PROVIDED:	8,373 SQ. FT.

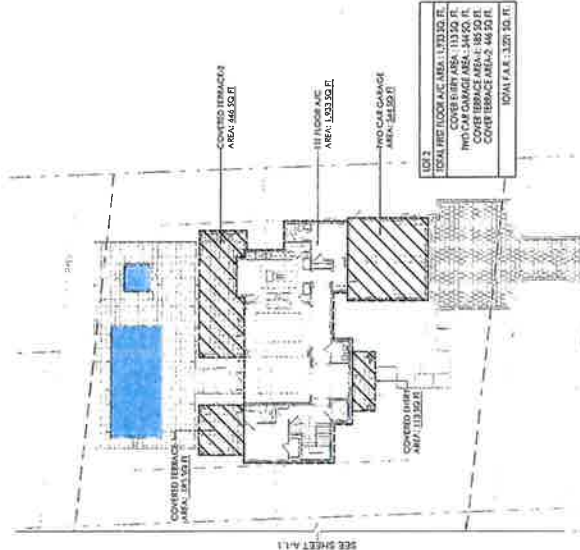
1. LOT AREA INDICATED HEREIN MAY VARY ACCORDINGLY	
FLOOR AREA RATIO (F.A.R.)	
MAXIMUM F.A.R. ALLOWED AT FIRST FLOOR (30%):	4,339 SQ. FT.
FIRST FLOOR F.A.R. PROVIDED:	3,221 SQ. FT.
MAXIMUM F.A.R. ALLOWED AT SECOND FLOOR (30%):	4,339 SQ. FT.
SECOND FLOOR F.A.R. PROVIDED:	2,873 SQ. FT.
CONSTRUCTION AREA ANALYSIS	
1ST FLOOR A.C. AREA:	1,933 SQ. FT.
2ND FLOOR A.C. AREA:	3,874 SQ. FT.
TOTAL A.C. AREA:	5,807 SQ. FT.
TWO CAR GARAGE AREA:	544 SQ. FT.
SWIMMING POOL AND SPA:	118 SQ. FT.
1ST FLOOR COVERED TERRACE:	446 SQ. FT.
1ST FLOOR COVERED TERRACE:	5,095 SQ. FT.
2ND FLOOR OPEN-AIR TERRACE:	185 SQ. FT.
2ND FLOOR OPEN-AIR TERRACE:	445 SQ. FT.
SWIMMING POOL AND SPA:	6,279 SQ. FT.

**DISCLAIMER**  
 THE ACCURACY OF THE LOT SIZES ILLUSTRATED HEREIN ARE SUBJECT TO CHANGE. AREA TABULATIONS SHOWN HEREIN REFLECT THE PRELIMINARY PLANS AND ELEVATIONS. ALL SETBACKS, FLOOR PLANS, ELEVATIONS, AND/OR RENDERINGS WILL COMPLY WITH VILLAGE OF PINECREST ZONING CODE.



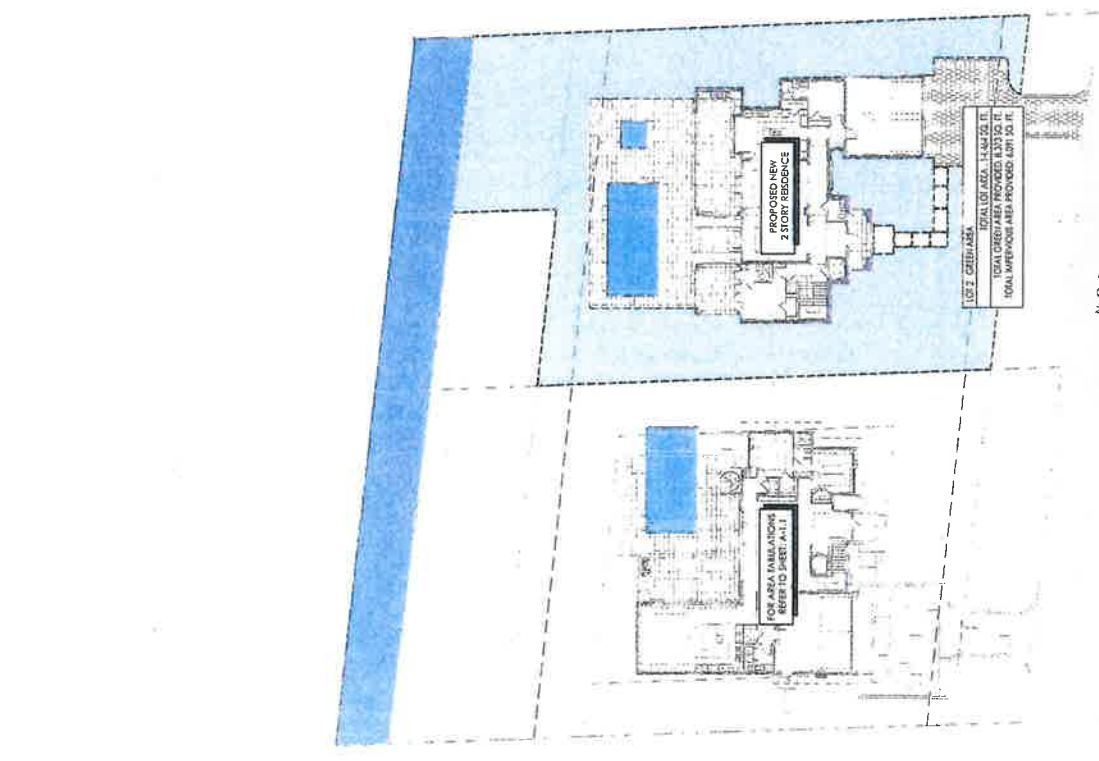
LOT 2  
 SCALE: 3/32" = 1'-0"  
 TOTAL COVERED TERRACE AREA: 13,125 SQ. FT.  
 OPEN AIR BALCONY #1 AREA: 185 SQ. FT.  
 OPEN AIR BALCONY #2 AREA: 489 SQ. FT.  
 OPEN AIR BALCONY #3 AREA: 185 SQ. FT.  
 TOTAL: 2,327 SQ. FT.

**LOT 2 - SECOND FLOOR AREAS**  
 SCALE: 3/32" = 1'-0"  
 Hatched area indicates A.C. AREA



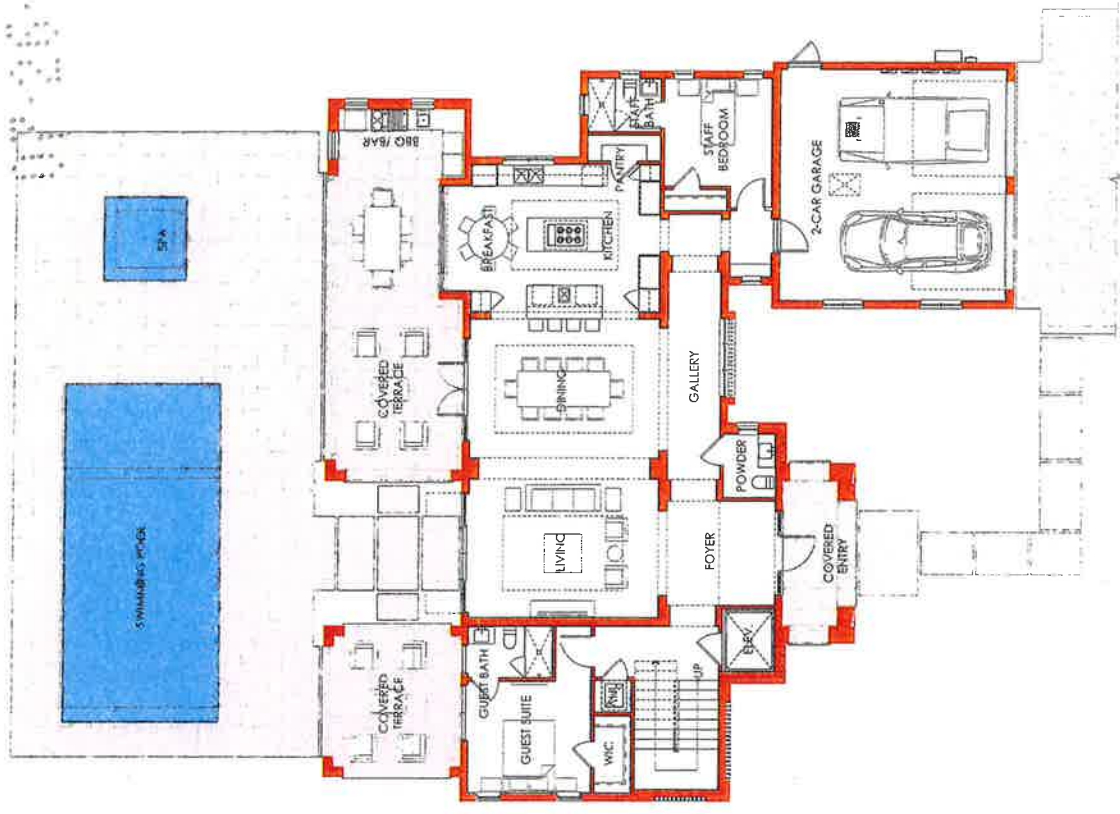
LOT 2  
 SCALE: 3/32" = 1'-0"  
 TOTAL 1ST FLOOR A.C. AREA: 1,933 SQ. FT.  
 TWO CAR GARAGE AREA: 544 SQ. FT.  
 COVERED TERRACE AREA: 446 SQ. FT.  
 1ST FLOOR COVERED TERRACE: 5,095 SQ. FT.  
 2ND FLOOR A.C. AREA: 3,874 SQ. FT.

**LOT 2 - FIRST FLOOR AREAS**  
 SCALE: 3/32" = 1'-0"  
 Hatched area indicates A.C. AREA

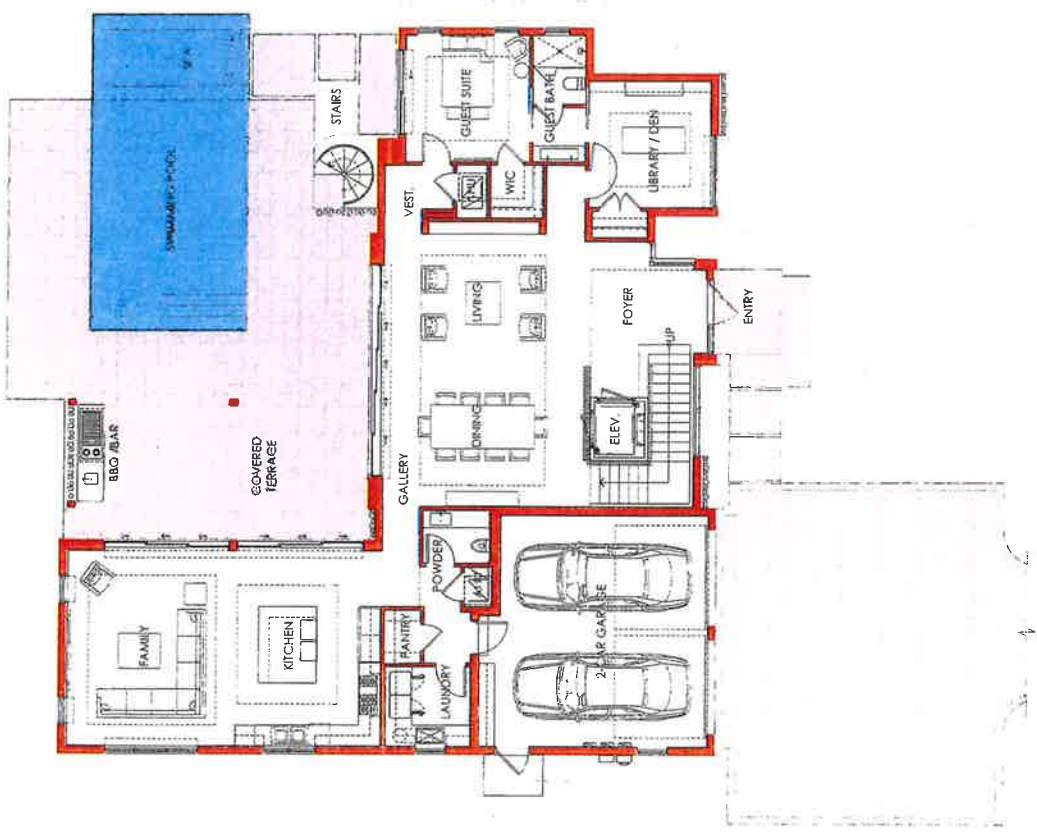


**LOT 2 - GREEN AREA**  
 SCALE: 3/32" = 1'-0"  
 Hatched area indicates GREEN AREA PROVIDED

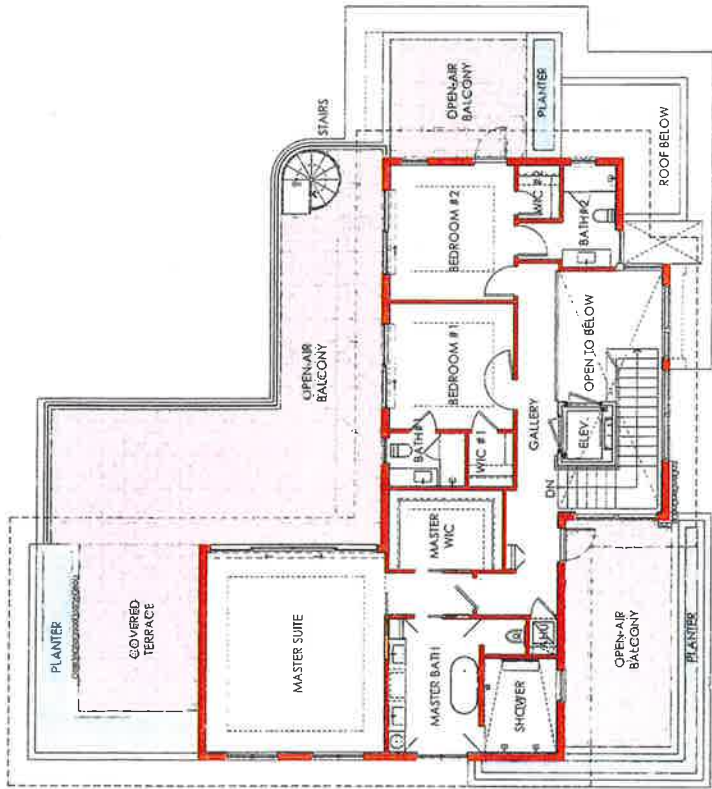
**LOT 2 - GREEN AREA**  
 SCALE: 3/32" = 1'-0"  
 Hatched area indicates GREEN AREA PROVIDED



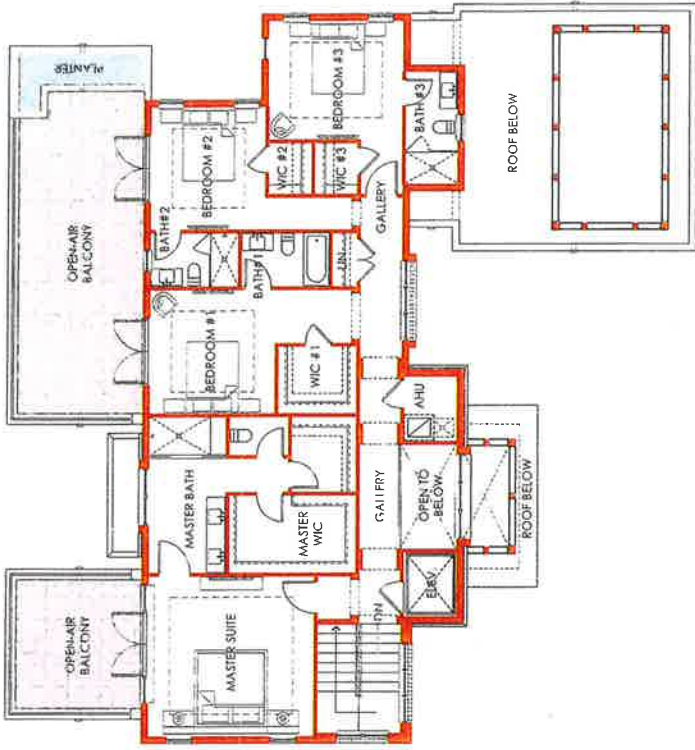
LOT 2 - FIRST FLOOR PLAN  
 SCALE 3/16" = 1'-0"



LOT 1 - FIRST FLOOR PLAN  
 SCALE 3/16" = 1'-0"



LOT 1 - SECOND FLOOR PLAN  
SCALE 3/8" = 1'-0"



LOT 2 - SECOND FLOOR PLAN  
SCALE 3/8" = 1'-0"

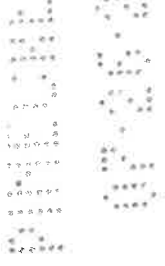
NEW RESIDENCE FOR:

5811 NORTH KENDALL DR  
MIAMI FL 33155

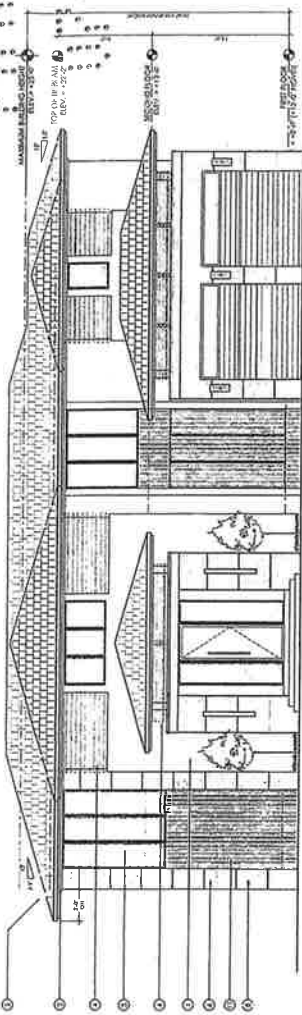
DATE	REVISIONS
12/21	ISSUED
12/21	DRAWN
12/21	CHECKED

sheet no. A-3.0

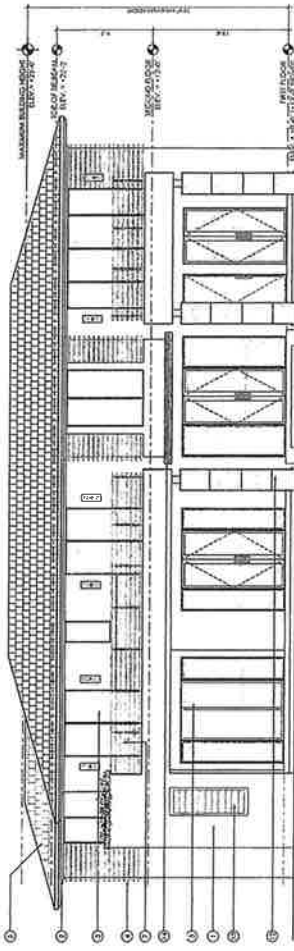
PACHECO ARCHITECTURE, PLLC  
4990 SW 72ND AVE SUITE 101, MIAMI, FL 33155  
D: 305.666.2573 F: 305.666.3871



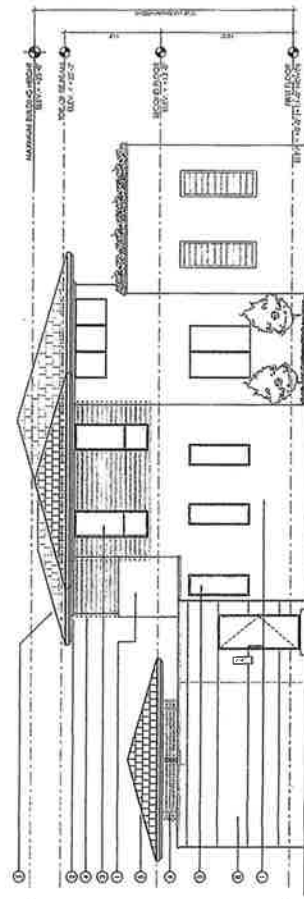




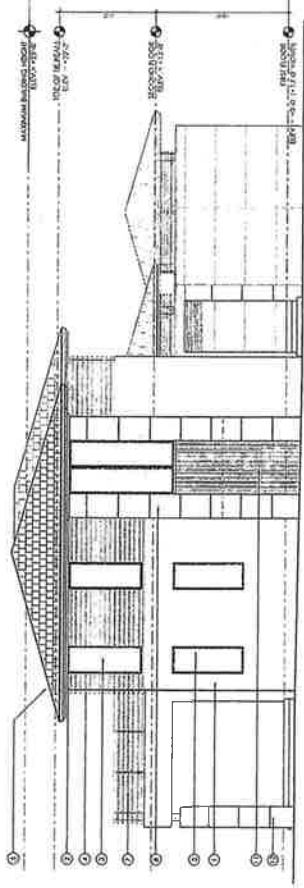
LOT 2 - SOUTH FRONT ELEVATION  
 SCALE: 3/16\"/>



LOT 2 - NORTH REAR ELEVATION  
 SCALE: 3/16\"/>



LOT 2 - EAST SIDE ELEVATION  
 SCALE: 3/16\"/>



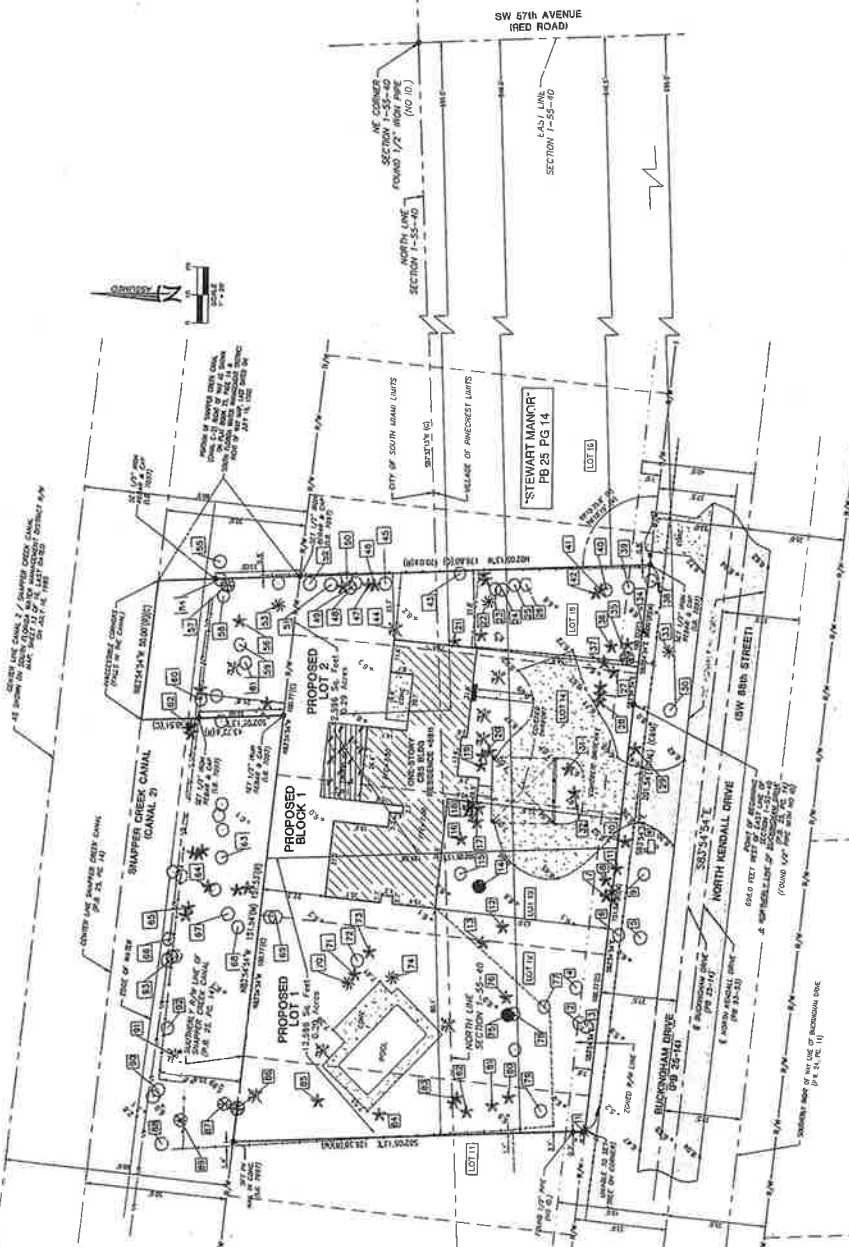
LOT 2 - WEST SIDE ELEVATION  
 SCALE: 3/16\"/>

FINISH LEGEND	
①	CONCRETE
②	BRICK
③	WOOD Siding
④	WOOD Siding
⑤	WOOD Siding
⑥	WOOD Siding
⑦	WOOD Siding
⑧	WOOD Siding
⑨	WOOD Siding
⑩	WOOD Siding
⑪	WOOD Siding
⑫	WOOD Siding
⑬	WOOD Siding
⑭	WOOD Siding
⑮	WOOD Siding
⑯	WOOD Siding
⑰	WOOD Siding
⑱	WOOD Siding
⑲	WOOD Siding
⑳	WOOD Siding
㉑	WOOD Siding
㉒	WOOD Siding
㉓	WOOD Siding
㉔	WOOD Siding
㉕	WOOD Siding
㉖	WOOD Siding
㉗	WOOD Siding
㉘	WOOD Siding
㉙	WOOD Siding
㉚	WOOD Siding
㉛	WOOD Siding
㉜	WOOD Siding
㉝	WOOD Siding
㉞	WOOD Siding
㉟	WOOD Siding
㊱	WOOD Siding
㊲	WOOD Siding
㊳	WOOD Siding
㊴	WOOD Siding
㊵	WOOD Siding
㊶	WOOD Siding
㊷	WOOD Siding
㊸	WOOD Siding
㊹	WOOD Siding
㊺	WOOD Siding
㊻	WOOD Siding
㊼	WOOD Siding
㊽	WOOD Siding
㊾	WOOD Siding
㊿	WOOD Siding



# TENTATIVE PLAT OF "KENDALL SPLIT"

A SUBDIVISION A PORTION OF THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 54 SOUTH, RANGE 40 EAST, AND A REPLAT OF A PORTION OF TRACT 1, OF "AVOCADO LAND COMPANY'S SUBDIVISION" OF SECTION 1, TOWNSHIP 55 SOUTH, RANGE 40 EAST, RECORDED IN PLAT BOOK 2, AT PAGE 44, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LYING IN THE VILLAGE OF PINECREST AND THE CITY OF SOUTH MIAMI, MIAMI-DADE COUNTY, FLORIDA.

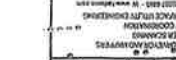


**LEGEND**

1	EXISTING BUILDINGS
2	EXISTING DRIVEWAYS
3	EXISTING DRIVEWAYS (W/IN)
4	EXISTING DRIVEWAYS (W/OUT)
5	EXISTING DRIVEWAYS (W/IN)
6	EXISTING DRIVEWAYS (W/OUT)
7	EXISTING DRIVEWAYS (W/IN)
8	EXISTING DRIVEWAYS (W/OUT)
9	EXISTING DRIVEWAYS (W/IN)
10	EXISTING DRIVEWAYS (W/OUT)
11	EXISTING DRIVEWAYS (W/IN)
12	EXISTING DRIVEWAYS (W/OUT)
13	EXISTING DRIVEWAYS (W/IN)
14	EXISTING DRIVEWAYS (W/OUT)
15	EXISTING DRIVEWAYS (W/IN)
16	EXISTING DRIVEWAYS (W/OUT)
17	EXISTING DRIVEWAYS (W/IN)
18	EXISTING DRIVEWAYS (W/OUT)
19	EXISTING DRIVEWAYS (W/IN)
20	EXISTING DRIVEWAYS (W/OUT)
21	EXISTING DRIVEWAYS (W/IN)
22	EXISTING DRIVEWAYS (W/OUT)
23	EXISTING DRIVEWAYS (W/IN)
24	EXISTING DRIVEWAYS (W/OUT)
25	EXISTING DRIVEWAYS (W/IN)
26	EXISTING DRIVEWAYS (W/OUT)
27	EXISTING DRIVEWAYS (W/IN)
28	EXISTING DRIVEWAYS (W/OUT)
29	EXISTING DRIVEWAYS (W/IN)
30	EXISTING DRIVEWAYS (W/OUT)
31	EXISTING DRIVEWAYS (W/IN)
32	EXISTING DRIVEWAYS (W/OUT)
33	EXISTING DRIVEWAYS (W/IN)
34	EXISTING DRIVEWAYS (W/OUT)
35	EXISTING DRIVEWAYS (W/IN)
36	EXISTING DRIVEWAYS (W/OUT)
37	EXISTING DRIVEWAYS (W/IN)
38	EXISTING DRIVEWAYS (W/OUT)
39	EXISTING DRIVEWAYS (W/IN)
40	EXISTING DRIVEWAYS (W/OUT)
41	EXISTING DRIVEWAYS (W/IN)
42	EXISTING DRIVEWAYS (W/OUT)
43	EXISTING DRIVEWAYS (W/IN)
44	EXISTING DRIVEWAYS (W/OUT)
45	EXISTING DRIVEWAYS (W/IN)
46	EXISTING DRIVEWAYS (W/OUT)
47	EXISTING DRIVEWAYS (W/IN)
48	EXISTING DRIVEWAYS (W/OUT)
49	EXISTING DRIVEWAYS (W/IN)
50	EXISTING DRIVEWAYS (W/OUT)
51	EXISTING DRIVEWAYS (W/IN)
52	EXISTING DRIVEWAYS (W/OUT)
53	EXISTING DRIVEWAYS (W/IN)

SYMBOL	DESCRIPTION
1	EXISTING DRIVEWAYS
2	EXISTING DRIVEWAYS (W/IN)
3	EXISTING DRIVEWAYS (W/OUT)
4	EXISTING DRIVEWAYS (W/IN)
5	EXISTING DRIVEWAYS (W/OUT)
6	EXISTING DRIVEWAYS (W/IN)
7	EXISTING DRIVEWAYS (W/OUT)
8	EXISTING DRIVEWAYS (W/IN)
9	EXISTING DRIVEWAYS (W/OUT)
10	EXISTING DRIVEWAYS (W/IN)
11	EXISTING DRIVEWAYS (W/OUT)
12	EXISTING DRIVEWAYS (W/IN)
13	EXISTING DRIVEWAYS (W/OUT)
14	EXISTING DRIVEWAYS (W/IN)
15	EXISTING DRIVEWAYS (W/OUT)
16	EXISTING DRIVEWAYS (W/IN)
17	EXISTING DRIVEWAYS (W/OUT)
18	EXISTING DRIVEWAYS (W/IN)
19	EXISTING DRIVEWAYS (W/OUT)
20	EXISTING DRIVEWAYS (W/IN)
21	EXISTING DRIVEWAYS (W/OUT)
22	EXISTING DRIVEWAYS (W/IN)
23	EXISTING DRIVEWAYS (W/OUT)
24	EXISTING DRIVEWAYS (W/IN)
25	EXISTING DRIVEWAYS (W/OUT)
26	EXISTING DRIVEWAYS (W/IN)
27	EXISTING DRIVEWAYS (W/OUT)
28	EXISTING DRIVEWAYS (W/IN)
29	EXISTING DRIVEWAYS (W/OUT)
30	EXISTING DRIVEWAYS (W/IN)
31	EXISTING DRIVEWAYS (W/OUT)
32	EXISTING DRIVEWAYS (W/IN)
33	EXISTING DRIVEWAYS (W/OUT)
34	EXISTING DRIVEWAYS (W/IN)
35	EXISTING DRIVEWAYS (W/OUT)
36	EXISTING DRIVEWAYS (W/IN)
37	EXISTING DRIVEWAYS (W/OUT)
38	EXISTING DRIVEWAYS (W/IN)
39	EXISTING DRIVEWAYS (W/OUT)
40	EXISTING DRIVEWAYS (W/IN)
41	EXISTING DRIVEWAYS (W/OUT)
42	EXISTING DRIVEWAYS (W/IN)
43	EXISTING DRIVEWAYS (W/OUT)
44	EXISTING DRIVEWAYS (W/IN)
45	EXISTING DRIVEWAYS (W/OUT)
46	EXISTING DRIVEWAYS (W/IN)
47	EXISTING DRIVEWAYS (W/OUT)
48	EXISTING DRIVEWAYS (W/IN)
49	EXISTING DRIVEWAYS (W/OUT)
50	EXISTING DRIVEWAYS (W/IN)
51	EXISTING DRIVEWAYS (W/OUT)
52	EXISTING DRIVEWAYS (W/IN)
53	EXISTING DRIVEWAYS (W/OUT)

MAP OF BOUNDARY & TOPOGRAPHIC SURVEY  
5811 KENDALL FORESTRY LLC  
5811 North Kendall Drive, Miami, Florida 33155

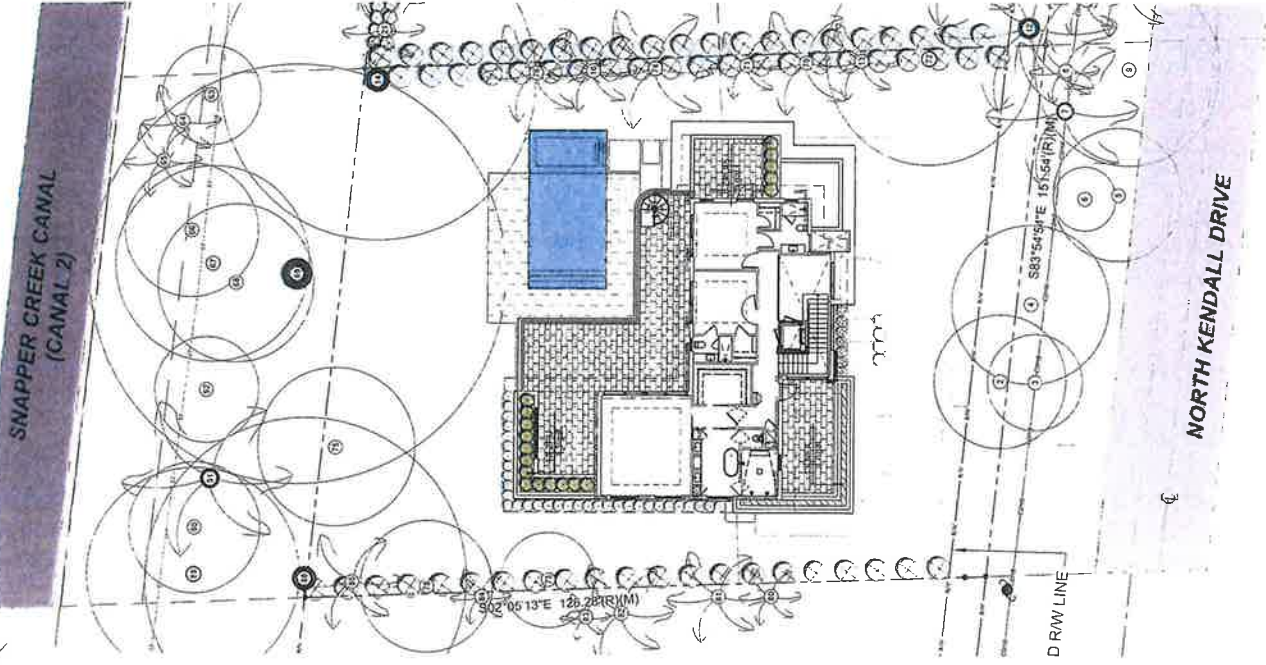


1/2  
21106

NOTICE:  
This Document is not full and complete without all pages.  
(Total of Two (2) pages)







**EXISTING TREE LIST**

No.	Species Name	Approximate Location	Approximate Size (DBH)
1	Acacia	...	...
2	Acacia	...	...
3	Acacia	...	...
4	Acacia	...	...
5	Acacia	...	...
6	Acacia	...	...
7	Acacia	...	...
8	Acacia	...	...
9	Acacia	...	...
10	Acacia	...	...
11	Acacia	...	...
12	Acacia	...	...
13	Acacia	...	...
14	Acacia	...	...
15	Acacia	...	...
16	Acacia	...	...
17	Acacia	...	...
18	Acacia	...	...
19	Acacia	...	...
20	Acacia	...	...
21	Acacia	...	...
22	Acacia	...	...
23	Acacia	...	...
24	Acacia	...	...
25	Acacia	...	...
26	Acacia	...	...
27	Acacia	...	...
28	Acacia	...	...
29	Acacia	...	...
30	Acacia	...	...
31	Acacia	...	...
32	Acacia	...	...
33	Acacia	...	...
34	Acacia	...	...
35	Acacia	...	...
36	Acacia	...	...
37	Acacia	...	...
38	Acacia	...	...
39	Acacia	...	...
40	Acacia	...	...
41	Acacia	...	...
42	Acacia	...	...
43	Acacia	...	...
44	Acacia	...	...
45	Acacia	...	...
46	Acacia	...	...
47	Acacia	...	...
48	Acacia	...	...
49	Acacia	...	...
50	Acacia	...	...

**PLANT SCHEDULE LIST 1 - SECOND FLOOR**

SHRUBS	CODE	CITY	BOTANICAL NAME	COMMON NAME	HEIGHT	SPACING
1	ZPU	13	Platanus	Platanus	7' - 8'	7' x 7'
2	NFA	13	Neurospora	Neurospora	7' - 8'	7' x 7'

**PLANT SCHEDULE LIST 2 - SECOND FLOOR**

SHRUBS	CODE	CITY	BOTANICAL NAME	COMMON NAME	HEIGHT	SPACING
3	ZPU	13	Platanus	Platanus	7' - 8'	7' x 7'
4	NFA	13	Neurospora	Neurospora	7' - 8'	7' x 7'

LOT 1 - SECOND FLOOR LANDSCAPE PLAN

Scale: 1/8" = 1'-0"

North Arrow

Notes: 1. All trees to be planted in accordance with the Florida Department of Agriculture and Consumer Services. 2. All trees to be planted in accordance with the Florida Department of Agriculture and Consumer Services. 3. All trees to be planted in accordance with the Florida Department of Agriculture and Consumer Services.





5811 NORTH KENDALL DR  
 NEW RESIDENCE FOR



PLANT SCHEDULE	PLANT SPECIFICATIONS	QUANTITY	REMARKS
1	15' TALL PALM TREE (15' TALL)	15000	15000
2	10' TALL PALM TREE (10' TALL)	4500	4500
3	6' TALL PALM TREE (6' TALL)	4	(6' TALL PALM TREE) 45000
4	4' TALL PALM TREE (4' TALL)	4	(4' TALL PALM TREE) 45000
5	2' TALL PALM TREE (2' TALL)	4	(2' TALL PALM TREE) 45000
6	1' TALL PALM TREE (1' TALL)	4	(1' TALL PALM TREE) 45000
7	15' TALL PALM TREE (15' TALL)	15	15
8	10' TALL PALM TREE (10' TALL)	45	45
9	6' TALL PALM TREE (6' TALL)	42	42

SPRINGS	CODE	SITE	BOTANICAL NAME	COMMON NAME	CONT	HGT	SERD	SPACINGS
1	ZPU	1	COCA	Coccoloba	3	10'	3'	4'



NO.	EXISTING TREE LIST
1	15' TALL PALM TREE (15' TALL)
2	10' TALL PALM TREE (10' TALL)
3	6' TALL PALM TREE (6' TALL)
4	4' TALL PALM TREE (4' TALL)
5	2' TALL PALM TREE (2' TALL)
6	1' TALL PALM TREE (1' TALL)
7	15' TALL PALM TREE (15' TALL)
8	10' TALL PALM TREE (10' TALL)
9	6' TALL PALM TREE (6' TALL)
10	4' TALL PALM TREE (4' TALL)
11	2' TALL PALM TREE (2' TALL)
12	1' TALL PALM TREE (1' TALL)
13	15' TALL PALM TREE (15' TALL)
14	10' TALL PALM TREE (10' TALL)
15	6' TALL PALM TREE (6' TALL)
16	4' TALL PALM TREE (4' TALL)
17	2' TALL PALM TREE (2' TALL)
18	1' TALL PALM TREE (1' TALL)
19	15' TALL PALM TREE (15' TALL)
20	10' TALL PALM TREE (10' TALL)
21	6' TALL PALM TREE (6' TALL)
22	4' TALL PALM TREE (4' TALL)
23	2' TALL PALM TREE (2' TALL)
24	1' TALL PALM TREE (1' TALL)
25	15' TALL PALM TREE (15' TALL)
26	10' TALL PALM TREE (10' TALL)
27	6' TALL PALM TREE (6' TALL)
28	4' TALL PALM TREE (4' TALL)
29	2' TALL PALM TREE (2' TALL)
30	1' TALL PALM TREE (1' TALL)
31	15' TALL PALM TREE (15' TALL)
32	10' TALL PALM TREE (10' TALL)
33	6' TALL PALM TREE (6' TALL)
34	4' TALL PALM TREE (4' TALL)
35	2' TALL PALM TREE (2' TALL)
36	1' TALL PALM TREE (1' TALL)
37	15' TALL PALM TREE (15' TALL)
38	10' TALL PALM TREE (10' TALL)
39	6' TALL PALM TREE (6' TALL)
40	4' TALL PALM TREE (4' TALL)
41	2' TALL PALM TREE (2' TALL)
42	1' TALL PALM TREE (1' TALL)
43	15' TALL PALM TREE (15' TALL)
44	10' TALL PALM TREE (10' TALL)
45	6' TALL PALM TREE (6' TALL)
46	4' TALL PALM TREE (4' TALL)
47	2' TALL PALM TREE (2' TALL)
48	1' TALL PALM TREE (1' TALL)
49	15' TALL PALM TREE (15' TALL)
50	10' TALL PALM TREE (10' TALL)
51	6' TALL PALM TREE (6' TALL)
52	4' TALL PALM TREE (4' TALL)
53	2' TALL PALM TREE (2' TALL)
54	1' TALL PALM TREE (1' TALL)
55	15' TALL PALM TREE (15' TALL)
56	10' TALL PALM TREE (10' TALL)
57	6' TALL PALM TREE (6' TALL)
58	4' TALL PALM TREE (4' TALL)
59	2' TALL PALM TREE (2' TALL)
60	1' TALL PALM TREE (1' TALL)



LOT 2 - SECOND FLOOR LANDSCAPE PLAN

SCALE: 1" = 10'

0 10 20 30 feet



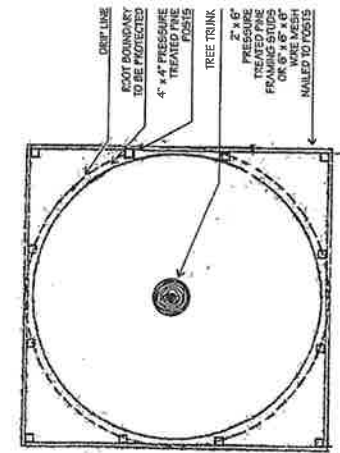
SNAPPER CREEK CANAL (CANAL 2)

NORTH KENDALL DRIVE

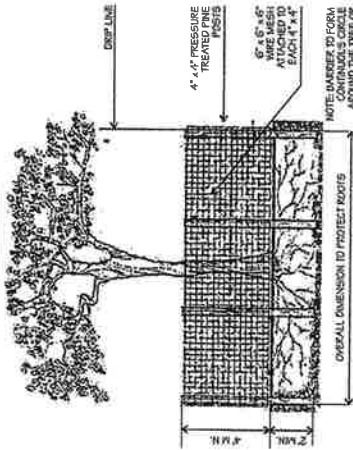
N02°05'13"W 176.80'(C) 170.02'(R)

S83°54'54"E 50.00'(R)

S83°54'54"E 201.96'(M)

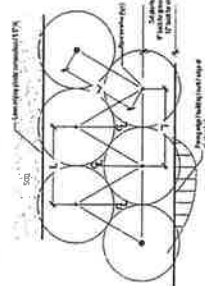


IT IS CRITICAL TO EXISTING TREE SURVIVAL TO PROVIDE PROTECTION DURING CONSTRUCTION. THIS DETAIL WILL BE USED FOR ALL NEW OR MORE TREES AND WILL PROVIDE PROTECTION FROM CONSTRUCTION EQUIPMENT.



EXISTING TREE PROTECTION DETAIL

NOTE: Existing tree protection to be replaced with this detail.

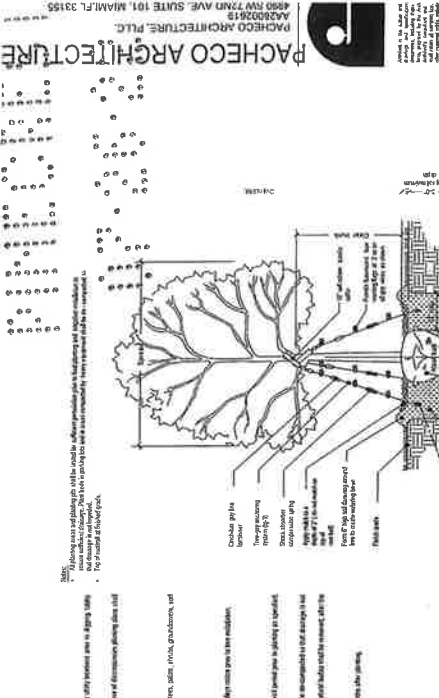


SHRUBS PLANTING DETAIL

SCALE: N.T.S.

1. Landscape Contractor shall be responsible for all utility, excavation, and other work required to install the irrigation system.
2. Landscape Contractor shall provide all materials, labor, and equipment for the installation of the irrigation system.
3. Landscape Contractor shall provide a detailed plan of the irrigation system, including the location of all valves, pipes, and emitters.
4. Landscape Contractor shall provide a detailed plan of the irrigation system, including the location of all valves, pipes, and emitters.
5. Landscape Contractor shall provide a detailed plan of the irrigation system, including the location of all valves, pipes, and emitters.
6. Landscape Contractor shall provide a detailed plan of the irrigation system, including the location of all valves, pipes, and emitters.
7. Landscape Contractor shall provide a detailed plan of the irrigation system, including the location of all valves, pipes, and emitters.
8. Landscape Contractor shall provide a detailed plan of the irrigation system, including the location of all valves, pipes, and emitters.
9. Landscape Contractor shall provide a detailed plan of the irrigation system, including the location of all valves, pipes, and emitters.
10. Landscape Contractor shall provide a detailed plan of the irrigation system, including the location of all valves, pipes, and emitters.
11. Landscape Contractor shall provide a detailed plan of the irrigation system, including the location of all valves, pipes, and emitters.
12. Landscape Contractor shall provide a detailed plan of the irrigation system, including the location of all valves, pipes, and emitters.
13. Landscape Contractor shall provide a detailed plan of the irrigation system, including the location of all valves, pipes, and emitters.
14. Landscape Contractor shall provide a detailed plan of the irrigation system, including the location of all valves, pipes, and emitters.
15. Landscape Contractor shall provide a detailed plan of the irrigation system, including the location of all valves, pipes, and emitters.
16. Landscape Contractor shall provide a detailed plan of the irrigation system, including the location of all valves, pipes, and emitters.
17. Landscape Contractor shall provide a detailed plan of the irrigation system, including the location of all valves, pipes, and emitters.
18. Landscape Contractor shall provide a detailed plan of the irrigation system, including the location of all valves, pipes, and emitters.
19. Landscape Contractor shall provide a detailed plan of the irrigation system, including the location of all valves, pipes, and emitters.
20. Landscape Contractor shall provide a detailed plan of the irrigation system, including the location of all valves, pipes, and emitters.
21. Landscape Contractor shall provide a detailed plan of the irrigation system, including the location of all valves, pipes, and emitters.
22. Landscape Contractor shall provide a detailed plan of the irrigation system, including the location of all valves, pipes, and emitters.

1. Landscape Contractor shall be responsible for all utility, excavation, and other work required to install the irrigation system.
2. Landscape Contractor shall provide all materials, labor, and equipment for the installation of the irrigation system.
3. Landscape Contractor shall provide a detailed plan of the irrigation system, including the location of all valves, pipes, and emitters.
4. Landscape Contractor shall provide a detailed plan of the irrigation system, including the location of all valves, pipes, and emitters.
5. Landscape Contractor shall provide a detailed plan of the irrigation system, including the location of all valves, pipes, and emitters.
6. Landscape Contractor shall provide a detailed plan of the irrigation system, including the location of all valves, pipes, and emitters.
7. Landscape Contractor shall provide a detailed plan of the irrigation system, including the location of all valves, pipes, and emitters.
8. Landscape Contractor shall provide a detailed plan of the irrigation system, including the location of all valves, pipes, and emitters.
9. Landscape Contractor shall provide a detailed plan of the irrigation system, including the location of all valves, pipes, and emitters.
10. Landscape Contractor shall provide a detailed plan of the irrigation system, including the location of all valves, pipes, and emitters.
11. Landscape Contractor shall provide a detailed plan of the irrigation system, including the location of all valves, pipes, and emitters.
12. Landscape Contractor shall provide a detailed plan of the irrigation system, including the location of all valves, pipes, and emitters.
13. Landscape Contractor shall provide a detailed plan of the irrigation system, including the location of all valves, pipes, and emitters.
14. Landscape Contractor shall provide a detailed plan of the irrigation system, including the location of all valves, pipes, and emitters.
15. Landscape Contractor shall provide a detailed plan of the irrigation system, including the location of all valves, pipes, and emitters.
16. Landscape Contractor shall provide a detailed plan of the irrigation system, including the location of all valves, pipes, and emitters.
17. Landscape Contractor shall provide a detailed plan of the irrigation system, including the location of all valves, pipes, and emitters.
18. Landscape Contractor shall provide a detailed plan of the irrigation system, including the location of all valves, pipes, and emitters.
19. Landscape Contractor shall provide a detailed plan of the irrigation system, including the location of all valves, pipes, and emitters.
20. Landscape Contractor shall provide a detailed plan of the irrigation system, including the location of all valves, pipes, and emitters.
21. Landscape Contractor shall provide a detailed plan of the irrigation system, including the location of all valves, pipes, and emitters.
22. Landscape Contractor shall provide a detailed plan of the irrigation system, including the location of all valves, pipes, and emitters.



TREE PLANTING DETAIL

SCALE: N.T.S.

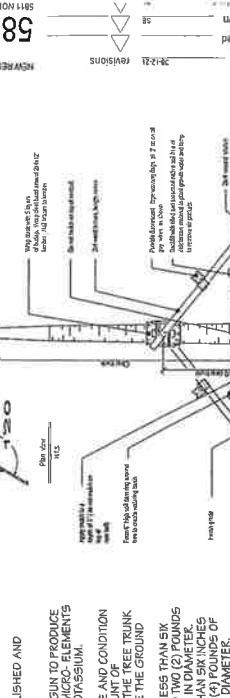
**MAINTENANCE PLAN**  
 LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE BY THE LANDSCAPE ARCHITECT. ALL PLANT MATERIAL SHALL BE FLORIDA #1 OR BETTER, AS DEFINED IN THE GRASSES AND STANDARDS FOR NURSERY PLANTS, PART 1 AND 1B BY THE STATE OF FLORIDA DEPARTMENT OF AGRICULTURE.  
 ALL PLANTS SHALL BE MAINTAINED IN A HEALTHY CONDITION AND IN ACCORDANCE WITH THE FOLLOWING:  
 -WATERING: PLANTS SHALL BE WATERED IN ACCORDANCE WITH SPECIFICATIONS AS PROVIDED ON THE IRRIGATION PLAN.  
 -MOWING: ALL LAWN AREAS SHALL BE MOWED WEEKLY DURING GROWING SEASON.  
 -FERTILIZING: FERTILIZER SHALL BE APPLIED IN ACCORDANCE WITH THE SPECIFICATIONS ON THE IRRIGATION PLAN.  
 -PRUNING: PRUNING SHALL BE DONE IN ACCORDANCE WITH THE STANDARDS OF THE NATIONAL ARBORIST ASSOCIATION.  
 -MULCHING: ALL PLANTS SHALL BE MULCHED ON A YEARLY BASIS OR AS NEEDED TO MAINTAIN HEALTHY GROWTH AND REDUCE WEED GROWTH.



SOD PLANTING DETAIL

SCALE: N.T.S.

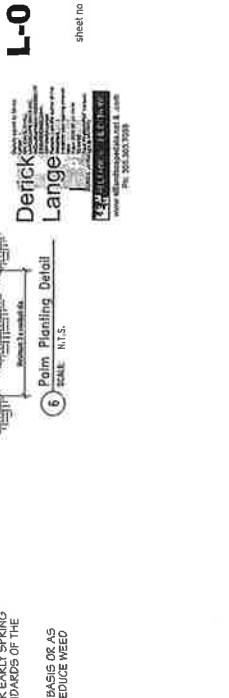
**SHRUBS PLANTING DETAIL**  
 SHRUBS SHALL BE MAINTAINED IN A HEALTHY CONDITION AND IN ACCORDANCE WITH THE FOLLOWING:  
 -WATERING: SHRUBS SHALL BE WATERED IN ACCORDANCE WITH SPECIFICATIONS AS PROVIDED ON THE IRRIGATION PLAN.  
 -MOWING: ALL LAWN AREAS SHALL BE MOWED WEEKLY DURING GROWING SEASON.  
 -FERTILIZING: FERTILIZER SHALL BE APPLIED IN ACCORDANCE WITH THE SPECIFICATIONS ON THE IRRIGATION PLAN.  
 -PRUNING: PRUNING SHALL BE DONE IN ACCORDANCE WITH THE STANDARDS OF THE NATIONAL ARBORIST ASSOCIATION.  
 -MULCHING: ALL SHRUBS SHALL BE MULCHED ON A YEARLY BASIS OR AS NEEDED TO MAINTAIN HEALTHY GROWTH AND REDUCE WEED GROWTH.



SHRUBS PLANTING DETAIL

SCALE: N.T.S.

**TREE PLANTING DETAIL**  
 TREES SHALL BE MAINTAINED IN A HEALTHY CONDITION AND IN ACCORDANCE WITH THE FOLLOWING:  
 -WATERING: TREES SHALL BE WATERED IN ACCORDANCE WITH SPECIFICATIONS AS PROVIDED ON THE IRRIGATION PLAN.  
 -MOWING: ALL LAWN AREAS SHALL BE MOWED WEEKLY DURING GROWING SEASON.  
 -FERTILIZING: FERTILIZER SHALL BE APPLIED IN ACCORDANCE WITH THE SPECIFICATIONS ON THE IRRIGATION PLAN.  
 -PRUNING: PRUNING SHALL BE DONE IN ACCORDANCE WITH THE STANDARDS OF THE NATIONAL ARBORIST ASSOCIATION.  
 -MULCHING: ALL TREES SHALL BE MULCHED ON A YEARLY BASIS OR AS NEEDED TO MAINTAIN HEALTHY GROWTH AND REDUCE WEED GROWTH.



TREE PLANTING DETAIL

SCALE: N.T.S.



PACHECO ARCHITECTURE, LLC  
AA26202619 - AR0004412 - AR101855  
8996 SW 79th Ave, Suite 101, Miami, FL 33155  
Tel: 305.442.1111  
www.pachecoarchitecture.com

**CLIENT / OWNER**

5811 NORTH KENDALL DRIVE

**PROJECT:**

5811 NORTH KENDALL DRIVE

PLUG: 09-403-000-0920 (CITY OF SOUTH MIAMI)

PLUG: 20-3001-001-0980 (VILLAGE OF PINCREST)

**SUBMITTAL DESCRIPTION:**

SCHEMATIC SITE PLANS  
AREA TABULATIONS  
SCHEMATIC FLOOR PLANS  
SCHEMATIC ELEVATIONS

**INDEX OF DRAWINGS:**

**ARCHITECTURE**

- A-00 COVER / INDEX OF DRAWINGS
- A-1-D SITE PLAN
- A-1-J LOT 1 AREA TABULATIONS
- A-2-D LOT 2 AREA TABULATIONS
- A-2-G FIRST FLOOR PLAN
- A-3-0 SECOND FLOOR PLAN
- A-4-0 LOT 1 ELEVATIONS
- A-5-0 LOT 2 ELEVATIONS



Raymond

Digitally signed by

Raymond

Pacheco:A01410C Pacheco:A01410C00000017

000001780409741 80409741100018E47

Date: 2022.06.24 16:36:14

-04'00"

100018E47

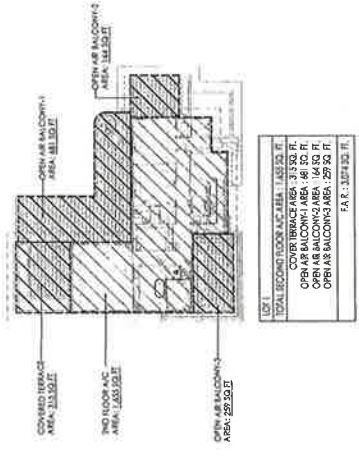
ARCHITECT IS THE AUTHOR AND OWNER OF ALL DRAWINGS AND SPECIFICATIONS AND SHALL BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS. THIS DOCUMENT IS THE PROPERTY OF PACHECO ARCHITECTURE, LLC AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF PACHECO ARCHITECTURE, LLC. THE CLIENT AND/OR THIRD PARTY SHALL NOT USE THE ARCHITECT'S DRAWINGS OR SPECIFICATIONS ON OTHER PROJECTS.



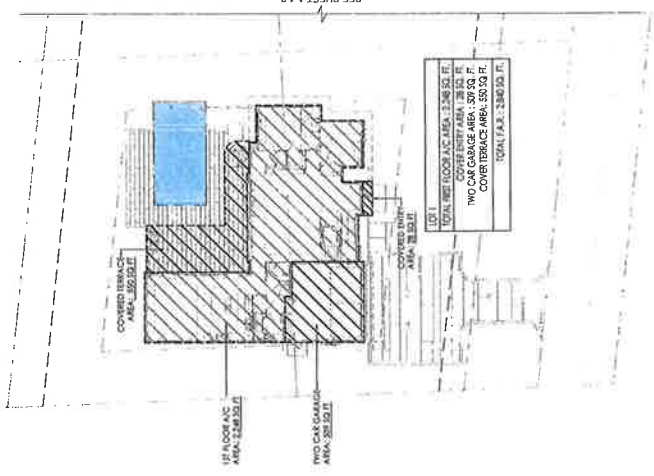


TONING REGULATION FOR VILLAGE OF PINECREST [E]-M)	
LOT AREA	121,762.527 SQ. FT.
MAXIMUM BUILDING COVERAGE ALLOWED (30% OF LOT AREA):	36,528.758 SQ. FT.
BUILDING COVERAGE PROVIDED:	2,840.50 SQ. FT.
MAXIMUM IMPERVIOUS AREA ALLOWED (15% OF LOT AREA):	18,264.379 SQ. FT.
IMPERVIOUS AREA PROVIDED:	5,377.50 SQ. FT.
MINIMUM GREEN AREA ALLOWED (5% OF LOT AREA):	6,088.126 SQ. FT.
GREEN AREA PROVIDED:	7,584.50 SQ. FT.
EIGHT CAR GARAGE AREAS, USES MUST BE ACCORDINGLY	
MAXIMUM F.A.R. ALLOWED AT FIRST FLOOR (50%):	3,044.167 SQ. FT.
FIRST FLOOR COVERED ENTRY PROVIDED:	2,840.50 SQ. FT.
MAXIMUM F.A.R. ALLOWED AT SECOND FLOOR (50%):	3,044.167 SQ. FT.
SECOND FLOOR F.A.R. PROVIDED:	3,074.50 SQ. FT.
CONSTRUCTION AREA ANALYSIS:	
1ST FLOOR A/C AREA:	2,248.50 SQ. FT.
2ND FLOOR A/C AREA:	3,903.50 SQ. FT.
TOTAL A/C AREA:	6,152.00 SQ. FT.
TWO CAR GARAGE AREA:	807.50 SQ. FT.
1ST FLOOR COVERED ENTRY:	2,840.50 SQ. FT.
1ST FLOOR COVERED TERRACE:	550.50 SQ. FT.
2ND FLOOR COVERED TERRACE:	4,778.50 SQ. FT.
2ND FLOOR OPENAIR TERRACES-1:	315.50 SQ. FT.
2ND FLOOR OPENAIR TERRACES-2:	481.50 SQ. FT.
2ND FLOOR OPENAIR TERRACES-3:	144.50 SQ. FT.
2ND FLOOR OPENAIR TERRACES-4:	459.50 SQ. FT.
SWIMMING POOL:	6,897.50 SQ. FT.
TOTAL GROSS AREAS:	6,897.50 SQ. FT.

NOTE: THE ACCURACY OF THE LOT AREA TABULATIONS ARE SUBJECT TO CHANGE. AREA TABULATIONS SHOWN HEREIN REFLECT THE PRELIMINARY PLANS AND ELEVATIONS. ALL AREA, FLOOR PLANS, ELEVATIONS, AND/OR REVISIONS WILL COMPLY WITH THE VILLAGE OF PINECREST ZONING CODE.



LOT 1 - SECOND FLOOR AREAS  
 SCALE: 3/32\"/>



LOT 1 - FIRST FLOOR AREAS  
 SCALE: 3/32\"/>

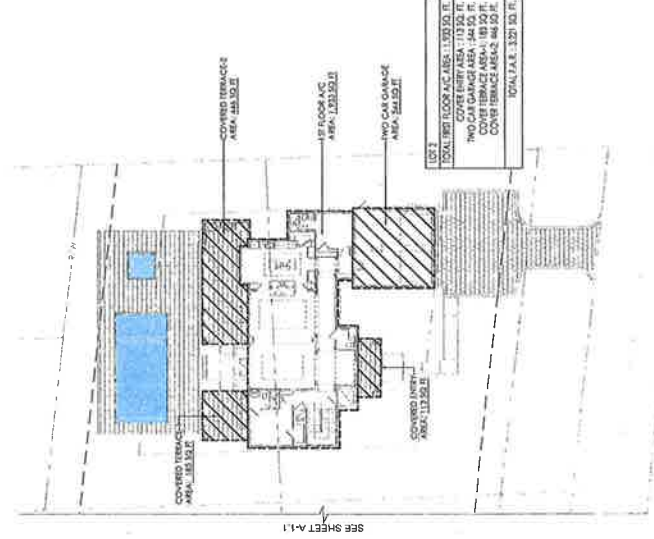
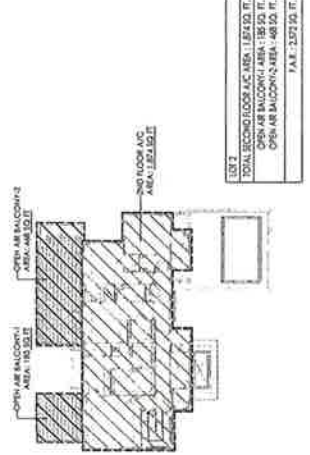


LOT 1 - GREEN AREA  
 SCALE: 3/32\"/>



ZONING REGULATION FOR VILLAGE OF PINECREST (EU-M)	
LOT 2	14,487 SQ FT
MAXIMUM BUILDING COVERAGE ALLOWED (80% OF LOT AREA):	4,339 SQ FT
MAXIMUM BUILDING COVERAGE PROVIDED:	3,221 SQ FT
MAXIMUM IMPERVIOUS AREA ALLOWED (65% OF LOT AREA):	9,422 SQ FT
IMPERVIOUS AREA PROVIDED:	4,091 SQ FT
MINIMUM GREEN AREA ALLOWED (35% OF LOT AREA):	5,095 SQ FT
GREEN AREA PROVIDED:	8,372 SQ FT
1. LOT AREA INDICATED HEREIN MAY VARY ACCORDINGLY	
FLOOR AREA RATIO (F.A.R.)	
MAXIMUM F.A.R. ALLOWED AT FIRST FLOOR (80%):	4,339 SQ FT
FIRST FLOOR F.A.R. PROVIDED:	3,221 SQ FT
MAXIMUM F.A.R. ALLOWED AT SECOND FLOOR (80%):	4,339 SQ FT
SECOND FLOOR F.A.R. PROVIDED:	2,572 SQ FT
CONSTRUCTION AREA ANALYSIS	
1ST FLOOR A.C. AREA:	1,051 SQ FT
2ND FLOOR A.C. AREA:	1,872 SQ FT
TOTAL A.C. AREA:	3,007 SQ FT
TWO CAR GARAGE AREA:	544 SQ FT
1ST FLOOR COVERED ENTRY:	113 SQ FT
2ND FLOOR COVERED ENTRY:	113 SQ FT
1ST FLOOR COVERED TERRACE 1:	444 SQ FT
1ST FLOOR COVERED TERRACE 2:	444 SQ FT
SUBTOTAL AREAS:	5,095 SQ FT
2ND FLOOR OPEN AIR TERRACE 1:	184 SQ FT
2ND FLOOR OPEN AIR TERRACE 2:	448 SQ FT
2ND FLOOR OPEN AIR TERRACE 3:	448 SQ FT
2ND FLOOR OPEN AIR TERRACE 4:	448 SQ FT
2ND FLOOR OPEN AIR TERRACE 5:	448 SQ FT
2ND FLOOR OPEN AIR TERRACE 6:	448 SQ FT
2ND FLOOR OPEN AIR TERRACE 7:	448 SQ FT
2ND FLOOR OPEN AIR TERRACE 8:	448 SQ FT
2ND FLOOR OPEN AIR TERRACE 9:	448 SQ FT
2ND FLOOR OPEN AIR TERRACE 10:	448 SQ FT
2ND FLOOR OPEN AIR TERRACE 11:	448 SQ FT
2ND FLOOR OPEN AIR TERRACE 12:	448 SQ FT
2ND FLOOR OPEN AIR TERRACE 13:	448 SQ FT
2ND FLOOR OPEN AIR TERRACE 14:	448 SQ FT
2ND FLOOR OPEN AIR TERRACE 15:	448 SQ FT
2ND FLOOR OPEN AIR TERRACE 16:	448 SQ FT
2ND FLOOR OPEN AIR TERRACE 17:	448 SQ FT
2ND FLOOR OPEN AIR TERRACE 18:	448 SQ FT
2ND FLOOR OPEN AIR TERRACE 19:	448 SQ FT
2ND FLOOR OPEN AIR TERRACE 20:	448 SQ FT
2ND FLOOR OPEN AIR TERRACE 21:	448 SQ FT
2ND FLOOR OPEN AIR TERRACE 22:	448 SQ FT
2ND FLOOR OPEN AIR TERRACE 23:	448 SQ FT
2ND FLOOR OPEN AIR TERRACE 24:	448 SQ FT
2ND FLOOR OPEN AIR TERRACE 25:	448 SQ FT
2ND FLOOR OPEN AIR TERRACE 26:	448 SQ FT
2ND FLOOR OPEN AIR TERRACE 27:	448 SQ FT
2ND FLOOR OPEN AIR TERRACE 28:	448 SQ FT
2ND FLOOR OPEN AIR TERRACE 29:	448 SQ FT
2ND FLOOR OPEN AIR TERRACE 30:	448 SQ FT
2ND FLOOR OPEN AIR TERRACE 31:	448 SQ FT
2ND FLOOR OPEN AIR TERRACE 32:	448 SQ FT
2ND FLOOR OPEN AIR TERRACE 33:	448 SQ FT
2ND FLOOR OPEN AIR TERRACE 34:	448 SQ FT
2ND FLOOR OPEN AIR TERRACE 35:	448 SQ FT
2ND FLOOR OPEN AIR TERRACE 36:	448 SQ FT
2ND FLOOR OPEN AIR TERRACE 37:	448 SQ FT
2ND FLOOR OPEN AIR TERRACE 38:	448 SQ FT
2ND FLOOR OPEN AIR TERRACE 39:	448 SQ FT
2ND FLOOR OPEN AIR TERRACE 40:	448 SQ FT
2ND FLOOR OPEN AIR TERRACE 41:	448 SQ FT
2ND FLOOR OPEN AIR TERRACE 42:	448 SQ FT
2ND FLOOR OPEN AIR TERRACE 43:	448 SQ FT
2ND FLOOR OPEN AIR TERRACE 44:	448 SQ FT
2ND FLOOR OPEN AIR TERRACE 45:	448 SQ FT
2ND FLOOR OPEN AIR TERRACE 46:	448 SQ FT
2ND FLOOR OPEN AIR TERRACE 47:	448 SQ FT
2ND FLOOR OPEN AIR TERRACE 48:	448 SQ FT
2ND FLOOR OPEN AIR TERRACE 49:	448 SQ FT
2ND FLOOR OPEN AIR TERRACE 50:	448 SQ FT
2ND FLOOR OPEN AIR TERRACE 51:	448 SQ FT
2ND FLOOR OPEN AIR TERRACE 52:	448 SQ FT
2ND FLOOR OPEN AIR TERRACE 53:	448 SQ FT
2ND FLOOR OPEN AIR TERRACE 54:	448 SQ FT
2ND FLOOR OPEN AIR TERRACE 55:	448 SQ FT
2ND FLOOR OPEN AIR TERRACE 56:	448 SQ FT
2ND FLOOR OPEN AIR TERRACE 57:	448 SQ FT
2ND FLOOR OPEN AIR TERRACE 58:	448 SQ FT
2ND FLOOR OPEN AIR TERRACE 59:	448 SQ FT
2ND FLOOR OPEN AIR TERRACE 60:	448 SQ FT
2ND FLOOR OPEN AIR TERRACE 61:	448 SQ FT
2ND FLOOR OPEN AIR TERRACE 62:	448 SQ FT
2ND FLOOR OPEN AIR TERRACE 63:	448 SQ FT
2ND FLOOR OPEN AIR TERRACE 64:	448 SQ FT
2ND FLOOR OPEN AIR TERRACE 65:	448 SQ FT
2ND FLOOR OPEN AIR TERRACE 66:	448 SQ FT
2ND FLOOR OPEN AIR TERRACE 67:	448 SQ FT
2ND FLOOR OPEN AIR TERRACE 68:	448 SQ FT
2ND FLOOR OPEN AIR TERRACE 69:	448 SQ FT
2ND FLOOR OPEN AIR TERRACE 70:	448 SQ FT
2ND FLOOR OPEN AIR TERRACE 71:	448 SQ FT
2ND FLOOR OPEN AIR TERRACE 72:	448 SQ FT
2ND FLOOR OPEN AIR TERRACE 73:	448 SQ FT
2ND FLOOR OPEN AIR TERRACE 74:	448 SQ FT
2ND FLOOR OPEN AIR TERRACE 75:	448 SQ FT
2ND FLOOR OPEN AIR TERRACE 76:	448 SQ FT
2ND FLOOR OPEN AIR TERRACE 77:	448 SQ FT
2ND FLOOR OPEN AIR TERRACE 78:	448 SQ FT
2ND FLOOR OPEN AIR TERRACE 79:	448 SQ FT
2ND FLOOR OPEN AIR TERRACE 80:	448 SQ FT
2ND FLOOR OPEN AIR TERRACE 81:	448 SQ FT
2ND FLOOR OPEN AIR TERRACE 82:	448 SQ FT
2ND FLOOR OPEN AIR TERRACE 83:	448 SQ FT
2ND FLOOR OPEN AIR TERRACE 84:	448 SQ FT
2ND FLOOR OPEN AIR TERRACE 85:	448 SQ FT
2ND FLOOR OPEN AIR TERRACE 86:	448 SQ FT
2ND FLOOR OPEN AIR TERRACE 87:	448 SQ FT
2ND FLOOR OPEN AIR TERRACE 88:	448 SQ FT
2ND FLOOR OPEN AIR TERRACE 89:	448 SQ FT
2ND FLOOR OPEN AIR TERRACE 90:	448 SQ FT
2ND FLOOR OPEN AIR TERRACE 91:	448 SQ FT
2ND FLOOR OPEN AIR TERRACE 92:	448 SQ FT
2ND FLOOR OPEN AIR TERRACE 93:	448 SQ FT
2ND FLOOR OPEN AIR TERRACE 94:	448 SQ FT
2ND FLOOR OPEN AIR TERRACE 95:	448 SQ FT
2ND FLOOR OPEN AIR TERRACE 96:	448 SQ FT
2ND FLOOR OPEN AIR TERRACE 97:	448 SQ FT
2ND FLOOR OPEN AIR TERRACE 98:	448 SQ FT
2ND FLOOR OPEN AIR TERRACE 99:	448 SQ FT
2ND FLOOR OPEN AIR TERRACE 100:	448 SQ FT
TOTAL GROSS AREAS:	6,292 SQ FT

DISCLAIMER:  
 THE ACCURACY OF THE LOT AREA ILLUSTRATED HEREIN ARE SUBJECT TO CHANGES IN THE FUTURE. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR ANY ERRORS OR OMISSIONS AND IS NOT TO BE HELD RESPONSIBLE FOR ANY CHANGES IN THE FUTURE. THE VILLAGE OF PINECREST ZONING CODE.



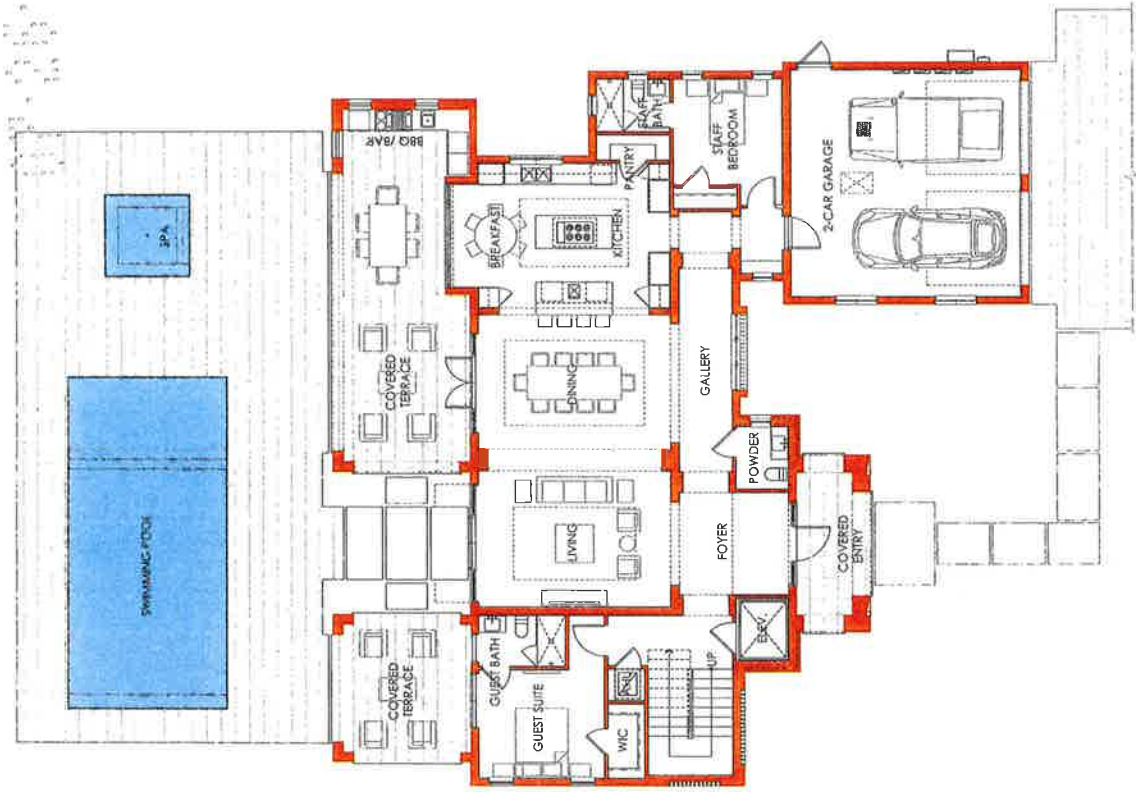


THIS DOCUMENT IS THE PROPERTY OF PACHECO ARCHITECTURE, P.L.L.C. AND IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF PACHECO ARCHITECTURE, P.L.L.C.

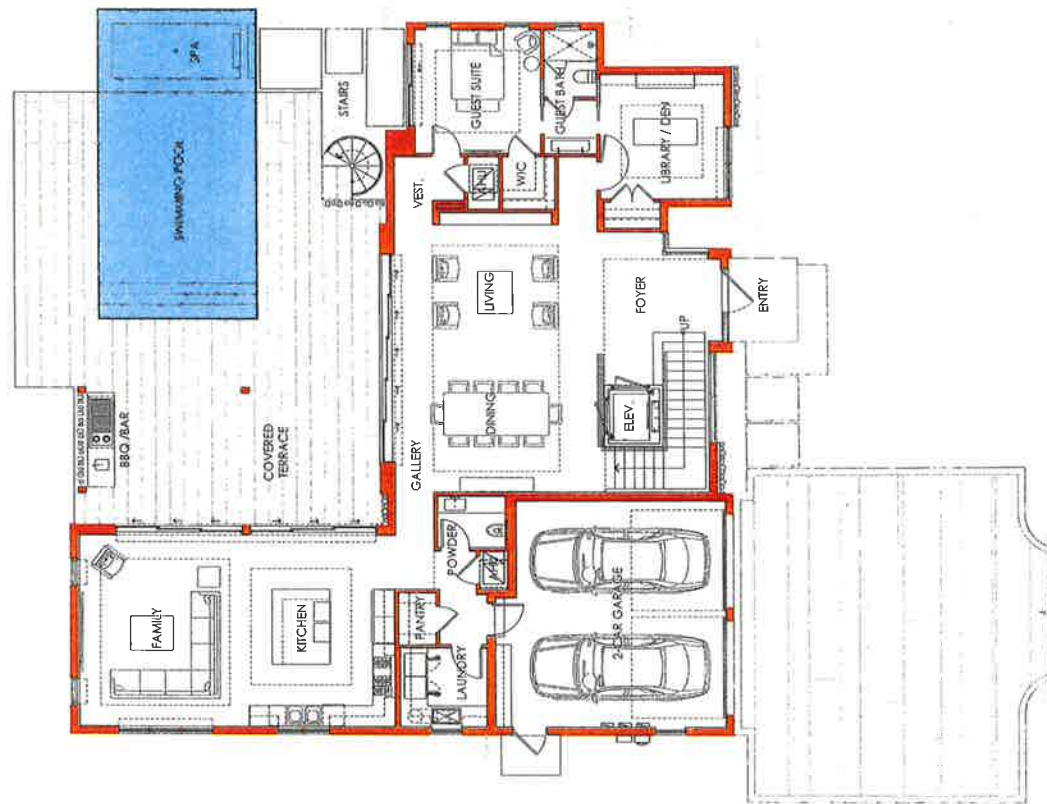
5811 NORTH KENDALL DR  
 NEW RESURFACE FOR

DATE	REVISIONS
12/12/21	ISSUED
08/11/21	DOWN
07/11/21	CHECKED
06/11/21	PROJECT NO.

sheet no. A-2.0  
 LOT 2 - FIRST FLOOR PLAN  
 SCALE 3/16"=1'-0"



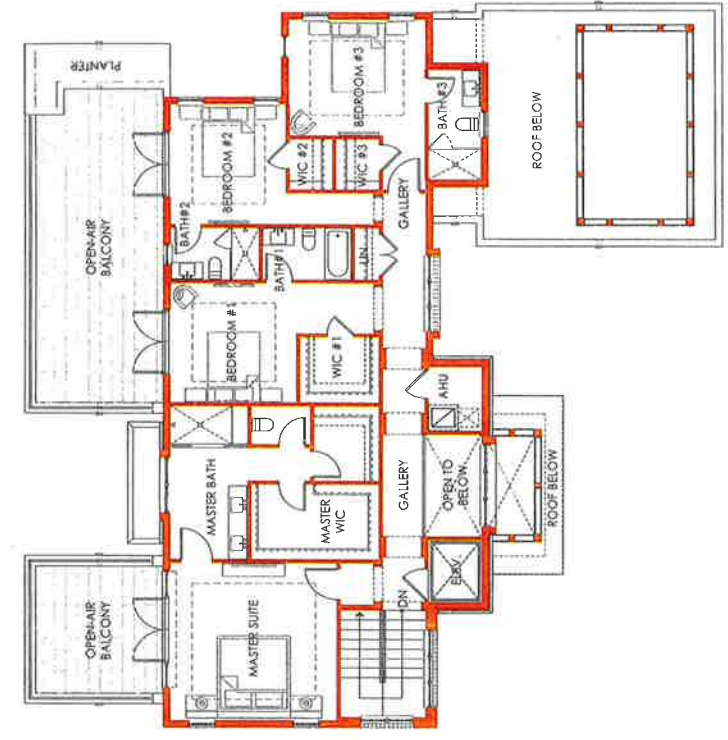
LOT 2 - FIRST FLOOR PLAN  
 SCALE 3/16"=1'-0"



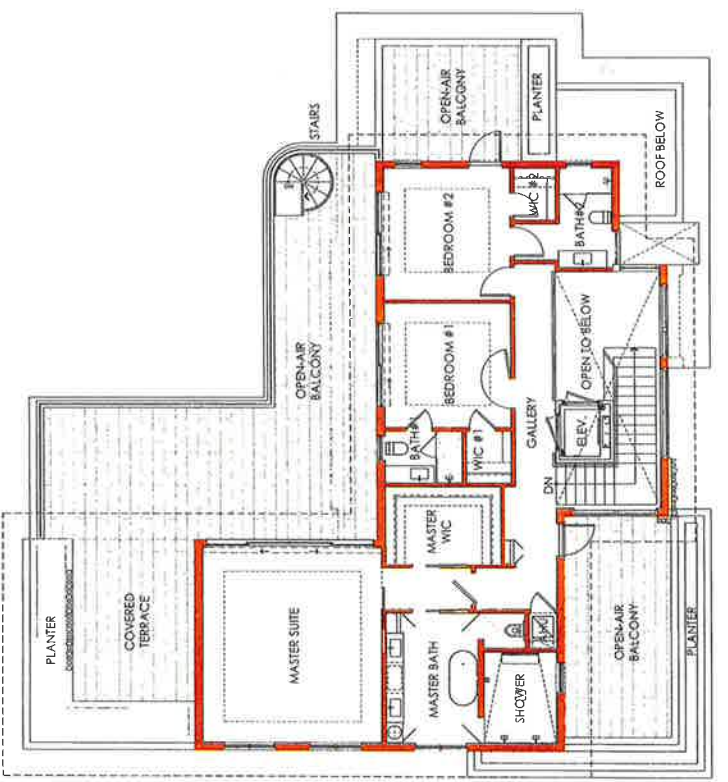
LOT 1 - FIRST FLOOR PLAN  
 SCALE 3/16"=1'-0"



date	08/12/21	revisions
issued		
drawn	JR	
checked	RF	
project no.		



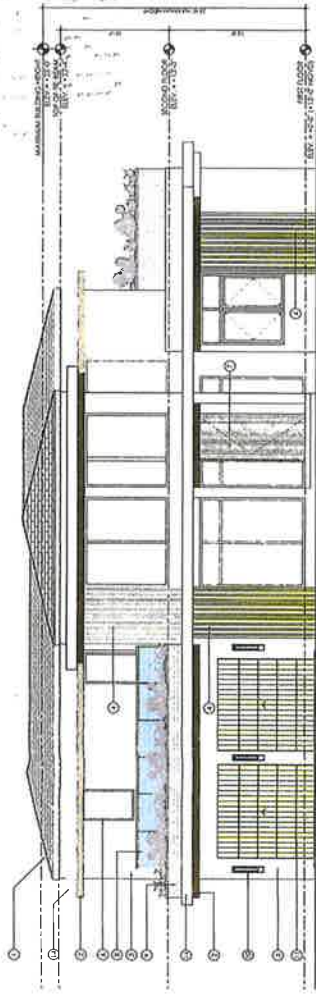
LOT 2 - SECOND FLOOR PLAN  
 SCALE: 3/16" = 1'-0"



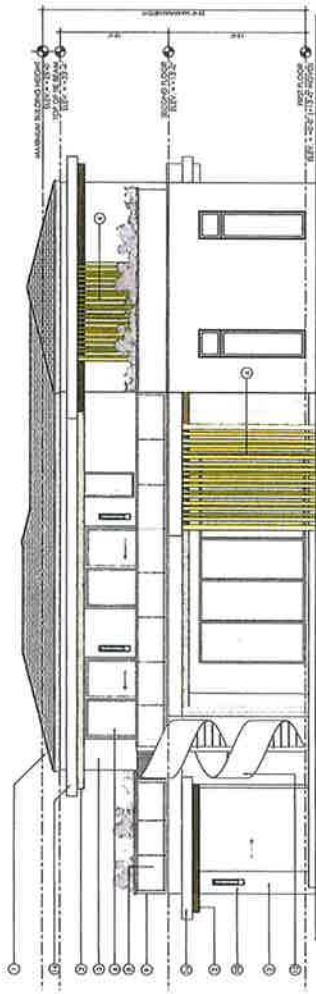
LOT 1 - SECOND FLOOR PLAN  
 SCALE: 3/16" = 1'-0"



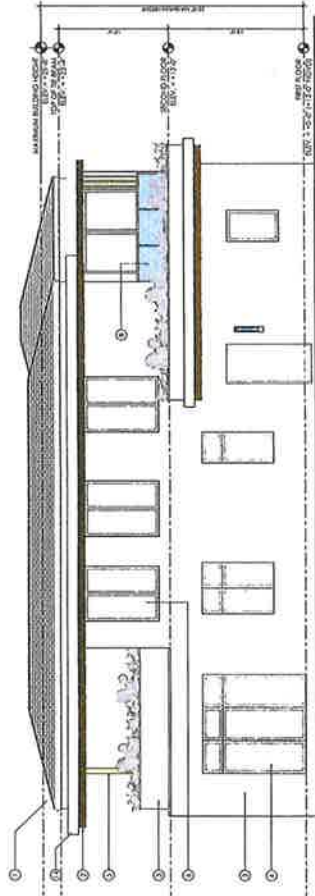
date	08/12/21
issued	
drawn	JR
checked	JR
project no.	
revisors	



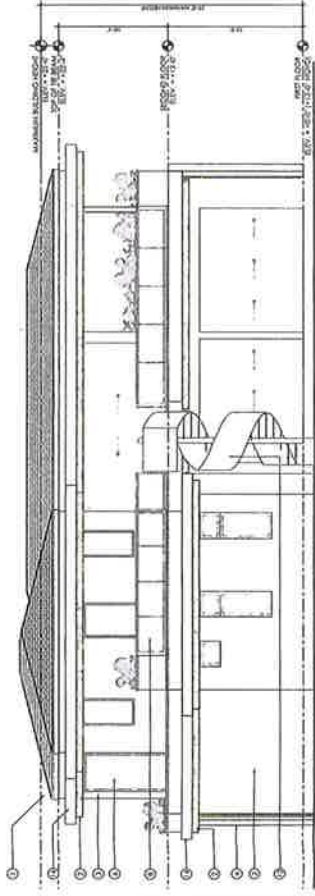
LOT 1 - SOUTH FRONT ELEVATION  
 SCALE: 3/16" = 1'-0"



LOT 1 - NORTH REAR ELEVATION  
 SCALE: 3/16" = 1'-0"

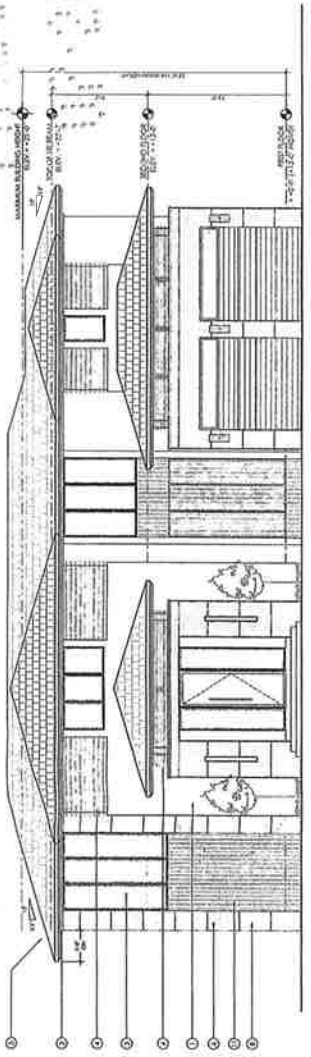


LOT 1 - WEST SIDE ELEVATION  
 SCALE: 3/16" = 1'-0"

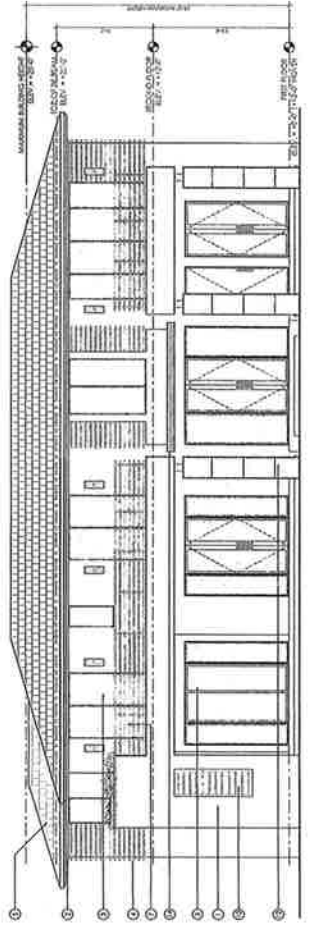


LOT 1 - EAST SIDE ELEVATION  
 SCALE: 3/16" = 1'-0"

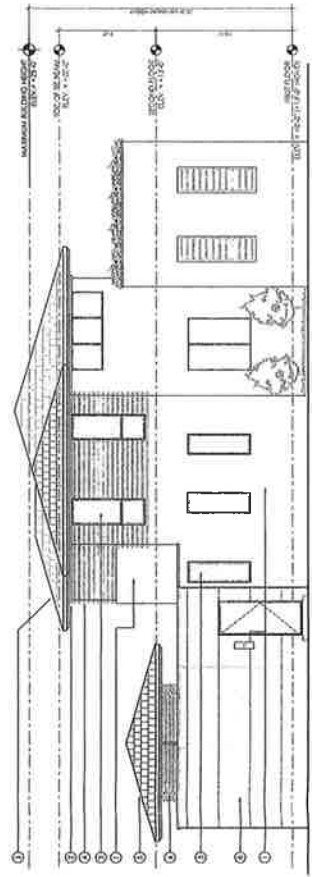
FINISH LEGEND	
①	SEE ARCHITECTURAL SPECIFICATIONS FOR FINISHES
②	SEE ARCHITECTURAL SPECIFICATIONS FOR FINISHES
③	SEE ARCHITECTURAL SPECIFICATIONS FOR FINISHES
④	SEE ARCHITECTURAL SPECIFICATIONS FOR FINISHES
⑤	SEE ARCHITECTURAL SPECIFICATIONS FOR FINISHES
⑥	SEE ARCHITECTURAL SPECIFICATIONS FOR FINISHES
⑦	SEE ARCHITECTURAL SPECIFICATIONS FOR FINISHES
⑧	SEE ARCHITECTURAL SPECIFICATIONS FOR FINISHES
⑨	SEE ARCHITECTURAL SPECIFICATIONS FOR FINISHES
⑩	SEE ARCHITECTURAL SPECIFICATIONS FOR FINISHES
⑪	SEE ARCHITECTURAL SPECIFICATIONS FOR FINISHES
⑫	SEE ARCHITECTURAL SPECIFICATIONS FOR FINISHES
⑬	SEE ARCHITECTURAL SPECIFICATIONS FOR FINISHES
⑭	SEE ARCHITECTURAL SPECIFICATIONS FOR FINISHES
⑮	SEE ARCHITECTURAL SPECIFICATIONS FOR FINISHES
⑯	SEE ARCHITECTURAL SPECIFICATIONS FOR FINISHES
⑰	SEE ARCHITECTURAL SPECIFICATIONS FOR FINISHES
⑱	SEE ARCHITECTURAL SPECIFICATIONS FOR FINISHES
⑲	SEE ARCHITECTURAL SPECIFICATIONS FOR FINISHES
⑳	SEE ARCHITECTURAL SPECIFICATIONS FOR FINISHES
㉑	SEE ARCHITECTURAL SPECIFICATIONS FOR FINISHES
㉒	SEE ARCHITECTURAL SPECIFICATIONS FOR FINISHES
㉓	SEE ARCHITECTURAL SPECIFICATIONS FOR FINISHES
㉔	SEE ARCHITECTURAL SPECIFICATIONS FOR FINISHES
㉕	SEE ARCHITECTURAL SPECIFICATIONS FOR FINISHES
㉖	SEE ARCHITECTURAL SPECIFICATIONS FOR FINISHES
㉗	SEE ARCHITECTURAL SPECIFICATIONS FOR FINISHES
㉘	SEE ARCHITECTURAL SPECIFICATIONS FOR FINISHES
㉙	SEE ARCHITECTURAL SPECIFICATIONS FOR FINISHES
㉚	SEE ARCHITECTURAL SPECIFICATIONS FOR FINISHES
㉛	SEE ARCHITECTURAL SPECIFICATIONS FOR FINISHES
㉜	SEE ARCHITECTURAL SPECIFICATIONS FOR FINISHES
㉝	SEE ARCHITECTURAL SPECIFICATIONS FOR FINISHES
㉞	SEE ARCHITECTURAL SPECIFICATIONS FOR FINISHES
㉟	SEE ARCHITECTURAL SPECIFICATIONS FOR FINISHES
㊱	SEE ARCHITECTURAL SPECIFICATIONS FOR FINISHES
㊲	SEE ARCHITECTURAL SPECIFICATIONS FOR FINISHES
㊳	SEE ARCHITECTURAL SPECIFICATIONS FOR FINISHES
㊴	SEE ARCHITECTURAL SPECIFICATIONS FOR FINISHES
㊵	SEE ARCHITECTURAL SPECIFICATIONS FOR FINISHES
㊶	SEE ARCHITECTURAL SPECIFICATIONS FOR FINISHES
㊷	SEE ARCHITECTURAL SPECIFICATIONS FOR FINISHES
㊸	SEE ARCHITECTURAL SPECIFICATIONS FOR FINISHES
㊹	SEE ARCHITECTURAL SPECIFICATIONS FOR FINISHES
㊺	SEE ARCHITECTURAL SPECIFICATIONS FOR FINISHES
㊻	SEE ARCHITECTURAL SPECIFICATIONS FOR FINISHES
㊼	SEE ARCHITECTURAL SPECIFICATIONS FOR FINISHES
㊽	SEE ARCHITECTURAL SPECIFICATIONS FOR FINISHES
㊾	SEE ARCHITECTURAL SPECIFICATIONS FOR FINISHES
㊿	SEE ARCHITECTURAL SPECIFICATIONS FOR FINISHES



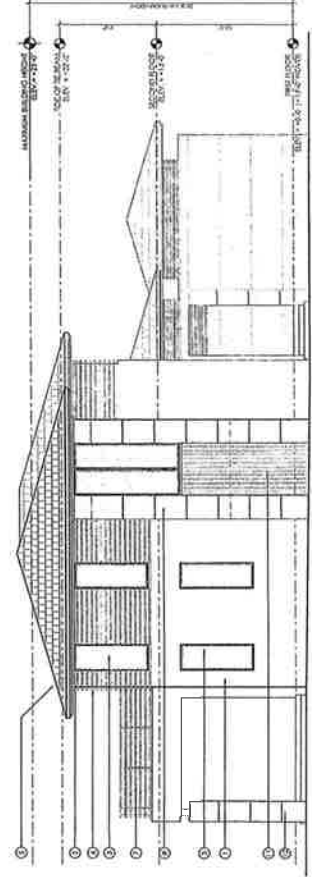
LOT 2 - SOUTH FRONT ELEVATION  
 SCALE: 3/16" = 1'-0"



LOT 2 - NORTH REAR ELEVATION  
 SCALE: 3/16" = 1'-0"



LOT 2 - EAST SIDE ELEVATION  
 SCALE: 3/16" = 1'-0"



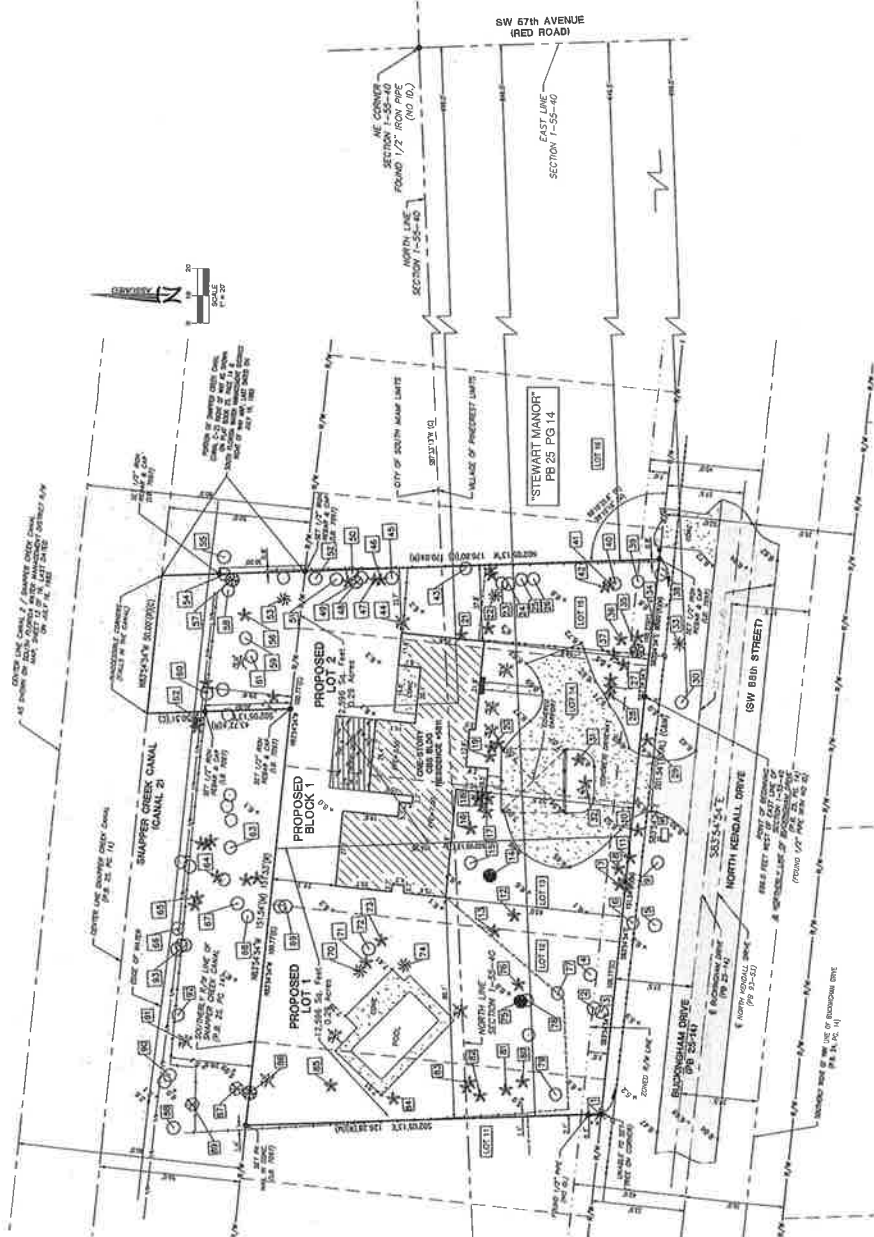
LOT 2 - WEST SIDE ELEVATION  
 SCALE: 3/16" = 1'-0"

FINISH LEGEND	
①	BRICK (SEE SPEC)
②	CONCRETE (SEE SPEC)
③	WOOD (SEE SPEC)
④	GLASS (SEE SPEC)
⑤	PAINT (SEE SPEC)
⑥	STAINLESS STEEL (SEE SPEC)
⑦	ALUMINUM (SEE SPEC)
⑧	ROOF (SEE SPEC)
⑨	POUR CONCRETE
⑩	BRICK (SEE SPEC)
⑪	CONCRETE (SEE SPEC)
⑫	WOOD (SEE SPEC)
⑬	GLASS (SEE SPEC)
⑭	PAINT (SEE SPEC)
⑮	STAINLESS STEEL (SEE SPEC)
⑯	ALUMINUM (SEE SPEC)
⑰	ROOF (SEE SPEC)



# TENTATIVE PLAT OF "KENDALL SPLIT"

A SUBDIVISION A PORTION OF THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 54 SOUTH, RANGE 40 EAST, AND A REPLAT OF A PORTION OF TRACT 1, OF "AVOCADO LAND COMPANY'S SUBDIVISION" OF SECTION 1, TOWNSHIP 55 SOUTH, RANGE 40 EAST, RECORDED IN PLAT BOOK 2, AT PAGE 44, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LYING IN THE VILLAGE OF PINECREST AND THE CITY OF SOUTH MIAMI, MIAMI-DADE COUNTY, FLORIDA.



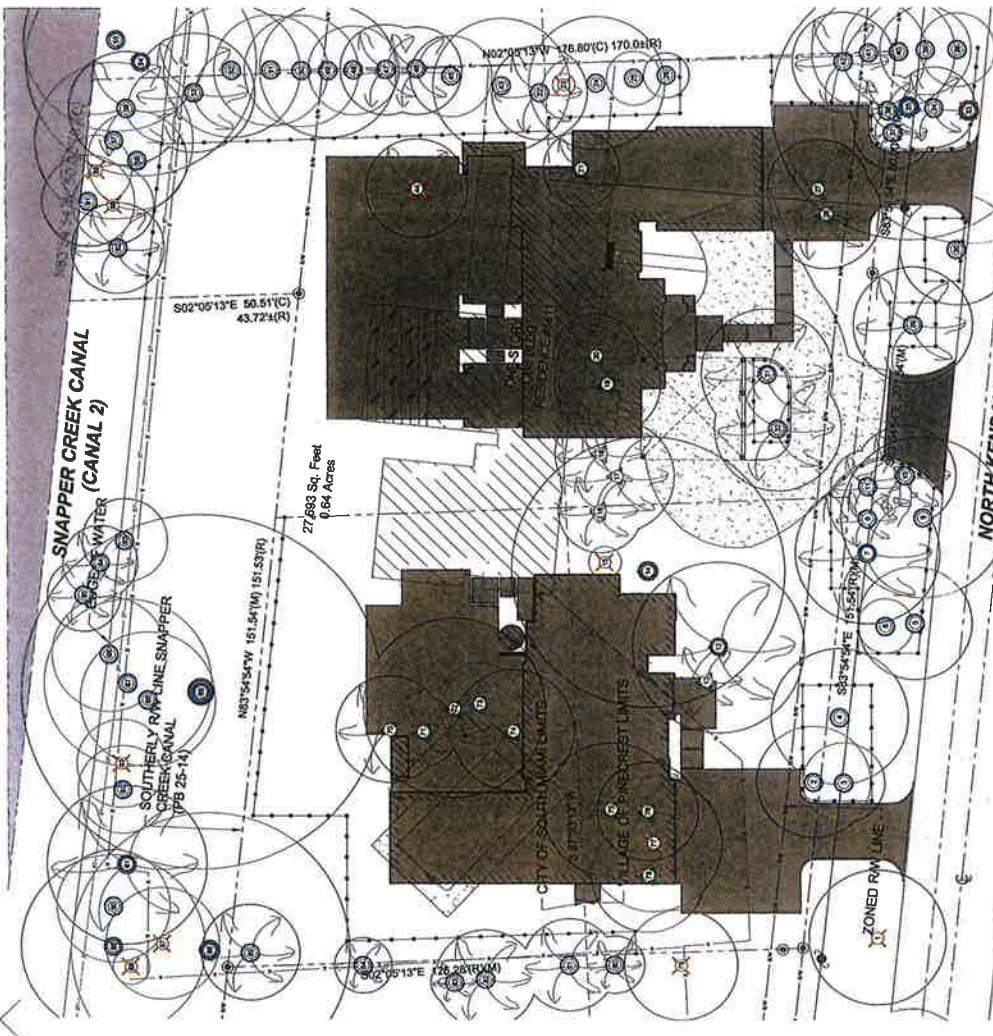
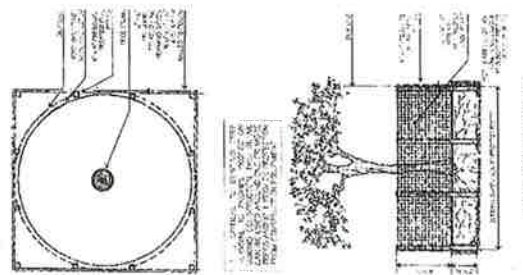
### LEGEND

SYMBOL	DESCRIPTION
(Symbol)	Lot 1
(Symbol)	Lot 2
(Symbol)	Lot 3
(Symbol)	Lot 4
(Symbol)	Lot 5
(Symbol)	Lot 6
(Symbol)	Lot 7
(Symbol)	Lot 8
(Symbol)	Lot 9
(Symbol)	Lot 10
(Symbol)	Lot 11
(Symbol)	Lot 12
(Symbol)	Lot 13
(Symbol)	Lot 14
(Symbol)	Lot 15
(Symbol)	Lot 16
(Symbol)	Lot 17
(Symbol)	Lot 18
(Symbol)	Lot 19
(Symbol)	Lot 20
(Symbol)	Lot 21
(Symbol)	Lot 22
(Symbol)	Lot 23
(Symbol)	Lot 24
(Symbol)	Lot 25
(Symbol)	Lot 26
(Symbol)	Lot 27
(Symbol)	Lot 28
(Symbol)	Lot 29
(Symbol)	Lot 30
(Symbol)	Lot 31
(Symbol)	Lot 32
(Symbol)	Lot 33
(Symbol)	Lot 34
(Symbol)	Lot 35
(Symbol)	Lot 36
(Symbol)	Lot 37
(Symbol)	Lot 38
(Symbol)	Lot 39
(Symbol)	Lot 40
(Symbol)	Lot 41
(Symbol)	Lot 42
(Symbol)	Lot 43
(Symbol)	Lot 44
(Symbol)	Lot 45
(Symbol)	Lot 46
(Symbol)	Lot 47
(Symbol)	Lot 48
(Symbol)	Lot 49
(Symbol)	Lot 50
(Symbol)	Lot 51
(Symbol)	Lot 52
(Symbol)	Lot 53
(Symbol)	Lot 54
(Symbol)	Lot 55
(Symbol)	Lot 56
(Symbol)	Lot 57
(Symbol)	Lot 58
(Symbol)	Lot 59
(Symbol)	Lot 60
(Symbol)	Lot 61
(Symbol)	Lot 62
(Symbol)	Lot 63
(Symbol)	Lot 64
(Symbol)	Lot 65
(Symbol)	Lot 66
(Symbol)	Lot 67

NOTICE:  
This Document is not full and complete without all pages.  
(Total of Two (2) pages)

NO.	ACCRETION NAME	DATE	BOOK	PAGE	SECTION	TOWNSHIP	RANGE	EAST	SECTION
1	...	...	...	...	...	...	...	...	...
2	...	...	...	...	...	...	...	...	...
3	...	...	...	...	...	...	...	...	...
4	...	...	...	...	...	...	...	...	...
5	...	...	...	...	...	...	...	...	...
6	...	...	...	...	...	...	...	...	...
7	...	...	...	...	...	...	...	...	...
8	...	...	...	...	...	...	...	...	...
9	...	...	...	...	...	...	...	...	...
10	...	...	...	...	...	...	...	...	...
11	...	...	...	...	...	...	...	...	...
12	...	...	...	...	...	...	...	...	...
13	...	...	...	...	...	...	...	...	...
14	...	...	...	...	...	...	...	...	...
15	...	...	...	...	...	...	...	...	...
16	...	...	...	...	...	...	...	...	...
17	...	...	...	...	...	...	...	...	...
18	...	...	...	...	...	...	...	...	...
19	...	...	...	...	...	...	...	...	...
20	...	...	...	...	...	...	...	...	...
21	...	...	...	...	...	...	...	...	...
22	...	...	...	...	...	...	...	...	...
23	...	...	...	...	...	...	...	...	...
24	...	...	...	...	...	...	...	...	...
25	...	...	...	...	...	...	...	...	...
26	...	...	...	...	...	...	...	...	...
27	...	...	...	...	...	...	...	...	...
28	...	...	...	...	...	...	...	...	...
29	...	...	...	...	...	...	...	...	...
30	...	...	...	...	...	...	...	...	...
31	...	...	...	...	...	...	...	...	...
32	...	...	...	...	...	...	...	...	...
33	...	...	...	...	...	...	...	...	...
34	...	...	...	...	...	...	...	...	...
35	...	...	...	...	...	...	...	...	...
36	...	...	...	...	...	...	...	...	...
37	...	...	...	...	...	...	...	...	...
38	...	...	...	...	...	...	...	...	...
39	...	...	...	...	...	...	...	...	...
40	...	...	...	...	...	...	...	...	...
41	...	...	...	...	...	...	...	...	...
42	...	...	...	...	...	...	...	...	...
43	...	...	...	...	...	...	...	...	...
44	...	...	...	...	...	...	...	...	...
45	...	...	...	...	...	...	...	...	...
46	...	...	...	...	...	...	...	...	...
47	...	...	...	...	...	...	...	...	...
48	...	...	...	...	...	...	...	...	...
49	...	...	...	...	...	...	...	...	...
50	...	...	...	...	...	...	...	...	...
51	...	...	...	...	...	...	...	...	...
52	...	...	...	...	...	...	...	...	...
53	...	...	...	...	...	...	...	...	...
54	...	...	...	...	...	...	...	...	...
55	...	...	...	...	...	...	...	...	...
56	...	...	...	...	...	...	...	...	...
57	...	...	...	...	...	...	...	...	...
58	...	...	...	...	...	...	...	...	...
59	...	...	...	...	...	...	...	...	...
60	...	...	...	...	...	...	...	...	...
61	...	...	...	...	...	...	...	...	...
62	...	...	...	...	...	...	...	...	...
63	...	...	...	...	...	...	...	...	...
64	...	...	...	...	...	...	...	...	...
65	...	...	...	...	...	...	...	...	...
66	...	...	...	...	...	...	...	...	...
67	...	...	...	...	...	...	...	...	...

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITS	04/21/2018
2	ISSUED FOR PERMITS	04/21/2018
3	ISSUED FOR PERMITS	04/21/2018
4	ISSUED FOR PERMITS	04/21/2018
5	ISSUED FOR PERMITS	04/21/2018
6	ISSUED FOR PERMITS	04/21/2018
7	ISSUED FOR PERMITS	04/21/2018
8	ISSUED FOR PERMITS	04/21/2018
9	ISSUED FOR PERMITS	04/21/2018
10	ISSUED FOR PERMITS	04/21/2018
11	ISSUED FOR PERMITS	04/21/2018
12	ISSUED FOR PERMITS	04/21/2018
13	ISSUED FOR PERMITS	04/21/2018
14	ISSUED FOR PERMITS	04/21/2018
15	ISSUED FOR PERMITS	04/21/2018
16	ISSUED FOR PERMITS	04/21/2018
17	ISSUED FOR PERMITS	04/21/2018
18	ISSUED FOR PERMITS	04/21/2018
19	ISSUED FOR PERMITS	04/21/2018
20	ISSUED FOR PERMITS	04/21/2018
21	ISSUED FOR PERMITS	04/21/2018
22	ISSUED FOR PERMITS	04/21/2018
23	ISSUED FOR PERMITS	04/21/2018
24	ISSUED FOR PERMITS	04/21/2018
25	ISSUED FOR PERMITS	04/21/2018
26	ISSUED FOR PERMITS	04/21/2018
27	ISSUED FOR PERMITS	04/21/2018
28	ISSUED FOR PERMITS	04/21/2018
29	ISSUED FOR PERMITS	04/21/2018
30	ISSUED FOR PERMITS	04/21/2018
31	ISSUED FOR PERMITS	04/21/2018
32	ISSUED FOR PERMITS	04/21/2018
33	ISSUED FOR PERMITS	04/21/2018
34	ISSUED FOR PERMITS	04/21/2018
35	ISSUED FOR PERMITS	04/21/2018
36	ISSUED FOR PERMITS	04/21/2018
37	ISSUED FOR PERMITS	04/21/2018
38	ISSUED FOR PERMITS	04/21/2018
39	ISSUED FOR PERMITS	04/21/2018
40	ISSUED FOR PERMITS	04/21/2018
41	ISSUED FOR PERMITS	04/21/2018
42	ISSUED FOR PERMITS	04/21/2018
43	ISSUED FOR PERMITS	04/21/2018
44	ISSUED FOR PERMITS	04/21/2018
45	ISSUED FOR PERMITS	04/21/2018
46	ISSUED FOR PERMITS	04/21/2018
47	ISSUED FOR PERMITS	04/21/2018
48	ISSUED FOR PERMITS	04/21/2018
49	ISSUED FOR PERMITS	04/21/2018
50	ISSUED FOR PERMITS	04/21/2018



**EXISTING TREE DISPOSITION PLAN**

Scale: 1/4" = 1'-0"

**Sanitation 811**  
 Call 811 or www.sanitation811.com to locate underground utilities before digging to prevent utility damage and personal injury.

**TREE DISPOSITION LEGEND**

- Existing trees to be preserved
- Existing trees to be removed
- Existing trees to be preserved with special protection
- Existing trees to be removed with special protection
- Existing trees to be preserved with special protection
- Existing trees to be removed with special protection

**LIMIT OF EXISTING TREE PROTECTION ZONE**

**PROPOSED MINIMUM LAND AREA**

**Sanitation 811**  
 Call 811 or www.sanitation811.com to locate underground utilities before digging to prevent utility damage and personal injury.

**EXISTING TREE DISPOSITION PLAN**

Scale: 1/4" = 1'-0"

**TREE DISPOSITION LEGEND**

- Existing trees to be preserved
- Existing trees to be removed
- Existing trees to be preserved with special protection
- Existing trees to be removed with special protection
- Existing trees to be preserved with special protection
- Existing trees to be removed with special protection

**LIMIT OF EXISTING TREE PROTECTION ZONE**

**PROPOSED MINIMUM LAND AREA**

**Derick Lange**  
 Landscape Architect  
 10000 SW 15th St, Suite 200  
 Miami, FL 33185  
 www.DerickLange.com  
 Ph: 305.557.1050

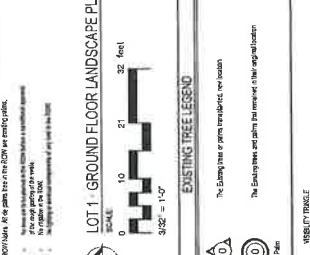
date: 08/21/15  
 issued: 08/21/15  
 drawn: RL  
 checked: RL  
 project no: 1501000000

PLANT	QUANTITY	SPACING	REMARKS
Red Tip Coccoloba	3 ea	18" x 24" DA	18" x 24"
Dwarf Peach Apple	3 ea	2'	2'
Bottlebrush	15 ea	7'	7'
Croton Daisies	3 ea	2'	2'
Croton	3 ea	2'	2'
White-floored Creeping Lantana	3 ea	2'	2'
Black Pothos	6 R		
Parrotia B. Acropolis Box	3 ea		

SYMBOL	SYMBOL NAME	SYMBOL	SYMBOL NAME
⊗	Red Tip Coccoloba	⊗	Black Pothos
⊙	Dwarf Peach Apple	⊙	Parrotia B. Acropolis Box
⊗	Bottlebrush	⊗	White-floored Creeping Lantana
⊙	Croton Daisies	⊙	Black Pothos
⊙	Croton	⊙	Parrotia B. Acropolis Box
⊙	White-floored Creeping Lantana	⊙	Black Pothos
⊙	Black Pothos	⊙	Parrotia B. Acropolis Box
⊙	Parrotia B. Acropolis Box	⊙	White-floored Creeping Lantana



EXISTING TREE LIST
1. Live Oak
2. Palm Tree
3. Magnolia
4. Hibiscus
5. Bougainvillea
6. Bird of Paradise
7. Bird of Paradise
8. Bird of Paradise
9. Bird of Paradise
10. Bird of Paradise
11. Bird of Paradise
12. Bird of Paradise
13. Bird of Paradise
14. Bird of Paradise
15. Bird of Paradise
16. Bird of Paradise
17. Bird of Paradise
18. Bird of Paradise
19. Bird of Paradise
20. Bird of Paradise
21. Bird of Paradise
22. Bird of Paradise
23. Bird of Paradise
24. Bird of Paradise
25. Bird of Paradise
26. Bird of Paradise
27. Bird of Paradise
28. Bird of Paradise
29. Bird of Paradise
30. Bird of Paradise
31. Bird of Paradise
32. Bird of Paradise
33. Bird of Paradise
34. Bird of Paradise
35. Bird of Paradise
36. Bird of Paradise
37. Bird of Paradise
38. Bird of Paradise
39. Bird of Paradise
40. Bird of Paradise
41. Bird of Paradise
42. Bird of Paradise
43. Bird of Paradise
44. Bird of Paradise
45. Bird of Paradise
46. Bird of Paradise
47. Bird of Paradise
48. Bird of Paradise
49. Bird of Paradise
50. Bird of Paradise

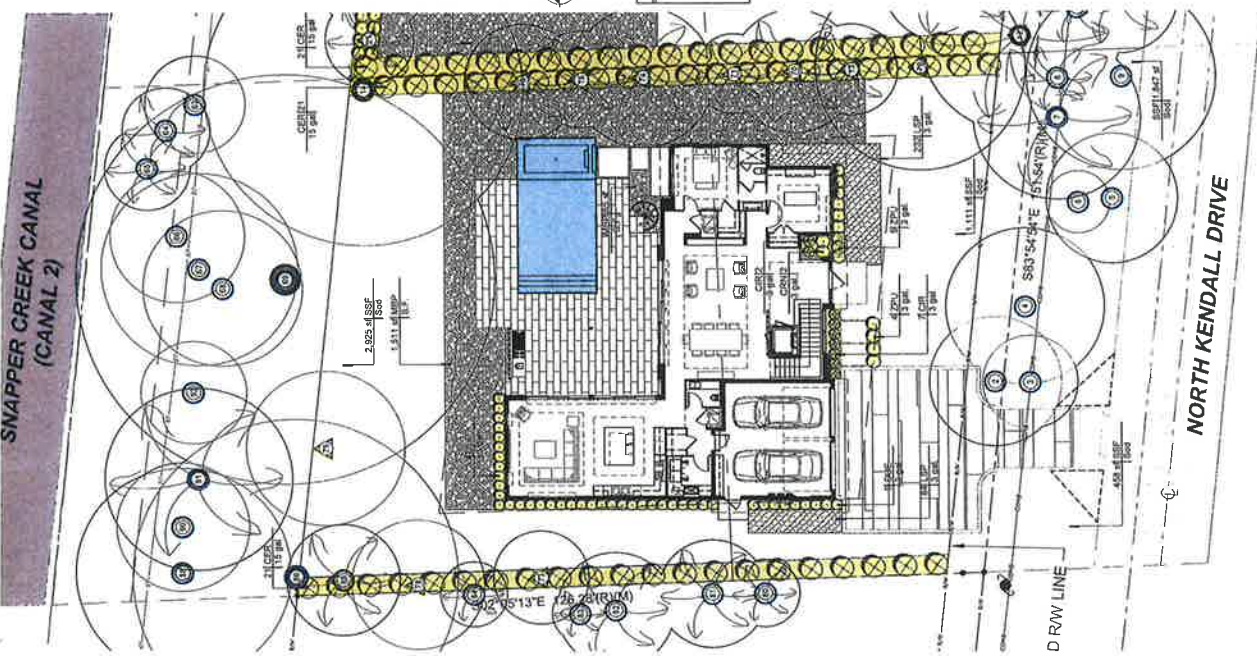


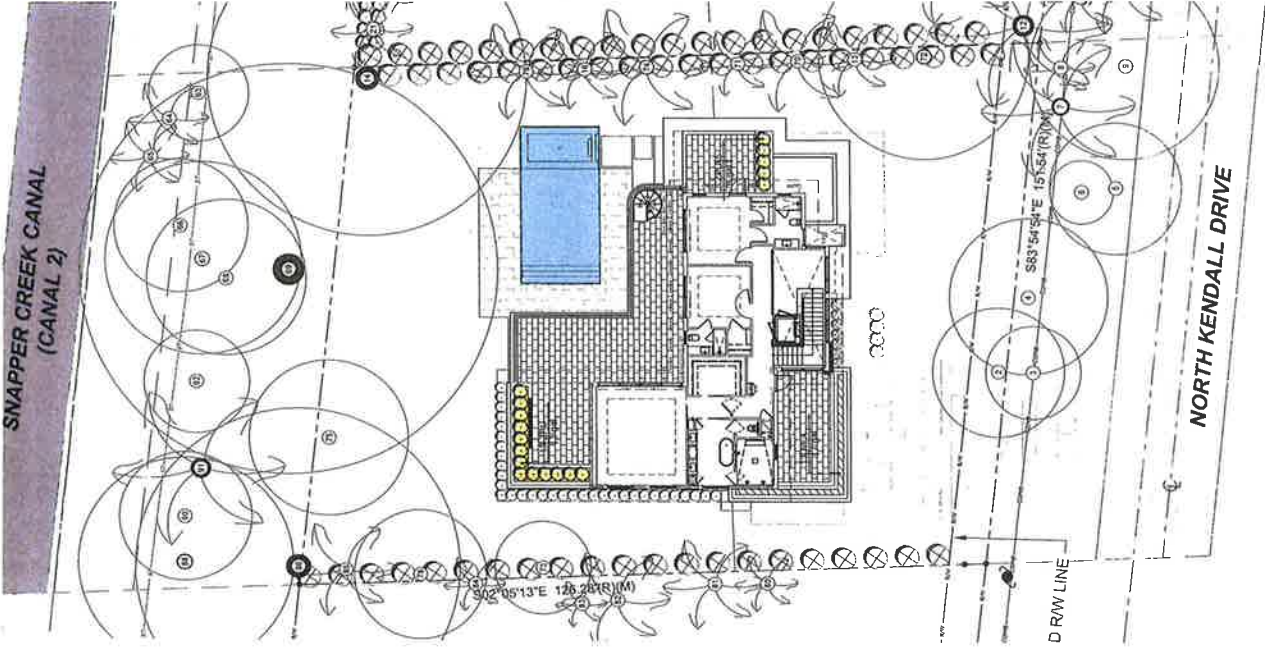
**LOT 1 - GROUND FLOOR LANDSCAPE PLAN**  
 SCALE: 1" = 10'  
 0 10 21 32 Feet

**EXISTING TREE LEGEND**  
 The Existing tree set shall be removed after original location.  
 The Existing tree set shall be removed after original location.

**SYMBOLS**  
 1. Existing tree set shall be removed after original location.  
 2. Existing tree set shall be removed after original location.

**NOTES**  
 1. All trees to be removed shall be removed after original location.  
 2. All trees to be removed shall be removed after original location.





**EXISTING TREE LIST**

NO.	COMMON NAME	SCIENTIFIC NAME
1	Coconut Palm	<i>Coccothrinax</i>
2	Swamp Palm	<i>Roystonea regia</i>
3	Palmetto	<i>Palmetto</i>
4	Swamp Palm	<i>Roystonea regia</i>
5	Swamp Palm	<i>Roystonea regia</i>
6	Swamp Palm	<i>Roystonea regia</i>
7	Swamp Palm	<i>Roystonea regia</i>
8	Swamp Palm	<i>Roystonea regia</i>
9	Swamp Palm	<i>Roystonea regia</i>
10	Swamp Palm	<i>Roystonea regia</i>
11	Swamp Palm	<i>Roystonea regia</i>
12	Swamp Palm	<i>Roystonea regia</i>
13	Swamp Palm	<i>Roystonea regia</i>
14	Swamp Palm	<i>Roystonea regia</i>
15	Swamp Palm	<i>Roystonea regia</i>
16	Swamp Palm	<i>Roystonea regia</i>
17	Swamp Palm	<i>Roystonea regia</i>
18	Swamp Palm	<i>Roystonea regia</i>
19	Swamp Palm	<i>Roystonea regia</i>
20	Swamp Palm	<i>Roystonea regia</i>
21	Swamp Palm	<i>Roystonea regia</i>
22	Swamp Palm	<i>Roystonea regia</i>
23	Swamp Palm	<i>Roystonea regia</i>
24	Swamp Palm	<i>Roystonea regia</i>
25	Swamp Palm	<i>Roystonea regia</i>
26	Swamp Palm	<i>Roystonea regia</i>
27	Swamp Palm	<i>Roystonea regia</i>
28	Swamp Palm	<i>Roystonea regia</i>
29	Swamp Palm	<i>Roystonea regia</i>
30	Swamp Palm	<i>Roystonea regia</i>
31	Swamp Palm	<i>Roystonea regia</i>
32	Swamp Palm	<i>Roystonea regia</i>

**LOT 1 - SECOND FLOOR LANDSCAPE PLAN**

Scale: 1" = 10'

North Arrow

**PLANT SCHEDULE LOT 1 - SECOND FLOOR**

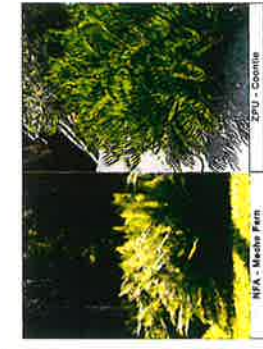
SYMBOL	CODE	CITY	BOTANICAL NAME	COMMON NAME	CONT.	HGT.	SRD	SPACING
○	ZFU	18	Fraxinus floridana - Argemone-Cydonia Landscape Manual	Coconut	3 gal.	2'	2'	4'
□	NFA	13	Neurospora blanda - Cydonia Landscape Manual	Medea Fern	7 gal.	7'	7'	24' x 6'

**PLANT SCHEDULE LOT 1 - SECOND FLOOR**

SYMBOLS: ○ CITY BOTANICAL NAME COMMON NAME CONT. HGT. SRD SPACING

○ ZFU 18 Fraxinus floridana - Argemone-Cydonia Landscape Manual Coconut 3 gal. 2' 2' 4'

□ NFA 13 Neurospora blanda - Cydonia Landscape Manual Medea Fern 7 gal. 7' 7' 24' x 6'



**PACHECO ARCHITECTURE, P.L.L.C.**  
 4950 SW 72ND AVE. SUITE 101, MIAMI, FL 33155  
 O: 305.666.2573 F: 305.666.3871  
 WWW.PACHECOARCHITECTURE.COM

**PACHECO ARCHITECTURE, P.L.L.C.**  
 4950 SW 72ND AVE. SUITE 101, MIAMI, FL 33155  
 O: 305.666.2573 F: 305.666.3871  
 WWW.PACHECOARCHITECTURE.COM

**5811 NORTH KENDALL DR**  
 NEW RESIDENCE FOR

date: 08-23-21  
 issued: 08-23-21  
 drawn: 08-23-21  
 checked: 08-23-21  
 project no.: 5811 NORTH KENDALL DR  
 MAMI, FL 33155

**L-03**

sheet no.

**Derrick Lange**  
 Landscape Architect  
 10000 SW 15th St, Suite 100  
 Miami, FL 33185  
 Phone: 305.533.7299



PLANT	QTY	COMMON NAME	COMMENTS	1" = 1'	2" = 1'	3" = 1'	4" = 1'	5" = 1'
1	1	1" Tropical Tree						
2	10	10" Tropical Tree						
3	10	10" Tropical Tree						
4	10	10" Tropical Tree						
5	10	10" Tropical Tree						
6	10	10" Tropical Tree						
7	10	10" Tropical Tree						
8	10	10" Tropical Tree						
9	10	10" Tropical Tree						
10	10	10" Tropical Tree						

**PLANT SCHEDULE LOT 2 - SECOND FLOOR**  
 SHRUBS: 100% 1" Tropical Tree  
 TREES: 100% 1" Tropical Tree



EXISTING TREE LIST	QTY	COMMON NAME	COMMENTS
1	1	1" Tropical Tree	
2	10	10" Tropical Tree	
3	10	10" Tropical Tree	
4	10	10" Tropical Tree	
5	10	10" Tropical Tree	
6	10	10" Tropical Tree	
7	10	10" Tropical Tree	
8	10	10" Tropical Tree	
9	10	10" Tropical Tree	
10	10	10" Tropical Tree	

