

ORDINANCE NO. 2022-\_\_\_\_\_

AN ORDINANCE OF THE VILLAGE COUNCIL OF THE VILLAGE OF PINECREST, FLORIDA, ADOPTING AMENDMENTS AND UPDATES TO THE GOALS, OBJECTIVES, AND POLICIES, RELATING TO PROPERTIES ADJACENT TO PINECREST PARKWAY AND IMPLEMENTING CERTAIN RECOMMENDATIONS OF THE UPDATED PINECREST PARKWAY (US 1) VISION PLAN; AMENDING THE FUTURE LAND USE MAP OF THE VILLAGE OF PINECREST COMPREHENSIVE DEVELOPMENT MASTER PLAN FOR THE PROPERTIES ADJACENT TO PINECREST PARKWAY GENERALLY LOCATED BETWEEN SNAPPER CREEK CANAL AND KENDALL DRIVE, S.W. 102<sup>ND</sup> STREET AND S.W. 106<sup>TH</sup> STREET, AND S.W. 130<sup>TH</sup> STREET AND S.W. 136<sup>TH</sup> STREET; FURTHER AMENDING THE VILLAGE'S FUTURE LAND USE MAP FOR PROPERTIES LOCATED AT 6610 S.W. 88 STREET AND 8850 S.W. 65 COURT; PROVIDING FOR INCLUSION IN THE COMPREHENSIVE DEVELOPMENT MASTER PLAN; PROVIDING FOR TRANSMITTAL; PROVIDING FOR CONFLICTS, SEVERABILITY, AND AN EFFECTIVE DATE.

WHEREAS, on February 9, 1999, the Village Council adopted the Village's Comprehensive Development Master Plan pursuant to Ordinance 99-04; and

WHEREAS, the Village Council has subsequently amended and updated the Comprehensive Development Master Plan to implement requirements relative to the establishment of the North Pinecrest Business Alternative District as required by the State Land Planning Agency in 2004; amended the Comprehensive Development Master Plan consistent with the requirements of an Evaluation and Appraisal Report completed in 2005; amended and updated the Comprehensive Development Master Plan in 2016 based on updated background data and analysis; annually amended the Comprehensive Development Master Plan to update the Capital Improvements Element; amended the Comprehensive Development Master Plan to include updates in conjunction with completion of a ten-year water supply facilities work plan, and amended the Comprehensive Development Master Plan to include a Climate Change Element; and

WHEREAS, the Village Council adopted the *Pinecrest Parkway (US 1) Vision Plan* on October 9, 2012 for the future development, redevelopment, beautification, and enhancement of Pinecrest Parkway; and

Note:

~~Strikethrough words~~ are deletions to the existing words in the Comprehensive Development Master Plan.  
Underlined words are additions to the existing words in the Comprehensive Development Master Plan.

WHEREAS the Village Council has adopted goals within its 2021-2022 Strategic Plan including Goal 3.2, requiring review of the Land Development Regulations to identify opportunities for mixed-use development with a focus on transportation hubs associated with planned improvements to the Bus Rapid Transit System, and Goal 3.3, requiring development of an “Inspire Campaign” to discuss commercial corridor considerations; and

WHEREAS on September 1, 2022, Miami-Dade County adopted Ordinance 22-106, a Rapid Transit Zone Ordinance implementing its policies to provide transit-oriented development by increasing density and intensity along transit corridors, with the goal of supporting regional transportation goals; creating a framework for municipalities that have jurisdiction over land within one-half- and one-mile buffers around the SMART Plan Corridors, to plan for transit-oriented development while maintaining their regulatory authority; and

WHEREAS Miami-Dade County Ordinance 22-106 requires all municipalities in Miami-Dade County to allow for a minimum floor area ratio of 1.0 for properties within one-half mile of designated transit corridors, including the South Dade Transitway adjacent to the Village of Pinecrest; and a minimum floor area ratio of 1.5 in the core of designated Community Urban Centers; and

WHEREAS the Village Council has completed its Inspire Campaign, and appointed the “Pinecrest Parkway Citizens Committee” for the purpose of evaluating required amendments to the Village’s established floor area ratio limits; reviewing needed and recommended amendments to the Pinecrest Parkway (US 1) Vision Plan; providing oversight and direction throughout the planning process; and making recommendations to the Village Council; and

WHEREAS, the Pinecrest Parkway Citizens Committee has worked with planning staff and planning consultants to update the Pinecrest Parkway (US 1) Vision Plan, taking into consideration planned improvements to the South Dade Transitway and Busway including the addition of new stations adjacent to SW 104 Street and SW 136 Street; and considering other requirements of the Miami-Dade County Rapid Transit Zone Ordinance 22-106; and

WHEREAS, the appointed Pinecrest Parkway Citizens Committee has convened numerous public meetings, hosted a community-wide visioning session, and considered additional community input provided by means of a visioning survey; and

WHEREAS, the visioning and planning process as overseen by the Pinecrest Parkway Citizens Committee has culminated in completion of the proposed Pinecrest Parkway (US 1) Vision Plan Update that enumerates and describes a series of recommendations formulated to address redevelopment opportunities, land development regulations, landscaping, aesthetics, parking, public safety, improved pedestrian and vehicular circulation, development incentives, and requirements of Miami-Dade County RTZ Ordinance 22-106; and

WHEREAS, the Pinecrest Parkway Visioning Committee recommends adoption of the Pinecrest Parkway (US 1) Vision Plan Update, and has forwarded the proposed plan to the Village Council with a recommendation for approval and adoption; and

WHEREAS the requirements of the Miami-Dade County Rapid Transit Zone ordinance and the recommended updates to the Pinecrest Parkway (US 1) Vision Plan require amendment of the Village's Comprehensive Development Master Plan; and

WHEREAS THE Village of Pinecrest has acquired land located at 6610 SW 88 Street (Folio: 20-5001-000-0780) and 8850 SW 65 Court (Folio: 20-5001-000-1180), and intends to use the property for public purposes as a Public Park (Gary Matzner Park), consistent with goals of the Village's Parks and Recreation Master Plan; and

WHEREAS, the Local Planning Agency (LPA) has reviewed the proposed amendments to the Village of Pinecrest Comprehensive Development Master Plan at a public hearing on October 12, 2022 and has forwarded the proposed amendments to the Village Council with a recommendation for approval; and

WHEREAS after having received input and participation by the Pinecrest Parkway Citizens Committee, interested members of the public, and staff, the Village Council finds the proposed amendments to the Comprehensive Development Master Plan to be consistent with the Village Council's goals of the Village's Strategic Plan; and

WHEREAS the proposed amendments to the Comprehensive Development Master Plan were prepared in accordance with Chapter 163.3177 Florida Statutes; and

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WHEREAS, the Village Council held a public hearing on October 12, 2022 prior to transmitting the proposed amendments to the Florida Department of Economic Opportunity and other required review agencies; and

WHEREAS, the Village Council of the Village of Pinecrest, Florida held a second public hearing on December 13, 2022; and

WHEREAS, said public hearings were advertised in accordance with Chapter 163.3184 and Chapter 166.041, Florida Statutes; and

WHEREAS, the Village Council hereby finds it to be in the best interest of the public health, safety and welfare of the citizens to adopt the amendments to the Comprehensive Development Master Plan;

NOW, THEREFORE, BE IT ORDAINED BY THE VILLAGE COUNCIL OF THE VILLAGE OF PINECREST, FLORIDA:

SECTION 1. Recitals.

The foregoing "WHEREAS" clauses are hereby ratified and confirmed as being true, correct and reflective of the legislative intent underlying this Ordinance and are hereby made a specific part of this Ordinance.

SECTION 2. Amendment and Adoption.

The amendments to the Goals, Objectives, Policies and Future Land Use Map of the Comprehensive Development Master Plan, attached hereto and incorporated herein as Exhibit "A", are hereby adopted.

SECTION 3. Inclusion in the Comprehensive Plan.

It is the intention of the Village Council and it is hereby ordained that the amendments to the Village of Pinecrest Comprehensive Plan made by this

Ordinance as set forth in Exhibit "A" shall become part of the Village of Pinecrest Comprehensive Development Master Plan, and that the sections of this Ordinance may be renumbered and relettered as necessary, and that the word "Ordinance" may be changed to "Section, "Article" or other appropriate word.

SECTION 4. Transmittal.

The Village Clerk is hereby directed to transmit the proposed amendments to the Comprehensive Development Master Plan and all supporting data and analysis, to the Department of Economic Opportunity of the State of Florida and other appropriate public agencies, and upon adoption of this Ordinance is further directed to ensure that this Ordinance and all other necessary documents are forwarded to the Florida Department of Economic Opportunity and other agencies in accordance with Section 163.3184(3), Florida Statutes.

SECTION 5. Conflicts.

All ordinances or parts of ordinances and all resolutions or parts of resolutions in conflict with the provisions of this Ordinance are hereby repealed.

SECTION 6. Severability.

If any section, clause, sentence or phrase of this Ordinance is for any reason held invalid or unconstitutional by a court of competent jurisdiction, the holding shall not affect the validity of the remaining portions of this Ordinance.

SECTION 7. Effective Date.

Note:

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The effective date of this plan amendment, if the amendment is not timely challenged, shall be 31 days after the state land planning agency notifies the Village of Pinecrest that the plan amendment package is complete. If timely challenged, this amendment shall become effective on the date the state land planning agency or the Administration Commission enters a final order determining this adopted amendment to be in compliance. No development orders, development permits, or land uses dependent on this amendment may be issued or commence before it has become effective. If a final order of non-compliance is issued by the Administration Commission, this amendment may nevertheless be made effective by adoption of a resolution affirming its effective status, a copy of which resolution shall be sent to the state land planning agency.

PASSED on first reading this 12<sup>th</sup> day of October, 2022 and transmitted to the Florida Department of Economic Opportunity and other required review agencies.

PASSED AND ADOPTED on second reading this \_\_\_th day of \_\_\_\_\_, 2022.

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Joseph M. Corradino, Mayor

ATTEST:

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Priscilla Torres., CMC  
Village Clerk

Note:

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APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

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Mitchell Bierman  
Village Attorney

Note:

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## EXHIBIT "A"

### COMPREHENSIVE DEVELOPMENT MASTER PLAN

\* \* \*

**OBJECTIVE 1-1.7: PROMOTE VILLAGE APPEARANCE, NATURAL AMENITIES AND URBAN DESIGN PRINCIPLES.** The Land Development Regulations shall ensure, to the extent lawful, that public and private improvements especially improvements adjacent to major transportation corridors and major activity centers such as the Pinecrest Parkway commercial corridor and multi-family developments, public parks and other public/semi-public grounds and institutions are managed and enhanced through application of the site plan review process.

**Policy 1-1.7.1: Reinforce and Enhance the Village's Community Appearance.** Major physical attributes within the Village shall be preserved through application of design review standards and management of signs, landscaping, open space preservation, tree protection, and other urban design amenities. Special emphasis shall be placed on preserving and/or improving the character of major natural and man-made corridors, including the waterways or major drainage corridors, and major transportation corridors which serve as a focal point for the motoring public.

**Policy 1-1.7.2: Pinecrest Parkway Vision Plan.** Pursue implementation of the consensus aspects of the Pinecrest Parkway Vision Plan through the revision of the Land Development Regulations. The Future Land Use Map shall be amended to include expansion of the existing Pinecrest Business Alternative District adjacent to Kendall Drive and establishment of new Pinecrest Business Alternative Districts adjacent to SW 104 Street and SW 136 Street. ~~The Village may consider adopting the color palette and architectural and sign design standards presented in the Pinecrest Parkway Vision Plan, as may be amended prior to or after adoption, for future commercial development to reinforce the Pinecrest "brand identity" of new and renovated buildings within the Village's non-residential corridors.~~

\* \* \*

**OBJECTIVE 1-2.3: MANAGING LOCATION OF COMMERCIAL DEVELOPMENT.** Map I-1, identifying future land use policy, shall designate commercial development based on the following considerations:

- Existing and desired future trends in commercial land development within the Village and its environs;
- Require that commercial development be consistent with the Village Comprehensive Plan and the Land Development Regulations.

- Maintain the existing compact linear commercial core that serves the Village;
- Protect environmentally sensitive natural systems, especially water resources, including adherence to stormwater management policies designed to preserve water quality in the man-made canals east of the commercial area;
- Provide and maintain transportation and infrastructure system improvements;
- Establish a basis for regulating the location, intensity, scale, and design of commercial development; and
- Ensure that future commercial development shall not encroach eastward into established residential areas.

The Future Land Use Map shall indicate land for the following commercial land use:

- 1) Office Development [RU-5];
- 2) Restricted Business Development [BU-1];
- 3) General Business Development [BU-1A];
- 4) Special Business Development [BU-2];
- 5) Intensive Business Development [BU-3];
- 6) **Pinecrest Business Alternative [PBAD]**.

Except in the Office (R-5) land use designation, **and except within the Pinecrest Business Alternative District**, the Village shall not allow residential development to occur in areas designated for commercial development since the Village has a relatively limited amount of land adaptive to commercial development and it is imperative to the economic stability of the Village to maintain its existing commercial core. Essential supportive infrastructure may be located within areas designated for commercial development on the Future Land Use Map, upon a finding by the Village that such uses are consistent with the Land Development Regulations, including applicable conditional use and performance criteria. The Land Development Regulations shall provide use regulations and performance criteria for regulating the location, intensity, scale, and design of commercial development, **and mixed-use (residential/office/commercial) development** as well as performance criteria for managing impacts identified in §1-2.

**Policy 1-2.3.1: Office Development (RU-5).** The Future Land Use Map office (RU-5) designation is designed to accommodate business and professional offices and customary accessory uses which are subordinate and incidental to the principal office use.

**Policy 1-2.3.2: Restricted Commercial Development (BU-1).** The Future Land Use Map Restricted Business (BU-1) designation is intended to accommodate offices; restricted commercial retail and personal service establishments with limited inventory of goods; restaurants; and other neighborhood commercial uses which comply with the Comprehensive Plan and more definitive regulations governing specific uses which shall be included in the Land Development Regulations. Business activities in areas designated BU-1 shall include offices and businesses primarily serving the following markets: Village residential markets and other residential markets in the immediate vicinity as opposed to

area-wide or regional markets; specialized markets with customized market demands; and employee demands generated by businesses in the immediate vicinity.

**Policy 1-2.3.3: General Business Development (BU-1A).** The Future Land Use Map General Business (BU-1A) designation is intended to accommodate uses included within the Restricted Business (BU-1) designation as well as moderately intensive specialized commercial facilities which may serve several neighborhoods. The land development regulations shall identify the specialized businesses which may be accommodated in the BU-1A district, including conditional uses.

**Policy 1-2.3.4: Special Business Development (BU-2).** The Future Land Use Map Special Business (BU-2) designation is intended to accommodate all uses included within the General Business (BU-1A) designation as well as larger business establishments serving the needs of markets that transcend the boundaries of the Village. In addition to the uses provided for in the BU-1A designated areas, the BU-2 designation includes larger scale commercial or office facilities and other commercial uses with potential impacts that are more intensive than typical BU-1A commercial uses. The land development regulations shall identify the specialized businesses which may be accommodated in the BU-2 district, including conditional uses.

**Policy 1-2.3.5: Intensive Business Development (BU-3).** The Future Land Use Map Intensive Business (BU-3) designation is intended to accommodate all uses included within the Special Business (BU-3) designation as well as large scale businesses with potential impacts that are more intensive than typical BU-1A commercial uses. The land development regulations shall identify commercial uses, including conditional uses. The Intensive Business (BU-3) designation is not intended to accommodate manufacturing of goods or other activities which may generate nuisance impacts, including glare, smoke or other air pollutants, noise, vibration or major fire hazards, or other impacts generally associated with more intensive industrial uses.

**Policy 1-2.3.6: Intensity of Commercial Development (RU-5, BU-1, BU-1A, BU-2, and BU-3).** The intensity of development within the land use designation cited in this subsection shall be measured and regulated pursuant to floor area ratios herein stated. The maximum floor area ratio for any land use within an area designated RU-5, BU-1, BU-1A, BU-2, or BU-3 on the Future Land Use Map shall be 0.40 at one (1) story and shall be increased by 0.11 for each additional story. Parking structures shall not count as part of the floor area, but shall be counted in computing building height and number of stories. Enclosed or non-enclosed mall areas shall not count as part of the floor area in computing floor area ratios. The Land Development Regulations shall establish maximum building height, lot coverage, other size and dimension regulations, as well as performance criteria required to assist in achieving goals, objectives, and policies of the Comprehensive Plan.

Policy 1-2.3.7: Mixed-use (Residential/Office/Commercial). Mixed-Use commercial and residential development shall be permitted within the designated Pinecrest Business Alternative Districts (PBAD), limited to the commercial zoning districts adjacent to the Metrorail and Bus Rapid Transit stations, as indicated on the Future Land Use Map of the Comprehensive Development Master Plan and on the Village's Official Zoning Map. All mixed-use development within the PBAD shall be subject to review as a Conditionally Permitted Use by the Village Council, consistent with planning and design requirements of the Village's Land Development Regulations and consensus aspects of the Pinecrest Parkway (US 1) Vision Plan (2012) and Pinecrest Parkway (US 1) Vision Plan Update (2022).

\* \* \*

Objective 1-3.12: **NORTH PINECREST BUSINESS ALTERNATIVE DISTRICT.** Promote transit friendly development for those properties abutting South Dixie Highway Pinecrest Parkway (US 1), whose folio numbers are listed in Policy 1-3.12.9 as identified on the Future Land Use Map. ~~The District regulations shall be adopted as part of the land development regulations within one year of the effective date of this amendment.~~ Amend the Village's Land Development Regulations to implement consensus aspects of the Pinecrest Parkway (US 1) Vision Plan adopted in 2012 and the Pinecrest Parkway (US 1) Vision Plan Update adopted in 2022. The **North Pinecrest Business Alternative District (NPBAD)** is provided as an alternative to the Future Land Use Map (FLUM) categories in order to promote the following: improved transit rider-ship; increased pedestrian activity; reduced automobile reliance; and the establishment of mixed use and the creation of a defined sense of place. Property owners may take advantage of setback and design incentives allowed by the **NPBAD**. Notwithstanding the density and intensity provisions set forth under Future Land Use Objective 1-2.2., development shall be in accordance with the requirements of the **NPBAD**. The **overlay Pinecrest Business Alternative District regulations** shall conform to the following principles and guidelines: (Village of Pinecrest Ordinances 2002-4, 2002-9)

**Policy 1-3.12.1: Density and Intensity:** ~~The maximum Floor Area Ratio for all development shall be consistent with the provisions of the Comprehensive Development Master Plan.~~ The maximum floor area ratio as a matter of right shall not exceed 0.40 for a one-story building, 0.51 for a two-story building, 0.70 for a three-story building, and 1.0 for a four-story building.

All off street parking area in a garage shall be excluded from the floor area ratio requirement. (Village of Pinecrest Ordinances 2002-4, 2002-9)

**Maximum residential density within an approved Mixed Use development in the PBAD shall be 35 dwelling units per acre.**

**Policy 1-3.12.2 Mixed-Use:** First floor retail shall be encouraged within the NPBAD. For projects incorporating both residential and non-residential development, acreage shall be allocated for each use at the maximum allowance and shall be applied cumulatively so the same acreage does not apply to both uses. (Village of Pinecrest Ordinances 2002-4, 2002-9)

**Policy 1-3.12.3 Parking:** Parking shall be consistent with the Land Development Regulations. Off street parking areas shall be designed so that the means of ingress and egress are limited to the minimum number of curb cuts for all adjacent streets. (Village of Pinecrest Ordinances 2002-4, 2002-9)

**Policy 1-3.12.4 Allowable uses:** Uses shall be consistent with the Land Development Regulations and ~~would~~ **should** prohibit vehicular dependent transactional uses (such as but not limited to automobile drive through facilities, service stations, car wash and banks **with** drive-thru **windows**) while allowing commercial and office uses **as permitted uses**, and mixed-use residential commercial and office uses ~~within the NPBAD as a~~ conditional uses. Where possible, ground floor uses shall be retail, **restaurant** or supportive uses for the project. (Village of Pinecrest Ordinances 2002-4, 2002-9)

**Policy 1-3.12.5 Setback requirements:** Setback requirements shall be reviewed on a site-by-site basis with regard to adjacent residential properties and should provide a progressive rear setback requiring each additional floor to move away from the residential properties and where roof parapets systems are facing the residential area proper screening by means of vegetation, trellis systems or other ornamental screening concepts shall be used. (Village of Pinecrest Ordinances 2002-4, 2002-9)

**Policy 1-3.12.6 Building Height:** The maximum building height for mixed use development within the NPBAD shall be as limited in the Land Development Regulations. This height requirement shall be adjusted to conform to a progressive rear setback starting at grade and applied at each additional floor or story from residential properties. (Village of Pinecrest Ordinances 2002-4, 2002-9)

**Policy 1-3.12.7 Lot Assemblage:** Lot assemblage shall be encouraged in order to provide maximum flexibility in design. (Village of Pinecrest Ordinances 2002-4, 2002-9)

**Policy 1-3.12.8 Aesthetics:** In order to ensure attractive and well-designed development that creates a sense of place, the NPBAD shall include an illustrated code that graphically

depicts design requirements consistent with the criteria in the NPBAD. (Village of Pinecrest Ordinances 2002-4, 2002-9)

**Policy 1-3.12.9 Map:** The following Properties (identified by Folio Numbers) located within the Pinecrest Business Alternative District, identified on the attached map, entitled, "Proposed Future Land Use Map Amendments" shall be contained in the NPBAD and identified in on the Future Land Use Map of the Comprehensive Development Master Plan.

2040350001201, 2050020520010, 2050020110200, 2050020110210, 2050020001230, 2050020000640, 2050020000650, 2050020390020, 2050020390010, 2050020390080, 2050020390070, 2050020390060, 2050020390050, 2050020390040, 2050020390030, 2050020450020, 2050020450010, 2050020450011, 2050020400010, 2040350001203, 2050020400020, and 2050020000820

(Village of Pinecrest Ordinance 2002-4, 2002-9)

\* \* \*

# Village of Pinecrest Proposed Future Land Use Map Amendments

## Proposed Map Amendments

### Pinecrest Business Alternative Districts

- Existing PBAD
- Proposed PBAD

1. Kendall Drive and Pinecrest Parkway District
2. Dadeland Plaza District
3. Kendall Plaza District
4. SW 104 Street District
5. SW 136 Street District

### Parks and Recreational Facilities

- Gary Matzner Park
- A. Proposed Amendment from EU-1 to PR

**EU-1C**  
**Residential Estate**  
One unit per two and one half gross acre

**EU-1**  
**Residential Estate**  
One unit per gross acre

**EU-S**  
**Residential Suburban Estate**  
One unit per 25,000 gross sq. ft.

**EU-M**  
**Residential Modified Estate**  
One unit per 15,000 net sq. ft.

**RU-1**  
**Residential Single Family**  
One unit per 7,500 net sq. ft.

**RU-2**  
**Residential Duplex**  
One two-family structure per 7,500 net sq. ft.

**RU-3M**  
**Residential Multi-Family Moderate Density**  
Twelve and nine tenths (12.9) units per net acre

**RU-4L**  
**Residential Multi-Family Low-Medium Density**  
Twenty-three (23) units per net acre

**RU-4M**  
**Residential Multi-Family Medium-High Density**  
Thirty-six (36) units per net acre

**RU-4**  
**Residential Multi-Family High Density**  
Fifty (50) units per net acre

**RU-5**  
**Office Development**  
Max. floor area ratio 0.40 at (1) story increased by 0.11 for ea. additional story

**BU-1**  
**Restricted Commercial Development**  
Max. floor area ratio 0.40 at (1) story increased by 0.11 for ea. additional story

**BU-1A**  
**General Business Development**  
Max. floor area ratio 0.40 at (1) story increased by 0.11 for ea. additional story

**BU-2**  
**Special Business Development**  
Max. floor area ratio 0.40 at (1) story increased by 0.11 for ea. additional story

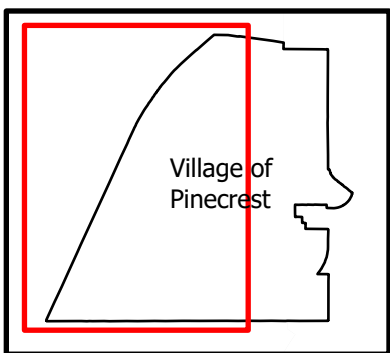
**BU-3**  
**Intensive Business Development**  
Max. floor area ratio 0.40 at (1) story increased by 0.11 for ea. additional story

**PR**  
**Parks and Recreational Facilities**  
Max floor area ratio 0.40 at (1) story increased by 0.11 for ea. additional story

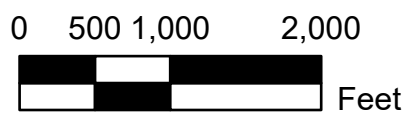
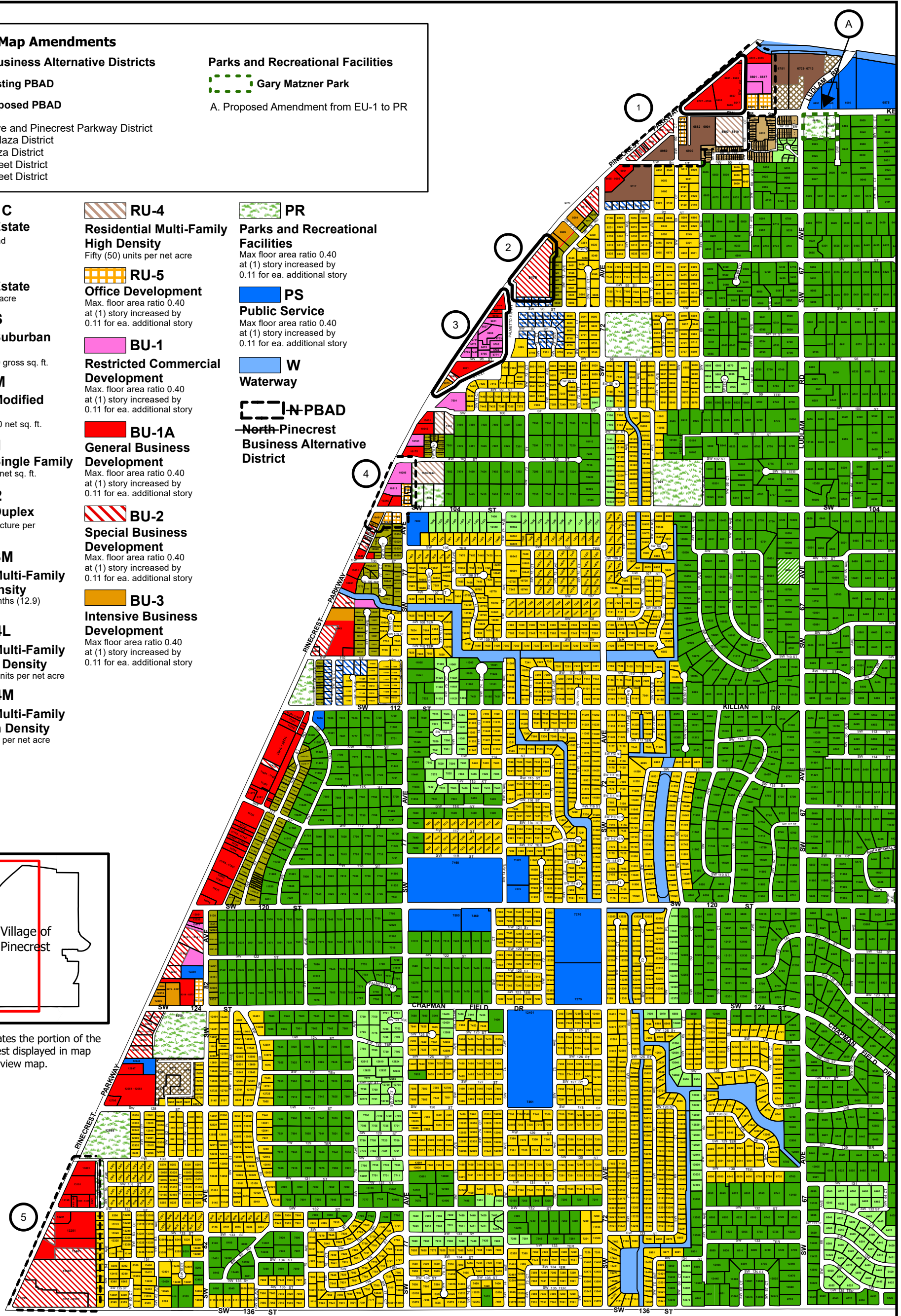
**PS**  
**Public Service**  
Max floor area ratio 0.40 at (1) story increased by 0.11 for ea. additional story

**W**  
**Waterway**

**N-PBAD**  
**North-Pinecrest Business Alternative District**



Inset map illustrates the portion of the Village of Pinecrest displayed in map amendment overview map.



Printed: SEPTEMBER 2022



## Properties to be added to expanded and new Pinecrest Business Alternative Districts

FOLIO	TTRRSS	X_COORD	Y_COORD	TRUE_SITE_	TRUE_SITE1	TRUE_SIT_1	TRUE_SIT_2
2040350001161	544035	885166.800000000000	493391.700000000000	6801 N KENDALL DR		Pinecrest	33143-1570
2040350001162	544035	884982.700000000000	493384.700000000000	6805 SW 88 ST		Pinecrest	33143-1522
2040350001260	544035	885051.000000000000	493984.200000000000	8525 S DIXIE HWY		Pinecrest	33143-7809
2040350430001	544035	885083.200000000000	493744.400000000000			Pinecrest	33143-0000
2050020000110	554002	884701.300000000000	492976.000000000000	8800 SW 68 CT		Pinecrest	33156-1510
2050020050010	554002	884069.200000000000	493028.600000000000	6950 N KENDALL DR		Pinecrest	33156-1584
2050020050011	554002	884067.000000000000	493117.000000000000	6910 N KENDALL DR		Pinecrest	33156-1521
2050020050030	554002	884073.400000000000	492925.900000000000	8821 SW 69 CT		Pinecrest	33156-1605
2050020050040	554002	884076.500000000000	492824.600000000000	8861 SW 69 CT		Pinecrest	33156-1605
2050020050080	554002	883663.000000000000	492804.700000000000	8865 S DIXIE HWY		Pinecrest	33156-1618
2050020050090	554002	883576.500000000000	492723.400000000000	8921 S DIXIE HWY		Pinecrest	33156-1619
2050020050100	554002	883521.300000000000	492671.600000000000	8935 S DIXIE HWY		Pinecrest	33156-1619
2050020050110	554002	883425.900000000000	492593.700000000000	8975 S DIXIE HWY		Pinecrest	33156-1619
2050020060010	554002	883843.600000000000	492971.100000000000	8821 S DIXIE HWY		Pinecrest	33156-1618
2050020560001	554002	884279.600000000000	492883.200000000000			Pinecrest	33156-0000
2050020820001	554002	883826.300000000000	492680.000000000000			Pinecrest	33156-0000
2040350430010	544035	885083.200000000000	493744.400000000000	8601 SW 68 CT 1	1	Pinecrest	33143-7899
2040350430020	544035	885083.200000000000	493744.400000000000	8601 SW 68 CT 2	2	Pinecrest	33143-7899
2040350430030	544035	885083.200000000000	493744.400000000000	8601 SW 68 CT 3	3	Pinecrest	33143-7899
2040350430040	544035	885083.200000000000	493744.400000000000	8601 SW 68 CT 4	4	Pinecrest	33143-7899
2040350430050	544035	885083.200000000000	493744.400000000000	8601 SW 68 CT 5	5	Pinecrest	33143-7899
2040350430060	544035	885083.200000000000	493744.400000000000	8601 SW 68 CT 6	6	Pinecrest	33143-7899
2040350430070	544035	885083.200000000000	493744.400000000000	8601 SW 68 CT 21	21	Pinecrest	33143-7899
2040350430080	544035	885083.200000000000	493744.400000000000	8601 SW 68 CT 22	22	Pinecrest	33143-7899
2040350430090	544035	885083.200000000000	493744.400000000000	8601 SW 68 CT 23	23	Pinecrest	33143-7899
2040350430100	544035	885083.200000000000	493744.400000000000	8601 SW 68 CT 24	24	Pinecrest	33143-7899
2040350430110	544035	885083.200000000000	493744.400000000000	8601 SW 68 CT 25	25	Pinecrest	33143-7899
2040350430120	544035	885083.200000000000	493744.400000000000	8601 SW 68 CT 26	26	Pinecrest	33143-7899
2040350430130	544035	885083.200000000000	493744.400000000000	8603 SW 68 CT 1	1	Pinecrest	33143-7899
2040350430140	544035	885083.200000000000	493744.400000000000	8603 SW 68 CT 2	2	Pinecrest	33143-7899
2040350430150	544035	885083.200000000000	493744.400000000000	8603 SW 68 CT 3	3	Pinecrest	33143-7899
2040350430160	544035	885083.200000000000	493744.400000000000	8603 SW 68 CT 4	4	Pinecrest	33143-7899
2040350430170	544035	885083.200000000000	493744.400000000000	8603 SW 68 CT 5	5	Pinecrest	33143-0000
2040350430180	544035	885083.200000000000	493744.400000000000	8603 SW 68 CT 6	6	Pinecrest	33143-7899

















2050020820450	554002	883826.300000000000	492680.000000000000	8950 SW 69 CT 213	213	Pincrest	33156-1646
2050020820460	554002	883826.300000000000	492680.000000000000	8950 SW 69 CT 313	313	Pincrest	33156-1646
2050020820470	554002	883826.300000000000	492680.000000000000	8950 SW 69 CT 413	413	Pincrest	33156-1646
2050020820480	554002	883826.300000000000	492680.000000000000	8950 SW 69 CT 114	114	Pincrest	33156-1646
2050020820490	554002	883826.300000000000	492680.000000000000	8950 SW 69 CT 214	214	Pincrest	33156-1646
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2050020820550	554002	883826.300000000000	492680.000000000000	8950 SW 69 CT 217	217	Pincrest	33156-1646
2050020820560	554002	883826.300000000000	492680.000000000000	8950 SW 69 CT 218	218	Pincrest	33156-1646
2050020820570	554002	883826.300000000000	492680.000000000000	8950 SW 69 CT 219	219	Pincrest	33156-1646
2050020820580	554002	883826.300000000000	492680.000000000000	8950 SW 69 CT 220	220	Pincrest	33156-1646
2050020820590	554002	883826.300000000000	492680.000000000000	8950 SW 69 CT 221	221	Pincrest	33156-1646
2050020820600	554002	883826.300000000000	492680.000000000000	8950 SW 69 CT 222	222	Pincrest	33156-1646

FOLIO	TTRRSS	X_COORD	Y_COORD	TRUE_SITE_	TRUE_SITE1	TRUE_SIT_1	TRUE_SIT_2
2050020080111	554003	880359.700000000000	488006.400000000000	10313 S DIXIE HWY		Pinecrest	33156-3162
2050020080112	554003	880464.800000000000	488220.500000000000	10205 S DIXIE HWY		Pinecrest	33156-3147
2050020080120	554003	880250.600000000000	487858.300000000000	10345 S DIXIE HWY		Pinecrest	33156-3148
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2050020080123	554003	880397.800000000000	487848.200000000000			Pinecrest	33156-0000
2050020720001	554002	880552.000000000000	487881.900000000000			Pinecrest	33156-0000
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2050100060010	554010	880419.700000000000	487627.200000000000	7700 SW 104 ST		Pinecrest	33156-3149
2050100060170	554010	880113.500000000000	487530.300000000000	10417 S DIXIE HWY		Pinecrest	33156-3757
2050100060180	554010	880156.400000000000	487624.300000000000	10401 S DIXIE HWY		Pinecrest	33156-3757
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2050020720040	554002	880552.000000000000	487881.900000000000	7695 SW 104 ST		Pinecrest	33156-3159
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2050020740030	554002	880551.200000000000	488009.100000000000	7685 SW 104 ST 210	210	Pinecrest	33156-3161
2050020740040	554002	880551.200000000000	488009.100000000000	7685 SW 104 ST 220	220	Pinecrest	33156-3161

FOLIO	TTRRSS	X_COORD	Y_COORD	TRUE_SITE_	TRUE_SITE1	TRUE_SIT_1	TRUE_SIT_2
2050150000510	554015	876488.900000000000	478509.800000000000	13101 S DIXIE HWY		Pinecrest	33156-6509
2050150000511	554015	876520.400000000000	478308.300000000000	8425 SW 132 ST		Pinecrest	33156-6505
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2050150000520	554015	876289.700000000000	478289.100000000000	13195 S DIXIE HWY		Pinecrest	33156-6509
2050150000530	554015	876533.700000000000	478738.600000000000	13001 S DIXIE HWY		Pinecrest	33156-6525
2050150260020	554015	876241.900000000000	478069.400000000000	13201 S DIXIE HWY		Pinecrest	33156-6511
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2050150340070	554015	876331.200000000000	477649.200000000000	13401 S DIXIE HWY		Pinecrest	33156-6512
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2050150570020	554015	876328.900000000000	477279.000000000000	13501 S DIXIE HWY		Pinecrest	33156-6513



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

## MEMORANDUM

Department of Building and Planning

DATE: December 2, 2022

TO: Yocelyn Galiano, ICMA-CM, LEED-GA  
Village Manager

FROM: Stephen R. Olmsted, AICP  
Planning Director

RE: Comprehensive Development Master Plan Amendment  
Land Development Regulations Amendment  
Official Zoning Map Amendment

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### BACKGROUND/INTRODUCTION

On September 12, 2022, the Village Council passed a Resolution adopting the revised and updated *Pinecrest Parkway (US 1) Vision Plan* as recommended by the Pinecrest Parkway Citizens Committee, and approved three related ordinances at first reading for implementation of consensus aspects of the plan including amendments to the Village's Comprehensive Development Master Plan and Future Land Use Map, Land Development Regulations, and Official Zoning Map.

The Ordinance approving amendments to the Village's Comprehensive Development Master Plan and Future Land Use Map at first reading was transmitted to the State Land Planning Agency (Department of Economic Opportunity) and all required reviewing agencies as required by Chapter 163 of the Florida Statutes. A copy of the transmittal letter and accompanying exhibits; the State Land Planning Agency's acknowledgment of receipt; all review agency correspondence; and the State Land Planning Agency's final review letter dated November 22, 2022 are attached. The South Florida Management District finds the proposed amendments to be consistent with the Strategic Regional Policy Plan for South Florida. The State Land Planning Agency has no comments at this time.

Ordinances amending the Village's Comprehensive Development Master Plan and Future Land Use Map; Land Development Regulations; and Official Zoning Map are scheduled for consideration by the Village Council at second reading on December 13, 2022.



## PROPOSED COMPREHENSIVE DEVELOPMENT MASTER PLAN AND FUTURE LAND USE MAP CHANGES

On October 12, 2022, the Village Council adopted an ordinance at first reading to amend the Village's Comprehensive Development Master Plan (CDMP), specifically the goals, objectives, and policies of the Future Land Use Element, and the Future Land Use Map to include new and expanded Pinecrest Business Alternative Districts (PBADs), including the expanded district adjacent to Kendall Drive, and two new districts adjacent to SW 104 Street and SW 136 Street.

Proposed amendments to the goals, objectives, and policies include reference to the 2012 Pinecrest Parkway (US 1) Vision Plan and 2022 Pinecrest Parkway (US 1) Vision Plan. The amendments to the CDMP include a policy specific to mixed-use residential and commercial development as permitted in the existing PBADs and as proposed within the recommended new districts; and inclusion of the recommended amendments to the density and intensity of development permitted in the PBADs.

The proposed amendments, if adopted as currently drafted, will allow implementation of the goals of the Village Council's 2021-2022 Strategic Plan including Goal 3.2, requiring review of the LDRs to identify opportunities for mixed-use development with a focus on transportation hubs associated with planned improvements to the Bus Rapid Transit System. The proposed amendments will also be consistent with Goal 3.3 of the Strategic Plan, requiring development of an "Inspire Campaign" to discuss commercial corridor considerations.

The proposed amendments, if adopted as currently drafted, will allow an increase in the maximum permitted Floor Area Ratio, consistent with requirements of Miami-Dade County Rapid Transit Zone Ordinance 22-106 that requires a minimum floor area ratio of 1.0 for properties within one-half mile of South Dade Transitway adjacent to the Village of Pinecrest.

The proposed amendments are consistent with Chapter 163 of the Florida Statutes and, if adopted, will allow for development that is compatible with the existing and planned uses adjacent to Pinecrest Parkway. The LDRs including the proposed amendments to be considered as a separate item, require any new development in the Pinecrest Alternative Development Districts to be compatible with single-family residential districts to the east of Pinecrest Parkway commercial corridor.

The CDMP amendments and related amendments to the Village's LDRs provide guidelines for mixed-use development, promote walkability and connectivity, and provide for compact development and a mix of uses at densities and intensities that will support a range of

housing choices and a multimodal transportation system, including the existing and planned transit system.

The Village of Pinecrest requires that all new development be consistent with concurrency requirements of the Village's LDRs. Approval of new development requires a finding that public facilities and services necessary to support a proposed development are available, or will be made available, concurrent with the impacts of the development. All development applications are required to demonstrate compliance with the CDMP as well as with all applicable provisions of the LDRs. Demonstration of concurrency with adopted levels of service for sanitary sewer, potable water, solid waste, stormwater drainage, parks and recreation, transportation facilities, and public schools will be required at the time of application for approval of any development within the existing and proposed PBADs.

Folio numbers and addresses of the subject properties proposed to be included in the proposed new and expanded PBADs are included in an attachment to the ordinance adopting proposed amendments to the Future Land Use Map, and illustrated on the attached map entitled "Proposed Future land Use Map Amendments".

The underlying Future Land Use Map classifications of the subject properties include commercial and multi-family residential classifications including BU-1, Restricted Commercial Development; BU-1A, General Business Development; BU-2, Special Business Development; RU-4L, and RU4, Residential Multi-Family Districts, and RU-5, Office Development. The underlying Future Land Use classifications are not proposed to be amended. Rather, the proposed amendment would include the existing properties and future land use map classifications into the PBAD, allowing for an option to develop a mixed-use commercial, office and residential development immediately adjacent to Pinecrest Parkway (US 1), in close proximity to existing and proposed transit stations.

A summary of the existing Future Land Use Classification of the subject properties is provided as follows:

SW 88 Street Existing and Proposed Expansion

Area: 26.34 Acres

Permitted Uses: Commercial, Office, Multi-Family

Existing Land Use: Commercial, Multi-Family

Transit Proximity: Yes, Dadeland North

Future Land Use/Official Zoning Map: BU-1, Restricted Commercial; BU-1A, General Business Development; RU-5, Office

Recommended Maximum Permitted Height: 4 stories (51 Feet)

SW 104 Street

Area: 5.99 Acres

Permitted Uses: Commercial, Office

Existing Land Use: Commercial, Office

Transit Proximity: Proposed BRT Station at SW 104 Street

Future Land Use/Official Zoning Map: RU-2, Duplex; RU-5, Office; BU-1A, General Business Development.

Recommended Maximum Permitted Height: 4 stories (51 Feet)

SW 136 Street

Area: 30.33 Acres

Permitted Uses: Commercial

Existing Land Use: Burger King, Macy's Furniture, Publix, Home Depot/Bank of America

Transit Proximity: Proposed BRT Station at SW 136 Street

Future Land Use/Official Zoning Map: BU-1A, General Business Development; BU-2, Special Business Development

Recommended Maximum Permitted Height: 4 stories (51 Feet)

The existing zoning classifications of the subject properties are BU-1, Restricted Commercial Development; BU-1A, General Business Development; BU-2, Special Business Development; RU-4L, and RU4, Residential Multi-Family Districts, and RU-5, Office Development. The underlying zoning classifications are not proposed to be amended. Rather, the proposed amendment would include the existing properties and zoning classifications into the PBAD, allowing for an option to develop a mixed-use commercial, office and residential development immediately adjacent to Pinecrest Parkway (US 1), in close proximity to existing and proposed transit stations. A separate Ordinance amending the Village's Official Zoning Map has been prepared for consideration as a separate agenda item.

Existing use of the subject property includes various established commercial and office uses. These uses would only change in the future upon approval of a development plan by the Village of Pinecrest and could include a mixed-use commercial, office, and residential development if approved by the Village Council as a conditionally permitted use, after consideration in an advertised public hearing.

The proposed amendment would allow for mixed-use commercial, office, and residential development within the proposed new and expanded districts. Mixed-use development is currently permitted in the existing PBADs.

In addition to the proposed changes related to the PBADs, the future land use classification of properties located at 6610 SW 88 Street and 8850 SW 65 Court are proposed to be changed from EU-1, Residential Estate to PR, Parks and Recreational Facilities to reflect the

fact that the property has been purchased by the Village with the intention of establishing a public park (Gary Matzner Park) on the property. The subject property is 2.85 acres in area.

In evaluating proposed amendments, the Village Council may exercise its legislative discretion and may consider the following:

1. Whether the proposal is internally consistent with the CDMP, including the adopted infrastructure minimum levels of service standards and the concurrency management program.
2. Whether, and the extent to which, land use and development conditions have changed since the effective date of the existing CDMP, and whether such changes support or work against the proposed amendment.
3. Whether, and the extent to which, the proposal would result in any incompatible land uses, considering the type and location of uses involved, the impact on adjacent or neighboring properties, consistency with existing development, as well as compatibility with existing and proposed neighboring property land use.
4. Whether, and the extent to which, the proposal would adversely affect the property values in the affected area, or adversely affect the general welfare.
5. Whether the proposal would result in an orderly and compatible land use pattern.
6. Whether the proposal would be in conflict with the public interest, and whether it is in harmony with the purpose and interest of the CDMP.
7. Whether the proposed amendment meets the requirements of F.S. § 163.3161 et seq.
8. Other matters which the Local Planning Agency or the Village Council, in its legislative discretion, may deem appropriate.

### **State Land Planning Agency – Transmittal**

A copy of the transmittal letter, proposed ordinance, and supporting data and analysis transmitted to the State Land Planning Agency on October 24, 2022 following first reading by the Village Council is attached.

### **Correspondence**

A copy of the State Land Planning Agency's acknowledgment of receipt, all review agency correspondence, and the State Land Planning Agency's final review letter dated November 22, 2022 are attached. The State Land Planning Agency has no comments on the proposed amendments.

## PROPOSED LAND DEVELOPMENT REGULATION CHANGES

The proposed Land Development Regulations allow for implementation of the recommendations of the 2022 Pinecrest Parkway (US 1) Vision Plan and implementation of the goals, objectives, and Policies of the updated CDMP. Proposed amendments to Division 4.7, Pinecrest Business Alternative Districts, and minor amendments to related Division 4.8, Pinecrest Parkway (US 1) Corridor Development Standards include the following:

Consistent with Village Council direction, the maximum base height of a structure within the PBADs is proposed to be increased from four (4) stories, not to exceed 45 feet, to four (4) stories not to exceed 51 feet.

The maximum floor area ratio (FAR) is proposed to be increased from a base of 0.73 to 1.0, consistent with requirements of the Miami-Dade County RTZ Ordinance.

The maximum residential density is proposed to be increased from a base of 12 dwelling units per acre to 35 dwelling units per acre to support transit oriented development in the PBADs adjacent to the existing and planned transit stations.

The minimum size of any residential unit is proposed to be increased from 600 square feet to 1,000 square feet.

Design features and amenities recommended for inclusion in development projects within the PBAD include the following:

1. Dedicating or providing easements for new streets.
2. Inclusion of walking paths and bike trails
3. Planting of mature canopy trees along all streets at a minimum 18 to 20 inches in diameter at the time of planting.
4. Inclusion of a rooftop amenity deck with landscaping/green roof.
5. Buildings designed to be sustainable with and LEED or comparable certification.
6. Colonnades provided at the ground floor.
7. Installation of public art subject to review and approval of the Village Council; or making a payment in lieu of purchase of public art in accordance with the Village's Fee Schedule.
8. Structured Parking to include placement of parking in an above- or below-grade parking structure.

Excellent quality design is recommended. In order to ensure quality design, the Pinecrest Parkway Citizens Committee recommends establishment of an Architectural Review Board to

review and approve all development within the PBADs prior to consideration by the Village Council, and prior to issuance of building permits.

It is recommended that all permitted uses incorporating a mix of residential, commercial or office uses continue to be classified as a conditionally permitted use requiring review and approval by the Village Council at an advertised public hearing.

The proposed amendments will allow for implementation of the goals of the Village Council's 2021-2022 Strategic Plan including Goal 3.2, requiring review of the LDRs to identify opportunities for mixed-use development with a focus on transportation hubs associated with planned improvements to the Bus Rapid Transit System. The proposed amendments are also consistent with Goal 3.3 of the Strategic Plan, requiring development of an "Inspire Campaign" to discuss commercial corridor considerations.

The proposed amendments will allow for an increase in the maximum permitted Floor Area Ratio from 0.7 to 1.0, consistent with requirements of Miami-Dade County Rapid Transit Zone Ordinance 22-106 that requires a minimum floor area ratio of 1.0 for properties within one-half mile of South Dade Transitway adjacent to the Village of Pinecrest.

The proposed amendments are consistent with Section 163 of the Florida Statutes and will allow for development that is compatible with the existing and planned uses adjacent to Pinecrest Parkway. The proposed amendments to the LDRs require any new development in the PBADs to be compatible with single-family residential districts to the east of Pinecrest Parkway commercial corridor:

All permitted development within the Pinecrest Business Alternative Districts (PBADs) shall be designed to provide protection of existing single-family neighborhoods from encroachment by incompatible development, and incompatible impacts including noise, glare, traffic congestion, and other associated impacts.

The proposed amendments provide guidelines for mixed-use development, promote walkability and connectivity, and provide for compact development and a mix of uses at densities and intensities that will support a range of housing choices and a multimodal transportation system, including the existing and planned transit system.

The Village of Pinecrest requires that all new development be consistent with concurrency requirements of the Village's LDRs. Approval of new development requires a finding that public facilities and services necessary to support a proposed development are available, or will be made available, concurrent with the impacts of the development. All development applications are required to demonstrate compliance with the CDMP as well as with all applicable provisions of the LDRs. Demonstration of concurrency with adopted levels of

service for sanitary sewer, potable water, solid waste, stormwater drainage, parks and recreation, transportation facilities, and public schools will be required at the time of application for approval of any development within the existing and proposed PBADs.

In addition to the proposed amendments related to the PBADs, amendment to the Definitions of the LDRs, amending the definition of Building Coverage to exclude up to 600 square feet of a trellised area; and the definition of Holidays to include Juneteenth are also included as discussed with the Village Council on September 21, 2022.

In evaluating the proposed amendments, the Village Council shall consider the following criteria:

1. Whether the proposal is consistent with the CDMP, including the adopted infrastructure minimum levels of service standards and the concurrency management program.
2. Whether the proposal is in conformance with all applicable requirements of the Code of Ordinances, including the Land Development Code.
3. Whether, and the extent to which, land use and development conditions have changed since the effective date of the existing regulations, and whether such changes support or work against the proposed change in land use policy.
4. Whether, and the extent to which, the proposal would result in any incompatible land uses, considering the type and location of uses involved, the impact on adjacent or neighboring properties, consistency with existing development, as well as compatibility with existing and proposed land use.
5. Whether, and the extent to which, the proposal would result in demands on transportation systems, public facilities and services, exceeding the capacity of such facilities and services, existing or programmed, including transportation, water and wastewater services, solid waste disposal, drainage, recreation, education, emergency services, and similar necessary facilities and services.
6. Whether, and to the extent to which, the proposal would result in adverse impacts on the natural environment, including consideration of wetland protection, preservation of groundwater aquifer, wildlife habitats, and vegetative communities.
7. Whether, and the extent to which, the proposal would adversely affect the property values in the affected area, or adversely affect the general welfare.
8. Whether the proposal would result in an orderly and compatible land use pattern. Any positive and negative effects on such pattern shall be identified.
9. Whether the proposal would be in conflict with the public interest, and whether it is in harmony with the purpose and intent of this land development code.

10. Other matters which the Local Planning Village Council in its legislative discretion may deem appropriate.

### **Revisions Following First Reading**

Changes made since first reading are highlighted in green. As directed at first reading of the ordinance on September 12, 2022, the proposed regulations have been revised to remove hotels as a conditionally permitted use, and to remove the requirements for a buffer road along the rear of commercial developments. Additionally, following consideration of recommendations made at Townhall meetings held on November 7, 2022, the proposed parking requirement for residential development in the PBADs is proposed to be restored to 2 parking spaces per dwelling unit as currently required instead of 1 space per unit. The proposed size of trees has been changed from 18 to 20 inches at the time of planting to 4 to 6 inches, consistent with the 4 to 6 inch caliper provided in another section of the proposed ordinance approved at first reading. Finally, requirements for the provision of charging stations has been revised to be consistent with an amendment previously approved by the Village Council in October 2021.

### **Correspondence**

Correspondence received by the Building and Planning Department at or after first reading of the proposed ordinance is attached.

## **OFFICIAL ZONING MAP**

Folio numbers and addresses of the subject properties proposed to be included in the new and expanded PBADs are included in an attachment to the ordinance adopting the proposed map amendments, and illustrated on the attached Zoning Map, entitled "Proposed Zoning Map Amendments".

The underlying Future Land Use Map classifications of the subject properties include commercial and multi-family residential classifications including BU-1, Restricted Commercial Development; BU-1A, General Business Development; BU-2, Special Business Development; RU-4L and RU4, Residential Multi-Family Districts, and RU-5, Office Development. The underlying Future Land Use classifications are not proposed to be amended. Rather, the proposed amendment would include the existing properties and future land use map classifications into the PBAD, allowing an option to develop a mixed-use commercial, office and residential development immediately adjacent to Pinecrest Parkway (US 1), in close proximity to existing and proposed transit stations.

The existing zoning classifications of the subject properties are BU-1, Restricted Commercial Development; BU-1A, General Business Development; BU-2, Special Business Development; RU-4L, and RU4, Residential Multi-Family Districts, and RU-5, Office Development. The underlying zoning classifications are not proposed to be amended. Rather, the proposed amendment would include the existing properties and zoning classifications into the PBAD, allowing for an option to develop a mixed-use commercial, office and residential development immediately adjacent to Pinecrest Parkway (US 1), in close proximity to existing and proposed transit stations.

Existing use of the subject property includes various established commercial and office uses. These uses would only change in the future upon approval of a development plan by the Village of Pinecrest and could include a mixed-use commercial, office, and residential development if approved by the Village Council as a conditionally permitted use, after consideration in an advertised public hearing.

In addition to the proposed changes related to the PBADs, the Official Zoning Map classification of properties located at 6610 SW 88 Street and 8850 SW 65 Court are proposed to be changed from EU-1, Residential Estate to PR, Parks and Recreational Facilities to reflect the fact that the property has been purchased by the Village with the intention of establishing a public park (Gary Matzner Park) on the property. The subject property is 2.85 acres in area.

The Village's Planning staff will provide a presentation of the proposed amendments to the CDMP, LDRs, and Official Zoning Map at second reading of the proposed ordinances on December 13, 2022. Following review by the Village Council at second reading, staff will make all requested changes, and transmit the revised draft to the State Land Planning Agency and other review agencies as required.

If you have questions or require additional information, please let me know.

**M E M O R A N D U M**

**TO:** Florida Department of Environmental Protection  
Florida Department of Education  
Florida Department of State  
Florida Department of Transportation District 6  
South Florida Regional Planning Council  
South Florida Water Management

**DATE:** October 25, 2022

**SUBJECT: COMMENTS FOR PROPOSED EXPEDITED STATE REVIEW PLAN AMENDMENT**

**LOCAL GOVERNMENT/ STATE LAND PLANNING AGENCY AMENDMENT #: [PINECREST 22-01ESR](#)**

**STATE LAND PLANNING AGENCY CONTACT PERSON/PHONE NUMBER: [James Stansbury/\(850\)717-8512](#)**

The referenced proposed comprehensive plan amendment is being reviewed pursuant the Expedited State Review Process according to the provisions of Section 163.3184(3), Florida Statutes. Please review the proposed documents for consistency with applicable provisions of Chapter 163, Florida Statutes.

Please note that your comments must be sent directly to and received by the above referenced local government within 30 days of receipt of the proposed amendment package. A copy of any comments shall be sent directly to the local government and to the State Land Planning Agency to the attention of Ray Eubanks, Administrator, Plan Review and Processing at the Department E-mail address: [DCPexternalagencycomments@deo.myflorida.com](mailto:DCPexternalagencycomments@deo.myflorida.com)

Please use the above referenced State Land Planning Agency AMENDMENT NUMBER on all correspondence related to this amendment.

Note: Review Agencies - The local government has indicated that they have mailed the proposed amendment *directly to your agency*. See attached transmittal letter. *Be sure to contact the local government if you have not received the amendment*. Also, letter to the local government from State Land Planning Agency acknowledging receipt of amendment is attached.

**Ron DeSantis**  
GOVERNOR



**Dane Eagle**  
SECRETARY

October 25, 2022

Mr. Stephen R. Olmsted, AICP  
Planning Director  
Village of Pinecrest  
12645 Pinecrest Parkway  
Pinecrest, Florida 33156

Dear Mr. Olmsted:

Thank you for submitting **Village of Pinecrest's** proposed comprehensive plan amendment submitted for our review pursuant to the Expedited State Review process. The reference number for this amendment package is **22-01ESR**.

The proposed submission package will be reviewed pursuant to Section 163.3184(3), Florida Statutes. Once the review is underway, you may be asked to provide additional supporting documentation by the review team to ensure a thorough review. You will receive the Department's Comment Letter no later than November 23, 2022.

If you have any questions please contact Terri Stoutamire, Plan Processor at (850) 717-8513 or James Stansbury, Bureau Chief, whom will be overseeing the review of the amendments, at (850)717-8512.

Sincerely,

D. Ray Eubanks, Administrator  
Plan Review and Processing  
Signed in his absence to avoid delay

DRE/ts

cc: External Agencies

Florida Department of Economic Opportunity | Caldwell Building | 107 E. Madison Street | Tallahassee, FL 32399  
(850) 245.7105 | [www.FloridaJobs.org](http://www.FloridaJobs.org) | [www.Twitter.com/FLDEO](https://www.Twitter.com/FLDEO) | [www.Facebook.com/FLDEO](https://www.Facebook.com/FLDEO)

An equal opportunity employer/program. Auxiliary aids and service are available upon request to individuals with disabilities. All voice telephone numbers on this document may be reached by persons using TTY/TTD equipment via the Florida Relay Service at 711.



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

MEMORANDUM

Department of Building and Planning

October 24, 2022

Ray Eubanks  
Plan Processing Administrator  
Department of Economic Opportunity  
State Land Planning Agency  
Caldwell Building  
107 East Madison – MSC 160  
Tallahassee, FL 32399

**RE: Village of Pinecrest Comprehensive Development Master Plan -  
Transmittal of Proposed Amendments**

Dear Mr. Eubanks:

The Village of Pinecrest is pleased to hereby transmit proposed amendments to the text and future and use map of the Village's Comprehensive Development Master Plan. Supporting data and analysis including the accompanying staff report and analysis; and the adopted and updated *Pinecrest Parkway (US 1) Vision Plan* are also included in this transmittal. Proposed amendments are hereby submitted electronically and uploaded to the Department of Economic Opportunity's electronic amendment submittal portal.

The proposed amendments to the Village's Comprehensive Development Master Plan were unanimously recommended for adoption by the Village of Pinecrest Local Planning Agency (LPA) on October 12, 2022.

Following subsequent consideration of the proposed amendments by the Village Council at a scheduled and advertised public hearing on October 12, 2022, the Village Council voted unanimously to approve the amendments at first reading and authorized transmittal of the proposed amendments to the State Land Planning Agency and other required review agencies.

The purpose of the proposed amendments to the Village's Comprehensive Development Master Plan is to allow for implementation of the consensus recommendations of the updated *Pinecrest Parkway (US 1) Vision Plan*, adopted



by the Village Council on October 12, 2022. The proposed amendments are also consistent with requirements of the Miami-Dade County Rapid Transit Zone (RTZ) Ordinance 22-106, adopted by the Board of County Commissioners on September 1, 2022.

Proposed amendments include amendments to the goals, objectives, and policies; and amendment of the Future Land Use Map to include expansion of the Pinecrest Business Alternative District adjacent to SW 88 Street, and inclusion of new Pinecrest Business Alternative Districts adjacent to Pinecrest Parkway (US 1) at SW 104 Street and SW 136 Street across from planned Bus Rapid Transit (BRT) Stations. Additionally, the future land use classification of properties located at 6610 SW 88 Street and 8850 SW 65 Court are proposed to be changed from EU-1, Residential Estate to PR, Parks and Recreational Facilities to reflect the fact that the property has been purchased by the Village of Pinecrest with the intention of establishing a public park (Gary Matzner Park) on the property. The subject property is 2.85 acres in area.

The Proposed amendments are being submitted under the expedited state review process.

The proposed amendments are not applicable to an area of critical state concern.

The amendments are not related to a rural land stewardship pursuant to Section 163.3248, Florida Statutes.

The amendments are not related to a sector plan pursuant to Section 163.3245, Florida Statutes.

The amendments are not related to an Evaluation and Appraisal Report pursuant to Section 163.3191, Florida Statutes.

The proposed amendments do not propose a development that qualifies as a Development of Regional Impact.

The amendments are not related to a new plan for a newly incorporated municipality pursuant to Section 163.3167, Florida Statutes.

#### **Review Agencies – Transmittal**

Pursuant to Florida Statutes, Chapter 163.3184(3)(b), the proposed Comprehensive Plan amendments are being transmitted to you, and to other

required review agencies including the Florida Department of Education, Florida Department of Environmental Protection, Florida Department of State, Florida Department of Transportation District Six, South Florida Regional Planning Council, South Florida Water Management District, Environmental Protection, Florida Department of Transportation, Florida Department of State, Florida Department of Education, South Florida Regional Planning Council, South Florida Water Management District, Miami-Dade County Board of County Commissioners, Miami-Dade County School Board, and the Village of Palmetto Bay. Copies of the complete amendment package and supporting data an analysis were mailed to the above agencies on this date, October 24 2022. Copies of the Village's Comprehensive Development Master Plan and previous amendments were sent to required review agencies at the time of adoption.

### Summary of Proposed Amendments

All proposed amendments are shown in underline and strike-through format, highlighted in yellow. A summary of all proposed amendments is provided below:

#### Goals, Objectives, and Policies

**Policy 1-1.7.2: Pinecrest Parkway Vision Plan** – References expansion of an existing Pinecrest Business Alternative District adjacent to SW 88 Street and the addition of two new districts at SW 104 Street and SW 136 Street.

**OBJECTIVE 1-2.3: MANAGING LOCATION OF COMMERCIAL DEVELOPMENT** – References the Pinecrest Business Alternative District.

**Policy 1-2.3.7: Mixed-use (Residential/Office/Commercial)** - This is a new policy referencing the fact that mixed use commercial and residential development is permitted in the Pinecrest Business Alternative Districts, limited to the commercial zoning districts adjacent to the Metrorail and Bus Rapid Transit stations, as indicated on the Future Land Use Map of the Comprehensive Development Master Plan and on the Village's Official Zoning Map. The policy references the fact that mixed use development within the Pinecrest Business Alternative Districts is reviewed as a conditionally permitted use, consistent with planning and design requirements of the Village's Land Development Regulations and consensus aspects of the Pinecrest Parkway (US 1) Vision Plan (2012) and Pinecrest Parkway (US 1) Vision Plan Update (2022).

**Objective 1-3.12** - This policy is proposed to be amended to delete reference to the North Pinecrest Business Alternative District and refer to the district as the Pinecrest Business Alternative District and requires amendment of the Village's Land Development Regulations to implement consensus aspects of the Pinecrest Parkway US 1 Vision Plan Update.

**Policy 1-3.12.1: Density and Intensity** - This existing policy is proposed to be amended to allow for a maximum floor area ratio of 1.0 within the Pinecrest Business Alternative Districts consistent with requirements of the Miami-Dade County Rapid Transit Zone (RTZ) Ordinance and allows for a maximum residential intensity of within an approved Mixed Use development in the PBAD of 35 dwelling units per acre.

**Policy 1-3.12.2 Mixed-Use** - This policy is proposed to be amended to delete reference to the North Pinecrest Business Alternative District and refer to the district as the Pinecrest Business Alternative District.

**Policy 1-3.12.4 Allowable uses** - This policy is proposed to be amended to reference restaurants as a permitted use within the Pinecrest Business Alternative District.

**Policy 1-3.12.6 Building Height** - This policy is proposed to be amended to delete reference to the North Pinecrest Business Alternative District and refer to the district as the Pinecrest Business Alternative District.

**Policy 1-3.12.8 Aesthetics** - This policy is proposed to be amended to delete reference to the North Pinecrest Business Alternative District and refer to the district as the Pinecrest Business Alternative District.

**Policy 1-3.12.9 Map** - This policy references the properties to be included in the Pinecrest Business Alternative Districts.

### **Future land Use Map**

**Future Land Use Map** - The Future Land Use Map is amended to show the boundaries of the expanded and new Pinecrest Business Alternative Districts; and to change the future land use classification of properties located at 6610 SW 88 Street and 8850 SW 65 Court from EU-1, Residential Estate to PR, Parks and Recreational Facilities to reflect the fact that the property has been purchased by the Village with the intention of establishing a public park (Gary Matzner Park) on the property. The subject property is 2.85 acres in area.

### Future land Use Map

A Future Land Use Map showing all proposed amendments is attached.

### Existing Land Use Map

A map of existing land uses within the proposed Pinecrest Business Alternative District areas (expanded and new), and within the area proposed to be changed from EU-1, estate Residential to PR, Parks and Recreational Facilities is attached.

### Public Infrastructure - Level of Service Availability and Demand

Infrastructure and services are available to support the proposed future land use map amendments. An analysis of the proposed amendments on adopted levels of service and concurrency requirements is attached

### Comprehensive Development Master Plan – Consistency

The proposed amendments area consistent with the Village’s Comprehensive Development Master Plan including the Future Land Use, Transportation, Housing, and Recreation and Open Space Elements. An analysis of consistency is attached.

### Date of Adoption

The proposed date of adoption of the plan amendments is December 13, 2022 or as soon as possible consistent with required advertising, notification, and review periods, whichever is sooner.

### Area of Critical State Concern

The proposed amendments are not applicable to an area of critical state concern.

### Contact

The Contact person for correspondence related to the proposed amendments is as follows:

Name: Stephen R. Olmsted, AICP  
Title: Village of Pinecrest, Planning Director

Address: 12645 Pinecrest Parkway, Pinecrest, Florida 33156  
Telephone: (305) 234-2121  
Fax Number: (305) 389-0255  
E-Mail: [Solmsted@pinecrest-fl.gov](mailto:Solmsted@pinecrest-fl.gov)

Copies of the proposed amendments and all related materials are available for public inspection in the office of the Village Clerk, at the Village of Pinecrest Municipal Center, 12645 Pinecrest Parkway, Pinecrest, Florida 33156.

Thank you for your consideration of the proposed text amendments to the Village of Pinecrest's Comprehensive Development Master Plan. If you have any questions or require additional information, please contact me directly at (305) 234-2121.

Respectfully,



Stephen R. Olmsted, AICP  
Planning Director

Attachments/ Staff Report  
Ordinance Amending the Comprehensive Development Master Plan  
Comprehensive Development Master Plan Amendments:  
- Goals, Objectives, and Policies  
- Future Land Use Map  
Existing Land Use Map  
Concurrency and Level of Service Analysis  
Comprehensive Development Master Plan Consistency Analysis  
Resolution adopting the Pinecrest Parkway (US 1) Vision Plan 2022  
Pinecrest Parkway (US 1) Vision Plan 2022

C/ Florida Department of Education  
Florida Department of Environmental Protection  
Florida Department of State  
Florida Department of Transportation, District Six  
South Florida Regional Planning Council  
South Florida Water Management District  
Miami-Dade County Board of County Commissioners  
Miami-Dade County School Board  
Village of Palmetto Bay



*Florida Department of Transportation*

RON DESANTIS  
GOVERNOR

1000 NW 111<sup>th</sup> Avenue  
Miami, FL 33172

JARED W. PERDUE, P.E.  
SECRETARY

November 1, 2022

Mr. Stephen R. Olmsted, AICP  
Planning Director  
Village of Pinecrest  
12645 Pinecrest Parkway  
Pinecrest, Florida 33156

**Subject: Comments for the Village of Pinecrest Comprehensive Plan  
Amendment FDEO #22-01ESR**

Dear Mr. Olmsted:

Pursuant to Section 163.3184(3), Florida Statutes (F.S.), in its role as a reviewing agency as identified in Section 163.3184(1)(c), F.S., the Florida Department of Transportation, District Six, reviewed the proposed amendment to the Village of Pinecrest's Comprehensive Plan. The proposed amendments would modify the Future Land Use Map permitting increased density on properties adjacent to SW 88 Street, SW 104 Street, and SW 136 Street across from planned Bus Rapid Transit (BRT) Stations. Additionally, the future land use classification of select properties on SW 88 Street and SW 65 Court are proposed to be changed from EU-1, Residential Estate to PR, Parks and Recreational Facilities; to establish a 2.85-acre public park.

The District reviewed the amendment package per Chapter 163 Florida Statutes and found the proposed amendment would not adversely impact transportation resources and facilities of state importance. The proposed amendments would encourage multimodal mobility and transit usage along US-1 and the South Dade Transitway, which are objectives the District supports.

In addition, the District's number one priority is safety for all road users with an ultimate goal of zero fatalities and serious injuries. It is recommended that the Village of Pinecrest continue to identify and address the safety needs of all modes of travel, including public transportation. The District encourages the Village to include pedestrian and bicycle facilities to promote a safe walkable and connected community consistent with ss. 163.3177, Florida Statutes.

Mr. Stephen R. Olmsted

November 1, 2022

Page 2

Thank you for coordinating on the review of this proposed amendment with FDOT. If you have any questions, please do not hesitate to contact me by email at [shereen.yeefong@dot.state.fl.us](mailto:shereen.yeefong@dot.state.fl.us) or at 305-470-5393.

Sincerely,

DocuSigned by:  
  
E08CD06755954DD...

Shereen Yee Fong  
Transportation Planner IV

Cc: Daniel Iglesias, P.E., Florida Department of Transportation, District 6  
Dat Huynh, P.E., Florida Department of Transportation, District 6  
Kenneth Jeffries, Florida Department of Transportation, District 6  
Ray Eubanks, Department of Economic Opportunity  
Isabel Cosio Carballo, South Florida Regional Planning Council  
Kathe Lerch, South Florida Regional Planning Council



# MEMORANDUM

AGENDA ITEM #III.C

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DATE: NOVEMBER 21, 2022

TO: COUNCIL MEMBERS

FROM: STAFF

SUBJECT: LOCAL GOVERNMENT COMPREHENSIVE PLAN PROPOSED AND ADOPTED AMENDMENT  
CONSENT AGENDA

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Pursuant to the 1974 Interlocal Agreement creating the South Florida Regional Planning Council (Council), the Council is directed by its member counties to “assure the orderly, economic, and balanced growth and development of the Region, consistent with the protection of natural resources and environment of the Region and to protect the health, safety, welfare, and quality of life of the residents of the Region.”

In fulfillment of the Interlocal Agreement directive and its duties under State law, the Council reviews local government Comprehensive Plan amendments for consistency with the *Strategic Regional Policy Plan for South Florida (SRPP)*. Pursuant to Section 163.3184, Florida Statutes as presently in effect, Council review of comprehensive plan amendments is limited to 1) adverse effects on regional resources and facilities identified in the SRPP and 2) extra-jurisdictional impacts that would be inconsistent with the comprehensive plan of any affected local government within the Region. The Council’s review of amendments is conducted in two stages: (1) proposed or transmittal and (2) adoption. Council staff reviews the contents of the amendment package once the Department of Economic Opportunity certifies its completeness.

A written report of the Council’s evaluation pursuant to Section 163.3184, Florida Statutes, is to be provided to the local government and the State Land Planning Agency within 30 calendar days of receipt of the amendment.

## Recommendation

Find the proposed and adopted plan amendments from the local governments listed in the tables below generally consistent with the *Strategic Regional Policy Plan for South Florida*.

Approve this report for transmittal to the local governments with a copy to the State Land Planning Agency.



South Florida Regional Planning Council  
1 Oakwood Boulevard, Suite 250, Hollywood, Florida 33020  
954-924-3653 Phone, 954-924-3654 FAX  
[www.sfrationalcouncil.org](http://www.sfrationalcouncil.org)

**PROPOSED AMENDMENTS**

Local Government and Plan Amendment Number	Proposed	Adopted	Council Review Date	Local Government Transmittal or Adoption Public Hearing and Meeting
Islamorada, Village of Isles 22-02ACSC (Received 10-18-22)	✓	N/A	11-21-22	08-25-22
<ol style="list-style-type: none"> <li>1. The proposed amendment to Islamorada, Village of Isles’ Comprehensive Plan amends the Capital Improvements Element and policies related to the planning horizon within the Future Land Use Element by establishing a Building Permit Allocation System (BPAS) and adopt a five-year schedule of capital improvements annually.</li> <li>2. This amendment affects Islamorada, Village of Isles.</li> <li>3. This amendment does not create any adverse impact to state or regional resources/facilities and the amendment seeks to protect Natural Resources of Regional Significance as identified in the Strategic Regional Policy Plan.</li> </ol>				
City of Key West 22-04ACSC (Received 11-02-22)	✓	N/A	11-21-22	10-19-22
<ol style="list-style-type: none"> <li>1. The proposed amendment to the City of Key West’s Comprehensive Plan would amend the land use designation of a parcel from Public Service (PS) to High-Density Residential (HDR). The intent of the change in land use designation is to address the affordable housing shortage in the city by facilitating an affordable housing redevelopment project.</li> <li>2. This amendment affects an 8.77-acre parcel on White Street in northwest Key West.</li> <li>3. This amendment does not create any adverse impact to state or regional resources/facilities and the amendment seeks to protect Natural Resources of Regional Significance as identified in the Strategic Regional Policy Plan.</li> </ol>				
City of Key West 22-05ACSC (Received 11-02-22)	✓	N/A	11-21-22	10-19-22
<ol style="list-style-type: none"> <li>1. The proposed amendment to the City of Key West’s Comprehensive Plan would modify the City's Land Development Regulations to allow for the extension of the Building Permit Allocation System's (BPAS) 10-year allocation schedule so that any units that remain unallocated after Year 10 may be allocated in subsequent years (after June 30, 2023). It would also delineate a process for continued allocations after 2023.</li> <li>2. This amendment affects the City of Key West.</li> <li>3. This amendment does not create any adverse impact to state or regional resources/facilities and the amendment seeks to protect Natural Resources of Regional Significance as identified in the Strategic Regional Policy Plan.</li> </ol>				

Local Government and Plan Amendment Number	Proposed	Adopted	Council Review Date	Local Government Transmittal or Adoption Public Hearing and Meeting
Village of Pinecrest 22-01ESR (Received 10-25-22)	✓	N/A	11-21-22	10-12-22
<ol style="list-style-type: none"> <li>1. The proposed amendments to the Village’s Comprehensive Development Master Plan would implement the recommendations of the updated Pinecrest Parkway (US 1) Vision Plan. The Future Land Use Map would be amended to allow for increased density on properties adjacent to SW 88 Street, SW 104 Street, and SW 136 Street adjacent to Bus Rapid Transit Stations (BRT). The future land use classification of certain properties on SW 88 Street and SW 65 Court would also be amended from Residential Estate (EU-1) to Parks and Recreational Facilities (PR) with the intent of creating of a 2.85 public park.</li> <li>2. This amendment affects areas within the Village of Pinecrest.</li> <li>3. This amendment does not create any adverse impact to state or regional resources/facilities. If any agency provides comments on these proposed amendments, the local governments should consult with the pertinent agency to address the comments prior to adoption.</li> </ol>				

**ADOPTED AMENDMENTS**

Local Government and Plan Amendment Number	Proposed	Adopted	Council Review Date	Local Government Transmittal or Adoption Public Hearing and Meeting
City of Dania Beach 22-01ESR (Received 10-31-22)	✓	N/A	11-21-22	10-25-22
<ol style="list-style-type: none"> <li>1. The adopted amendment to the City of Dania Beach’s Comprehensive Plan incorporates a Water Supply Facilities Work Plan Update for the City into the Plan.</li> <li>2. This amendment affects the City of Dania Beach.</li> <li>3. This amendment does not create any adverse impact to state or regional resources/facilities.</li> <li>4. The Council reviewed this amendment when proposed.</li> </ol>				
City of Fort Lauderdale 22-01ESR (Received 11-01-22)	✓	N/A	11-21-22	10-18-22
<ol style="list-style-type: none"> <li>1. The adopted amendment to the City of Fort Lauderdale’s Comprehensive Plan amends the Future Land Use Element to permit utility use in the Employment Center Future Land Use designation.</li> <li>2. This amendment affects areas of the City of Fort Lauderdale that are designated Employment Centers.</li> <li>3. This amendment does not create any adverse impact to state or regional resources/facilities and the amendment seeks to protect Natural Resources of Regional Significance as identified in the Strategic Regional Policy Plan.</li> <li>4. The Council reviewed this amendment when proposed.</li> </ol>				
City of Marathon 22-07ACSC (Received 10-19-22)	N/A	✓	11-21-22	10-11-22
<ol style="list-style-type: none"> <li>1. The adopted amendment to the City of Marathon’s Comprehensive Plan amends the Future Land Use Map (FLUM) designation of a parcel from Residential High (RH) to Mixed Use Commercial (MU-C).</li> <li>2. This amendment affects a parcel at approximately Key Vaca in the City of Marathon.</li> <li>3. This amendment does not create any adverse impact to state or regional resources/facilities.</li> <li>4. The Council reviewed these amendments when proposed.</li> </ol>				

Local Government and Plan Amendment Number	Proposed	Adopted	Council Review Date	Local Government Transmittal or Adoption Public Hearing and Meeting
City of West Park 22-01ER * (Received 10-25-22)	N/A	✓	11-21-22	10-19-22
<ol style="list-style-type: none"> <li>1. The adopted amendments to the City of West Park’s Comprehensive Plan: <ol style="list-style-type: none"> <li>a. Update the Water Supply Facilities Work Plan, and</li> <li>b. Create a Property Rights Element, to comply with House Bill 59 Section 163.3177(6)(i), Florida Statutes, effective July 1, 2021. The proposed amendment intends to meet the requirements of the Bill, including language regarding the right of a property owner to: physically possess and control his or her interests in the property, including easements, leases, or mineral rights; use, maintain, develop, and improve his or her property for personal use or for the use of any other person, subject to state law and local ordinances; privacy and to exclude others from the property to protect the owner's possessions and property; and dispose of his or her property through sale or gift.</li> </ol> </li> <li>2. These amendments affect the City of West Park.</li> <li>3. These amendments do not create any adverse impact to state or regional resources/facilities.</li> <li>4. The Council reviewed these amendments when proposed.</li> </ol>				

November 22, 2022

The Honorable Joseph M. Corradino  
Mayor, Village of Pinecrest  
12645 Pinecrest Parkway  
Pinecrest, Florida 33156

Dear Mayor Corradino:

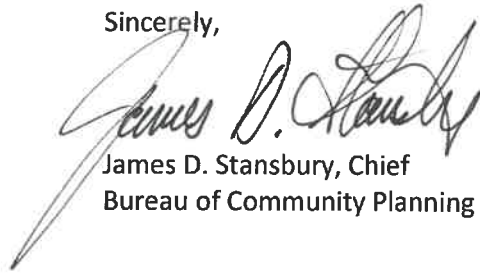
The Department of Economic Opportunity (“Department”) has reviewed the proposed comprehensive plan amendment for the Village of Pinecrest (Amendment No. 22-01ESR) received on October 24, 2022. The review was completed under the expedited state review process. We have no comment on the proposed amendment.

The Village should act by choosing to adopt, adopt with changes, or not adopt the proposed amendment. For your assistance, we have enclosed the procedures for adoption and transmittal of the comprehensive plan amendment. In addition, the Village is reminded that:

- Section 163.3184(3)(b), F.S., authorizes other reviewing agencies to provide comments directly to the Village. **If the Village receives reviewing agency comments and they are not resolved, these comments could form the basis for a challenge to the amendment after adoption.**
- **The second public hearing**, which shall be a hearing on whether to adopt one or more comprehensive plan amendments, **must be held within 180 days** of your receipt of agency comments or the amendment shall be **deemed withdrawn** unless extended by agreement with notice to the Department and any affected party that provided comment on the amendment pursuant to Section 163.3184(3)(c)1., F.S.
- **The adopted amendment must be rendered to the Department.** Under Section 163.3184(3)(c)2. and 4., F.S., the **amendment effective date** is 31 days after the Department notifies the Village that the amendment package is complete or, if challenged, until it is found to be in compliance by the Department or the Administration Commission.

If you have any questions concerning this review, please contact Yazmin Valdez, Planning Analyst, by telephone at (850) 717-8524 or by email at Yazmin.Valdez@DEO.MyFlorida.com.

Sincerely,

A handwritten signature in black ink, appearing to read "James D. Stansbury". The signature is fluid and cursive, with a long, sweeping underline that extends to the left.

James D. Stansbury, Chief  
Bureau of Community Planning and Growth

JDS/yv

Enclosure(s): Procedures for Adoption

cc: Stephen R. Olmsted, Planning Director, Village of Pinecrest

Isabel Cosio Carballo, MPA, Executive Director, South Florida Regional Planning Council

**SUBMITTAL OF ADOPTED COMPREHENSIVE PLAN AMENDMENTS  
FOR EXPEDITED STATE REVIEW**

Section 163.3184(3), Florida Statutes

**NUMBER OF COPIES TO BE SUBMITTED:** Please submit electronically using the Department’s electronic amendment submittal portal “**Comprehensive Plan and Amendment Upload**” (<https://fldeo.my.salesforce-sites.com/cp/>) **or** submit three complete copies of all comprehensive plan materials, of which one complete paper copy and two complete electronic copies on CD ROM in Portable Document Format (PDF) to the State Land Planning Agency and one copy to each entity below that provided timely comments to the local government: the appropriate Regional Planning Council; Water Management District; Department of Transportation; Department of Environmental Protection; Department of State; the appropriate county (municipal amendments only); the Florida Fish and Wildlife Conservation Commission and the Department of Agriculture and Consumer Services (county plan amendments only); and the Department of Education (amendments relating to public schools); and for certain local governments, the appropriate military installation and any other local government or governmental agency that has filed a written request.

**SUBMITTAL LETTER:** Please include the following information in the cover letter transmitting the adopted amendment:

\_\_\_\_\_ State Land Planning Agency identification number for adopted amendment package;

\_\_\_\_\_ Summary description of the adoption package, including any amendments proposed but not adopted;

\_\_\_\_\_ Identify if concurrency has been rescinded and indicate for which public facilities. (Transportation, schools, recreation and open space).

\_\_\_\_\_ Ordinance number and adoption date;

\_\_\_\_\_ Certification that the adopted amendment(s) has been submitted to all parties that provided timely comments to the local government;

\_\_\_\_\_ Name, title, address, telephone, FAX number and e-mail address of local government contact;

\_\_\_\_\_ Letter signed by the chief elected official or the person designated by the local government.

**ADOPTION AMENDMENT PACKAGE:** Please include the following information in the amendment package:

\_\_\_\_\_ In the case of text amendments, changes should be shown in strike-through/underline format.

\_\_\_\_\_ In the case of future land use map amendments, an adopted future land use map, **in color format**, clearly depicting the parcel, its future land use designation, and its adopted designation.

\_\_\_\_\_ A copy of any data and analyses the local government deems appropriate.

**Note:** If the local government is relying on previously submitted data and analysis, no additional data and analysis is required;

\_\_\_\_\_ Copy of the executed ordinance adopting the comprehensive plan amendment(s);

Suggested effective date language for the adoption ordinance for expedited review:

"The effective date of this plan amendment, if the amendment is not timely challenged, shall be 31 days after the state land planning agency notifies the local government that the plan amendment package is complete. If the amendment is timely challenged, this amendment shall become effective on the date the state land planning agency or the Administration Commission enters a final order determining this adopted amendment to be in compliance."

\_\_\_\_\_ List of additional changes made in the adopted amendment that the State Land Planning Agency did not previously review;

\_\_\_\_\_ List of findings of the local governing body, if any, that were not included in the ordinance and which provided the basis of the adoption or determination not to adopt the proposed amendment;

\_\_\_\_\_ Statement indicating the relationship of the additional changes not previously reviewed by the State Land Planning Agency in response to the comment letter from the State Land Planning Agency.

**From:** [Plan Review](#)  
**To:** [Stephen Olmsted \(BPD\); dcpxexternalagencycomments@deo.myflorida.com](#)  
**Cc:** [Plan Review](#)  
**Subject:** Pinecrest 22-01ESR Proposed  
**Date:** Tuesday, November 22, 2022 3:06:03 PM  
**Attachments:** [image001.png](#)

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To: Stephen R. Olmsted, AICP, Planning Director

Re: Pinecrest 22-01ESR – Expedited State Review of Proposed Comprehensive Plan Amendment

The Office of Intergovernmental Programs of the Florida Department of Environmental Protection (Department) has reviewed the above-referenced amendment package under the provisions of Chapter 163, Florida Statutes. The Department conducted a detailed review that focused on potential adverse impacts to important state resources and facilities, specifically: air and water pollution; wetlands and other surface waters of the state; federal and state-owned lands and interest in lands, including state parks, greenways and trails, conservation easements; solid waste; and water and wastewater treatment.

Based on our review of the submitted amendment package, the Department has found no provision that, if adopted, would result in adverse impacts to important state resources subject to the Department's jurisdiction.

Please submit all future amendments by email to [Plan.Review@FloridaDEP.gov](mailto:Plan.Review@FloridaDEP.gov). If your submittal is too large to send via email or if you need other assistance, contact Lindsay Weaver at (850) 717-9037.





October 12, 2022

**VIA EMAIL**

Honorable Mayor Joseph M. Corradino  
Village of Pinecrest  
12645 Pinecrest Parkway  
Pinecrest, Florida 33156

200 S. Biscayne Boulevard  
Suite 300, Miami, FL 33131

[www.brzoninglaw.com](http://www.brzoninglaw.com)

305.377.6227 office

305.377.6222 fax

[mtapanes@brzoninglaw.com](mailto:mtapanes@brzoninglaw.com)

Re: Pinecrest Parkway (US 1) Vision Plan Update: Support for Additional Density and Height

Dear Mayor Corradino:

This law firm represents Spector & Sons (“Owner”), the owner of the property located at 13501 and 13595 S Dixie Highway (the “Property”), in the Village of Pinecrest (the “Village”). The Owner is supportive of the Pinecrest Parkway (US 1) Vision Plan Update and respectfully requests the Council’s careful consideration of additional height and floor area for parcels with direct pedestrian access to the South Dade Transitway.

Property. The Property is located at the southwest corner of the Village: on the north side of SW 136 Street, just east of US-1/ Pinecrest Parkway. Directly to the west of the Property is a Miami-Dade County Transit bus stop. See Figure 1. Property Aerial, below.

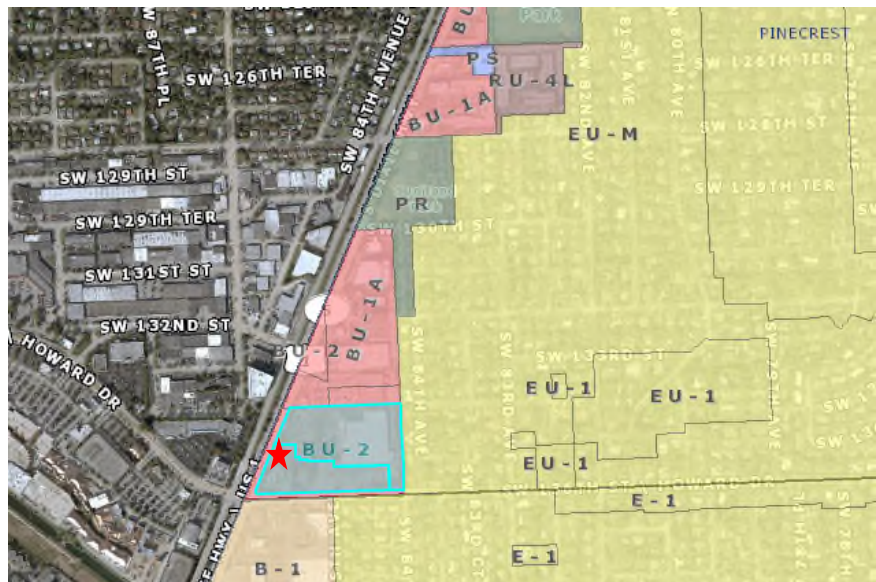


Figure 1. Property Aerial

Background. On September 1, 2022, the Miami-Dade County (the "County") Board of County Commissioners adopted Ordinance 22-106, to provide specific guidance for transit-oriented development within the County, inclusive of incorporated areas. Objective LU-7 of the Adopted Components of the County's Comprehensive Development Master Plan ("CDMP") requires, "all new development and redevelopment in existing and planned transit corridors and urban centers to be planned and designed to promote transit-oriented development (TOD), and transit use, which mixes residential, retail, office, open space and public uses in a safe, pedestrian and bicycle friendly environment that promotes mobility for people of all ages and abilities through the use of rapid transit services." As acknowledged in the legislative intent of the Rapid Transit Zone ("RTZ"), Section 33C-1 of the County Code, "the uncoordinated use of lands within the County threatens the orderly development and the health, safety, order, convenience, prosperity and welfare of the present and future citizens of this County." This is particularly true related to lands, such as the Property, located along the South Dade Transitway, as it is the only Rapid Transit north-south connector within the County.

Support for Pinecrest Parkway (US 1) Vision Plan Update. In accordance with the County's legislative mandate, the Village has evaluated the Pinecrest Parkway (US 1) Vision Plan and has developed updates based on significant public participation. However, for the limited number of parcels with direct pedestrian access to the South Dade Transitway, like the Property, the proposed update to the Vision Plan does not reach its full potential. As currently proposed, the Vision Plan Update seeks to add residential density and allow mixed-use development, with minor adjustments to height and increased floor area. Additional height and increased floor area are critical to the successful implementation to the rapid transit, transit oriented development legislation and the Village's Vision Plan.<sup>1</sup>

Greater floor area and height in close proximity to direct transit access will offer the Village numerous benefits, particularly as it relates to the Property:

- Facilitate the ability to create a grand entrance to the Village for northbound traffic, consistent with the Vision Plan's "I have arrived in Pinecrest" concept.
- Provide the opportunity to improve the pedestrian experience along SW 136 Street and the Pinecrest Parkway.
- Allow the Village to implement sound planning principles, including the creation of mixed-use development and the placement of density and intensity with direct access to transit.
- Facilitate a design that will offer services and amenities for Village residents while including safeguards to address traffic and protections for the single-family neighborhood to the east.
- Increase the Village's property tax base in a responsible and well-planned manner.

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<sup>1</sup> We note the near impossibility of accommodating 35 residential units to the acre in a building envelope that will only permit 4 stories and a 1.0 FAR.

Since 1996, page I-48 of the County's the CDMP has required that "all future rapid transit station sites and their surroundings shall, at a minimum, be developed in accordance with the [CDMP's] Community [Urban] Center policies". These urban center policies provide for mixed-use development at a minimum floor-area ratio of 1.5 in the designated core and of 0.5 in the designated edge, and at a maximum density of 125 dwelling units per acre. The County's CDMP specifically contemplates that where the provisions for Urban Centers "authorize land uses or development intensities or densities different or greater than the underlying land use designation on the LUP map, the more liberal provisions of this section shall govern." Further, pursuant to CDMP Policy "business and office development around rail stations [is required to] have a minimum intensity of 1.5 FAR within 1/4 mile walking distance from the station, 2.0 FAR within 700 feet, and 1.0 FAR between 1/4 and 1/2 mile walking distance from the station." Based on these guidelines, and the Property's zoning designation and proximity to the fixed-transit bus station,<sup>2</sup> the proposed Vision Plan update does not go far enough to bring the Vision Plan into compliance with the intent of the County's CDMP.

The Owner greatly looks forward to working with the Village to implement the vision and goals of transit-oriented development and the Pinecrest Parkway Vision Plan. Should you have any questions or comments, please do not hesitate to phone me at 305.377.6227.

Sincerely,



Melissa Tapanes Llahues

Cc: Jeffrey Bercow , Esq.  
Carli Koshal, Esq.  
David Butter, Esq.

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<sup>2</sup> The Property is approximately 200 feet from the South Dade Transitway bus stop at SW 136 Street and US1/Pinecrest Parkway.

# Jerry B. Proctor, P.A.

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November 8, 2022

Mr. Stephen R. Olmsted, AICP  
Planning Director  
Village of Pinecrest  
12645 Pinecrest Parkway  
Pinecrest, FL 33156

Re: Pinecrest Parkway Proposed Amendments  
to Land Development Regulations (LDRs),  
Comprehensive Plan and Vision Plan Update

Dear Mr. Olmsted:

Thank you for the information you have shared regarding the amendments proposed to Village regulations as a result of the public participation process and Vision Plan. I wanted to share some thoughts and suggested revisions.

The proposed regulations establish a "Special Exception" process for future mixed-use development on certain parcels along Pinecrest Parkway. In order to bring about better, more modern development that will provide increased customer options, I have the following suggestions:

1. The proposed LDR amendments should not establish absolute, "one size fits all" solutions. Examples:
  - a. The list of 9 design requirements on pages 9-10 of the draft LDRs should be encouraged, not required, events. Since the development approval process will require a public hearing, and likely interaction with the community I believe that the staff (and ultimately, the Council) should be trusted to review the projects in the context of the specific property and project, the nature of the surrounding area, and the wishes of the community. For example, structured parking may or may not be necessary to design a good project. A rooftop amenity deck is a laudable goal, but in some cases, its impact may not be desirable to the community. A buffer road along the back of parcels may cause additional impacts or be a "road to nowhere".
  - b. The 27-foot building height limitation in the rear area of commercial properties does not encourage innovation in design or promote increased plazas and public spaces. In fact, the limitation is even less in height than the residential district height allowed in the Village.
    - c. The maximum residential density of 35 units per acre may not be achievable in many cases, but there may be instances where higher density can be accommodated. Density will be controlled by other factors (F.A.R., height, parking, open space, etc.). The special exception

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process will require a traffic study and analysis of impacts on other services including public schools. Therefore, I don't believe that a uniform restriction furthers the goals of the Vision Plan.

I would appreciate it if you would consider those suggestions. Thanks again for the communications throughout this process.

Sincerely,



Jerry B. Proctor, P.A.  
Jerry B. Proctor  
President

cc: Jacqueline Huttoe

**From:** [Priscilla Torres \(OVC\)](#)  
**To:** [Stephen Olmsted \(BPD\)](#)  
**Subject:** FW: Question from US-1 Vision Plan  
**Date:** Tuesday, November 29, 2022 12:43:04 PM

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Steve,  
Would you kindly respond to the request below?

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**From:** Melanie Krakower <[melanie@qualconre.com](mailto:melanie@qualconre.com)>  
**Sent:** Sunday, November 20, 2022 5:44 PM  
**To:** Priscilla Torres (OVC) <[ptorres@pinecrest-fl.gov](mailto:ptorres@pinecrest-fl.gov)>  
**Subject:** Question from US-1 Vision Plan

**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)

Hello and Good afternoon,

What do the various colors of the map excerpt screen shot below mean? Are these current definitions or proposed? I would like to understand the difference between the darker green and the yellow specifically. I support the vision plan along US-1 because right now US-1 is a pain point with no reward. Our community is along US-1, and we should embrace this. It only makes sense for the Village to be forward thinking in how to improve cohesion, design, and a thoughtful mixed use plan overall. I do believe contrary to what the opposition thinks, homes closer to the US-1 area will in-fact become more desirable given proximity to a new identity, nucleus, and liveliness.

Thank you in advance,  
Melanie Levine  
Resident



As described in the Discovery section of this report, there are specific requirements in the current zoning code that are hindering development. The images to the right depict what could be built under the current zoning code. The Vision Plan themes address these requirements and propose changes to encourage new development that is described in the Vision statement.

Below is a list of the requirements that aren't supporting redevelopment:

1. Open space requirements.
2. Very high parking requirements.
3. Parking required between buildings fronting US1.
4. Structured parking is a conditional use.
5. Residential limited to 25%.

