



## PINECREST

Building and Planning Department

DATE: February 4, 2026

TO: Yocelyn Galiano, ICMA-CM  
Village Manager

FROM: Stephen R. Olmsted, AICP  
Planning Director

RE: Pinecrest Physical Therapy  
Parking Variance – 8935 Pinecrest Parkway (US 1)

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### **PETITION REQUEST**

Pinecrest Physical Therapy is requesting approval of a parking variance from the requirements of the Village's Land Development Regulations, Division 5.22, Off-Street Parking, to reduce the required number of on-site parking spaces from 20 to 15. The applicant previously satisfied the parking requirement through an off-site parking agreement with the owners and tenants of the Damiani Clothing Store building, located north of the subject property at 8865 Pinecrest Parkway. Pursuant to the terms of the agreement, Damiani provides access to five (5) excess parking spaces in the southeast corner of their parking lot. Pinecrest Physical Therapy and Damiani are now seeking to terminate their off-site parking agreement, and Pinecrest Physical Therapy is requesting a variance to allow 15 parking spaces on their property instead of 20 as otherwise required.

The applicant in his Letter of Intent indicates that a reduction in the number of parking spaces required for the Physical Therapy practice is warranted because Pinecrest Physical Therapy has not needed the use of the 5 off-site parking spaces for their day-to-day operations. The applicant further indicates that Pinecrest Physical Therapy's parking needs are met by the 15 on-site parking spaces and that they have stopped using the off-site spaces, although they continue renting them. The submitted Letter of Intent further states that many of Pinecrest Physical Therapy's clients do not drive themselves to the business location because of mobility issues, or because they are younger students who do not drive.

The submitted Letter of Intent states that patients with mobility issues and students who do not drive are typically dropped off and picked up by parents and caregivers.

**Parking Spaces Required/Proposed**

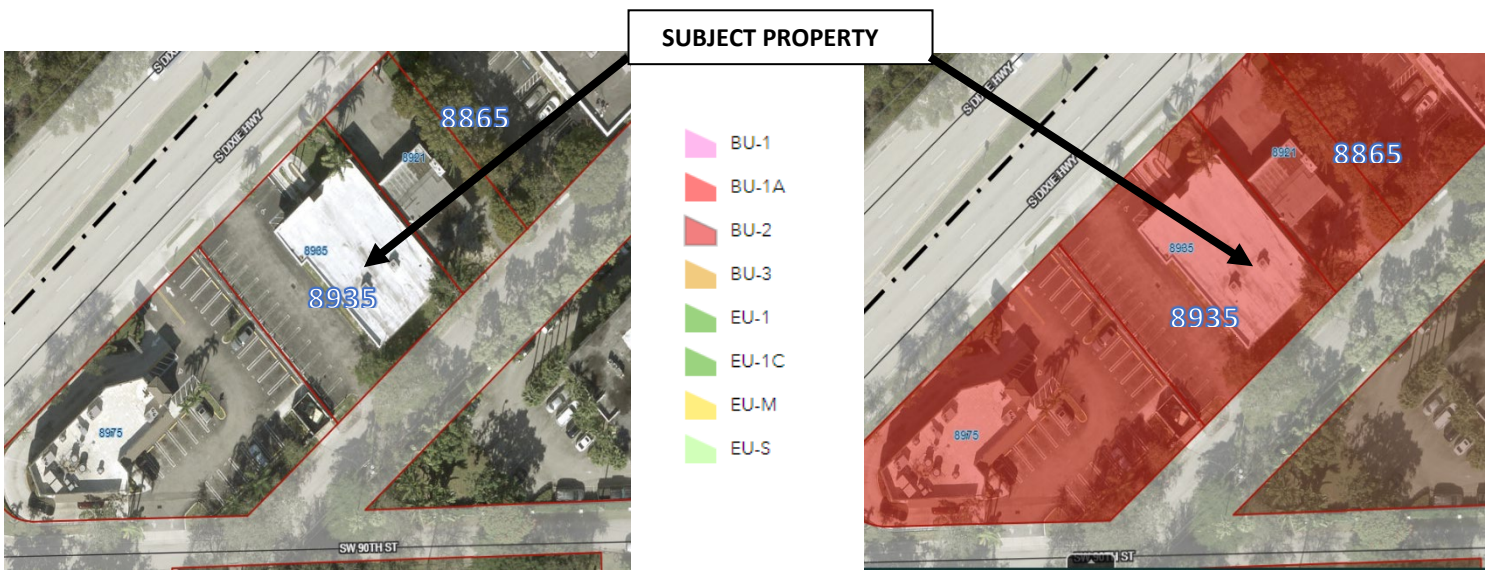
20 Required/15 Proposed

**Variance Requested**

5 Parking Spaces

**SITE LOCATION**

The subject property, Pinecrest Physical Therapy, is located at 8935 Pinecrest Parkway (US 1) in the BU-2, Special Business Development zoning district of the Village of Pinecrest.



**OWNER/APPLICANT**

Pipthy Three Holdings, LLC (Owner) and Ron Yacoub (Applicant)

**PUBLIC CORRESPONDENCE**

The Village has not received any letters in favor or in opposition to the requested variance.

**BACKGROUND AND SITE CONDITIONS**

The subject property is developed with a physical therapy clinic serving patients by appointment throughout the business day. The site currently contains 15 on-site parking spaces. The Physical Therapy practice is required to provide a total of 20 on-site parking spaces. To address this shortfall, the applicant has entered into a formal off-site parking agreement with Damiani Clothing Store. The existing off-site parking agreement was

approved by the Village Council in January 2024 pursuant to the provisions of the Village's Land Development Regulations. That agreement allows Pinecrest Physical Therapy to utilize five surplus parking spaces on the adjacent property, bringing the total available parking into compliance. The reserved parking spaces on the Damiani property are each posted with a sign that indicates, "*RESERVED - Pinecrest Physical Therapy Employees Only - 7 a.m. – 7 p.m. Mon - Fri*". The applicant now seeks to cancel the off-site parking agreement and requests a variance to permanently reduce the parking requirement to the existing 15 on-site spaces. A copy of the approved off-site parking agreement development order and staff report are attached.

The subject property is located within the North Kendall Subdivision Plat, recorded on June 6, 1946. There is a road behind the subject property and other adjoining commercial properties that extends between SW 90 Street and SW 69 Court. The recorded plat identifies this existing road as a 40-foot-wide "Parking Area", and it is "dedicated to the perpetual use of the public". It functions as a public street today with a 20-foot-wide asphalt roadway in the center and a landscaped area, approximately 10 feet wide, on either side of the road that completes the 40-foot-wide right-of-way. The existing road is posted with signs that state, "*No Parking any time this block*".

The applicant previously submitted an application for a permit to convert green space at the rear of the subject property into turf block parking spaces. The permit application has not been approved. The proposed parking area would encroach into required green space on the subject property and into the adjoining landscaped area that exists within the neighboring 40-foot-wide right-of-way. The addition of parallel parking spaces on either side of the asphalt roadway, within the designated road right-of-way would require approval by the Village of Pinecrest. Parallel parking spaces would need to be 9 feet wide and 23 feet long. Additionally, any parking spaces would need to be positioned so that they do not encroach into the required safe sight triangle on each side of the existing driveways intersecting the roadway. Construction of 5 or more parking spaces within the existing right-of-way would require removal of mature landscaping and trees that exist on both sides of the road. Furthermore, while the addition of parallel parking spaces within the existing right-of-way would benefit the neighboring property owners by providing offsite parking that could be used by business owners and their customers, the parking spaces would not be provided entirely on the applicant's property, or pursuant to the terms of an approved off-site parking agreement as otherwise required to satisfy parking requirements of the Village's Land Development Regulations.

### **PINECREST PARKING SURVEY**

Code Compliance Officers completed a survey of existing parking conditions at Pinecrest Physical Therapy, including utilization of the off-site parking spaces on the Damiani Property

north of the subject property. The survey was conducted on January 28, 29, 30 and February 2.

Survey results indicate that more than 15 vehicles were parked on the Pinecrest Physical Therapy property and within the Damiani parking spaces reserved for Pinecrest Physical Therapy on 3 of the 4 survey days, particularly during the morning survey times.

**January 28, 2026 10:40 a.m.**

20 vehicles counted – Pinecrest Physical Therapy (16 vehicles): 14 of 15 on-site parking spaces occupied, 1 vehicle parked in the green space at the rear of the building, 1 vehicle parked in the drive aisle adjacent to the south side of the building. Damiani, parking spaces reserved for Pinecrest Physical Therapy (4 vehicles): 4 of 5 reserved parking spaces occupied.

**January 29, 2026 9:02 a.m.**

16 vehicles counted - Pinecrest Physical Therapy (14 vehicles): 14 of 15 on-site parking spaces occupied. Damiani, parking spaces reserved for Pinecrest Physical Therapy (2 vehicles): 2 of 5 reserved parking spaces occupied.

**January 30, 2026 1:10 p.m.**

6 vehicles counted - Pinecrest Physical Therapy (2 vehicles): 2 of 15 on-site parking spaces occupied. Damiani, parking spaces reserved for Pinecrest Physical Therapy (4 vehicles): 4 of 5 reserved parking spaces occupied.

**February 2, 2026 – 8:35 a.m.**

17 vehicles counted - Pinecrest Physical Therapy (14 vehicles): 12 of 15 on-site parking spaces occupied, 2 cars parked in the green space at the rear of the building. Damiani, parking spaces reserved for Pinecrest Physical Therapy (3 vehicles): 3 of 5 reserved parking spaces occupied.

**PINECREST LAND DEVELOPMENT REGULATIONS**

Division 3.5(f) states that to authorize a variance from the terms of the Land Development Regulations, the Village Council shall find all of the following:

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

The Village Council has the authority to consider the proposed variance. Pursuant to Division 3.5(b) (2) of the Village Land Development Regulations, a variance is authorized to be granted by the Village Council for off-street parking and flood elevation requirements. Other variance requests may be considered by the Zoning Board.

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

There appears to be one special condition that exists for the commercial properties in the North Kendall Subdivision Plat recorded in 1946. The plat includes a 40-foot wide "parking area" designated at the rear of the property, although no parking within the designated area has since been provided. However, it does not appear that this condition has negatively encumbered the subject property. All lots in the North Kendall Plat appear to be in conformance with the minimum lot width and area requirements of the underlying BU-2, Special Business Development zoning district.

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

The conditions and circumstances do result from the actions of the applicant. The applicant made the decision to satisfy on-site parking requirements with use of an off-site parking agreement and now states that "all parties have agreed to terminate the parking agreement as soon as possible". The existing agreement otherwise allows the owner to meet parking requirements for the Physical Therapy practice.

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

Granting the variance will allow Pinecrest Physical Therapy to operate with a deficit of required parking spaces, thereby conferring a privilege on the applicant that would not otherwise be available without the variance.

5. **Hardship conditions exist.** *That literal interpretation of the provisions of the Land Development Code would deprive the applicant of rights commonly enjoyed by other*

*properties in the same zoning district under the terms of the Land Development Code and would work unnecessary and undue hardship on the applicant.*

Literal interpretation of the Land Development Code would not deprive the applicant of rights commonly enjoyed by other commercial properties in the BU-2, Special Business Development Zoning District or deprive the applicant of all reasonable use of the property that would cause undue hardship.

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

Approval of the requested variance is not necessary for continued reasonable use of the property. There are enough parking spaces on the subject property to accommodate commercial and office uses in compliance with the parking requirements of the Village's Land Development Regulations.

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

Approval of the requested variance could be injurious to the neighboring area and serve as the basis for similar requests by other property owners in the Village, if approved. The purpose of the Land Development Code is, "to preserve the unique Village character; and to protect, promote and improve the public health, safety, comfort, order, appearance, convenience, and general welfare of the people within the Village". The Parking survey conducted in January and February indicates that 16 to 20 of the total 20 required parking spaces were occupied at the time of completion of the 3 morning surveys conducted. Approval of the requested variance would create a shortage of parking spaces on the Pinecrest Physical Therapy property, causing patients to park on the grass, within the required green space and/or within the landscaped area adjacent the road right-of-way located immediately behind the subject property, currently posted as "No Parking".

## **STAFF RECOMMENDATION**

The Building and Planning Department recommends denial of the requested parking variance to reduce required parking from 20 spaces to 15 spaces since the request does not meet all 7 criteria required for approval of a variance. The request does not satisfy the

required findings for approval of a variance under Division 3.5(f) of the Village's Land Development Regulations, for the following reasons:

- The circumstances cited by the applicant are not unique to the property and do not constitute a hardship.
- The parking deficiency is the result of the pending decision to terminate an approved off-site parking agreement, not conditions inherent to the site.
- Granting the variance would confer a special privilege by allowing continued operation with fewer parking spaces than required by code.
- Parking surveys conducted by Code Compliance demonstrate that the business regularly utilizes 16 to 20 parking spaces, particularly during morning hours, confirming that the full parking requirement is necessary to support the use.
- Approval could be injurious to surrounding properties, encourage illegal parking in landscaped and green space areas, and establish an undesirable precedent for similar requests.

Staff further recommends that Pinecrest Physical Therapy continue to satisfy parking requirements through an approved off-site parking agreement, as previously authorized by the Village Council, or otherwise bring the site into full compliance with the parking requirements of the Village's Land Development Regulations.





**NO  
PARKING  
ANY TIME  
THIS BLOCK**



**RESERVED**

PINECREST  
PHYSICAL  
THERAPY  
EMPLOYEES  
ONLY  
7 AM - 7 PM  
MON - FRI

**RESERVED**

PINECREST  
PHYSICAL  
THERAPY  
EMPLOYEES  
ONLY  
7 AM - 7 PM  
MON - FRI



A photograph of a residential street. A paved road curves to the left, bordered by a grassy area with a large tree and a sign. The sign is white with red text and a red arrow pointing left. In the background, there are more trees and a light-colored building.

NO  
PARKING  
ANY  
TIME  
←



Pinecrest PT  
8935 S Dixie Hwy

1/28/26

10:40 AM

 - vehicle in parking space

**LEGAL DESCRIPTION**

NORTH HENDALL PL 44-43 LOTS 11 & 12 BLK 2  
OR 13277-2323 05/8/17 F.W.U. 35-5003-050-0100  
OR 13521-2323 04/8/15

**GOVERNING CODES**

1.21 GENERAL DESIGN AND CONSTRUCTION OF THIS PROJECT SHALL BE IN COMPLIANCE WITH THE FLORIDA BUILDING CODE 2023 EDITION WITH ALL REVISIONS AND ORDINANCES APPLICABLE TO THE JURISDICTION OF WHICH IT IS BEING CONSTRUCTED IN.

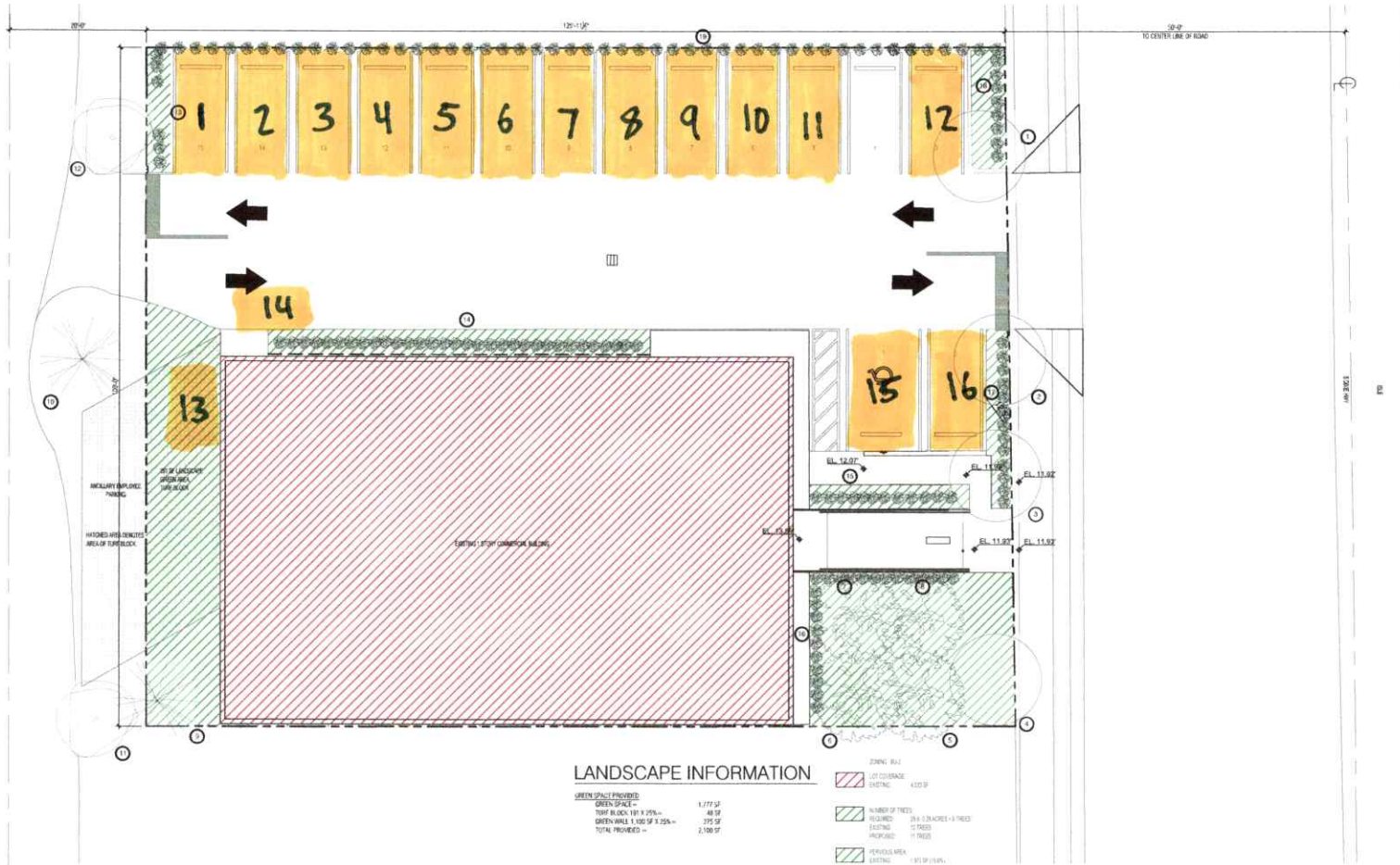
CHAPTER 36 WEALAGE OF PINECREST LAND DEVELOPMENT CODE

**SCOPE OF WORK**

SCOPE OF WORK IS TO REMOVE EXISTING PARKING SPACE REQUIREMENT AND TO INSTALL FOUR (4) EMPLOYEE PARKING SPACES IN THE REAR OF THE BUILDING ON TRIP BLOCK.  
THERE IS NO INTERIOR SCOPE.

**ZONING INFORMATION**

1. ZONING DESIGNATION		BU-2		REMARKS
2. LOT AREA		12,665 SF.		
3. USE		PHYSICAL THERAPY CENTER		OPEN FLOOR PLAN OUTPATIENT PHYSICAL THERAPY CENTER
4. PARKING		REQUIRED	PROVIDED	
PARKING NET SF: 4,263 SF RESTROOM & EMPLOYEE BREAK AREA (270 SF)		PER DIRECTOR ASSESSMENT: 1 SPACE PER 219.27 SF = 19.4 TOTAL SPACES (ROUNDED UP TO 20)	19 ONSITE SPACES 19 TOTAL SPACES	30 5-22 (B) 1.21



**LANDSCAPE INFORMATION**

GREENSPACE PROVIDED:  
GREEN SPACE = 1,772 SF  
TRIP BLOCK 101 X 25% = 48 SF  
GREEN WALK 1,000 SF X 2.25% = 225 SF  
TOTAL PROVIDED = 2,045 SF

-  ZONING BU-2
-  LOT COVERAGE EXISTING
-  LOT COVERAGE KEEP
-  NUMBER OF TREES
-  REQUIRED: 204 (2 BUCKEES + 3 TREES)
-  EXISTING: 25 TREES
-  PROPOSED: 77 TREES
-  PERVIOUS AREA
-  EXISTING: 1,810 SQ. FT.



**ARKO ARCHITECTURE, LLC**  
1801 BIRDCAYNE BLVD. 305-15  
AVENUE, FL 33160  
edgans@arkoarch.com  
edgans@arkoarch.com  
c: 954.647.1447  
c: 305.951.6191

PARKING IMPROVEMENT FOR:  
**PINECREST PHYSICAL THERAPY**  
8935 S. DIXIE HIGHWAY  
PINECREST, FL 33156



DRAWN BY: EV  
PROJECT: 21-47  
DATE: 06.30.21  
CHECKED BY: EV

**REVISIONS**

**SITE PLAN**

CONSTRUCTION DOCUMENTS

 **SITE PLAN & ZONING INFORMATION**  
SCALE: 1/8" = 1'-0"

**A-1.00**

THIS DOCUMENT IS THE PROPERTY OF ARKO ARCHITECTURE, LLC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. ANY REUSE OR REPRODUCTION OF THIS DOCUMENT WITHOUT THE WRITTEN PERMISSION OF ARKO ARCHITECTURE, LLC IS STRICTLY PROHIBITED. THE USER ASSUMES ALL LIABILITY FOR ANY DAMAGE TO PROPERTY OR PERSONS ARISING FROM THE USE OF THIS DOCUMENT.

Jan 28, 2026 at 10:40:18 AM



Jan 28, 2026 at 10:40:25 AM



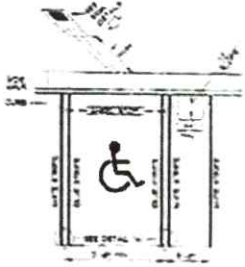
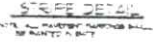
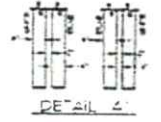
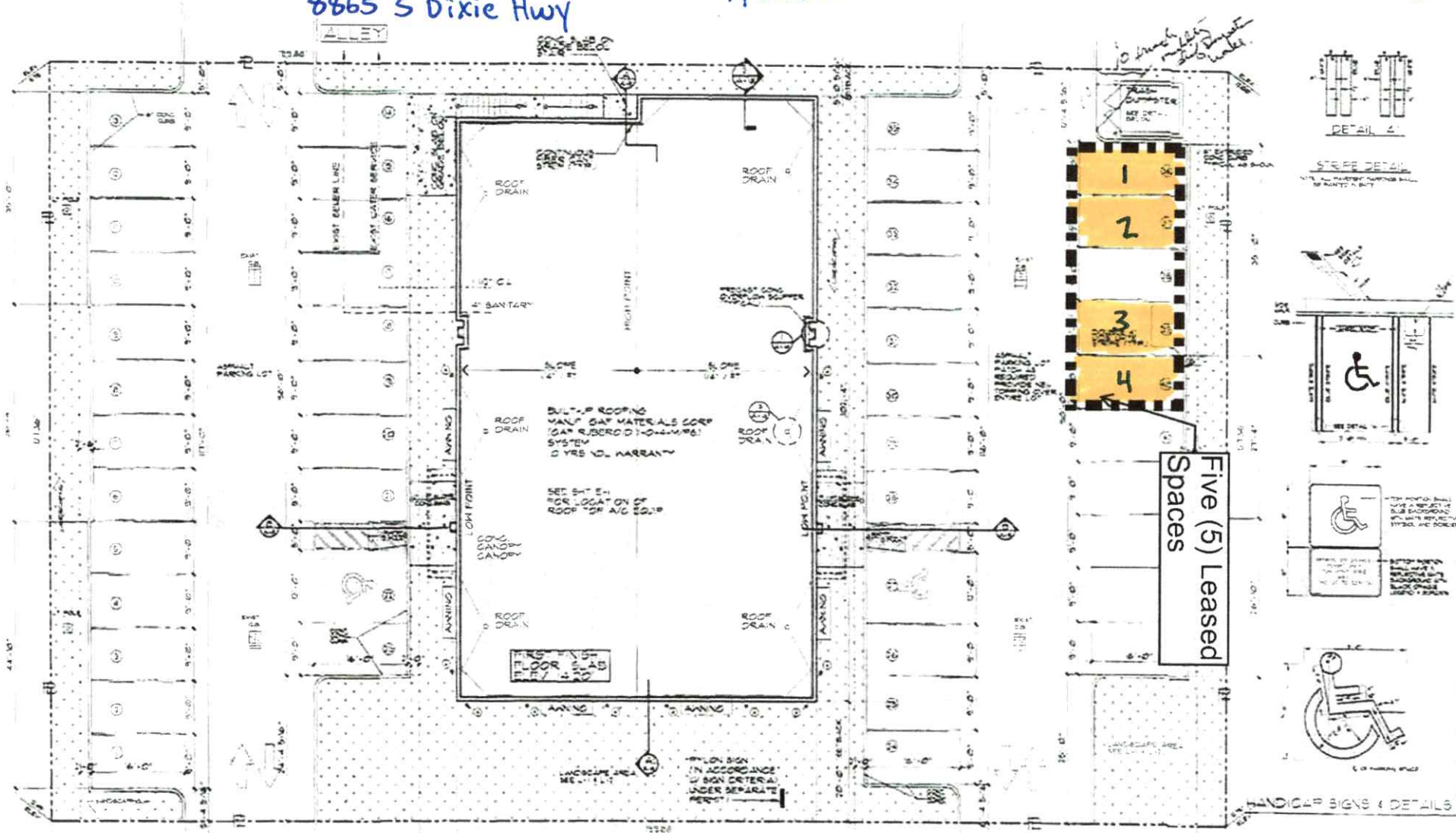
Jan 28, 2026 at 10:40:08 AM



Damiani  
8865 S Dixie Hwy

1/28/26

 - vehicle in parking space



**hcb**  
BLITSTEIN  
DESIGN  
ASSOCIAT  
Architecture  
Interior Design  
285 Sevilla Avenue  
Coral Gables, FL 331  
(305) 444-4433

PROJECT NAME  
New Building for  
**Damian**  
8865  
South Dixie Hwy  
Miami, Florida 331  
PROJECT NUMBER  
6111  
OWNER  
DAMIAN  
DATE

**SITE PLAN / ROOF PLAN**

**SOUTH DIXIE HIGHWAY**

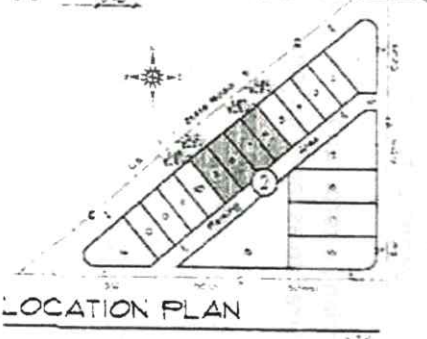
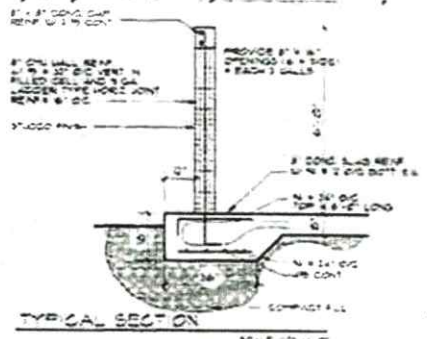
SEE LANDSCAPE PLAN FOR FINAL PLANTING AND REGISTRATION LAYOUT. SCALE 1/8" = 1'-0"

**LEGAL DESCRIPTION**  
Lots 6 through 8 inclusive, Block 2, NORTH KENDALL  
according to the plat thereof as recorded in Plat Book 44  
at page 33 of the Public Records of Dade County, Florida

EXISTING ZONING DISTRICT

NET AREA	18,417 sq ft
IMPERVIOUS LANDSCAPE AREA	4,880 sq ft
LANDSCAPE AREA	13,537 sq ft
PERVIOUS AREA	13,537 sq ft
NET PAVED AREA	13,537 sq ft
NET FLOOR FLOOR COVERAGE	2,840 sq ft / 19.2%
NET FLOOR	4,880 sq ft
PERVIOUS REQUIRED	1,840 sq ft / 10.0%
PERVIOUS PROVIDED	13,537 sq ft

NO EXISTING TREES ARE OVER 10' CALIPER THICK



SHEET NO.  
DATE  
SITE PLAN  
ROOF PLAN  
SCALE 1/8" = 1'-0"  
DATE

Jan 28, 2026 at 10:44:37 AM



Pinecrest PT  
8935 S Dixie Hwy

vehicle in parking space

1/29/26  
9:02 AM

**LEGAL DESCRIPTION**

NORTH HENDRICKS 44-83 LOTS 11 & 12 BK 2  
OR 181777329 0541 1 TRACT 30-4000-000-0100  
OR 1803-1002-0461

**GOVERNING CODES**

1. BY GENERAL DESIGN AND CONSTRUCTION OF THIS PROJECT SHALL BE IN COMPLIANCE WITH THE FLORIDA BUILDING CODE, 2023 (LATEST WITH ALL AMENDMENTS AND ORDINANCES APPLICABLE TO THE JURISDICTION OF WHICH IT IS BEING CONSTRUCTED);

CHAPTER 39 WELLS OF PINELANDS LAND DEVELOPMENT CODE

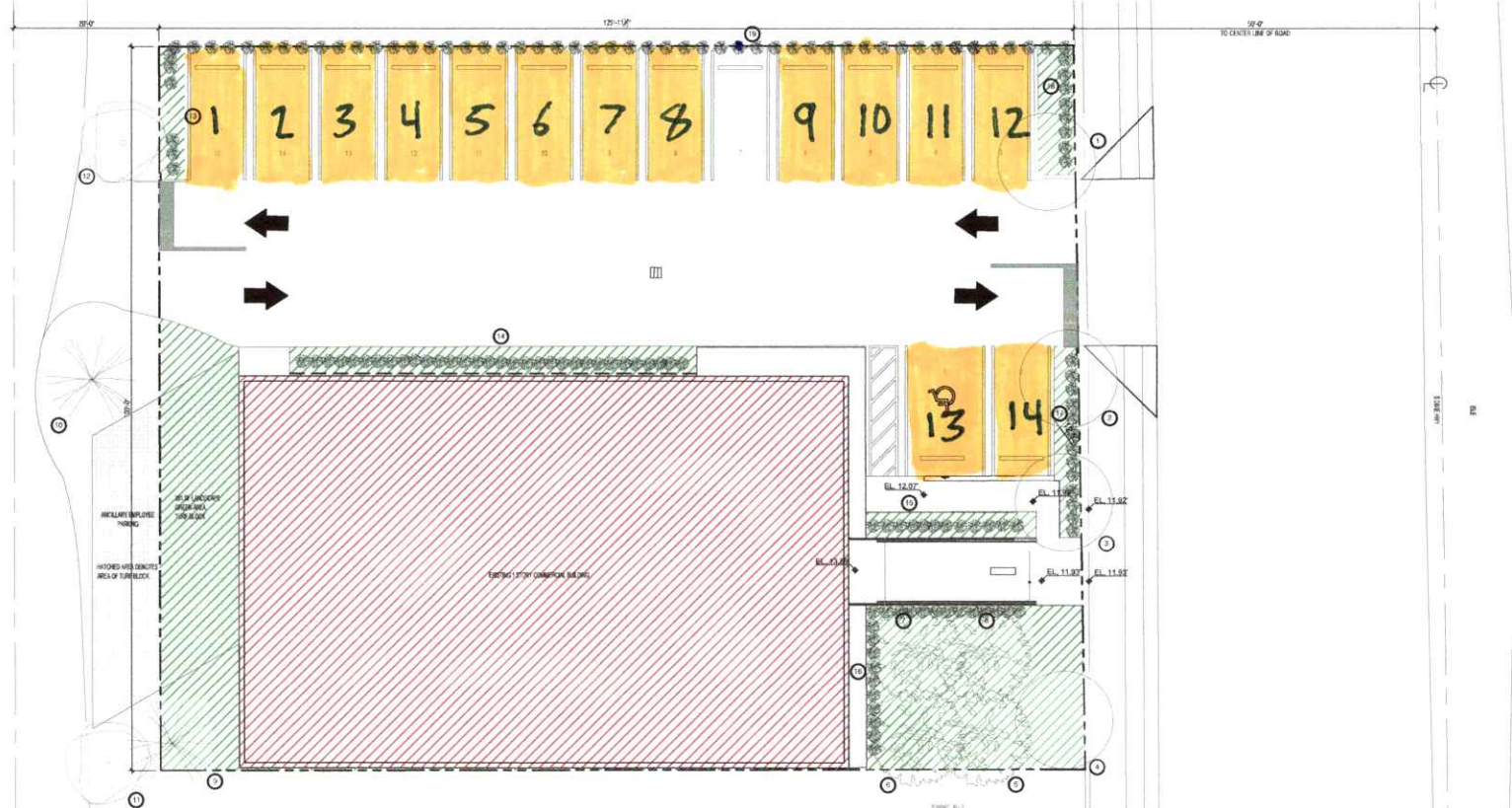
**SCOPE OF WORK**

SCOPE OF WORK IS TO REMOVE EXISTING PARKING SPACE REQUIREMENT AND TO INSTALL FOUR (4) EMPLOYEE PARKING SPACES IN THE REAR OF THE BUILDING ON THIS BLOCK.

THERE IS NO OTHER SCOPE.

**ZONING INFORMATION**

1. ZONING DESIGNATION		BU-2		REMARKS
2. LOT AREA		12,665 SF.		
3. USE		PHYSICAL THERAPY CENTER		OPEN FLOOR PLAN OUTPATIENT PHYSICAL THERAPY CENTER
		4,533 SF		
4. PARKING		REQUIRED	PROVIDED	
PARKING NET SF: 4,263 SF RESTROOM & EMPLOYEE BREAK AREA (270 SF)		PER DIRECTOR ASSESSMENT: 1 SPACE PER 219.27 SF = 19.4 TOTAL SPACES (ROUNDED UP TO 20)	19 ONSITE SPACES 19 TOTAL SPACES	30 5-22 (B) 1.21



**LANDSCAPE INFORMATION**

**GREEN SPACE PROVIDED**

GREEN SPACE	1,777 SF
TREE PLANTING 10% X 10% -	48 SF
GREEN WALL 1.50% OF 4.263 -	235 SF
TOTAL PROVIDED -	2,060 SF

**NUMBER OF TREES**

REQUIRED	20 (3.00 ACRES) (1 TREE)
EXISTING	0 TREES
PROPOSED	11 TREES

**PERVIOUS AREA**

EXISTING	1,819 SF (14.6%)
----------	------------------



ARKO ARCHITECTURE, LLC  
18011 BISCAYNE BLVD, 200-15  
AVENUE, FL 33160  
edjank@arkoarch.com  
edjank@arkoarch.com  
c. 954.547.1447  
c. 305.951.8161

PARKING IMPROVEMENT FOR:  
**PINECREST PHYSICAL THERAPY**  
8935 S. DIXIE HIGHWAY  
PINECREST, FL 33156



DRAWN BY: EV  
DATE: 09.30.21  
PROJECT: EV  
CHECKED BY: 21-47  
EV  
REVISIONS

SITE PLAN

CONSTRUCTION DOCUMENTS



**SITE PLAN & ZONING INFORMATION**

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

A-1.00

THIS ARCHITECTURE, ENGINEERING, AND PLANNING FIRM HAS REVIEWED THESE PLANS, SPECIFICATIONS AND CONTRACT DOCUMENTS FOR CONFORMANCE WITH THE PROFESSIONAL SEALING ACT AND THE PROFESSIONAL REGULATION AND CONDUCT ACT. WE ARE NOT PROVIDING ANY GUARANTEE OR WARRANTY FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. WE ARE NOT PROVIDING ANY GUARANTEE OR WARRANTY FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.

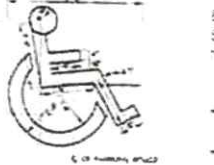
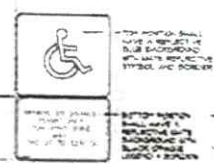
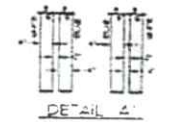
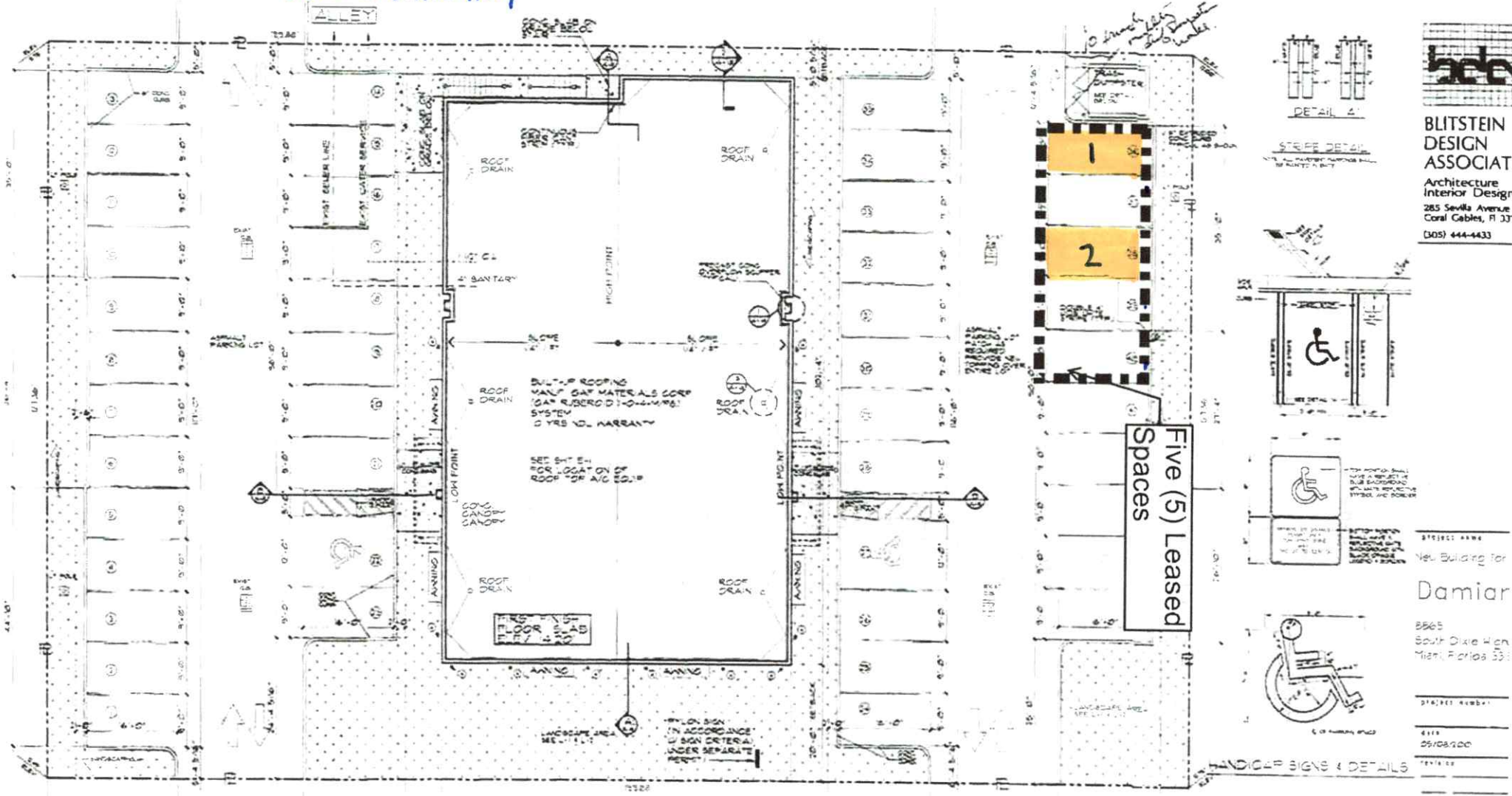
Jan 29, 2026 at 9:02:34 AM



Damiani  
8865 S Dixie Hwy

1/29/26

 - vehicle in parking space



**hcb**  
**BLITSTEIN  
DESIGN  
ASSOCIAT**  
Architecture  
Interior Design  
285 Sevilla Avenue  
Coral Gables, FL 331  
(305) 444-4433

PROJECT NAME  
New Building for  
**Damian**  
8865  
South Dixie Hwy  
Miami, Florida 331

DATE  
05/08/2000

SCALE 1/8" = 1'-0"  
SHEET NUMBER

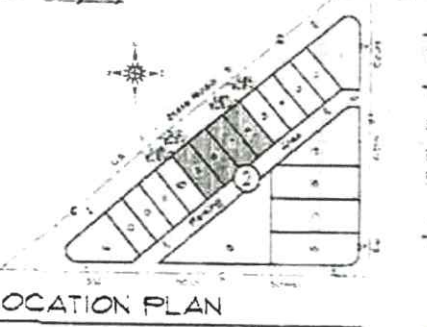
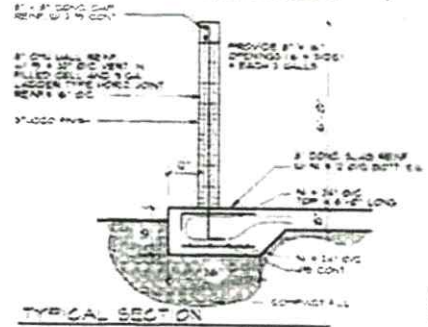
**SITE PLAN / ROOF PLAN**

SEE LANDSCAPE PLAN FOR FINAL PLANTING AND IRRIGATION LAYOUT SCALE 1/8" = 1'-0"

LEGAL DESCRIPTION  
Lots 4 through 8 inclusive, Block 2, NORTH KENDALL, according to the plat thereof as recorded in Plat Book 44 at page 53 of the Public Records of Dade County, Florida

EXISTING ZONING DISTRICT

LOT AREA	10,817 sq ft	
REQUIRED LANDSCAPE	4,329 sq ft	
LANDSCAPE AREA	4,329 sq ft	NO EXISTING TREES ARE OVER 10\"/>
100% BUILDING AREA	10,817 sq ft	
100% FLOOR / LOT COVERAGE	7,442 sq ft / 68%	
MAX FLOOR	4,329 sq ft	
PARKING REQUIRED	1 space / 100 sq ft = 48 spaces	
PARKING PROVIDED	48 spaces	



Jan 29, 2026 at 9:04:43 AM

RESERVED  
MEDICAL  
PERSONNEL  
EMPLOYEES  
ONLY  
8 AM - 5 PM  
MON - FRI

NO PARKING  
EXCEPT  
AS SHOWN  
ON THIS SIGN

NO PARKING  
EXCEPT  
AS SHOWN  
ON THIS SIGN

NO PARKING  
EXCEPT  
AS SHOWN  
ON THIS SIGN

NO PARKING  
EXCEPT  
AS SHOWN  
ON THIS SIGN



Pinecrest PT  
8935 S Dixie Hwy

vehicle in parking space

1/30/26 EC  
1:10 pm

**LEGAL DESCRIPTION**

NORTH HAVENALL PL 66-68 LOTS 11 & 12 BLK 2  
DN 13277-9703 DMAP 1 FACG 86-500-200-0100  
DN 14651-2532 DMAP 1

**GOVERNING CODES**

1.01 GENERAL DESIGN AND CONSTRUCTION OF THIS PROJECT SHALL BE IN COMPLIANCE WITH THE FLORIDA BUILDING CODE 2022 EDITION WITH ALL AMENDMENTS AND ORDINANCES APPLICABLE TO THE JURISDICTION OF WHICH IT IS BEING CONSTRUCTED IN.

CHAPTER 262 VILLAGE OF PINECREST LAND DEVELOPMENT CODE

**SCOPE OF WORK**

SCOPE OF WORK IS TO RETAIN 39 (39) PARKING SPACE REQUIREMENT AND TO INSTALL 17 (17) OF PARKING SPACES IN THE REAR OF THE BUILDING ON REAR BLOCK.

THERE IS NO INTERIOR SCOPE.

**ZONING INFORMATION**

1. ZONING DESIGNATION	BU-2		REMARKS
2. LOT AREA	12,665 SF.		
3. USE	PHYSICAL THERAPY CENTER		OPEN FLOOR PLAN OUTPATIENT PHYSICAL THERAPY CENTER
	4,533 SF		
4. PARKING	REQUIRED	PROVIDED	
	PER DIRECTOR ASSESSMENT: 1 SPACE PER 219.27 SF = 19.4 TOTAL SPACES (ROUNDED UP TO 20)	19 ONSITE SPACES 19 TOTAL SPACES	30 5-22 (B) 1.21



**ARKO ARCHITECTURE, LLC**  
18011 BISCAYNE BLVD. SUITE 305-715  
AVENUE, FL 33160  
edgards@arkoatp.com  
edwards@arkoatp.com  
c: 954.647.1447  
c: 305.954.6181

PARKING IMPROVEMENT FOR:  
**PINECREST PHYSICAL THERAPY**  
8935 S. DIXIE HIGHWAY  
PINECREST, FL 33156

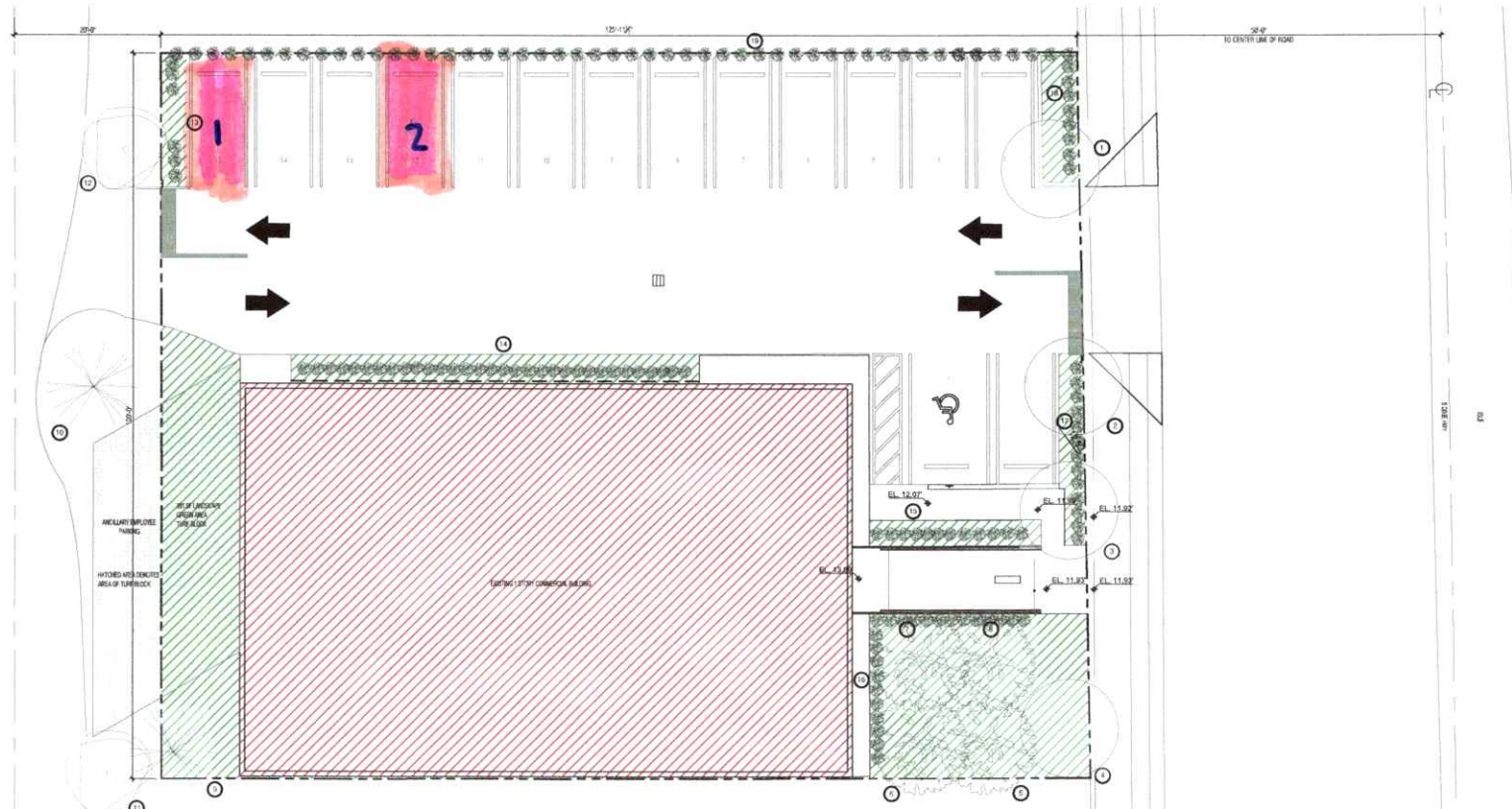


DRAWN BY: EV  
DATE: 08.30.21  
PROJECT: 21-47  
CHECKED BY: EV  
REVISIONS:

SITE PLAN

CONSTRUCTION DOCUMENTS

A-1.00



**LANDSCAPE INFORMATION**

GREEN SPACE PROVIDED	
GREEN SPACE =	1,771 SF
TOTAL BLOCK 19 X 25% =	46 SF
GREEN WALL 1,100 SF X 2.5% =	275 SF
TOTAL PROVIDED =	2,108 SF

LANDSCAPE INFORMATION	EXISTING	PROVIDED
LOT COVERAGE	432 SF	
NUMBER OF TREES		
REQUIRED	20 X 2 (SHRUBS) 18 TREES	
EXISTING	2 TREES	
PROVIDED	11 TREES	
PERVIOUS AREA		
EXISTING	1,729 SF	

**SITE PLAN & ZONING INFORMATION**  
SCALE: 1/8" = 1'-0"

THIS ARCHITECTURAL DRAWING IS THE PROPERTY OF ARKO ARCHITECTURE, LLC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. ANY REUSE OR REPRODUCTION OF THIS DRAWING WITHOUT THE WRITTEN PERMISSION OF ARKO ARCHITECTURE, LLC IS STRICTLY PROHIBITED.







Pinecrest PT  
8935 S Dixie Hwy

vehicle in parking space

2/2/26

8:35 AM

**LEGAL DESCRIPTION**

NORTH HENDALL PB 44-40 LOTS 11 & 12 BLK 2  
OR 1927-2022 56A F 1 (AV) 30-000-005-0102  
OR 1928-2022 048B F 1

**GOVERNING CODES**

1. BY GENERAL DESIGN AND CONSTRUCTION OF THIS PROJECT SHALL BE IN COMPLIANCE WITH THE FLORIDA BUILDING CODE 2022 EDITION WITH ALL REVISIONS AND ORDINANCES APPLICABLE TO THE JURISDICTION OF WHICH IT IS BEING CONSTRUCTED IN.

**SCOPE OF WORK**

SCOPE IS WORK TO REMOVE EXISTING PARKING SPACE REQUIREMENT AND TO INSTALL FOUR (4) EMPLOYEE PARKING SPACES IN THE REAR OF THE BUILDING ON THIS BLOCK.  
THERE IS NO INTERIOR SCOPE.

**ZONING INFORMATION**

1. ZONING DESIGNATION	BU-2		REMARKS
2. LOT AREA	12,665 SF.		
3. USE	PHYSICAL THERAPY CENTER		OPEN FLOOR PLAN OUTPATIENT PHYSICAL THERAPY CENTER
	4,533 SF		
4. PARKING	REQUIRED	PROVIDED	
PARKING NET SF: 4,203 SF RESTROOM & EMPLOYEE BREAK AREA (270 SF)	PER DIRECTOR ASSESSMENT: 1 SPACE PER 219.27 SF = 19.4 TOTAL SPACES (ROUNDED UP TO 20)	19 ONSITE SPACES 19 TOTAL SPACES	30 5-22 (B) 1.21



ARKO ARCHITECTURE, LLC  
18011 BISCAYNE BLVD, 303-15  
JVENTURA, FL 33160  
arko@arkoarchitecture.com  
arkoarko@arkoarchitecture.com  
c: 305.967.1547  
e: 305.967.6181

PARKING IMPROVEMENT FOR:  
**PINECREST PHYSICAL THERAPY**  
8935 S. DIXIE HIGHWAY  
PINECREST, FL 33156

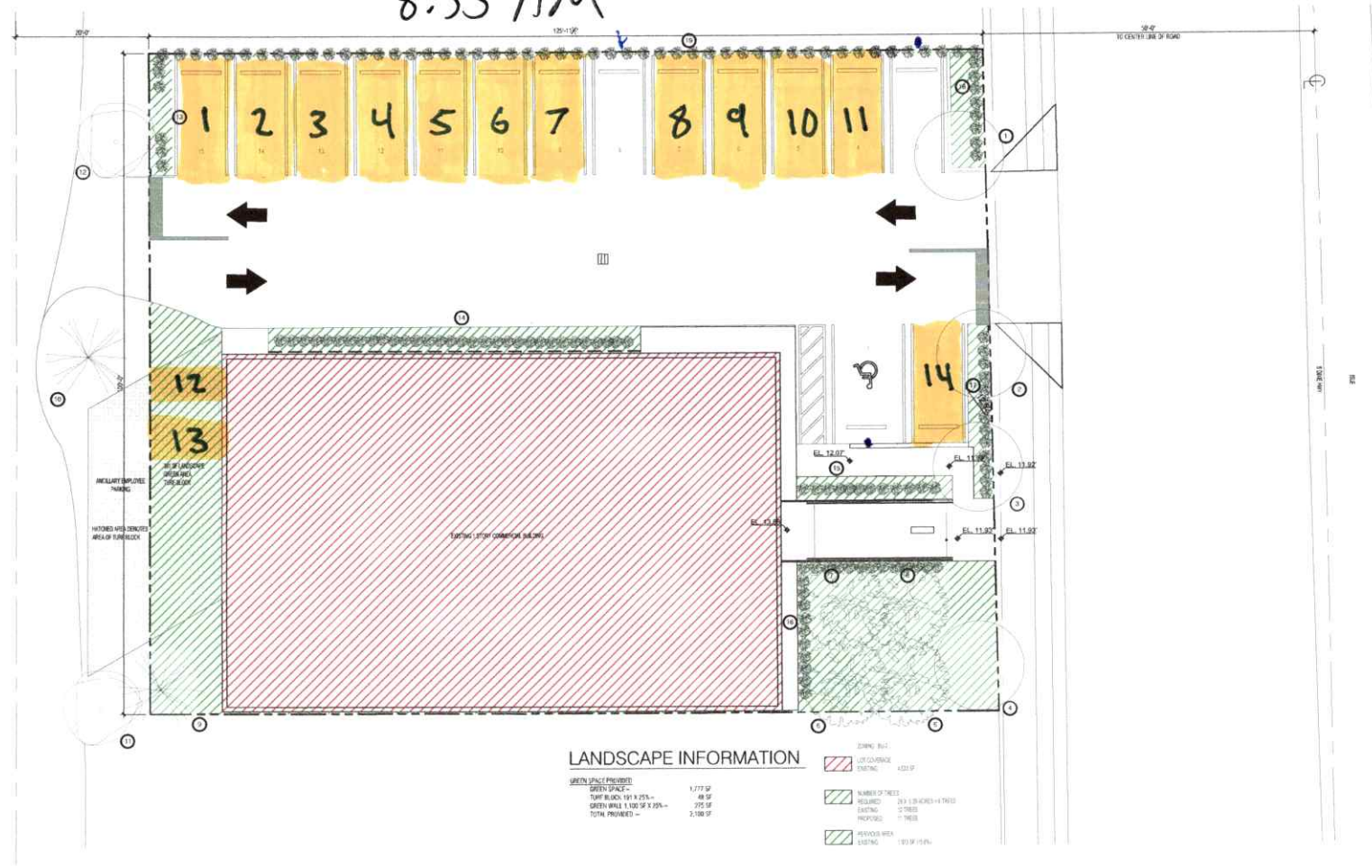


DRAWN BY: EV  
DATE: 06.30.21  
CHECKED BY: EV  
PROJECT: 21-47  
REVISIONS:

SITE PLAN

CONSTRUCTION DOCUMENTS

A-1.00



**LANDSCAPE INFORMATION**

**GREEN SPACE PROVISIONS**

GREEN SPACES	1,777 SF
TURF BLOCKS 10' x 25'	48 SF
GREEN WALK 1.50' x 2.00'	275 SF
TOTAL PROVIDED	2,100 SF

**ZONING FOOT**

LOT COVERAGE EXISTING	422 SF
NUMBER OF TREES REQUIRED	213 (10-ACRES + 1-TREE)
EXISTING	0 TREES
PROPOSED	1 TREES
PERVIOUS AREA EXISTING	1,93 SF (15.6%)

**SITE PLAN & ZONING INFORMATION**  
SCALE: 1/8" = 1'-0"

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Feb 2, 2026 at 8:35:11 AM



Feb 2, 2026 at 8:35:13 AM

Pollo Tropical

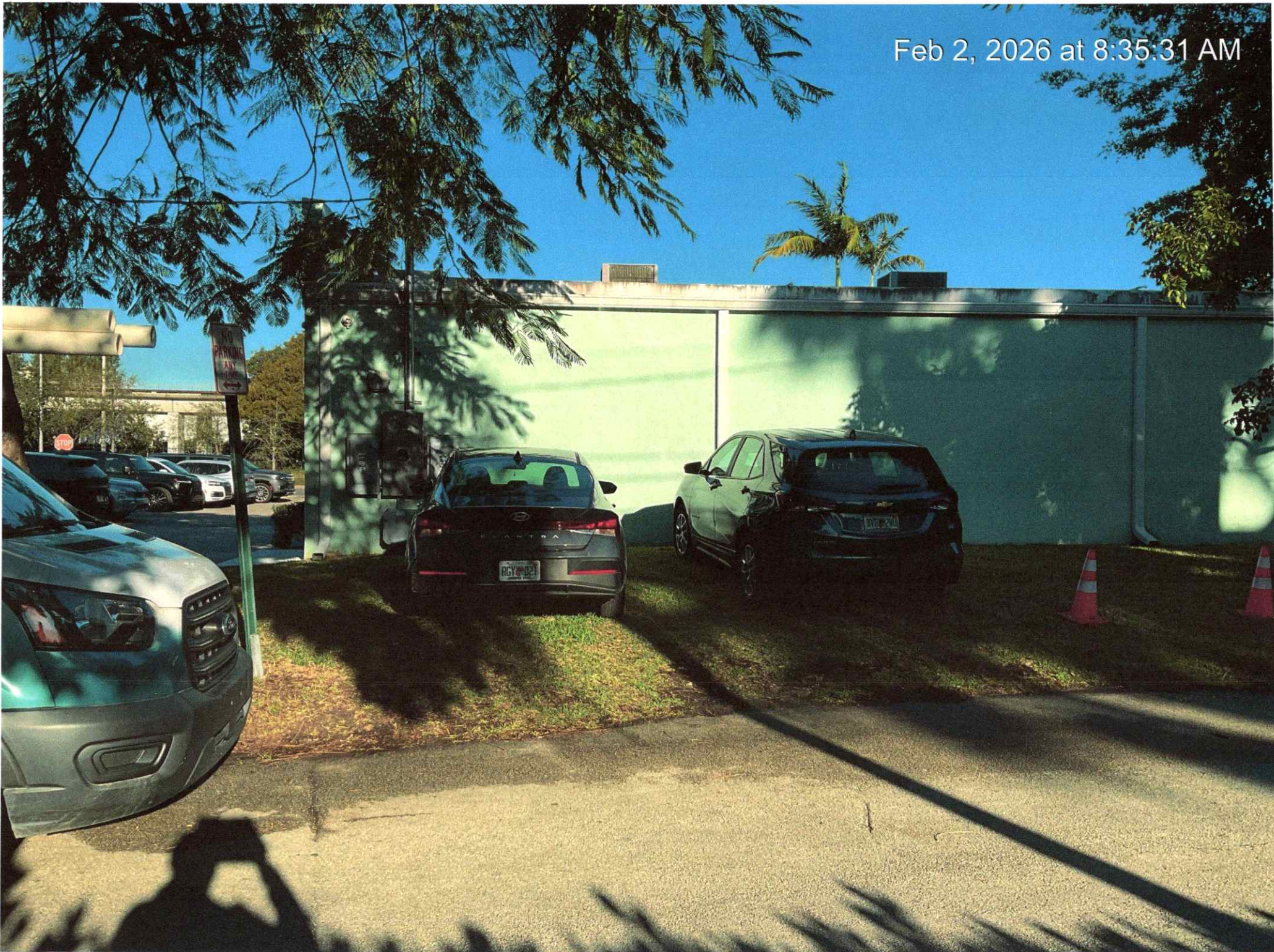
DRIVE-THRU



STOP



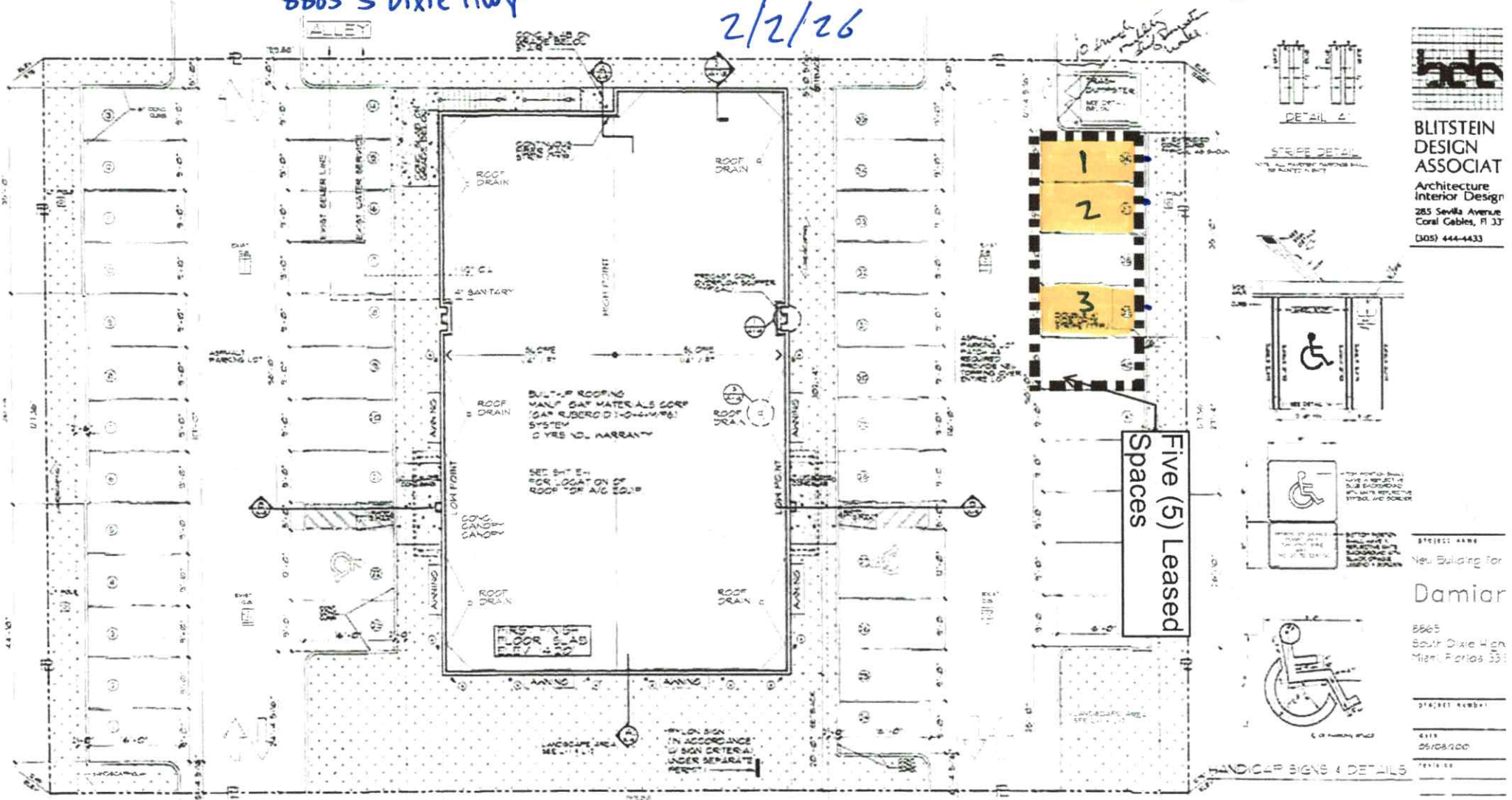
Feb 2, 2026 at 8:35:31 AM



Damiani  
8865 S Dixie Hwy

2/2/26

*vehicle in parking space*



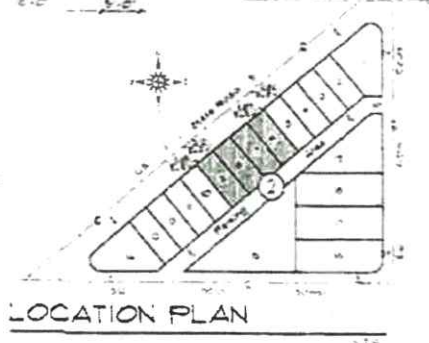
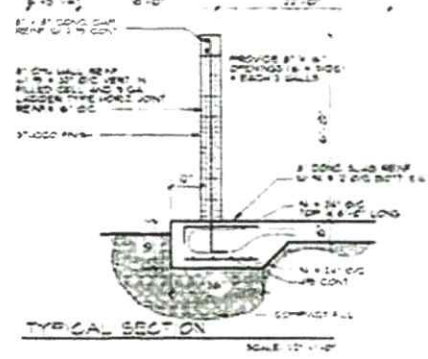
**BLITSTEIN DESIGN ASSOCIAT**  
Architecture  
Interior Design  
285 Sevilla Avenue  
Coral Gables, FL 331  
(305) 444-4433

Five (5) Leased Spaces

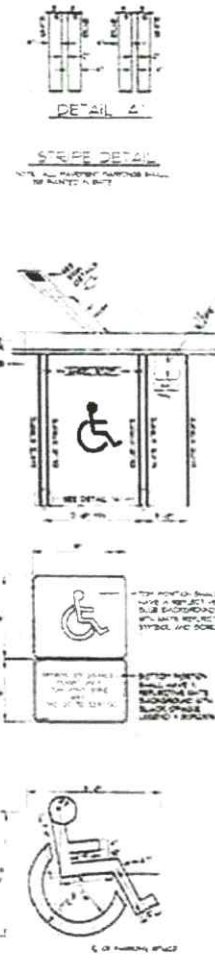
**SITE PLAN / ROOF PLAN SOUTH DIXIE HIGHWAY**

LEGAL DESCRIPTION  
Lots 6 through 8 inclusive Block 2 NORTH KENDALL  
according to the plat thereof as recorded in Plat Book 44  
at page 33 of the Public Records of Dade County, Florida

EXISTING ZONING BLD / A ZONE	
LOT AREA	10,417 SQ FT
PERMITTED LOT COVERAGE	4,333 SQ FT
PERMITTED FLOOR AREA	12,121 SQ FT
PERMITTED HEIGHT	35 FT
PERMITTED USE	RESIDENTIAL SINGLE-FAMILY
PERMITTED ACCESSORY USES	SEE ZONING ORDINANCE
PERMITTED SIGNAGE	SEE ZONING ORDINANCE
PERMITTED PARKING	SEE ZONING ORDINANCE



PROJECT NAME  
New Building for  
**Damian**  
8865  
South Dixie Hwy  
Miami, Florida 331  
PROJECT NUMBER  
0111  
05/08/2000  
DATE  
DRAWN BY  
CHECKED BY  
SCALE 1/8" = 1'-0"  
SHEET NUMBER



Feb 2, 2026 at 8:38:03 AM





VILLAGE OF PINECREST, FLORIDA  
VILLAGE COUNCIL

## DEVELOPMENT ORDER

HEARING NUMBER: 2024-0109-1

APPLICANT: PIPHTY THREE HOLDINGS LLC (OWNER) AND PINECREST PHYSICAL THERAPY, LLC (APPLICANT)

HEARING DATE: JANUARY 9, 2024

RELIEF SOUGHT: APPROVAL OF AN OFF-SITE PARKING AGREEMENT WITH ECHO EIGHT LLC AND DAMIANI PURSUANT TO THE REQUIREMENTS OF DIVISION 5.22 (B) 3. OF THE VILLAGE'S LAND DEVELOPMENT REGULATIONS TO ALLOW FOR THE ALLOCATION OF FIVE (5) EXCESS PARKING SPACES AT DAMIANI TO BE USED TO SATISFY THE VILLAGE'S MINIMUM PARKING REQUIREMENTS AT PINECREST PHYSICAL THERAPY, WITHIN THE BU-2, SPECIAL BUSINESS DEVELOPMENT ZONING DISTRICT

LOCATION: 8935 PINECREST PARKWAY (PINECREST PHYSICAL THERAPY) AND 8865 PINECREST PARKWAY (DAMIANI)

---

The request for approval of a request filed by Pinecrest Physical Therapy, LLC (the "Applicant") came to be heard before the Village Council of the Village of Pinecrest, Florida (the "Village Council") at a public hearing held on January 9, 2024. The Village Council having considered the relief sought by the Applicant and having the benefit of receiving testimony and evidence related to the request from the Applicant and their representative, the administrative staff of the Village of Pinecrest, Florida and affected persons, heard arguments and observed the candor and demeanor of witnesses and therefore, find that:

1. The application for the relief sought was made in a manner consistent with the requirements of the Land Development Regulations adopted by the Village of Pinecrest, Florida.
2. The Applicant has established by substantial competent evidence a basis for the relief sought.
3. The Applicant's request for relief is hereby granted subject to the conditions included in Paragraph 6 of this approval.
4. This Order shall take effect immediately upon execution by the Village Clerk.
5. All further development on the property shall be made in accordance with the terms and conditions of this approval and that the property shall be developed substantially

in accordance with the plans previously submitted and on file in the Building and Planning Department.

6. The Village Council hereby determines that the Applicant shall satisfy the conditions and requirements of the Village of Pinecrest, Florida Code of Ordinances and those applicable sections of the Code of Miami-Dade County, Florida. Furthermore, it must insure that:
  - a) The Applicant shall comply with all applicable Village Codes and the Florida Building Code regarding the development contemplated with this approval;
  - b) The Applicant shall comply with all terms, conditions and provisions imposed by the Village Council, and the recommendations of the administrative staff of the Village of Pinecrest, Florida, including all life, health and safety codes pertaining to this development prior to the issuance of any building permits;
  - c) This approval is conditioned upon the following:
    - The Applicants shall obtain Joinder of all Mortgagees.
    - The off-site parking facility, consisting of 5 parking spaces located at 8865 Pinecrest Parkway is to be used only for off-site parking as required by Pinecrest Physical Therapy, located at 8935 Pinecrest Parkway, and the off-site parking facility shall not be available for any other use during the hours that Pinecrest Physical Therapy is operating and open for business.
    - No grandfathered status shall attach to the business use, structure or real property having such off-site parking, and in the event such business or use shall lose its authority or permission to utilize such off-site parking, that use shall immediately cease.
    - All owners, employees or agents of Pinecrest Physical Therapy shall park on the approved off-site parking facility, and shall not park on the real estate for which permission for off-site parking is approved. Any violation of this parking restriction shall cause the off-site parking approval to be revoked by action of the village council.
    - The off-site parking agreement and lease for use of off-site parking facilities, shall not be assignable by the applicants. The approval for the use of the off-site parking facility shall be subject to being revoked by the village council in the event that any of the applicants sell or convey the facility for which permission for utilization of off-site parking is being sought, the off-site parking facility, or the business seeking permission for utilization of an off-site parking facility.
    - Any certificate of occupancy or Local Business Tax Receipt issued or renewed concerning the Pinecrest Physical Therapy property located at 8935 Pinecrest Parkway for which off-site parking is being sought shall be issued conditioned upon the owner or holder of any such certificate of occupancy or local business tax receipt maintaining the exclusive right to use such off-site parking facility.
    - On or before expiration of the lease agreement on January 1, 2025, the owner of Pinecrest Physical Therapy shall provide the Village of Pinecrest a copy of a new lease agreement authorizing continued use of the off-site parking facility, and shall otherwise immediately notify the Village Manager when an effective lease agreement authorizing use of the off-site parking facility is terminated.

- Pincrest Physical Therapy shall maintain compliance with all off-site parking facility requirements of Division 5.22 (b) 3. of the Village's Land Development Regulations.
  - The Village Attorney shall review and approve the Off-site Parking Agreement as to form and sufficiency prior to recording.
  - The development order and agreement shall be recorded in the official records of Miami-Dade County, and shall be binding upon the heirs, assigns and devisees of the parties to the agreement.
- d) Copies of all applicable permits by other regulatory agencies shall be provided to the Village of Pincrest, Florida prior to the issuance of any permits.
7. The public record, including but not limited to the Village Council and staff reports, comments and recommendations on the subject application, and the agenda materials provided to the Village Council, along with sworn testimony and evidence established before the Village Council are hereby incorporated by reference.

PASSED AND ADOPTED this 9th day of January, 2024 by the Village Council as follows:

Councilmember Abbott	Aye
Councilmember Hochkammer	Aye
Councilmember Fairman	Aye
Vice Mayor del Prado	Aye
Mayor Corradino	Aye

EXECUTED this 6th day of February, 2024.

VILLAGE OF PINECREST, FLORIDA



Priscilla Torres, MMC  
Village Clerk



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

## MEMORANDUM

Department of Building and Planning

DATE: January 2, 2024

TO: Yocelyn Galiano, ICMA  
Village Manager

FROM: Stephen R. Olmsted, AICP  
Planning Director

RE: Off-Site Parking Agreement  
Agreement between Piphty Three Holdings LLC/Pinecrest Physical Therapy and  
Echo Eight LLC/Damiani

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### PETITION REQUEST

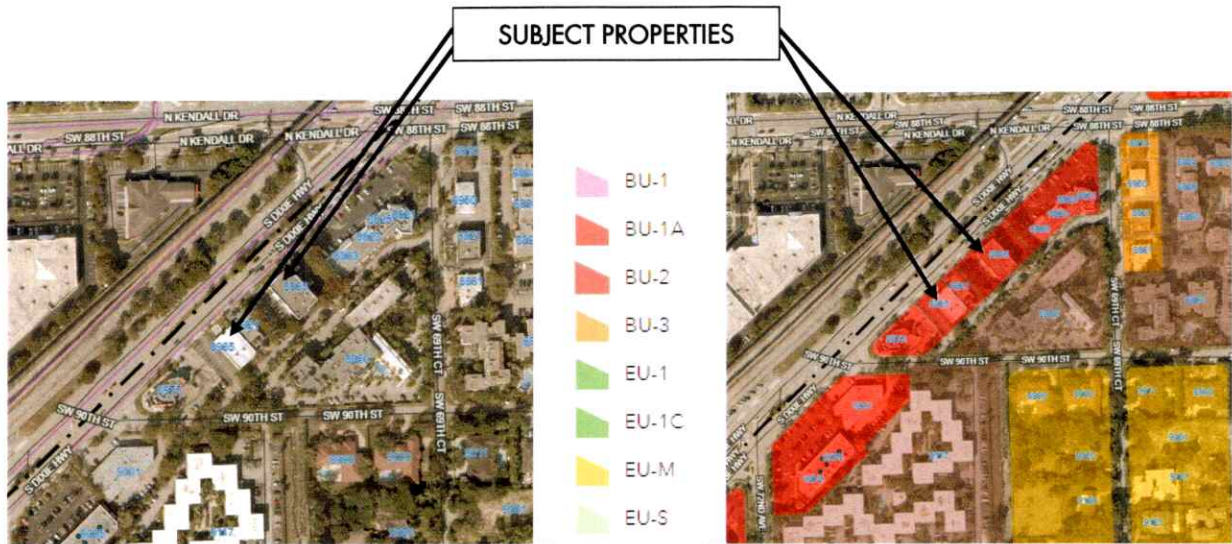
Pinecrest Physical Therapy is in the process of moving from their office located at 9619 Pinecrest Parkway to a new location at 8935 Pinecrest Parkway. Piphty Three Holdings LLC/"Pinecrest Physical Therapy" and Echo Eight LLC/"Damiani" are now requesting approval of an Off-Site Parking Agreement pursuant to the requirements of Division 5.22 (b) 3. of the Village's Land Development Regulations to allow for the allocation of five (5) excess parking spaces located at Damiani to be used to satisfy the Village's minimum parking requirements at Pinecrest Physical Therapy.

A copy of the application, lease agreement, opinions of title and other application materials are attached.

### SITE LOCATION

The subject properties are located at 8935 Pinecrest Parkway (Pinecrest Physical Therapy) and 8865 Pinecrest Parkway (Damiani) in the Village of Pinecrest within the BU-2, Special Business Development zoning district - Folio # 20-5002-005-0100 (Pinecrest Physical Therapy), and Folio # 20-5002-005-0080 (Damiani).





## OWNERS/APPLICANTS

**Pinecrest Physical Therapy:** Pipty Three Holdings LLC (Owner) and Pinecrest Physical Therapy, LLC (Applicant)

**Damiani:** Echo Eight LLC (Owner) and Damiani (Applicant)

## PUBLIC COMMENT

The Building and Planning Department has not received any letters in support or in opposition to the request for approval of an Off-Site Parking Agreement.

## LAND DEVELOPMENT REGULATIONS

The subject properties are zoned BU-2, Special Business Development. Criteria for approval of an Off-Site Parking Agreement are provided in Division 5.22 of the Village's Land Development Regulations. Off-site parking may be allowed in the BU and RU-5 zoning districts after a public hearing is convened by the village council, provided the following conditions are met.

- a. *The off-site parking facility is located within 100 yards of the main parcel for which permission for off-site parking is being sought.*

The Damiani parking lot is located less than 300 feet to the north of Pinecrest Physical Therapy property.

- b. *An application has been filed with and accepted by the administrative official as being in compliance with the requirements set forth herein.*

An application has been submitted by both Pinecrest Physical Therapy and Damiani. A copy of the applications is attached.

- c. *The application is in the name or names of the owner of the real property seeking permission to utilize an off-site parking facility, the name of any tenant or business on such real property seeking permission to utilize an off-site parking facility, and in the name of the owner of the real property proposed for use as an off-site parking facility.*

The applications are signed by the property owners of both properties.

- d. *The applicants provide to the village an ownership and encumbrance report or policy of title insurance, acceptable to the administrative official, showing the ownership of both parcels to be listed in the names of the applicants as of the date of any action by the village council on the application.*

Opinions of Title have been provided by the owners and mortgagors of both Pinecrest Physical Therapy and Damiani properties. The Village Attorney has indicated that Joinder of the Mortgagees of both properties will be required.

- e. *The property proposed to be utilized as an off-site parking facility is not currently required parking for any other use granted by the village or has sufficient unallocated parking available.*

Pinecrest Physical Therapy proposes to utilize five (5) parking spaces at Damiani and the available spaces are excess spaces, not needed to satisfy Damiani's minimum retail parking requirements.

- f. *The application reflects that all parties acknowledge that the off-site parking facility is to be used only for off-site parking as required by the proposed business, and that such off-site parking facility shall not be available for any other use.*

Paragraph 3. of the attached lease agreement, stipulates that the five (5) designated parking spaces at Damiani are dedicated for exclusive use by Pinecrest Physical Therapy.

- g. *The applicants acknowledge that no grandfathered status shall attach to the business use, structure or real property having such off-site parking, and in the event such business or use shall lose its authority or permission to utilize such off-site parking, that*

*use shall immediately cease. The agreement provided to the village shall be properly witnessed and notarized, shall be recorded in the official records of the county, and shall be binding upon the heirs, assigns and devisees of the parties to the agreement.*

The submitted lease agreement between Pinecrest Physical Therapy and Damiani includes a clause acknowledging that no grandfathered status shall be attached to the property or use and that once sufficient parking is no longer available to the Pinecrest Physical Therapy property, such use shall cease. The development order and agreement, if approved, will be recorded in the Miami-Dade County public records for both properties.

- h. Any cost to the village for recording of such agreement or attorney's fees in the preparation, review or filing of such agreement shall be prepaid by the applicant prior to any village council action on the application.*

The applicant has provided an initial deposit of funds for recording of the off-site parking agreement, if approved, and for the Village Attorney's review fees.

- i. Any parking provided on any such off-site parking facility shall be upgraded to meet current village regulations for required parking (including required landscaping).*

The parking spaces and parking lot landscaping at the Damiani off-site parking lot are in compliance with Village requirements.

- j. The agreement shall specify that the business for which off-site parking is being sought shall have all owners, employees or agents of such business park on such off-site facility, and not park on the real estate for which permission for off-site parking is being sought and any violation of such parking restriction shall cause off-site parking approval to be revoked by action of the village council.*

The submitted lease agreement between Pinecrest Physical Therapy and Damiani includes a clause requiring employees of Pinecrest Physical Therapy to park on the off-site Damiani parking lot. A clause to this effect is also included as a recommended condition of approval and, if approved, can be included in the subsequent development order.

- k. The agreement provided to the village, or any approval for use of off-site parking facilities, shall not be assignable by the applicants. And any approval for the use of off-site parking facilities shall be subject to being revoked by the village council in the event that any of the applicants shall sell or convey the facility for which permission for utilization of off-site parking is being sought, the off-site parking facility, or the business*

*seeking permission for utilization of an off-site parking facility. Any certificate of occupancy or occupational license issued concerning the property for which off-site is being sought shall be issued conditioned upon the owner or holder of any such license maintaining the exclusive right to use such off-site parking facility.*

A clause to this effect is included as a recommended condition of approval and, if approved, can be included in the subsequent development order.

## **RECOMMENDATION**

The Building and Planning Department recommends that the Off-Site Parking Agreement be approved, subject to the following conditions of approval:

1. The Applicants shall obtain Joinder of all Mortgagees.
2. The off-site parking facility, consisting of 5 parking spaces located at 8865 Pinecrest Parkway is to be used only for off-site parking as required by Pinecrest Physical Therapy, located at 8935 Pinecrest Parkway, and the off-site parking facility shall not be available for any other use during the hours that Pinecrest Physical Therapy is operating and open for business.
3. Pinecrest Physical Therapy shall post a sign in the Pinecrest Physical Therapy parking lot advising employees to park in the reserved parking spaces at Damiani; and Damiani shall post a sign in the Damiani Parking lot reserving the five (5) parking spaces for Pinecrest Physical Therapy employees. Proposed signage shall be reviewed and approved by the Village Manager before posting.
4. No grandfathered status shall attach to the business use, structure or real property having such off-site parking, and in the event such business or use shall lose its authority or permission to utilize such off-site parking, that use shall immediately cease.
5. All owners, employees or agents of Pinecrest Physical Therapy shall park on the approved off-site parking facility, and shall not park on the real estate for which permission for off-site parking is approved. Any violation of this parking restriction shall cause the off-site parking approval to be revoked by action of the village council.
6. The off-site parking agreement and lease for use of off-site parking facilities, shall not be assignable by the applicants. The approval for the use of the off-site parking facility shall be subject to being revoked by the village council in the event that any of the applicants sell or covey the facility for which permission for utilization of off-site

parking is being sought, the off-site parking facility, or the business seeking permission for utilization of an off-site parking facility.

7. Any certificate of occupancy or Local Business Tax Receipt issued or renewed concerning the Pinecrest Physical Therapy property located at 8935 Pinecrest Parkway for which off-site parking is being sought shall be issued conditioned upon the owner or holder of any such certificate of occupancy or local business tax receipt maintaining the exclusive right to use such off-site parking facility.
8. On or before expiration of the lease agreement on January 1, 2025, the owner of Pinecrest Physical Therapy shall provide the Village of Pinecrest a copy of a new lease agreement authorizing continued use of the off-site parking facility, and shall otherwise immediately notify the Village Manager when an effective lease agreement authorizing use of the off-site parking facility is terminated.
9. Pinecrest Physical Therapy shall maintain compliance with all off-site parking facility requirements of Division 5.22 (b) 3. of the Village's Land Development Regulations.
10. The Village Attorney shall review and approve the Off-site Parking Agreement as to form and sufficiency prior to recording.
11. The development order and agreement shall be recorded in the official records of Miami-Dade County, and shall be binding upon the heirs, assigns and devisees of the parties to the agreement.



# **PINECREST**

## **Physical Therapy**

December 1, 2023

Village of Pinecrest  
Building & Planning Department  
12645 Pinecrest Pkwy, Pinecrest, FL 33156

Re: Letter of Intent for Off-site Parking Public Hearing

To Whom It May Concern,

Pinecrest Physical Therapy provides a critical service that is used by many of the Village's residents. The opening of this business, in this location will greatly enhance the Pinecrest Physical Therapy's ability to provide better service to the residents. This letter of intent serves to allow for Pinecrest Physical Therapy to seek approval for its future site located at 8935 S Dixie Hwy Pinecrest, FL 33156, to comply with the Village's Parking requirements by utilizing five (5) off-site spaces at Damiani, located at 8865 S Dixie Hwy Pinecrest, FL 33156.

Cordially,

Ronald Yacoub

Owner, Pinecrest Physical Therapy



*P. ierred Physical Therapy*

VILLAGE OF PINECREST  
Building & Planning Department

### PUBLIC HEARING APPLICATION

Administrative Review Application

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

OFFICIAL USE ONLY	
Application No.	<u>W2312-0001</u>
Date Received:	<u>12/7/23</u>

#### INSTRUCTIONS

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

#### APPLICATION

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

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

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

Please print or type

Name of Applicant, agent or tenant (with owner's affidavit) <u>Pipnty-Three Holdings, LLC</u>		
Mailing Address <u>PO BOX 331911</u>	City, State, Zip <u>Miami, FL 33233</u>	Telephone <u>305-302-1828</u> Email <u>ron@pinecrestpt.com</u>
Name of Owner <u>Ronald Yacoub</u>		
Mailing Address <u>PO BOX 331911</u>	City, State, Zip <u>Miami, FL 33233</u>	Telephone <u>305-302-1828</u> Email <u>ron@pinecrestpt.com</u>

#### PROPERTY INFORMATION

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

Folio Number 20-5002-005-0100

Address 8935 S DIXIE HWY

Lot(s) 11 & 12 Block 2 Section \_\_\_\_\_ Plat Book No. 44 Page No. 930

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

Revised 8/2016

ADDRESS (if number has been assigned) 8935 S DIXIE HWY MIAMI, FL 33156

C. SIZE OF PROPERTY \_\_\_\_\_ ft. X \_\_\_\_\_ ft. = \_\_\_\_\_ sq. ft.; 0.29 acre(s)  
Width Depth

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

NORTH Kendall PB 44-93 LOTS 11 & 12 BLK 2  
OR 13277-2302 0587 1  
F/A/U 30-5002-005-0100  
OR 18001-2832 0498 1

E. DATE SUBJECT PROPERTY WAS ACQUIRED 10/06/2021

**APPLICANT'S PROPOSAL**

Specify in full the request. (Use a separate sheet of paper if necessary.)  
The applicant seeks approval to comply with the villages parking requirements by utilizing five (5) off site spaces at Damiani.

**INTENT**

Explain purpose of application, benefit(s) in the change and reasons why this application should be approved. Specify the exact nature of the use or operation applied for, together with any pertinent technical data, which will clarify the proposal. (Use a separate sheet of paper if necessary.)  
The applicant provides a critical service that is used by many of the village's residents. The opening of this business, in this location will greatly enhance the applicants ability to provide better service to the residents.

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

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

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

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

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

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

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

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

Please check only one of the following options:

FOR VILLAGE COUNCIL PURPOSES

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

FOR ZONING BOARD PURPOSES

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

9/18/23 \_\_\_\_\_ / RONALD YACOUB  
Date Applicant's Signature Print Name

9/18/23 \_\_\_\_\_ / DANIELLA ESTRELLA  
Date Applicant's Signature (if more than one) Print Name

I/We Ronald Yacoub

as Owner(s) of Lot(s)

11 & 12

Block 2

Section \_\_\_\_\_

PB/PG

44 | 930

of property, which is located at 8935 S Dixie Hwy Miami, FL 33156 desire to file an application for a public hearing before the  Village Council  Planning Board  Administrative Review, and I/We do understand and agree as follows:

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

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

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

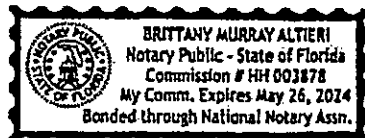
Owner's Name Ronald Yacoub Signature [Signature] Date 12/1/23

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

Notary to Owner:

Applicant's Name RONALD YACOUB Signature [Signature] Date 12/1/23

Notary to Applicant:



Brittany Murray Altieri  
Brittany Murray Altieri

# PUBLIC HEARING APPLICATION SUPPLEMENT

However, applicants are encouraged to contact neighbors regarding application.

\_\_\_\_\_ has applied to the Village of Pinecrest for a variance,  
 \_\_\_\_\_ Name of Applicant  
 which will affect the property located at \_\_\_\_\_ as follows:  
 \_\_\_\_\_ Property Address

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

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

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

## Parking Space Lease Agreement

This Parking Space Lease Agreement ("Agreement") is entered into on this 1<sup>st</sup> day of January, 2024, (the "Effective Date"), by and between:

Damiani, a corporation, with its principal place of business located at 8865 S Dixie Hwy Pinecrest FL 33156 (hereinafter referred to as the "Landlord"), and

Pinecrest Physical Therapy, LLC, a corporation, with its principal place of business located at 8935 South Dixie Highway, Pinecrest, FL 33156 (hereinafter referred to as the "Tenant").

1. PARKING SPACES. Landlord hereby leases to Tenant and Tenant hereby leases from Landlord, for the term and subject to the conditions set forth herein, the following described parking spaces (the "Parking Spaces"):

- a. Parking Space #1: [As Shown in attached Exhibit A]
- b. Parking Space #2: [As Shown in attached Exhibit A]
- c. Parking Space #3: [As Shown in attached Exhibit A]
- d. Parking Space #4: [As Shown in attached Exhibit A]
- e. Parking Space #5: [As Shown in attached Exhibit A]

2. TERM. The term of this Agreement shall commence on the Effective Date and shall continue for a period of Ten (10) years, unless terminated earlier as provided herein (the "Term").

3. USE. The Parking Spaces are dedicated for exclusive use by Pinecrest Physical Therapy during its normal business hours while it is open and operating. Tenant agrees to use the Parking Spaces in a manner consistent with all applicable laws and regulations and in a manner that does not interfere with the use and enjoyment of other tenants or occupants of the property.

4. RENT. Tenant shall pay Landlord a monthly rent of \$500 for the use of the Parking Spaces. Rent payments shall be due on the first day of each month and shall be payable to Landlord at the following address 886 S Dixie Hwy Pinecrest, FL 33156

5. MAINTENANCE & REPAIRS. Tenant shall be responsible for the maintenance and repair of the Parking Spaces during the Term of this Agreement, including keeping the spaces clean and free from debris.

6. TERMINATION. Either party may terminate this Agreement with written notice of 120 Days to the other party.

7. GOVERNING LAW. This Agreement shall be governed by and construed in accordance with the laws of the [insert governing jurisdiction].

8. ENTIRE AGREEMENT. This Agreement contains the entire understanding between the parties and supersedes all prior agreements and understandings, whether written or oral.

9. This agreement contains the following clause: "no grandfathered status shall attach to the Pinecrest Physical Therapy and in the event Pinecrest Physical Therapy loses its authority or permission to utilize such of-site parking, and it is determined at the time that Pinecrest Physical Therapy does not otherwise satisfy parking requirements of the Village of Pinecrest, Pinecrest Physical Therapy shall "immediately cease".

IN WITNESS WHEREOF, the parties hereto have executed this Parking Space Lease Agreement as of the Effective Date.

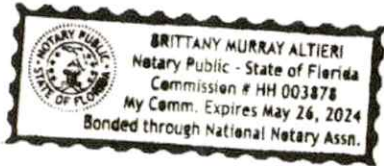
Landlord: [Signature]  
Signature: [Signature]  
Printed Name: Everly A. Estro II  
Date: 12-5-2023

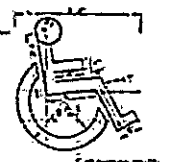
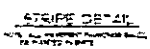
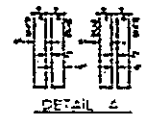
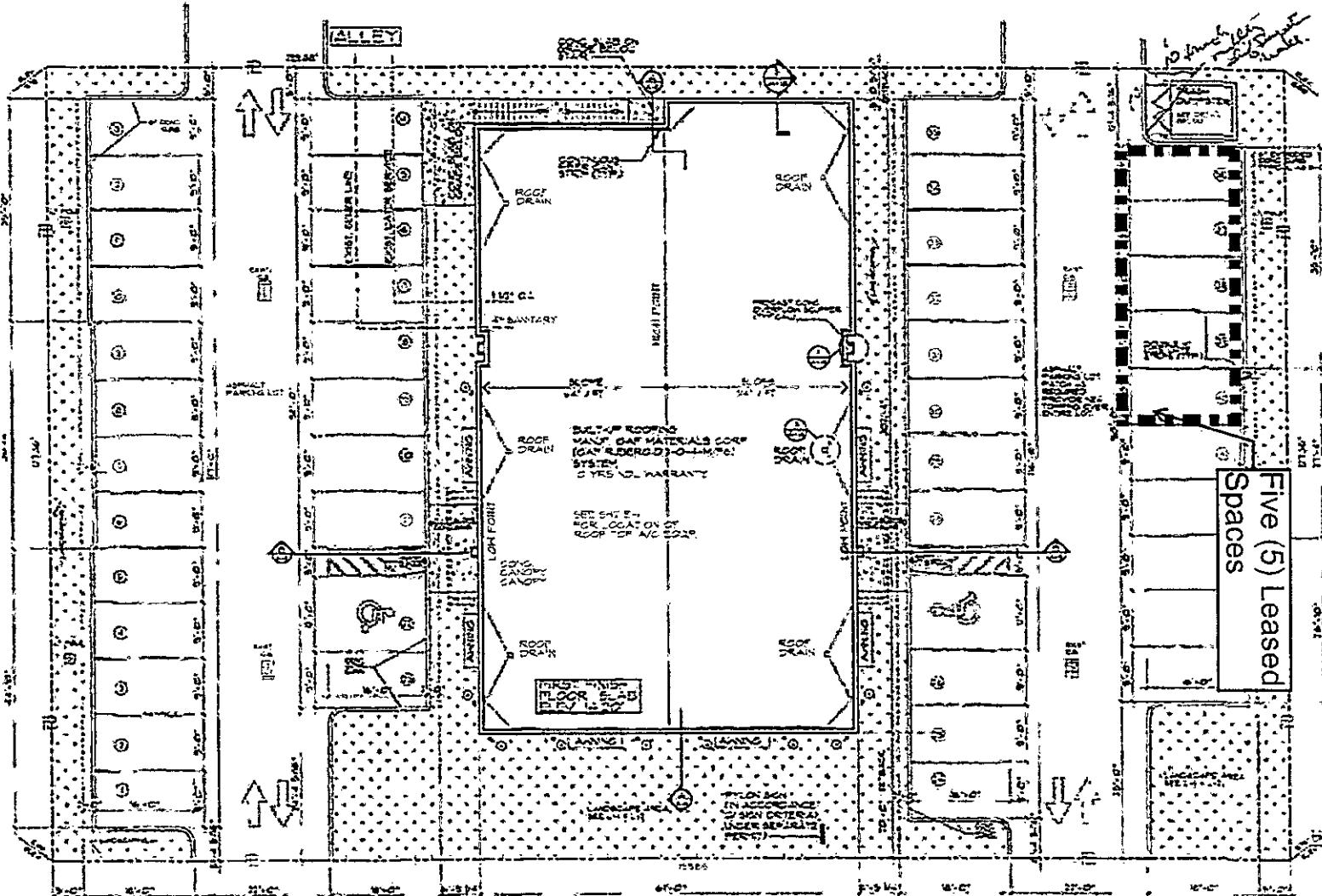
Tenant: [Signature]  
Signature: [Signature]  
Printed Name: RONALD YACOB  
Date: 12/5/23

Witness Name: CHRISTINA CASAS  
Witness Signature: [Signature]

Witness Name: Jenna Maggi  
Witness Signature: [Signature]

Notarized: [Signature]  
Brittany Murray Altieri





HANDICAP SIGNS & DETAILS

**BLITSTEIN  
DESIGN  
ASSOCIATE**  
Architecture  
Interior Design  
285 South Avenue  
Coral Gables, FL 331  
(305) 444-4433

Project name  
New Building for  
**Damian**  
8865  
South Dixie Highway  
Miami, Florida 331

Project number  
000  
05/08/200

DATE  
05/08/200

SCALE  
AS SHOWN

SITE PLAN  
ROOF PLAN

SCALE  
AS SHOWN

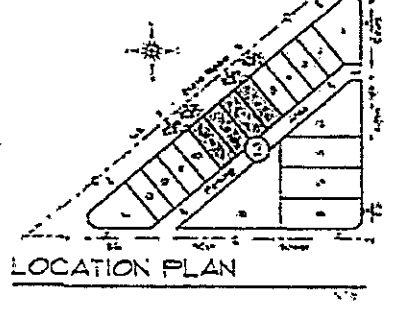
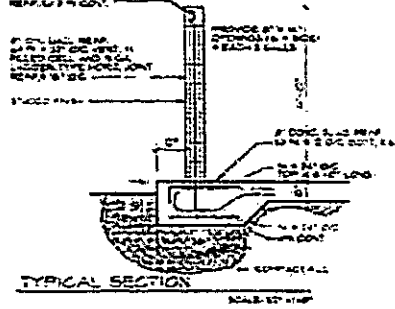
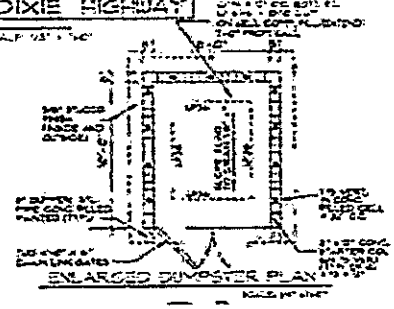
**SITE PLAN / ROOF PLAN** SOUTH DIXIE HIGHWAY

SEE LANDSCAPE PLAN FOR FINAL PLANTING AND REGIONAL LAYOUT SCALE 1/8" = 1'-0"

**LEGAL DESCRIPTION**  
Lots 4 through 8 inclusive, Block 3, NORTH KENDALE, according to the plat thereof as recorded in Plat Book 44 at page 23 of the Public Records of Dade County, Florida.

EXISTING CONDITIONS PER 2002

Site Area	70,411 sq ft
Building Footprint	2,880 sq ft
Lot Coverage Area	2,490 sq ft
Lot Area	4,270 sq ft
Other Building Area	2,700 sq ft
ALLOWED LOT COVERAGE	2.5000 sq ft = 2,700 sq ft
Max Floor	2 1/2 stories
Maximum Building Height	2 stories + 2nd story = 48' max.
Maximum Setbacks	25' minimum



**PUBLIC HEARING NOTICE**

**PUBLIC HEARING NOTICE**



PINECREST

Building and Planning Department

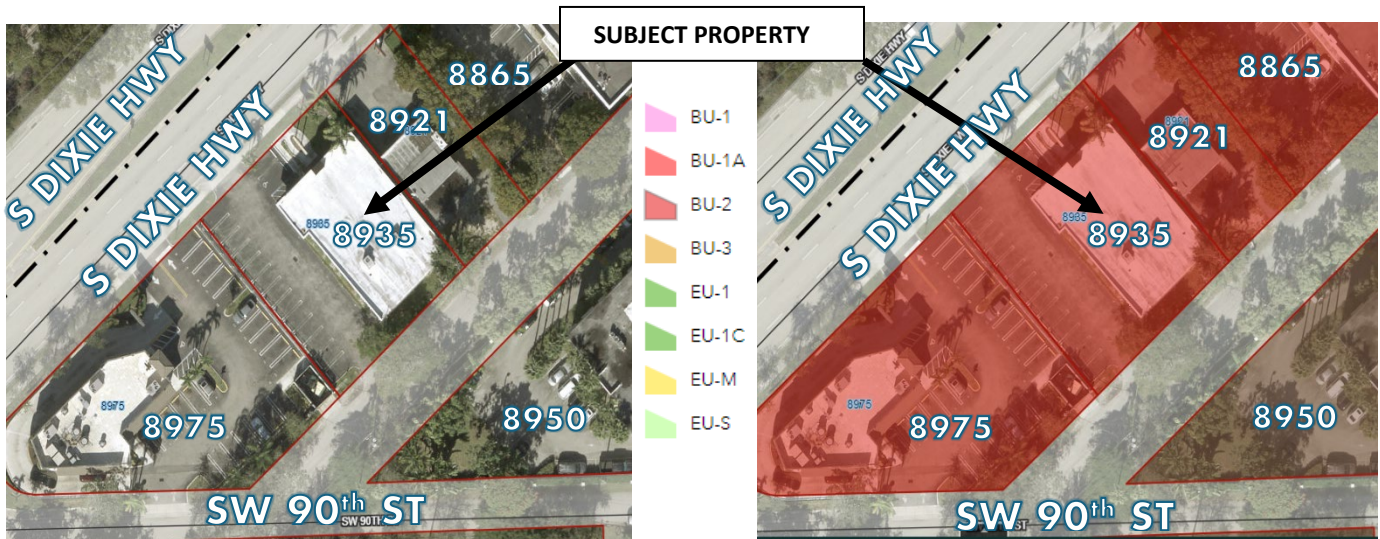
On **Tuesday, February 10, 2026**, to begin being heard not later than 7:00 p.m., the Village Council will conduct the following Public Hearing to be held at the Pinecrest Municipal Center, Council Chamber, 12645 Pinecrest Parkway, Pinecrest, Florida:

**OWNERS/APPLICANT(S):** Piphthy Three Holdings, LLC (Owner) and Ron Yacoub (Applicant)

**ITEM:** Parking variance from the requirements of the Village’s Land Development Regulations, Division 5.22, Off-Street Parking, to allow a total of 15 parking spaces where 20 parking spaces are otherwise required.

**LOCATION:** The subject property, Pinecrest Physical Therapy, is located at 8935 Pinecrest Parkway (US 1) in the BU-2, Special Business Development zoning district of the Village of Pinecrest.

**REQUEST:** Approval of a parking variance from the requirements of the Village’s Land Development Regulations, Division 5.22, Off-Street Parking, to allow a total of 15 parking spaces where 20 parking spaces are otherwise required. The subject property, Pinecrest Physical Therapy is located at 8935 Pinecrest Parkway (US 1) in the BU-2, Special Business Development zoning district of the Village of Pinecrest.



All interested parties are urged to participate. Live streaming video of the meeting will be available at [www.pinecrest-fl.gov/live](http://www.pinecrest-fl.gov/live). If you do not wish to attend the in-person meeting, public comments may be submitted in writing prior to the hearing via e-mail to [planning@pinecrest-fl.gov](mailto:planning@pinecrest-fl.gov) or on ZOOM during the meeting by sending a request to [clerk@pinecrest-fl.gov](mailto:clerk@pinecrest-fl.gov) prior to 12:00 Noon on Tuesday February 10, 2026. For additional information, you may contact the Building and Planning Department by calling (305) 234-2121, via e-mail at [planning@pinecrest-fl.gov](mailto:planning@pinecrest-fl.gov), or by writing to the department at 12645 Pinecrest Parkway, Pinecrest, Florida 33156, where a copy of the application is on file.

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

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



Add a Caption



Look Up **Plant** >

Wednesday • Jan 7, 2026 • 12:58 PM

[Adjust](#)

 IMG\_0798



Add a Caption

Wednesday • Jan 7, 2026 • 12:56 PM


[Adjust](#)



Add a Caption

Wednesday • Jan 7, 2026 • 12:55 PM

[Adjust](#)

 IMG\_0794



Add a Caption

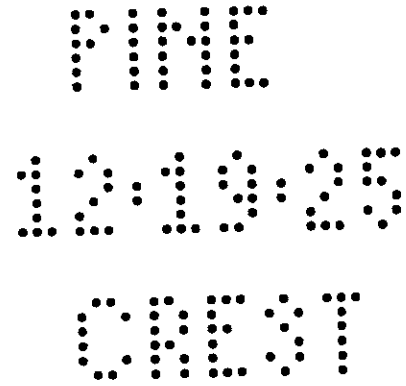


Look Up **Oleander** >

Wednesday • Jan 7, 2026 • 12:57 PM

[Adjust](#)

Stephan Olmsted, Planning Director  
Village of Pinecrest  
Building and Planning Department  
11551 South Dixie Highway  
Pinecrest, FL 33156



December 15, 2025

LETTER OF INTENT

Re: Pinecrest Physical Therapy 8935 S Dixie Hwy, Pinecrest, FL  
Parking Variance for an *Open Floor Plan Outpatient Physical Therapy Center*

Mr. Olmsted,

Pinecrest Physical Therapy (PPT) submits this request for a parking variance so that we may continue to occupy and operate our business while providing only the 15 on-site parking spaces. (19.4 spaces are currently required per your calculations and interpretation of the Village of Pinecrest Parking Code Section 30 5-22 1.21)

In January 2024 PPT was approved by the Village Council to use 5 offsite parking spaces on the nearby Damiani property. This offsite parking was necessary to meet the 19.4 spaces required determination. Since that time, the continued use of these spaces has become untenable, and all parties have agreed to terminate the agreement as soon as possible.

Over these past 2 years of operation, PPT has not needed to use the 5 off-site spaces and has determined that they are NOT needed for our day to day operations. Our parking needs are met by the 15 onsite spaces, and we have ceased using the off-site spaces (but we continue paying rent for them).

Additionally, consideration in support of our variance request should be given for the unique nature and requirements of our business operation that generate less parking needs. E.G.:

1. Many of our clients do not drive themselves to our store. Either they have mobility limitations or by choice they are dropped off/picked up by caregivers or Uber. Additionally, many of our clients are middle school or high schoolers that do not drive and are dropped off/picked up by family.
2. Most of our clients have mobility issues. Either partial or complete. This requires us to have a full time attendant in the parking area to greet them and assist them into the store if necessary. The attendant also parks their car if requested. The attendant maintains control over the parking area which eliminates the possibility of many of the negative conditions that could occur in un-supervised lots.

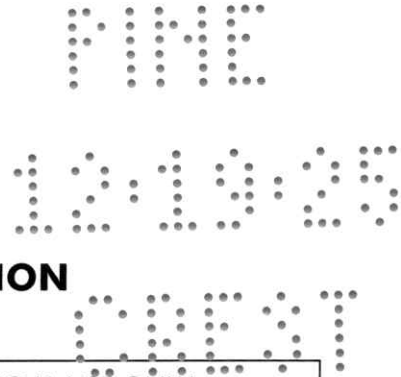
If you have any questions or problems please email/call me.

Thank you for your consideration,

  
Ron Yacoub  
Managing Partner,



VILLAGE OF PINECREST  
Building & Planning Department



### PUBLIC HEARING APPLICATION

Administrative Review Application

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

OFFICIAL USE ONLY	
Application No.	<u>VC2512-0001</u>
Date Received:	<u>12/19/2025</u>

#### INSTRUCTIONS

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

#### APPLICATION

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

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

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

Please print or type

Name of Applicant, agent or tenant (with owner's affidavit) <u>John Adams Ron Yacoub</u>		
Mailing Address <u>8935 S Dixie Hwy</u>	City, State, Zip <u>Pinecrest, FL 33156</u>	Telephone <u>305-219-4716</u> Email <u>jadams@srgmiami.net</u>
Name of Owner <u>Piphty Three Holdings LLC</u>		
Mailing Address <u>PO BOX 331911</u>	City, State, Zip <u>MIAMI, FL 33233</u>	Telephone <u>305-302-1828</u> Email <u>ron@pinecrestpt.com</u>

#### PROPERTY INFORMATION

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

Folio Number 20-5002-005-0100

Address 8935 S DIXIE HWY Pinecrest, FL 33156

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

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

Revised 8/2016

pine

B. ADDRESS (If number has been assigned) \_\_\_\_\_

C. SIZE OF PROPERTY 100 ft. X 125.9 ft. = 12,665 sq. ft.; \_\_\_\_\_ acre(s)  
Width Depth

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

NORTH KENDALL PB 44-93 LOTS 11 & 12 BLK 2 OR 13277-2302 0587 1  
F/A/U 30-5002-005-0100 OR 18061-2832 0498 1

E. DATE SUBJECT PROPERTY WAS ACQUIRED 10/06/21

**APPLICANT'S PROPOSAL**

Specify in full the request. (Use a separate sheet of paper if necessary.)  
~~Replace the sodded area in rear of building with turf block.~~  
**Variance request #1-** Parking Variance to allow existing Pinecrest Physical Therapy (PPT) to remain in operation utilizing the existing 15 onsite parking spaces. (The Director has determined that 19.4 spaces are required).  
~~Install 4 ancillary employee parking spaces on new turf block.~~

**INTENT**

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

See attached Letter of Intent

Is this application the result of a Notice of Violation or deviation from approved plans?  Yes  No

Are there any existing structures on the property?  Yes  No

If so, what type? (CBS, Frame, Frame-Stucco, Wood, Other) CBS

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

PINE

I/We PIPHTY THREE HOLDINGS, LLC as Owner(s) of Lot(s) 11 & 12

Block 2 Section 50 PB/PG 44-93

of property which is located at 8935 S DIXIE HWY Pinecrest, FL 33156 desire to file an application for a public hearing before the  Village Council  Planning Board  Administrative Review, and I/We do understand and agree as follows:

1. That the application for a variance will not be heard unless the applicant is present at the hearing.
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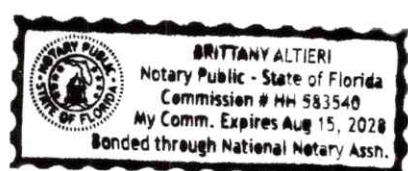
Owner's Name PIPHTY THREE HOLDINGS, LLC Signature [Signature] Date 12/11/25

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

Notary to Owner:

Applicant's Name Ron Yacoub Signature [Signature] Date 12/11/25

Notary to Applicant:



Brittany Altieri  
Brittany Altieri



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

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

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

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

Please check only one of the following options:

FOR VILLAGE COUNCIL PURPOSES

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

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12/11/25 \_\_\_\_\_ / Ron Yacoub  
 Date Applicant's Signature Print Name

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

44-93

# NORTH KENDALL

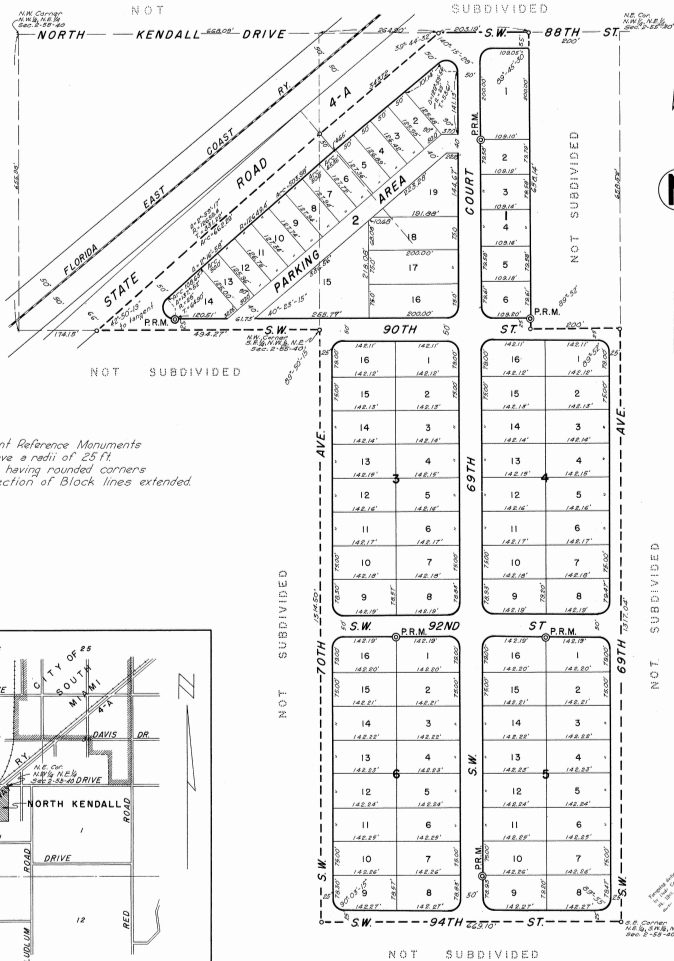
A SUBDIVISION IN THE N.E. 1/4, SECTION 2, TWP. 55 S., RGE. 40E.  
DADE COUNTY, FLORIDA

SCALE: 1" = 100'

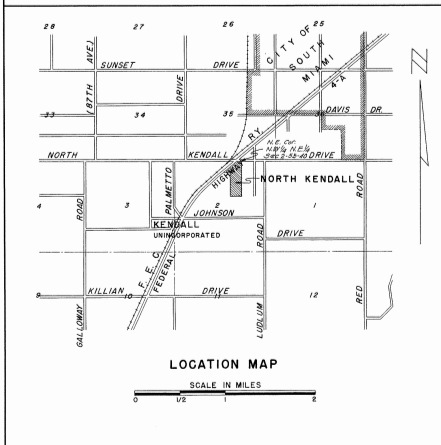
JUNE 1946



CRAWSHAW ENGINEERING CO.  
MIAMI, FLORIDA



NOTE:  
● Denotes Permanent Reference Monuments  
Rounded corners have a radii of 25 ft.  
Dimensions on lots having rounded corners are to the intersection of block lines extended.



### KNOW ALL MEN BY THESE PRESENTS:

That Emile L. Cotton and Mildred G. Cotton his wife, owners of the N 1/2 of the NW 1/4 of the NE 1/4 lying Southeastly of State Highway 4-A less Easterly 200 FT. thereof, the SE 1/4 of the NW 1/4 of the NE 1/4, and the NE 1/4 of the SW 1/4 of the NE 1/4, Section 2, Township 55 South Range 40 East, Dade County, Florida, have caused to be made the attached plat entitled North Kendall.

The Road, Streets, Avenues, Court & Parking Area as shown together with all existing and future planting, trees and shrubbery thereon, are hereby dedicated to the perpetual use of the Public for proper purposes reserving to the said Emile L. Cotton and Mildred G. Cotton, his wife, their heirs, successors or assigns the reversion or reversions thereof whenever discontinued by law.

In witness whereof the said Emile L. Cotton and Mildred G. Cotton, his wife, have hereunto set their hands and seals the 27th day of July AD 1946.

Witnessed by

*Luella Olive*  
*Philip Thomas*  
As to Emile L. Cotton & Mildred G. Cotton  
*Emile L. Cotton*  
*Mildred G. Cotton*

COUNTY OF DADE SS.  
STATE OF FLORIDA SS.

I hereby certify that on this day personally appeared before me, Emile L. Cotton and Mildred G. Cotton, his wife, known to me to be the wife of the said Emile L. Cotton did acknowledge that she executed the same freely and voluntarily for the purposes therein expressed.

I further certify that on a separate and private examination made apart from her said husband, the said Mildred G. Cotton known to me to be the wife of the said Emile L. Cotton did acknowledge that she executed the same freely and voluntarily with out any compulsion, constraint, apprehension or fear of or from her said husband.

Witness my hand and official seal this 27th day of July AD 1946

My Commission Expires  
Oct 31st 1949

*James W. Allen*  
Notary Public  
State of Florida at large

Dade County Zoning Regulations as now in effect or as same may be from time to time amended or changed applicable to the area within which this subdivision is located shall be observed. In accordance with covenant by deed, at no time shall the land included in this plat or any building erected thereon, be occupied by any negro or person of negro extraction. This prohibition, however, does not include the occupancy by a negro servant in approved quarters, while employed in or about the premises herein.

This plat approved by Dade County Zoning Department

By *John S. ...*

This plat approved by Resolution passed and adopted by the Board of County Commissioners of Dade County Florida, this 3rd day of Sept AD 1946.

This approval shall not be construed as a commitment by the Board of County Commissioners, aforesaid, to build or maintain the roads and streets shown on said plat.

Attested - E. B. Leatherman, Clerk of Circuit Court

By *E. B. Leatherman*  
Deputy Clerk

Signed *...*  
Chairman of Board

Approved *George A. Crawshaw*  
County Engineer

Filed for Record this 5th day of Sept AD 1946 at 3:01 in Book 44 of Plats, Page 88 Public Records of Dade County, Florida. This complies with provisions of Chapter 10, 275 (253), Laws of the State of Florida. E. B. Leatherman, Clerk of Circuit Court

By *E. B. Leatherman*  
Deputy Clerk

WE HEREBY CERTIFY That the attached plat of North Kendall is a true and correct representation of the land recently surveyed and platted by us and that Permanent Reference Monuments were set on the 6th day of June AD 1946, in accordance with Section 7, Chapter 10, 275, Laws of the State of Florida.

By *George A. Crawshaw*  
Registered Engineer #1857  
Registered Surveyor #193  
State of Florida

THE ARCHITECT HEREBY EXPRESSLY RESERVES THE COPYRIGHT AND PROPERTY RIGHTS IN THESE PLANS. DRAWINGS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WITHOUT FIRST OBTAINING WRITTEN PERMISSION AND CONSENT. MOD ARE THEY TO BE ASSIGNED TO ANY PARTY WITHOUT FIRST OBTAINING SAID WRITTEN PERMISSION AND CONSENT.

### LEGAL DESCRIPTION

NORTH KENDALL PB 44-93 LOTS 11 & 12 BLK 2  
 OR 13277-2302 6587 1 F/A/U 30-5002-005-0100  
 OR 18061-2832 0488 1

### GOVERNING CODES

1.01 GENERAL DESIGN AND CONSTRUCTION OF THIS PROJECT SHALL BE IN COMPLIANCE WITH THE FLORIDA BUILDING CODE 2023 EDITION WITH ALL REVISIONS AND ERRATA'S APPLICABLE TO THE JURISDICTION OF WHICH IT IS BEING CONSTRUCTED IN.

CHAPTER 30 VILLAGE OF PINECREST LAND DEVELOPMENT CODE

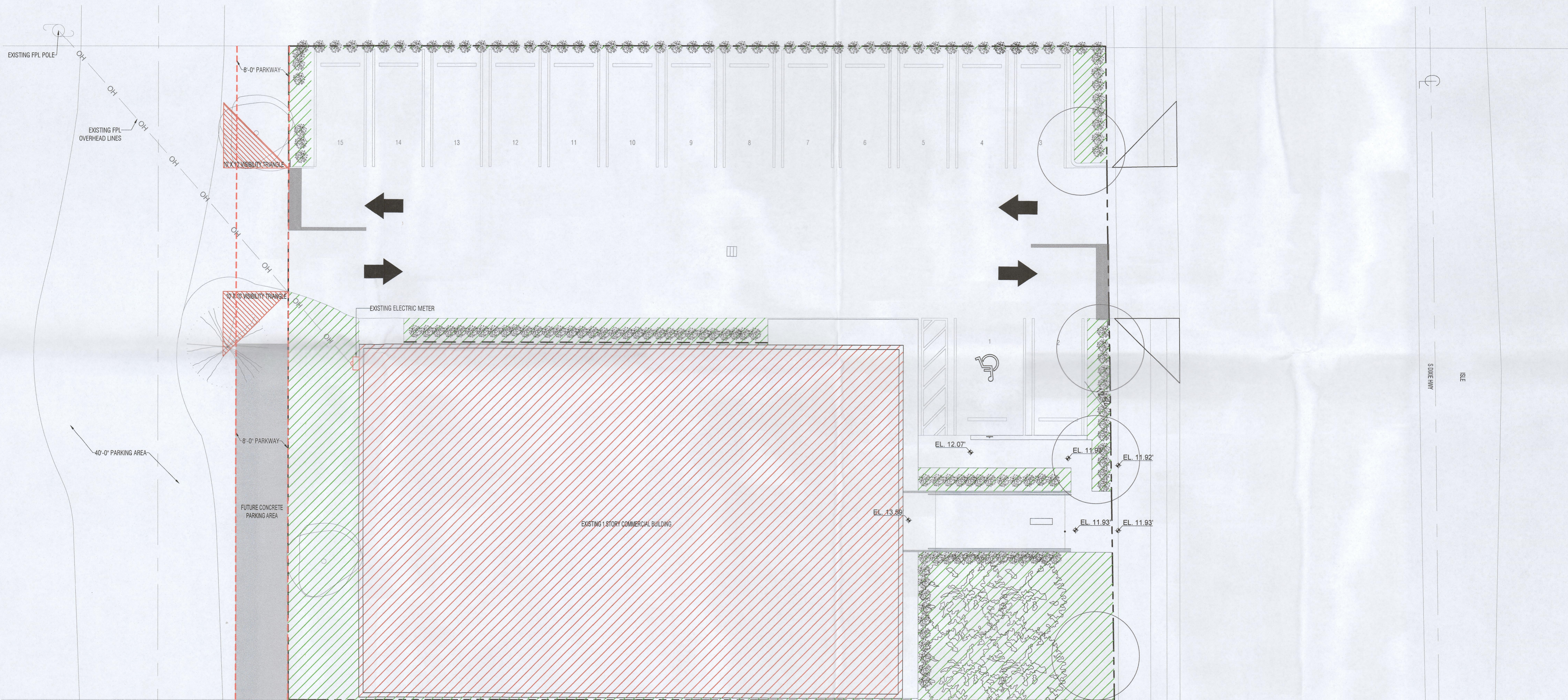
### SCOPE OF WORK

SCOPE OF WORK IS TO REMOVE OFFSITE PARKING SPACE REQUIREMENT.

THERE IS NO INTERIOR SCOPE.

### ZONING INFORMATION

1. ZONING DESIGNATION		BU-2		REMARKS
2. LOT AREA		12,665 SF.		
3. USE		PHYSICAL THERAPY CENTER		OPEN FLOOR PLAN OUTPATIENT PHYSICAL THERAPY CENTER
		4,533 SF		
4. PARKING		REQUIRED	PROVIDED	
PARKING NET SF: 4,263 SF RESTROOM & EMPLOYEE BREAK AREA (270 SF)		PER DIRECTOR ASSESSMENT: 1 SPACE PER 219.27 SF = 19.4 TOTAL SPACES (ROUNDED UP TO 20)	15 ONSITE SPACES	30 5-22 (B) 1.21

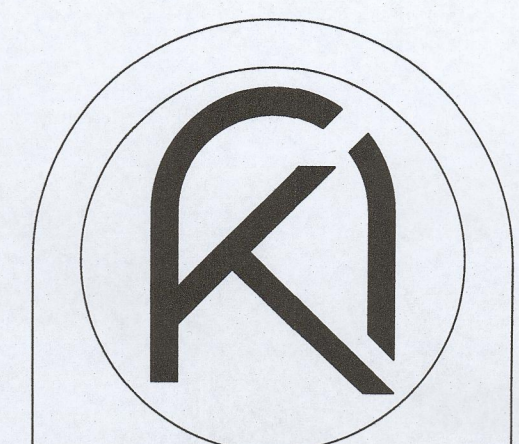


### LANDSCAPE INFORMATION

GREEN SPACE PROVIDED  
 TOTAL EXISTING = 2,248 SF

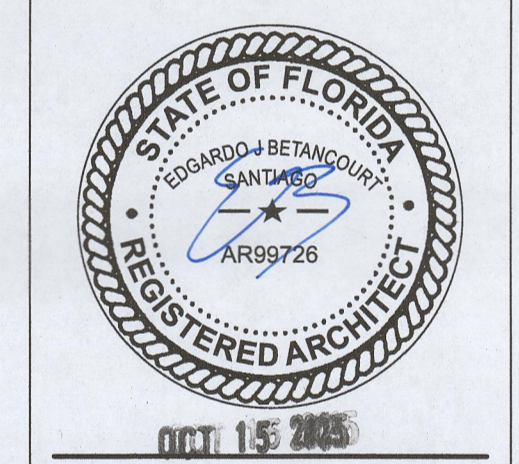
TREES EXISTING  
 28 TREES/ACRE X 12,665 SF = 12 TREES  
 STREET TREES (US1) @ 30' OC = 4 TREES  
 SHRUBS/HEDGES 10'/TREE = 80 SHRUBS

- ZONING: BU-2
- LOT COVERAGE EXISTING: 4,533 SF
- NUMBER OF TREES EXISTING: 11 TREES
- PERVIOUS AREA EXISTING: 1,973 SF (15.6%)



**ARKO ARCHITECTURE, LLC**  
 18011 BISCAYNE BLVD, 303-1S  
 AVENTURA, FL 33160  
 eduardo@thearkogroup.com  
 eduardo@thearkogroup.com  
 c: 954.647.1447  
 c: 305.951.6181

PARKING IMPROVEMENT FOR:  
**PINECREST PHYSICAL THERAPY**  
 8935 S. DIXIE HIGHWAY  
 PINECREST, FL 33156



DRAWN BY EV PROJECT  
 DATE 08.30.21 CHECKED BY 21-47  
 EV

### REVISIONS

### SITE PLAN

CONSTRUCTION DOCUMENTS

**SITE PLAN & ZONING INFORMATION**  
 SCALE: 1/8" = 1'-0"

A-1.00