



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

MEMORANDUM

Department of Building and Planning

DATE: January 3, 2023

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

FROM: Stephen R. Olmsted, AICP, LEED-GA  
Planning Director

RE: Ordinance Amending Chapter 30, Land Development Regulations -  
Article 8, Platting; Division 8.2, Required Improvements and Design Criteria  
Fire Hydrant Spacing

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Following review of a recent preliminary subdivision plat with the Village Council (Crimson Ibis), it was confirmed that as part of the Village's potable water extension project, fire hydrants are being installed every 500 feet apart in compliance with the fire hydrant spacing requirements of Miami-Dade County. The Village's Land Development Regulations currently require fire hydrants to be spaced every 300 feet. Staff recommends that this standard be amended to be consistent with the requirements of the Miami-Dade Fire Rescue Department and the construction specifications of the Village's potable water extension project.

Staff has prepared a proposed ordinance amending Division 8.2 of the Village's Land Development Regulations to allow for the spacing of fire hydrants every 500 feet. Amendment of the Land Development Regulations will require approval of an ordinance at two readings. If approved at first reading on January 10, 2023, staff will schedule required public hearings before the Local Planning Agency and Village Council for final consideration of the proposed ordinance at second reading in February 2023.





34 WHEREAS, after reviewing the Local Planning Agency’s recommendations, the  
35 recommendations of Village staff, and comments from the public, the Village Council finds  
36 that the proposed amendments to its Code are in compliance and consistent with Florida  
37 law, its adopted Comprehensive Development Master Plan; and

38 WHEREAS, the Village Council further finds it to be in the best interest of the public  
39 health, safety and welfare of the citizens to adopt this Ordinance amending the Village’s  
40 Code.

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

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44 **SECTION 1. Recitals.**

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

48 **Section 2. Village Code Amended.** The Village Council of the Village of  
49 Pinecrest hereby amends Article 8, “Platting,” of Chapter 30, “Land Development  
50 Regulations,” of the Code of Ordinances as follows:<sup>1</sup>

51 **CHAPTER 30 – LAND DEVELOPMENT REGULATIONS**

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53 \* \* \*

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55 **ARTICLE 8. – PLATTING**

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57 \* \* \*

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<sup>1</sup> Coding: ~~Strikethrough words~~ are deletions to the existing words. Underlined words are additions to the existing words. Changes between first and second reading are indicated with **yellow highlight** and ~~double-strikethrough~~ or double underline.

59 Div. 8.2. – Required improvements and design criteria.

60 \* \* \*

61  
62  
63 (m) *Fire protection facilities.* The fire protection facilities described below shall be  
64 provided in all subdivisions:

- 65 1. *Fire hydrant location.* Fire hydrants ~~in single family residential district~~ shall be  
66 located so that they are spaced no more than ~~300~~ 500 feet apart and no more  
67 than 150 feet to the center of any lot in the subdivision, ~~or shall otherwise be~~  
68 ~~spaced in compliance with the current fire hydrant spacing and installation~~  
69 ~~standards of Miami-Dade County and the Miami-Dade Fire Recue Department.~~  
70 ~~In all other districts, fire hydrants shall be located so that they are spaced no~~  
71 ~~more than 300 feet apart and no more than 150 feet to the center of any lot in~~  
72 ~~the subdivision.~~ Fire hydrants shall be connected to or supplied by water  
73 distribution mains not less than eight inches in diameter, unless a larger main is  
74 required by the fire ~~rescue~~ department.
- 75 2. *Fire hydrant cut-off valve.* A cut-off valve with the top of its valve box located at  
76 finished grade to house the valve stem shall be installed between each fire  
77 hydrant and the distribution main supplying it with water. At all times the cut-off  
78 valve shall remain in the "ON" position except when it is used to cut off the  
79 water flow to the fire hydrant for repair or replacement of the hydrant and its  
80 branch piping.
- 81 3. *Fire hydrant installation.* Fire hydrants shall be installed so that the elevation of  
82 the bottom of hose connection outlets shall be not less than 12 inches above  
83 finished grade at each hydrant. Finished grade shall be level for a radius of not  
84 less than five feet around each hydrant.
- 85 4. *Water distribution mains installation.* Water distribution mains shall be installed  
86 in all streets, except cross-streets not requiring service connections and cul-de-  
87 sacs less than 300 feet long. Water distribution mains shall be looped or  
88 interconnected with valves to enable localizing any portion of the distribution  
89 system except for short branches supplying not more than five lots.
- 90 5. *Storage capacity/emergency pumping.* Sufficient storage or emergency  
91 pumping facilities shall be provided to an extent that the minimum fire flows will  
92 be maintained for at least four hours at 20 PSI.

93 \* \* \*

96           **Section 3. Codification.** It is the intention of the Village Council, and it is  
97 hereby ordained that the provisions of this Ordinance shall become and made a part of  
98 the Code of the Village of Pinecrest; that the sections of this Ordinance may be  
99 renumbered or re-lettered to accomplish such intention; and that the word "Ordinance"  
100 shall be changed to "Section" or other appropriate word.

101           **Section 4. Conflicts.** All Sections or parts of Sections of the Code of  
102 Ordinances, all ordinances or parts of ordinances, and all Resolutions, or parts of  
103 Resolutions, in conflict with this Ordinance are repealed to the extent of such conflict.

104           **Section 5. Severability.** The provisions of this Ordinance are declared to be  
105 severable and if any section, sentence, clause or phrase of this Ordinance shall for any  
106 reason be held to be invalid or unconstitutional, such decision shall not affect the validity  
107 of the remaining sections, sentences, clauses, and phrases of this Ordinance but they  
108 shall remain in effect, it being the legislative intent that this Ordinance shall stand  
109 notwithstanding the invalidity of any part.

110           **Section 6. Effective Date.** This Ordinance shall be effective immediately upon  
111 adoption on second reading.

112           PASSED on first reading this 10<sup>th</sup> day of January, 2023.

113           PASSED AND ADOPTED on second reading this \_\_\_\_\_<sup>th</sup> day of \_\_\_\_\_, 2023.

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Joseph M. Corradino, Mayor

118 ATTEST:

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122 Priscilla Torres., CMC

123 Village Clerk

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126 APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

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130 Mitchell Bierman

131 Village Attorney

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133 Motion on Second Reading by:

134 Second on Second Reading by:

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136 Vote: