



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

MEMORANDUM

Department of Building and Planning

DATE: May 27, 2022

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

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

RE: Kendall Imports North
Preliminary Subdivision Plat; 10601 and 10661 Pinecrest Parkway

PETITION REQUEST

G.F.B. Enterprises, LLC (Owner) and Lou Campanile (Applicant) are requesting approval of a preliminary subdivision plat ("Kendall Imports North") for the platting of property and the creation of one commercial tract on property located at 10601 and 10661 Pinecrest Parkway, Florida, within the BU-1A, General Business Development zoning district. Tract "A" is proposed to be 1.45 acres (63,365 square feet) in area.

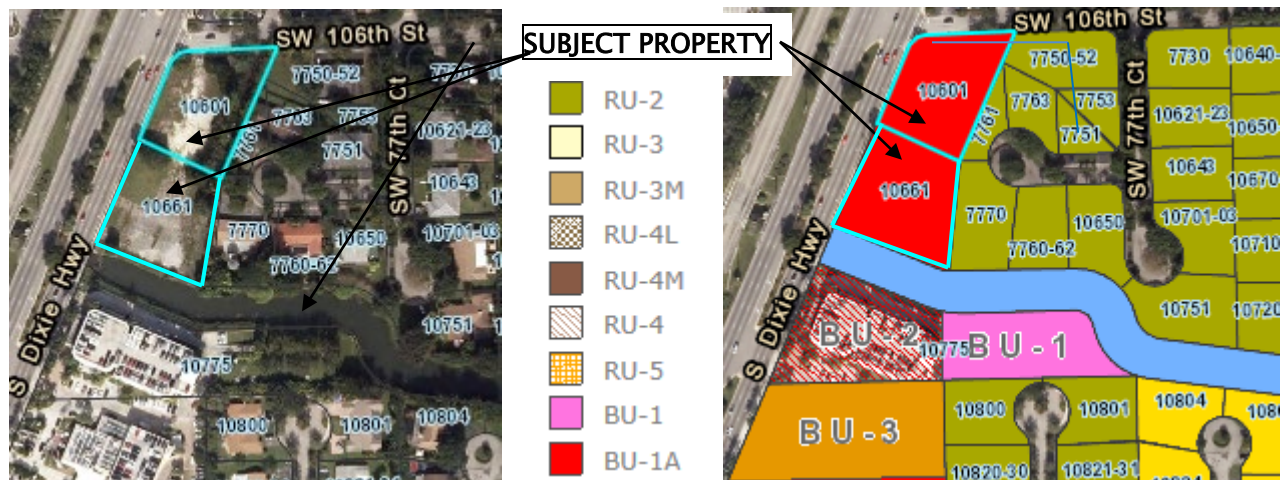
OWNER/APPLICANT

GFB Enterprises, LLC (Owner) and Lou Campanile (Applicant)

SITE LOCATION

The subject property is located at 10601 and 10661 Pinecrest Parkway, Pinecrest, Florida 33156 within the BU-1A, General Business Development zoning district.





EXISTING CONDITIONS/BACKGROUND

The subject property, consisting of two (2) unplatted parcels, is 1.45 acres in area. Platting of the property is required to allow future development. The Village Council previously approved a preliminary subdivision plat for the subject property in 2017 and a final subdivision plat in 2020. At the time, the plat included two separate tracts that were intended to be joined with a Unity of Title. However, due to a change in circumstances and ownership, the owners now intend to combine both separate properties into one tract (Tract "A").

The property is the former site of a restaurant and gas station. Monitoring wells exist on the subject property and are proposed to be protected and maintained as required. More recently, the property was used by Kendall Toyota as a temporary parking lot to accommodate dealership and construction employees during past construction activities. A site development plan for a Pre-Owned Lexus Dealership was approved by the Village Council on June 10, 2021 and issuance of building permits is pending. The subject property is currently undeveloped.

Residential duplexes exist adjacent to the subject property on the east side. A buffer wall and landscaping exist along the eastern boundary and will be modified as necessary to comply with the requirements of the Land Development Regulations and approved site development plan.

PUBLIC COMMENT

The Building and Planning Department has not received any correspondence in opposition to the proposed preliminary plat.

PINECREST LAND DEVELOPMENT REGULATIONS

Article 8 of the Pinecrest Land Development Regulations includes requirements for the subdivision and platting of property in the Village of Pinecrest.

1. Alleys are required to be provided along rear lot lines of commercial subdivisions. Surveyor's Note 19 on the preliminary plat indicates that *"In the event the property is redeveloped, an alley will be provided in conformance with the requirements of the Village of Pinecrest if required by the Village Council after a public hearing."* The Village Council has reviewed the issue of the alley in conjunction with the approved site development plan and determined that an alley should not be required with the proposed development at this time. The note gives the Village Council the opportunity to revisit the requirement in the event of future redevelopment of the property.
2. A central water system is required to be provided in accordance with the requirements of Miami-Dade County Water and Sewer Department. Indication of proposed water lines on the final plat will be required. Compliance with the Village's water concurrency management requirements was confirmed at the time of review of submitted development plans.
3. A central wastewater system is required to be provided in accordance with the requirements of Miami-Dade County Water and Sewer Department. Indication of proposed water lines on the final plat will be required. Compliance with the Village's wastewater concurrency management requirements was confirmed at the time of review of submitted development plans.
4. All utilities are required to be installed underground within easements to be shown on the final plat.
5. The location and test results of soil borings, indicating soil types and conditions and their suitability for any particular proposed development will be required to be confirmed prior to the issuance of building permits.
6. Although the Land Development Regulations require submittal of an environmental survey showing endangered vegetative communities and wildlife habitats, staff believes that the site in its current condition does not contain any endangered species or habitat since the property was formerly used as a gas station and temporary parking lot.
7. Development will require approval of a "National Pollution Discharge Elimination System" (NPDES) stormwater permit from the Florida Department of Environmental

Protection or authorized agency for soil and sedimentation control prior to issuance of building permits.

8. Division 3.2, Paragraph (m) requires fire hydrants to be provided and spaced no more than 300 feet apart and no more than 150 feet to the center of any lot. Fire hydrants exist adjacent to Pinecrest Parkway 20 feet south of the north driveway for Lexus of Kendall and approximately 310 feet farther north. Although the fire hydrants are spaced more than 300 feet apart, the existing hydrants are no more than 150 feet to the approximate center of each lot. An additional fire hydrant was required as a condition of approval of the site development plan and will be necessary to comply with Village hydrant spacing requirements. Review and approval of proposed and required fire control facilities and appurtenances by the Miami-Dade County Fire and Rescue Department will be required.
9. Iron pipe and rebar are indicated at the lot corners. Pursuant to the Village's platting requirements, permanent monuments of stone or concrete are required to be placed at all corners. Certification that permanent reference monuments have been set and that permanent control points will be set within one year of recording of the final plat will be required prior to final plat approval.
10. Pedestrian sidewalks exist adjacent to the east side of Pinecrest Parkway and on the south side of SW 106 Street, east of the subject property. Extension of the existing sidewalk on SW 106 Street to the west to connect to the existing sidewalk on the east side of Pinecrest Parkway is required per the site development plan approved by the Village Council on June 8, 2021.
11. A Stormwater Management Plan was reviewed and approved with the application and plans submitted for a building permit.
12. Review and approval of the final plat by the South Florida Water Management District will be required.
13. A traffic study related to the approved Pre-Owned dealership was submitted and approved in conjunction with the approved site development plan. Turning movements at the SW 106 Street driveway have been limited by the Village Council to right-turn in and left-turn in only.
14. Due to the site's proximity to Pinecrest Parkway (US 1), review and approval of proposed driveways, utility connections, and on-site stormwater management will be required by the Florida Department of Transportation (FDOT).

15. Proposed driveways and utility connections along SW 106 Street will require Pinecrest Public Works permits and approval of the Miami-Dade County Transportation and Public Works Department prior to issuance of building permits.
16. Mature trees exist on the subject property. A tree removal permit will be required prior to removal of any existing trees.
17. The Dimensional Requirements of the BU-1A, General Business Development zoning district are provided for the Village Council's consideration as follows:
 - a. Minimum lot area, lot frontage, and lot width: Interior Lots - 5,000 square feet; Corner Lots – 7,500 square feet. Minimum lot width and street frontage: Interior Lots - 50 feet; Corner Lots – 75 feet.
 - b. Maximum height: Principal use – Four (4) stories; forty-five (45) feet.
 - c. Maximum lot coverage:
 - i. Maximum building coverage (inclusive of all structures): 40 percent.
 - ii. Maximum impervious surface ratio: 77.5 to 88 percent.
 - iii. Minimum green space: 12 to 22.5 percent.
 - d. Floor Area Ratio – 0.40 to 0.73
 - e. Minimum setbacks and maximum floor area ratios: The following setbacks apply within the BU-1A district:

Front: 20 Feet; Rear: 5 feet from a business district boundary, 20 feet from a residential district boundary; Side: 0 Feet adjacent to a business district boundary, 15 feet from a residential district boundary; Street Side: 15 Feet

The preliminary plat meets all lot area, frontage, and width requirements of the BU-1A, General Business Development zoning district. Compliance with Building coverage, floor area ratio, and green space requirements was confirmed at the time of review of the submitted development plans.

RECOMMENDATION

Staff recommends approval of the submitted preliminary subdivision plat subject to the following conditions of approval:

1. Extension of county water and sewer to the subject property and review and approval of the preliminary plat by the Miami-Dade County Water and Sewer Department.
2. Indication of utility easements on the final plat and installation of underground utilities.
3. Confirmation of the location and test results of soil borings, and indicating soil types and conditions and their suitability for proposed development prior to the issuance of building permits.
4. Approval of an NPDES stormwater permit from the Florida Department of Environmental Protection or authorized agency prior to issuance of building permits.
5. Installation of fire hydrants as required by the Village's Land Development Regulations and review and approval of proposed and required fire control facilities and appurtenances by the Miami-Dade County Fire Rescue Department.
6. Certification that permanent reference monuments have been set and that permanent control points will be set within one year of recording of the final plat is required to be provided prior to review and approval of the final plat.
7. Extension of pedestrian sidewalks along SW 106 Street to the existing sidewalk adjacent to Pinecrest Parkway.
8. Review and approval of the final plat by the South Florida Water Management District.
9. Approval of driveway connection permits by the Pinecrest Public Works Department, the Miami-Dade County Public Works Department's Traffic Engineering Division, and the Florida Department of Transportation (FDOT) prior to issuance of building permits.
10. Review and approval of a separate tree removal permit by the Village of Pinecrest prior to the removal of any trees from the subject property or adjoining road rights-of-way.
11. Review and approval of the preliminary plat by all required review agencies of Miami-Dade County including the Miami-Dade County Department of Regulatory and Economic Resources, Water and Sewer Department, and Division of Environmental Resources Management.



VILLAGE OF PINECREST
Building & Planning Department

PUBLIC HEARING APPLICATION
Administrative Review Application

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

OFFICIAL USE ONLY
Application No. _____
Date Received: _____

INSTRUCTIONS

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

APPLICATION

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

- | | |
|--|--|
| <input type="checkbox"/> Change in Zoning District | <input checked="" 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 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) LOU CAMPANILE, JR.		
Mailing Address 6420 MAHI DRIVE	City, State, Zip CORAL GABLES, FL 33158	Telephone (954) 980-8888 Email lou@campanile.net
Name of Owner G.F.B. ENTERPRISES, LLC		
Mailing Address 13750 SW 136 Street	City, State, Zip Miami, Florida 33186	Telephone (305) 665-6581 Email lbean@kendalltoyota.com

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 **20-5010-000-0191 & 20-5010-000-0190**

Address **10601 South Dixie Highway, Pinecrest, Florida 33156**

Lot(s) **N/A** Block **N/A** Section **10/55S/40E** Plat Book No. **N/A** Page No. **N/A**

(SEE ATTACHED LEGAL DESCRIPTIONS)

FINISHED FLOOR ELEVATION (if applicable): **N/A** FLOOD **BFE = 10** ZONE **AE**

B. ADDRESS (If number has been assigned) 10601 South Dixie Highway, Pinecrest, Florida 33156

C. SIZE OF PROPERTY VARIES ft. X VARIES ft. = 63,269 sq. ft.; 1.45 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.

N/A

E. DATE SUBJECT PROPERTY WAS ACQUIRED AUGUST 20, 2008 & APRIL 15, 2015

APPLICANT'S PROPOSAL

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

PLAT THE SUBJECT PROPERTY.

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.)

PLAT THE SUBJECT PROPERTY.

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

Are there any existing structures on the property? Yes No

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

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

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

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

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

NOTE: SURVEYS, SITE DEVELOPMENT PLANS, LANDSCAPE PLANS MUST BE SUBMITTED AT STANDARD PLAN SIZE AND DRAWN TO AN ENGINEERING OR ARCHITECTURAL SCALE (STRUCTURES ONLY). AN APPLICATION WILL NOT BE CONSIDERED COMPLETE UNLESS 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.

4/8/22

Date



Applicant's Signature

LOU CAMPANILE, JR.

Print Name

Date

Applicant's Signature (if more than one)

Print Name

PREVIOUS

I/We LORRAINE BEAN as Owner(s) of Lot(s) (SEE ATTACHED LEGAL DESCRIPTION)

Block ----- Section 10/55S/40E P.B./P.G. -----

of property which is located at 10601 SOUTH DIXIE HIGHWAY 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):

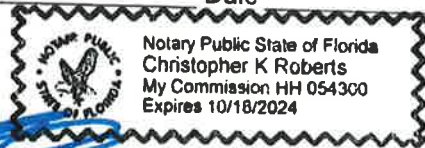
- do hereby authorize LOU CAMPANILE, JR. to act on my/our behalf as the applicant.
- will on my/our own behalf act as applicant(s), and make application in connection with this request for a public hearing before the Village Council or Zoning Board.

Owner's Name LORRAINE BEAN Signature [Signature] Date 4/11/2022
MANAGER, G.F.B. ENTERPRISES, LLC

Owner's Name _____ Signature _____ Date _____

Notary to Owner:

[Signature]



Applicant's Name LOU CAMPANILE, JR. Signature [Signature] Date 4/8/2022

Notary to Applicant:

Diana L. Donahoe



PUBLIC HEARING NOTICE



PUBLIC HEARING NOTICE

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MEMORANDUM

Department of Building and Planning

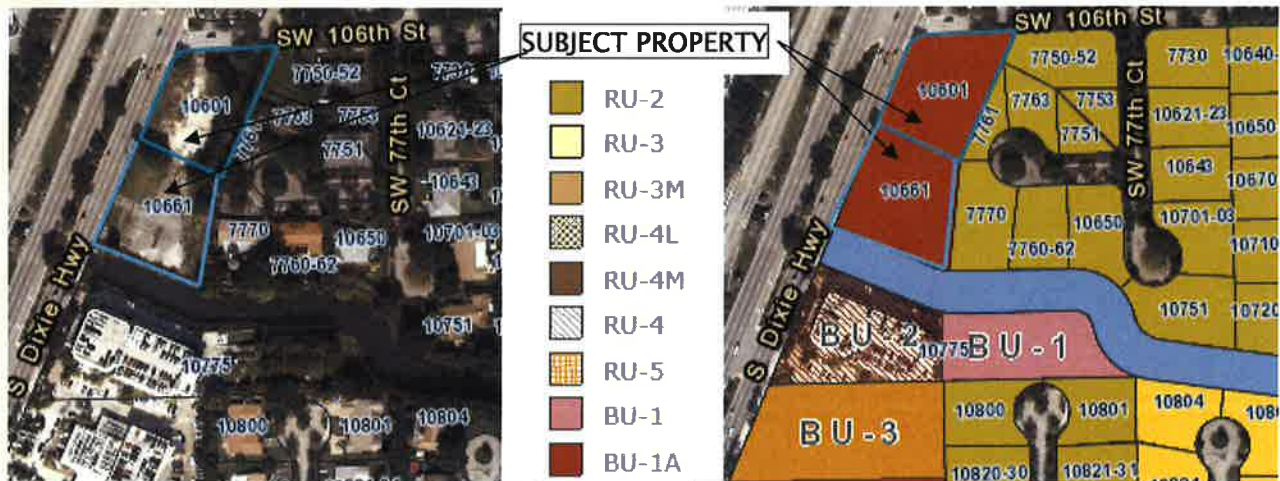
On **Wednesday, June 8, 2022 at 7:00 p.m.**, the Pinecrest Village Council will conduct a public hearing at the Pinecrest Municipal Center, Council Chamber, 12645 Pinecrest Parkway, Pinecrest, Florida to consider the following:

OWNERS/APPLICANT(S): GFB Enterprises, LLC (Owner) and Lou Campanile (Applicant)

ITEM: Preliminary Subdivision Plat

LOCATION: The subject property is located at 10601 and 10661 Pinecrest Parkway, Pinecrest, Florida 33156 within the BU-1A, General Business Development zoning district.

REQUEST: G.F.B. Enterprises, LLC (Owner) and Lou Campanile (Applicant) are requesting approval of a preliminary subdivision plat ("Kendall Imports North") for the platting of property and the creation of one commercial tract on property located at 10601 and 10661 Pinecrest Parkway, Florida, within the BU-1A, General Business Development zoning district. Tract "A" is proposed to be 1.45 acres (63,365 square feet) in area.



All interested parties are urged to participate. Live streaming video of the meeting will be available at 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 or on ZOOM during the meeting by sending a request to clerk@pinecrest-fl.gov prior to 4:30 p.m. on Tuesday, June 7, 2022. For additional information, you may contact the Building and Planning Department by calling (305) 234-2121, via e-mail at planning@pinecrest-fl.gov, or writing to the department at 12645 Pinecrest Parkway, Pinecrest, Florida 33156, where a copy of the application is on file.

In accordance with the Americans with Disabilities Act of 1990, all persons with disabilities and who need special accommodations to participate in this meeting because of that disability should contact the Village Clerk at (305) 234-2121 no later than seven (7) business days prior to such proceeding.

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



PUBLIC HEARING NOTICE



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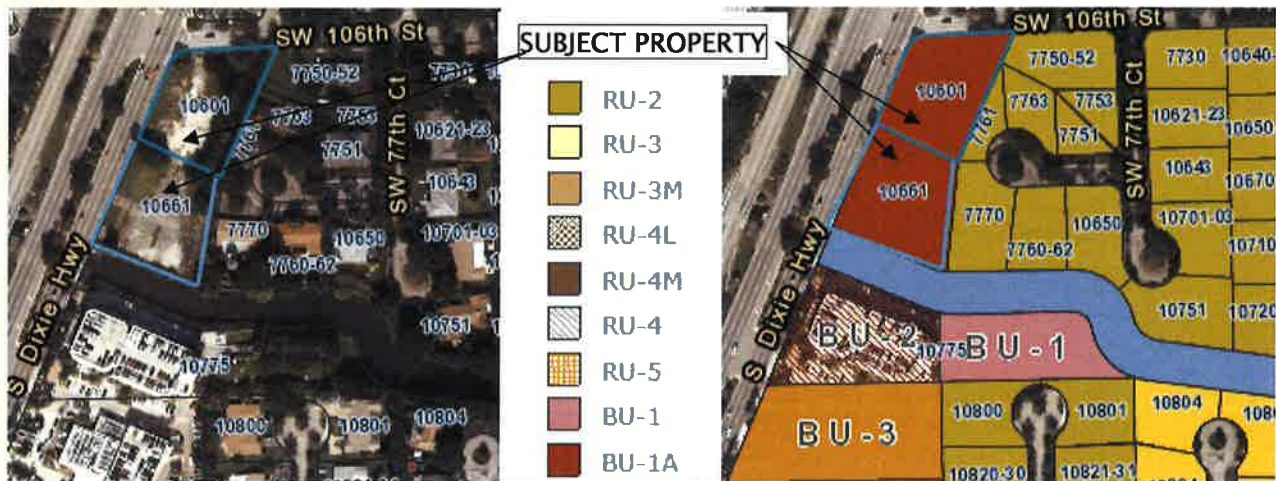
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PUBLIC HEARING
REGARDING THE PROPOSED DEVELOPMENT OF
MUNICIPAL CENTER
IN JACKSONVILLE
CALL 800-333-3333
FOR MORE INFORMATION
OR TO REGISTER
FOR THE HEARING



PUBLIC HEARING
PERTAINING TO THE PROPERTY TO BE HEARD AT:
MUNICIPAL CENTER
THE CITY OF BIRMINGHAM

ADDITIONAL
INFORMATION
AVAILABLE AT:
CITY WEBSITE

DEPT. OF
BULDOZING
BUILDING
PLANNING



