



PINECREST
MEMORANDUM

Building and Planning Department

DATE: April 8, 2026

TO: Yocelyn Galiano, ICMA-CM
Village Manager

FROM: Stephen R. Olmsted, AICP
Planning Director

RE: Official Zoning Map Amendment - Pinecrest Business Alternative District
- Expansion of the PBAD to add properties located 10500 SW 77 Court and
10420 SW 77 Avenue

PETITION REQUEST

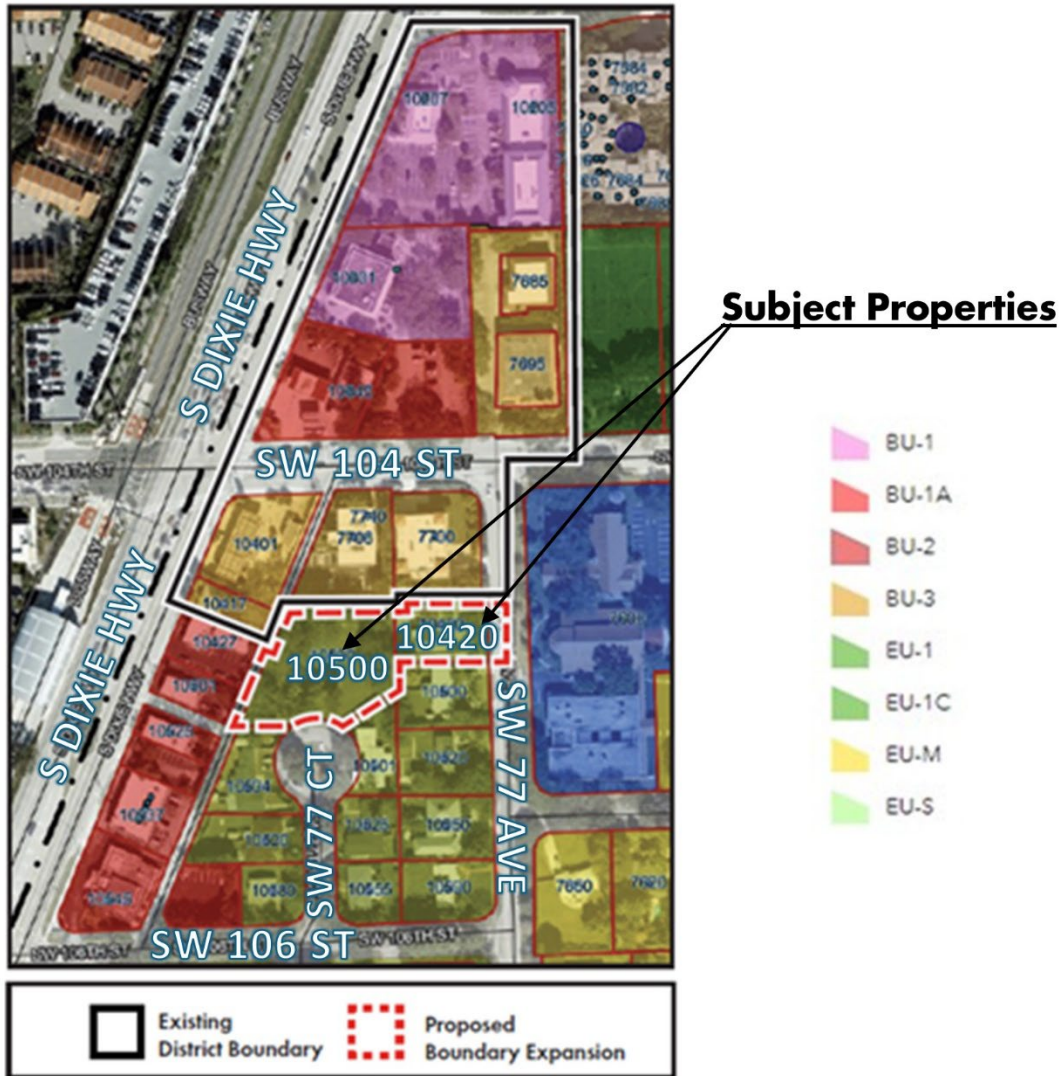
In conjunction with update of the Village's Comprehensive Development Master Plan, staff recommended an amendment to the Village's Future Land Use Map of the Comprehensive Plan to add two properties located at 10500 SW 77 Court and 10420 SW 77 Avenue into the Pinecrest Business Alternative District. The subject property is zoned RU-2, Residential Duplex. The proposed zoning map amendment is scheduled for consideration by the Local Planning Agency and Village Council at first reading on April 14, 2026. A copy of a proposed ordinance to amend the Official Zoning Map is attached.

PROPERTY DESCRIPTION

The subject properties are located immediately adjacent to the southern boundary of the Pinecrest Business Alternative District adjacent to Pinecrest Parkway (US 1) and SW 104 Street. The area of the properties proposed to be added is 46,125 square feet or 1.058 acres in area.

Official Zoning Map – Proposed Amendment

PINECREST BUSINESS ALTERNATIVE DISTRICT SW 104 STREET



Properties to be added to the Pinecrest Business Alternative District (PBAD):

- 10420 SW 77 Avenue (Folio Number 20-5010-006-0020)
- 10500 SW 77 Court (Folio Number 20-5010-001-0020)

EXISTING LAND USE

The properties that are proposed to be added to the Pinecrest Business Alternative District have historically been used for medical purposes. The property located at 10500 SW 77 Court is currently unoccupied, although has been used as a Dental lab for many years in the

past. The property located at 10420 SW 77 Avenue is an active medical office. Although residential duplex uses and the medical uses may continue to be permitted uses, the Pinecrest Business Alternative District would permit a mixture of residential, office, and commercial uses at a height of 4 stories or 51 feet and a maximum residential density of 35 dwelling units per acre, and floor area ratio of 1.0. The mixed-use development allowed within the Pinecrest Business Alternative District would require approval of a development plan by the Village Council as a conditionally permitted use following consideration in an advertised public hearing.

CURRENT ZONING

The subject property is currently zoned RU-2, Residential Duplex. Although the properties are proposed to be added to the Pinecrest Business Alternative District, the underlying zoning will not be amended.

NEIGHBORING PROPERTIES

Commercial uses are located to the north and west of the subject properties, including a medical office, gas station, bar and restaurant, and business offices. Kendall United Methodist Church is located to the west of the subject property, on the west side of SW 104 Street. Residential duplexes exist to the south of the subject properties.

COMPREHENSIVE DEVELOPMENT MASTER PLAN

The subject properties are designated RU-2, Residential Duplex on the Future Land Use Map of the Village's Comprehensive Development Master Plan. The properties are located immediately south of the southern boundary of the Pinecrest Business Alternative District (PBAD).

OFFICIAL ZONING MAP

The subject properties proposed to be included in the expanded PBAD are identified on the attached map, entitled "Official Zoning Map - Proposed Amendment - Exhibit A".

The existing zoning classifications of the subject properties are RU-2, Residential Duplex. The underlying zoning classifications are not proposed to be amended. Rather, the proposed amendment would bring the existing properties into the PBAD, allowing for an option to develop a mixed-use commercial, office and residential development in close proximity to Pinecrest Parkway (US 1).

Following review by the Village Council at first reading, staff will make all requested changes, transmit the revised draft to the State Land Planning Agency and other required review agencies, and schedule the proposed amendments for the Village Council's final consideration at second reading.

PROPOSED ORDINANCE

An ordinance rezoning the subject property and authorizing the Village Manager to amend the Official Zoning Map is attached for the Village Council's consideration.

STAFF RECOMMENDATION

In evaluating proposed amendments to the Official Zoning Map, the village council shall consider the following criteria:

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

8. Whether the proposal would result in an orderly and compatible land use pattern. Any positive and negative effects on such pattern shall be identified.
9. Whether the proposal would be in conflict with the public interest, and whether it is in harmony with the purpose and intent of this land development code.
10. Other matters which the local planning agency or the village council in its legislative discretion may deem appropriate.

The proposed amendment to the Official Zoning Map, if adopted, will allow for development that is compatible with the existing and planned uses near Pinecrest Parkway, within the SW 104 Street PBAD.

Staff recommends approval of the ordinance at first reading to amend the Official Zoning Map to include properties located at 10420 SW 77 Avenue (Folio No. 20-5010-006-0020) and 10500 SW 77 Court (Folio No. 20-3010-001-0020) into the Pinecrest Business Alternative District, subject to the following condition of approval:

1. Approval by the Village Council of the proposed amendment to the Future Land Use Map of the Village of Pinecrest's Comprehensive Development Master Plan, adding properties located at 10420 SW 77 Avenue (Folio No. 20-5010-006-0020) and 10500 SW 77 Court (Folio No. 20-3010-001-0020) into the Pinecrest Business Alternative District.

ORDINANCE NO. 2026 - _____

AN ORDINANCE OF THE VILLAGE COUNCIL OF THE VILLAGE OF PINECREST, FLORIDA, AMENDING THE VILLAGE'S OFFICIAL ZONING MAP TO EXTEND THE EXISTING BOUNDARIES OF THE PINECREST BUSINESS ALTERNATIVE DISTRICT (PBAD) TO INCLUDE PROPERTIES LOCATED AT 10420 SW 77 AVENUE AND 10500 SW 77 COURT (FOLIO NUMBERS 20-5010-006-0020 AND 20-5010-001-0020); PROVIDING FOR AMENDMENT AND ADOPTION; INCLUSION IN THE CODE OF ORDINANCES; CONFLICTS; SEVERABILITY; AND AN EFFECTIVE DATE.

WHEREAS, as provided in section 2(b), Article VIII of the Constitution of the State of Florida, and Section 166.021(1), Florida Statutes, the Village of Pinecrest, Florida (the "Village"), a municipal corporation, enjoys all governmental, corporate, and proprietary powers necessary to conduct municipal government, perform municipal functions, and render municipal services, and may exercise any power for municipal purposes, except as expressly prohibited by law; and

WHEREAS, Article VIII, Section 2 of the Florida Constitution, and Chapter 166, Florida Statutes, provide municipalities the authority to exercise any power for municipal purposes, except where prohibited by law, and to adopt ordinances in furtherance of such authority; and

WHEREAS, the Village Council of the Village of Pinecrest ("Village Council") finds it periodically necessary to amend its Code of Ordinances and Land Development Regulations ("Code") in order to update regulations and procedures to implement municipal goals and objectives, including goals, objectives, policies and future land use map designations of the Village's Comprehensive Development Master Plan; and

WHEREAS after having received input and participation by interested members of the public and staff, the Village Council finds the proposed amendment to the Official Zoning Map to be consistent with the Village's Comprehensive Development Master Plan and goals of the Village's Strategic Plan; and

WHEREAS THE Village Council finds that amendment of the Village's Official Zoning Map to extend the existing boundaries of the Pinecrest Business Alternative District

Note:

~~Strikethrough words~~ are deletions to the existing words in the Code of Ordinances and Land Development Regulations.

Underlined words are additions to the existing words in the Code of Ordinances and Land Development Regulations.

(PBAD) to include properties located at 10420 SW 77 Avenue and 10500 SW 77 Court (Folio Numbers 20-5010-006-0020 and 20-5010-001-0020), is consistent with goals of the Village's Comprehensive Development Master Plan; and

WHEREAS, the Village Charter empowers the Village Council to adopt, amend or repeal its ordinances and resolutions as may be required for the benefit of the residents of the Village of Pinecrest; and

WHEREAS, the Local Planning Agency, held a duly advertised public hearing on April 14, 2026; and has forwarded the proposed amendments to the Village Council with a recommendation for approval; and

WHEREAS, after reviewing the Local Planning Agency's recommendations, the recommendations of Village staff, and comments from the public, the Village Council finds that the proposed amendment to its Official Zoning Map is in compliance and consistent with Florida law, its adopted Comprehensive Development Master Plan; and

WHEREAS, the Village Council held a public hearing on April 14, 2026; and

WHEREAS, the Village Council of the Village of Pinecrest, Florida held a second public hearing on _____, 2026; and

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

WHEREAS, the Village Council further finds it to be in the best interest of the public health, safety and welfare of the citizens to adopt this ordinance amending the Official Zoning Map

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

SECTION 1. Recitals.

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

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hereby made a specific part of this Ordinance.

SECTION 2. Amendment and Adoption.

The amendment to the Village of Pinecrest Official Zoning Map, attached hereto and incorporated herein as shown on the attached map entitled, "Exhibit "A" - Official Zoning Map - Proposed Amendment", dated "April 2026", is hereby adopted.

SECTION 3. Inclusion in the Code of Ordinances.

It is the intention of the Village Council and it is hereby ordained that the amendment to the Official Zoning Map made by this Ordinance as set forth in the attached map entitled, "Exhibit "A" - Official Zoning Map - Proposed Amendment", dated "April 14, 2026" shall become part of the Code of Ordinances, and that the sections of this Ordinance may be renumbered and relettered as necessary, and that the word "Ordinance" may be changed to "Section, "Article" or other appropriate word.

SECTION 4. Conflicts.

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

SECTION 5. Severability.

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

SECTION 6. Effective Date.

This Ordinance shall be effective immediately upon passage by the Village Council on second reading.

PASSED on first reading this 14th day of April, 2026.

PASSED AND ADOPTED on second reading this _____^h day of _____, 2026.

Joseph M. Corradino, Mayor

ATTEST:

Priscilla Torres, MMC
Village Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

Mitchell Bierman
Village Attorney

Motion on Second Reading by:
Second on Second Reading by:

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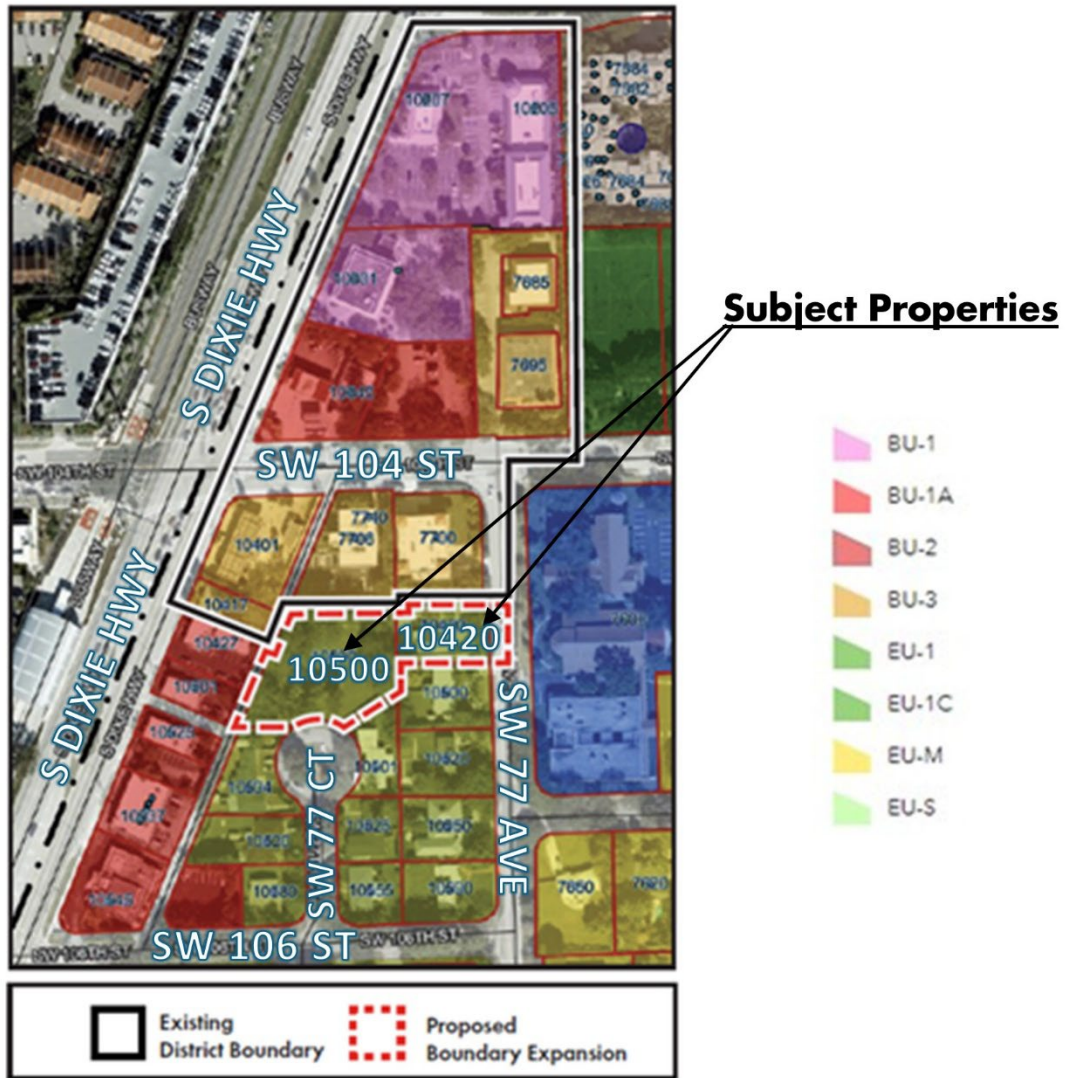
Vote:

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Official Zoning Map – Proposed Amendment

Exhibit “A”

**PINECREST BUSINESS ALTERNATIVE DISTRICT
SW 104 STREET**



Properties to be added to the Pinecrest Business Alternative District (PBAD):

- 10420 SW 77 Avenue (Folio Number 20-5010-006-0020)
- 10500 SW 77 Court (Folio Number 20-5010-001-0020)

First Reading: April 14, 2026