



VILLAGE OF PINECREST
Committee Action Form

COMMITTEE: Pinecrest Parkway Citizens Committee

MEETING DATE: 07/19/2022

MEMBERS PRESENT:

John Medina
Douglas Kulig
John Farrar
Victoria Trucco

OFFICIAL ACTION (ATTACH DOCUMENTATION IF NECESSARY):

Call to Order; Roll Call

Vice Chair Trucco made a motion to approve the minutes of the June 25, 2022 meeting. The motion was seconded and the minutes were approved.

Melissa Hege, MHCP Colab provided a PowerPoint presentation of the draft "Discovery Report".

Melissa Hege and Matt Manda, MKSK Studios provided a review of the Consultant's observations and findings following review of existing conditions along Pinecrest Parkway and review of the Village's Comprehensive Development Master Plan and Land Development Regulations. They provided a review of case studies of other communities, including a summary of the Land Development Regulations and permitted development types in Palm Beach, Florida; Boca Raton, Florida; Kansas City, Missouri; and Dallas Texas. These examples were then compared to the type and scope of development now permitted in Coral Gables, Florida. Additionally, the Consultants provided a comparison of these communities' development regulations with regulations currently in place within the North Pinecrest Business Alternative District and elsewhere adjacent to Pinecrest Parkway (US 1).

In response to general questions from the public in attendance, Stephen Olmsted, Planning Director and Melissa Hege, Consultant provided an explanation of the Pinecrest Parkway (US 1) Vision Plan Update process, the purpose of the appointed Pinecrest Parkway Citizens Committee, and a brief history of the planned improvements to the Busway and South Transit Corridor.

Stephen Olmsted, Planning Director provided a PowerPoint presentation and facilitated a discussion on the requirements of the Miami-Dade County Rapid Transit Zone (RTZ) Ordinance

Discussion confirmed that quality of life is important in Pinecrest and that future development should preserve and enhance the quality of life that residents enjoy.

Chairman Medina stated that future development should be arranged and developed in a way that continues to protect single-family residential neighborhoods with a stepped down "wedding cake" pattern, and should include a village-scale commercial area, green space, open space, walkways, and clearly established ground rules for site lines, sidewalks, and boulevards instead of "alleys".

Mayor Corradino provided a summary and history of the Miami-Dade County RTZ Ordinance and how it evolved and improved between the first and current versions.

QUESTIONS AND ANSWERS/ PUBLIC DISCUSSION -

John Steinbauer stated that it is important to also focus on the "back of house" or rear of commercial developments to make sure they are attractive and inviting to adjoining residents. Mr. Steinbauer stated the importance of maintaining and enforcing the Village's noise limits.

Official action by a committee shall be in the form of a motion, approved by the membership, making a recommendation to the Village Council.

OTHER COMMENTS/NEW BUSINESS:

NEXT MEETING DATE: 08/10/2022

APPROVED MINUTES OF LAST MEETING OF 06/21/2022 ATTACHED YES NO

SUBMITTED BY: Stephen Olmsted, Planning Director

PLEASE SUBMIT THIS FORM TO THE CLERK'S OFFICE IMMEDIATELY FOLLOWING THE MEETING.

THIS FORM SHALL SERVE AS AN INTERIM RECORD OF THE MEETING UNTIL SUCH TIME AS THE MINUTES HAVE BEEN APPROVED.

12645 Pinecrest Parkway, Pinecrest, Florida 33156
T: 305.234.2121 | F: 305.234.2131
www.pinecrest-fl.gov

Rev. 2/26/2013





VILLAGE OF PINECREST
Committee Action Form

COMMITTEE: Pinecrest Parkway Citizens Committee

MEETING DATE: 08/10/2022

MEMBERS PRESENT:

John Medina, Chair
Victoria Trucco, Vice Chair
Jose Casanova
John Farrar
Roney Mateu
Amar Sawhney

OFFICIAL ACTION (ATTACH DOCUMENTATION IF NECESSARY):

Vice Chair Trucco made a motion to approve the minutes of the July 9, 2022 meeting. The motion was seconded by Mr. Sawhney and the minutes were approved.

Melissa Hege, MHCP Colab, and Matt Manda MKSK Design, provided an introduction of the work completed to date and the upcoming Character and Design Studies presentation.

Matt Manda, MKSK Studios provided a PowerPoint presentation of "Character and Design" studies of various projects and features of projects in other example communities.

Matt Manda, MKSK Design provided illustrations of development at SW 136 Street and SW 104 Street showing an increase in Floor Area Ratio from .73 as currently permitted to 1.0 as included in Miami-Dade County's proposed RTZ Ordinance .

Vice Chair Trucco indicated a preference for Scenario 2.

Mr. Mateu emphasized the need for quality architecture and design in all future development along Pinecrest Parkway (US 1). He likes modern design elements and stated that Pinecrest is not Coral Gables or Key West.

Chairman Medina suggested that the Village shouldn't dictate a particular style but agreed that a high quality of architectural design is important. He wants to focus on creating a center with inclusion of attractive boulevards

Vice Chair Trucco indicated a preference for an abundance of canopy trees, green space and a shaded median.

Mr. Mateu Would like to see improved gateway entrances and improved landscaping along US 1. He recommends the planting of an abundance of Slash Pine trees from one end to the other. He notes that if the Village makes improvements to the median, others will be encouraged to make improvements to their properties.

Mr. Sawhney wants to get the public's input into the planning process.

Mr. Casanova asked if Home Depot could be integrated into redevelopment of the property at the northeast corner of US 1 and SW 136 Street. He believes a floor area of 1.0 to 1.5 would be required to support a quality redevelopment project.

General Committee Discussion – Analyze Floor Area Ratio of 1.0 instead of 1.5 or 0.75. Commercial redevelopment in proximity to residential development should include a step down in heights and buffering. Scale is important. Artwork is important. The trend is toward mixed use development and it has resulted in the successful transformation of other communities. Everyone enjoys green open space and landscaping. It is agreed that buildings should be stepped down in height near residential neighborhoods. There is not consensus that buildings should be brought close to the adjoining streets without adequate setbacks.

QUESTIONS AND ANSWERS/ PUBLIC DISCUSSION –

Karen Ross stated that she does not agree with update of the Pinecrest Parkway (US 1) Vision Plan update every ten years. Village Council voted previously not to install irrigation in the median. Ms. Ross is not in support of parking garages. She supports a maximum of 4 stories in building height unless higher heights are restricted to the middle of a property with adequate separation from adjoining residential uses. Ms. Ross stated that the Village Charter references Pinecrest's "semi-rural" character.

A resident in attendance suggested that the Village provide adequate incentives for positive change. He suggested that the majority of residents do not support increases in density.

Mr. Harry Spelzer suggested the Village does not have a planning problem that needs to be addressed at the moment.

Official action by a committee shall be in the form of a motion, approved by the membership, making a recommendation to the Village Council.

OTHER COMMENTS/NEW BUSINESS:

NEXT MEETING DATE: 09/15/2022

APPROVED MINUTES OF LAST MEETING OF 07/19/2022 ATTACHED YES NO

SUBMITTED BY: Stephen Olmsted, Planning Director

PLEASE SUBMIT THIS FORM TO THE CLERK'S OFFICE IMMEDIATELY FOLLOWING THE MEETING.

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