

32 with planned improvements to the Bus Rapid Transit System, and Goal 3.3, requiring
33 development of an “Inspire Campaign” to discuss commercial corridor considerations;
34 and

35 WHEREAS on September 1, 2022, Miami-Dade County adopted Ordinance 22-
36 106, a Rapid Transit Zone Ordinance implementing its policies to provide transit-
37 oriented development by increasing density and intensity along transit corridors, with the
38 goal of supporting regional transportation goals; creating a framework for municipalities
39 that have jurisdiction over land within one-half- and one-mile buffers around the SMART
40 Plan Corridors, to plan for transit-oriented development while maintaining their regulatory
41 authority; and

42 WHEREAS Miami-Dade County Ordinance 22-106 requires all municipalities in
43 Miami-Dade County to allow for a minimum floor area ratio of 1.0 for properties within
44 one-half mile of designated transit corridors, including the South Dade Transitway
45 adjacent to the Village of Pinecrest; and a minimum floor area ratio of 1.5 in the core of
46 designated Community Urban Centers; and

47 WHEREAS the Village Council has completed its Inspire Campaign, and
48 appointed the “Pinecrest Parkway Citizens Committee” for the purpose of evaluating
49 required amendments to the Village’s established floor area ratio limits; reviewing needed
50 and recommended amendments to the Pinecrest Parkway (US 1) Vision Plan; providing
51 oversight and direction throughout the planning process; and making recommendations to
52 the Village Council; and

53 WHEREAS, the Pinecrest Parkway Citizens Committee has worked with planning
54 staff and planning consultants to update the Pinecrest Parkway (US 1) Vision Plan, taking
55 into consideration planned improvements to the South Dade Transitway and Busway
56 including the addition of new stations adjacent to SW 104 Street and SW 136 Street;
57 and considering other requirements of the Miami-Dade County Rapid Transit Zone
58 Ordinance 22-106; and

59 WHEREAS, the appointed Pinecrest Parkway Citizens Committee has convened
60 numerous public meetings, hosted a community-wide visioning session, and considered
61 additional community input provided by means of a visioning survey; and

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62 WHEREAS, the visioning and planning process as overseen by the Pinecrest
63 Parkway Citizens Committee has culminated in completion of the proposed Pinecrest
64 Parkway (US 1) Vision Plan Update that enumerates and describes a series of
65 recommendations formulated to address redevelopment opportunities, land development
66 regulations, landscaping, aesthetics, parking, public safety, improved pedestrian and
67 vehicular circulation, development incentives, and requirements of Miami-Dade County
68 RTZ Ordinance 22-106; and

69 WHEREAS, the Pinecrest Parkway Visioning Committee recommends adoption of
70 the Pinecrest Parkway (US 1) Vision Plan Update, and has forwarded the proposed plan
71 to the Village Council with a recommendation for approval and adoption; and

72 WHEREAS after having received input and participation by the Pinecrest Parkway
73 Citizens Committee, interested members of the public, and staff, the Village Council finds
74 the proposed amendments to the Land Development Regulations to be consistent with the
75 Village's Comprehensive Development Master Plan and Village Council's goals of the
76 Village's Strategic Plan; and

77 WHEREAS the requirements of the Miami-Dade County Rapid Transit Zone
78 ordinance and the recommended updates to the Pinecrest Parkway (US 1) Vision Plan
79 require amendment of the Village's Official Zoning Map; and

80 WHEREAS THE Village of Pinecrest has acquired land located at 6610 SW 88
81 Street (Folio: 20-5001-000-0780) and 8850 SW 65 Court (Folio: 20-5001-000-1180),
82 and intends to use the property for public purposes as a Public Park (Gary Matzner Park),
83 consistent with goals of the Village's Parks and Recreation Master Plan; and

84 WHEREAS after having received input and participation by the Pinecrest Parkway
85 Citizens Committee, interested members of the public, and staff, the Village Council finds
86 the proposed amendments to the Official Zoning Map to be consistent with the Village's
87 Comprehensive Development Master Plan and Villae Council's goals of the Village's
88 Strategic Plan; and

89 WHEREAS, the Village Council has identified amendments to the Official Zoning
90 Map necessary for implementation of the goals, objectives, and policies of the Village's
91 Comprehensive Development Master Plan, the Pinecrest Parkway (US 1) Vision Plan; the

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92 Pinecrest Parkway (US 1) Vision Plan Update, and Miami-Dade County’s RTZ Ordinance,
93 and

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

97 WHEREAS, the Local Planning Agency, held a duly advertised public hearing on
98 October 12, 2022; and has forwarded the proposed amendments to the Village Council
99 with a recommendation for approval; and

100 WHEREAS, after reviewing the Local Planning Agency’s recommendations, the
101 recommendations of Village staff, and comments from the public, the Village Council finds
102 that the proposed amendments to its Official Zoning Map are in compliance and
103 consistent with Florida law, its adopted Comprehensive Development Master Plan, the
104 Pinecrest Parkway (US 1) Vision Plan; and the Pinecrest Parkway (US 1) Vision Plan
105 Update; and

106 WHEREAS, the Village Council held a public hearing on October 12, 2022;
107 and

108 WHEREAS, the Village Council of the Village of Pinecrest, Florida held a second
109 public hearing on December 13, 2022; and

110 WHEREAS, said public hearings were advertised in accordance with Chapter
111 166.041, Florida Statutes; and

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

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

117
118 **SECTION 1. Recitals.**

119 The foregoing “WHEREAS” clauses are hereby ratified and confirmed as being

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120 true, correct and reflective of the legislative intent underlying this Ordinance and are
121 hereby made a specific part of this Ordinance.

122 **SECTION 2. Amendment and Adoption.**

123 The amendments to the Village of Pinecrest Official Zoning Map, attached hereto
124 and incorporated herein as shown on the attached map entitled, "Proposed Zoning Map
125 Amendments", dated "September 2022", are hereby adopted.

126 **SECTION 3. Inclusion in the Code of Ordinances.**

127 It is the intention of the Village Council and it is hereby ordained that the
128 amendments to the Official Zoning Map made by this Ordinance as set forth in the
129 attached map entitled, "Proposed Zoning Map Amendments", dated "September 2022"
130 shall become part of the Code of Ordinances, and that the sections of this Ordinance
131 may be renumbered and relettered as necessary, and that the word "Ordinance" may be
132 changed to "Section, "Article" or other appropriate word.

133 **SECTION 4. Conflicts.**

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

136 **SECTION 5. Severability.**

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

140 **SECTION 6. Effective Date.**

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

143 PASSED on first reading this 12th day of October, 2022.

144 PASSED AND ADOPTED on second reading this _____th day of _____, 2022.

145

146

147

Joseph M. Corradino, Mayor

148 ATTEST:

149

150

151

Priscilla Torres, CMC
Village Clerk

154

155 APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

156

157

158

Mitchell Bierman
Village Attorney

161

162 Motion on Second Reading by:

163 Second on Second Reading by:

Note:

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164

165 Vote:

Note:

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Village of Pinecrest Proposed Zoning Map Amendments

Proposed Map Amendments

Pinecrest Business Alternative Districts

- Existing PBAD
- Proposed PBAD

1. Kendall Drive and Pinecrest Parkway District
2. Dadeland Plaza District
3. Kendall Plaza District
4. SW 104 Street District
5. SW 136 Street District

Parks and Recreational Facilities

- Gary Matzner Park
- A. Proposed Amendment from EU-1 to PR

EU-1C
Residential Estate
One unit per two and one half gross acre

EU-1
Residential Estate
One unit per gross acre

EU-S
Residential Suburban Estate
One unit per 25,000 gross sq. ft.

EU-M
Residential Modified Estate
One unit per 15,000 net sq. ft.

RU-1
Residential Single Family
One unit per 7,500 net sq. ft.

RU-2
Residential Duplex
One two-family structure per 7,500 net sq. ft.

RU-3
Residential Multi-Family Low Density
Nine and three tenths (9.3) units per net acre

RU-3M
Residential Multi-Family Moderate Density
Twelve and nine tenths (12.9) units per net acre

RU-4L
Residential Multi-Family Low-Medium Density
Twenty-three (23) units per net acre

RU-4M
Residential Multi-Family Medium-High Density
Thirty-six (36) units per net acre

RU-4
Residential Multi-Family High Density
Fifty (50) units per net acre

RU-5
Office Development
Max. floor area ratio 0.40 at (1) story increased by 0.11 for ea. additional story

BU-1
Restricted Commercial Development
Max. floor area ratio 0.40 at (1) story increased by 0.11 for ea. additional story

BU-1A
General Business Development
Max. floor area ratio 0.40 at (1) story increased by 0.11 for ea. additional story

BU-2
Special Business Development
Max. floor area ratio 0.40 at (1) story increased by 0.11 for ea. additional story

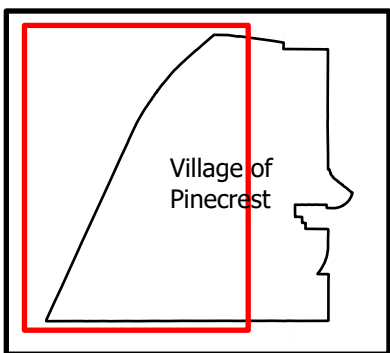
BU-3
Intensive Business Development
Max floor area ratio 0.40 at (1) story increased by 0.11 for ea. additional story

PR
Parks and Recreational Facilities
Max floor area ratio 0.40 at (1) story increased by 0.11 for ea. additional story

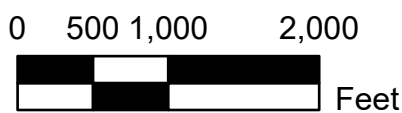
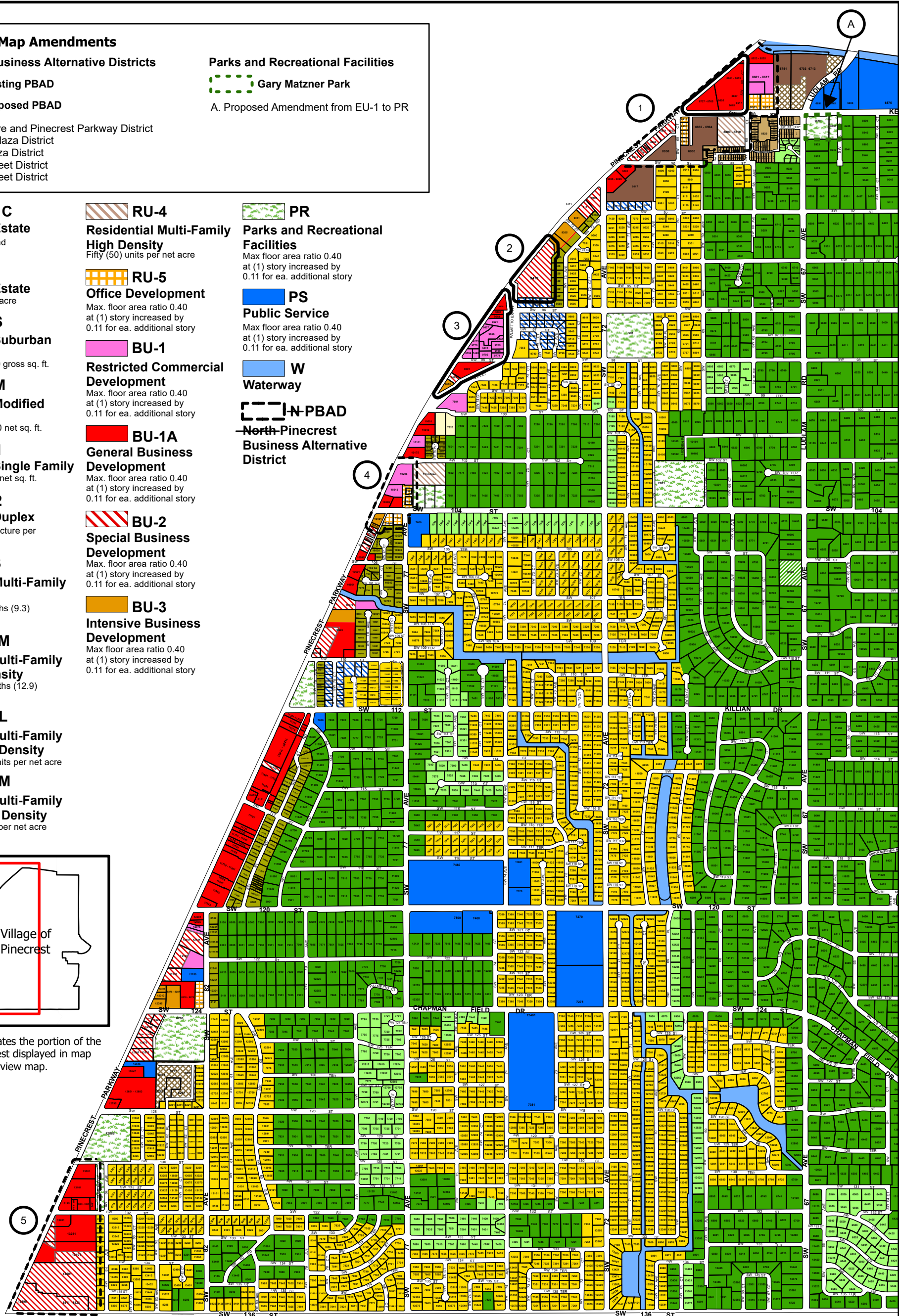
PS
Public Service
Max floor area ratio 0.40 at (1) story increased by 0.11 for ea. additional story

W
Waterway

N-PBAD
North-Pinecrest Business Alternative District



Inset map illustrates the portion of the Village of Pinecrest displayed in map amendment overview map.



Printed: SEPTEMBER 2022



Properties to be added to expanded and new Pincrest Business Alternative Districts

FOLIO	TTRRSS	X_COORD	Y_COORD	TRUE_SITE_	TRUE_SITE1	TRUE_SIT_1	TRUE_SIT_2
2040350001161	544035	885166.800000000000	493391.700000000000	6801 N KENDALL DR		Pincrest	33143-1570
2040350001162	544035	884982.700000000000	493384.700000000000	6805 SW 88 ST		Pincrest	33143-1522
2040350001260	544035	885051.000000000000	493984.200000000000	8525 S DIXIE HWY		Pincrest	33143-7809
2040350430001	544035	885083.200000000000	493744.400000000000			Pincrest	33143-0000
2050020000110	554002	884701.300000000000	492976.000000000000	8800 SW 68 CT		Pincrest	33156-1510
2050020050010	554002	884069.200000000000	493028.600000000000	6950 N KENDALL DR		Pincrest	33156-1584
2050020050011	554002	884067.000000000000	493117.000000000000	6910 N KENDALL DR		Pincrest	33156-1521
2050020050030	554002	884073.400000000000	492925.900000000000	8821 SW 69 CT		Pincrest	33156-1605
2050020050040	554002	884076.500000000000	492824.600000000000	8861 SW 69 CT		Pincrest	33156-1605
2050020050080	554002	883663.000000000000	492804.700000000000	8865 S DIXIE HWY		Pincrest	33156-1618
2050020050090	554002	883576.500000000000	492723.400000000000	8921 S DIXIE HWY		Pincrest	33156-1619
2050020050100	554002	883521.300000000000	492671.600000000000	8935 S DIXIE HWY		Pincrest	33156-1619
2050020050110	554002	883425.900000000000	492593.700000000000	8975 S DIXIE HWY		Pincrest	33156-1619
2050020060010	554002	883843.600000000000	492971.100000000000	8821 S DIXIE HWY		Pincrest	33156-1618
2050020560001	554002	884279.600000000000	492883.200000000000			Pincrest	33156-0000
2050020820001	554002	883826.300000000000	492680.000000000000			Pincrest	33156-0000
2040350430010	544035	885083.200000000000	493744.400000000000	8601 SW 68 CT 1	1	Pincrest	33143-7899
2040350430020	544035	885083.200000000000	493744.400000000000	8601 SW 68 CT 2	2	Pincrest	33143-7899
2040350430030	544035	885083.200000000000	493744.400000000000	8601 SW 68 CT 3	3	Pincrest	33143-7899
2040350430040	544035	885083.200000000000	493744.400000000000	8601 SW 68 CT 4	4	Pincrest	33143-7899
2040350430050	544035	885083.200000000000	493744.400000000000	8601 SW 68 CT 5	5	Pincrest	33143-7899
2040350430060	544035	885083.200000000000	493744.400000000000	8601 SW 68 CT 6	6	Pincrest	33143-7899
2040350430070	544035	885083.200000000000	493744.400000000000	8601 SW 68 CT 21	21	Pincrest	33143-7899
2040350430080	544035	885083.200000000000	493744.400000000000	8601 SW 68 CT 22	22	Pincrest	33143-7899
2040350430090	544035	885083.200000000000	493744.400000000000	8601 SW 68 CT 23	23	Pincrest	33143-7899
2040350430100	544035	885083.200000000000	493744.400000000000	8601 SW 68 CT 24	24	Pincrest	33143-7899
2040350430110	544035	885083.200000000000	493744.400000000000	8601 SW 68 CT 25	25	Pincrest	33143-7899
2040350430120	544035	885083.200000000000	493744.400000000000	8601 SW 68 CT 26	26	Pincrest	33143-7899
2040350430130	544035	885083.200000000000	493744.400000000000	8603 SW 68 CT 1	1	Pincrest	33143-7899
2040350430140	544035	885083.200000000000	493744.400000000000	8603 SW 68 CT 2	2	Pincrest	33143-7899
2040350430150	544035	885083.200000000000	493744.400000000000	8603 SW 68 CT 3	3	Pincrest	33143-7899
2040350430160	544035	885083.200000000000	493744.400000000000	8603 SW 68 CT 4	4	Pincrest	33143-7899
2040350430170	544035	885083.200000000000	493744.400000000000	8603 SW 68 CT 5	5	Pincrest	33143-0000
2040350430180	544035	885083.200000000000	493744.400000000000	8603 SW 68 CT 6	6	Pincrest	33143-7899

2050020820450	554002	883826.300000000000	492680.000000000000	8950 SW 69 CT 213	213	Pincrest	33156-1646
2050020820460	554002	883826.300000000000	492680.000000000000	8950 SW 69 CT 313	313	Pincrest	33156-1646
2050020820470	554002	883826.300000000000	492680.000000000000	8950 SW 69 CT 413	413	Pincrest	33156-1646
2050020820480	554002	883826.300000000000	492680.000000000000	8950 SW 69 CT 114	114	Pincrest	33156-1646
2050020820490	554002	883826.300000000000	492680.000000000000	8950 SW 69 CT 214	214	Pincrest	33156-1646
2050020820500	554002	883826.300000000000	492680.000000000000	8950 SW 69 CT 115	115	Pincrest	33156-1646
2050020820510	554002	883826.300000000000	492680.000000000000	8950 SW 69 CT 215	215	Pincrest	33156-1646
2050020820520	554002	883826.300000000000	492680.000000000000	8950 SW 69 CT 116	116	Pincrest	33156-1646
2050020820530	554002	883826.300000000000	492680.000000000000	8950 SW 69 CT 216	216	Pincrest	33156-1646
2050020820540	554002	883826.300000000000	492680.000000000000	8950 SW 69 CT 117	117	Pincrest	33156-1646
2050020820550	554002	883826.300000000000	492680.000000000000	8950 SW 69 CT 217	217	Pincrest	33156-1646
2050020820560	554002	883826.300000000000	492680.000000000000	8950 SW 69 CT 218	218	Pincrest	33156-1646
2050020820570	554002	883826.300000000000	492680.000000000000	8950 SW 69 CT 219	219	Pincrest	33156-1646
2050020820580	554002	883826.300000000000	492680.000000000000	8950 SW 69 CT 220	220	Pincrest	33156-1646
2050020820590	554002	883826.300000000000	492680.000000000000	8950 SW 69 CT 221	221	Pincrest	33156-1646
2050020820600	554002	883826.300000000000	492680.000000000000	8950 SW 69 CT 222	222	Pincrest	33156-1646

FOLIO	TTRRSS	X_COORD	Y_COORD	TRUE_SITE_	TRUE_SITE1	TRUE_SIT_1	TRUE_SIT_2
2050020080111	554003	880359.700000000000	488006.400000000000	10313 S DIXIE HWY		Pinecrest	33156-3162
2050020080112	554003	880464.800000000000	488220.500000000000	10205 S DIXIE HWY		Pinecrest	33156-3147
2050020080120	554003	880250.600000000000	487858.300000000000	10345 S DIXIE HWY		Pinecrest	33156-3148
2050020080121	554003	880532.000000000000	487942.200000000000			Pinecrest	33156-0000
2050020080123	554003	880397.800000000000	487848.200000000000			Pinecrest	33156-0000
2050020720001	554002	880552.000000000000	487881.900000000000			Pinecrest	33156-0000
2050020740001	554002	880551.200000000000	488009.100000000000			Pinecrest	33156-0000
2050100010010	554010	880294.600000000000	487616.000000000000	7740 SW 104 ST		Pinecrest	33156-3149
2050100060010	554010	880419.700000000000	487627.200000000000	7700 SW 104 ST		Pinecrest	33156-3149
2050100060170	554010	880113.500000000000	487530.300000000000	10417 S DIXIE HWY		Pinecrest	33156-3757
2050100060180	554010	880156.400000000000	487624.300000000000	10401 S DIXIE HWY		Pinecrest	33156-3757
2050020720010	554002	880552.000000000000	487881.900000000000	7695 SW 104 ST		Pinecrest	33156-3159
2050020720020	554002	880552.000000000000	487881.900000000000	7695 SW 104 ST		Pinecrest	33156-3159
2050020720030	554002	880552.000000000000	487881.900000000000	7695 SW 104 ST		Pinecrest	33156-3159
2050020720040	554002	880552.000000000000	487881.900000000000	7695 SW 104 ST		Pinecrest	33156-3159
2050020720050	554002	880552.000000000000	487881.900000000000	7695 SW 104 ST		Pinecrest	33156-3159
2050020740010	554002	880551.200000000000	488009.100000000000	7685 SW 104 ST 100	100	Pinecrest	33156-3161
2050020740020	554002	880551.200000000000	488009.100000000000	7685 SW 104 ST 200	200	Pinecrest	33156-3161
2050020740030	554002	880551.200000000000	488009.100000000000	7685 SW 104 ST 210	210	Pinecrest	33156-3161
2050020740040	554002	880551.200000000000	488009.100000000000	7685 SW 104 ST 220	220	Pinecrest	33156-3161

FOLIO	TTRRSS	X_COORD	Y_COORD	TRUE_SITE_	TRUE_SITE1	TRUE_SIT_1	TRUE_SIT_2
2050150000510	554015	876488.900000000000	478509.800000000000	13101 S DIXIE HWY		Pinecrest	33156-6509
2050150000511	554015	876520.400000000000	478308.300000000000	8425 SW 132 ST		Pinecrest	33156-6505
2050150000513	554015	876406.300000000000	478285.500000000000	8461 SW 132 ST		Pinecrest	33156-6505
2050150000514	554015	876650.500000000000	478308.200000000000	8421 SW 132 ST		Pinecrest	33156-6505
2050150000520	554015	876289.700000000000	478289.100000000000	13195 S DIXIE HWY		Pinecrest	33156-6509
2050150000530	554015	876533.700000000000	478738.600000000000	13001 S DIXIE HWY		Pinecrest	33156-6525
2050150260020	554015	876241.900000000000	478069.400000000000	13201 S DIXIE HWY		Pinecrest	33156-6511
2050150340060	554015	876421.600000000000	477947.600000000000	13251 S DIXIE HWY		Pinecrest	33156-6511
2050150340070	554015	876331.200000000000	477649.200000000000	13401 S DIXIE HWY		Pinecrest	33156-6512
2050150570010	554015	876092.500000000000	476986.600000000000	13595 S DIXIE HWY		Pinecrest	33156-6508
2050150570020	554015	876328.900000000000	477279.000000000000	13501 S DIXIE HWY		Pinecrest	33156-6513