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

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PETITION REQUEST

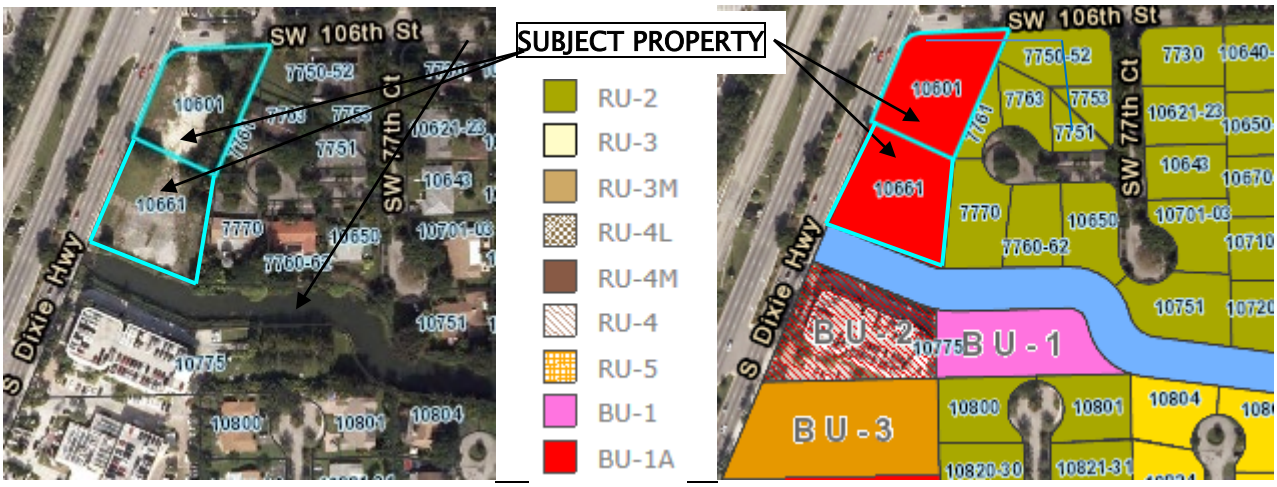
G.F.B. Enterprises, LLC (Owner) and Lou Campanile (Applicant) are requesting approval of a preliminary subdivision plat ("Kendall Imports North") for the platting of property and the creation of one commercial tract on property located at 10601 and 10661 Pinecrest Parkway, Florida, within the BU-1A, 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:
- [x] 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:

- [ ] Change in Zoning District
- [ ] Variance
- [ ] Appeal of Decision
- [ ] Conditional Use
- [x] Plat
- [ ] Entry Feature
- [ ] Site Plan
- [ ] 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. (Width) X VARIES ft. (Depth) = 63,269 sq. ft.; 1.45 acre(s)

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 ½ 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.

Date	Applicant's Signature	Print Name
4/8/22		LOU CAMPANILE, JR.
Date	Applicant's Signature (if more than one)	Print Name

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

Block ------- Section 10/55S/40E PB/PG ------

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 _____ Date 4/11/2022
MANAGER, G.F.B. ENTERPRISES, LLC

Owner's Name _____ Signature _____ Date _____

Notary to Owner:

Notary Public State of Florida
Christopher K Roberts
My Commission HH 054300
Expires 10/18/2024

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

Notary to Applicant: Diana L. Donahoe

DIANA L. DONAHOE
MY COMMISSION # HH 134824
EXPIRES: August 2, 2025
Bonded Thru Notary Public Underwriters

PUBLIC HEARING NOTICE **PUBLIC HEARING NOTICE**

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

MEMORANDUM
Department of Building and Planning

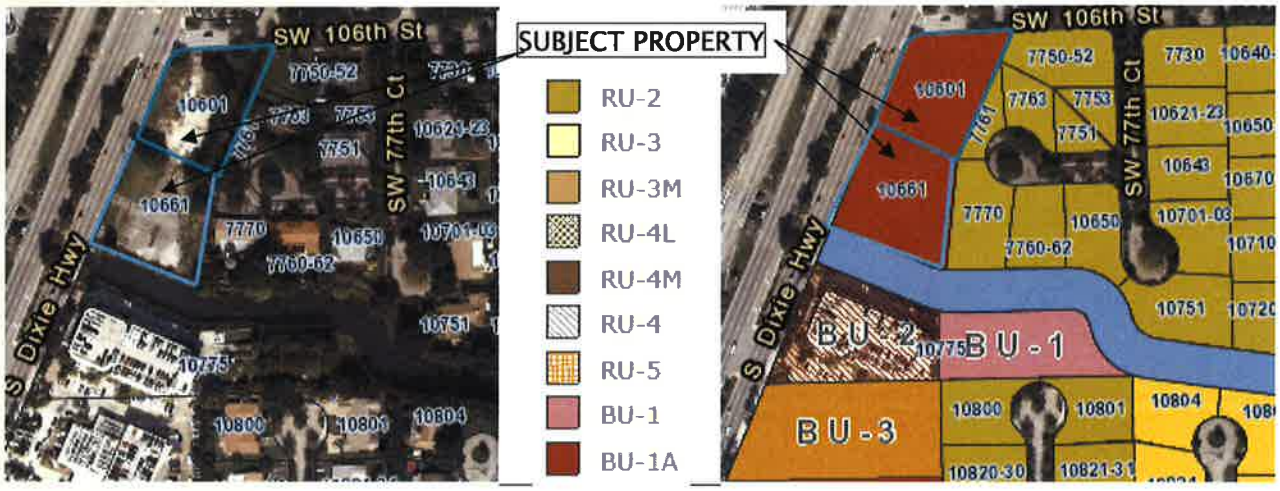
On **Wednesday, June 8, 2022 at 7:00 p.m.**, the Pinecrest Village Council will conduct a public hearing at the Pinecrest Municipal Center, Council Chamber, 12645 Pinecrest Parkway, Pinecrest, Florida to consider the following:

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).

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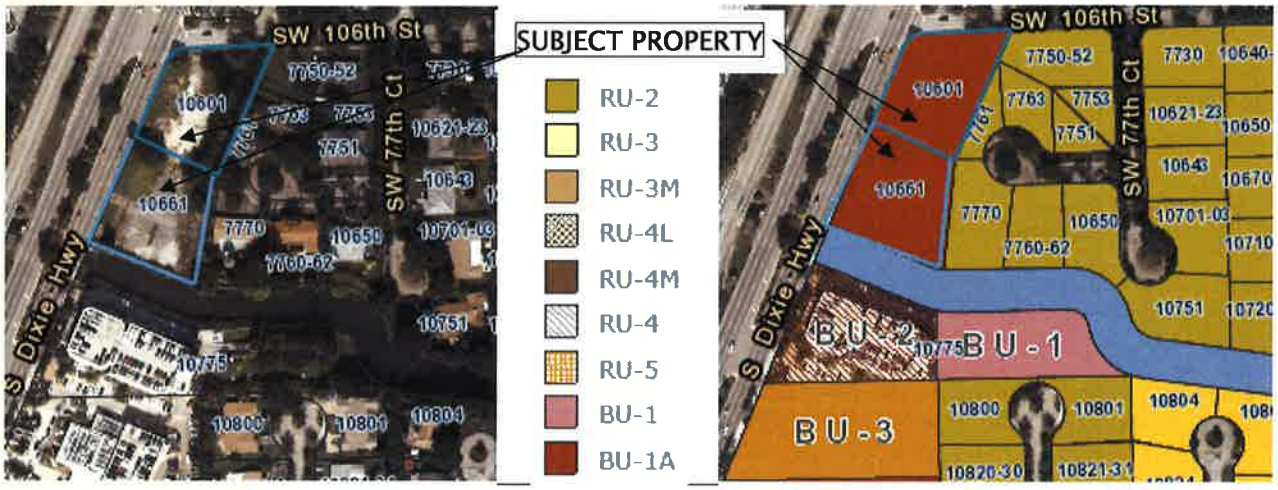

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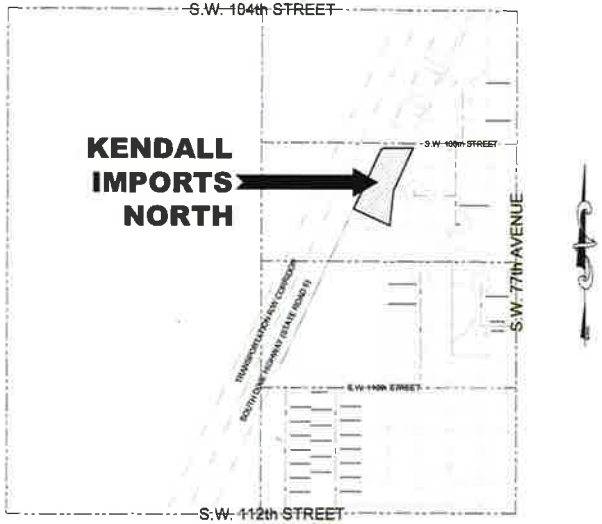
PUBLIC HEARING
MUNICIPAL CENTER
ADDITIONAL INFORMATION
DEPARTMENT OF BUILDING AND PLANNING

PUBLIC HEARING
PERTAINING TO THIS PROPERTY TO BE HELD AT:
MUNICIPAL CENTER
ADDITIONAL INFORMATION
DEPARTMENT OF BUILDING AND PLANNING

PUBLIC HEARING
MUNICIPAL CENTER



LOCATION MAP

1" = 300'

NORTHEAST ¼, SECTION 10,
TOWNSHIP 55 SOUTH, RANGE 40 EAST,
VILLAGE OF PINECREST, MIAMI-DADE COUNTY, FLORIDA

LEGAL DESCRIPTION - PROPOSED TRACT "A":
(Folio # 20-5010-000-0191 & 20-5010-000-0190)
10601 South Dixie Highway, Pinecrest, Florida 33156

(PART 1 - Folio #20-5010-000-0191)
A portion of the Northeast 1/4 of Section 10, Township 55 South, Range 40 East, Miami-Dade County, Florida, and being more particularly described as follows:

Commence at the Northeast corner of said Section 10; thence run South along the East line of said Section 10, for a distance of 710.00 feet to a point; thence run South 90°00'00" West along a line which is parallel to the North line of said Section 10, a distance of 333.19 feet to a point; thence run South 24°32'56" West for a distance of 27.45 feet to a point on the Southerly right-of-way line of S.W. 106th Street, said point also being the Point of Beginning of the tract of land hereinafter described; thence continue South 24°32'56" West for a distance of 243.58 feet to a point; thence run North 65°27'04" West for a distance of 150.00 feet to a point on the Easterly right-of-way line of State Road No. 5 (U.S. Highway No. 1); thence run North 24°32'56" East along said Easterly right-of-way line for a distance of 158.93 feet to a point of curve of a circular curve concave to the Southeast having for its elements a radius of 25.00 feet, a central angle of 65°27'04"; thence along the arc on said curve for an arc distance of 28.56 feet to a point of tangency on the Southerly right-of-way thereof S.W. 106th Street; thence North 90°00'00" East along said Southerly right-of-way for a distance of 148.86 feet to the Point of Beginning.

AND

(PART 2 - Folio # 20-5010-000-0190)
A Tract of land lying in the NE (1/4) of the NE (1/4) of Section 10, Township 55 South, Range 40 East, lying East of State Road No. 5 and South of S.W. 106th Street, Miami-Dade County, Florida, more particularly described as follows:

Commencing at a point which point is the intersection of the East Right-of-Way line of State Road No. 5 (U.S. Highway No. 1) and the South line of the NE (1/4) of the NE (1/4) of Section 10, Township 55 South, Range 40 East; thence run with the aforesaid Right-of-Way line North 24°51'27" East, a distance of 444.64 feet to the Point of Beginning; thence run at right angles to the aforesaid Right-of-Way line South 65°08'33" East, a distance of 150.00 feet to a point; thence run South 6°12'51" West for a distance of 187.56 feet to a point on the Northern Right-of-Way of a proposed 70 foot canal; thence running with the aforesaid canal Right-of-Way line and at right angles to the Right-of-Way line of State Road No. 5, North 65°08'33" West, a distance of 210.00 feet to a point on the East Right-of-Way line of State Road No. 5; thence run North 24°51'27" East with the aforesaid East line for a distance of 177.76 feet more or less to the Point of Beginning, lying and being in Miami-Dade County, Florida.

DEVELOPMENT INFORMATION		
TRACT	TRACT AREA (SF)	PROPOSED MAXIMUM SQUARE FOOTAGE & DEVELOPMENT TYPE
A	63,364	AUTOMOTIVE DEALERSHIP = 3,229 OFFICE = 233 VEHICLE SERVICE = 0

DEVELOPMENT CRITERIA - BU-1A		
CRITERIA	REQUIRED	PROVIDED
REQUIRED FRONTAGE	75'	306.63'
MINIMUM TRACT AREA	7500 SF	63,364 SF
MAXIMUM BUILDING COVERAGE	40%	5.46%
MINIMUM OPEN SPACE	10%	28.2%
FRONT BUILDING SETBACK (SW 106 ST)	25'	197.67'
REAR BUILDING SETBACK	10'	96.75'
SIDE BUILDING SETBACK	10'	58'
SIDE STREET BUILDING SETBACK (US 1)	15'	61.32'

SURVEYOR'S NOTES:

1. This site lies in Section 10, Township 55 South, Range 40 East, Village of Pinecrest, Miami-Dade County, Florida
2. Bearings shown hereon are relative to assigning the Southeasterly Right-of-way line of South Dixie Highway (State Road 5) a bearing of N24°51'27"E
3. Underground improvements and/or encroachments are not shown unless otherwise noted.
4. Recording references are to the Public Records of Miami-Dade County, Florida.
5. Unless otherwise noted, boundary (and boundary related) dimensions are both record (or plat) and measured.
6. The approximate locations of any utilities shown hereon were determined from as-built plans and/or field locations and should be verified before construction.
7. Reproductions of the drawing are not valid for other than informational purposes unless they bear the original signature and raised seal of the undersigned registered Surveyor and Mapper.
8. Elevations are expressed in feet and are relative to the National Geodetic Vertical Datum of 1929. Origin benchmark being Miami-Dade County Public Works Department Benchmark J-269. Elevation 10.91 feet.
9. According to the National Flood Insurance Program's Flood Insurance Rate Map No. 12086C, Panel No. 0462, Suffix "L", dated September 11, 2009, Community Number 120425, this property lies in Flood Zone "AE", base flood elevation = 10 feet.
10. The minimum Village of Pinecrest Flood Criteria Elevation (Minimum Finished Floor Elevation) is the base flood elevation plus one (1) foot, or then back of sidewalk elevation plus one (1) foot, whichever is higher.
11. The subject property is comprised of the following zoning district: BU-1A.
12. The Folio Numbers for the subject property are as follows:
    No. 20-5010-000-0191
    No. 20-5010-000-0190
13. When fully developed, this site will contain up to:
    233 SF OF OFFICE
    3,229 SF OF AUTOMOTIVE DEALERSHIP
14. Total area of property = 63,364± SF (1.45± acres), more or less
15. This is a Boundary Survey.
16. "SET PIPE" denotes set ½"Ø iron pipe with plastic cap stamped "C&A, Inc." and "F-1678".
17. "SET N&D" denotes set ⅝"Ø metal disk stamped "LB-1678". The disk is secured with a nail into either concrete or asphalt pavement.
18. Water elevation of canal = 2.50 feet on February 6, 2021
19. 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.
20. Village of Pinecrest zoning and land development regulations as now in effect or as same may be from time to time amended or changed applicable to the area within which this subdivision is located shall be observed.
21. The right-of-way for South Florida Water Management District Canal C-100A adjacent to the subject property is contained in the following recorded deeds: (1) Official Records Book 3200, Page 3; (2) Official Records Book 4906, Page 306; and (3) Official Records Book 17015, Page 3351, all as contained in the Public Records of Miami-Dade County, Florida.
22. No buildings of any kind, or trees or shrubs, shall be placed in the easements, rights-of-way, swales, or dedications without approval of the Village of Pinecrest staff.
23. Turning movements at the driveway adjacent to SW 106 Street shall be limited to right turn in and left turn in only.

Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.

CONTACT PERSON:
Lou Campanile, Jr.
Campanile & Associates, Inc.
6420 Main Drive
Coral Gables, Florida 33156-1641
Telephone: (305) 971-1988
lou@campanile.net

T-23862

CAMPANILE & ASSOCIATES, INC.
ENGINEERS PLANNERS SURVEYORS
6420 MAIN DRIVE
CORAL GABLES, FLORIDA 33156-1641
TEL (305) 971-1988
LB 1678

I certify that the attached Tentative Plat, and legal descriptions associated therewith, meet the requirements of applicable requirements of Chapter 28, Subdivision Regulations of Miami-Dade County, Florida.

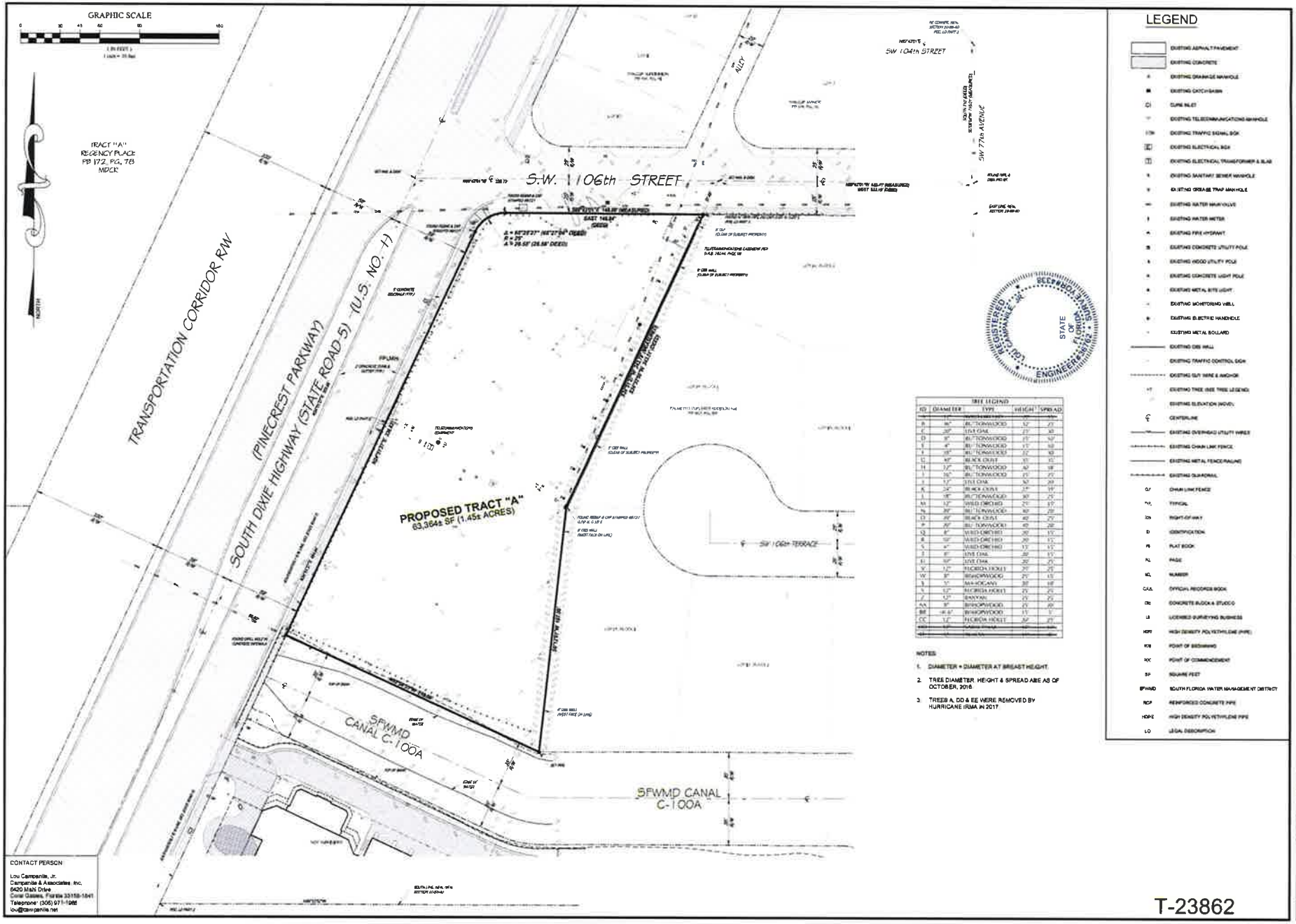
LOU CAMPANILE, JR.
PROFESSIONAL ENGINEER NO. 36742
REGISTERED LAND SURVEYOR NO. 4138
STATE OF FLORIDA

for KENDALL IMPORTS, LLC

KENDALL IMPORTS NORTH
VILLAGE OF PINECREST
MIAMI-DADE COUNTY, FLORIDA

TENTATIVE PLAT

PROJECT NO. 4502
DATE 10/1/16
REVISION
3/1/17 3/6/23
3/23/17 4/26/23
6/29/17
7/17/20
DRAWING
KIN
SHEET
1 OF 2



LEGEND

- EXISTING ASPHALT PAVEMENT
- EXISTING CONCRETE
- EXISTING DRAINAGE MANHOLE
- EXISTING CATCH BASIN
- EXISTING CURB INLET
- EXISTING TELECOMMUNICATIONS MANHOLE
- EXISTING TRAFFIC SIGNAL BOX
- EXISTING ELECTRICAL BOX
- EXISTING ELECTRICAL TRANSFORMER & SLAB
- EXISTING SANITARY SEWER MANHOLE
- EXISTING GREASE TRAP MANHOLE
- EXISTING WATER MAIN VALVE
- EXISTING WATER METER
- EXISTING FIRE HYDRANT
- EXISTING CONCRETE UTILITY POLE
- EXISTING WOOD UTILITY POLE
- EXISTING CONCRETE LIGHT POLE
- EXISTING METAL SITE LIGHT
- EXISTING MONITORING WELL
- EXISTING ELECTRIC HANDHOLE
- EXISTING METAL BOLLARD
- EXISTING CBS WALL
- EXISTING TRAFFIC CONTROL SIGN
- EXISTING GUY WIRE & ANCHOR
- EXISTING TREE (SEE TREE LEGEND)
- EXISTING ELEVATION (MSVD)
- CENTERLINE
- EXISTING OVERHEAD UTILITY WIRES
- EXISTING CHAIN LINK FENCE
- EXISTING METAL FENCE/RAILING
- EXISTING GUARDRAIL
- CLF CHAIN LINK FENCE
- TYP. TYPICAL
- R/W RIGHT-OF-WAY
- ID IDENTIFICATION
- PB PLAT BOOK
- PG PAGE
- NO. NUMBER
- O.R.B. OFFICIAL RECORDS BOOK
- CBS CONCRETE BLOCK & STUCCO
- LB LICENSED SURVEYING BUSINESS
- HDPE HIGH DENSITY POLYETHYLENE (PIPE)
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- SF SQUARE FEET
- SFWMD SOUTH FLORIDA WATER MANAGEMENT DISTRICT
- RCP REINFORCED CONCRETE PIPE
- HDPE HIGH DENSITY POLYETHYLENE PIPE
- LD LEGAL DESCRIPTION

REGISTERED LOU CAMPANILE JR. STATE OF FLORIDA ENGINEER 36162

TREE LEGEND

ID	DIAMETER	TYPE	HEIGHT	SPREAD
B	36"	BLACKWOOD	50'	40'
C	28"	LIVE OAK	40'	30'
D	8"	BLACKWOOD	25'	20'
E	6"	BLACKWOOD	15'	10'
F	18"	BLACKWOOD	35'	30'
G	10"	BLACK OLIVE	30'	25'
H	12"	BLACKWOOD	40'	35'
I	16"	BLACKWOOD	45'	40'
J	12"	STEEL OAK	40'	30'
K	24"	BLACK OLIVE	50'	45'
L	18"	BLACKWOOD	40'	35'
M	12"	WILD ORCHID	25'	20'
N	20"	BLACKWOOD	60'	50'
O	20"	BLACK OLIVE	60'	50'
P	20"	BLACKWOOD	65'	55'
Q	8"	WILD ORCHID	20'	15'
R	10"	WILD ORCHID	20'	15'
S	6"	WILD ORCHID	15'	10'
T	8"	LIVE OAK	20'	15'
U	10"	LIVE OAK	20'	25'
V	12"	FLORIDA HOLLY	25'	25'
W	8"	BISHOPWOOD	25'	15'
X	6"	MAHOGANY	20'	18'
Y	12"	FLORIDA HOLLY	25'	25'
Z	12"	BANYAN	25'	25'
AA	8"	BISHOPWOOD	25'	20'
BB	46.6"	BISHOPWOOD	15'	5'
CC	12"	FLORIDA HOLLY	30'	25'

NOTES:

1. DIAMETER = DIAMETER AT BREAST HEIGHT.
2. TREE DIAMETER, HEIGHT & SPREAD ARE AS OF OCTOBER, 2016.
3. TREES A, DD & EE WERE REMOVED BY HURRICANE IRMA IN 2017.

T-23862

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6420 MAIN DRIVE
CORAL GABLES, FLORIDA 33158-1841
TEL (305) 971-1966
LB 1678

I certify that the attached Tentative Plat meets the Subdivision requirements of Section 28-33 Chapter 28, Subdivision Code of Miami-Dade County, Florida

LOU CAMPANILE, JR. 36162
REGISTERED PROFESSIONAL ENGINEER & SURVEYOR NO. 6708
STATE OF FLORIDA

for KENDALL IMPORTS, LLC

KENDALL IMPORTS NORTH
VILLAGE OF PINECREST
MIAMI-DADE COUNTY, FLORIDA

TENTATIVE PLAT

PROJECT NO.	4833
DATE	10/1/16
REVISION	
3/27/17	3/6/22
8/3/17	4/28/22
11/30/17	
7/17/20	
DRAWING	KIN
SHEET	2 OF 2