



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

MEMORANDUM

Department of Building and Planning

DATE: September 30, 2024

TO: Yocelyn Galiano, ICMA-CM
Village Manager

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

RE: Morningstar Renewal Center - Final Subdivision Plat
7275 SW 124 Street

PETITION REQUEST

Reverend Thomas Wenski Archbishop Archdiocese of Miami (Owner) and Carla Lopez (Applicant) are requesting approval of a Final Subdivision Plat ("Morningstar Renewal Center") for the platting of property located at 7275 SW 124 Street, Pinecrest, Florida, within the PS, Public Service Zoning District. Proposed Tract "A" is 350,497 square feet (8.05 acres) in area. The purpose of the plat is to satisfy platting requirements and allow the future development and addition of a meeting room, restrooms, outdoor plaza/dining terrace on the property. Division of the property into additional lots is not proposed. The Applicant's Letter of Intent explaining proposed future construction is attached.

Note: The submitted Letter of Intent references a proposed 2,882 square-foot building addition, whereas a site plan submitted by the applicant indicates the new building addition to be 4,034 square feet in area. The proposed building will consist of meeting space and break-out rooms for those attending retreats at Morningstar. Any future development will be subject to review and approval of a site development plan in compliance with all requirements of the Village's Land Development Regulations.

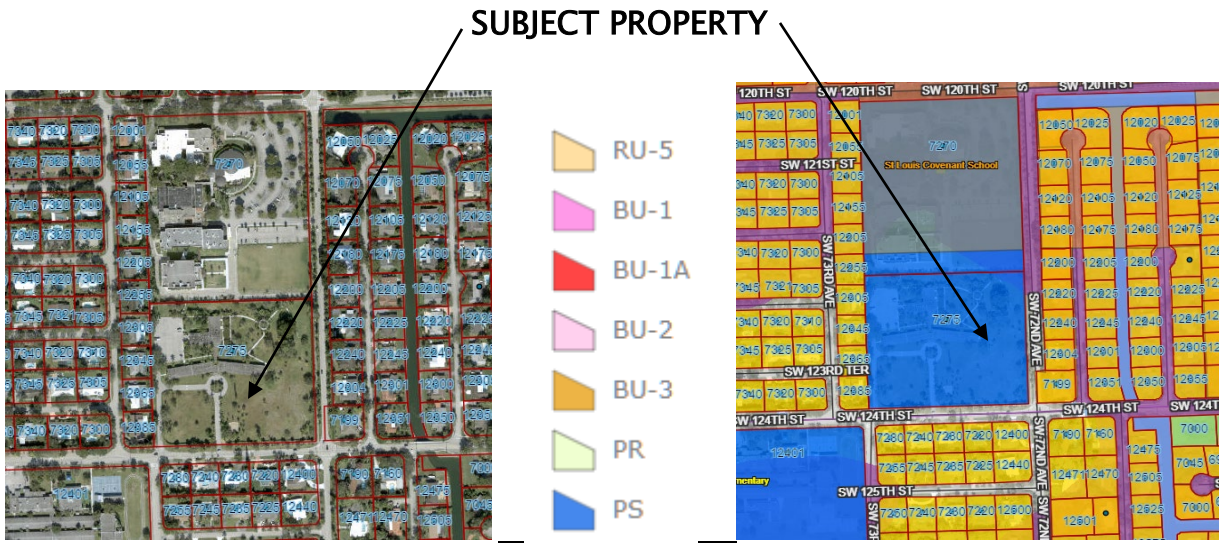
OWNER/APPLICANT

Reverend Thomas Wenski Archbishop Archdiocese of Miami (Owner) and Carla Lopez (Applicant).



SITE LOCATION

The subject property is located 7275 SW 124 Street, Pinecrest, Florida, within the PS, Public Service Zoning District.



EXISTING CONDITIONS

Morningstar Renewal Center exists on the subject property. St. Louis Catholic Church is located to the north of the subject property. Single-family residences exist to the east, west, and south.

The Village Council approved the Preliminary Plat on October 10, 2023.

PUBLIC COMMENT

The Building and Planning Department has received one inquiry about the extent of proposed development. Information was provided as requested.

PINECREST LAND DEVELOPMENT REGULATIONS

Article 8 of the Pinecrest Land Development Regulations contains standards for the subdivision and platting of property in the Village of Pinecrest. The Village’s Surveyor, Hadonne, has reviewed the proposed Final plat and found that it meets the platting requirements of the Village of Pinecrest, Miami-Dade County, and State of Florida. Hadonne’s review letter is attached.

County water is available to the subject property via an existing 12-inch water main.

Division 3.2, Paragraph (m) requires fire hydrants to be provided and spaced no more than 500 feet apart and no more than 150 feet to the center of any lot. There is one (1) existing fire hydrant on the subject property, located to the west of the existing building. Three (3) additional fire hydrants in the right-of-way of SW 124 Street and SW 72 Avenue are proposed to be installed as required.

Sewage disposal is available to the property via an existing sewer main.

Any new utilities are required to be installed underground within easements to be shown on the final plat.

For the purpose of issuing a development order, the proposed plat may be deemed to have a minimal impact and may not be subject to the transportation concurrency requirements of the Village of Pinecrest provided the following conditions are met:

The development proposal is for an increase in density or intensity of less than or equal to twice the density or intensity of the existing development; the transportation impact of the proposed development alone does not exceed 0.1 percent of the maximum service volume at the adopted level of service standard for peak hour of the affected transportation facility; and the cumulative total transportation impact from the minimal impact exception does not exceed three percent of the maximum service volume at the adopted level of service standard of the affected transportation facility, if the proposed development does not meet the minimum level of service standard.

The proposed subdivision is proposed for the purpose of accommodating a future building addition and will not otherwise result in the creation of any additional building lots. The Final plat appears to have a de minimus impact on the adjoining transportation network. Impacts will be further assessed at the time of consideration of a site development plan.

A concrete sidewalk exists adjacent to both SW 124 Street and SW 72 Avenue. Sidewalks that are currently damaged and sidewalks that are damaged during construction will need to be replaced by the developer.

Access to the subject property is provided from two (2) existing driveways on the north side of SW 124 Street. Additional points of ingress are not proposed or recommended.

Stormwater management will need to be addressed in conjunction with the issuance of building permits. The site appears to be large enough to accommodate any additional stormwater drainage improvements that may be required but a stormwater management plan and calculations will be required to be submitted and reviewed in conjunction with a future application for building permits.

The applicant has been advised that palm trees may not be planted in the right-of-way. Street trees in compliance with tree specifications of the Village's Land Development Regulations will be required at the time of construction of the new building on Tract "A".

Mature trees exist on the subject property. Relocation of any impacted trees should be required as an alternative to removal when possible. A tree removal permit for the removal or relocation of trees will be required before building permits are issued for the proposed building addition.

The dimensional requirements of the PS, Public Service zoning district are provided for the Village Council's consideration as follows:

1. *Minimum lot area.* Development plans for sites within the PS district shall provide sufficient acreage and open space and be properly screened and buffered in order to minimize potential adverse impacts on adjacent land uses. The required acreage shall be consistent with best management principles and practices for specific public and semi-public services.
2. *Maximum height.* The maximum height of a structure shall be two stories and shall not exceed 35 feet in height unless the height is approved as a conditional use and found to meet all standards governing land use and intensity within this Code.
3. *Maximum lot coverage:*
 - a. Maximum building coverage (inclusive of all structures): 30 percent.
 - b. Maximum impervious surface ratio: 65 percent.
 - c. Minimum green space: 35 percent.
4. *Floor area ratio.* The maximum floor area ratio for any land use within the PS district shall be as shown below:

TABLE 4.26

Height of Building	Floor Area Ratio
1 story	0.40
2 stories	0.51

5. *Minimum setbacks.* All development must comply with setbacks for wetlands and waterways established in the Code. In addition, the following setbacks shall apply within the PS district:

TABLE 4.27

Structure	Required Setbacks in PS district				
	Setbacks				
	Front	Rear	Between Buildings	Side	Side Street
Principal	25	25	20 ⁽²⁾	20	30
Accessory	⁽¹⁾	10	20	20	30

Notes:

- (1) See accessory use regulations.
- (2) Twenty feet, except where doors, windows or other openings in the building wall of a living unit face a wall of the same building and/or a wall of another building on the same site, then there shall be provided a minimum clear distance of not less than 30 feet. Said distance to be measured on a line projected at right angles at the opening to the opposite wall.

6. *Green space and landscaping.*

- a. *Green space.* On each lot there shall be provided a green space equal to at least 35 percent of the total lot area. The required green space shall be unencumbered with any structure or off-street parking and shall be landscaped and well maintained with grass, ground cover included within the "Florida-friendly plant database," trees and shrubbery, except that ten percent of any driveway or parking area constructed of open cell unit pavers (turf block) and two percent of any driveway or parking area constructed of brick pavers with a sand and/or gravel sub base or underlayment and any artificial turf provided within a sports field or stadium may be counted as green space.
- b. *Landscaping and tree protection.* Landscaping and trees shall be provided in accordance with provisions of Article 6 of the Land Development Code.

The PS, Public Service zoning district requires maintenance of 35% greenspace on the subject property. Approximately 74% of the property is proposed to remain as undeveloped greenspace. The Final plat meets all dimensional and other requirements of the PS, Public Service zoning district.

RECOMMENDATION

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

1. Installation of additional required fire hydrants consistent with spacing requirements of the Village's Land Development Regulations during future construction, prior to issuance of a certificate of occupancy.
2. Any new utilities shall be installed underground.
3. Repair of damaged or broken sidewalks prior to issuance of a certificate of occupancy
4. Approval of a stormwater management plan prior to the issuance of building permits.
5. Indication and planting of street trees and landscaping as required by the Village's Land Development Regulations; and review and approval of a separate tree removal permit prior to the relocation or removal of any trees from the subject property. Relocation of any impacted trees shall be required as an alternative to removal when possible.
6. Development plans for construction of the proposed building addition and improvements within the proposed platted subdivision, if approved, shall be reviewed and approved by the Building and Planning Department following review of plans and issuance of required building permits.

AMENDED NOTICE
PUBLIC HEARING NOTICE



PINECREST
MEMORANDUM
Department of Building and Planning

AMENDED NOTICE
PUBLIC HEARING NOTICE

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

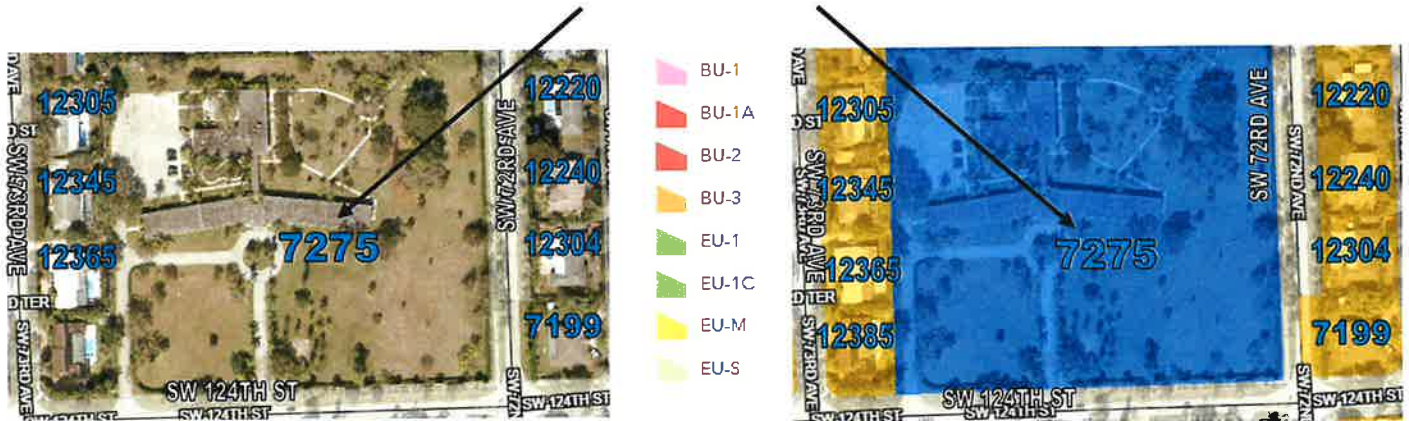
On **Tuesday, October 08, 2024, at 7:00 p.m.**, the Village Council will conduct the following Public Hearing to be held at the Pinecrest Municipal Center, Council Chamber, 12645 Pinecrest Parkway, Pinecrest, Florida: to consider the following:

OWNERS/APPLICANT(S): Reverend Thomas Wenski Archbishop Archdiocese of Miami (Owner) and Carla Lopez (Applicant)

REQUEST: Reverend Thomas Wenski Archbishop Archdiocese of Miami (Owner) and Carla Lopez (Applicant) are requesting approval of a Final Subdivision Plat ("Morningstar Renewal Center") for the platting of property located at 7275 SW 124 Street, Pinecrest, Florida, within the PS, Public Service Zoning District. Proposed Tract "A" is 350,497 square feet (8.05 acres) in area. The purpose of the plat is to satisfy platting requirements and allow the future development and addition of a meeting room, restrooms, and outdoor plaza/dining terrace on the property.

LOCATION: The subject property is located at 7275 SW 124 Street, Pinecrest, Florida, within the PS, Public Service Zoning District.

SUBJECT PROPERTY



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 12:00 Noon on Tuesday, October 08, 2024. 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 four (4) 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).



Saturday • Sep 7, 2024 • 9:33 AM

[Adjust](#)

Look Up **Book** >

IMG_6967

Apple iPhone 13 Pro Max

HEIF

Wide Camera — 26 mm f 1.5

12 MP • 3024 × 4032 • 3.8 MB

VIBRANT WARM

ISO 32 26 mm 0 ev f 1.5 1/121 s

[Add a location...](#)



Saturday • Sep 7, 2024 • 9:30 AM

[Adjust](#)

IMG_6965

Apple iPhone 13 Pro Max

HEIF

Wide Camera — 26 mm f 1.5

12 MP • 3024 × 4032 • 3.7 MB

VIBRANT WARM

ISO 40 26 mm 0 ev f 1.5 1/230 s

[Add a location...](#)





Saturday • Sep 7, 2024 • 9:25 AM

Adjust

📷 IMG_6962

Apple iPhone 13 Pro Max

HEIF ©

Wide Camera — 26 mm f/1.5

12 MP • 3024 × 4032 • 3 MB

VIBRANT WARM

ISO 50 26 mm 0 ev f/1.5 1/452 s

[Add a location...](#)



Saturday • Sep 7, 2024 • 9:28 AM

Adjust

📷 IMG_6963

Apple iPhone 13 Pro Max

HEIF ©

Wide Camera — 26 mm f/1.5

12 MP • 3024 × 4032 • 5.5 MB

VIBRANT WARM

ISO 50 26 mm 0 ev f/1.5 1/646 s

[Add a location...](#)



10:24

79



Today
9:25 AM

Edit



LIVE



Saturday • Sep 7, 2024 • 9:33 AM

Adjust

IMG_6967

Apple iPhone 13 Pro Max

HELP

Wide Camera — 26 mm f1.5

12 MP · 3024 x 4032 · 3.8 MB VIBRANT WARM

ISO 32 26 mm 0 ev f1.5 1/121 s


Add a location...





Saturday · Sep 7, 2024 · 9:25 AM

[Adjust](#)

 IMG_6961

Apple iPhone 13 Pro Max

Wide Camera — 26 mm f1.5

12 MP · 3024 x 4032 · 4.6 MB VIBRANT WARM

ISO 40 26 mm 0 ev f1.5 1/152 s

[Add a location...](#)





MorningStar Renewal Center is a retreat house of the Archdiocese of Miami that has been welcoming groups up to 80 persons for spiritual retreats since 2004.

Spiritual retreats are primarily one day to multiday events in which individuals disconnect from technology, enjoy topical teachings, small group discussions, and ample time for quiet personal reflection. MorningStar's groups are primarily adults, but we also have high school students coming from the various parochial schools for day programs.

Some of our programs for example are:

Men's retreats

Women's retreats

Marriage retreats

Retreats for First Responders

Retreats for Care-Givers

Bereavement retreats

High School Peer Leadership retreats

The new addition, a proposed 4,034 GSF new building, will allow our groups to have a meeting space independent from the existing dining area which currently is a shared space (meeting and dining). The new space an improvement to our existing facilities allowing our groups to have dedicated spaces for each activity in their program – Dining, Chapel, and Meeting spaces.

The new space will include one large meeting space, 4 small break-out rooms, small prep area for coffee/refreshments, bathrooms, storage, and outdoor patio area.

With this new addition, there is no expansion of services, no change in number of persons on property on any given day, no change in traffic to or from the property. Our aim in adding this building to the property is an improved experience for the people to have while on retreat at MorningStar.

A MODERN APPROACH



TO LAND DEVELOPMENT

March 5, 2024

Mr. Stephen R. Olmsted
Planning Director
Village of Pinecrest
12645 Pinecrest Parkway
Pinecrest, FL 33156

Re: Village of Pinecrest - 7275 SW 124 Street
Morningstar Renewal Center - Final Plat

Mr. Olmsted:

On behalf of the Most Reverend Thomas G. Wenski Archbishop Archdiocese of Miami (the "Owner"), we respectfully submit this letter of intent in connection with the Final Plat application submittal for the Morningstar Renewal Center plat. This site has an existing 1-story 18,838 sq. ft. retreat, chapel, and assembly building which will remain. We are proposing a 2,882 Sq. Ft. 1-Story multi-purpose meeting room building with two restrooms.

Respectfully,

A handwritten signature in black ink, appearing to read "D. Thomason", with a long horizontal flourish extending to the right.

Damian Thomason
President



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) Carla Lopez		
Mailing Address 12385 N Parkland Bay Trail	City, State, Zip Parkland, FL 33076	Telephone 954-309-5945 Email Carla@det-sc.com
Name of Owner MOST REVEREND THOMAS G WENSKI ARCHBISHOP ARCHDIOCESE OF MIAMI		
Mailing Address 9401 BISCAYNE BLVD	City, State, Zip Miami Shores, FL 33138	Telephone 305-951-4058 Email Annettc@morningstarrenewal.org

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 20-5014-000-0290

Address 7275 SW 124 St Pinecrest, FL 33156-5324

Lot(s) _____ Block _____ Section _____ Plat Book No. _____ Page No. _____

FINISHED FLOOR ELEVATION (If applicable): _____ FLOOD _____ ZONE _____

Revised 8/2016

B. ADDRESS (If number has been assigned) 7275 SW 124 St Pinecrest, FL 33156-5324

C. SIZE OF PROPERTY 633.18 ft. X 533.9 ft. = 350.745 sq. ft.; 8.05 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.

THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 14,
TOWNSHIP 55 SOUTH, RANGE 40 EAST, LESS THE NORTH 90 FEET AND LESS THE SOUTH
35 FEET AND THE EAST 35 FEET THEREOF, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

E. DATE SUBJECT PROPERTY WAS ACQUIRED May 20, 2004

APPLICANT'S PROPOSAL

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

Proposing a 2,882 Sq. Ft. 1- story multi-purpose meeting room building with two restrooms

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.)

Proposing to plat the property per Miami-Dade County Requirements

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) CBS

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.

2/29/24	<i>Carla Lopez</i>	Carla Lopez
Date	Applicant's Signature	Print Name

Date	Applicant's Signature (if more than one)	Print Name

I/We Sister Elizabeth Worley S.S.J. as Owner(s) of Lot(s) _____

Block _____ Section 14 PB/PG _____

of property which is located at _____ 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 Carla Lopez to act on my/our behalf as the applicant.

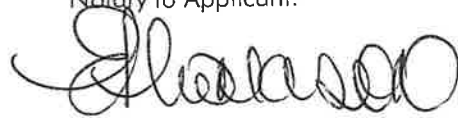
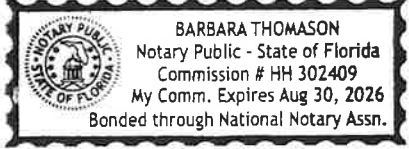
will on my/our own behalf act as applicant(s), and make application in connection with this request for a public hearing before the Village Council or Zoning Board.

Owner's Name SISTER ELIZABETH WORLEY S.S.J. Signature Sister Elizabeth Worley Date 03/15/2024

Owner's Name _____ Signature _____ Date _____

Notary to Owner:  

Applicant's Name Carla Lopez Signature Carla Lopez Date 02/24/2024

Notary to Applicant:  

OPTIONAL

However, applicants are encouraged to contact neighbors regarding application.

PUBLIC HEARING APPLICATION SUPPLEMENT

_____ has applied to the Village of Pinecrest for a variance,
Name of Applicant

which will affect the property located at _____ as follows:
Property Address

To permit _____

The Village Council Zoning Board will hold a public hearing on this request. I have read the above requested variance, the applicable plans and understand that I am waiving any objection to the proposed variance and related construction as described above. By subscribing my name below, I hereby certify that I have done so freely and without any duress or misrepresentation on the part of the applicant.

Parcel 1 Owner Name Address Signature Date	Parcel 2 Owner Name Address Signature Date	Parcel 3 Owner Name Address Signature Date
Parcel 4 Owner Name Address Signature Date	SUBJECT PROPERTY Please indicate the NORTH direction. (Circle one) ← ↑ ↓ →	Parcel 5 Owner Name Address Signature Date
STREET / AVENUE / TERRACE / ROAD / COURT		
Parcel 6 Owner Name Address Signature Date	Parcel 7 Owner Name Address Signature Date	Parcel 8 Owner Name Address Signature Date

THE MOST REVEREND THOMAS G. WENSKI ARCHBISHOP OF THE ARCHDIOCESE
OF MIAMI, HIS SUCCESSORS IN OFFICE, A CORPORATION SOLE
9401 Biscayne Blvd.
Miami Shores, FL 33138

March 14, 2024

Mr. Stephen R. Olmsted
Planning Director
Village of Pinecrest
12645 Pinecrest Parkway
Pinecrest, FL 33156

Re: Village of Pinecrest - 7275 SW 124 Street
Morningstar Renewal Center - Final Plat Application – Authorization Letter

Dear Mr. Olmsted:


By way of this letter, D.E.T. Strategic Consultants, LLC is authorized to file applications and documents, including but not limited to the final plat application on our behalf.

Signed, witnessed executed and acknowledged on this 22 day of March, 2024.

WITNESSED BY: THE MOST REVEREND THOMAS G. WENSKI ARCHBISHOP OF
THE ARCHDIOCESE OF MIAMI, HIS SUCCESSORS IN OFFICE,
A CORPORATION SOLE


PRINT NAME: DAVID PRADA

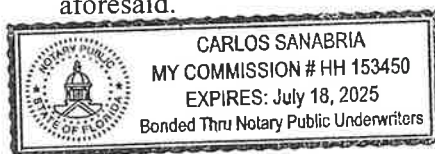
BY: 
Sister Elizabeth A. Worley, C.O.O.

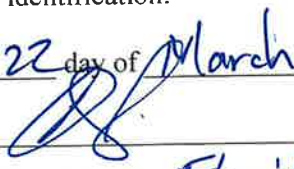

PRINT NAME: TANIA RODRIGUEZ

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me by Sister Elizabeth A. Worley, C.O.O. of THE MOST REVEREND THOMAS G. WENSKI ARCHBISHOP OF THE ARCHDIOCESE OF MIAMI, HIS SUCCESSORS IN OFFICE, A CORPORATION SOLE. She is personally known to me or has produced _____, as identification.

Witness my signature and official seal this 22 day of March 2024, in the County and State aforesaid.




Notary Public State of Florida
Carlos Sanabria
Print Name

My Commission Expires: 7.18.25

**MIAMI DADE COUNTY PLAT COMMITTEE
NOTICE OF ACTION**

Plat No: T - 25062 - 2 - CORR.

STR1: 14 55 40

Municipality: PINECREST

Zoning: District: 7

Name: MORNINGSTAR RENEWAL CENTER PLAT
Location by Streets: SW 124 STREET & SW 72 AVENUE
Owner: THE MOST REVEREND THOMAS G. WENSKI, ARCHBISHOP OF
THE ARCHDIOCESE OF MIAMI,
9401 BISCAYNE BLVD
MIAMI SHORES, FL 33138 Phone: 305-951-4058
Surveyor: ROYAL POINT LAND SURVEYORS, INC.
6175 NW 153 STREET # 321
MIAMI LAKES, FLORIDA 33014 Phone: (305) 822-6062

This is to advise you that on Friday, February 16, 2024 the Dade County Plat Committee reviewed the above plat and that the same was:

- Recommended for approval subject to conditions indicated on attached action copy.
- Approved as an extension of time, subject to previous requirements and:
- Deferred for reasons indicated below:
- Denied for the reasons indicated below:

MORNINGSTAR RENEWAL CENTER PLAT

TENTATIVE PLAT NO. 25062-2-COR.
 Sec. 14 Twp. 55 Rge. 40
 Municipality: PINECREST
 Zoned: PS
 RECOMMENDS APPROVAL 2-16-24
 Date, Regulatory and Economic Resources Dept. (Planning)
 RECOMMENDS APPROVAL 2-16-24
 Date, Regulatory and Economic Resources Dept. (Zoning)

- Recording fee for Final Plat. **Morningstar**
- Water Control Division approval after final plat submittal. (DRER) **EOR & DET**
- Approval regarding method of water supply. **EOR**
- Approval regarding method of sewage disposal. **EOR**
- Certified copy of municipal ordinance and/or resolution accepting final plat and letter(s) stating paving and drainage plans have been approved and Improvement Bond held by Municipality (if applicable). **DET**
- Letter from F.P.&L. Company (TP-7 letter) regarding underground electric service (ORD. 68-69). **DET**
- State Plane Coordinate Data Sheet. **Royal Point Land Surveyors**
- AFTER SUBMITTAL OF FINAL PLAT, CHECK THE PUNCH LIST AT THE FOLLOWING WEBSITE FOR ADDITIONAL SCHEDULING AND/OR RECORDATION REQUIREMENTS. (<http://www.miamidade.gov/apps/rer/platstatus/>) **FYI**

- Recommends approval subject to the Village of Pinecrest requirements and the requirements checked below:
- Traffic concurrency approval by the Municipality is required prior to final plat review and prior to the issuance of a building permit. Municipality concurrency review to include all City, State and County roads. **FYI**
- Tentative Plat valid until 11-16-24
 Note: The Plat Committee must officially review the Extension of Time request prior to the expiration of the Tentative Plat. Application request must be submitted at least ten (10) days prior to said Plat Committee meeting. **FYI**
- No road, sidewalks, or drainage facilities within unincorporated Miami Dade County or on County maintained rights-of-ways are to be constructed or installed without prior knowledge, approval and complete progressive inspection by the Department of Transportation and Public Works. Construction or installation of these facilities does not guarantee acceptance by the County unless final plat is approved and recorded. **FYI**
- Final approval and recording subject to the Department of Regulatory and Economic Resources (Environmental Resources Management) and the Florida Department of Health approval on sewage disposal facilities and water supply. **EOR & DET**
- Site to be filled to County Flood Criteria Elevation or to an elevation not less than the approved crown of the road fronting the property. Cutting of existing grade is not permitted below the established base flood elevation of the F.I.R.M. for Miami-Dade County Florida Community # 125098. **FYI**
- Compliance with the Department of Regulatory and Economic Resources (Environmental Resources Management). Contact Ingrid Guerrero at (305) 372-6507 or Ingrid.Guerrero@miamidade.gov for environmental concerns and requirements. **EOR--Info on DERM Memo**
- MDWASD approval required prior to final plat review. **DET**
- Compliance with the Miami Dade Water and Sewer Department (MDWASD). Contact Maria Capote at (786) 268-5329 or Maria.Capote@miamidade.gov for water and sewer concerns and requirements. **EOR & DET**
- Final Mylar(s) plus five (5) prints. **Royal Point Land Surveyors**
- Opinion of Title (Valid for 30 days, unincorporated; 45 days municipality). An update is usually required before the County Commissioners meeting and/or recordation. **Atty**
- Paid Tax receipts (and escrow, if applicable). **DET & Morningstar**
- Processing fee for Final Plat. **Morningstar**

OPINION OF TITLE

TO: Miami-Dade County

With the understanding that this Opinion of Title is furnished to Miami-Dade County, as inducement for acceptance and in compliance with Chapter 28, Subdivision Code, and as an inducement for acceptance of a proposed final subdivision plat or waiver of plat covering the real property, hereinafter described, it is hereby certified that I have examined the title search report issued by Attorneys' Title Fund Services, LLC, dated November 22, 2023, covering the period from the BEGINNING to November 22, 2023, A.D., at 11:00 p.m., inclusive, of the following described real property:

See Exhibit "A" attached hereto and made a part hereof.

I am of the opinion that on the last mentioned date the fee simple title to the above described real property was vested in:

The Most Reverend Thomas G. Wenski, Archbishop of the Archdiocese of Miami, his successors in office, a corporation sole.

Subject to the following liens, encumbrances, and other exceptions:

1. RECORDED MORTGAGES:

None

2. RECORDED CONSTRUCTION LIENS, CONTRACT LIENS AND JUDGEMENTS:

None

3. GENERAL EXCEPTIONS:

Exhibit "B"

4. SPECIAL EXCEPTIONS:

Exhibit "C"

I HEREBY CERTIFY that I have reviewed all the aforementioned encumbrances and exceptions.

Therefore, it is my opinion that the following party(ies) must join in the agreement in order to make the agreement a valid and binding covenant on the lands described herein.


<u>Name</u>	<u>Interest</u>	<u>Special Exception Number</u>
The Most Reverend Thomas G. Wenski Archbishop of the Archdiocese of Miami, his successors in office, a corporation sole.	100%	11

The following is a description of the aforementioned abstract and its continuations:

<u>Number</u>	<u>Company Certifying</u>	<u>Period Covered</u>
378009	Attorney's Title Fund, Services, LLC	Beginning to November 22, 2023

I HEREBY CERTIFY that the legal description contained in this Opinion of Title coincides with m and is the same as, the legal description in the proffered, recordable agreement.

Respectfully submitted this 22nd day of November 2023.


 Suzanne A. Dockerty, Esquire
Florida Bar No. 0569747
 J. Patrick Fitzgerald, P.A.
 110 Merrick Way, Suite 3-B
 Coral Gables, FL 33134
 (305)443-9162

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 22nd day of November, 2023 by Suzanne A. Dockerty, who is personally own or has produced a driver's license as identification.



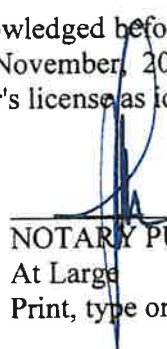

 NOTARY PUBLIC - STATE OF FLORIDA
 At Large
 Print, type or stamp Notary name:

Exhibit "A"
Legal Description

The Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 14, Township 55 South, Range 40 East, Less the North 90 feet and Less the South 35 feet and the East 35 feet thereof, lying and being in Miami-Dade County, Florida

Exhibit "B"
Special Exceptions

1. Right of way deeds to Miami-Dade County recorded under O.R. Book 1792, Page 700, and O.R. Book 2834, Page 40, Public Records of Miami-Dade County, Florida.
2. Unity of title recorded in O.R. Book 10521, Page 1744, Public Records of Miami-Dade County, Florida.
3. Opinion of title recorded under O.R. Book 10521, Page 1746, Public Records of Miami-Dade County, Florida.
4. Agreement recorded under O.R. Book 11216, Page 1245, Public Records of Miami-Dade County, Florida.
5. Environmental Quality Control Board Order No. 88-72 recorded in O.R. Book 14285, Page 464, Public Records of Miami-Dade County, Florida.
6. Covenant of construction within right of way recorded under O.R. Book 19839, Page 2649, Public Records of Miami-Dade County, Florida.
7. Agreement for water and sanitary sewage facilities recorded under O.R. Book 30374, Page 2891, Public Records of Miami-Dade County, Florida.
8. Grant of easement to Miami-Dade County recorded under O.R. Book 30119, Page 789, Public Records of Miami-Dade County, Florida.
9. Covenant running with the land in favor of Miami-Dade County recorded under O.R. Book 26451, Page 334, re-recorded under O.R. Book 26530, Page 3158, Public Records of Miami-Dade County, Florida.
10. Notice of Commencement recorded recorded under O.R. Book 33670, Page 4907, Public Records of Miami-Dade County, Florida.
11. Notice of Commencement recorded recorded under O.R. Book 33670, Page 4908, Public Records of Miami-Dade County, Florida.

Exhibit "C"
General Exceptions

1. Defects, liens, encumbrances, adverse claims or other matters, if any created, first appearing in the Public Records or attaching subsequent to the effective date hereof.
2. Taxes and assessments for the year 2023 and subsequent years.
3. Easements or claims of easements not shown by the Public Records, boundary line disputes, overlaps, encroachments, and any matters not of record which would be disclosed by an accurate survey and inspection of the premises.
4. Rights of parties in possession other than the record owner.
5. Any lien, or right to a lien, for services, labor, or materials heretofore or hereafter furnished, imposed by law and not shown by the Public Records.
6. Any owner policy issued pursuant hereto will contain under Schedule B the following exceptions. Any adverse ownership claim by the State of Florida by right of sovereignty to any portion of the lands insured hereunder, including submerged, filled and artificially exposed lands, and lands accreted to such lands.
7. Federal liens, if any, filed with the Office of the Secretary of State, pursuant to Sec.713.901, et. seq. F.S., which became effective January 1, 1993, and which designated that Office as the place for filing federal lines against tangible and intangible personal property of partnerships, corporations, trusts and decedents estates. For insuring purposes, personal property includes, but is not limited to mortgages, leaseholds, mortgages on leaseholds, interests in cooperative associations, vendees' interests, and options.
8. Any lien provided by County Ordinance or by Chapter 159, Florida Statutes, in favor of any city, town, village or port authority, for unpaid service charges for services by any water systems, sewer systems or gas systems serving the land described herein; and any lien for waste fees in favor of any county or municipality.

Wednesday, March 13, 2024 at 22:51:53 Eastern Daylight Time

Subject: T-25062 (Morningstar Renewal Center)
Date: Wednesday, March 13, 2024 at 11:22:59 AM Eastern Daylight Time
From: Capote, Maria T. (WASD)
To: Rodriguez, Leandro (RER), Ubieta, Jorge (RER)
CC: Guerra, Lazaro (WASD), Wayne, David (WASD), Portuondo, Mario (WASD), Rodriguez, Jaime R. (WASD), Valdes, Maria A. (WASD), Ramirez, Benita B. (WASD), Cordero, Juan C. (WASD), Lewis, Annette (RER), Fernandez, Carmen M. (RER), Santana Jr., Juvenal, Pousada, Enrique, Mena, Jacqueline (WASD), Acosta, Nashaly D. (WASD), Abeleira, Antonio (WASD), Damian Thomason
Attachments: image001.png

To all,

This is to inform you that M-DWASD is hereby releasing the above referenced final plat for approval, after complying with our requirements. Should you have any questions, please contact me. Thanks.

Maria T. Capote, Utility Unit Supervisor
Utilities Development Division
Miami-Dade Water and Sewer Department
3575 South LeJeune Road, Miami, Florida 33146
(786) 268-5329 Phone
www.miamidade.gov/water
Connect With Us on [Facebook](#) | [Twitter](#) | [Instagram](#) | [YouTube](#)





FPL May 6th, 2023

Florida Power & Light Company

Jorge Ubieta, Jr., P.S.M., Supervisor, Platting Section
Department of Regulatory and Economic Resources
Development Services Division
111 NW 1st Street, 11th Floor
Miami, Florida 33128-1970

Name: MorningStar Renewal Center
Location: 7275 SW 124TH ST, MIAMI, FL, 33156
Reference: Tentative Plat Number 25062

Dear Mr. Ubieta:

Please consider this letter as your notification that satisfactory arrangement for installations of underground electric service have been made in accordance with Ordinance 68-69.

As per our agreement with you, we would appreciate your making these satisfactory arrangements contingent on easements requirements as follows:

- (x) Easements necessary for electrical facilities are marked on the attached copy of the subject tentative plat and a duplicate was sent to: Tentative Plat File 25062
- () No additional easements are required at this time for electrical facilities. FPL has no objection to the vacating of the platted easement and no objection to the plat. We have also reviewed the Tentative Plat and have no objection to the vacation and closure of the easement or the approval (and recording) of the final Plat
- () Easements have been assured verbally by the surveyor.
- () Easements to be procured by instrument at a later time.

Additionally, contributions in aid of construction for installation of underground electrical facilities will be collected at a later date.

If there are any questions or you need any further information, please call Jean Diaz at 305-387-6636 for further assistance.

Sincerely,

Jean Diaz
Engineering Lead

August 26, 2024

Mr. Stephen R. Olmsted, AICP, LEED-GA
Planning Director
Building and Planning Department
Village of Pinecrest
12645 Pinecrest Parkway
Pinecrest, Florida, 33156

Re: Final Plat of "MORNINGSTAR RENEWAL CENTER PLAT" (T-25062)
NW Corner of the intersection of SW 72nd Avenue and SW 124th Street
Pinecrest, Florida

Mr. Olmsted:

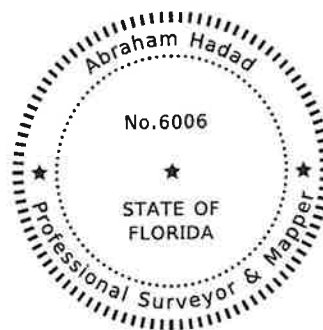
I have made a review of the above referenced Final Plat and I found that it meets the requirements of the Village of Pinecrest, as well as Miami-Dade County Code, Chapter 28 - Subdivisions and Chapter 177, Part I – Platting, of the Florida Statutes.

Also, this letter serves to confirm that, on July 15, 2024, a field inspection was performed under my direction and supervision of the Permanent Reference Monuments (PRM's) and Permanent Control Points (PCP's) as depicted on the above referenced plat, and I can report that all required monuments were set at the Site.

You may contact me at 305.266.1188 should you have any questions or comments.

Respectfully yours,

Abraham Hadada, PSM
For the firm.
Professional Surveyor and Mapper No. 6006
State of Florida



Digitally signed
by Abraham
Hadad
Date: 2024.08.26
13:58:04 -04'00'

HC Job 23096



DEVELOPMENT ORDER

HEARING NUMBER: 2023-1010-1

APPLICANT: REVEREND THOMAS WENSKI ARCHBISHOP
ARCHDIOCESE OF MIAMI (OWNER) AND CARLA
LOPEZ (APPLICANT)

HEARING DATE: OCTOBER 10, 2023

RELIEF SOUGHT: APPROVAL OF A PRELIMINARY SUBDIVISION
PLAT ("MORNINGSTAR RENEWAL CENTER"),
WITHIN THE PS, PUBLIC SERVICE ZONING
DISTRICT. PROPOSED TRACT "A" IS 350,497
SQUARE FEET (8.05 ACRES) IN AREA. THE
PURPOSE OF THE PLAT IS TO SATISFY PLATTING
REQUIREMENTS AND ALLOW THE FUTURE
DEVELOPMENT OF A 2,882 SQUARE FOOT
MEETING ROOM AND RESTROOMS ON THE
PROPERTY.

LOCATION: 7275 SOUTHWEST 124 STREET

The request for approval of a request filed by Carla Lopez (the "Applicant") came to be heard before the Village Council of the Village of Pinecrest, Florida (the "Village Council") at a public hearing held on October 10, 2023. The Village Council having considered the relief sought by the Applicant and having the benefit of receiving testimony and evidence related to the request from the Applicant and their representative, the administrative staff of the Village of Pinecrest, Florida and affected persons, heard arguments and observed the candor and demeanor of witnesses and therefore, find that:

1. The application for the relief sought was made in a manner consistent with the requirements of the Land Development Regulations adopted by the Village of Pinecrest, Florida.
2. The Applicant has established by substantial competent evidence a basis for the relief sought.
3. The Applicant's request for relief is hereby granted subject to the conditions included in Paragraph 6 of this approval.
4. This Order shall take effect immediately upon execution by the Village Clerk.

5. All further development on the property shall be made in accordance with the terms and conditions of this approval and that the property shall be developed substantially in accordance with the plans previously submitted and on file in the Building and Planning Department.
6. The Village Council hereby determines that the Applicant shall satisfy the conditions and requirements of the Village of Pinecrest, Florida Code of Ordinances and those applicable sections of the Code of Miami-Dade County, Florida. Furthermore, it must insure that:
 - a) The Applicant shall comply with all applicable Village Codes and the Florida Building Code regarding the development contemplated with this approval;
 - b) The Applicant shall comply with all terms, conditions and provisions imposed by the Village Council, and the recommendations of the administrative staff of the Village of Pinecrest, Florida, including all life, health and safety codes pertaining to this development prior to the issuance of any building permits;
 - c) This approval is conditioned upon the following:

The County departments review the final plat after the Village Council approval

This is a site plan requirement. Final Plats do not show any improvements on the property. The final plat shows the boundaries of the property, property corners, R/W widths but no topographic information

1. Review and approval of the proposed final plat by the Miami-Dade County Water and Sewer Department, Miami-Dade County Department of Economic and Regulatory Resources, Miami-Dade County Fire Rescue Department, Miami-Dade County Transportation and Public Works Department, and Florida Department of Health prior to submittal of a final plat.
 2. Indication of additional required fire hydrants on the final plat consistent with spacing requirements of the Village's Land Development Regulations and installation of the required hydrants during future construction, prior to issuance of a certificate of occupancy.
 3. Any new utilities shall be installed underground.
 4. Inclusion of required notes on the final plat and submittal of an Opinion of Title and applicable deed restrictions at the time of consideration of the final subdivision plat.
 5. Repair of damaged or broken sidewalks prior to issuance of a certificate of occupancy
 6. Approval of a stormwater management plan prior to the issuance of building permits.
 7. Indication and planting of street trees and landscaping as required by the Village's Land Development Regulations; and review and approval of a separate tree removal permit prior to the relocation or removal of any trees from the subject property. Relocation of any impacted trees shall be required as an alternative to removal when possible.
 8. Confirmation of the setting of lot corners and permanent reference monuments or submittal of a surety bond to the Village of Pinecrest in the amount of \$100.00 per lot corner and \$300.00 per PRM with a 25% contingency prior to recording of the final plat, if approved by the Village Council.
- d) Copies of all applicable permits by other regulatory agencies shall be provided to the Village of Pinecrest, Florida prior to the issuance of any permits.
7. The public record, including but not limited to the Village Council and staff reports, comments and recommendations on the subject application, and the agenda materials


provided to the Village Council, along with sworn testimony and evidence established before the Village Council are hereby incorporated by reference.

PASSED AND ADOPTED this 10th day of October, 2023 by the Village Council as follows:

Councilmember Abbott	Aye
Councilmember del Prado	Aye
Councilmember Fairman	Aye
Vice Mayor Hochkammer	Aye
Mayor Corradino	Aye

EXECUTED this 17th day of October, 2023.

VILLAGE OF PINECREST, FLORIDA



Priscilla Torres, MMC
Village Clerk



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

MEMORANDUM
Department of Building and Planning

DATE: October 3, 2023

TO: Yocelyn Galiano, ICMA-CM
Village Manager

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

RE: Morningstar Renewal Center Subdivision
Preliminary Subdivision Plat; 7275 SW 124 Street

PETITION REQUEST

Reverend Thomas Wenski Archbishop Archdiocese of Miami (Owner) and Carla Lopez (Applicant) are requesting approval of a Preliminary Subdivision Plat ("Morningstar Renewal Center") for the platting of property located at 7275 SW 124 Street, Pinecrest, Florida, within the PS, Public Service Zoning District. Proposed Tract "A" is 350,497 square feet (8.05 acres) in area. The purpose of the plat is to satisfy platting requirements and allow the future development of a 2,882 square foot meeting room and restrooms on the property. Division of the property into additional lots is not proposed. The Applicant's Letter of Intent explaining proposed future construction is attached.

Note: The submitted Letter of Intent references a proposed 2,882 square-foot building addition ("*Meeting room with restrooms and food service area; and an outdoor dining terrace with a fabric canopy style coverage*"), whereas a submitted site plan exhibit shows a 3,984 square foot "*new assembly/new 1-story multi-purpose building*". This discrepancy does not impact the proposed platting of the property. Either development option can be accommodated on the subject property and will be subject to review and approval of a site development plan in compliance with all requirements of the Village's Land Development Regulations.

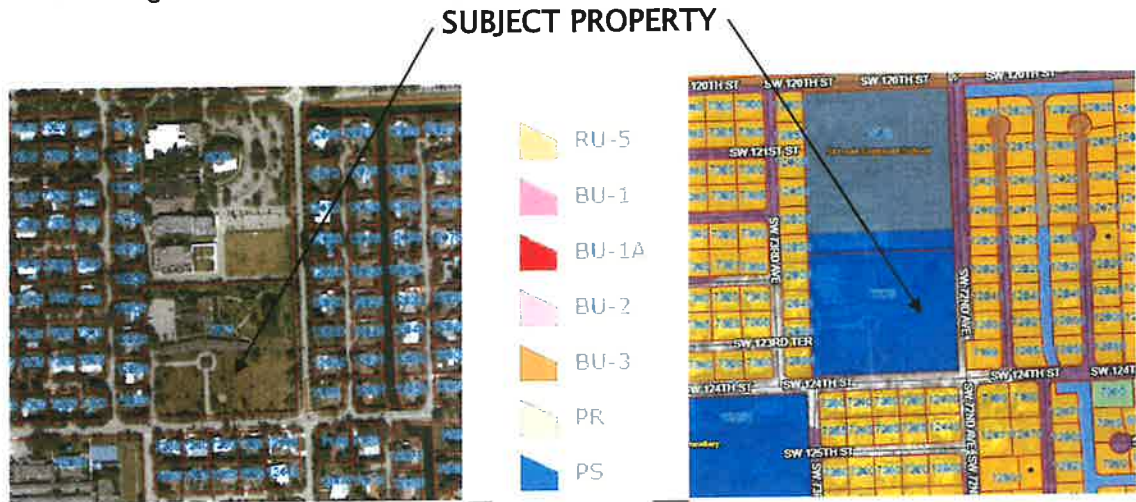
OWNER/APPLICANT

Reverend Thomas Wenski Archbishop Archdiocese of Miami (Owner) and Carla Lopez (Applicant).



SITE LOCATION

The subject property is located 7275 SW 124 Street, Pinecrest, Florida, within the PS, Public Service Zoning District.



Morningstar Renewal Center exists on the subject property. St. Louis Catholic Church is located to the north of the subject property. Single-family residences exist to the east, west, and south.

PUBLIC COMMENT

The Building and Planning Department has received correspondence from one resident in opposition to the requested preliminary subdivision plat. A copy of the correspondence received is attached. **The additional development does not result in an increase to the number of students as such it will not yield an increase to traffic. The development is associated with the church not the school**

PINECREST LAND DEVELOPMENT REGULATIONS

Article 8 of the Pinecrest Land Development Regulations contains standards for the subdivision and platting of property in the Village of Pinecrest. The Village's Surveyor, Hadonne, has reviewed the proposed preliminary plat and found that it meets the platting requirements of the Village of Pinecrest, Miami-Dade County, and State of Florida. Hadonne's review letter is attached.

Review and approval of the preliminary plat by Miami-Dade County Fire Rescue Department, Department of Environmental Resources and Management, Public Works Department, Water and Sewer Department and the State Department of Health will be required prior to submittal of a final plat to the Village of Pinecrest.

County water is available to the subject property via an existing 12-inch water main.

Division 3.2, Paragraph (m) requires fire hydrants to be provided and spaced no more than 500 feet apart and no more than 150 feet to the center of any lot. There is one (1) existing fire hydrant on the subject property, located to the west of the existing building. Additional fire hydrants in the right-of-way of SW 124 Street and SW 72 Avenue will be required. All existing and new required fire hydrants will need to be indicated on the final plat at the time of submittal. **This is a site plan requirement. Final Plats do not show any improvements on the property. The final plat shows the boundaries of the property, property corners, R/W widths but no topographic information**

Sewage disposal is available to the property via an existing sewer main.

Any new utilities are required to be installed underground within easements to be shown on the final plat. **Noted**

Various notes will need to be included on the final plat and the applicant will need to submit an Opinion of Title and any applicable deed restrictions at the time of final plat submittal. Required notes include the following: **Noted. Standard information**

Village of Pinecrest Plat Restrictions:

"No buildings or any kind of construction or trees or shrubs shall be placed on easements, rights-of-way, swales or dedications without approval of the administrative official".

"Village of Pinecrest zoning and land development regulations 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".

"All new utilities to be located underground".

For the purpose of issuing a development order, the proposed preliminary plat may be deemed to have a minimal impact and may not be subject to the transportation concurrency requirements of the Village of Pinecrest provided the following conditions are met:

The development proposal is for an increase in density or intensity of less than or equal to twice the density or intensity of the existing development; the transportation impact of the proposed development alone does not exceed 0.1 percent of the maximum service volume at the adopted level of service standard for peak hour of the affected transportation facility; and the cumulative total transportation impact from the minimal impact exception does not exceed three percent of the maximum service volume at the

adopted level of service standard of the affected transportation facility, if the proposed development does not meet the minimum level of service standard.

The proposed subdivision is proposed for the purpose of accommodating a future building addition of 2,884 square feet and will not otherwise result in the creation of any additional building lots. The preliminary plat appears to have a de minimus impact on the adjoining transportation network. Impacts will be further assessed at the time of consideration of a site development plan.

A concrete sidewalk exists adjacent to both SW 124 Street and SW 72 Avenue. Sidewalks that are currently damaged and sidewalks that are damaged during construction will need to be replaced by the developer. *Noted*

Access to the subject property is provided from two (2) existing driveways on the north side of SW 124 Street. Additional points of ingress are not proposed or recommended.

Stormwater management will need to be addressed in conjunction with the issuance of building permits. The site appears to be large enough to accommodate any additional stormwater drainage improvements that may be required but a stormwater management plan and calculations will be required to be submitted and reviewed in conjunction with a future application for building permits. *Noted*

The applicant has been advised that palm trees may not be planted in the right-of-way. Street trees in compliance with tree specifications of the Village's Land Development Regulations will be required at the time of construction of the new building on Tract "A". *Noted*

Mature trees exist on the subject property. Relocation of any impacted trees should be required as an alternative to removal when possible. A tree removal permit for the removal or relocation of trees will be required before building permits are issued for the proposed building addition. *Noted*

The dimensional requirements of the PS, Public Service zoning district are provided for the Village Council's consideration as follows:

1. *Minimum lot area.* Development plans for sites within the PS district shall provide sufficient acreage and open space and be properly screened and buffered in order to minimize potential adverse impacts on adjacent land uses. The required acreage shall be consistent with best management principles and practices for specific public and semi-public services. *Noted - Addressed via site plan*

2. *Maximum height.* The maximum height of a structure shall be two stories and shall not exceed 35 feet in height unless the height is approved as a conditional use and found to meet all standards governing land use and intensity within this Code. Noted - Addressed via site plan review
3. *Maximum lot coverage:* Noted - Addressed via site plan review
- a. Maximum building coverage (inclusive of all structures): 30 percent.
 - b. Maximum impervious surface ratio: 65 percent.
 - c. Minimum green space: 35 percent.
4. *Floor area ratio.* The maximum floor area ratio for any land use within the PS district shall be as shown below: Noted - Addressed via site plan review

TABLE 4.26

Height of Building	Floor Area Ratio
1 story	0.40
2 stories	0.51

5. *Minimum setbacks.* All development must comply with setbacks for wetlands and waterways established in the Code. In addition, the following setbacks shall apply within the PS district: Noted - Addressed via site plan review

TABLE 4.27

Structure	Required Setbacks in PS district				
	Setbacks				
	Front	Rear	Between Buildings	Side	Side Street
Principal	25	25	20 ⁽²⁾	20	30
Accessory	⁽¹⁾	10	20	20	30

Notes:

- ⁽¹⁾ See accessory use regulations. Noted - Addressed via site plan review
- ⁽²⁾ Twenty feet, except where doors, windows or other openings in the building wall of a living unit face a wall of the same building and/or a wall of another building on the same site, then there shall be provided a minimum clear distance of not less than 30 feet. Said distance to be measured on a line projected at right angles at the opening to the opposite wall.
6. *Green space and landscaping.* Noted - Addressed via site plan review
- a. *Green space.* On each lot there shall be provided a green space equal to at least 35 percent of the total lot area. The required green space shall be unencumbered with any structure or off-street parking and shall be landscaped and well maintained with grass, ground cover included within the "Florida-friendly plant database," trees and shrubbery, except that ten percent of any driveway or parking area constructed of open cell unit pavers (turf block) and

two percent of any driveway or parking area constructed of brick pavers with a sand and/or gravel sub base or underlayment and any artificial turf provided within a sports field or stadium may be counted as green space. *Noted - Addressed via site plan review*

- b. *Landscaping and tree protection.* Landscaping and trees shall be provided in accordance with provisions of Article 6 of the Land Development Code. *Noted - Addressed via site plan review*

The PS, Public Service zoning district requires maintenance of 35% greenspace on the subject property. Approximately 74% of the property is proposed to remain as undeveloped greenspace. The preliminary plat meets all dimensional and other requirements of the PS, Public Service zoning district. *Noted - Addressed via site plan review*

RECOMMENDATION

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

1. Review and approval of the proposed final plat by the Miami-Dade County Water and Sewer Department, Miami-Dade County Department of Economic and Regulatory Resources, Miami-Dade County Fire Rescue Department, Miami-Dade County Transportation and Public Works Department, and Florida Department of Health prior to submittal of a final plat. *These occur once the final plat is submitted to M-D County after Village Approval*
2. Indication of additional required fire hydrants on the final plat consistent with spacing requirements of the Village's Land Development Regulations and installation of the required hydrants during future construction, prior to issuance of a certificate of occupancy. *This is a site plan requirement. Final Plats do not show any improvements on the property. The final plat shows the boundaries of the property, property corners, R/W widths but no topographic information*
3. Any new utilities shall be installed underground. *Noted*
4. Inclusion of required notes on the final plat and submittal of an Opinion of Title and applicable deed restrictions at the time of consideration of the final subdivision plat. *Noted*
5. Repair of damaged or broken sidewalks prior to issuance of a certificate of occupancy *Noted*
6. Approval of a stormwater management plan prior to the issuance of building permits. *Noted*
7. Indication and planting of street trees and landscaping as required by the Village's Land Development Regulations; and review and approval of a separate tree removal permit prior to the relocation or removal of any trees from the subject property. Relocation of any impacted trees shall be required as an alternative to removal when possible. *Noted*

8. Confirmation of the setting of lot corners and permanent reference monuments or submittal of a surety bond to the Village of Pinecrest in the amount of \$100.00 per lot corner and \$300.00 per PRM with a 25% contingency prior to recording of the final plat, if approved by the Village Council. **Noted**

"MORNINGSTAR RENEWAL CENTER PLAT"

A SUBDIVISION OF THE S.E. 1/4 OF THE N.E. 1/4 OF THE N.W. 1/4 OF SECTION 14, TOWNSHIP 55 SOUTH, RANGE 40 EAST VILLAGE OF PINECREST, MIAMI-DADE COUNTY, FLORIDA

P.B. _____ PG. _____ SHEET 1 OF 2

THIS INSTRUMENT PREPARED BY
ROYAL POINT LAND SURVEYORS, INC.
 L.B. # 7282
 675 NW 153RD STREET, SUITE 121
 MIAMI, FL 33164
 PHONE: 305-822-6082
 FAX: 305-827-9869
 MARCH, 2024



NE 1/4 OF NW 1/4 SECTION 14-55-40
 LOCATION SHEET
 SCALE 1" = 300'

KNOW ALL MEN BY THESE PRESENTS:
 THAT THE MOST REVEREND THOMAS G. WENSKI, ARCHBISHOP OF THE ARCHDIOCESE OF MIAMI, HIS SUCCESSORS IN OFFICE, A CORPORATION, SOLE, HAS CAUSED TO BE MADE THE FOLLOWING INSTRUMENT, TO WIT: A PLAT OF LAND, THE SAME BEING A SUBDIVISION OF THE FOLLOWING DESCRIBED PROPERTY:

LEGAL DESCRIPTION:
 THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 55 SOUTH AND THE EAST 1/2 EAST THEREOF, LING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

OWNER'S PLAT RESTRICTIONS:
 THAT THE UTILITY EASEMENT AS SHOWN BY DASHED LINES ON THE ATTACHED PLAT, IS HEREBY RESERVED FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES.

MIAMI-DADE COUNTY PLAT RESTRICTIONS:
 THAT ALL NEW ELECTRIC AND COMMUNICATION LINES, EXCEPT UNDERGROUND LINES, WITHIN THIS SUBDIVISION, SHALL BE INSTALLED THAT INDIVIDUAL WELLS SHALL NOT BE PERMITTED ON ANY TRACT WITHIN THIS SUBDIVISION EXCEPT FOR SWIMMING POOLS, SPRINKLER SYSTEMS, AND/OR AIR CONDITIONERS.

VILLAGE OF PINECREST PLAT RESTRICTIONS:
 THAT THE UTILITY EASEMENT AND SW 12TH STREET AS SHOWN ON THE ATTACHED PLAT, TOGETHER WITH ALL EXISTING AND FUTURE PLANNING, TREES, SHRUBBERY AND FOLIAGE, SHALL BE PRESERVED FOR PROPER PURPOSES, RESERVING TO THE DECORATORS, THEIR SUCCESSORS, OR ASSIGNS, DISCRETIONARY REVERSIONS THEREIN, WITHIN THE VILLAGE OF PINECREST AND LAND DEVELOPMENT REGULATIONS AS NOW IN EFFECT OR AS SOME MAY BE FROM TIME TO TIME AMENDED OR CHANGED APPLICABLE TO THE AREA WITHIN WHICH THIS SUBDIVISION IS LOCATED SHALL BE OBSERVED.

IN WITNESS WHEREOF:
 THAT THE MOST REVEREND THOMAS G. WENSKI, ARCHBISHOP OF THE ARCHDIOCESE OF MIAMI, HIS SUCCESSORS IN OFFICE, A CORPORATION, SOLE, HAS CAUSED THIS INSTRUMENT TO BE SIGNED FOR IN THE PRESENCE OF THESE TWO WITNESSES, ON THIS DAY OF _____, A.D. 2024.

WITNESSES AS TO THE SIGNATURE:
 (PRINT NAME) _____
 ARCHBISHOP OF THE ARCHDIOCESE OF MIAMI, HIS SUCCESSORS IN OFFICE, A CORPORATION SOLE

ACKNOWLEDGEMENT:
 STATE OF FLORIDA, COUNTY OF MIAMI, ARCHBISHOP OF THE ARCHDIOCESE OF MIAMI, HIS SUCCESSORS IN OFFICE, A CORPORATION SOLE, HAS CAUSED THIS INSTRUMENT TO BE SIGNED FOR IN THE PRESENCE OF THESE TWO WITNESSES, ON THIS DAY OF _____, A.D. 2024.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, A.D. 2024.

SIGNATURE OF PERSON TAKING ACKNOWLEDGEMENT
 PRINTED NAME OF ACKNOWLEDGER
 NOTARY PUBLIC, STATE OF
 COMMISSION NUMBER
 MY COMMISSION EXPIRES

ARCHBISHOP OF THE ARCHDIOCESE OF MIAMI
 (CORPORATE SEAL)

NOTARY SEAL

VILLAGE OF PINECREST APPROVALS:
 THIS PLAT WILL NOT RESULT IN A REDUCTION IN THE LEVEL OF SERVICES PROVIDED IN THE VILLAGE OF PINECREST COMPREHENSIVE PLAN, THEREFORE, IT WAS APPROVED AND THE FOREGOING DECISIONS WERE ACCEPTED AND PASSED AND ADOPTED BY THE COUNCIL OF THE VILLAGE OF PINECREST, MIAMI-DADE COUNTY, FLORIDA, ON THIS _____ DAY OF _____, A.D. 2024.

ATTEST: PRESICILA TORRES, MWC BY JOSEPH CORRAZINO, VILLAGE CLERK, VILLAGE MAYOR

DATE _____ DATE _____
 THIS PLAT HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY THE VILLAGE OF PINECREST AND IT IS IN ACCORDANCE WITH CHAPTER 177.09(1)(f) OF THE FLORIDA STATUTES, WHICH CHAPTER IS THE VILLAGE OF PINECREST LAND DEVELOPMENT SUBDIVISION REGULATION AS STATED IN THE VILLAGE OF PINECREST LAND DEVELOPMENT CODE, AS AMENDED.

SIGNED: STEPHEN R. OLIVIST, PLANNING DIRECTOR

MIAMI-DADE COUNTY APPROVALS:
 THE DEPARTMENT OF REGULATION AND ECONOMIC RESOURCES CERTIFIES THAT THIS PLAT APPEARS TO CONFORM TO ALL THE REQUIREMENTS OF CHAPTER 28 OF THE MIAMI-DADE COUNTY CODE.

CERTIFIED THIS _____ DAY OF _____, 2024.
 SIGNED BY: _____ DIRECTOR

RECORDING STATEMENT:
 FILED FOR RECORD THIS _____ DAY OF _____, A.D. _____, AT _____ O'CLOCK _____ P.M. OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. THIS PLAT COMPLES WITH THE LAWS OF THE STATE OF FLORIDA AND MIAMI-DADE COUNTY, FLORIDA.

JUAN FERNANDEZ-BARQUIN, COUNTY COMPTROLLER, MIAMI-DADE COUNTY, FLORIDA

BY: _____ DEPUTY CLERK

SURVEYOR'S CERTIFICATE:
 GENERAL CENTER IS THE ATTACHED PLAT ENTITLED MORNINGSTAR RENEWAL CENTER IS A TRUE AND CORRECT REPRESENTATION OF THE SURVEY AS RECENTLY SURVEYED, SUBMITTED AND THE SURVEYOR HAS SHOWN COMPLES WITH THE APPLICABLE REQUIREMENTS OF CHAPTER 177, PART I, FLORIDA STATUTES, AND THE APPLICABLE REQUIREMENTS OF PART I, SECTION 5, OF THE MIAMI-DADE COUNTY CHARTER. THE PLAT (P.C.# 5) WERE SET ON THE 1ST DAY OF MARCH A.D. 2024 IN ACCORDANCE WITH SECTION 177.09(1) OF SAID CHAPTER 177, PART I.

ROYAL POINT LAND SURVEYORS, INC.
 LB No. 7282

JACOB COMBS, SURVEYOR AND MAPPER
 STATE OF FLORIDA
 REGISTRATION NO. 6724
 MIAMI, FLORIDA
 675 NW 153RD STREET, SUITE 121
 MIAMI, FL 33164
 PHONE: 305-822-6082
 FAX: 305-827-9869

PLAT LEGEND:
 PRM @ = PERMANENT REFERENCE MONUMENT
 P.C.P. # = PERMANENT CONTROL POINT
 SECTION 14-55-40 = SECTION 14, TOWNSHIP 55 SOUTH,
 RANGE 40 EAST
 SW = NORTH QUARTER SECTION CORNER
 LB = LICENSED BUSINESS
 NO. = NUMBER

NOTICE: THIS PLAT AS RECORDED IN ITS GRAPHIC FORM, IS SUBJECT TO THE RESTRICTIONS AND EXCEPTIONS SET FORTH HEREIN. ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS PLAT. ANY SUCH RESTRICTIONS MAY BE FOUND IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

LANDS SHOWN HEREON ARE ENCUMBERED BY THESE SPECIAL EXCEPTIONS:
 RIGHT OF WAY DEEDS TO MIAMI-DADE COUNTY RECORDED IN OFFICIAL RECORDS BOOK 1782, PAGE 700, AND OFFICIAL RECORDS BOOK 2834, PAGE 40, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
 UNITY OF TITLE RECORDED IN OFFICIAL RECORDS BOOK 10241, PAGE 1744, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
 OPINION OF TITLE RECORDED IN OFFICIAL RECORDS BOOK 10241, PAGE 1746, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
 AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 11216, PAGE 1245, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
 ENVIRONMENTAL QUALITY CONTROL BOARD ORDER NO. BR-72 RECORDED IN OFFICIAL RECORDS BOOK 14289, PAGE 484, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
 COVENANT OF CONSTRUCTION WITHIN RIGHT OF WAY RECORDED IN OFFICIAL RECORDS BOOK 19819, PAGE 2818, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
 GRANT OF EASEMENT TO MIAMI-DADE COUNTY RECORDED IN OFFICIAL RECORDS BOOK 30118, PAGE 789, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
 COVENANT RUNNING WITH THE LAND IN FAVOR OF MIAMI-DADE COUNTY RECORDED IN OFFICIAL RECORDS BOOK 30333, PAGE 3308, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
 ALL AS MAY BE AMENDED.

"MORNINGSTAR RENEWAL CENTER PLAT"

A SUBDIVISION OF THE S.E. 1/4 OF THE N.E. 1/4 OF THE N.W. 1/4 OF SECTION 14, TOWNSHIP 55 SOUTH, RANGE 40 EAST VILLAGE OF PINECREST, MIAMI-DADE COUNTY, FLORIDA

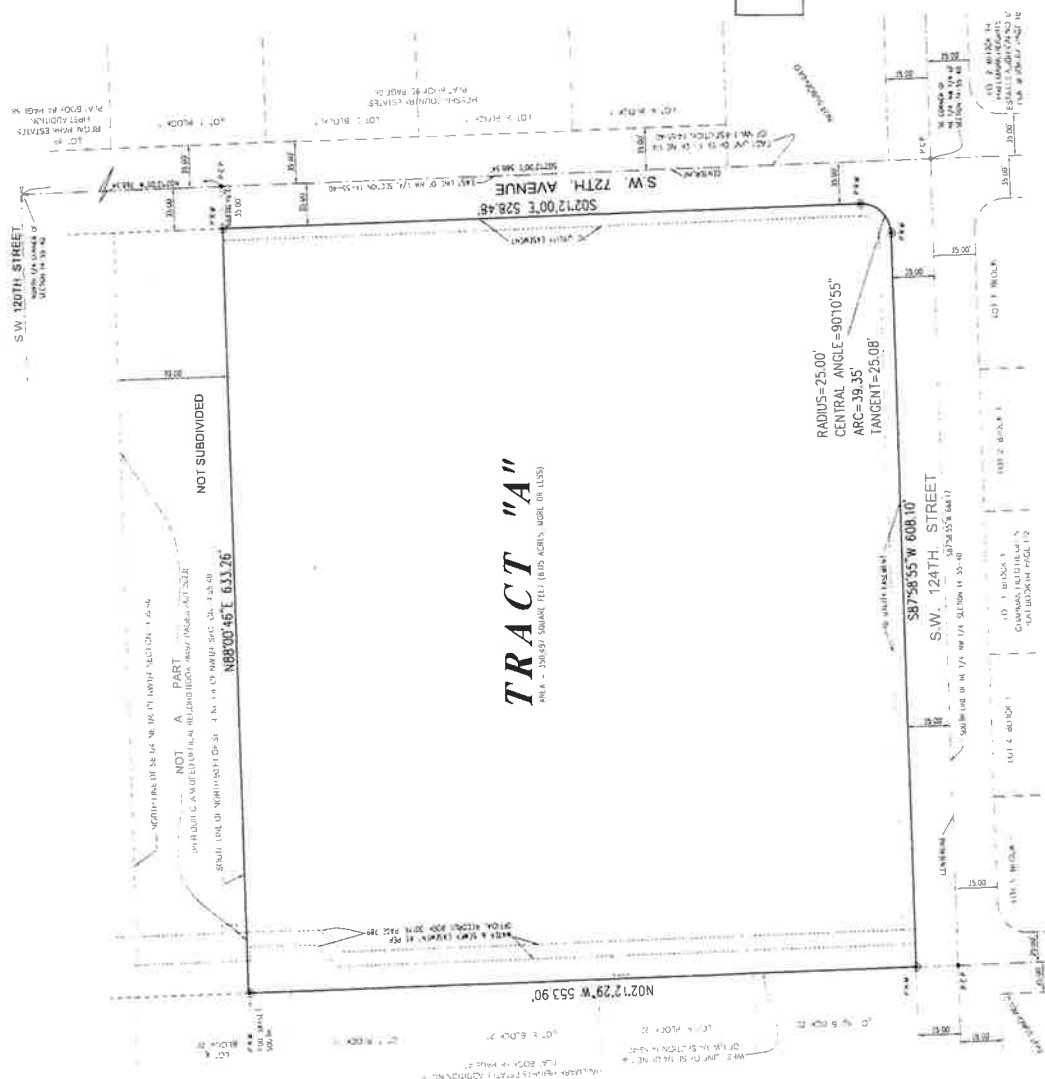
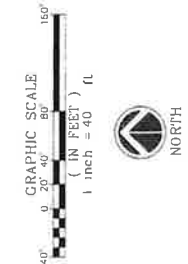
P.B. _____ PG. _____

SHEET 2 OF 2

THIS INSTRUMENT PREPARED BY:



LB # 7282-3350 SHEET 1 SUITE 321
1700 W. WINDY HILLS BLVD.
MIAMI LAKES, FL 33014
PHONE 305-827-6062
FAX 305-827-9859
MARCH 2024



PLAT LEGEND:
 P.M. = PERMANENT REFERENCE MONUMENT
 P.C.P. = PERMANENT CONTROL POINT
 SECTION 14-55-40 = SECTION 14, TOWNSHIP 55 SOUTH,
 RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA
 1/4 = NORTH QUARTER SECTION CORNER
 L.B. = LICENSED BUSINESS
 L.O. = NUMBER

BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED VALUE OF S87°54'55" W ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 55 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA.

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREON. THIS PLAT IS SUBJECT TO ALL APPLICABLE LAWS AND REGULATIONS AND AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

RECORDING STATEMENT:
 TO BE RECORDED IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. THIS INSTRUMENT IS SUBJECT TO THE LAWS OF THE STATE OF FLORIDA AND MIAMI-DADE COUNTY. THE CLERK OF THE COURT AND COMPTROLLER MIAMI-DADE COUNTY, FLORIDA.

BY _____ DEPUTY CLERK

NOTE: THE TRACT SIZE AS SHOWN ON THIS PLAT HAS BEEN APPROVED PURSUANT TO THE APPLICATION OF SEVERABLE USE RIGHTS IN ACCORDANCE WITH SECTION 10B OF THE MIAMI-DADE COUNTY CODE

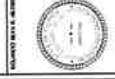
REVISIONS

NO.	DESCRIPTION	DATE

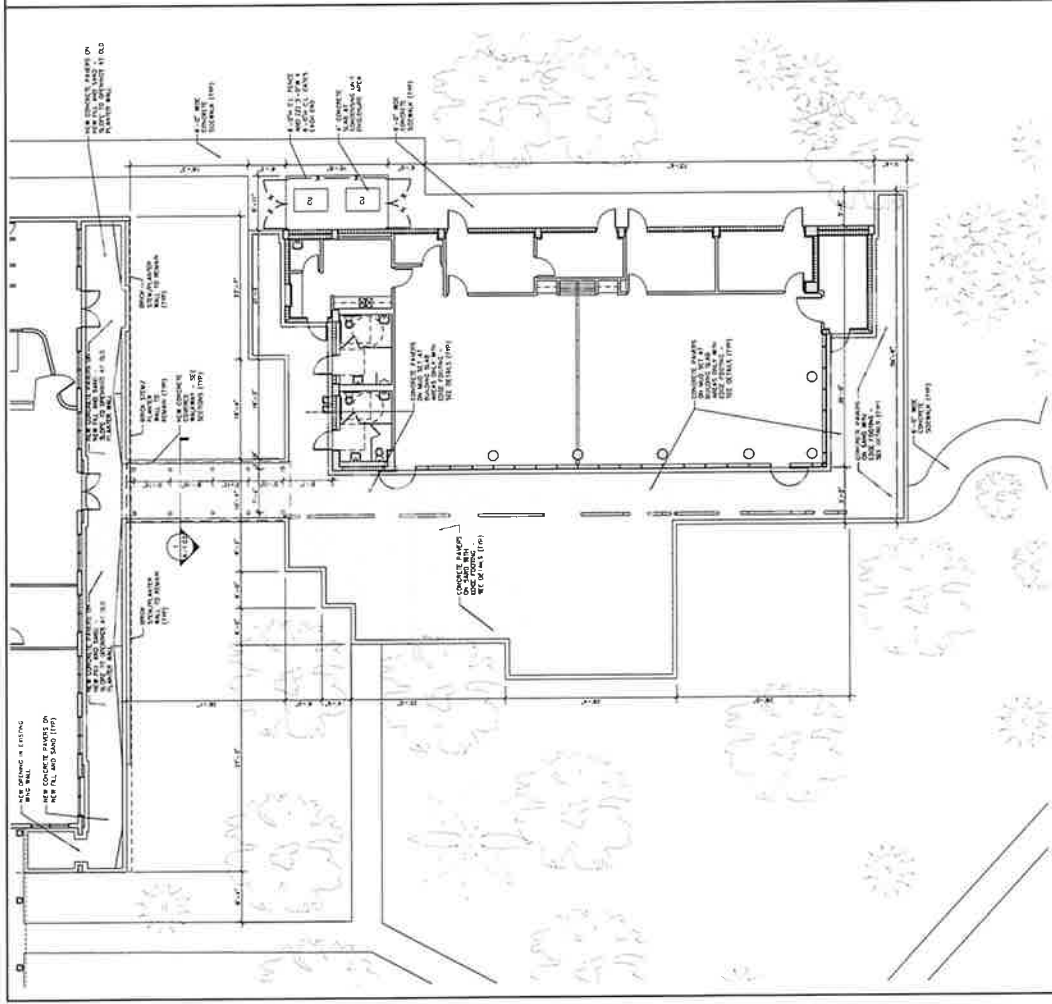
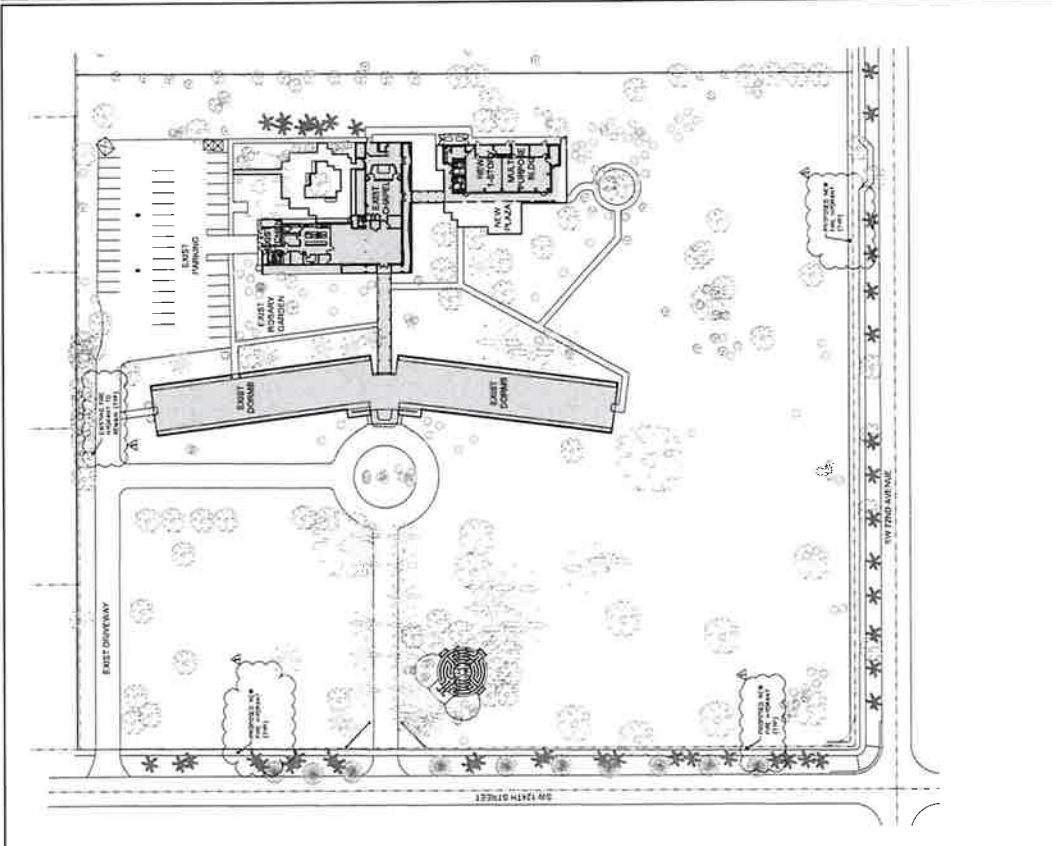
PROPOSED SITE PLAN

MORNINGSTAR ARCHITECTS
 2725 SW 15TH STREET, SUITE 111, MIAMI, FL 33146
 PHONE (305) 444-8252 FAX (305) 444-5920

SILVA ARCHITECTS
 135 SAN LORENZO AVENUE SUITE 860 - CORAL GABLES, FL 33146
 PHONE (305) 444-8252 FAX (305) 444-5920



DATE ISSUED
 4/10/24
 SHEET
 A-102



PROPOSED OVERALL SITE PLAN
 SCALE: 1/4" = 1'-0"

PROPOSED ENLARGED SITE PLAN
 SCALE: 1/8" = 1'-0"

ZONING INFORMATION	
1. ZONING DISTRICT	RS-1 (RESIDENTIAL SINGLE-FAMILY)
2. ZONING DISTRICT PERMITTED USES	ONE- AND TWO-FAMILY DWELLINGS, INCLUDING DWELLINGS WITH ATTACHED GARAGES; SINGLE-FAMILY HOUSING, INCLUDING ACCESSORY DWELLING UNITS (ADUs); AND SINGLE-FAMILY COMMERCIAL USES.
3. ZONING DISTRICT REGULATIONS	1. MAXIMUM LOT AREA: 100,000 SQ. FT. 2. MINIMUM LOT AREA: 5,000 SQ. FT. 3. MINIMUM LOT WIDTH: 25 FT. 4. MINIMUM LOT DEPTH: 35 FT. 5. MINIMUM FRONT SETBACK: 10 FT. 6. MINIMUM SIDE SETBACK: 5 FT. 7. MINIMUM REAR SETBACK: 5 FT. 8. MINIMUM FRONT YARD SETBACK: 10 FT. 9. MAXIMUM BUILDING HEIGHT: 35 FT. 10. MAXIMUM NUMBER OF UNITS: 2 11. MAXIMUM GROUND COVER: 25% 12. MAXIMUM LOT COVERAGE: 30%
4. ZONING DISTRICT REGULATIONS	1. MAXIMUM LOT AREA: 100,000 SQ. FT. 2. MINIMUM LOT AREA: 5,000 SQ. FT. 3. MINIMUM LOT WIDTH: 25 FT. 4. MINIMUM LOT DEPTH: 35 FT. 5. MINIMUM FRONT SETBACK: 10 FT. 6. MINIMUM SIDE SETBACK: 5 FT. 7. MINIMUM REAR SETBACK: 5 FT. 8. MINIMUM FRONT YARD SETBACK: 10 FT. 9. MAXIMUM BUILDING HEIGHT: 35 FT. 10. MAXIMUM NUMBER OF UNITS: 2 11. MAXIMUM GROUND COVER: 25% 12. MAXIMUM LOT COVERAGE: 30%