



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

MEMORANDUM

Department of Building and Planning

DATE: April 5, 2022

TO: Yocelyn Galiano, ICMA, LEED-GA
Village Manager

FROM: Stephen R. Olmsted, AICP
Planning Director

RE: Francisco Mehech – Lot 2, Block 1 Sofia Alexis Estates; Folio # 20-5001-055-0020 (Prospective 9101 SW 64 Court)
Appeal of Zoning Board Decision to Deny Tennis Court Setback Variance

PETITION REQUEST

Francisco Mehech (Owner and Applicant) is appealing the decision of the Pinecrest Zoning Board to deny the applicant's request for a variance from the side yard setback requirements of Division 4.2 (c) 5. g. of the Village's Land Development Regulations to allow a tennis court to be constructed 10 feet and 10 inches from the north and south side property lines instead of 20 feet as otherwise required. The Owner does not intend to seek a conditional use permit for tennis court lighting at the present time.

Mr. Mehech originally submitted this variance request for the Zoning Board's consideration on June 23, 2021. The Zoning Board continued Mr. Mehech's application to give the applicant and Board an opportunity to monitor a proposed amendment to the Land Development Regulations under consideration at the time that would have allowed for reduced tennis court setbacks to 15 feet by right or 10 feet as a conditionally permitted use. After careful consideration of the matter at an advertised public hearing and at a subsequent workshop meeting, the Village Council made the decision not to approve a reduction in the Village's tennis court setback requirements. Following final consideration of the applicant's request for a variance at an advertised public hearing on January 26, 2022, the Zoning Board denied the request.

Pursuant to Division 3.9 of the Village's Land Development Regulations, the Village Council is required to conduct a de novo hearing and consider why the decision of the Zoning Board should or should not be sustained and/or modified. A copy of the staff report considered by the Zoning Board on January 26, 2022 is attached.



A description and analysis of the applicants' request is provided as follows:

Setback Required/Proposed

Variance Requested

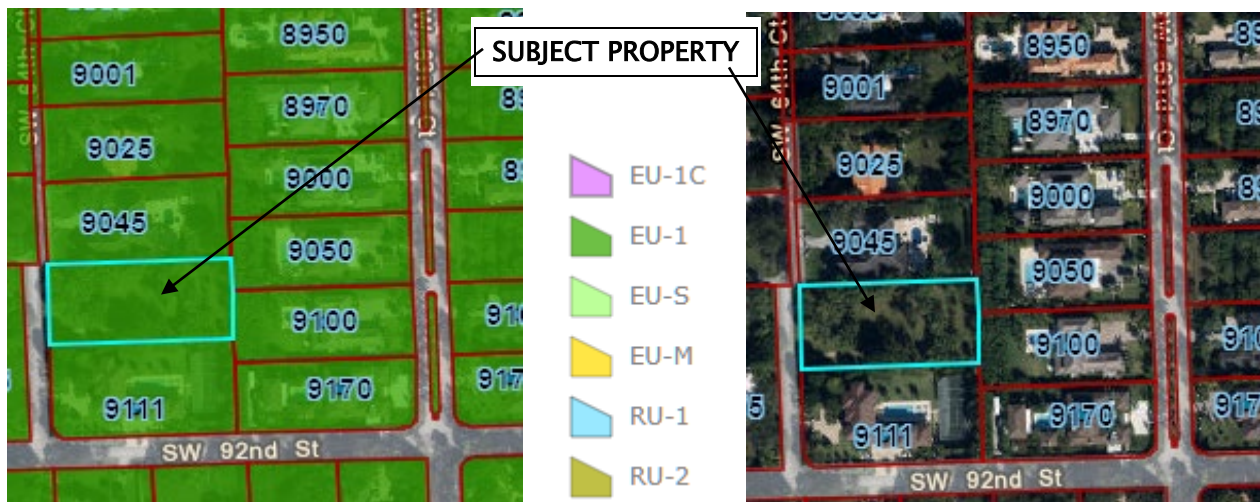
Side: 20 feet/10 feet and 10 inches

9 feet and 2 inches

A copy of the submitted appeal including a description of the applicant's request and a copy of the staff report and information provided to the Zoning Board in their January 22 agenda packet are attached. A video recording submitted by the applicant has been provided to the Village Clerk and can be viewed by the Village Council at the scheduled public hearing.

SITE LOCATION

The subject property is located at prospective 9101 SW 64 Court (address to be assigned), Pinecrest, FL 33156, within the EU-1, Residential Estate zoning district; Legal Description - Lot 2, Block 1 Sofia Alexis Estates; Folio # 20-5001-055-0020.



OWNERS

Mr. Francisco Mehech (owner)

PROPERTY HISTORY

Mr. Mehech, owner of the property, subdivided this property and the adjoining property to the south into two (2) lots in 2014. He constructed a residence on Lot 1 (9111 SW 64 Court) immediately south of the subject property including a tennis court in the rear yard. The tennis court was constructed in compliance with the Village's tennis court setback requirements.

The subject property, Lot 2 of Sofia Alexis Estates Subdivision, is currently undeveloped. Mr. Mehech has submitted an application and plans for construction of a residence on the subject property. Once developed, it is expected that an address of "9101 SW 64 Court" will be assigned. Mr. Mehech applied for a tennis court setback variance for the subject property in 2014 and it was denied by the Zoning Board at that time. His recent application for a variance was denied by the Zoning Board on January 26, 2022 and he is now appealing the decision to the Village Council.

PUBLIC COMMENT

The Building and Planning Department has received 10 letters including 8 in support of the petition and 2 opposed. One of the individuals expressing support is a former neighbor and former owner of the property located immediately north of the subject property at 9045 SW 64 Court. That individual no longer owns the property and the current owner has provided a letter in opposition. A copy of all correspondence received to date is included in the agenda packet.

PINECREST LAND DEVELOPMENT REGULATIONS

The subject property is zoned EU-1, Residential Estate. The required side yard setback for a tennis court in the rear yard is 20 feet from each side lot line.

Criteria

Criteria for approval of a requested variance are provided in Division 3.5 of the Land Development Regulations. A copy of Division 3.5 is attached for the Village Council's consideration. Criteria include the following:

1. *Variance consistent with authorized powers. That the variance is in fact a variance set forth in the land development code and within the province of the board or Village Council, as applicable, based upon the opinion of the Village Attorney.*

The Village Council has the authority to consider the request. Pursuant to Division 3.9 (d) of the Village's Land Development Regulations, an appeal from any decision of the Zoning Board may be taken to the Village Council by any person who is aggrieved by such decision.

2. *Existence of special conditions or circumstances. That special conditions and circumstances exist which are peculiar to the land, structure, or building involved*

and which are not applicable to other lands, structures, or buildings in the same zoning district.

The applicant refers to the need to orient the tennis court in a north-south direction to avoid glare from the sun. There do not appear to be special conditions or circumstances that are peculiar to this property, other than the fact that the platted lot is not wide enough to accommodate the proposed tennis court with a north-south orientation.

3. *Conditions not created by the applicant. That special conditions and circumstances do not result from the actions of the applicant.*

The conditions and circumstances do result from the actions of the applicant. The applicant originally owned both lots within the Sofia Alexis Estates Subdivision. The parent tract was subdivided by the applicant to create the two existing lots. However, in subdividing the parent tract to create two lots as permitted and approved, the south lot was large enough to accommodate a tennis court with a north-south orientation, whereas the northern lot (subject property) would require a variance to accommodate a tennis court with a north-south orientation. The subject property is currently undeveloped and the applicant has submitted plans for permits to construct a new home on the property.

4. *Special privileges not conferred. That granting the variance requested will not confer on the applicant any special privilege that is denied by the Land Development Code to other lands, buildings, or structures in the same zoning district.*

Granting of the variance will confer a privilege on the applicant that is not necessarily afforded other properties. The applicant has included a list of tennis court variances approved by the Village of Pinecrest since incorporation and has also included a list of properties that have tennis courts located closer to the property line than the Village's Land Development Regulations allow. Each variance application should otherwise be considered separately on its own merits and denied or approved depending on its consistency with required criteria.

5. *Hardship conditions exist. That literal interpretation of the provisions of the Land Development Code would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the Land Development Code and would work unnecessary and undue hardship on the applicant.*

Literal interpretation of the Land Development Regulations would not deprive the applicant of rights commonly enjoyed by other residential properties or work unnecessary and undue hardship upon the owner.

6. *Only the minimum variance granted. That the variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure.*

Approval of the requested variance is not necessary for continued reasonable use of the property. Reasonable use of the land is and will continue to be available to the applicant if the variance is denied.

7. *Not injurious to the public welfare or intent of the land development code. That the grant of the variance will be in harmony with the general intent and purpose of the Comprehensive Development Master Plan and the Land Development Code and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.*

It is not apparent that a variance to permit the proposed tennis court would be injurious to the public welfare or intent of the Land Development Regulations, if adequately buffered and screened, although the owners of the property located to the north of the subject property object to the requested variance.

STAFF RECOMMENDATION

The Building and Planning Department recommends that the Village Council deny the requested variance since it does not satisfy all of the required criteria specified within the Land Development Regulations for approval.

CONDITIONS OF APPROVAL

In the event the Village Council considers granting the requested variance, the Village Council may prescribe appropriate conditions to mitigate the proposed variance and to ensure safeguards in conformity with the Comprehensive Development Master Plan and the Land Development Regulations or any other duly enacted ordinance. Violation of such conditions and safeguards, when made a part of the terms under which the variance is granted, shall be deemed a violation of the Land Development Regulations and shall nullify the variance.

If the requested variance is approved, staff recommends the following conditions of approval:

1. A building permit for construction of the tennis court shall be obtained from the Village of Pinecrest.
2. Installation of a black or green vinyl coated chain link fence, 10 feet in height, on the north and south sides of the tennis court.
3. Installation and maintenance of an opaque landscape buffer sufficient to buffer the tennis activities from the neighboring properties to the north, south, and east of the subject property. Required landscaping on the north and south sides of the tennis court shall at a minimum include an opaque buffer consisting of a continuous row of trees and a continuous hedge that are a minimum of 10 feet high at the time of planting.
4. Violation of the conditions of approval and safeguards, made a part of the terms under which this variance is granted, shall be deemed a violation of the Land Development Regulations and shall nullify the variance.

**Village of Pinecrest
Land Development Regulations – Division 3.5
Criteria for Approval of a Variance**

Worksheet

Division 3.5 (f) 1. Criteria –“ In order to authorize any variance from the terms of this land development code, the planning board or village council, as applicable, shall find all of the following”:

1. **Variance consistent with authorized powers.** That the variance is in fact a variance set forth in the land development code and within the province of the board or Village Council, as applicable, based upon the opinion of the Village Attorney.

Application meets this criterion: Yes____ No____

2. **Existence of special conditions or circumstances.** That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district.

Application meets this criterion: Yes____ No____

3. **Conditions not created by the applicant.** That special conditions and circumstances do not result from the actions of the applicant.

Application meets this criterion: Yes___ No___

4. **Special privileges not conferred.** That granting the variance requested will not confer on the applicant any special privilege that is denied by the Land Development Code to other lands, buildings, or structures in the same zoning district.

Application meets this criterion: Yes___ No___

5. **Hardship conditions exist.** That literal interpretation of the provisions of the Land Development Code would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the Land Development Code and would work unnecessary and undue hardship on the applicant.

Application meets this criterion: Yes___ No___

6. **Only the minimum variance granted.** That the variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure.

Application meets this criterion: Yes___ No___

7. **Not injurious to the public welfare or intent of the land development code.** That the grant of the variance will be in harmony with the general intent and purpose of the Comprehensive Development Master Plan and the Land Development Code and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

Application meets this criterion: Yes___ No___



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

PUBLIC HEARING NOTICE

MEMORANDUM

PUBLIC HEARING NOTICE

Department of Building and Planning

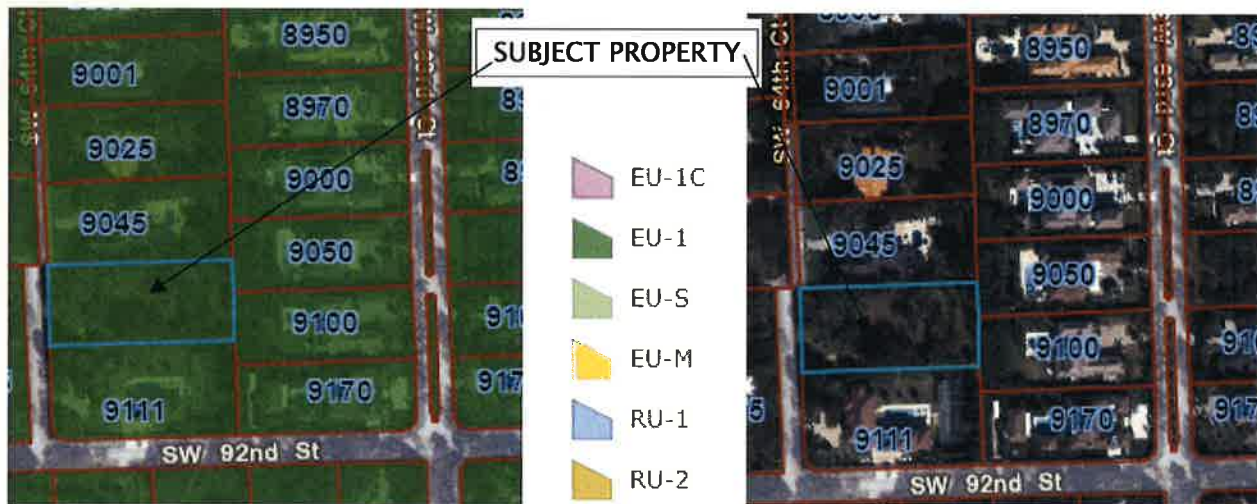
On **Tuesday, April 12, 2022**, at **7:00 p.m. p.m.**, the Village Council will conduct a quasi-judicial Public Hearing to consider an appeal of a decision of the Pinecrest Zoning Board at the Pinecrest Municipal Center, Council Chamber, 12645 Pinecrest Parkway, Pinecrest, Florida as described below.

APPLICANT: Francisco J. Mehech (Owner and Applicant)

ITEM: Appeal of a Zoning Board decision to the Village Council. The Village Council will conduct a de novo hearing and will consider why the decision of the Zoning Board should or should not be sustained and/or modified.

LOCATION: The subject property is located at prospective 9101 SW 64 Court (address to be assigned), Pinecrest, FL 33156, within the EU-1, Residential Estate zoning district; Legal Description - Lot 2, Block 1 Sofia Alexis Estates; Folio # 20-5001-055-0020.

REQUEST: Francisco J. Mehech (Owner and Applicant) is appealing the decision of the Pinecrest Zoning Board to deny a variance from the side yard setback requirements of Division 4.2 (c) 5. g. of the Village's Land Development Regulations to allow a tennis court to be constructed 10 feet and 10 inches from the north and south side property lines instead of 20 feet as otherwise required.



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 Monday, April 11, 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.

OVER



OVER

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).

NO
TRESPASSING
VIOLATORS WILL BE PROSECUTED

PUBLIC HEARING
PERTAINING TO THIS PROPERTY TO BE HELD AT:
MUNICIPAL CENTER
12645 PINECREST PARKWAY

ADDITIONAL INFORMATION:
CALL: 800-368-7273

DEPARTMENT OF PLANNING & BUILDING

PINECREST TOWNSHIP



Carolina Rojas (BPD)

From: frank@frankrubino.com
Sent: Thursday, March 10, 2022 3:13 PM
To: Carolina Rojas (BPD)
Subject: 9101 SW 64Ct.

CAUTION: Don't be quick to click! We're counting on you! This email is from an external sender! Don't click on links or open attachments from unknown sources. If you know this is spam delete the message. If you need further assistance with an unknown message please contact gwilson@pinecrest-fl.gov<<mailto:gwilson@pinecrest-fl.gov>>

I reside at 6698 SW 92 St. Pinecrest. I am in the same neighborhood as the applicant Francisco Mehech. His variance request is very reasonable and I support it. The village should always do everything it can to help homeowners to enjoy their property and enhance it. This application hurts no one and benefits everyone by adding to his home.

Frank
Frank A Rubino

FRANK A.RUBINO, ESQ P.A.
550 Biltmore Way, Suite 780
Coral Gables, FL. 33134
305 858 5300
[FRANK@FRANKRUBINO.COM](<mailto:FRANK@FRANKRUBINO.COM>) [WWW.FRANKRUBINO.COM](
<http://www.FRANKRUBINO.COM>)



December 14, 2021

Francisco Mehech
5786 SW 97 St
Pinecrest, FL 33156

RE: Variance Setback Petition to Accommodate Tennis Court at 9101 SW 64 Ct


Dear Francisco,

Thank you for stopping by our house and sharing with me your plans to build your new home on the vacant lot adjoining to our rear property. We truly appreciate the deference to make us aware of your plans ahead of the actual action.

With respect to your request for our support concerning your desire to build a regulation size tennis court on the back of the property which would encroach approximately 10 ft into the side setbacks (as set by the Village of Pinecrest Zoning Codes) – to be aligned with the existing court at 9111 SW 64 Ct – you have no objections from me with regards to your plans. Count on our full support for anything you may need with the Village.

We look forward to seeing you thru the process of building a beautiful home for your family, which we are sure will only serve to continue increasing property values in Pinecrest while cementing it's hard earned reputation as a viable community for many.

Warm regards,



Victor Manuel Arias Diaz
9050 SW 63 CT
Pinecrest, FL 33156

BRUCE AND ANITA STONE
6475 SW 92 STREET
MIAMI, FLORIDA 33156
305 666 1642

October 20, 2021

Francisco Mehech
5786 SW 97 St
Pinecrest, FL 33156

RE: Variance Setback Petition to Accommodate Tennis Court at 9101 SW 64 Ct

Dear Francisco,

Thank you for contacting and sharing with us your plans to build your new home on the vacant lot directly across the street (to the East) of our property. We truly appreciate your kindness in making us aware of your plans to develop the vacant land and put another beautiful home in our neighborhood.

We have no objections and in fact fully support your request to build a regulation size tennis court on the back of the property which would encroach less than 10 ft into the side setbacks (as set by the Village of Pinecrest Zoning Codes) – and to be aligned with the existing court at Mr Tovar's residence, 9111 SW 64 CT (property to the South of 9101). You can count on our full support for anything you may need with the Village, including a personal appearance at any hearing, if needed..

We look forward to seeing you complete building a beautiful home for your family. We moved into our house in October 1986, when the area was of course greatly different. We are very glad to see the enormous improvements in the houses in our neighborhood over the years, and in particular the beautiful use of what formerly was a 2.5 acre parcel with a rundown house surrounded by uncontrolled and rat-infested growth. As your neighbors directly across the street who view the property every day, we are very appreciative of what you are doing...

Warm regards,

A handwritten signature in black ink, appearing to read "Anita Stone Bruce Stone". The signature is written in a cursive, flowing style.

Bruce and Anita Stone

To: Stephen Olmsted,
Planning Director, Village of Pinecrest

From: Marcello Porcelli

Date: October 13, 2021

Re: Public Hearing Tennis Court Side Setbacks Variance,
Applicant: Francisco Mehech
9101 SW 64 Ct – Folio # 20-5001-055-0020

Dear Mr. Olmsted,

We are writing to express our utmost approval and complete support for the above referenced application.

We live at 5790 SW 97th St. and reside immediately to the West of the applicant. When we renovated our home, we underwent a public hearing process to install lights for our newly built tennis court and were very pleased with the cooperation of both the Village and local residents. We believe it is incumbent upon all of us, as neighbors, to be reasonable with one another as we strive to enhance our community.

Families are attracted to Pinecrest because it is a beautiful, safe, and friendly place to live that espouses the virtues of being outdoors. A large majority of homes have private swimming pools, and several others feature amenities such as private tennis courts and outdoor kitchens. Others still have children's playhouses, swings on trees, putting greens, zip lines, etc. all designed to maximize the utility and enjoyment of ample lot sizes.

Tennis is a great family sport, so I believe it is important for the Village of Pinecrest to carefully consider variances for this type of use. Setbacks are vitally important when it comes to permanent buildings, as the effects on neighbors can be quite detrimental. However, a fence is an entirely different matter. Tennis court fences blend seamlessly into their natural environment and can be further improved by utilizing generous landscaping, either at the property line or around the perimeter of the fencing. Additional landscaping not only improves privacy, but also adds greenery for the Village, which is not only visually attractive but also improves general air quality and reduces water runoff.

As an avid tennis player who plays almost daily, I can tell you unequivocally that the proper length and width of the court, especially in the areas behind the baselines, is critical to its playability. For players of the level of Mr Mehech, a perennial top 10 national and top 30 world ranked player in his age group, even more so. Thus, building a full sized 60 ft x 120 ft court is imperative for him to properly train.

Several homes are currently being remodeled in the Village, some by tennis enthusiasts that see tremendous value in having a private court. If someone demonstrates a deep-rooted interest and desire to invest close to \$100,000 for a new court, thereby increasing the property's tax basis benefiting all Pinecrest residents, I believe that should not be taken lightly. Why derail that opportunity to them and the tax revenues to the Village by denying a variance request, over just a few feet of setback encroachment that would not have any detrimental effect on the enjoyment and privacy of the abutting neighbors?

As you are aware, the Village has already approved ten (10) variance setbacks for other properties, some of them as close to 2 ft to the side property line. Furthermore, there are many tennis courts that exist in the Village that are non-compliant with regards to side and/or rear setbacks that have not resulted in complaints to the Village. To not grant the same deference to Mr Mehech does not seem 'fair and just'.

Mr. Mehech is a wonderful neighbor. Not once have they played their music too loud, and I have never seen a stray tennis ball on our property. They are respectful, considerate and kind people. He and his beautiful wife and delightful daughter know what it means to be good neighbors. They are certainly an important part of this Community.

I implore the Village Zoning Board to do the right thing and let this family enjoy their new home to the fullest.

Thank you in advance for your consideration of our thoughts.

Warm regards,



Marcello and Nicole Porcelli
5790 SW 97th St
Pinecrest, FL 33156

Trevor Taylor

6555 SW 102nd St, Pinecrest, FL, 33156 | 917 287 5588 | trevor.taylor@tlventures.com

October 11, 2021

Mr. Stephen Olmsted

Building & Planning Director

Village of Pinecrest

12645 Pinecrest Parkway
Pinecrest, Florida 33156

RE: Public Hearing #2021-0623-1 - Francisco Mehech

Lot 2, Block 1 Sofia Alexis Estates; Folio # 20-5001-055-0020 (Prospective 9101 SW 64 Court) - Request for a setback variance for a new tennis court

Dear Mr. Olmsted:

My name is Trevor Taylor, and I am writing regarding Francisco Mehech's zoning board hearing for a variance for his tennis court at 9101 SW 64th St, Miami, FL, 33156.

I was the owner at 8961 SW 62nd Court, which we sold in 2020 and had a clay tennis court built, and I am the owner of 6555 SW 102nd Street where my plan calls to build 3 tennis court on the rear of the property. I mention this to let you know that as a tournament tennis player and ex varsity college player at the University of Florida, I am extremely familiar with the sport having played it since an early age, and the main reason we moved to Pinecrest.

I attended the Village Council public hearing on July 13, 2021, in which tennis court setback distances were one of the topics. I was present with, Francisco Mehech, one of my closest friends, and one of the most pragmatic and considerate individuals you will encounter.

His family is the type of family Pinecrest wants to have. His wife, Jennifer, is a successful attorney with her office in the Pinecrest area. Their daughter Sofia is one of the top students in the advanced program at Gulliver and a dancer competing at a national level. Francisco himself has been a marble importer and now is a private real-estate developer in Pinecrest, in addition to be ranked in the top 30 in the world and top 10 nationally in men's 55 age group in tennis. The entire family is exceptional and simply good hearted, modest, hardworking people.

Mr. Mehech and I both planned to speak at the hearing to give the advocate perspective, but we both elected to listen to all the counter arguments, and allow the Council to determine the chronology of the path forward. Ultimately, neither of us spoke thinking the timing was not ideal and the Council was too far away from being able to draw any permanent solutions. We listened to several passionate objections and some that spoke in favor of amending the code to allow for smaller setbacks, and even an attorney listing various points of contention. I have also read two emails from neighbors in opposition. The main arguments are consistent:

- 1) Additional levels of noise
- 2) Visual disturbance
- 3) Tennis balls being hit over the property
- 4) Owners chose Pinecrest for lot size and privacy and tennis courts with less than 20-foot setbacks will diminish their perception of space and privacy

All the points are the obvious consideration on this matter so I would like to address each one individually from the perspective of a tennis player having had a court at 8961 SW 62nd Court in which my kids and I were playing 6 days a week from Oct 2015, until August 2020.

Additional levels of noise: The difference to the neighbor from 20 feet to 10 feet really is not significant when you consider noise. I will try to provide a visual that may help see my point. At the Miami Open, the patron sitting in the 1st row will not have a noticeable hearing differential from the patron sitting in the 10th. Whether you are at the Miami Open, or a Miami Heat game, I do not believe the sound difference can be determined between row 1 and row 10. I believe this case when discussing a 20-foot vs a 10-foot setback for a tennis court.

In addition, there are many things that generate more noise than hitting a tennis ball. I was furnished with an email from one of Mr. Mehech's neighbors in opposition, the Hernandez family at 9045 SW 64th Court, who mention their young children often play in the yard and implied that the balls may come over the yard and possibly hit them. I have 3 young children that play outside almost daily, and I have had neighbors who also have had young children in the yard. My children, my neighbors' children, and I am sure the Hernandez's children all make significantly more noise than the striking of a tennis ball. Adults in yard talking and playing music when they barbeque make more noise than a tennis ball. Of course I prefer not to hear my neighbors make any noise, as I am sure they prefer not to hear my family generating noise. The fact is, we all have neighbors, we are all fortunate enough to have neighbors that are a lot further away from most neighbors in the world and we must tolerate hearing them make daily living noises, including children playing, barbeques, parties, light music, basketball, tennis, and the weekly lawn mowers. There is no way to avoid these noises and believe playing tennis for 90 minutes fall under the category of normal daily living neighbor noise.

Visual disturbance: I do agree that if not addressed appropriately with the proper hedging quality, visual disturbance could be an issue. The good news is, if the Zoning Board can enforce proper hedging thickness and height, this argument can be addressed. The notion mentioned by Candise Shabron and Justin Cernitz, in their neighbor objection letter, that the hedges could die or be removed has little merit because hedges do not just die off like flowers, and Mr. Mehech certainly will not remove them as he also seeks privacy for his home from his neighbors. Plus hedging is a keep wind determinant on a tennis court. Regardless, it would be easy for the Village to require new hedging if something were to happen like a hurricane that blew the hedges down.

Tennis balls being hit over the property: When I see mention of things like tennis ball coming over the fence where the kids play it makes it clear that the objections are not really grounded in factual concepts, but more in throwing a lot of ideas worth considering in a letter and hope the emotional argument

prevails. It is similar to the hedged dying off concept -neither reality nor a practical consideration for a \$7 million to \$10 million home in Pinecrest. Back to the flying tennis balls - tennis balls rarely will go over the fence, just like a soccer ball or a basketball, which has happened to and from my yards. Even drones and frisbees have gone over. Again, this is normal neighborly existence. I rather be hit by a tennis ball than a soccer ball or a drone.

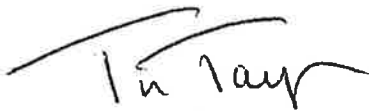
They chose Pinecrest for lot size and privacy: We all chose Pinecrest for various reasons, and for all of us, lot size and privacy are probably in the top 5 priorities in which Pinecrest delivers very well. If the hedging is adequate (which can be easily required by the Board as a requirement when granting the variance), the noise indistinguishable between 20 feet and 10 feet (as I have discussed), then a true difference in the privacy of the neighbors is negligible. When we all purchased our lots, none of us would have changed our mind because the tennis court setback was 10 feet, instead of 20 feet. I believe those owners who have no interest in tennis or tennis courts did not even pay attention to the precise setback rules of the Village regarding tennis courts and just assumed they were sufficient. There are many homes in Pinecrest that have been grandfather in at 10 feet and the courts are visible from the street. That did not deter any of us from coming to Pinecrest. It is not even noticeable unless you are looking to notice it and the only people looking to notice it are people like Mr. Mehech and I that have looked many lots to buy over the years that can fit a court, so it becomes habitual. Non tennis court owners are typically not noting these things.

Another point I would like to add is that there are 10 courts in Pinecrest that have been granted a variance for this issue between 1997 and 2018, some with 2-foot setbacks. There have only been 2 variance denials, and one was granted upon appeal in 2018 with a 7-foot setback. I am curious to know of the 10 courts has the Village received any complaints from neighbors since the court has been added? It would be interesting to know if so. If not, it is clear that those neighbors are viewing the activity of playing tennis 2 to 10 feet away from their property is just part of daily coexistence with neighbors, just like the 7:30am lawn mower crew every Tuesday, or the kids shooting hoops in the yard or have a water balloon fight.

I respect the opinions of those in opposition, but I just do not think the arguments are grounded in sound reasoning. I also believe it would be unjust to approve ten other variances, some as close as 2 feet away, and continue to deny Mr. Mehech and his family of the full enjoyment of their property who have the support of many of us, on the basis of just a few who oppose it.

I appreciate the time spent reviewing my letter and hearing my humble opinion on the matter.

Sincerely

A handwritten signature in black ink that reads "Trevor Taylor". The signature is written in a cursive style with a long horizontal stroke above the name.

Trevor Taylor

June 23, 2021

Francisco Mehech
5786 SW 97 St
Pinecrest, FL 33156

RE: Variance Setback Petition to Accommodate Tennis Court at 9101 SW 64 Ct

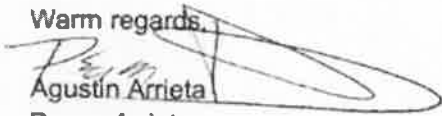
Dear Francisco,

Thank you for stopping by our house and sharing with me your plans to build your new home on the vacant lot referenced above, directly behind our home. We truly appreciate the deference to make us aware of your plans ahead of the actual action.

With respect to your request for our support concerning your desire to build a regulation size tennis court on the back of the property which would encroach approximately 10 ft into the side setbacks (as set by the Village of Pinecrest Zoning Codes) you have no objections from us with regards to your plans. Count on our full support for anything you may need with the Village.

We look forward to seeing you thru the process of building a beautiful home for your family, which we are sure will only serve to continue increasing property values in Pinecrest while cementing it's hard earned reputation as a viable community for many.

Warm regards,


Agustin Arrieta

Peggy Arrieta
9100 SW 63 Ct
Pinecrest, FL 33156

June 23, 2021

Francisco Mehech
5786 SW 97 St
Pinecrest, FL 33156

RE: Variance Setback Petition to Accommodate Tennis Court at 9101 SW 64 Ct

Dear Francisco,

Thank you for stopping by our home and sharing with us the plans to build your new home on the vacant lot referenced above. We truly appreciate the courtesy and neighborly consideration to make us aware of your plans to build a beautiful home for your family.

As a homeowner in the immediate vicinity of your property, we take no exception and support your request to build a regulation size tennis court on the East (back) of the property, which would encroach approximately 10 ft into the side setbacks (as set by the Village of Pinecrest Zoning Codes). It is our opinion, this action poses no disruption or inconvenience to the community. As a Pinecrest constituent for nearly two decades, you and your family can count on our full support during your approval efforts with the Village.

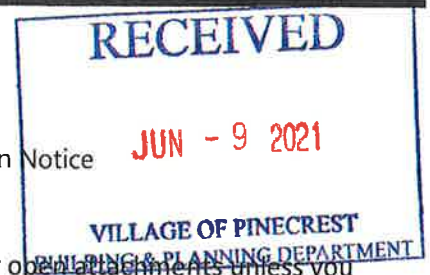
As as fellow parent and father of two children who avidly play tennis, we look forward to seeing you through the process of the new residential construction. This endeavor and major investment to your property will undoubtedly serve to continue increasing property values in Pinecrest, further securing it's distinction as a highly desirable community.

Warm regards,



Alexander Moya
Melissa Gronlier-Moya
9170 SW 63 Ct
Pinecrest, FL 33156

From: Alexis Marcuvitz <aamarcuvitz@gmail.com>
Sent: Tuesday, June 8, 2021 8:25 PM
To: Carolina Rojas (BPD)
Subject: Public Hearing Folio# 20-5001-055-0020 - Objection Notice



CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

We were notified of a public hearing regarding our neighbors lot 9101 SW 64th CT Pinecrest Fl 33156 for a side yards setback variance to build a tennis court 10'10" away from our property line. We are there direct neighbors at 9045 SW 64th CT Miami FL 33156. We would like to file a notice of objection to this proposal. Mr. Mehech made us aware he will be presenting a letter of approval written by the previous owners of our property Mr. and Mrs. Alvarez. We would like to make the planning department aware that Mr. and Mrs. Alvarez no longer own this property. We are the current owners and we reside at this address.

We object to this proposal for many reasons. A tennis court so close to our property line will be a disturbance to us enjoying our own backyard. The sound will be a disturbance when it is only 10ft away. Balls will likely be hit into our backyard and we have two young children who often play outside. Visually it will be an eyesore as we will see the fence. Even if they say they will plant tall shrubs around the fence, plants can die or be removed and the fence is a permanent structure.

We have also been made aware by our neighbors that Mr. Mehech used to own 9111 SW 64th CT and decided to subdivide the large parcel to sell off to his benefit. He could have kept the parcel as a whole with plenty of space for a tennis court and no need for a variance and therefore should be required conform to all setbacks and guidelines.

The Village of Pinecrest has done a wonderful job with planning and maintaining that serene feeling of space. Allowing a setback variance such as this will hurt Pinecrest Village and set a bad precedent for future properties. We would like to preserve Pinecrest as it was designed. We hope the planning department will take our objection into consideration when deciding the outcome of Mr. Mehech's application folio #20-5001-055-0020.

Best Regards,

Dr. Enrique Hernandez
Alexis Hernandez

9045 SW 64th CT
Miami FL, 33156
917-991-7316



From: candises <candises@aol.com>
Sent: Monday, June 7, 2021 9:06 AM
To: Carolina Rojas (BPD)
Cc: Justin Cernitz
Subject: 9101 SW 64th Court Variance

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Sir/Madam,

We are residents of Pinecrest, residing at 8840 SW 64th Court, Pinecrest, Florida. We are writing to express our formal objection to the variance requested by the owner of 9101 SW 64th Court, and are submitting our objection in advance of the June 23, 2021 hearing, as we are unable to personally attend the hearing.

We constructed our new home between 2016 and 2018 and conformed to all village of Pinecrest guidelines and ordinances, concerning lot lines and required set-backs. We selected Pinecrest and our specific street and lot to build our dream home because of the lot sizes and privacy, as with many residents of Pinecrest.

There are three homes (to the immediate north, south and east of our property) that are set to begin new construction. We have concerns that the variance requested by the owner of 9101 SW 64th Court will set a negative precedent that will potentially encroach on our enjoyment of our home and privacy.

It is our understanding that the owner of 9101 SW 64th Court also owned, as part of a larger parcel, 9111 SW 64th Court. We further understand that at some point, the large parcel of property was subdivided to allow for two separate properties/homes that now form 9101 and 9111 SW 64th Court. The owner of 9101 could have built a home on the large, expansive plot of land that he originally owned, without needing any type of variance. Instead, he chose to subdivide and sell the property that is now referred to as 9111 SW 64th Court. As such, the owner should be relegated to the size of the property that is left of 9101 and conform to the existing Pinecrest guidelines and regulations for new construction. Allowing this to occur is going to allow other builders/developers to essentially ignore the lot lines and "set-backs", which may potentially destroy the privacy that Pinecrest properties offer.

We appreciate and thank you in advance for your time and attention to this matter.

Kindest regards,

Candise Shanbron and Justin Cernitz
305-586-6381
8840 SW 64th Court
Pinecrest, FL 33156

Sent from my iPhone

March 21, 2020

Francisco Mehech
5786 SW 97 St
Pinecrest, FL 33156

RE: Variance Setback Petition to Accommodate Tennis Court at 9101 SW 64 Ct

Dear Francisco,

Thank you for stopping by our house and sharing with me your plans to build your new home on the vacant lot adjoining to our property. We truly appreciate the deference to make us aware of your plans ahead of the actual action.

With respect to your request for our support concerning your desire to build a regulation size tennis court on the back of the property which would encroach approximately 10 ft into the side setbacks (as set by the Village of Pinecrest Zoning Codes) – to be aligned with the existing court at my residence – you have no objections from me with regards to your plans. Count on our full support for anything you may need with the Village.

We look forward to seeing you thru the process of building a beautiful home for your family, which we are sure will only serve to continue increasing property values in Pinecrest while cementing it's hard earned reputation as a viable community for many.

Warm regards,

A handwritten signature in black ink, appearing to read 'Carlos Tovar', with a stylized flourish at the end.

Carlos Tovar
9111 SW 64th Ct
Pinecrest, FL 33156

March 14, 2020

Francisco Mehech
5786 SW 97 St
Pinecrest, FL 33156

RE: Variance Setback Petition to Accommodate Tennis Court at 9101 SW 64 Ct

Dear Francisco,

Thank you for stopping by our house and sharing with us your plans to build your new home on the vacant lot adjoining to our property. We truly appreciate the deference to make us aware of your plans ahead of the actual action.

With respect to your request for our support concerning your desire to build a regulation size tennis court on the back of the property which would encroach approximately 10 ft into the side setbacks (as set by the Village of Pinecrest Zoning Codes) – to be aligned with the existing court at 9111 SW 64 Ct (property to the South of 9101) – you have no objections from either one of us with regards to your plans. Count on our full support for anything you may need with the Village.

We look forward to seeing you thru the process of building a beautiful home for your family, which we are sure will only serve to continue increasing property values in Pinecrest and cement it's hard earned reputation as a viable community for many.

Warm regards,



Alejandro & Maribety Alvarez
9045 SW 64 Ct
Pinecrest, FL 33156



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 type="checkbox"/> Plat |
| <input type="checkbox"/> Variance | <input type="checkbox"/> Entry Feature |
| <input checked="" 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) FRANCISCO J. MEHECH		
Mailing Address 5786 SW 97 ST.	City, State, Zip PINECREST, FL 33156	Telephone 305 495 1088 Email francisco.mehech@stonecrestmarketing.com
Name of Owner FRANCISCO J. MEHECH		
Mailing Address 5786 SW 97 ST.	City, State, Zip PINECREST, FL 33156	Telephone 305 495 1088 Email francisco.mehech@stonecrestmarketing.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 20-5001-055-0020

Address 9101 SW 64 CT.

Lot(s) 2 Block 1 Section _____ Plat Book No. 170 Page No. 048

SOFIA ALEXIS

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

Revised 8/2016

B. ADDRESS (if number has been assigned) 9101 SW 64 CT.

C. SIZE OF PROPERTY 141.43' ft. X 305.38' ft. = 43,227.34 sq. ft. = 0.99 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.

N/A

E. DATE SUBJECT PROPERTY WAS ACQUIRED SEPTEMBER 10, 2014

APPLICANT'S PROPOSAL

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

APPEAL DECISION OF ZONING BOARD WITH REGARDS TO A VARIANCE FOR SIDE SETBACKS TO BUILD A FULL REGULATION SIZES (60 FT X 120 FT) CLAY TENNIS COURT IN THE REAR OF THE 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.)

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 Pincrest 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 REFER TO PREVIOUS SUBMITTED DOCUMENTS

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.

1/31/2022

FRANCISCO J. METZCH

Date

Applicant's Signature

Print Name

Date

Applicant's Signature (if more than one)

Print Name

① We FRANCISCO J. MEHEZ as Owner(s) of Lot(s) 2
Block 1 Section SOFIA ALEXIS ESTATES P.B./P.G. 170-048

of property which is located at 9101 SW 64 CT. desire to file an application for a public hearing before the Village Council Planning Board Administrative Review, and ① 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.

① We as the owners of the subject property (check one):

- do hereby authorize _____ 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.

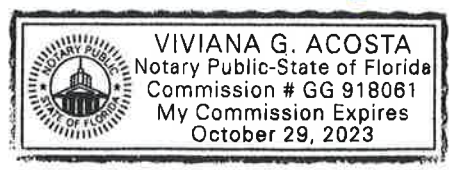
Owner's Name FRANCISCO J. MEHEZ Signature  Date 1/31/2022

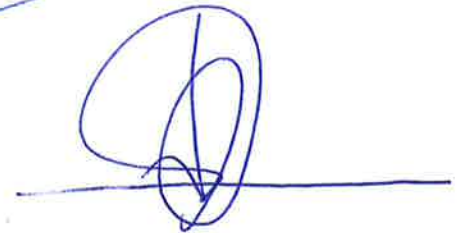
Owner's Name _____ Signature _____ Date _____

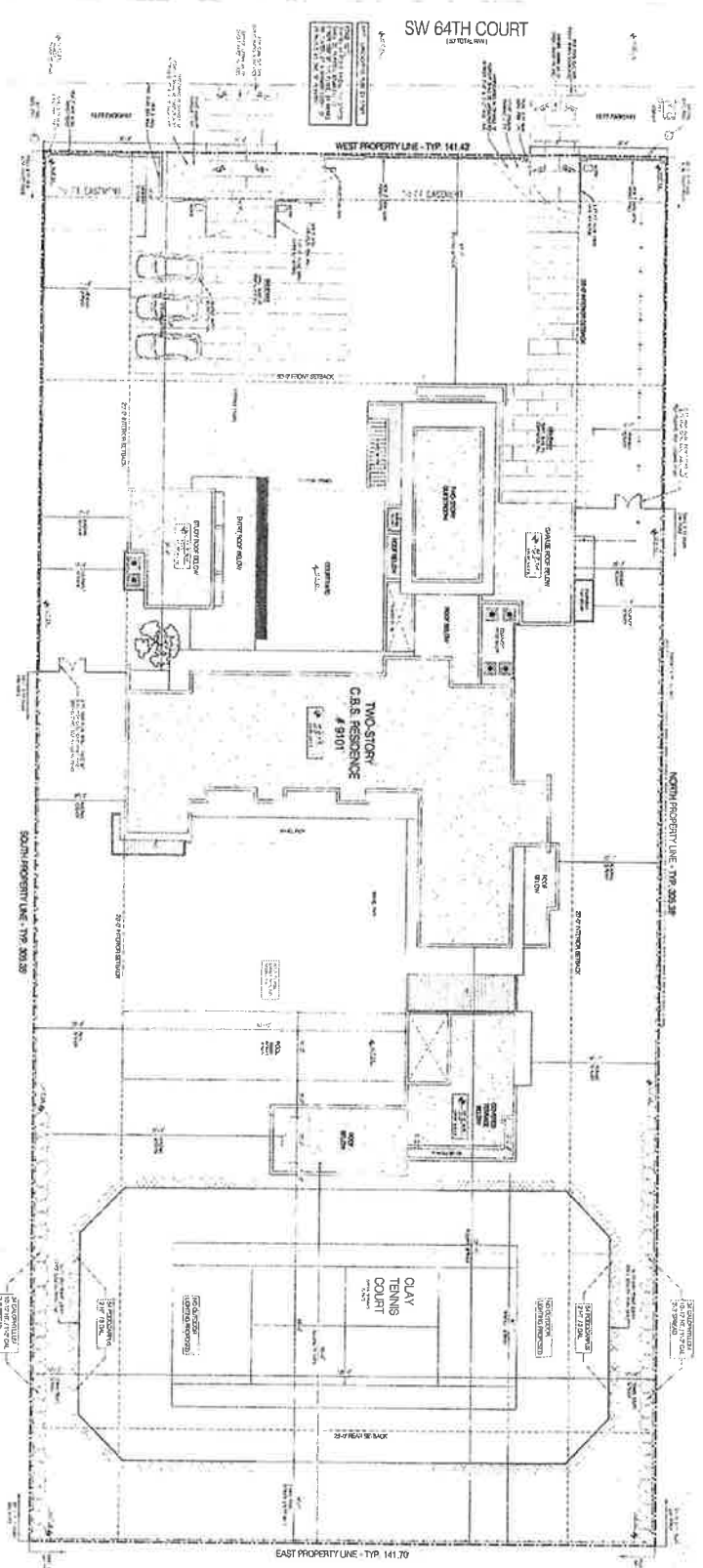
Notary to Owner:

Applicant's Name FRANCISCO J. MEHEZ Signature  Date 1/31/2022

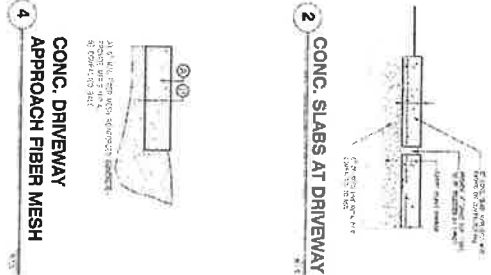
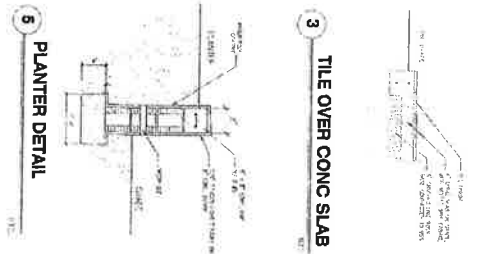
Notary to Applicant:







1 SITE PLAN



3 TILE OVER CONC SLAB

4 CONC. DRIVEWAY APPROACH FIBER MESH

TRIMLINE OF VISIBILITY:

SITE GENERAL NOTES:

UNDER SEPARATE PERMIT:

STORMWATER RETENTION NOTES:

FLOOR AREA CALCULATION:

LIFT COVERAGE CALCULATION:

APPROVAL & SERVICE AREA CALCULATION:

ZONING DATA CALCULATIONS

Code	Area	Notes
...

LEGAL DESCRIPTION:

VARIANCE REQUEST:

NEW RESIDENCE
 9101 SW 64 COURT
 MIAMI, FLORIDA, 33155
 OWNER: FRANCISCO MEHEC

praxis.
 architecture . design
 1014 S BANCHEZ AVE. 1100 #2
 780 NW 27TH ST. MIAMI, FL 33137
 P: 305.574.8043 FAX: 305.574.8044
 FL REG. ARCHITECT # 12127 FL REG. LANDSCAPE ARCHITECT # 12127

SCALE: AS SHOWN
DATE: 11/11/11
PROJECT: A-1.0



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 3/30/2022

Property Information	
Folio:	20-5001-055-0020
Property Address:	
Owner	FRANCISCO MEHECH
Mailing Address	5786 SW 97TH ST MIAMI, FL 33156-2058
PA Primary Zone	2300 ESTATES - 1 ACRE
Primary Land Use	0081 VACANT RESIDENTIAL : VACANT LAND
Beds / Baths / Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	43,227 Sq.Ft
Year Built	0



Assessment Information			
Year	2021	2020	2019
Land Value	\$1,210,356	\$994,221	\$1,037,448
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$1,210,356	\$994,221	\$1,037,448
Assessed Value	\$1,093,643	\$994,221	\$1,037,448

Benefits Information				
Benefit	Type	2021	2020	2019
Non-Homestead Cap	Assessment Reduction	\$116,713		

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

Short Legal Description
SOFIA ALEXIS ESTATES PB 170-048 T-23440 LOT 2 BLOCK 1 LOT SIZE 43227 SQ FT ML FAU 2 5001 000 1080

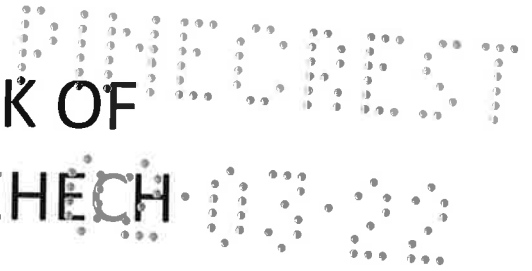
Taxable Value Information			
	2021	2020	2019
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,093,643	\$994,221	\$1,037,448
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,210,356	\$994,221	\$1,037,448
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,093,643	\$994,221	\$1,037,448
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,093,643	\$994,221	\$1,037,448

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description

The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <http://www.miamidade.gov/info/disclaimer.asp>

Version:

FROM THE DESK OF
FRANCISCO J MEHECH



February 3, 2022

Mr. Stephen R. Olmsted
Village of Pinecrest
Building & Planning Director
12645 Pinecrest Parkway
Pinecrest, Florida 33156

RE: Request for APPEAL of the Denial by the Zoning Board on Public Hearing #2021-0623-1, Sides Setback Variance request for a new tennis court - Francisco Mehech, Lot 2, Block 1 Sofia Alexis Estates; Folio # 20-5001-055-0020 (Prospective 9101 SW 64 Court).

Dear Mr Olmsted:

As you know, on January 26, 2021 the Zoning Board denied my request for a tennis court setback on a 3-1 motion by a newly installed Zoning Board, hearing their first case ever.

According to Division 3.9 (d) of the Land Development Regulations Code, regarding Appeals from decisions of the zoning board.

1. An appeal from any decision of the zoning board may be taken to the village council by any person who is aggrieved by such decision. Any person desiring to appeal a decision of the zoning board shall, within 14 days from the date of such decision, file a written notice of appeal with the village clerk, whose duty it shall then become to send written notice of such appeal to all persons previously notified by the zoning board. The matter shall then be heard by the village council at its next meeting, provided at least ten days has intervened between the time of the filing of the notice of appeal and the date of such meeting; if ten days shall not intervene between the time of the filing of the notice and the date of the next meeting, then the appeal shall be heard at the next following regular meeting of the village council. An appeal shall stay all proceedings in the matter appealed from until the final disposition of the appeal by the village council.
2. Upon the taking of an appeal, the village council shall conduct a de novo hearing and shall consider why the decision of the zoning board should or should not be sustained and/or modified. By resolution, the village council shall affirm, modify or reverse the decision of the zoning board by a majority vote of all members present.
3. An appeal from any decision of the village council, after the final disposition of an appeal from the zoning board, shall be in accordance with the terms and conditions set forth in herein.

FROM THE DESK OF
FRANCISCO J MEHECH

Thus said, I hereby request that the Village Council accept my appeal request and schedule Hearing of this matter for the next available Council Meeting, to allow for the sufficient time to advertise it and Staff to review, assess and prepare their Report to the Council.

Staff may use any and all materials, documents, statements, and Exhibits previously provided for the initial hearing #2021-0623-1 of March 23, 2021, as well as those additional supplied for the continued hearing #2021-0623-2 (later replaced for hearing # 2022-0126-1) of January 26, 2022.

Our aim on Appeal is to simply enjoy, to the fullest our soon to be built new residence, with a tennis court on the rear yard, while concurrently not affecting the quality of life or enjoyment of our own neighbor's properties and respecting the Founders wishes for a semi-rural community built on respect for each other, the sharing of ideals and plenty of canopy. This is what we believe the Village of Pinecrest stands for and what we do and proven to be as well as a family.

We know the Council will listen intently to the facts and particulars of this case and weigh them against the restrictive code and Zoning criteria to issue a fair and just decision based on logic and common sense.

We are very proud to be residents and taxpayers of the Village of Pinecrest, a great community that fosters family values and mutual respect amongst all people. We expect the Council, as they have shown time and time again, to want to better the community and the residents experience by showing their wisdom and flexibility as needed.

Yours truly,



Francisco J Mehech
Applicant
5786 SW 97 St
Pinecrest, FL 33156

Stephen Olmsted (BPD)

From: Francisco Mehech <francisco.mehech@stonecrestmarketing.com>
Sent: Thursday, February 10, 2022 6:44 AM
To: Stephen Olmsted (BPD)
Subject: Mehech Variance 9101 SW 64 CT - Court layout
Attachments: A-1.0 Landscape Plan.pdf; Tennis Court Layouts Traditional vs California Corners.PDF; Tennis Court Dimensions.pdf; Side Fencing - 42 Ft Open.pdf; coral pines tennis - Google Search.pdf

CAUTION: Don't be quick to click! We're counting on you! This email is from an external sender! Don't click on links or open attachments from unknown sources. If you know this is spam delete the message. If you need further assistance with an unknown message please contact gwilson@pinecrest-fl.gov

Dear Steve,

Good morning.

I came across this illustration of court layouts which I thought relevant to pass on to you.

It shows the differences between a 'standard traditional' court layout VS the one I will be implementing (California Corners) on my proposed tennis court (as shown on the submitted site plan – enclosed for ease of reference).

The key difference, and a very significant one at that between the 2 layouts, is the fact that there is 20 ft of BACK FENCE lineal footage saved. The traditional layout requires 60 ft of back fence. California Corners only requires 40 ft of back fence. Besides the obvious cost savings, the most critical factor is the improved aesthetic design / layout both for increased beautification of the internal property in which the court is to be constructed, but JUST AS IMPORTANT for the REDUCED exposure of fencing to the abutting neighbors, be it set 5', 10', 20' or at whatever distance from the property line, when the court is oriented N/S, as proposed.

The cut corners, at the 40 ft demarcation, allow for the side fencing to take a N/S pivot at a much smaller distance than the traditional layout while making the court appear significantly less "boxy" in nature (what people are used to seeing at most parks and tennis clubs).

In my specific case, as I have done at the other 2 courts I have built or refurbished here in Pinecrest, I also eliminate 42 ft of side fence on each side and reduce its height from 10' to 4' (see enclosed), leaving for a more open look / see thru court which helps the spectators appreciate better the play as well as improve the aesthetics of the project by significantly lightening the 'visual load' of an around 10' high chain link fence all around the perimeter of the court (as it is at Coral Pines Tennis Park – see enclosed).

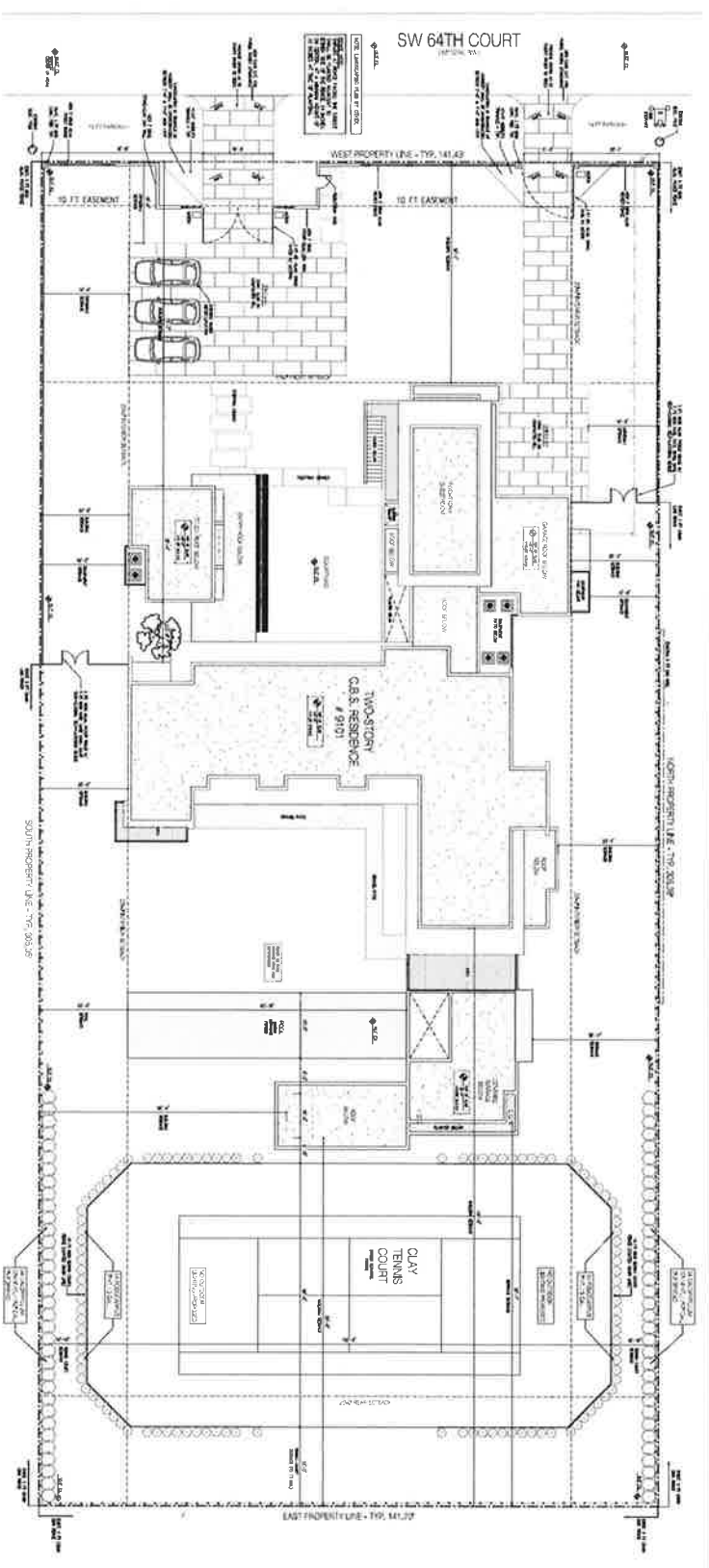
If I can be of further assistance for clarification of this detail, feel free to contact me.

Best Regards,

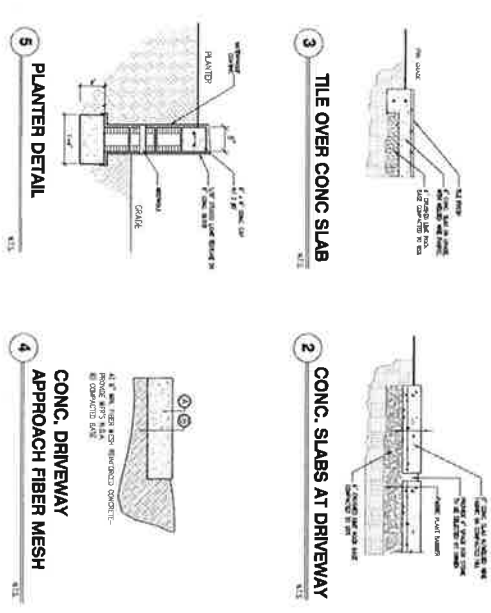
Francisco Mehech
President
Stonecrest Marketing, Inc.
Tel 305 495 1088
Fax 786 615 4632
Email: francisco.mehech@stonecrestmarketing.com

SUPPLY FOCUSED * CLIENT DRIVEN

Confidentiality:



1 SITE PLAN

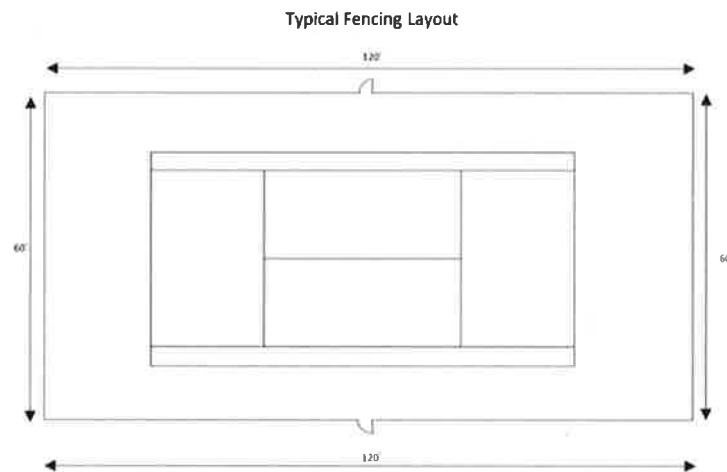
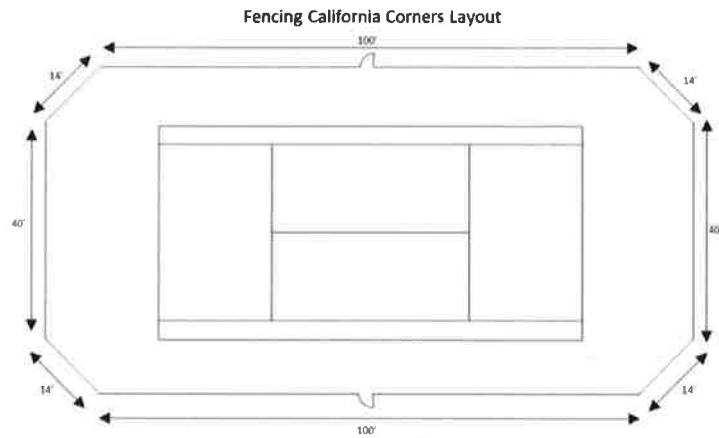


<p>TRAVEL OF VISIBILITY:</p> <ol style="list-style-type: none"> 1. PROVIDE VISIBILITY TRIANGLE AT ALL INTERSECTIONS OF DRIVEWAYS AND AT ALL INTERSECTIONS OF DRIVEWAYS AND AT ALL INTERSECTIONS OF DRIVEWAYS. 2. PROVIDE VISIBILITY TRIANGLE AT ALL INTERSECTIONS OF DRIVEWAYS AND AT ALL INTERSECTIONS OF DRIVEWAYS. 3. PROVIDE VISIBILITY TRIANGLE AT ALL INTERSECTIONS OF DRIVEWAYS AND AT ALL INTERSECTIONS OF DRIVEWAYS. 	<p>SITE GENERAL NOTES:</p> <ol style="list-style-type: none"> 1. PROVIDE VISIBILITY TRIANGLE AT ALL INTERSECTIONS OF DRIVEWAYS AND AT ALL INTERSECTIONS OF DRIVEWAYS. 2. PROVIDE VISIBILITY TRIANGLE AT ALL INTERSECTIONS OF DRIVEWAYS AND AT ALL INTERSECTIONS OF DRIVEWAYS. 3. PROVIDE VISIBILITY TRIANGLE AT ALL INTERSECTIONS OF DRIVEWAYS AND AT ALL INTERSECTIONS OF DRIVEWAYS.
<p>UNDER-SERVICES PERMITS:</p> <ol style="list-style-type: none"> 1. PROVIDE VISIBILITY TRIANGLE AT ALL INTERSECTIONS OF DRIVEWAYS AND AT ALL INTERSECTIONS OF DRIVEWAYS. 2. PROVIDE VISIBILITY TRIANGLE AT ALL INTERSECTIONS OF DRIVEWAYS AND AT ALL INTERSECTIONS OF DRIVEWAYS. 3. PROVIDE VISIBILITY TRIANGLE AT ALL INTERSECTIONS OF DRIVEWAYS AND AT ALL INTERSECTIONS OF DRIVEWAYS. 	<p>STORMWATER RETENTION NOTES:</p> <ol style="list-style-type: none"> 1. PROVIDE VISIBILITY TRIANGLE AT ALL INTERSECTIONS OF DRIVEWAYS AND AT ALL INTERSECTIONS OF DRIVEWAYS. 2. PROVIDE VISIBILITY TRIANGLE AT ALL INTERSECTIONS OF DRIVEWAYS AND AT ALL INTERSECTIONS OF DRIVEWAYS. 3. PROVIDE VISIBILITY TRIANGLE AT ALL INTERSECTIONS OF DRIVEWAYS AND AT ALL INTERSECTIONS OF DRIVEWAYS.
<p>FOOT BARRIER NOTE:</p> <ol style="list-style-type: none"> 1. PROVIDE VISIBILITY TRIANGLE AT ALL INTERSECTIONS OF DRIVEWAYS AND AT ALL INTERSECTIONS OF DRIVEWAYS. 2. PROVIDE VISIBILITY TRIANGLE AT ALL INTERSECTIONS OF DRIVEWAYS AND AT ALL INTERSECTIONS OF DRIVEWAYS. 3. PROVIDE VISIBILITY TRIANGLE AT ALL INTERSECTIONS OF DRIVEWAYS AND AT ALL INTERSECTIONS OF DRIVEWAYS. 	<p>CONTRACTOR NOTES:</p> <ol style="list-style-type: none"> 1. PROVIDE VISIBILITY TRIANGLE AT ALL INTERSECTIONS OF DRIVEWAYS AND AT ALL INTERSECTIONS OF DRIVEWAYS. 2. PROVIDE VISIBILITY TRIANGLE AT ALL INTERSECTIONS OF DRIVEWAYS AND AT ALL INTERSECTIONS OF DRIVEWAYS. 3. PROVIDE VISIBILITY TRIANGLE AT ALL INTERSECTIONS OF DRIVEWAYS AND AT ALL INTERSECTIONS OF DRIVEWAYS.
<p>TERMINAL PROTECTION:</p> <ol style="list-style-type: none"> 1. PROVIDE VISIBILITY TRIANGLE AT ALL INTERSECTIONS OF DRIVEWAYS AND AT ALL INTERSECTIONS OF DRIVEWAYS. 2. PROVIDE VISIBILITY TRIANGLE AT ALL INTERSECTIONS OF DRIVEWAYS AND AT ALL INTERSECTIONS OF DRIVEWAYS. 3. PROVIDE VISIBILITY TRIANGLE AT ALL INTERSECTIONS OF DRIVEWAYS AND AT ALL INTERSECTIONS OF DRIVEWAYS. 	<p>LEGAL DESCRIPTION:</p> <ol style="list-style-type: none"> 1. PROVIDE VISIBILITY TRIANGLE AT ALL INTERSECTIONS OF DRIVEWAYS AND AT ALL INTERSECTIONS OF DRIVEWAYS. 2. PROVIDE VISIBILITY TRIANGLE AT ALL INTERSECTIONS OF DRIVEWAYS AND AT ALL INTERSECTIONS OF DRIVEWAYS. 3. PROVIDE VISIBILITY TRIANGLE AT ALL INTERSECTIONS OF DRIVEWAYS AND AT ALL INTERSECTIONS OF DRIVEWAYS.

NEW RESIDENCE
 9101 SW 64 COURT
 MIAMI, FLORIDA. 33155
 OWNER: FRANCISCO MEHECH

praxis.
architecture . design

JOSE L. SANCHEZ, AIA, LEED AP
 278 SW 27th ST, MIAMI, FL 33135
 305.574.8881 FAX 305.574.8882

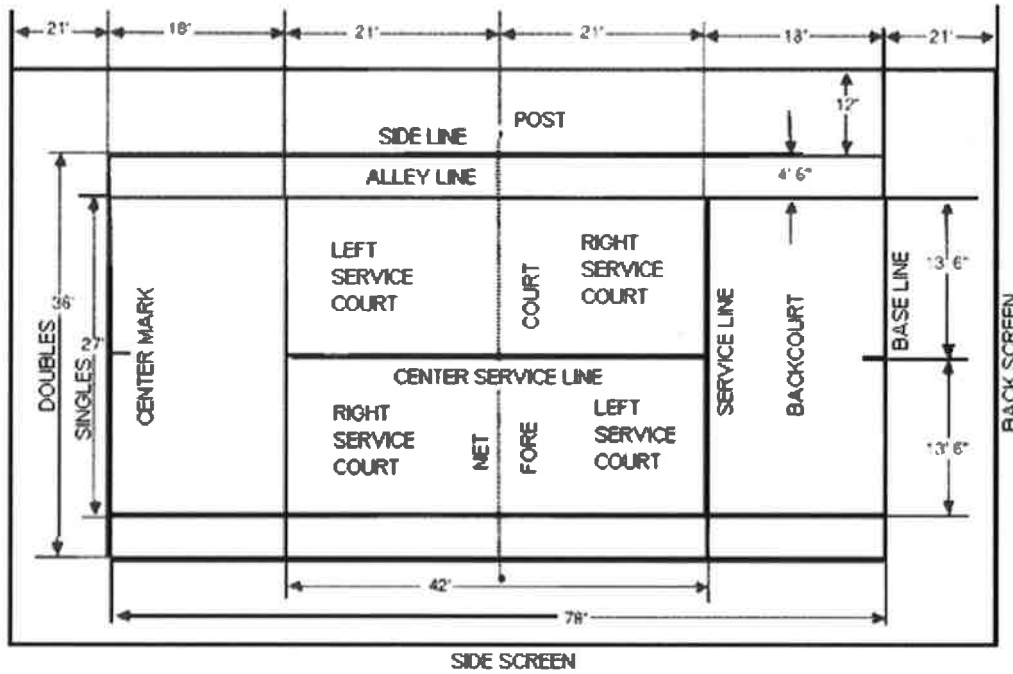


Dimensions not to scale. Drawings are ILLUSTRATIVE only.

Information above draws from the American Sports Builders Association's recommendations for tennis court fence layouts. Tennis Technology, Inc. and the American Sports Builders Association are not RESPONSIBLE for the use of these illustrative images.



Tennis Court Dimensions



06-09-2020 Tue 12:26:30



Camera 9





Image capture: Aug 2021 Images may be subject to copyright. Terms Privacy



Image capture: Aug 2021 Images may be subject to copyright. Terms Privacy





Stephen Olmsted (BPD)

From: Francisco Mehech <francisco.mehech@stonecrestmarketing.com>
Sent: Monday, January 31, 2022 6:00 PM
To: Stephen Olmsted (BPD)
Subject: International Tennis Federation Senior Tour Jan 31 2022 Rankings
Attachments: ITF Senior Tour Jan 31 2022 Rankings.pdf

CAUTION: **Don't be quick to click! We're counting on you!** This email is from an external sender! Don't click on links or open attachments from unknown sources. If you know this is spam delete the message. If you need further assistance with an unknown message please contact gwilson@pincrest-fl.gov

Dear Steve,

Enclosed find latest ITF Senior Tour Rankings.

If you would be so kind to add to the Variance Petition supporting documentation, to go on Appeal.

Best Regards,

Francisco Mehech
President
Stonecrest Marketing, Inc.
Tel 305 495 1088
Fax 786 615 4632
Email: francisco.mehech@stonecrestmarketing.com

SUPPLY FOCUSED * CLIENT DRIVEN

Confidentiality:

This email message is for the sole use of the intended recipient(s) and may contain privileged information. Any unauthorized review, use, disclosure or distribution is prohibited. If you are not the intended recipient, please contact the sender by reply email and destroy all copies of the original message.

Last Updated: 31 January 2022

**ITF
RANKING NAME POINTS**

1 - B. Theelen 3700

2 - C. Greuter 3200

3 +4 O. Motevassel 2675

XXXXXXXXXXXX 4 +8 F. Mehech 2600 XXXXXXXXXXXXXXX

5 -2 P. Semprun 2600

6 -2 A. Rivera 2600

7 -2 A. Karpenko 2550

8 -2 M. Puigdevall
Lamolla 2500

9 -2 M. Lubas 2475

10 -1 C. Schaal 2350

Stephen Olmsted (BPD)

From: Francisco Mehech <francisco.mehech@stonecrestmarketing.com>
Sent: Thursday, March 3, 2022 7:28 PM
To: Stephen Olmsted (BPD)
Subject: Proposed Tree Hedge Along North & South Property Lines of Tennis Court -
Attachments: Calophyllum 1.jpg; Calophyllum 2.jpg; Calophyllum 3.jpg

CAUTION: Don't be quick to click! We're counting on you! This email is from an external sender! Don't click on links or open attachments from unknown sources. If you know this is spam delete the message. If you need further assistance with an unknown message please contact gwilson@pincrest-fl.gov

Dear Steve,

Good morning.

Enclosed you will find images of what we have proposed as I wanted to give the Council a 'visual' (a picture is worth a thousand words) of what it would look like.

The tree hedge would be 10-12 at planting all along the perimeter of the North and South property lines to make sure that full privacy would be afforded to our neighbors given the court would be positioned at 10 ft 10 in from their respective property lines as opposed to the 20 ft as per the Land Development Regulations.

As the photos clearly show, the hedge that we would plant would preclude the fencing around the perimeter of the court to be seen at all from their properties, which if built 20 ft (per code) would not be necessary and leave the court exposed to their view. So a benefit to the neighbors.

Best Regards,

Francisco Mehech
President
Stonecrest Marketing, Inc.
Tel 305 495 1088
Fax 786 615 4632
Email: francisco.mehech@stonecrestmarketing.com

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

MEMORANDUM

Department of Building and Planning

DATE: January 20, 2022
TO: Village of Pinecrest
Zoning Board
FROM: Stephen R. Olmsted, AICP
Planning Director
RE: Public Hearing #2021-0623-1 - Francisco Mehech
Lot 2, Block 1 Sofia Alexis Estates; Folio # 20-5001-055-0020 (Prospective
9101 SW 64 Court) - Request for a setback variance for a new tennis court

**VILLAGE OF PINECREST
PUBLIC HEARING FILE
CASE # 2022-0126-1**

PETITION REQUEST

Francisco J. Mehech (Owner and Applicant) is requesting approval of a variance from the side yard setback requirements of Division 4.2 (c) 5. g. of the Village’s Land Development Regulations to allow a tennis court to be constructed 10 feet and 10 inches from the north and south side property lines instead of 20 feet as otherwise required. The property owner does not intend to seek a conditional use permit for tennis court lighting at the present time.

Setback Required/Proposed

Variance Requested

Side: 20 feet/10 feet, 10 inches

9 feet, 2 inches

A copy of the submitted application and a description of the applicant’s request are attached.

The Applicant originally submitted this variance request for the Zoning Board’s consideration on June 23, 2021. Following deliberation in the scheduled public hearing, the Zoning Board continued Mr. Mehech’s variance request to August 18, 2021, date certain, to give the applicant and Board an opportunity to monitor a proposed amendment to the Land Development Regulations that would have allowed for reduced tennis court setbacks to 15 feet by right or 10 feet as a conditionally permitted use. On July 13, the Village Council considered the proposed amendment at first reading and decided to defer the matter for further review in a workshop meeting that was held on September 21, 2021. Mr. Mehech subsequently indicated that it would be his preference for the Zoning Board to continue the matter again until after the Village Council made a final determination regarding the

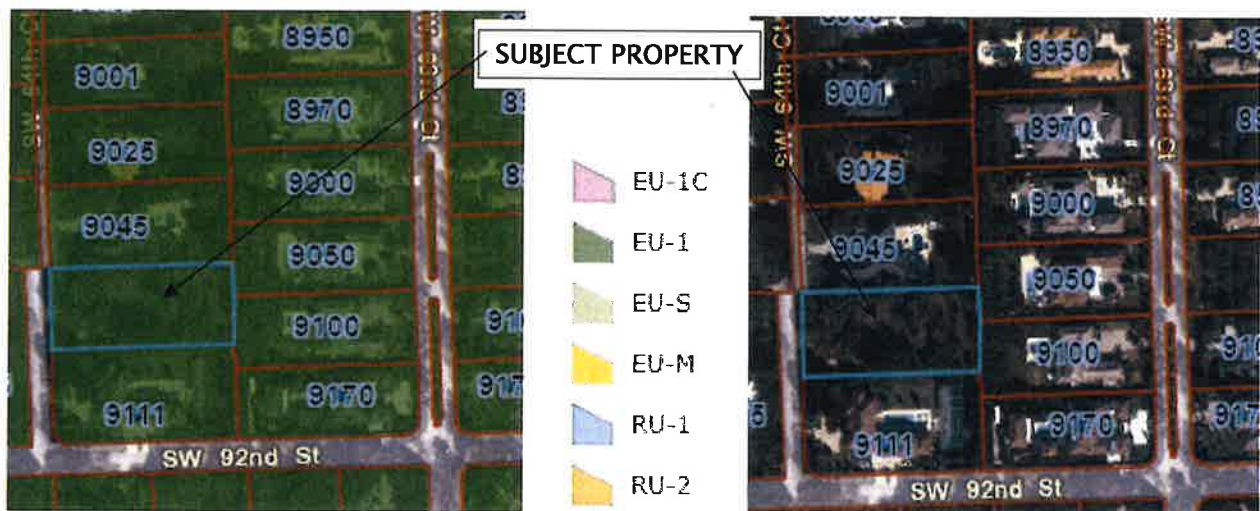


amendment to the setback requirements of the Land Development Regulations, thus the anticipated August 18 meeting of the Zoning Board did not occur.

The proposed amendment to the Land Development Regulations allowing for reduced tennis court setbacks was not approved by the Village Council and the applicant is now requesting final consideration of the matter by the Zoning Board in a new public hearing that has been advertised and scheduled for January 26, 2022. The applicant has submitted additional information for the Zoning Board's consideration including a cover letter, a listing of the higher ranked tennis players within in the International Tennis Federation showing the applicant's ranking (9), a video, and a list of tennis court variances approved by the Village of Pinecrest since incorporation.

SITE LOCATION

The subject property is located at prospective 9101 SW 64 Court (address to be assigned), Pinecrest, FL 33156, within the EU-1, Residential Estate zoning district; Legal Description - Lot 2, Block 1 Sofia Alexis Estates; Folio # 20-5001-055-0020.



OWNERS

Mr. Francisco Mehech (owner)

PROPERTY HISTORY

Mr. Mehech, owner of the property, subdivided this property and the adjoining property to the south into two (2) lots in 2014. A residence has since been constructed on Lot 1 (9111 SW 64 Court) immediately south of the subject property including a tennis court in the rear yard. The subject property, Lot 2 of Sofia Alexis Estates Subdivision, is currently

undeveloped. Once developed, it is expected that an address of "9101 SW 64 Court" will be assigned.

PUBLIC COMMENT

The Building and Planning Department initially received 6 letters including 4 in support of the petition and 2 opposed. One of the individuals expressing support is a former neighbor and owner of the property located immediately north of the subject property at 9045 SW 64 Court. That individual no longer owns the property and the current owner has provided a letter in opposition. The correspondence was provided to the Zoning Board in the agenda packet that was considered by the Zoning Board on June 23, 2021. Since that time, new correspondence from other residents has been submitted. A copy of all correspondence received to date is included in the Zoning Board's agenda packet.

PINECREST LAND DEVELOPMENT REGULATIONS

The subject property is zoned EU-1, Residential Estate. The required side yard setback for a tennis court in the rear yard is 20 feet from each side lot line.

Criteria for approval of a variance are provided for the Zoning Board's consideration as follows:

Criteria

Criteria for approval of a requested variance are provided in Division 3.5 of the Land Development Code. A copy of Division 3.5 is attached for the Zoning Board's consideration. Criteria include the following:

1. *Variance consistent with authorized powers. That the variance is in fact a variance set forth in the land development code and within the province of the board or Village Council, as applicable, based upon the opinion of the Village Attorney.*

The Zoning Board has the authority to consider the proposed variance. Pursuant to Division 3.5(b) of the Village Land Development Regulations, a variance is authorized to be granted by the Zoning Board for setback lines, lot width, street frontage, lot depth, landscape or open space requirements, height limitations, yard regulations, fences and walls, signs, and other matters specifically permitted as variances.

2. *Existence of special conditions or circumstances. That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district.*

There do not appear to be special conditions or circumstances that are peculiar to this property, other than the fact that the platted lot is not wide enough to accommodate the proposed tennis court. The applicant refers to the need to orient the court in a north-south direction to avoid glare from the sun.

3. *Conditions not created by the applicant. That special conditions and circumstances do not result from the actions of the applicant.*

The conditions and circumstances do result from the actions of the applicant. The applicant originally owned both lots within the Sofia Alexis Estates Subdivision. The parent tract was subdivided by the applicant to create the two existing lots. However, in subdividing the parent tract to create two lots as permitted and approved, the south lot was large enough to accommodate a tennis court with a north-south orientation, whereas the northern lot (subject property) would require a variance to accommodate a tennis court with a north-south orientation. The subject property is currently undeveloped and the applicant has submitted plans for permits to construct a new home on the property.

4. *Special privileges not conferred. That granting the variance requested will not confer on the applicant any special privilege that is denied by the Land Development Code to other lands, buildings, or structures in the same zoning district.*

Granting of the variance will confer a privilege on the applicant that is not necessarily afforded other properties. The applicant has included a list of tennis court variances approved by the Village of Pinecrest since incorporation and has also included a list of properties that have tennis courts located closer to the property line than the Village's Land Development Regulations allow. Each variance application should otherwise be considered separately on its own merits and denied or approved depending on its consistency with required criteria.

5. *Hardship conditions exist. That literal interpretation of the provisions of the Land Development Code would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the Land Development Code and would work unnecessary and undue hardship on the applicant.*

Literal interpretation of the Land Development Regulations would not deprive the applicant of rights commonly enjoyed by other residential properties or work unnecessary and undue hardship upon the owner.

6. *Only the minimum variance granted. That the variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure.*

Approval of the requested variance is not necessary for continued reasonable use of the property. Reasonable use of the land is and will continue to be available to the applicant if the variance is denied.

7. *Not injurious to the public welfare or intent of the land development code. That the grant of the variance will be in harmony with the general intent and purpose of the Comprehensive Development Master Plan and the Land Development Code and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.*

It is not apparent that a variance to permit the proposed tennis court would be injurious to the public welfare or intent of the Land Development Regulations, if adequately buffered and screened, although the owners of the property located to the north of the subject property objects to the proposed variance.

STAFF RECOMMENDATION

The requested variance does not satisfy all of the required criteria specified within the Land Development Regulations for approval of a variance. The Building and Planning Department recommends that the Zoning Board deny the requested variance.

CONDITIONS OF APPROVAL

In the event the Zoning Board considers granting the requested variance, the Board may prescribe appropriate conditions to mitigate the proposed variance and to ensure conformity with the Comprehensive Development Master Plan and the Land Development Regulations or any other duly enacted ordinance.

If the variance is approved, staff recommends that the following conditions of approval be imposed:

1. A building permit for construction of the tennis court shall be obtained from the Village of Pinecrest.
2. Installation of a black or green vinyl coated chain link fence, 10 feet in height, on the north and south sides of the tennis court.
3. Installation and maintenance of an opaque landscape buffer sufficient to buffer the tennis activities from the neighboring properties to the north, south, and east of the subject property. Required landscaping on the north and south sides of the tennis court shall at a minimum include an opaque buffer consisting of a continuous row of trees and a continuous hedge that are a minimum of 10 feet high at the time of planting.
4. Violation of the conditions of approval and safeguards, made a part of the terms under which this variance is granted, shall be deemed a violation of the Land Development Regulations and shall nullify the variance.



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

MEMORANDUM

Department of Building and Planning

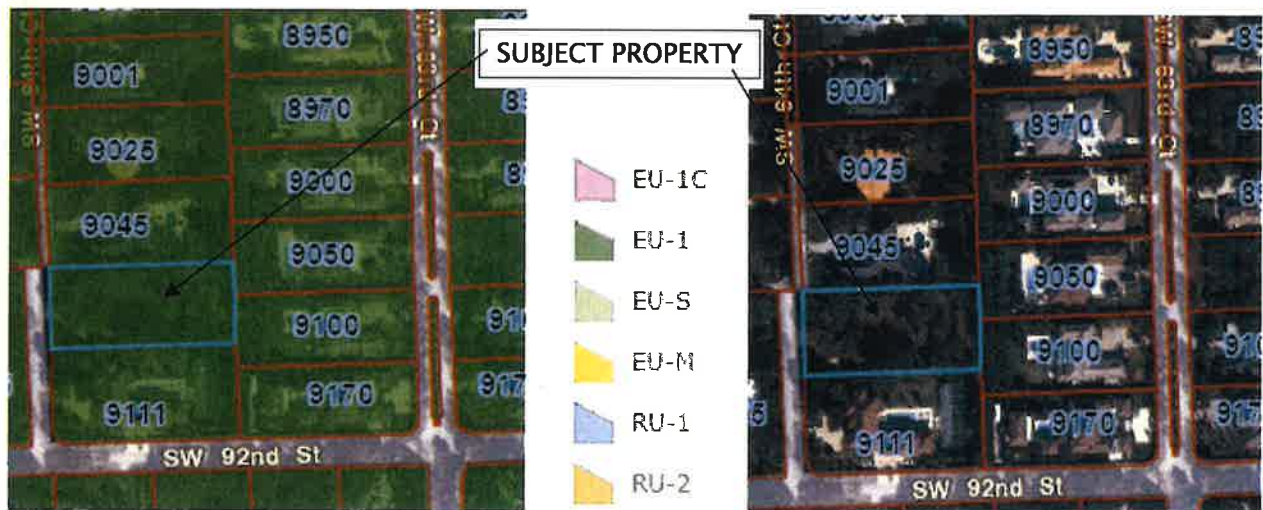
On **Wednesday, January 26, 2022, at 7:00 p.m.**, the Pinecrest Zoning Board will conduct a quasi-judicial Public Hearing at the **Pinecrest Municipal Center, Council Chamber, 12645 Pinecrest Parkway**, Pinecrest, Florida to consider an application for a Variance as described below:

OWNERS/APPLICANT(S): Francisco J. Mehech (Owner and Applicant)

ITEM: Side yard setback variance to allow construction of a tennis court in the rear yard 10 feet and 10 inches from each side lot line where a setback of 20 feet on each side is otherwise required.

LOCATION: The subject property is located at prospective 9101 SW 64 Court (address to be assigned), Pinecrest, FL 33156, within the EU-1, Residential Estate zoning district; Legal Description - Lot 2, Block 1 Sofia Alexis Estates; Folio # 20-5001-055-0020.

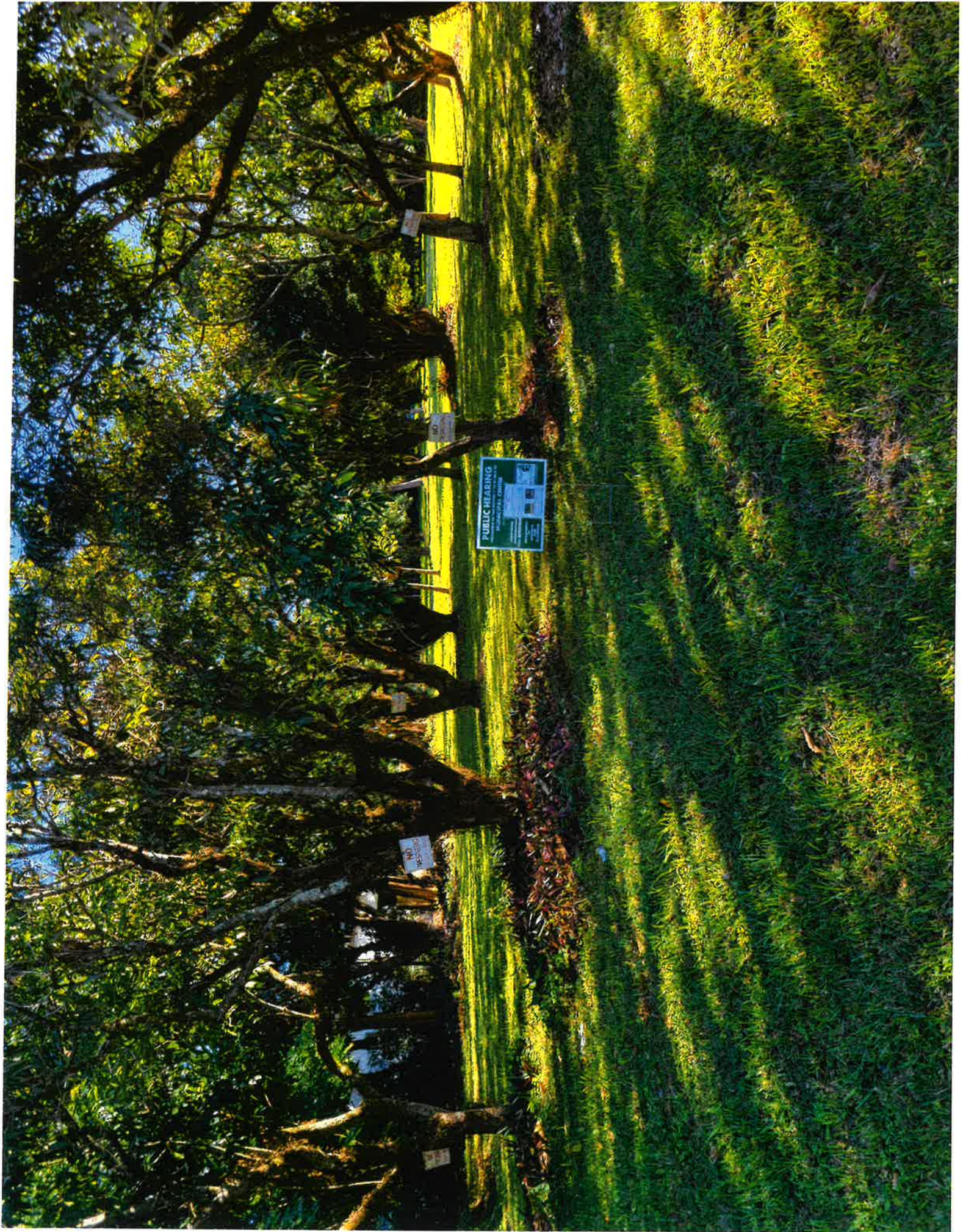
REQUEST: Francisco J. Mehech (Owner and Applicant) is requesting approval of a variance from the side yard setback requirements of Division 4.2 (c) 5. g. of the Village's Land Development Regulations to allow a tennis court to be constructed 10 feet and 10 inches from the north and south side property lines instead of 20 feet as otherwise required.



All interested parties are urged to participate. Objections or expressions of approval may be made in person at the hearing or filed in writing prior to or at the hearing. Interested parties requesting information are asked to contact the Building and Planning Department by calling (305) 234-2121, via e-mail at planning@pinecrest-fl.gov, or writing the department at Village of Pinecrest, Building and Planning Department, 12645 Pinecrest Parkway, Pinecrest, FL 33156.

In accordance with the American with Disabilities Act of 1990, all persons who are disabled and who need special accommodations to participate in this meeting because of that disability should contact the Village Clerk at (305) 234-2121 not later than seven business days prior to such proceeding.

Should any person decide to appeal any decision of the Zoning Board 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).



PUBLIC HEARING

PERTAINING TO THIS PROPERTY TO BE HELD AT:

MUNICIPAL CENTER

12645 PINECREST DRIVEWAY

**ADDITIONAL
INFORMATION**

CALL: 805-234-2121

**DEPARTMENT
OF
BUILDING
AND
PLANNING**

The flyer contains the following text: "PUBLIC HEARING", "MUNICIPAL CENTER", "12645 PINECREST DRIVEWAY", "DEPARTMENT OF BUILDING AND PLANNING", "CALL: 805-234-2121". It also features two small photographs of modern buildings.



**NO
TRESPASSING**
VIOLATORS WILL BE PROSECUTED



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 type="checkbox"/> Plat |
| <input checked="" 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) FRANCISCO J MEHECH		
Mailing Address 5786 SW 97 ST.	City, State, Zip PINECREST, FL 33156	Telephone 305 495 1088 Email francisco.mehech@stonecrestmarketing.com
Name of Owner FRANCISCO J MEHECH		
Mailing Address 5786 SW 97 ST.	City, State, Zip PINECREST, FL 33156	Telephone 305 495 1088 Email francisco.mehech@stonecrestmarketing.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 20-5001-055-0020

Address _____

Lot(s) 2 Block 1 Section _____ Plat Book No. 170 Page No. 048

SOPIA ALEXIS ESTATES, PB 170-048, T-23440, LOT 2, BLOCK 1

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

Revised 8/2016

B. ADDRESS (If number has been assigned) _____

C. SIZE OF PROPERTY 141.43¹ ft. X 305.38 ft. = 43,227.34 sq. ft.; 0.99 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.

N/A

E. DATE SUBJECT PROPERTY WAS ACQUIRED SEPTEMBER 10, 2014

APPLICANT'S PROPOSAL

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

REQUESTING A VARIANCE FROM THE REQUIREMENTS OF DIVISION 4.2 (C) 5.g. OF THE LDR TO ALLOW FOR THE CONSTRUCTION OF A "HYDRO CLAY" TENNIS COURT THAT WILL LEAVE 10.85 FEET INSTEAD OF THE 20 FEET SIDE SETBACK REQUIREMENT FOR AN EU-1 LOT, ON BOTH THE NORTH AND SOUTH SIDE PROPERTY LINES.

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.)

BUILD A STANDARDS MEASURED TENNIS COURT (60 FT WIDE X 120 FT LONG), FACING NORTH / SOUTH TO MEET INTERNATIONAL TENNIS FEDERATION REGULATIONS.

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 1/2 x 11)
- Letters from Area Residents
- Other Village of Pinecrest - Village Council Meeting - Regular Meeting Minutes

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.

3/30/2021 _____ / FRANCISCO J. MEHECH
 Date Applicant's Signature Print Name

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

1 We FRANCISCO J. MEHEZU as Owner(s) of Lot(s) 2
Block 1 Section SOFA ALEXIS ESTATES HB/PC 170-048

of property which is located at _____ desire to file an application for a public hearing before the Village Council Planning Board Administrative Review, and 1 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.

1 We as the owners of the subject property (check one):

do hereby authorize _____ to act on my/our behalf as the applicant.

will on my 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 FRANCISCO J. MEHEZU Signature [Signature] Date 3/30/2021

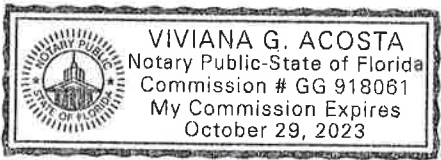
Owner's Name _____ Signature _____ Date _____



Notary to Owner: [Signature]

Applicant's Name FRANCISCO J. MEHEZU Signature [Signature] Date 3/30/2021

Notary to Applicant: [Signature]



FROM THE DESK OF FRANCISCO J MEHECH

UPDATED VERSION (replaces letter dated October 19, 2021)

January 12, 2022

Mr. Stephen R. Olmsted
Village of Pinecrest
Building & Planning Director
12645 Pinecrest Parkway
Pinecrest, Florida 33156

**RE: Public Hearing #2021-0623-1 - Francisco Mehech
Lot 2, Block 1 Sofia Alexis Estates; Folio # 20-5001-055-0020 (Prospective 9101 SW 64
Court) - Request for a setback variance for a new tennis court**

Dear Mr Olmsted:

As you know, on June 23, 2021 the Zoning Board continued my request for a tennis court setback variance to August 18, 2021, date certain, to give the Board an opportunity to monitor a proposed amendment to the Land Development Regulations allowing for reduced setbacks to 15 feet by right or 10 feet as a conditionally permitted use.

On July 13, the Village Council considered the proposed amendment at first reading and then decided to table the matter for further review in a workshop meeting on September 21, 2021, which made the scheduled August 18, 2021 Zoning Board meeting moot given that the Board would have no further information to go on to make a decision on the matter. It was agreed then, by all parties, to continue the matter again, until after the Village Council had made a determination regarding any amendment to the setback requirements of the Land Development Regulations.

On the September 21, 2021 Workshop, the Village Council decided that the issue did not need any further review or changes and the usual variance process would hold going forward.

From the time of the first hearing on June 23, 2021 to now, facts have been uncovered and have been learned as well as additional information which are relevant to the scheduled new hearing on Wednesday January 26, 2022. That said, I would like to submit these facts and information as part and parcel of the documentation that should be part of my application for the variance to be considered by the Zoning Board.

- Two (2) Support Letters (enclosed) from North Pinecrest Residences some of them with extensive knowledge of tennis courts and relevancy to the case - experienced and competitive tennis players who have tennis courts in their own private residences and who attest to the specific objections being raised by some residents of our community.

FROM THE DESK OF FRANCISCO J MEHECH

- An additional Support Letter (enclosed) from the rear neighbor. 5 out of 6 (83%) of the immediate neighbors and 3 out of 4 (75%) of the abutting neighbors support the granting of the variance request (see enclosed maps), both overwhelming majorities. It should also be noted that the prior owner of the only current non-variance supporting abutting neighbor, actually supported the approval of the variance in writing (letter with the Village). If that owner would have not sold, the support/approval ratios would be 100%. In short, I believe that the will of the majority just cannot and should not be disregarded or ignored. It is a very dangerous precedent when the minority starts overriding over the wishes of the majority and dictating to the majority how issues shall be determined.
- Ranking List from the International Tennis Federation (ITF) showing my current Senior World Ranking at # 9 in + Mens 55 Age Division. The ITF lists over 3,800 players in my Age Division. This confirms that I'm a competitive player playing at the International level and having an in-house court is of paramount importance to achieving the goals and objectives.
- A PDF showing 3D views (enclosed) of the project to be developed on the property, showing its architecture, scope, and layout including the position of the tennis court in the rear of the property. As you will be able to appreciate, it is a high-end luxury home, in line with today's market design requirements respecting all Land Development Regulations for Pinecrest. The plans are currently under review by the Village.
- A short video of myself practicing at my current residence that depicts how a simple lawn cutting weekly service at a neighboring property - close to 100 ft away – muffles the sound of two people playing tennis. And in Pinecrest, where this is a daily multi occurrence that lasts hours, it is more of a nuisance than someone playing tennis 5, 10, 20 or even 30 ft away from the property line.
- Confirmation that the proposed tennis court is a SOFT SURFACE HAR-TRU (CLAY) PERVIOUS tennis court that results in minimal, if any, noise emission when playing on it. And that the court will be properly buffered from view from surrounding neighbors by new plantings along the property line as well as around the perimeter fencing (as shown on the plans on the initial application package submitted).
- A List of Approved Tennis Court Variances by the Village of Pinecrest since 1997 (see enclosed) some of them with as little of 2 ft of setback, proving plenty of precedent exists for granting the requested variance, understanding that no two variances request are alike and approval of previous variances does not constitute grounds for approval of this one. However, this request is not a 'one off' and it is in line with the community's positive reputation as "the tennis village" due to the large percentage of homes that have private courts, something that the Village in years past has agreed with by providing such approvals and variances.
- A partial, non-scientific list of non-conforming setbacks properties with tennis courts sourced by random driving around the Village borders – some as close as the property lines of abutting properties or the street - that have not resulted in the Village receiving complaints from neighbors due to the location / proximity of the tennis court to their properties.

FROM THE DESK OF FRANCISCO J MEHECH

1. 9701 SW 60 Ct
2. 6105 SW 135 Terr
3. 6190 SW 123 Terr
4. 12400 SW 68 Ct
5. 5840 SW 128 St
6. 8905 SW 64 Ct
7. 13525 SW 61 Ct
8. 5940 SW 116 St
9. 5945 SW 97 St
10. 6400 SW 100 St
11. 6505 SW 92 St
12. 6835 SW 92 St
13. 10100 Hidden Place
14. 11100 SW 64 Ave
15. 5870 SW 96 St
16. 8920 SW 61 Ct

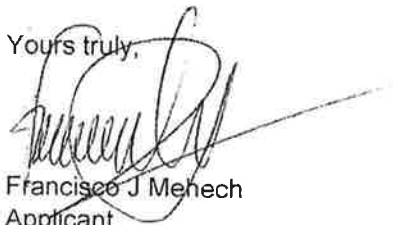
Thus said, I hereby request that the Zoning Board allow for the construction of a North/South clay tennis court on my lot that will leave approximately 11 feet from the North side property line and the same 11 feet from the South side property line in lieu of the required 20 feet, or an encroachment of approximately 9 feet into the respective side setbacks.

The granting of the variance by the Zoning Board will allow us to build the tennis court that will provide our family with enjoyment and fulfillment while not causing any harm to the adjoining, super majority approving surrounding and immediate neighbors.

We are very proud to be residents and taxpayers of the Village of Pinecrest, a great community that fosters family values and mutual respect amongst all people. Our aim is to simply enjoy, to it's fullest our soon to be built, new residence, while concurrently not affecting the quality of life or enjoyment of our own neighbor's properties, wanting to be as good neighbors as we have proven to be everywhere we have resided.

Respectfully submitted, we thank you in advance for your full consideration of our setback variance request to accommodate a N/S tennis court at 9101 SW 64 Ct.

Yours truly,



Francisco J Mehech
Applicant
5786 SW 97 St
Pinecrest, FL 33156

Tennis Court Variances Approved by the Village of Pinecrest

6200 SW 112 Street

Property Owners: Erik and Mercedes Sorensen; **Telephone:** (305) 798-3061; (305) 213-0405

Variance: Tennis Court with setbacks of 10 feet from property line instead of 75 feet; 7 feet from side street instead of 30 feet; and interior side setback of 5 feet instead of 20 feet

Date Approved: October 21, 1997

6105 SW 116 Street

Property Owners: Patricia and Carlos Garcia; **Telephone:** (305) 984-2971

Variance: 7.5 feet and 7.5 feet from side lot lines instead of 20 feet

Date Approved: May 20, 1998

7885 SW 117 Street

Property Owner: Alfredo Gonzalez; Florida Reo Properties; **Telephone:** (786) 679-1494

Variance: Side Yard Setbacks of 2 feet instead of 30 feet

Date Approved: December 16, 1998

6700 SW 125 Terrace

Property Owners: Javier and Monica Naranjo; **Telephone:** (305) 213-2262; (305) 206-6765

Variance: Tennis Court in front of rear building line; with front setback of 10.95 feet instead of 50 feet, and side street setback of 11.10 feet instead of 25 feet

Date Approved: March 25, 2009

12041 SW 64 Avenue

Property Owners: Joseph and Elizabeth Jackson; **Telephone:** (305) 206-9041; (305) 666-7229

Variance: Variance to allow existing non-compliant court to remain; 18.25 and 10.5 feet from side lot lines instead of 20 feet

Date Approved: July 29, 2015

6130 SW 114 Street

Property Owners: Juan Pablo Militello and Maria Gabriela Hahan

Variance: 7.7 feet and 8 feet from side lot lines instead of 20 feet

Date Approved: July 17, 2018 (Variance denied by Zoning Board, then approved by Village Council on appeal)

11500 SW 80 Road

Property Owners: Luis Martinez and Claudia Maria Liemann; **Telephone:** (786) 393-0531

Variance: 7 feet from side lot lines instead of 20 feet

Date Approved: May 20, 1998

10751 SW 61 Avenue

Property Owners: Felipe Onetto, Karina Aspillaga; **Telephone:** (305) 458-5405

Variance: 12 feet from the north side instead of 20 feet, and 21 feet from the south side instead of 30 feet

Date Approved: October 21, 1998

8860 SW 60 Avenue

Property Owners: Andres and Maria Redondo; **Telephone:** (305) 785-7119

Variance: Tennis Court with side yard setback of 5 feet instead of 20 feet

Date Approved: January 22, 1998

6130 SW 123 Terrace

Property Owner: Gustavo Ravelo; **Telephone:** (786) 367-0092

Variance: Tennis Court in front of rear building line with rear yard setback of 5 feet instead of 15 feet

Date Approved: December 7, 2005

Carolina Rojas (BPD)

From: Alexis Marcuvitz <aamarcuvitz@gmail.com>
Sent: Tuesday, June 8, 2021 8:25 PM
To: Carolina Rojas (BPD)
Subject: Public Hearing Folio# 20-5001-055-0020 - Objection Notice



CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

We were notified of a public hearing regarding our neighbors lot 9101 SW 64th CT Pinecrest FL 33156 for a side yards setback variance to build a tennis court 10'10" away from our property line. We are there direct neighbors at 9045 SW 64th CT Miami FL 33156. We would like to file a notice of objection to this proposal. Mr. Mehech made us aware he will be presenting a letter of approval written by the previous owners of our property Mr. and Mrs. Alvarez. We would like to make the planning department aware that Mr. and Mrs. Alvarez no longer own this property. We are the current owners and we reside at this address.

We object to this proposal for many reasons. A tennis court so close to our property line will be a disturbance to us enjoying our own backyard. The sound will be a disturbance when it is only 10ft away. Balls will likely be hit into our backyard and we have two young children who often play outside. Visually it will be an eyesore as we will see the fence. Even if they say they will plant tall shrubs around the fence, plants can die or be removed and the fence is a permanent structure.

We have also been made aware by our neighbors that Mr. Mehech used to own 9111 SW 64th CT and decided to subdivide the large parcel to sell off to his benefit. He could have kept the parcel as a whole with plenty of space for a tennis court and no need for a variance and therefore should be required conform to all setbacks and guidelines.

The Village of Pinecrest has done a wonderful job with planning and maintaining that serene feeling of space. Allowing a setback variance such as this will hurt Pinecrest Village and set a bad precedent for future properties. We would like to preserve Pinecrest as it was designed. We hope the planning department will take our objection into consideration when deciding the outcome of Mr. Mehech's application folio #20-5001-055-0020.

Best Regards,

Dr. Enrique Hernandez
Alexis Hernandez

9045 SW 64th CT
Miami FL, 33156
917-991-7316

Carolina Rojas (BPD)



From: candises <candises@aol.com>
Sent: Monday, June 7, 2021 9:06 AM
To: Carolina Rojas (BPD)
Cc: Justin Cernitz
Subject: 9101 SW 64th Court Variance

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Sir/Madam,

We are residents of Pinecrest, residing at 8840 SW 64th Court, Pinecrest, Florida. We are writing to express our formal objection to the variance requested by the owner of 9101 SW 64th Court, and are submitting our objection in advance of the June 23, 2021 hearing, as we are unable to personally attend the hearing.

We constructed our new home between 2016 and 2018 and conformed to all village of Pinecrest guidelines and ordinances, concerning lot lines and required set-backs. We selected Pinecrest and our specific street and lot to build our dream home because of the lot sizes and privacy, as with many residents of Pinecrest.

There are three homes (to the immediate north, south and east of our property) that are set to begin new construction. We have concerns that the variance requested by the owner of 9101 SW 64th Court will set a negative precedent that will potentially encroach on our enjoyment of our home and privacy.

It is our understanding that the owner of 9101 SW 64th Court also owned, as part of a larger parcel, 9111 SW 64th Court. We further understand that at some point, the large parcel of property was subdivided to allow for two separate properties/homes that now form 9101 and 9111 SW 64th Court. The owner of 9101 could have built a home on the large, expansive plot of land that he originally owned, without needing any type of variance. Instead, he chose to subdivide and sell the property that is now referred to as 9111 SW 64th Court. As such, the owner should be relegated to the size of the property that is left of 9101 and conform to the existing Pinecrest guidelines and regulations for new construction. Allowing this to occur is going to allow other builders/developers to essentially ignore the lot lines and "set-backs", which may potentially destroy the privacy that Pinecrest properties offer.

We appreciate and thank you in advance for your time and attention to this matter.

Kindest regards,

Candise Shanbron and Justin Cernitz
305-586-6381
8840 SW 64th Court
Pinecrest, FL 33156

Sent from my iPhone

Stephen Olmsted (BPD)

From: Francisco Mehech <francisco.mehech@stonecrestmarketing.com>
Sent: Thursday, June 3, 2021 2:55 PM
To: Stephen Olmsted (BPD)
Subject: Variance support letters - 9101 SW 64 Ct
Attachments: Variance Support Letter - Executed 9045 SW 64 Ct.pdf; Variance Support Letter - Executed 9111 SW 64 Ct.pdf

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Steve,

As per our telecom, enclosed you will find the two (2) support letters from the adjoining properties.

The letter from 9045 SW 64 Ct (to the north of the subject property requesting the variance) is from the previous owners that just sold their home a few months ago.

The letter from 9111 SW 64 Ct (to the south of the subject property requesting the variance) is from the current owner.

Look forward to the Public Hearing on June 23rd.

As always, thank you so much for your attention to the needs of the community.

Best Regards,

Francisco Mehech
President
Stonecrest Marketing, Inc.
Tel 305 495 1088
Fax 786 615 4632
Email: francisco.mehech@stonecrestmarketing.com

SUPPLY FOCUSED * CLIENT DRIVEN

Confidentiality:

This email message is for the sole use of the intended recipient(s) and may contain privileged information. Any unauthorized review, use, disclosure or distribution is prohibited. If you are not the intended recipient, please contact the sender by reply email and destroy all copies of the original message.

March 14, 2020

Francisco Mehech
5786 SW 97 St
Pinecrest, FL 33156

RE: Variance Setback Petition to Accommodate Tennis Court at 9101 SW 64 Ct


Dear Francisco,

Thank you for stopping by our house and sharing with us your plans to build your new home on the vacant lot adjoining to our property. We truly appreciate the deference to make us aware of your plans ahead of the actual action.

With respect to your request for our support concerning your desire to build a regulation size tennis court on the back of the property which would encroach approximately 10 ft into the side setbacks (as set by the Village of Pinecrest Zoning Codes) – to be aligned with the existing court at 9111 SW 64 Ct (property to the South of 9101) – you have no objections from either one of us with regards to your plans. Count on our full support for anything you may need with the Village.

We look forward to seeing you thru the process of building a beautiful home for your family, which we are sure will only serve to continue increasing property values in Pinecrest and cement it's hard earned reputation as a viable community for many.

Warm regards,



Alejandro & Maribety Alvarez
9045 SW 64 Ct
Pinecrest, FL 33156

March 21, 2020

Francisco Mehech
5786 SW 97 St
Pinecrest, FL 33156

RE: Variance Setback Petition to Accommodate Tennis Court at 9101 SW 64 Ct

Dear Francisco,

Thank you for stopping by our house and sharing with me your plans to build your new home on the vacant lot adjoining to our property. We truly appreciate the deference to make us aware of your plans ahead of the actual action.

With respect to your request for our support concerning your desire to build a regulation size tennis court on the back of the property which would encroach approximately 10 ft into the side setbacks (as set by the Village of Pinecrest Zoning Codes) – to be aligned with the existing court at my residence – you have no objections from me with regards to your plans. Count on our full support for anything you may need with the Village.

We look forward to seeing you thru the process of building a beautiful home for your family, which we are sure will only serve to continue increasing property values in Pinecrest while cementing it's hard earned reputation as a viable community for many.

Warm regards,



Carlos Tovar
9111 SW 64th Ct
Pinecrest, FL 33156

December 14, 2021

Francisco Mehech
5786 SW 97 St
Pinecrest, FL 33156

RE: Variance Setback Petition to Accommodate Tennis Court at 9101 SW 64 Ct


Dear Francisco,

Thank you for stopping by our house and sharing with me your plans to build your new home on the vacant lot adjoining to our rear property. We truly appreciate the deference to make us aware of your plans ahead of the actual action.

With respect to your request for our support concerning your desire to build a regulation size tennis court on the back of the property which would encroach approximately 10 ft into the side setbacks (as set by the Village of Pinecrest Zoning Codes) – to be aligned with the existing court at 9111 SW 64 Ct – you have no objections from me with regards to your plans. Count on our full support for anything you may need with the Village.

We look forward to seeing you thru the process of building a beautiful home for your family, which we are sure will only serve to continue increasing property values in Pinecrest while cementing it's hard earned reputation as a viable community for many.

Warm regards,



Victor Manuel Arias Diaz
9050 SW 63 CT
Pinecrest, FL 33156

Stephen Olmsted (BPD)

From: Bruce M. Stone <bstone@gfsestatelaw.com>
Sent: Monday, October 25, 2021 10:39 AM
To: Stephen Olmsted (BPD)
Subject: Support for variance request
Attachments: Mehech variance letter.pdf

CAUTION: Don't be quick to click! We're counting on you! This email is from an external sender! Don't click on links or open attachments from unknown sources. If you know this is spam delete the message. If you need further assistance with an unknown message please contact gwillson@pinecrest-fl.gov

Hi, Mr. Olmstead. My wife Anita Stone and I live at 6475 SW 92 Street in Pinecrest. I understand that our former neighbor and about to be new neighbor once again Francisco Mehech is requesting approval for a variance to construct a tennis court on his property. We fully support his request for reasons that are stated in the attached letter. Please use our attached letter as our formal statement of consent and support for the request.

Bruce Stone
305 753 1642

BRUCE AND ANITA STONE
6475 SW 92 STREET
MIAMI, FLORIDA 33156
305 666 1642

October 20, 2021

Francisco Mehech
5786 SW 97 St
Pinecrest, FL 33156

RE: Variance Setback Petition to Accommodate Tennis Court at 9101 SW 64 Ct

Dear Francisco,

Thank you for contacting and sharing with us your plans to build your new home on the vacant lot directly across the street (to the East) of our property. We truly appreciate your kindness in making us aware of your plans to develop the vacant land and put another beautiful home in our neighborhood.

We have no objections and in fact fully support your request to build a regulation size tennis court on the back of the property which would encroach less than 10 ft into the side setbacks (as set by the Village of Pinecrest Zoning Codes) – and to be aligned with the existing court at Mr Tovar's residence, 9111 SW 64 CT (property to the South of 9101). You can count on our full support for anything you may need with the Village, including a personal appearance at any hearing, if needed..

We look forward to seeing you complete building a beautiful home for your family. We moved into our house in October 1986, when the area was of course greatly different. We are very glad to see the enormous improvements in the houses in our neighborhood over the years, and in particular the beautiful use of what formerly was a 2.5 acre parcel with a rundown house surrounded by uncontrolled and rat-infested growth. As your neighbors directly across the street who view the property every day, we are very appreciative of what you are doing...

Warm regards,

A handwritten signature in cursive script, appearing to read "Anita Stone Bruce Stone". The signature is written in dark ink and is positioned above the printed name of the signatories.

Bruce and Anita Stone

Stephen Olmsted (BPD)

From: Marcello Porcelli <mporcelli@largavista.com>
Sent: Thursday, October 14, 2021 5:01 PM
To: Stephen Olmsted (BPD)
Subject: Mehech Tennis Variance
Attachments: Mehech tennis variance.pdf

Don't be quick to click! We're counting on you! This email is from an external sender! Don't click on links or open attachments from unknown sources. If you know this is spam delete the message. If you need further assistance with an unknown message please contact gwilson@pinecrest-fl.gov

Dear Mr. Olmsted,

Attached you will find a letter in support of the proposed setbacks variance applied for by Francisco Mehech.

Thank you for your consideration.

Marcello Porcelli

Chief Executive Officer
LargaVista Companies
275 Madison Ave. 37th Floor
New York, NY 10016

www.largavista.com

To: Stephen Olmsted,
Planning Director, Village of Pinecrest

From: Marcello Porcelli

Date: October 13, 2021

Re: Public Hearing Tennis Court Side Setbacks Variance,
Applicant: Francisco Mehech
9101 SW 64 Ct – Folio # 20-5001-055-0020

Dear Mr. Olmsted,

We are writing to express our utmost approval and complete support for the above referenced application.

We live at 5790 SW 97th St. and reside immediately to the West of the applicant. When we renovated our home, we underwent a public hearing process to install lights for our newly built tennis court and were very pleased with the cooperation of both the Village and local residents. We believe it is incumbent upon all of us, as neighbors, to be reasonable with one another as we strive to enhance our community.

Families are attracted to Pinecrest because it is a beautiful, safe, and friendly place to live that espouses the virtues of being outdoors. A large majority of homes have private swimming pools, and several others feature amenities such as private tennis courts and outdoor kitchens. Others still have children's playhouses, swings on trees, putting greens, zip lines, etc. all designed to maximize the utility and enjoyment of ample lot sizes.

Tennis is a great family sport, so I believe it is important for the Village of Pinecrest to carefully consider variances for this type of use. Setbacks are vitally important when it comes to permanent buildings, as the effects on neighbors can be quite detrimental. However, a fence is an entirely different matter. Tennis court fences blend seamlessly into their natural environment and can be further improved by utilizing generous landscaping, either at the property line or around the perimeter of the fencing. Additional landscaping not only improves privacy, but also adds greenery for the Village, which is not only visually attractive but also improves general air quality and reduces water runoff.

As an avid tennis player who plays almost daily, I can tell you unequivocally that the proper length and width of the court, especially in the areas behind the baselines, is critical to its playability. For players of the level of Mr Mehech, a perennial top 10 national and top 30 world ranked player in his age group, even more so. Thus, building a full sized 60 ft x 120 ft court is imperative for him to properly train.

Several homes are currently being remodeled in the Village, some by tennis enthusiasts that see tremendous value in having a private court. If someone demonstrates a deep-rooted interest and desire to invest close to \$100,000 for a new court, thereby increasing the property's tax basis benefiting all Pinecrest residents, I believe that should not be taken lightly. Why derail that opportunity to them and the tax revenues to the Village by denying a variance request, over just a few feet of setback encroachment that would not have any detrimental effect on the enjoyment and privacy of the abutting neighbors?

As you are aware, the Village has already approved ten (10) variance setbacks for other properties, some of them as close to 2 ft to the side property line. Furthermore, there are many tennis courts that exist in the Village that are non-compliant with regards to side and/or rear setbacks that have not resulted in complaints to the Village. To not grant the same deference to Mr Mehech does not seem 'fair and just'.

Mr. Mehech is a wonderful neighbor. Not once have they played their music too loud, and I have never seen a stray tennis ball on our property. They are respectful, considerate and kind people. He and his beautiful wife and delightful daughter know what it means to be good neighbors. They are certainly an important part of this Community.

I implore the Village Zoning Board to do the right thing and let this family enjoy their new home to the fullest.

Thank you in advance for your consideration of our thoughts.

Warm regards,



Marcello and Nicole Porcelli
5790 SW 97th St
Pinecrest, FL 33156

Trevor Taylor

6555 SW 102nd St, Pinecrest, FL, 33156 | 917 287 5588 | trevor.taylor@tlventures.com

October 11, 2021

Mr. Stephen Olmsted

Building & Planning Director

Village of Pinecrest

12645 Pinecrest Parkway
Pinecrest, Florida 33156

RE: Public Hearing #2021-0623-1 - Francisco Mehech

Lot 2, Block 1 Sofia Alexis Estates; Folio # 20-5001-055-0020 (Prospective 9101 SW 64 Court) - Request for a setback variance for a new tennis court

Dear Mr. Olmsted:

My name is Trevor Taylor, and I am writing regarding Francisco Mehech's zoning board hearing for a variance for his tennis court at 9101 SW 64th St, Miami, FL, 33156.

I was the owner at 8961 SW 62nd Court, which we sold in 2020 and had a clay tennis court built, and I am the owner of 6555 SW 102nd Street where my plan calls to build 3 tennis court on the rear of the property. I mention this to let you know that as a tournament tennis player and ex varsity college player at the University of Florida, I am extremely familiar with the sport having played it since an early age, and the main reason we moved to Pinecrest.

I attended the Village Council public hearing on July 13, 2021, in which tennis court setback distances were one of the topics. I was present with, Francisco Mehech, one of my closest friends, and one of the most pragmatic and considerate individuals you will encounter.

His family is the type of family Pinecrest wants to have. His wife, Jennifer, is a successful attorney with her office in the Pinecrest area. Their daughter Sofia is one of the top students in the advanced program at Gulliver and a dancer competing at a national level. Francisco himself has been a marble importer and now is a private real-estate developer in Pinecrest, in addition to be ranked in the top 30 in the world and top 10 nationally in men's 55 age group in tennis. The entire family is exceptional and simply good hearted, modest, hardworking people.

Mr. Mehech and I both planned to speak at the hearing to give the advocate perspective, but we both elected to listen to all the counter arguments, and allow the Council to determine the chronology of the path forward. Ultimately, neither of us spoke thinking the timing was not ideal and the Council was too far away from being able to draw any permanent solutions. We listened to several passionate objections and some that spoke in favor of amending the code to allow for smaller setbacks, and even an attorney listing various points of contention. I have also read two emails from neighbors in opposition. The main arguments are consistent:

- 1) Additional levels of noise
- 2) Visual disturbance
- 3) Tennis balls being hit over the property
- 4) Owners chose Pinecrest for lot size and privacy and tennis courts with less than 20-foot setbacks will diminish their perception of space and privacy

All the points are the obvious consideration on this matter so I would like to address each one individually from the perspective of a tennis player having had a court at 8961 SW 62nd Court in which my kids and I were playing 6 days a week from Oct 2015, until August 2020.

Additional levels of noise: The difference to the neighbor from 20 feet to 10 feet really is not significant when you consider noise. I will try to provide a visual that may help see my point. At the Miami Open, the patron sitting in the 1st row will not have a noticeable hearing differential from the patron sitting in the 10th. Whether you are at the Miami Open, or a Miami Heat game, I do not believe the sound difference can be determined between row 1 and row 10. I believe this case when discussing a 20-foot vs a 10-foot setback for a tennis court.

In addition, there are many things that generate more noise than hitting a tennis ball. I was furnished with an email from one of Mr. Mehech's neighbors in opposition, the Hernandez family at 9045 SW 64th Court, who mention their young children often play in the yard and implied that the balls may come over the yard and possibly hit them. I have 3 young children that play outside almost daily, and I have had neighbors who also have had young children in the yard. My children, my neighbors' children, and I am sure the Hernandez's children all make significantly more noise than the striking of a tennis ball. Adults in yard talking and playing music when they barbeque make more noise than a tennis ball. Of course I prefer not to hear my neighbors make any noise, as I am sure they prefer not to hear my family generating noise. The fact is, we all have neighbors, we are all fortunate enough to have neighbors that are a lot further away from most neighbors in the world and we must tolerate hearing them make daily living noises, including children playing, barbeques, parties, light music, basketball, tennis, and the weekly lawn mowers. There is no way to avoid these noises and believe playing tennis for 90 minutes fall under the category of normal daily living neighbor noise.

Visual disturbance: I do agree that if not addressed appropriately with the proper hedging quality, visual disturbance could be an issue. The good news is, if the Zoning Board can enforce proper hedging thickness and height, this argument can be addressed. The notion mentioned by Candise Shabron and Justin Cernitz, in their neighbor objection letter, that the hedges could die or be removed has little merit because hedges do not just die off like flowers, and Mr. Mehech certainly will not remove them as he also seeks privacy for his home from his neighbors. Plus hedging is a keep wind determinant on a tennis court. Regardless, it would be easy for the Village to require new hedging if something were to happen like a hurricane that blew the hedges down.

Tennis balls being hit over the property: When I see mention of things like tennis ball coming over the fence where the kids play it makes it clear that the objections are not really grounded in factual concepts, but more in throwing a lot of ideas worth considering in a letter and hope the emotional argument

prevails. It is similar to the hedged dying off concept -neither reality nor a practical consideration for a \$7 million to \$10 million home in Pinecrest. Back to the flying tennis balls - tennis balls rarely will go over the fence, just like a soccer ball or a basketball, which has happened to and from my yards. Even drones and frisbees have gone over. Again, this is normal neighborly existence. I rather be hit by a tennis ball than a soccer ball or a drone.

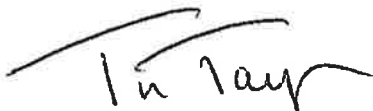
They chose Pinecrest for lot size and privacy: We all chose Pinecrest for various reasons, and for all of us, lot size and privacy are probably in the top 5 priorities in which Pinecrest delivers very well. If the hedging is adequate (which can be easily required by the Board as a requirement when granting the variance), the noise indistinguishable between 20 feet and 10 feet (as I have discussed), then a true difference in the privacy of the neighbors is negligible. When we all purchased our lots, none of us would have changed our mind because the tennis court setback was 10 feet, instead of 20 feet. I believe those owners who have no interest in tennis or tennis courts did not even pay attention to the precise setback rules of the Village regarding tennis courts and just assumed they were sufficient. There are many homes in Pinecrest that have been grandfather in at 10 feet and the courts are visible from the street. That did not deter any of us from coming to Pinecrest. It is not even noticeable unless you are looking to notice it and the only people looking to notice it are people like Mr. Mehech and I that have looked many lots to buy over the years that can fit a court, so it becomes habitual. Non tennis court owners are typically not noting these things.

Another point I would like to add is that there are 10 courts in Pinecrest that have been granted a variance for this issue between 1997 and 2018, some with 2-foot setbacks. There have only been 2 variance denials, and one was granted upon appeal in 2018 with a 7-foot setback. I am curious to know of the 10 courts has the Village received any complaints from neighbors since the court has been added? It would be interesting to know if so. If not, it is clear that those neighbors are viewing the activity of playing tennis 2 to 10 feet away from their property is just part of daily coexistence with neighbors, just like the 7:30am lawn mower crew every Tuesday, or the kids shooting hoops in the yard or have a water balloon fight.

I respect the opinions of those in opposition, but I just do not think the arguments are grounded in sound reasoning. I also believe it would be unjust to approve ten other variances, some as close as 2 feet away, and continue to deny Mr. Mehech and his family of the full enjoyment of their property who have the support of many of us, on the basis of just a few who oppose it.

I appreciate the time spent reviewing my letter and hearing my humble opinion on the matter.

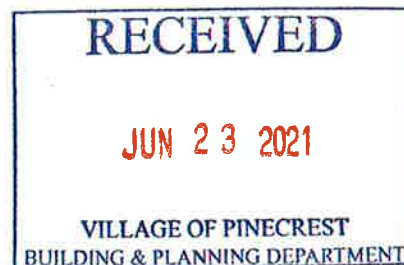
Sincerely

A handwritten signature in black ink that reads "Trevor Taylor". The signature is written in a cursive style with a long horizontal stroke above the name.

Trevor Taylor

June 23, 2021

Francisco Mehech
5786 SW 97 St
Pinecrest, FL 33156



RE: Variance Setback Petition to Accommodate Tennis Court at 9101 SW 64 Ct

Dear Francisco,

Thank you for stopping by our home and sharing with us the plans to build your new home on the vacant lot referenced above. We truly appreciate the courtesy and neighborly consideration to make us aware of your plans to build a beautiful home for your family.

As a homeowner in the immediate vicinity of your property, we take no exception and support your request to build a regulation size tennis court on the East (back) of the property, which would encroach approximately 10 ft into the side setbacks (as set by the Village of Pinecrest Zoning Codes). It is our opinion, this action poses no disruption or inconvenience to the community. As a Pinecrest constituent for nearly two decades, you and your family can count on our full support during your approval efforts with the Village.

As as fellow parent and father of two children who avidly play tennis, we look forward to seeing you through the process of the new residential construction. This endeavor and major investment to your property will undoubtedly serve to continue increasing property values in Pinecrest, further securing it's distinction as a highly desirable community.

Warm regards,

A handwritten signature in black ink, appearing to be "Alexander Moya". The signature is stylized with loops and a long horizontal stroke at the end.

Alexander Moya
Melissa Gronlier-Moya
9170 SW 63 Ct
Pinecrest, FL 33156

June 23, 2021

Francisco Mehech
5786 SW 97 St
Pinecrest, FL 33156



RE: Variance Setback Petition to Accommodate Tennis Court at 9101 SW 64 Ct


Dear Francisco,

Thank you for stopping by our house and sharing with me your plans to build your new home on the vacant lot referenced above, directly behind our home. We truly appreciate the deference to make us aware of your plans ahead of the actual action.

With respect to your request for our support concerning your desire to build a regulation size tennis court on the back of the property which would encroach approximately 10 ft into the side setbacks (as set by the Village of Pinecrest Zoning Codes) you have no objections from us with regards to your plans. Count on our full support for anything you may need with the Village.

We look forward to seeing you thru the process of building a beautiful home for your family, which we are sure will only serve to continue increasing property values in Pinecrest while cementing it's hard earned reputation as a viable community for many.

Warm regards,


Agustin Arrieta

Peggy Arrieta
9100 SW 63 Ct
Pinecrest, FL 33156

FROM THE DESK OF FRANCISCO J MEHECH

October 19, 2021

Mr. Stephen R. Olmsted
Village of Pinecrest
Building & Planning Director
12645 Pinecrest Parkway
Pinecrest, Florida 33156

**RE: Public Hearing #2021-0623-1 - Francisco Mehech
Lot 2, Block 1 Sofia Alexis Estates; Folio # 20-5001-055-0020 (Prospective 9101 SW 64
Court) - Request for a setback variance for a new tennis court**

Dear Mr Olmsted:

As you know, on June 23, 2021 the Zoning Board continued my request for a tennis court setback variance to August 18, 2021, date certain, to give the Board an opportunity to monitor a proposed amendment to the Land Development Regulations allowing for reduced setbacks to 15 feet by right or 10 feet as a conditionally permitted use.

On July 13, the Village Council considered the proposed amendment at first reading and then decided to table the matter for further review in a workshop meeting on September 21, 2021, which made the August 18, 2021 Zoning Board meeting moot given that the Board would have no further information to go on to make a decision on the matter. It was agreed then by all parties to continue the matter again until after the Village Council had made a determination regarding any amendment to the setback requirements of the Land Development Regulations.

On the September 21, 2021 Workshop, the Village Council decided that the issue did not need any further review or changes and the usual variance process would hold going forward.

From the time of the first hearing on June 23, 2021 to now, facts have been uncovered and have been learned which are relevant to the soon to be scheduled new hearing. I would like to submit them as part and parcel of the documentation that should be part of my application for the variance to be considered by the Zoning Board.

- Two (2) Support Letters (enclosed) from North Pinecrest Residences with extensive knowledge of tennis courts and relevancy to the case (experienced and competitive tennis players with courts in their private residences) who attest to the objections being raised by some individuals.
- The majority of the abutting neighbors support the granting of the variance request. This shows that the will of the majority just cannot and should not be disregarded or ignored and, that it is a very dangerous precedent when the minority starts overriding over the wishes of the majority and dictating to the majority how issues shall be determined.

FROM THE DESK OF FRANCISCO J MEHECH

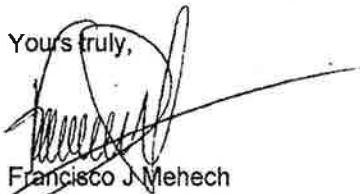
- A List of Approved Tennis Court Variances by the Village of Pinecrest since 1997 (see enclosed) some of them with as little of 2 ft of setback, proving plenty of precedent exists for granting the variance. The request is not a 'one off' and in line with the community's positive reputation as "the tennis village" due to the large percentage of homes that have private courts.
- A partial, non-scientific list of non-conforming setbacks properties with tennis courts sourced by random driving around the Village borders – some as close as the property lines of abutting properties or the street - that have not resulted in the Village receiving any complaints from neighbors due to the location of the tennis court.
 1. 9701 SW 60 Ct
 2. 6105 SW 135 Terr
 3. 6190 SW 123 Terr
 4. 12400 SW 68 Ct
 5. 5840 SW 128 St
 6. 8905 SW 64 Ct
 7. 13525 SW 61 Ct

Thus said, I hereby request that a new date be scheduled to continue my previously submitted application for a setback variance request to the Zoning Board to allow for the construction of a North/South clay tennis court on my lot that will leave approximately 11 feet from the North side property line and the same 11 feet from the South side property line in lieu of the required 20 feet, or an encroachment of approximately 9 feet into the respective side setbacks. The granting of the variance will allow us to build the tennis court that will provide our family with enjoyment and fulfillment while not causing any harm to the adjoining, approving neighbors.

We are very proud to be residents and taxpayers of the Village of Pinecrest, a great community that fosters family values and mutual respect amongst all people. Our aim is to simply enjoy to it's fullest our soon to be built, new residence, while concurrently not affecting the quality of life or enjoyment of our own neighbor's properties, wanting to be as good neighbors as we have proven to be everywhere we have resided.

Respectfully submitted, we thank you in advance for your full consideration of our setback variance request to accommodate a N/S tennis court at 9101 SW 64 Ct.

Yours truly,



Francisco J. Mehech
Applicant
5786 SW 97 St
Pinecrest, FL 33156

Stephen Olmsted (BPD)

From: Francisco Mehech <francisco.mehech@stonecrestmarketing.com>
Sent: Thursday, October 14, 2021 6:22 PM
To: Stephen Olmsted (BPD)
Subject: RE: Tennis Court at 9701 sw 60 ct

Don't be quick to click! We're counting on you! This email is from an external sender! Don't click on links or open attachments from unknown sources. If you know this is spam delete the message. If you need further assistance with an unknown message please contact gwilson@pinecrest-fl.gov

Good morning Steve,

Further to the 2 previously provided sure to be non-conforming tennis courts (per current setbacks) properties:

1. 9701 SW 60 Ct
2. 6105 SW 135 Terr

I'd like to add 3 more to the list, gathered as I was driving to/from picking up Sofia at Gulliver, all within a 5 min span:

3. 6190 SW 123 Terr (10.5 ft from the East property line)
4. 12400 SW 68 Ct (almost on the street and abutting to the neighbor's side property)
5. 5840 SW 128 St (literally on the property line from a visual inspection)

My goal here is not to 'rat' on people (most of these courts seem to have been built in the 70s and 80s prior to Village incorporation). Just solely to show that my statement of many courts in Pinecrest not conforming to setbacks, is valid and quite common. It is also clear that this is not an issue to any of the neighbors affected by the location / proximity of the court to their properties (in some cases, not in the EU-1 District), otherwise, the Village would be inundated with phone calls on the matter.

Hopefully, you are able to incorporate this information onto your report to the Zoning Board for them to assess, contemplate and evaluate.

As always, thank you for your consideration and time.

Best Regards,

Francisco Mehech
President
Stonecrest Marketing, Inc.
Tel 305 495 1088
Fax 786 615 4632
Email: francisco.mehech@stonecrestmarketing.com

SUPPLY FOCUSED * CLIENT DRIVEN

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From: Francisco Mehech [mailto:francisco.mehech@stonecrestmarketing.com]
Sent: Thursday, September 09, 2021 9:23 AM
To: 'Stephen Olmsted (BPD)'
Subject: RE: Tennis Court at 9701 sw 60 ct

Hi Steve,

Good morning

In addition to this one property above referenced, as well as the other 11 you have discovered to be non-compliant to current LDR, I submit this addl one - 6105 SW 135 Terr – which based on the lot dimensions and overall sq footage size, would not logically fit a 60 x 120 ft regular sized tennis court for your review.

Full Legal Description

WARWICK MANOR PB 99-77
LOT 7 BLK 1
LOT SIZE .83 AC /30388 SQ FT/
OR 16235-4672 0194 1
F/A/U 30-5013-031-0070

The aerial photo leads me to believe that the court is not 120 ft in length (possibly 115), but even then, clearly into the side street and interior setbacks. It also looks to be not at 15' from the rear.

Looking fwd to the Workshop on the 21st.

Best Regards,

Francisco Mehech
President
Stonecrest Marketing, Inc.
Tel 305 495 1088
Fax 786 615 4632
Email: francisco.mehech@stonecrestmarketing.com

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From: Francisco Mehech [mailto:francisco.mehech@stonecrestmarketing.com]
Sent: Friday, August 06, 2021 9:38 AM
To: 'Stephen Olmsted (BPD)'
Subject: Tennis Court at 9701 sw 60 ct

Good morning Steve,

Hope all is well.

I mentioned this court to you previously as you will recall, simply because I believed we could add it to the list to show the Village Council members as a drive by (easily accessible from the street without having to request entrance to the property). I am not attempting to get the property owners in any kind of bind with the Village by submitting this information.

As I always drive that direction, yesterday I stopped (along SW 60 Ave) and was able to 'roughly' count the steps and ft from end of fence to the property line on both side setbacks. It roughly measured 8 to 9 ft.

So it would be a very good one to show what that footage looks like to the Council (the court does not seem to be full regulation sized).

Best Regards,

Francisco Mehech
President
Stonecrest Marketing, Inc.
Tel 305 495 1088
Fax 786 615 4632
Email: francisco.mehech@stonecrestmarketing.com

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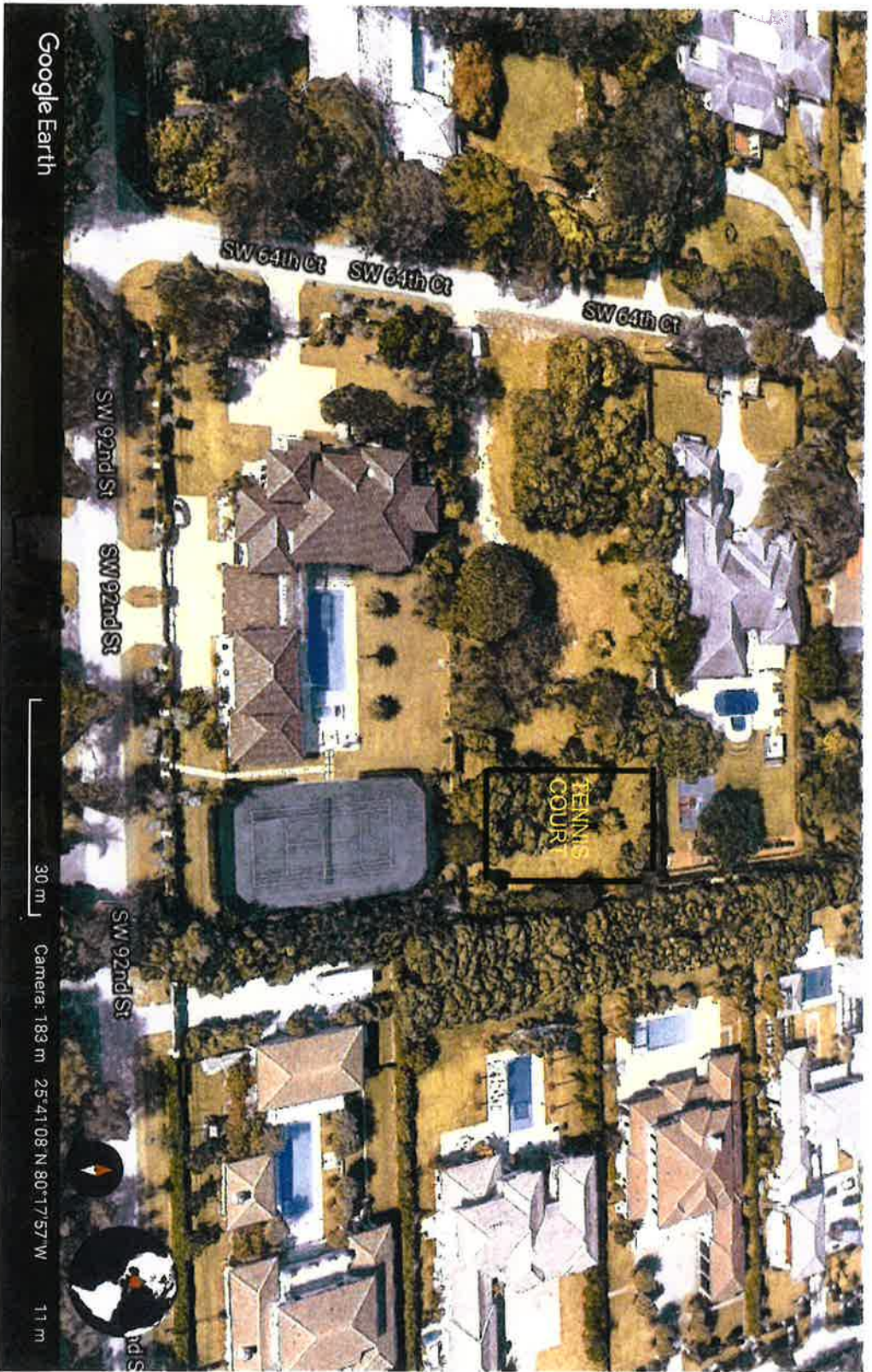
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Last Updated: 10 January 2022

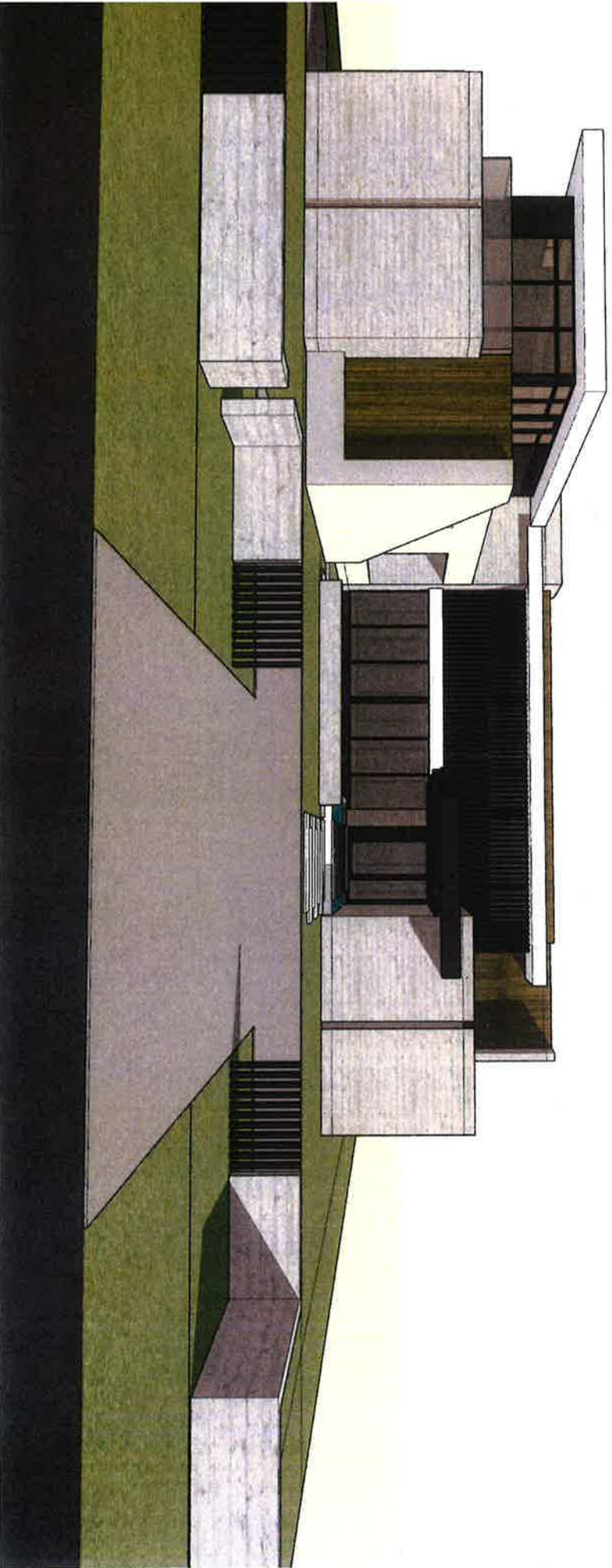
ITF RANKING		NAME	POINTS
1	-	B. Theelen	3700
2	-	C. Greuter	3200
3	-	P. Semprun	2600
4	-	A. Rivera	2600
5	-	O. Motevassel	2550
6	-	A. Karpenko	2550
7	+1	M. Puigdevall Lamolla	2500
8	+1	M. Lubas	2475
9	+1	F. Mehech	2375
10	+1	C. Schaal	2350



Google Earth

30 m

Camera: 183 m 25°41'08\"/>



EW RESIDENCE
01 SW 64 COURT. MIAMI, FL

praxis.
architecture . design
JOSE L. SANCHEZ, AIA, LEED AP
278 NW 37TH ST. MIAMI, FL 33137
P 305 575 8043 PRAXISARCH.COM



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

MEMORANDUM

Department of Building and Planning

DATE: June 23, 2021

TO: Village of Pinecrest
Zoning Board

FROM: Stephen R. Olmsted, AICP
Planning Director

RE: Public Hearing #2021-0623-1 - Francisco Mehech
Lot 2, Block 1 Sofia Alexis Estates; Folio # 20-5001-055-0020 (Prospective
9101 SW 64 Court) - Request for a setback variance for a new tennis court

PETITION REQUEST

Francisco J. Mehech (Owner and Applicant) is requesting approval of a variance from the side yard setback requirements of Division 4.2 (c) 5. g. of the Village's Land Development Regulations to allow a tennis court to be constructed 10 feet and 10 inches from the north and south side property lines instead of 20 feet as otherwise required.

Setback Required/Proposed

Variance Requested

Side: 20 feet/10 feet, 10 inches

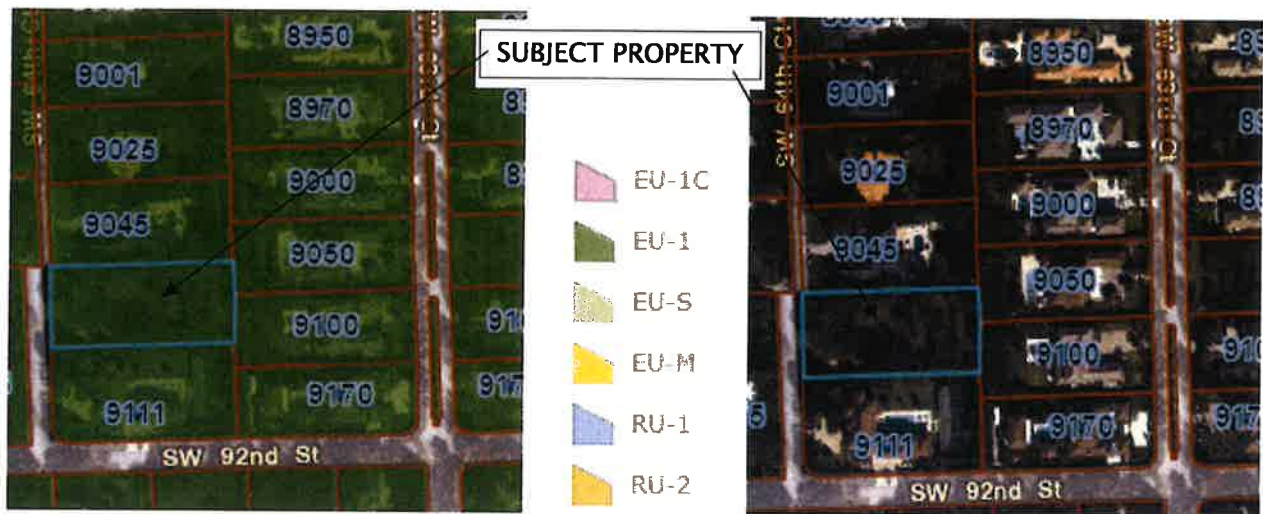
9 feet, 2 inches

A copy of the submitted application and a description of the applicant's request are attached.

SITE LOCATION

The subject property is located at prospective 9101 SW 64 Court (address to be assigned), Pinecrest, FL 33156, within the EU-1, Residential Estate zoning district; Legal Description - Lot 2, Block 1 Sofia Alexis Estates; Folio # 20-5001-055-0020.





OWNERS

Mr. Francisco Mehech (owner)

PROPERTY HISTORY

Mr. Mehech, owner of the property, subdivided this property and the adjoining property to the south into two (2) lots in 2014. A residence has since been constructed on Lot 1 (9111 SW 64 Court) immediately south of the subject property including a tennis court in the rear yard. The subject property, Lot 2 of Sofia Alexis Estates Subdivision, is currently undeveloped. Once developed, it is expected that an address of "9101 SW 64 Court" will be assigned.

The property owner does not intend to seek a conditional use permit for tennis court lighting at the present time.

PUBLIC COMMENT

The Building and Planning Department has received 6 letters including 4 in support of the petition and 2 opposed. One of the individuals expressing support is a former neighbor and owner of the property located immediately north of the subject property at 9045 SW 64 Court. That individual no longer owns the property and the current owner has provided a letter in opposition. A copy of all correspondence received to date is attached.

PINECREST LAND DEVELOPMENT REGULATIONS

The subject property is zoned EU-1, Residential Estate. The required side yard setback for a tennis court in the rear yard is 20 feet from each side lot line.

The Village Council is currently considering an amendment to the Land Development Regulations that would permit a tennis court 15 feet from the rear and side lot lines "by right" instead of 20 feet as currently required, and further allow for consideration of an additional reduction to 10 feet from the side yard lot lines as a "conditionally permitted use" that would require review by the Village Council in a public hearing. Consideration of the proposed amendment is expected to occur at first reading on July 13, 2021. Second reading of the proposed ordinance is not anticipated until October 12, 2021.

If approved, the future code amendment would allow the applicant to seek approval of a tennis court with the proposed 10 foot and 10 inch setback as a conditionally permitted use in compliance with the proposed side yard setback requirement of 10 feet. It is expected that a condition of approval of any future reduced 10 foot tennis court setback would require screening from neighboring property owners consisting of a fence and opaque landscaping and screening.

Criteria for approval of a variance are provided for the Zoning Board's consideration as follows:

Criteria

Criteria for approval of a requested variance are provided in Division 3.5 of the Land Development Code. A copy of Division 3.5 is attached for the Zoning Board's consideration. Criteria include the following:

1. *Variance consistent with authorized powers. That the variance is in fact a variance set forth in the land development code and within the province of the board or Village Council, as applicable, based upon the opinion of the Village Attorney.*

The Zoning Board has the authority to consider the proposed variance. Pursuant to Division 3.5(b) of the Village Land Development Regulations, a variance is authorized to be granted by the Zoning Board for setback lines, lot width, street frontage, lot depth, landscape or open space requirements, height limitations, yard regulations, fences and walls, signs, and other matters specifically permitted as variances.

2. *Existence of special conditions or circumstances. That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district.*

There do not appear to be special conditions or circumstances that are peculiar to this property, other than the fact that the platted lot is not wide enough to accommodate the proposed tennis court. The applicant refers to the need to orient the court in a north-south direction to avoid glare from the sun.

3. *Conditions not created by the applicant. That special conditions and circumstances do not result from the actions of the applicant.*

The conditions and circumstances do result from the actions of the applicant. The applicant originally owned both lots within the Sofia Alexis Estates Subdivision and subdivided the parent tract to create the two lots. The applicant refers to the "lot dimensions" as conditions and circumstances not created by the applicant.

4. *Special privileges not conferred. That granting the variance requested will not confer on the applicant any special privilege that is denied by the Land Development Code to other lands, buildings, or structures in the same zoning district.*

Granting of the variance will confer a privilege on the applicant not necessarily afforded other properties, although the applicant refers to other lots in Pinecrest that have tennis courts constructed within required setback areas. The applicant also refers to a tennis court variance approved for the property at 6130 SW 114 Street in 2018. The referenced variance was denied by the Zoning Board and subsequently approved by the Village Council on appeal. Each variance application is required to be considered separately on its own merits and denied or approved depending in part on its consistency with required criteria.

5. *Hardship conditions exist. That literal interpretation of the provisions of the Land Development Code would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the Land Development Code and would work unnecessary and undue hardship on the applicant.*

Literal interpretation of the Land Development Regulations would not deprive the applicant of rights commonly enjoyed by other properties or work unnecessary and undue hardship upon the owner.

6. *Only the minimum variance granted. That the variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure.*

Reasonable use of the land is and will continue to be available. Approval of the requested variance is not necessary for continued reasonable use of the property.

7. *Not injurious to the public welfare or intent of the land development code. That the grant of the variance will be in harmony with the general intent and purpose of the Comprehensive Development Master Plan and the Land Development Code and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.*

It is not apparent that a variance to permit the proposed tennis court would be injurious to the public welfare or intent of the Land Development Regulations, if adequately buffered and screened, although approval of this variance could serve as a basis for other requests from other property owners to place structures closer to the property line than otherwise permitted by code.

STAFF RECOMMENDATION

The requested variance does not satisfy all of the required criteria specified within the Land Development Regulations for approval of a variance. The Building and Planning Department recommends that the Zoning Board deny the requested variance.

CONDITIONS OF APPROVAL

In the event the Zoning Board considers granting the requested variance, the Board may prescribe appropriate conditions to mitigate the proposed variance and to ensure conformity with the Comprehensive Development Master Plan and the Land Development Regulations or any other duly enacted ordinance.

If the variance is approved, staff recommends that the following conditions of approval be imposed:

1. A building permit shall be obtained from the Village of Pinecrest.
2. A revised landscaping plan shall be submitted to the Village of Pinecrest for review and approval. Required landscaping shall at a minimum include an opaque buffer around the north, east, and south sides of the proposed tennis court, consisting of trees and a continuous hedge that are a minimum of 10 feet high at the time of planting.

Violation of such conditions and safeguards, when made a part of the terms under which the variance is granted, shall be deemed a violation of the Land Development Regulations and shall nullify the variance.



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

MEMORANDUM

Department of Building and Planning

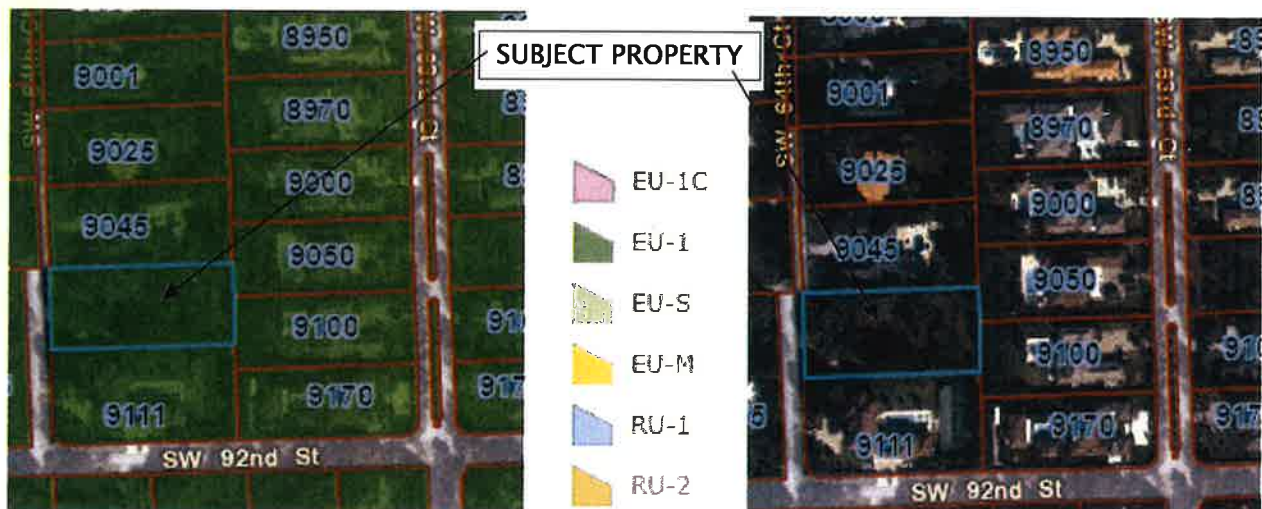
On **Wednesday, June 23, 2021**, at 7:00 p.m., the Pinecrest Zoning Board will conduct a quasi-judicial Public Hearing in **Leslie Bowe Hall at Evelyn Greer Park**, located at **8200 SW 124 Street, Pinecrest, Florida 33156** to consider an application for a Variance as described below:

OWNERS/APPLICANT(S): Francisco J. Mehech (Owner and Applicant)

ITEM: Side yard setback variance to allow construction of a tennis court in the rear yard 10 feet and 10 inches from each side lot line where a setback of 20 feet on each side is otherwise required.

LOCATION: The subject property is located at prospective 9101 SW 64 Court (address to be assigned), Pinecrest, FL 33156, within the EU-1, Residential Estate zoning district; Legal Description - Lot 2, Block 1 Sofia Alexis Estates; Folio # 20-5001-055-0020.

REQUEST: Francisco J. Mehech (Owner and Applicant) is requesting approval of a variance from the side yard setback requirements of Division 4.2 (c) 5. g. of the Village's Land Development Regulations to allow a tennis court to be constructed 10 feet and 10 inches from the north and south side property lines instead of 20 feet as otherwise required.



All interested parties are urged to participate. Objections or expressions of approval may be made in person at the hearing or filed in writing prior to or at the hearing. Interested parties requesting information are asked to contact the Building and Planning Department by calling (305) 234-2121, via e-mail at planning@pinecrest-fl.gov, or writing the department at Village of Pinecrest, Building and Planning Department, 12645 Pinecrest Parkway, Pinecrest, FL 33156.

In accordance with the American with Disabilities Act of 1990, all persons who are disabled and who need special accommodations to participate in this meeting because of that disability should contact the Village Clerk at (305) 234-2121 not later than seven business days prior to such proceeding.

Should any person decide to appeal any decision of the Zoning Board 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).

FROM THE DESK OF FRANCISCO J MEHECH

LETTER OF INTENT

March 30, 2021

Mr. Stephen R. Olmsted
Village of Pinecrest
Building & Planning Director
Planning Director
12645 Pinecrest Parkway
Pinecrest, Florida 33156

RE: Folio # 20-5001-055-0020

Dear Mr Olmsted:

I, Francisco J Mehech, owner of above referenced property, is requesting a variance from the requirements of Division 4.2 (c) 5. g. of the Land Development Regulations to allow for the construction of a North/South hydro-irrigated clay tennis court on my lot that will leave approximately 11 feet from the North side property line and the same 11 feet from the South side property line in lieu of the required 20 feet.

I believe that the construction of said proposed tennis court meets all seven (7) criteria outlined below.

1. Variance Consistent with Authorized Powers

The first criterion that an applicant has to satisfy is that the variance is in fact a variance as set forth in the Land Development Code and within the province of the Board or Village Council, as applicable, based upon the opinion of the Village Attorney.

Current setbacks in interior lots are 20' for the side of the property and 15' for the rear of the property. The subject lot dimensions are approximately 142' (width or N/S) x 305' (length or E/W). A regulation size tennis court must be built in a North South direction and the dimensions of a regulation size tennis court are required to be 60' (width) x 120' (length). Thus, the tennis court must be constructed along the 142' width portion of the lot, and since a regulation size court takes 120', this would leave 22' left (or 11' on each side). Thereby, the need to request a 9' side variance on the North and South setbacks.

This variance request from the Village, who has the jurisdiction to preside over the property, is in fact a variance as set forth in the LDC.

2. Existence of Special Conditions or Circumstances

The second requirement is that special conditions and circumstances exist with are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures or buildings in the same zoning district.

FROM THE DESK OF FRANCISCO J MEHECH

According to the International Tennis Federation (ITF) on Orientation of tennis courts:

There are two principles that govern the orientation of tennis courts. These are:

- The position of the sun.
- The effects of shadows cast onto the court surface.

It is important to avoid players having to look into the sun when facing the opposite end of the court. As the sun moves from east to west during the day, then a similar orientation of the tennis court must be avoided. The effects of the sun are minimized by adopting a generally north-south orientation, such that the sun is to the side of (or directly overhead) the court. The general principle to follow is that, during times of maximum usage, low elevations of the sun should be avoided behind the server (it should be noted that the sun is at its lowest elevations early and late in the day).

It follows then that the court should not be built on an East West orientation, but on a North South orientation. It is not suitable or recommended to be built in any other direction.

Secondly, and just as important, the width of the lot measuring just 142' makes this a peculiar situation to the land (other folios have the required width or length to allow a regular sized court to be built without requiring a variance). Many other lands in the same zoning district already have accessory structures – such as tennis courts or other – that are built within the current setback requirements. It is what creates the special condition and request, as 160' ft is what would be the required necessary width of the lot to have a standard sized tennis court built and not have to request a side setbacks variance.

By constructing the court as currently proposed and is delineated on the site plan, its location would be the farthest away from both homes on the adjoining folios and would cause no disturbances of any kind to the neighbors (one of which already has a tennis court on his property, and would be basically perfectly aligned with the proposed court on my property).

3. Conditions Not Created by Applicant

This third condition requires that the special conditions and circumstances of this property do not result from actions of the applicant.

The Lot width dimension creates the special condition and circumstances for the variance request. Having a tennis court in the property is the one of the main and most important reasons we have made and called the Village of Pinecrest our home since 1988, as it offers the spacious lots to have one. Pinecrest is known - in tennis circles - as a "tennis friendly community" from the mid 1980s, when courts were being built in this area in large numbers. This is clearly seen from any aerial view of The Village as one peruses Miami Dade Property Search website or Google Earth, and by having many private and public courts in its jurisdiction.

FROM THE DESK OF FRANCISCO J MEHECH

4. Special Conditions not Conferred

That granting the variance requested will not confer on the Applicant any special privilege that is denied by this Land Development Code to other lands, buildings, or structures in the same zoning district.

There is a large number of properties in the Village of Pinecrest that feature courts inside setback areas (see attached property listings of just some), some of them with lights and, in some cases, even up to just 5 ft from the neighbors' property line. Conferring this variance would not be a special privilege only afforded to this property or us. The court will be solely for personal / family use.

The Village granted a property (6130 SW 114 St) the same exact variance request in 2018 (see enclosed documentation) with more encroachment than our request. Denying our application would be unfair and unjust as a property owner, since other property owners who have been similarly situated have requested the same variance (with more encroachment) and been granted it. Denying the request would also have quite the opposite effect, to deny us a privilege and right that other owners within the same community have been able to enjoy or were allowed to enjoy.

So, approval would not be any special privilege that others have not received or currently enjoy.

5. Hardship Conditions Exist

That literal interpretation of the provisions of this Land Development Code would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the Land Development Code and would work unnecessary and undue hardship on the applicant.

Our family is true tennis enthusiasts and actively participates in world tennis competition. It is impossible to train for international competitions on a smaller and/or not correctly oriented court. Having a court in-house is ideal for training for these competitions and events on a flexible schedule, as well as providing a healthy lifestyle for all of the members of the family without creating any disturbance to the neighbors.

Other Pinecrest property owners and residents have the right to enjoy this amenity in their properties without a nuisance to others. We only ask for the same privileges and enjoyments that other property owners who are in the same situation with smaller lots and desires to have a regulation size tennis court.

The only way to build one on my property is by orienting it North / South and requesting the minimum variance needed, which would not be a hindrance on others in any way, shape or form given the most rear placement away from any of the living areas of both adjoining homes.

FROM THE DESK OF FRANCISCO J MEHECH

6. Only the Minimum Variance Granted

That the variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure.

We are hereby requesting a minimum of 9' on each side to accommodate a standard sized 60' x 120' ft court, thus, reducing the current setback from 20' to 11'.

We will plant shrubbery (Podocarpus) around the entire perimeter of the court so the fencing is not visible, and additionally buffer the view for both North and South neighbors by planting new landscape (trees or hedges) on both side property lines, to act as a buffer zone for aesthetics and noise control and increased privacy to all three (3) properties.

7. Not Injurious Public Welfare or Intent of the Land Development Code

That the granting of the variance will be in harmony with the general intent and purpose of the Comprehensive Development Master Plan and this Land Development Code and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

We don't believe that the granting of this variance would be injurious to anyone. Its location is very distant from the both neighbors' homes so that any noise generated by the use of the court will be minimal, if any. In addition to its rear location, the court will be a Har-Tru Clay HydroCourt, a soft surface made out of crushed stone which produces and emits low or no noise when the ball bounces on it, is self-irrigated by an underground sprinkler system, and its sole use is playing tennis.

This type of surface is also 100% pervious, all rain water gets absorbed into the court and then stored in the drain boxes, with any excess water being drained out by gravity and drain pipes within the property. From personal experience – in my current two acre residence and other previous homes in the Village - even when accessory structures such as swimming pools are built according to setbacks, when children are at play they create more noise than people on a tennis court hitting tennis balls.

Views from the neighbors' homes would also not be affected in any way as we will plant landscaping on the perimeter of the fence as well as on the property lines to enhance aesthetics and, just as importantly, provide additional privacy for all. By the nature of the location of the court in the rear of the property and the additional landscaping, the court would be imperceptible.

Not granting the request would deprive our family of the same benefits and enjoyment that others in the Village currently possess and enjoy, and create the unintended consequence of an unequal policy by the Village, granting privileges to some but not others.

FROM THE DESK OF FRANCISCO J MEHECH

In summary, allowing us to build the tennis court will provide our family with enjoyment and fulfillment while not causing any harm to the adjoining, approving neighbors.

We are very proud to be residents of Pinecrest and this great community, who fosters family values and mutual respect amongst all people and its residents.

Respectfully submitted, we thank you in advance for your full consideration of our request.

Francisco J Mehech
5786 SW 97 St
Pinecrest, FL 33156



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 5/13/2021

Property Information	
Folio:	20-5001-055-0020
Property Address:	
Owner	FRANCISCO MEHECH
Mailing Address	5786 SW 97TH ST MIAMI, FL 33156-2058
PA Primary Zone	2300 ESTATES - 1 ACRE
Primary Land Use	0081 VACANT RESIDENTIAL ; VACANT LAND
Beds / Baths / Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	43,227 Sq.Ft
Year Built	0



Assessment Information			
Year	2020	2019	2018
Land Value	\$994,221	\$1,037,448	\$1,037,448
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$994,221	\$1,037,448	\$1,037,448
Assessed Value	\$994,221	\$1,037,448	\$1,037,448

Benefits Information				
Benefit	Type	2020	2019	2018
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Short Legal Description
SOFIA ALEXIS ESTATES PB 170-048 T-23440 LOT 2 BLOCK 1 LOT SIZE 43227 SQ FT ML FAU 2 5001 000 1080

Taxable Value Information			
	2020	2019	2018
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$994,221	\$1,037,448	\$1,037,448
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$994,221	\$1,037,448	\$1,037,448
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$994,221	\$1,037,448	\$1,037,448
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$994,221	\$1,037,448	\$1,037,448

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description

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Version:



VILLAGE OF PINECREST
Village Council Meeting

REGULAR MEETING MINUTES

TUESDAY, JULY 17, 2018, 6:00 P.M.

PINECREST MUNICIPAL CENTER/COUNCIL CHAMBER
12645 PINECREST PARKWAY
PINECREST, FLORIDA

I. CALL TO ORDER/ROLL CALL OF MEMBERS: The meeting was called to order by the mayor at 6:00 p.m. Present were the following:

Councilmember Anna Hochkammer
Councilmember Doug Kraft
Councilmember James E. McDonald
Vice Mayor Cheri Ball
Mayor Joseph M. Corradino

Village Manager Yocelyn Galiano
Village Clerk Guido Inguanzo
Village Attorney Chad Friedman

II. PLEDGE OF ALLEGIANCE: The mayor led the Pledge of Allegiance.

III. CONSENT AGENDA: The following items were presented per the Council's consent agenda policy pursuant to Ordinance 2014-6:

- Minutes of the Regular Meeting of June 12, 2018
- A RESOLUTION OF VILLAGE OF PINECREST, FLORIDA, RECOGNIZING FIFTY YEARS OF MUNICIPAL HOME RULE IN THE FLORIDA CONSTITUTION AND COMMITTING TO THE FLORIDA LEAGUE OF CITIES' EDUCATIONAL INITIATIVE TO HELP FLORIDIANS UNDERSTAND THIS BENEFICIAL RIGHT; PROVIDING FOR AN EFFECTIVE DATE. (2018-38)



10. Approval of driveway connection permits prior to the issuance of building permits.
11. Approval of a stormwater management plan for each new residence prior to the issuance of building permits.
12. Review and approval of a separate tree removal permit prior to the removal of any trees from the subject property or adjoining road right-of-way.
13. 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.
14. Submittal of an opinion of title and deed restrictions, if any, prior to submittal of the final plat.

The mayor opened the public hearing. There were no speakers present.

Vice Mayor Ball made a motion adopting staff's recommendation. The motion was seconded by Councilmember McDonald and adopted by a unanimous vote. The vote was as follows: Councilmembers Hochkammer, Kraft, McDonald, Vice Mayor Ball, and Mayor Corradino voting Yes.

* Hearing #2018-0717-2. Juan Pablo Militello and Maria Gabriela Hahan, the applicant, requested an appeal of the decision of the Zoning Board to deny a variance from the requirements of Division 4.2(c)5g of the Land Development Regulations to allow construction of a tennis court 7.7 feet from the east side property line and 8.0 feet from the west side property line instead of 20 feet as otherwise required for the property located at 6130 Southwest 114 street.

Maria Hahan and Juan Pable Militello, 6130 Southwest 114 Street, the applicant, addressed the Council.

Planning Director Olmsted gave an oral report, based on staff's memorandum of July 10, 2018, recommending denial of the request.

The mayor opened the public hearing. Leslie Florez, 11340 Southwest 61 Court; Jojo Halima, 6110 Southwest 114 Street; and Cesar Hernandez, 6160 Southwest 114 Street.

Councilmember McDonald made a motion approving the request subject to the following conditions:

1. The variance shall be limited to the proposed tennis court. If the court is ever demolished, altered or removed, it shall be reconstructed in conformance with

- applicable zoning requirements of the Land Development Regulations.
2. Future lighting of the tennis court shall not be installed unless the court is reconstructed in conformance with the applicable zoning requirements of the Land Development Regulations.
 3. The owners shall obtain building permits from the Building and Planning Department.

The McDonald motion was seconded by Councilmember Kraft and adopted by a 3 – 2 roll call vote. The vote was as follows: Councilmembers Kraft, McDonald and Mayor Corradino voting Yes; Councilmember Hochkammer and Vice Mayor Ball voting No.

X. SCHEDULE OF FUTURE MEETINGS: The following schedule of future meetings was presented to the public:

- BUDGET WORKSHOP
WEDNESDAY, AUGUST 15, 2018, 9:00 A.M.
- VILLAGE COUNCIL
TUESDAY, SEPTEMBER 11, 2018, 6:00 P.M.



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 8/24/2020

Property Information	
Folio:	20-5012-006-0070
Property Address:	6130 SW 114 ST Pinecrest, FL 33156-4953
Owner	JUAN PABLO MILITELLO MARIA GABRIELA HAHAN
Mailing Address	6130 SW 114 ST PINECREST, FL 33156 USA
PA Primary Zone	2300 ESTATES - 1 ACRE
Primary Land Use	0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT
Beds / Baths / Half	5 / 5 / 1
Floors	1
Living Units	1
Actual Area	6,281 Sq.Ft
Living Area	4,533 Sq.Ft
Adjusted Area	5,528 Sq.Ft
Lot Size	40,510 Sq.Ft
Year Built	1992



Assessment Information			
Year	2020	2019	2018
Land Value	\$891,220	\$931,730	\$931,730
Building Value	\$893,499	\$903,769	\$914,039
XF Value	\$50,286	\$50,926	\$51,566
Market Value	\$1,835,005	\$1,886,425	\$1,897,335
Assessed Value	\$1,769,502	\$1,729,719	\$1,697,468

Taxable Value Information

	2020	2019	2018
County			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$1,719,502	\$1,679,719	\$1,647,468
School Board			
Exemption Value	\$25,000	\$25,000	\$25,000
Taxable Value	\$1,744,502	\$1,704,719	\$1,672,468
City			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$1,719,502	\$1,679,719	\$1,647,468
Regional			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$1,719,502	\$1,679,719	\$1,647,468

Benefits Information

Benefit	Type	2020	2019	2018
Save Our Homes Cap	Assessment Reduction	\$65,503	\$156,706	
Portability	Assessment Reduction			\$199,867
Homestead	Exemption	\$25,000	\$25,000	\$25,000
Second Homestead	Exemption	\$25,000	\$25,000	\$25,000

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

Short Legal Description

SOUTH MITCHELL MANORS PB 50-44
 LOT 7 BLK 1
 OR 17191-3040 24087 0113 0496 4
 F/A/U 30-5012-006-0070
 OR 19356-2083 022000 4

Sales Information

Previous Sale	Price	OR Book-Page	Qualification Description
11/20/2017	\$2,300,000	30772-1868	Qual by verifiable & documented evidence
11/17/2017	\$2,300,000	30772-1866	Qual by verifiable & documented evidence
05/15/2017	\$100	30568-3687	Corrective, tax or QCD; min consideration
05/15/2017	\$100	30563-1840	Corrective, tax or QCD; min consideration

Permits
Apply / New Permit
Search Permit
Pay Fees

Permit Search

Search By: ADDRESS Contains 6130 SW 114 St



Projects
Search Projects
Pay Fees

Properties
Search Property

Inspections
Schedule
Scheduled

License
Search Licenses
Pay Fees

Violations
Search
Pay Fees

CRM
Report Issue
Search Issues

Shopping Cart
Pay All Fees
Paid Items

Contact
Contact us

Search Results

Permit #
PZ2012-0440
SUB20090338
SUB20063435
SUB20063383
SUB20063333
SUB20063283
SUB20063022
SUB20062147
MAST20060162
MAST20060005
SUB20053625
SUB20053626
SUB20053627
SUB20053628
SUB20053629
SUB20053630
SUB20053631
SUB20053632
SUB20022264

page 1 of 3

Permit #BL2018-1186

Inspections

Permit Info	Site Info	Contacts (2)	Fees \$1,850.16	Inspections(4)	Car
Type: TENNIS COURT					
Subtype: RESIDENTIAL					
Short Description: TENNIS COURT W/ CLF (NO LIGHTS)					
Status: FINALED					
Applied Date: 7/26/2018					
Approved Date: 9/24/2018					
Issued Date: 9/25/2018					
Finalized Date: 1/16/2019					
Expiration Date:					
Notes: (7/26/2018 11:48 AM DC) ***CONFIRMED WITH ROXANA THAT NO STORMWATER FEES ARE DUE ON PROPERTY***					

Attachments:
BL2018-1186 APPLICATION ONLY (SMALL BL2018-1186 APPLICATION ONLY (SMALL PLANS).pdf PLA.pdf

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OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 3/14/2020

Property Information	
File#:	20-6001-008-0500
Property Address:	5788 DW 87 ST Pinecrest, FL 33156-2050
Owner:	FRANCISCO MEHECH
Mailing Address:	5788 SW 07 ST PINECREST, FL 33156 USA
PA Primary Zone:	2300 ESTATES - 1 ACRE
Primary Land Use:	0101 RESIDENTIAL - SINGLE FAMILY - 1 UNIT
Beds / Baths / Half:	6 / 6 / 0
Floors:	2
Living Units:	1
Actual Area:	7,523 Sq Ft
Living Area:	5,230 Sq Ft
Adjusted Area:	6,008 Sq Ft
Lot Size:	43,760 Sq Ft
T&E# Build:	1982



Assessment Information			
Year	2019	2018	2017
Land Value	\$1,045,440	\$1,045,440	\$1,045,440
Building Value	\$442,642	\$445,046	\$449,240
XF Value	\$60,370	\$61,090	\$61,810
Market Value	\$1,548,452	\$1,552,476	\$1,556,490
Assessed Value	\$1,267,694	\$1,342,193	\$1,506,499

Taxable Value Information			
	2019	2018	2017
County			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$1,317,694	\$1,292,193	\$1,506,499
School Board			
Exemption Value	\$25,000	\$25,000	\$25,000
Taxable Value	\$1,342,694	\$1,317,193	\$1,531,499
City			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$1,317,694	\$1,292,193	\$1,506,499
Regional			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$1,317,694	\$1,292,193	\$1,506,499

Benefits Information				
Benefit	Type	2019	2018	2017
Save Our Homes Cap	Assessment Reduction	\$180,758		
Portability	Assessment Reduction		\$210,283	
Homestead	Exemption	\$25,000	\$25,000	\$25,000
Second Homestead	Exemption	\$25,000	\$25,000	\$25,000

Note: Not all benefits are applicable to all Taxable Values (i.e., County, School Board, City, Regional).

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
04/29/2016	\$1,950,000	30057-4415	Transfer where the sale price is verified to be part of a package or bulk sale.
07/02/2015	\$100	30057-4434	Corrective, lex or QCID; min consideration
10/07/2008	\$2,000,000	26005-2800	Deeds that include more than one parcel
07/23/2008	\$160,000	28533-4300	Sales which are disqualified as a result of examination of the deed

Short Legal Description	
1 55 40 1AC	
FELIX PARK HOME ACRES PB 5-88	
217.80 FT LOT 39 HIBISCUS COURT	
OR 15343-1900 1281 4	
OR 20876-3174-3177 112002 4 (CD)	

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Version:



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 11/6/2020

Property Information	
Folio:	20-5001-001-0220
Property Address:	6400 SW 100 ST Pinecrest, FL 33156-3352
Owner	MARK GILBERT & W BELINDA
Mailing Address	6400 SW 100 ST MIAMI, FL 33156-3352
PA Primary Zone	2300 ESTATES - 1 ACRE
Primary Land Use	0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT
Beds / Baths / Half	5 / 3 / 0
Floors	1
Living Units	1
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	4,776 Sq.Ft
Lot Size	37,461 Sq.Ft
Year Built	Multiple (See Building Info.)



Assessment Information			
Year	2020	2019	2018
Land Value	\$861,603	\$899,064	\$899,064
Building Value	\$458,125	\$461,889	\$465,653
XF Value	\$47,476	\$47,885	\$48,294
Market Value	\$1,367,204	\$1,408,838	\$1,413,011
Assessed Value	\$1,286,232	\$1,257,314	\$1,233,871

Benefits Information				
Benefit	Type	2020	2019	2018
Save Our Homes Cap	Assessment Reduction	\$80,972	\$151,524	\$179,140
Homestead	Exemption	\$25,000	\$25,000	\$25,000
Second Homestead	Exemption	\$25,000	\$25,000	\$25,000

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

Short Legal Description
1 55 40 .86 AC
AVOCADO LAND CO SUB PB 2-44
N185.5FT OF E235FT OF TR 15 LESS
N25FT
SIZE IRREGULAR

Taxable Value Information			
	2020	2019	2018
County			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$1,236,232	\$1,207,314	\$1,183,871
School Board			
Exemption Value	\$25,000	\$25,000	\$25,000
Taxable Value	\$1,261,232	\$1,232,314	\$1,208,871
City			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$1,236,232	\$1,207,314	\$1,183,871
Regional			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$1,236,232	\$1,207,314	\$1,183,871

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
05/01/2002	\$1,025,000	20503-3415	Sales which are qualified
05/01/2002	\$1,025,000	20503-3417	Sales which are qualified
12/01/1996	\$670,000	17550-3688	Sales which are qualified
07/01/1994	\$680,000	16475-2346	Sales which are qualified

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Version:



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 3/14/2020

Property Information	
File#:	20-0001-006-0370
Property Address:	5045 SW 07 ST Pinecrest, FL 33156-2061
Owner	RAFAEL MACHADO & W MARILYN
Mailing Address	5045 SW 07 ST MIAMI FL 33156-2061
PA Primary Zone	2300 ESTATES - 1 ACRE
Primary Land Use	0101 RESIDENTIAL - SINGLE FAMILY / 1 UNIT
Beds / Baths / Half	4 / 3 / 0
Floors	2
Living Units	1
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	5,854 Sq.Ft
Lot Size	40,075 Sq.Ft
Year Built	Multiple (See Building #10.)



Assessment Information			
Year	2019	2018	2017
Land Value	\$981,800	\$961,800	\$981,800
Building Value	\$599,941	\$605,181	\$610,423
KF Value	\$70,391	\$71,266	\$72,144
Market Value	\$1,632,132	\$1,638,247	\$1,664,367
Assessed Value	\$1,080,122	\$1,059,883	\$1,038,182

Taxable Value Information			
	JUL19	JUL18	JUL17
County			
Exemption Value	\$60,000	\$50,000	\$60,000
Taxable Value	\$1,030,122	\$1,009,883	\$988,182
School Board			
Exemption Value	\$25,000	\$25,000	\$25,000
Taxable Value	\$1,055,122	\$1,034,883	\$1,013,182
City			
Exemption Value	\$60,000	\$50,000	\$60,000
Taxable Value	\$1,030,122	\$1,009,883	\$988,182
Regional			
Exemption Value	\$60,000	\$50,000	\$60,000
Taxable Value	\$1,030,122	\$1,009,883	\$988,182

Benefits Information				
Benefit	Type	2019	2018	2017
Save Our Homes Cap	Assessment Reduction	\$652,010	\$578,264	\$906,185
Homestead	Exemption	\$25,000	\$25,000	\$25,000
Second Homestead	Exemption	\$25,000	\$25,000	\$25,000

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
12/01/1990	\$625,000	14840-285	Sales which are qualified
09/01/1977	\$60,000	09801-0997	Sales which are qualified
09/01/1975	\$45,000	00000-00000	Sales which are qualified

Short Legal Description
1.85 AC, .32 AC FELIX PARK HOME ACRES PB 5.88 5200 FT LOT 29 HIBSCUSS COURT OR 14840-285 1290 1 P/AU 20-5001-006-0370

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Version:



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 3/14/2020

Property Information	
Parcel:	20-6002-068-0020
Property Address:	10100 HIDDEN PL Pinecrest, FL 33156-3265
Owner:	SENGIO REGUERO S SWONKIN LILIANA COCK CALVO
Mailing Address:	10100 HIDDEN PL MIAMI, FL 33156 USA
PA Primary Zone:	2300 ESTATES - 1 ACRE
Primary Land Use:	0101 RESIDENTIAL - SINGLE FAMILY - 1 UNIT
Beds / Baths / Half:	5 / 4 / 0
Floors:	1
Living Units:	1
Actual Area:	6,033 Sq Ft
Living Area:	4,784 Sq Ft
Adjusted Area:	6,389 Sq Ft
Lot Size:	44 910 Sq Ft
Year Built:	1985



Assessment Information			
Year	2019	2018	2017
Land Value	\$884,700	\$884,700	\$884,700
Building Value	\$481,178	\$484,542	\$487,809
XF Value	\$49,772	\$50,305	\$50,840
Market Value	\$1,395,648	\$1,399,547	\$1,403,449
Assessed Value	\$1,219,999	\$1,197,252	\$1,172,827

Benefits Information				
Benefit	Type	2019	2018	2017
Save Our Homes Cap	Assessment Reduction	\$175,649	\$202,285	\$230,822
Homestead	Exemption	\$25,000	\$25,000	\$25,000
Second Homestead	Exemption	\$25,000	\$25,000	\$25,000

Note: Not all benefits are applicable to all Taxable Values (i.e., County, School Board, City, Regional).

Short Legal Description	
JAEVEDA SUB	
PB 123-72	
LOT 2 BLK 1	
LOT SIZE 1.031 AC M/L	
FIN/U 20-6002-068-0020	

Taxable Value Information			
	2019	2018	2017
County			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$1,169,999	\$1,147,252	\$1,122,827
School Board			
Exemption Value	\$25,000	\$25,000	\$25,000
Taxable Value	\$1,194,999	\$1,172,252	\$1,147,827
City			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$1,169,999	\$1,147,252	\$1,122,827
Regional			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$1,169,999	\$1,147,252	\$1,122,827

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
08/22/2011	\$1,600,000	27800-0015	Qual by exam of deed
03/01/2003	\$0	21874-1518	Sales which are disqualified as a result of examination of the deed
03/01/2002	\$1,262,500	20270-4496	Sales which are qualified
01/01/1999	\$750,000	18484-1074	Sales which are qualified

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Version:



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 3/14/2020

Property Information	
Parcel:	20-0002-058-0030
Property Address:	10102 HIDDEN PL Pinecrest, FL 33166-3285
Owner:	MICHAEL J SCHLESINGER & W DAWN M
Mailing Address:	10102 HIDDEN PL MIAMI, FL 33156-3285
PA Primary Zone:	2300 ESTATES - 1 ACRE
Primary Land Use:	0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT
Beds / Baths / Half:	3 / 4 / 1
Floors:	2
Living Units:	1
Actual Area:	Sq.Ft
Living Area:	Sq.Ft
Adjusted Area:	6,266 Sq.Ft
Lot Size:	44,310 Sq.Ft
Year Built:	1985



Assessment Information			
Year	2019	2018	2017
Land Value	\$884,700	\$884,700	\$884,700
Building Value	\$538,528	\$540,442	\$544,358
KF Value	\$78,881	\$78,710	\$80,539
Market Value	\$1,500,107	\$1,504,852	\$1,509,598
Assessed Value	\$1,284,404	\$1,240,829	\$1,218,308

Benefits Information				
Benefit	Type	2019	2018	2017
Save Our Homes Cap	Assessment Reduction	\$235,703	\$264,023	\$294,290
Homestead	Exemption	\$25,000	\$25,000	\$25,000
Second Homestead	Exemption	\$25,000	\$25,000	\$25,000

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

Short Legal Description	
JAJEMDA SUB	
PB 123-72	
LOT 3 BLK 1	
LOT SIZE 1.031 AC ML	
PARCEL 20-0002-058-0030	

Taxable Value Information			
	2019	2018	2017
County			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$1,214,404	\$1,190,829	\$1,168,308
School Board			
Exemption Value	\$25,000	\$25,000	\$25,000
Taxable Value	\$1,239,404	\$1,215,829	\$1,190,308
City			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$1,214,404	\$1,190,829	\$1,168,308
Regional			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$1,214,404	\$1,190,829	\$1,168,308

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
08/01/1988	\$892,500	18251-2114	Sales which are qualified

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Version:



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 3/14/2020

Property Information	
Parcel:	20-6001-000-1120
Property Address:	6505 SW 92 ST Pinecrest, FL 33186-1836
Owner:	ARTURO NUNEZ ANA ROMERO NUNEZ
Mailing Address:	6505 SW 92 ST PINECREST, FL 33158 USA
PA Primary Zone:	2300 ESTATES - 1 ACRE
Primary Land Use:	0101 RESIDENTIAL - SINGLE FAMILY: 1 UNIT
Beds / Baths / Half:	4 / 3 / 0
Floors:	1
Living Units:	1
Actual Area:	Sq.Ft.
Living Area:	Sq.Ft.
Adjusted Area:	6,222 Sq.Ft.
Lot Size:	00.025 Sq.Ft.
Year Built:	Multiple (See Building Info.)



Assessment Information			
Year	2019	2018	2017
Land Value	\$1,129,068	\$1,129,068	\$1,129,068
Building Value	\$412,098	\$514,897	\$44,128
KF Value	\$89,305	\$90,386	\$25,004
Market Value	\$1,630,471	\$1,734,341	\$1,198,198
Assessed Value	\$1,630,471	\$786,099	\$818,903

Taxable Value Information			
	2019	2018	2017
County			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$1,580,471	\$786,099	\$768,903
School Board			
Exemption Value	\$25,000	\$25,000	\$25,000
Taxable Value	\$1,605,471	\$811,099	\$793,903
City			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$1,580,471	\$786,099	\$768,903

Benefits Information				
Benefit	Type	2019	2018	2017
Save Our Homes Cap	Assessment Reduction		\$698,242	\$360,295
Homestead	Exemption	\$25,000	\$25,000	\$25,000
Second Homestead	Exemption	\$25,000	\$25,000	\$25,000

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

Regional			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$1,580,471	\$786,099	\$768,903

Short Legal Description	
1.55 40 1.16 AC W1/2 OF SE 1/4 OF SW 1/4 OF NW 1/4 OF NW 1/4 LESS 525 FT OR 16939-0659 2955 1 P/AU 30-5001-000-1120	

Sales Information			
Previous Sale	Price	QR Book-Page	Qualification Description
03/27/2018	\$1,990,000	30924-3042	Qual by exam of deed
09/01/1995	\$671,000	16939-0659	Sales which are qualified
04/01/1994	\$625,000	16329-2884	Sales which are qualified
09/01/1985	\$500,000	12624-1042	Sales which are qualified

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Version:



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 3/18/2020

Property Information	
Parcel:	20-6002-000-0192
Property Address:	6835 SW 92 ST Pinecrest, FL 33156-1604
Owner:	O ALVAREZ-JACINTO & W OLGA
Mailing Address:	6835 SW 92 ST MIAMI, FL 33156-1604
PA Primary Zone:	2300 ESTATES - 1 ACRE
Primary Land Use:	0101 RESIDENTIAL - SINGLE FAMILY - 1 UNIT
Beds / Baths / Half:	5 / 4 / 0
Floors:	1
Living Units:	1
Actual Area:	4,370 Sq.Ft
Living Area:	3,438 Sq.Ft
Adjusted Area:	3,000 Sq.Ft
Lot Size:	43,560 Sq.Ft
Year Built:	1980



Assessment Information			
Year	2019	2018	2017
Land Value	\$871,200	\$871,200	\$871,200
Building Value	\$298,814	\$301,077	\$300,341
RF Value	\$66,726	\$67,404	\$68,082
Market Value	\$1,226,740	\$1,229,681	\$1,232,623
Assessed Value	\$719,654	\$708,236	\$691,711

Taxable Value Information			
	2019	2018	2017
County			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$669,654	\$658,236	\$641,711
School Board			
Exemption Value	\$25,000	\$25,000	\$25,000
Taxable Value	\$694,654	\$681,236	\$666,711
City			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$699,654	\$685,236	\$661,711

Benefits Information				
Benefit	Type	2019	2018	2017
Save Our Homes Cap	Assessment Reduction	\$507,986	\$523,445	\$540,912
Homestead	Exemption	\$25,000	\$25,000	\$25,000
Second Homestead	Exemption	\$25,000	\$25,000	\$25,000

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

Regional			
	2019	2018	2017
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$699,654	\$685,236	\$661,711

Short Legal Description	
2 59 40 1 AC ML	
E133FT OF W532FT OF S1/2 OF	
SW1/4 OF NE1/4 OF NE1/4 LESS	
S25FT	
OR 10692-2097 0380 1	

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
03/01/1980	\$298,000	10692-2097	Sales which are qualified
09/01/1977	\$42,000	03785-0464	Sales which are qualified

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Version:



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On: 3/15/2020

Property Information	
Parcel:	20-6D12-016-0050
Property Address:	11100 SW 64 AVE PINECREST, FL 33156-4069
Owner:	JENNIFER J MARKHAM GARY R MARKHAM
Mailing Address:	11100 SW 64 AVE PINECREST, FL 33158 USA
PA Primary Zone:	2300 ESTATES - 1 ACRE
Primary Land Use:	0101 RESIDENTIAL - SINGLE FAMILY - 1 UNIT
Beds / Baths / Half:	0 / 4 / 0
Floors:	1
Living Units:	1
Actual Area:	Sq.Ft
Living Area:	Sq.Ft
Adjusted Area:	4,074 Sq.Ft
Lot Size:	39,378 Sq.Ft
Year Built:	Multiple (See Building Info.)



Assessment Information			
Year	2018	2019	2017
Land Value	\$905,694	\$905,694	\$905,694
Building Value	\$27,007	\$27,278	\$27,549
XF Value	\$6,225	\$6,273	\$6,320
Market Value	\$938,926	\$939,245	\$939,563
Assessed Value	\$938,926	\$939,245	\$937,800

Benefits Information				
Benefit	Type	2019	2018	2017
Non-Homestead Cap	Assessment Reduction			\$61,703
Homestead	Exemption		\$25,000	
Second Homestead	Exemption		\$25,000	

Note: Not all benefits are applicable to all Taxable Values (i.e., County, School Board, City, Regional).

Short Legal Description	
COLLINS ESTATES PB 02-03 LOT 3 BLK 2 OR 17488-4050 0197 1 COC 22927-3218 12 2004 1	

Taxable Value Information			
	2018	2019	2017
County			
Exemption Value	\$0	\$50,000	\$0
Taxable Value	\$938,926	\$889,245	\$937,800

School Board			
	2018	2019	2017
Exemption Value	\$0	\$25,000	\$0
Taxable Value	\$938,926	\$914,245	\$939,563

Regional			
	2018	2019	2017
Exemption Value	\$0	\$50,000	\$0
Taxable Value	\$938,926	\$889,245	\$937,800

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
11/27/2018	\$1,300,000	31235-4589	Qual by exam of deed
01/18/2014	\$1,100,000	28995-2884	Qual by exam of deed
04/09/2012	\$100	28119-2024	Corrective, tax or QCD; min consideration
12/23/2009	\$100	27175-2028	Affiliated parties

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Version:

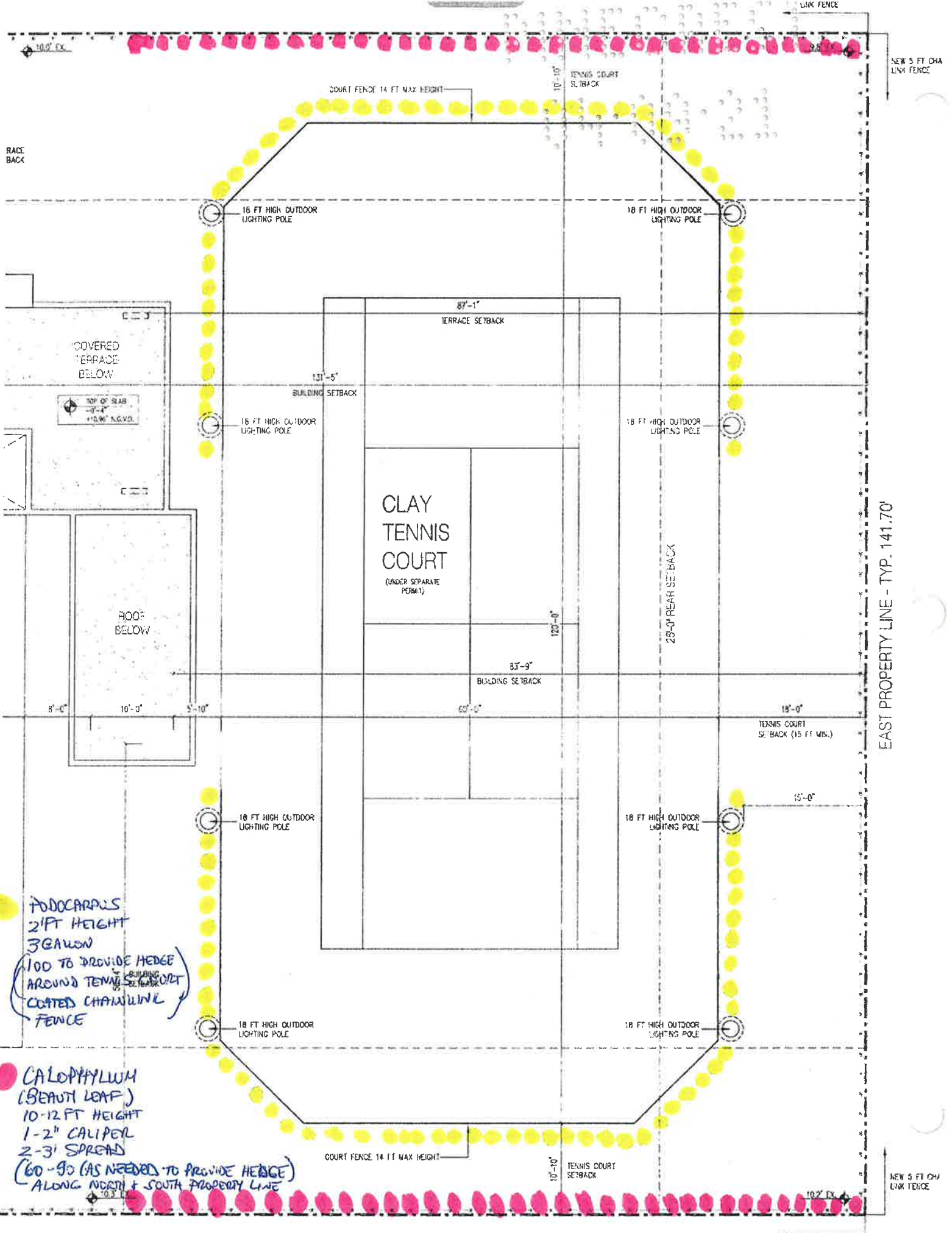












RACE
BACK

NEW 5 FT O&A
LINK FENCE

COURT FENCE 14 FT MAX HEIGHT

10'-10"
TENNIS COURT
SETBACK

18 FT HIGH OUTDOOR
LIGHTING POLE

18 FT HIGH OUTDOOR
LIGHTING POLE

COVERED
TERRACE
BELOW

87'-1"
TERRACE SETBACK

131'-5"
BUILDING SETBACK

18 FT HIGH OUTDOOR
LIGHTING POLE

18 FT HIGH OUTDOOR
LIGHTING POLE

CLAY
TENNIS
COURT
(UNDER SEPARATE
PERMIT)

25'-0" REAR SETBACK

33'-9"
BUILDING SETBACK

18 FT HIGH OUTDOOR
LIGHTING POLE

18 FT HIGH OUTDOOR
LIGHTING POLE

EAST PROPERTY LINE - TYP. 141.70

18'-0"
TENNIS COURT
SETBACK (15 FT MIN.)

18 FT HIGH OUTDOOR
LIGHTING POLE

18 FT HIGH OUTDOOR
LIGHTING POLE

COURT FENCE 14 FT MAX HEIGHT

10'-10"
TENNIS COURT
SETBACK

NEW 5 FT O&A
LINK FENCE

*PODOCARPUS
2' FT HEIGHT
3' AWAY
100 TO PROVIDE HEDGE
AROUND TENNIS COURT
COVERED TERRACE
COATED CHAMUNING
FENCE*

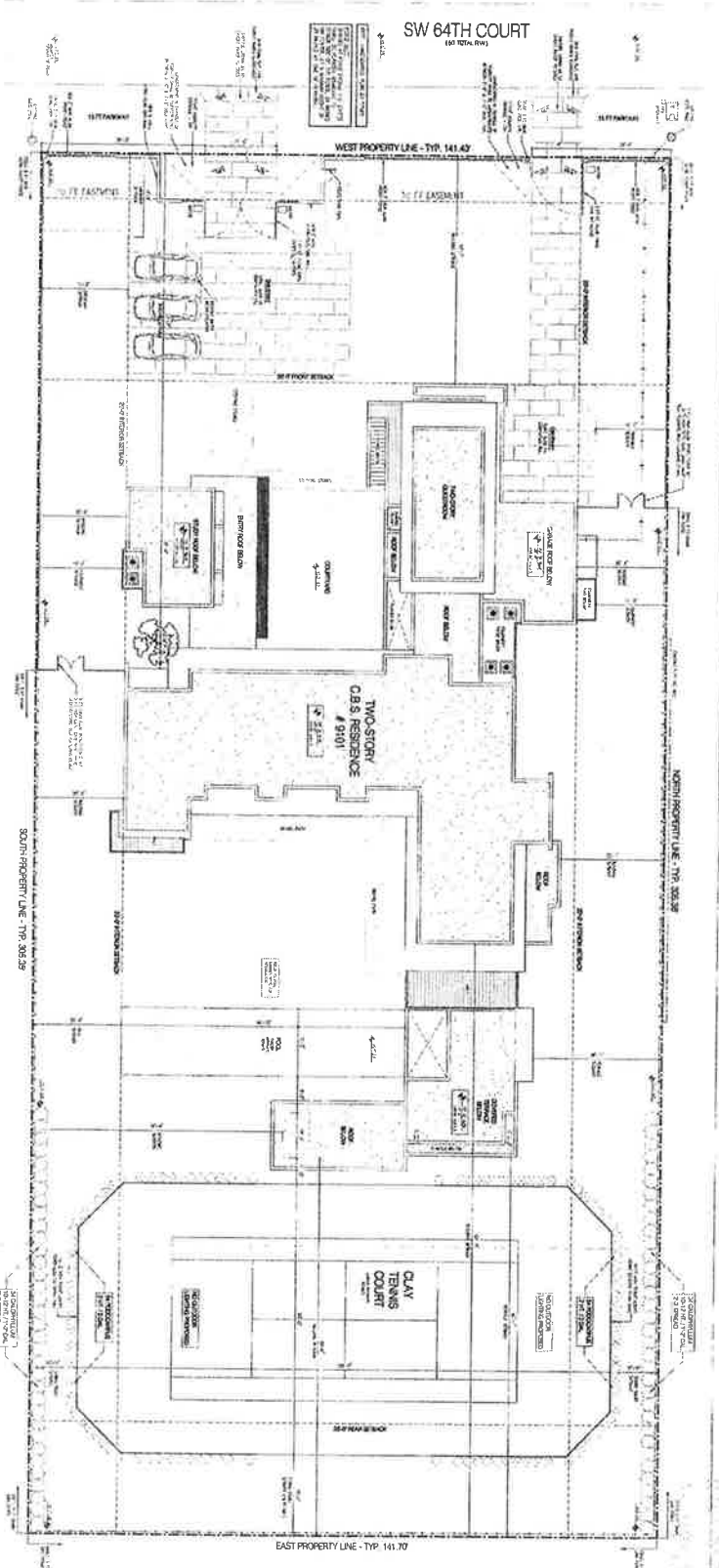
*CALOPHYLLUM
(BEAUTY LEAF)
10-12 FT HEIGHT
1-2" CALIPER
2-3' SPREAD
(60-90 (AS NEEDED TO PROVIDE HEDGE)
ALONG NORTH + SOUTH PROPERTY LINE*

TOP OF SLAB
-0'-4"
+12.96' N.G.V.D.

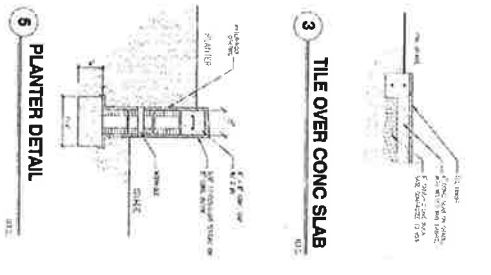
8'-0" 10'-0" 5'-10"

ROOF
BELOW

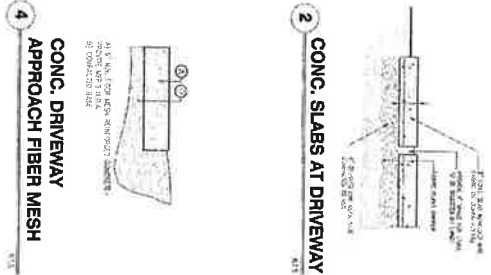
10'-2" EX.



1 SITE PLAN



3 TILE OVER CONG SLAB



4 CONG. DRIVEWAY APPROACH FIBER MESH

TRANCE OF VISIBILITY:

1. TRANCE OF VISIBILITY SHALL BE MAINTAINED AT ALL TIMES.
2. TRANCE OF VISIBILITY SHALL BE MAINTAINED AT ALL TIMES.
3. TRANCE OF VISIBILITY SHALL BE MAINTAINED AT ALL TIMES.

SITE GENERAL NOTES:

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF MIAMI ORDINANCES AND THE FLORIDA BUILDING CODE.
2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF MIAMI ORDINANCES AND THE FLORIDA BUILDING CODE.
3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF MIAMI ORDINANCES AND THE FLORIDA BUILDING CODE.

UNDER-SERVICED PERMIT:

1. UNDER-SERVICED PERMIT SHALL BE OBTAINED FROM THE CITY OF MIAMI.

STORMWATER RETENTION NOTES:

1. STORMWATER RETENTION SHALL BE PROVIDED FOR ALL IMPAVED AREAS.

POOL BARRIER NOTE:

1. POOL BARRIER SHALL BE PROVIDED FOR ALL SWIMMING POOLS.

TERRACE PROTECTION:

1. TERRACE PROTECTION SHALL BE PROVIDED FOR ALL TERRACES.

1.000 PSI CALCULATION

ITEM	DESCRIPTION	AMOUNT	UNIT
1	CONCRETE	1.000	PSI
2	STEEL	1.000	PSI
3	REINFORCEMENT	1.000	PSI

OF DRIVEWAY CALCULATION

ITEM	DESCRIPTION	AMOUNT	UNIT
1	CONCRETE	1.000	PSI
2	STEEL	1.000	PSI
3	REINFORCEMENT	1.000	PSI

IMPACT & RETAINING WALL CALCULATION

ITEM	DESCRIPTION	AMOUNT	UNIT
1	CONCRETE	1.000	PSI
2	STEEL	1.000	PSI
3	REINFORCEMENT	1.000	PSI

ZONING REGULATIONS

1. ZONING REGULATIONS SHALL BE OBTAINED FROM THE CITY OF MIAMI.

LEGAL DESCRIPTION

1. LEGAL DESCRIPTION SHALL BE OBTAINED FROM THE CITY OF MIAMI.

VARIANCE REQUEST

ITEM	DESCRIPTION	AMOUNT	UNIT
1	VARIANCE REQUEST	1.000	PSI
2	VARIANCE REQUEST	1.000	PSI
3	VARIANCE REQUEST	1.000	PSI

NEW RESIDENCE
9101 SW 64 COURT
MIAMI, FLORIDA, 33155
OWNER: FRANCISCO MEHECH

praxis.
architecture + design

2051 SANCHEZ AVE, SUITE 407
MIAMI, FLORIDA 33135
P: 305.571.8844 F: 305.571.8844
WWW.PRAXISARCH.COM

1 SITE PLAN

SCALE: AS SHOWN

A-1.0