



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

MEMORANDUM

Department of Building and Planning

DATE: October 3, 2023

TO: Yocelyn Galiano, ICMA-CM
Village Manager

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

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

PETITION REQUEST

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

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

OWNER/APPLICANT

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



SITE LOCATION

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



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

PUBLIC COMMENT

The Building and Planning Department has received correspondence from one resident in opposition to the requested preliminary subdivision plat. A copy of the correspondence received is attached.

PINECREST LAND DEVELOPMENT REGULATIONS

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

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

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

Division 3.2, Paragraph (m) requires fire hydrants to be provided and spaced no more than 500 feet apart and no more than 150 feet to the center of any lot. There is one (1) existing fire hydrant on the subject property, located to the west of the existing building. Additional fire hydrants in the right-of-way of SW 124 Street and SW 72 Avenue will be required. All existing and new required fire hydrants will need to be indicated on the final plat at the time of submittal.

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

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

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

Village of Pinecrest Plat Restrictions”:

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

“Village of Pinecrest zoning and land development regulations now in effect or as same may be from time to time amended or changed applicable to the area within which this subdivision is located shall be observed”.

“All new utilities to be located underground”.

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

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

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

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

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

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

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

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

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

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

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

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

TABLE 4.26

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

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

TABLE 4.27

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

Notes:

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

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

- b. *Landscaping and tree protection.* Landscaping and trees shall be provided in accordance with provisions of Article 6 of the Land Development Code.

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

RECOMMENDATION

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

1. Review and approval of the proposed final plat by the Miami-Dade County Water and Sewer Department, Miami-Dade County Department of Economic and Regulatory Resources, Miami-Dade County Fire Rescue Department, Miami-Dade County Transportation and Public Works Department, and Florida Department of Health prior to submittal of a final plat.
2. Indication of additional required fire hydrants on the final plat consistent with spacing requirements of the Village's Land Development Regulations and installation of the required hydrants during future construction, prior to issuance of a certificate of occupancy.
3. Any new utilities shall be installed underground.
4. Inclusion of required notes on the final plat and submittal of an Opinion of Title and applicable deed restrictions at the time of consideration of the final subdivision plat.
5. Repair of damaged or broken sidewalks prior to issuance of a certificate of occupancy
6. Approval of a stormwater management plan prior to the issuance of building permits.
7. Indication and planting of street trees and landscaping as required by the Village's Land Development Regulations; and review and approval of a separate tree removal permit prior to the relocation or removal of any trees from the subject property. Relocation of any impacted trees shall be required as an alternative to removal when possible.

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

Stephen Olmsted (BPD)

From: Yocelyn Galiano (OVM)
Sent: Monday, October 2, 2023 8:10 AM
To: Stephen Olmsted (BPD)
Subject: Fw: Morningstar Retreat Platt

Steve:

Can you please give me an update?

Yocie

From: Anna Hochkammer <annaforpinecrest@gmail.com>
Sent: Sunday, October 1, 2023 6:28 PM
To: Yocelyn Galiano (OVM)
Subject: Fwd: Morningstar Retreat Platt

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

Please call me with info on what's up.

A

----- Forwarded message -----

From: **Stephen Evans** <macmonet66@gmail.com>
Date: Sun, Oct 1, 2023 at 3:12 PM
Subject: Morningstar Retreat Platt
To: <jcorradino@pinecrest-fl.gov>, Anna Hochkammer <annaforpinecrest@gmail.com>, <sdelprado@pinecrest-fl.gov>

Good Evening

We received notice that the church has requested a preliminary subdivision platt. I hope that our representative are NOT supportive of the effort. The school traffic in our area is horrendous! No traffic policing and gridlock in the morning and afternoon. Please let me know your position on this matter.

Respectfully,

Stephen Evans

Stephen Olmsted (BPD)

From: The Honorable Joseph M. Corradino
Sent: Monday, October 2, 2023 2:39 PM
To: Yocelyn Galiano (OVM); Stephen Olmsted (BPD)
Subject: Fwd: Morningstar Retreat Platt

Good afternoon. Do you have time for a quick call on the Morningstar. Application?

Joseph M. Corradino
Mayor
Village of Pinecrest
305-606-2364

Begin forwarded message:

From: Stephen Evans <macmonet66@gmail.com>
Date: October 2, 2023 at 1:38:03 PM EDT
To: "The Honorable Joseph M. Corradino" <jcorradino@pinecrest-fl.gov>
Subject: Re: Morningstar Retreat Platt

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>

Thank you for getting back to me. No, I have not seen an analysis. However, I know that any school enterprise would have a negative impact on where I live. The congestion is bad already and more building would simply add to that. I don't need any analysis to come to that conclusion. I would be curious to know your position after you have reviewed.

Sincerely

Stephen Evans
210-913-7714
macmonet66@gmail.com

On Oct 2, 2023, at 7:10 AM, The Honorable Joseph M. Corradino <jcorradino@pinecrest-fl.gov> wrote:

Hi Stephen. So far I have no position on the matter as I've not seen a staff report that would tell us what the applicant is proposing and how that would impact the community from a traffic, school, or infrastructure point of view. Have you seen the analysis?

Joseph M. Corradino
Mayor
Village of Pinecrest
305-606-2364

On Oct 1, 2023, at 6:13 PM, Stephen Evans <macmonet66@gmail.com> wrote:

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>

Good Evening

We received notice that the church has requested a preliminary subdivision platt. I hope that our representative are NOT supportive of the effort. The school traffic in our area is horrendous! No traffic policing and gridlock in the morning and afternoon. Please let me know your position on this matter.

Respectfully,

Stephen Evans
210-913-7714
macmonet66@gmail.com

September 18, 2023

Village of Pinecrest
Attn: Stephen R. Olmsted, AICP
12645 Pinecrest Parkway
Pinecrest, Florida 33156

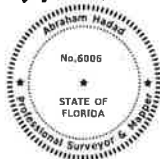
Re: T-Plat of MORNINGSTAR RENEWAL CENTER
7275 SW 124th Street
Pinecrest, Florida 33156
Folio No. 20-5014-000-0290

Mr. Olmsted:

I have made a review of the above referenced Tentative Plat and found that it meets the requirements of the Village of Pinecrest, Land Development Code, Chapter 30 – Subdivisions, as well as Miami-Dade County Code, Chapter 28 - Subdivisions and the State of Florida, Chapter 177, Part I – Platting, Florida Statutes.

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

Respectfully yours,



Abraham Hadad
2023.09.18 09:25:23
-04'00'

Abraham Hadad, PSM
For the firm
Professional Surveyor and Mapper No. 6006
State of Florida
Hadonne Corp., a Florida Corporation
Florida Certificate of Authorization Number LB7097

HC23096

PUBLIC HEARING NOTICE



PUBLIC HEARING

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

MEMORANDUM

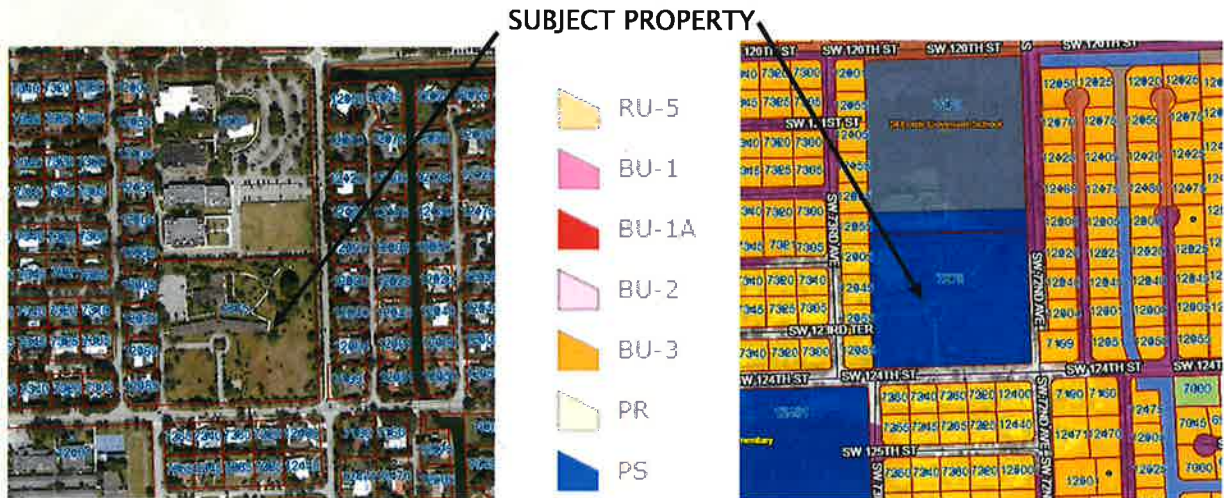
Department of Building and Planning

On **Tuesday, October 10, 2023, at 7:00 p.m.**, the Pinecrest Village Council will conduct a public hearing at the Pinecrest Municipal Center, Council Chamber, 12645 Pinecrest Parkway, Pinecrest, Florida to consider the following:

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

REQUEST: Request for approval of a Preliminary Subdivision Plat ("Morningstar Renewal Center") for the platting of property located at 7275 SW 124 Street, Pinecrest, Florida, within the PS, Public Service Zoning District. Proposed Tract "A" is 350,497 square feet (8.05 acres) in area. The purpose of the plat is to satisfy platting requirements and allow the future development of a 2,882 square foot meeting room and restrooms on the property.

LOCATION: 7275 SW 124 Street, Pinecrest, Florida, within the PS, Public Service Zoning District.



All interested parties are urged to participate. Live streaming video of the meeting will be available at www.pinecrest-fl.gov/live. If you do not wish to attend the in-person meeting, public comments may be submitted in writing prior to the hearing via e-mail to planning@pinecrest-fl.gov or on ZOOM during the meeting by sending a request to clerk@pinecrest-fl.gov prior to 12:00 Noon on Tuesday, October 10, 2023. For additional information, you may contact the Building and Planning Department by calling (305) 234-2121, via e-mail at planning@pinecrest-fl.gov, or writing to the department at 12645 Pinecrest Parkway, Pinecrest, Florida 33156, where a copy of the application is on file.

In accordance with the Americans with Disabilities Act of 1990, all persons with disabilities and who need special accommodations to participate in this meeting because of that disability should contact the Village Clerk at (305) 234-2121 no later than four (4) business days prior to such proceeding.

OVER

OVER









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.	PL 2306-0001
Date Received:	6/20/23

INSTRUCTIONS

This application, with all supplemental data and information, must be completed in accordance with the specific instructions in this application. Applications and all supplemental information must be filed no later than 60 days prior to the regular public hearing date.

APPLICATION

Please indicate which type of application you are submitting by checking one category below:

- | | |
|--|--|
| <input type="checkbox"/> Change in Zoning District | <input checked="" type="checkbox"/> Plat |
| <input type="checkbox"/> Variance | <input type="checkbox"/> Entry Feature |
| <input type="checkbox"/> Appeal of Decision | <input type="checkbox"/> Site Plan |
| <input type="checkbox"/> Conditional Use | <input type="checkbox"/> Other _____ |

IMPORTANT: THE APPLICANT, OR REPRESENTATIVE, MUST BE PRESENT AT THE HEARING TO PRESENT THE PROPOSAL.

Please print or type

Name of Applicant, agent or tenant (with owner's affidavit) Carla Lopez		
Mailing Address 12385 N Parkland bay trail	City, State, Zip Parkland FL 33076	Telephone 954-309-5945 Email Carla@DET-SC.com
Name of Owner MOST REVEREND THOMAS G WENSKI ARCHBISHOP ARCHDIOCESE OF MIAMI		
Mailing Address 9401 BISCAYNE BLVD	City, State, Zip MIAMI SHORES, FL 33138	Telephone 305-951-4058 Email Annette@morningstarrenewal.org

PROPERTY INFORMATION

A. LEGAL DESCRIPTION. (If subdivided – lot, block, complete name of subdivision, plat book and page numbers).
If metes and bounds description – Complete description, including section, township and range).

Folio Number 20-5014-000-0290

Address 7275 SW 124 ST Pinecrest, FL33156-5324

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

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

Revised 8/2016

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

C. SIZE OF PROPERTY 633.18 ft. X 533.9 ft. = 350.745 sq. ft.; 8.05 acre(s)
Width Depth

D. Provide legal description or address of any property held by the owner which is contiguous to that which is the subject matter of this application.

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

E. DATE SUBJECT PROPERTY WAS ACQUIRED _____

APPLICANT'S PROPOSAL

Specify in full the request. (Use a separate sheet of paper if necessary.)
Proposing a 3,984 Sq. Ft 1- Story Multi-purpose building

INTENT

Explain purpose of application, benefit(s) in the change and reasons why this application should be approved. Specify the exact nature of the use or operation applied for, together with any pertinent technical data, which will clarify the proposal. (Use a separate sheet of paper if necessary.)

Proposing to plat the property per Miami Dade County Requirement

Is this application the result of a Notice of Violation or deviation from approved plans? Yes No

Are there any existing structures on the property? Yes No

If so, what type? (CBS, Frame, Frame-Stucco, Wood, Other) CBS

Any applications (except plat applications) which involve new building construction or exterior improvements to an existing building must submit the plans with this application. Plans that are not filed with this application will not be considered by the Village of Pinecrest.

All data and exhibits submitted in connection with this application become a PERMANENT PART OF THE PUBLIC RECORDS OF THE VILLAGE OF PINECREST.

The following enclosures where applicable MUST BE ATTACHED to complete the application:

- A. **SURVEY OF PROPERTY:** For vacant or improved property. Must be no more than five years old and sealed by a registered land surveyor. The Building and Planning Department may require a more recent survey if a site visit indicates any discrepancies. Survey must include, where applicable, lot lines, all structures, walls, fences, landscaping, and all physical improvements.
- B. **SITE DEVELOPMENT PLAN:** Where applicable, plans shall show location and elevations of existing and proposed buildings, proposed additions, alterations and use of each; all dimensions of buildings and space between buildings; setbacks from property lines; proposed and existing off-street parking showing lined spaces, driveways, handicap spaces, compact spaces; a landscape plan that complies with Village of Pinecrest Landscape Ordinance showing location of existing and proposed vegetation, landscaping (i.e. trees and hedges), number, height and species type. The plan shall also show wall and fence height, location and material.
- C. **LETTER OF INTENT:** A letter of intent must be filed explaining in detail the extent of the development. Signature and address must be shown.
- D. **OTHER GOVERNMENTS/AGENCIES ENDORSEMENTS:** All applicable DERM, Miami-Dade Fire Department, or the Miami-Dade Water and Sewer Department's endorsement must be submitted.
- E. **OWNER'S AFFIDAVIT:** Owner's affidavit allowing the filing of an application is required on all applications where the applicant is not the owner of the property under consideration; same form allows posting of property.
- F. **TRAFFIC STUDY:** A detailed traffic analysis considering the impacts of the proposed development on current level-of-service (LOS) standards in abutting (or nearby) roads and intersections.

NOTE: SURVEYS, SITE DEVELOPMENT PLANS, LANDSCAPE PLANS MUST BE SUBMITTED AT STANDARD PLAN SIZE AND DRAWN TO AN ENGINEERING OR ARCHITECTURAL SCALE (STRUCTURES ONLY). AN APPLICATION WILL NOT BE CONSIDERED COMPLETE UNLESS 12 COPIES OF THE APPLICATION AND SUPPORTING DOCUMENTATION (FRONT AND BACK), APPROPRIATE PLAN DRAWINGS AND SURVEYS ARE SUBMITTED. **UNLESS DETERMINED OTHERWISE BY THE PLANNING DIRECTOR, ALL PRESENTATION GRAPHICS MUST BE IN POWERPOINT OR OTHER DIGITAL FORMAT.**

In support of this request, I submit the following additional items, which are attached hereto and made a part of this application:

- 35 MM Photo(s) (Mounted 8 1/2 x 11)
- Letters from Area Residents
- Other _____

Please check only one of the following options:

FOR VILLAGE COUNCIL PURPOSES

I/We understand that additional public hearings may be required and any interested person may discuss the application with Village staff to the same extent as the applicant. The application may change during the hearing process and additional public notices may affect the schedule of the hearings. If my/our appeal is denied, I/we must file an appeal to the Circuit Court within 30 days of the meeting.

FOR ZONING BOARD PURPOSES

I/We understand that additional public hearings may be required and any interested person may discuss the application with Village staff to the same extent as applicant. The application may change during the hearing process and additional public notices may affect the schedule of the hearings. If my/our appeal is denied, I/we must file an appeal with the Village Clerk within 10 days of the decision.

04/25/23 _____ / Carla Lopez
 Date Applicant's Signature Print Name

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

MOST REVEREND THOMAS G WENSKI
ARCHBISHOP ARCHDIOCESE OF MIAM

I/We _____ as Owner(s) of Lot(s) _____

Block _____ Section 14 PB/PG _____

of property which is located at 7275 SW 124 ST Pinecrest, FL 33156 desire to file an application for a public hearing before the Village Council Planning Board Administrative Review, and I/We do understand and agree as follows:

1. That the application for a variance will not be heard unless the applicant is present at the hearing.
2. The property will be posted with a sign, which must not be removed until after the public hearing, at which time the Village staff will remove the sign.
3. That the requirements of the zoning code, Miami-Dade County Ordinances, the Florida Building Code, and other government agencies may affect the scheduling and ability to obtain/issue a permit for the proposal.
4. That the only exceptions to the zoning code are those that have been specified in the written application and any other code or plan issues will be corrected by modifying the plans to comply with the respective codes and ordinances of the Village of Pinecrest or Miami-Dade County ordinances.
5. That the applicant will be responsible for complying with all the conditions and restrictions imposed by the Village Council or Zoning Board in connection with the request and will take the necessary steps to make the request effective if approved by the Village Council or Zoning Board.
6. That it is the responsibility of the applicant to submit a complete application with all of the documents necessary for the Village Council or Zoning Board to hear the applicant's request.
7. That the applicant is responsible for timely submission and accuracy of all items requested on the application.
8. That the applicant is responsible for an additional fee for mailing notice to surrounding property owners and recording of the Development Order as specified by the LDRs.

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

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

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

Owner's Name SR ELIZABETH WORLEY SGT Signature *Patricia Elizabeth Worley* Date 5.11.2023
CHANCELLOR, C.O.O.

Owner's Name _____ Signature _____ Date _____

Notary to Owner:

Applicant's Name Carla Lopez Signature *Carla Lopez* Date 4/25/23

Notary to Applicant:

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS:

That the most Reverend Thomas Wenski, as Archbishop of the Archdiocese of Miami, his successors in office, a corporation sole, has made, constituted and appointed, and by these presents does hereby make, constitute and appoint Sister Elizabeth A. Worley, C.O.O., his true and lawful attorney for him and in his name, place, and stead.

Giving and granting unto Sister Elizabeth A. Worley, C.O.O., his said attorney full power and authority to do and perform all and every act and thing whatsoever requisite and necessary to be done in and about the premises as fully, to all intents and purposes, as he might or could do if personally present, with full power of substitution and revocation, hereby ratifying and confirming all that Sister Elizabeth A. Worley, C.O.O., his said attorney or his substitute shall lawfully do or cause to be done by virtue hereof.

In Witness Whereof, I have hereunto set my hand and seal this 13 day of May, A.D., 2019.

Signed, sealed and delivered in the presence of:

Witness:

[Signature]
Witness Signature

Fleana Rogue
Printed Name

[Signature]
Witness Signature

MAITE LENOZ
Printed Name

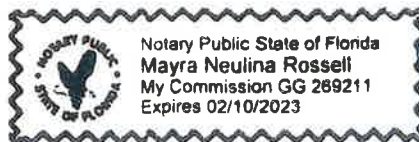
[Signature]
The Most Reverend Thomas Wenski
As Archbishop of the Archdiocese of
Miami his successors in office, a
corporation sole

STATE OF FLORIDA)
) SS:
COUNTY OF DADE)

I hereby certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgements, personally appeared The Most Reverend Thomas Wenski, as Archbishop of the Archdiocese of Miami, his successors in office, a corporation sole, known to me to be the person described in and who executed the forgoing instrument, who acknowledged before me that he executed the forgoing instrument, who acknowledged before me that he executed the same, and an oath was not taken. Said person is personally known to me Said person provided the following type of identification: _____.

Witness my hand and official seal in the County and State last aforesaid this 13 day of May, A.D., 2019.

My Commission Expires: February 10, 2023.



[Signature]

J. PATRICK FITZGERALD & ASSOCIATES, P.A.

Attorneys at Law
110 Merrick Way, Suite 3-B
Coral Gables, Florida 33134
Telephone (305) 443-9162
Facsimile (305) 443-6613
West Palm Beach Telephone (561) 659-6438

J. PATRICK FITZGERALD
ROBERTO J. DIAZ
THOMAS H. COURTNEY
MAURA FITZGERALD JENNINGS

OF COUNSEL:
SUZANNE A. DOCKERTY

September 30, 2022

Patricia C. Janisse, Planner
Building & Planning Department
Village of Pinecrest
12645 Pinecrest Parkway
Pinecrest, Florida 33156

Re: Letter of Intent – Administrative Review for Site Plan Modification
Morningstar Renewal Center, 7275 SW 124 Street, Pinecrest Florida 33156
Folio No.: 20-5014-000-0290

Dear Ms. Janisse:

On behalf of The Most Reverend Thomas G. Wenski, Archbishop of the Archdiocese of Miami, and Morningstar Renewal Center, I am pleased to submit this Application for Administrative Review for Site Plan Modification.

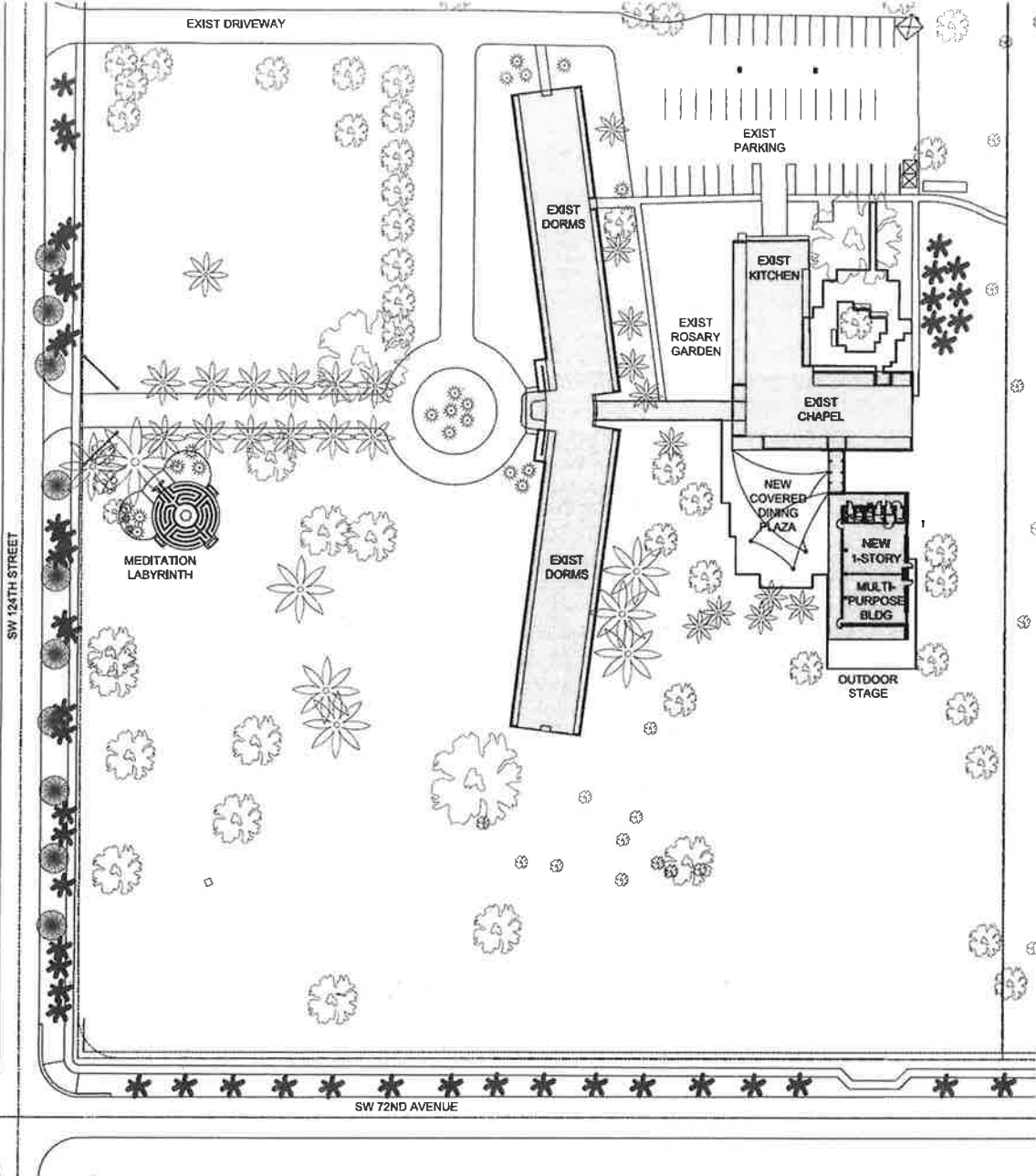
The Applicant requests a modification to the existing site as currently improved. After a thorough search of the County, Village, and the property owner's records and files no prior site plans or building plans were found.

Morningstar Renewal Center operates as a retreat house for up to 80 occupants. The current buildings include dormitories and a dining hall with kitchen. The modification is to add a 2,882 square foot meeting room with restrooms and food service area; and an outdoor dining terrace with a fabric canopy style coverage. These improvements are being added to better accommodate the retreat center programs and mission.

The Applicant respectfully requests approval of the Site Plan Modification. Please contact me if you have any questions or comments or if you need further documentation to process this Application . Thank you.

Very truly yours,

~Suzanne A. Dockerty~
Suzanne A. Dockerty



REV

PROPOSED MASTER PLAN

MORNINGS STAR
GENERAL CONTRACTORS
725 SW 124TH STREET FORT LAUDERDALE, FL 33146

SILVA ARCHITECTS
135 SAN LORENZO AVENUE SUITE 880 - CORAL GABLES, FL 33146
PHONE (305) 444-8262 FAX (305) 444-5920



DATE ISSUED
11-29-22

SHEET
A-1.01

PROPOSED MASTER PLAN MULTI-PURPOSE ROOM

SCALE: 1" = 40'-0"



ZONING INFORMATION			
APPLICABLE CODE			
VILLAGE OF FINEST ZONING CODE			
ZONING: PS			
LOT SIZE: 505,333 SF			
	REQUIREMENTS		
	REQUIRED/ALLOWED	EXISTING	PROPOSED
SETBACKS			
FRONT	25'-0"	251'-0"	251'-0"
REAR	25'-0"	25'-0"	25'-0"
SIDE	25'-0"	25'-0"	25'-0"
SIDE STREET	25'-0"	181'-0"	181'-0"
MAXIMUM HEIGHT	2 STORIES NOT EXCEEDING 35'-0"	1 STORY	1 STORY
MAXIMUM BUILDING COVERAGE	30% (106,959 SF)	5% (18,839 SF)	6% (22,822 SF)
MAXIMUM IMPERVIOUS	65% (230,966 SF)	23% (80,925 SF)	26% (91,644 SF)
MINIMUM GREEN SPACE	35% (124,366 SF)	77% (174,408 SF)	74% (263,089 SF)
MAXIMUM FAR (1ST STORY)	4 (142,133 SF)	05 (18,839 SF)	06 (22,822 SF)
MAXIMUM FAR (2ND STORY)	51 CUMULATIVE (181,220 SF)	05 CUMULATIVE (18,839 SF TOTAL)	06 CUMULATIVE (22,822 SF TOTAL)
PARKING ASSEMBLY 1 SPACE PER 3 FINED SEATS OR 1 SPACE PER 4 OCCUPANTS		80 RETIREMENTS EXISTING = 20 SPACES REQUIRED	100 RETIREMENTS PROPOSED = 100/4 SPACES PER OCC = 25 SPACES REQUIRED
CHAPELS 1 SPACE PER 3 FINED SEATS OR 1 SPACE PER 4 OCCUPANTS			
		42 SPACES EXISTING PROVIDED	42 SPACES EXISTING PROVIDED

ZONING INFORMATION			
APPLICABLE CODE			
VILLAGE OF FINEST ZONING CODE			
ZONING: PS			
LOT SIZE: 505,333 SF			
	REQUIREMENTS		
	REQUIRED/ALLOWED	EXISTING	PROPOSED
9. SQUARE FEET OF ENCLOSED BUILDING FOR EACH SPECIFIC USE		13,279 CSF DORM 2,076 CSF CHAPEL + 4,883 CSF ASSEMBLY 18,838 CSF TOTAL	13,279 CSF EXIST DORM 2,076 CSF EXIST CHAPEL 3,443 CSF EXIST ASSEMBLY + 3,084 CSF NEW ASSEMBLY 22,822 CSF TOTAL
PROPOSED NUMBER AND TYPE OF SERVICE VEHICLES		(1) ONE VAN FOR INFREQUENT MISCELLANEOUS DELIVERIES	(1) ONE VAN FOR INFREQUENT MISCELLANEOUS DELIVERIES