

# Pinecrest

THE NEWSLETTER OF YOUR VILLAGE GOVERNMENT

## SPECIAL EDITION

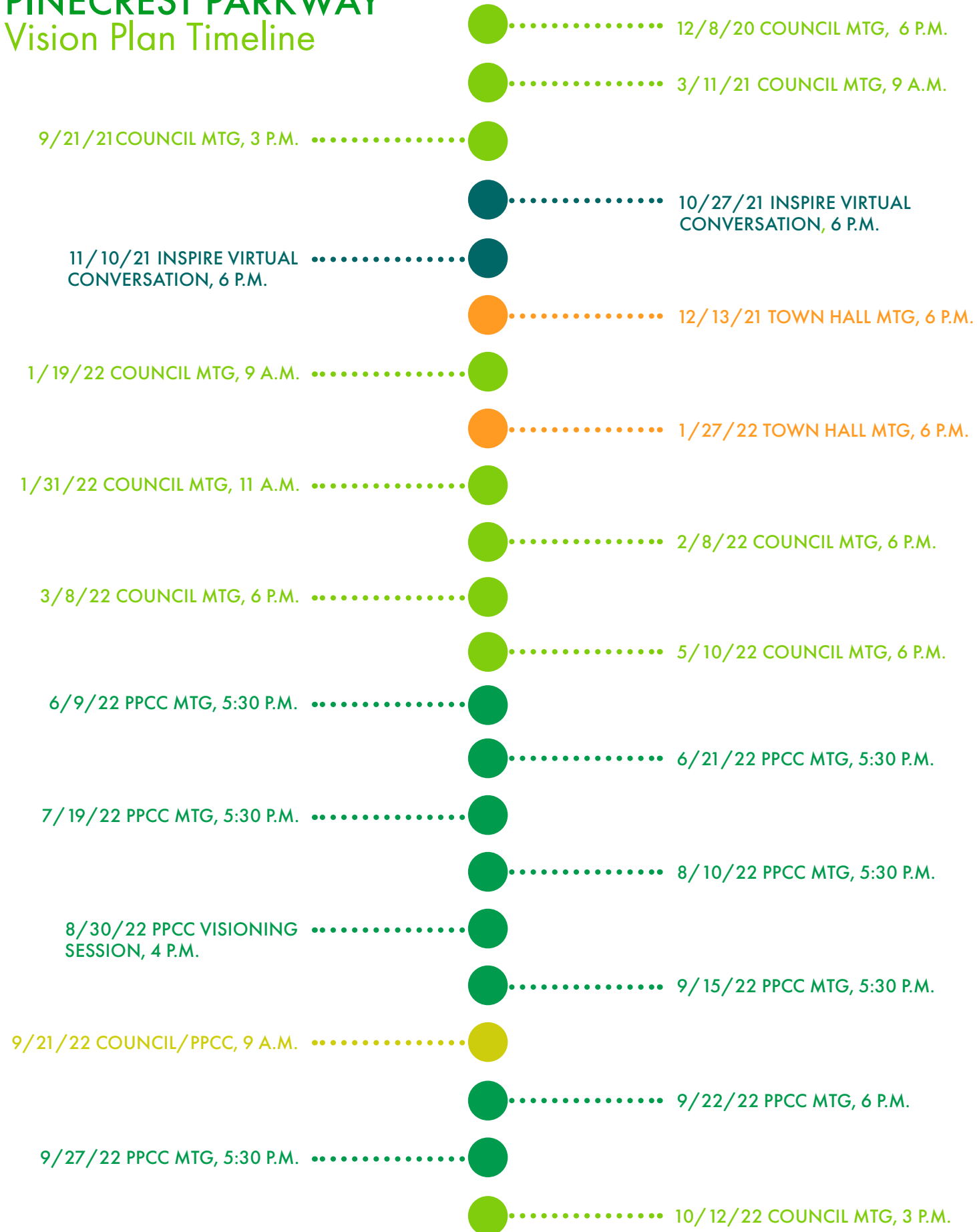
Sun  
OCTOBER 2022

### IMAGINING A FUTURE PINECREST PARKWAY

#### 10/12 Village Council Special Meeting Summary

- No hotels
- Maximum 4 stories (51-foot height limit)
- Protection of single and multi-family homes
- Two-story maximum height abutting single and multi-family homes
- The Pinecrest Business Alternative District overlay - which has existed in north Pinecrest for about 20 years - would be extended south toward Kendall Drive, and across from transit stations at 104 & 136 Streets
- Village Council to establish Architectural Review Board
- Increased architectural and landscaping standards

# PINECREST PARKWAY Vision Plan Timeline



PPCC = PINECREST PARKWAY CITIZEN'S COMMITTEE

# Imagining a Future PINECREST PARKWAY

## VISIONING PROCESS

The Village began discussing updating the 2012 Pinecrest Parkway Vision Plan during a Village Council meeting on December 8, 2020. During those discussions, the Council explored the topic of amendments to the Land Development Regulations to include residential development.

The Village's overarching goal is to preserve and enhance the quality of life in Pinecrest. To this end, the Village Council facilitated and participated in numerous planning exercises over the past decade to create the building blocks for future generations to enjoy Pinecrest's current way of life. Planning exercises completed by the Village of Pinecrest toward fulfillment of this goal include:

- Updating of the Village's Comprehensive Development Master Plan in 2011 and 2016
- Completion of the 2012 Pinecrest Parkway Vision Plan
- Participation in the development of the Strategic Miami Area Rapid Transit (SMART) for improvement of the South Dade Transit Corridor in 2019 and 2020
- Completion of the Pinecrest Parkway Market Assessment in 2021
- Hosting Inspire Pinecrest Community Conversations to engage residents and business owners to inform the 2022 Pinecrest Parkway (US 1) Vision Plan

At the December 8, 2020 Council meeting, the Village Council initiated the process to update the 2012 Pinecrest Parkway Vision Plan. Since that initial meeting, the Village Council facilitated robust community engagement by hosting more than 22 public meetings throughout nearly two years, culminating with the work of the Pinecrest Parkway Citizen's Committee (PPCC).

Since commencing its work in April 2022, the committee worked closely with planning consultants, Village staff and engaged residents to develop the new Vision Plan to guide future development along the US 1 commercial corridor. This process though arduous and at times contentious was successful, ultimately addressing a large majority of concerns raised by residents about building heights, buffers and traffic.

At its October 12, 2022 meeting, the Village Council adopted the 2022 Pinecrest Parkway Vision Plan as recommended by the Pinecrest Parkway Citizen's Committee. For a complete copy of the 2022 Pinecrest Parkway Vision Plan visit [WWW.PINECREST-FL.GOV/US1PLAN](http://WWW.PINECREST-FL.GOV/US1PLAN) or **SCAN THE CODE BELOW.**



# PINECREST PARKWAY CITIZEN'S COMMITTEE

On April 12, 2022, the Village Council passed Resolution 2022-30 creating the Pinecrest Parkway Citizen's Committee (PPCC) - a seven-person committee made up of residents who are professional architects, planners and landscape architects.

A special **THANK YOU** to the PPCC members for their time and service.

**Mr. Amar Sawhney**  
*Appointed by Mayor Corradino*

**Mr. Jose Casanova, Jr. R.A.**  
*Appointed by Mayor Corradino*

**Mr. Roney Mateu, AIU**  
*Appointed by Vice Mayor Abbott*

**Mr. John R. Medina, DRP**  
*Appointed by Councilmember del Prado*

**Mr. Douglas Kulig, AIA**  
*Appointed by Councilmember Hochkammer*

**Mr. John Farrar - Landscape Architect**  
*Appointed by Councilmember Kraft*

**Ms. Victoria Trucco**  
*Appointed by Manager Galiano*



# COMPREHENSIVE MASTER PLAN LAND USE REGULATION AND ZONING CHANGES HIGHLIGHTS

THE ADOPTION OF THE ORDINANCES PROVIDES FOR THE FOLLOWING:

- Preserves the overall 4-story building height limit that currently exists throughout the US 1 corridor within a 51-foot envelope
- Two-floor maximum and increase landscaping buffers in areas that abut residential properties
- Improved amenities to include more open spaces for outdoor dining, colonnades, mature canopy trees, art in public places, and rooftop terraces
- Establish a new Architectural Review Board to review future proposed development impacts on traffic and other infrastructure
- A slight increase in the Floor Area Ratio (from .73 to 1) to comply with the new requirements of Miami-Dade County's Rapid Transit Zone
- A residential dwelling unit standard of 35 units per acre
- Increase the minimum size of dwelling units from 600 square feet to 1,000 square feet
- Decrease density (as some affected areas are currently zoned at 50 units per acre) in the Business Alternative District across from the Dadeland North Metrorail Station

## STAY INFORMED

For everything you need to know about the Pinecrest Parkway Vision Plan process visit [WWW.PINECREST-FL.GOV/US1PLAN](http://WWW.PINECREST-FL.GOV/US1PLAN) or **SCAN QR CODE BELOW.**

Here you will find video of past meetings, the ordinances that will be heard on second reading on a future date, the 2022 Vision Plan and more.



## TOWN HALL MEETINGS

The Village Manager and staff will host three information town hall meetings at Evelyn Greer Park, 8200 SW 124 Street, on Monday, November 7, 2022 at 9 a.m., 1 p.m. and 6 p.m. prior to the second reading of the ordinances.

During the town hall meetings, Village staff will provide background on the visioning process, the Miami-Dade County Rapid Transit Zone and its effects on the Pinecrest Parkway corridor, and the details of the three ordinances that were adopted on first reading in October.

# MIAMI-DADE COUNTY RAPID TRANSIT ZONE ORDINANCE

In the spring of 2021, Miami-Dade Commission Vice Chairman Oliver Gilbert introduced a draft Rapid Transit Zoning (RTZ) Ordinance that sought to impose drastic changes to zoning within ½ mile of the Rapid Bus Transit Corridor. The original draft would have increased residential units by 58,368 new units along the 3.8-mile Pinecrest Parkway corridor and east ½ mile – a staggering increase of 3,391%.

According to a study by the Miami-Dade County League of Cities, the proposed ordinance would have skyrocketed Pinecrest’s population by adding 159,876 more residents to the current 18,500.

Mayor Joseph M. Corradino, then serving as President of the Miami-Dade County League of Cities, immediately coalesced a group of municipalities county-wide to consolidate efforts by cities negatively affected by the overreaching provisions of the draft ordinance. Pinecrest lead the year-long effort to secure revisions to the draft RTZ Ordinance to ensure all municipalities maintain complete autonomy over zoning authority. Ultimately, Vice Chairman Gilbert amended the proposed Rapid Transit Zone ordinance that was eventually adopted by the County Commission on September 1, 2022.

## SUCCESSES ACHIEVED BY THE REVISED RTZ ORDINANCE INCLUDE:

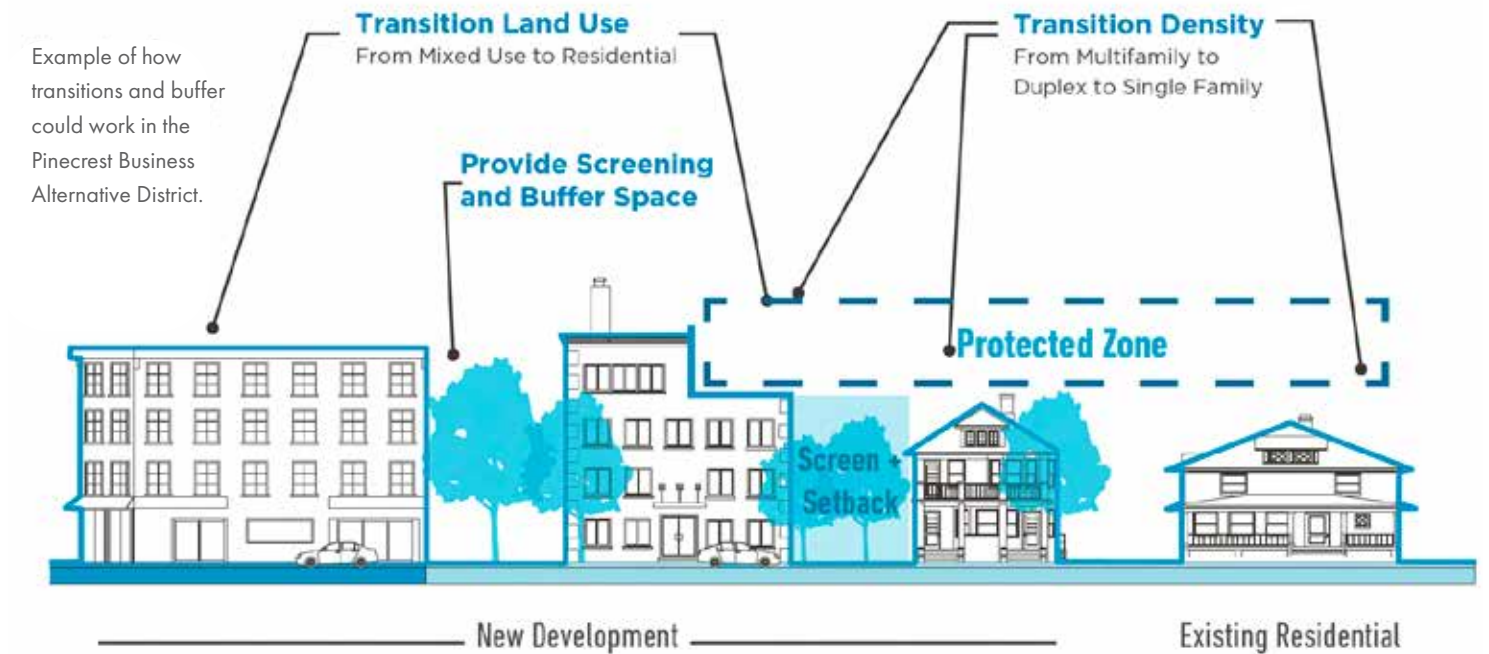
- The Village remains in control of its zoning
- The Village will not be forced to adopt minimum densities, heights or uses
- There will be no workforce housing mandate
- The Village must adopt a variable minimum Floor Area Ratio (FAR) of 1.0 in transit areas along the RTZ.
- The minimum FAR standards are flexible and are established by a planning process conducted by the Village’s professional staff and the public
- The Village remains in control of the review and approval process with no applicant appeal to the County
- Single-family and multi-family home areas are protected by excluding them from the RTZ Ordinance
- The Village will set the density and intensity to support transit that best fits the character of Pinecrest

## •••• NO DEVELOPMENT IS PLANNED ••••

The purpose of the Vision Plan is to build a framework that will enhance and preserve the Village’s unique aesthetic and character 30 years or more into the future. There is no immediate development planned for any of the Pinecrest Business Alternative District areas.

# PROPOSED TRANSITIONS BETWEEN EXISTING RESIDENTIAL AND COMMERCIAL DEVELOPMENT

The following diagrams are excerpts from the 2022 Pinecrest Parkway (US 1) Vision Plan. Visit [www.pinecrest-fl.gov/US1PLAN](http://www.pinecrest-fl.gov/US1PLAN) to see the plan.



## 104 STREET STATION AREA CONCEPT



## 136 STREET STATION AREA CONCEPT





**Village of Pinecrest**  
12645 Pinecrest Parkway  
Pinecrest, FL 33156

PRESORTED  
STANDARD  
U.S. POSTAGE  
**PAID**  
Permit #2121  
Miami, FL

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## STAY IN TOUCH

The Village Council is always accessible for questions and comments. You can reach them by emailing **COUNCIL@PINECREST-FL.GOV**. This email includes the Mayor, Vice Mayor and three Councilmembers. You can also reach the Village Manager by emailing **MANAGER@PINECREST-FL.GOV**. Alternatively, please call the Village to contact the Council or Village Manager at **305.234.2121**.

To receive the latest official news from the Village via email, please subscribe to the Village's E-news at **WWW.PINECREST-FL.GOV/ENEWS**.

Although active on social media, the Village communicates important information via email or its news portal at **WWW.PINECREST-FL.GOV/NEWS**.