VILLAGE OF PINECREST

FUTURE PINECREST PARKWAY



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TRUTH IN GOVERNMENT

NO MUNICIPAL OFFICIAL OR EMPLOYEE SHALL KNOWINGLY FURNISH FALSE INFORMATION ON ANY PUBLIC MATTER, NOR KNOWINGLY OMIT SIGNIFICANT FACTS WHEN GIVING REQUESTED INFORMATION TO MEMBERS OF THE PUBLIC.

ANY PUBLIC OFFICIAL OR EMPLOYEE WHO IS FOUND TO HAVE WILLFULLY VIOLATED THIS ARTICLE SHALL FORTHWITH FORFEIT HIS/HER OFFICE OR EMPLOYMENT.

TOWN HALL: REVIEW ALL PROPOSED CHANGES

WHAT IS HAPPENING NOW?

After concluding the Visioning Planning process, the Village is in the midst of a two-step process that amends the Comprehensive Master Plan, Land Use Regulations and Zoning Map affecting certain areas along the Pinecrest Parkway (US 1) Corridor.

First Reading: October 12, 2022 (Adopted)
Second Reading: TBA



CURRENT CONDITIONS

PINECREST PARKWAY TODAY

The underlying commercial zoning on the entire length of Pinecrest Parkway permits mixed-use commercial, up to four stories with a maximum .73 Floor Area Ratio.



VILLAGE OF PINECREST

NORTH PINECREST BUSINESS ALTERNATIVE DISTRICTS

THREE DISTRICTS ACROSS FROM METRO STATIONS

The North Pinecrest Business Alternative Districts, which have existed for 20 years, currently permit four story mixed-use commercial and residential development, 12 du/acre, and maximum Floor Area Ratio of .73.



THREE ORDINANCES UNDER CONSIDERATION

EACH DOES SOMETHING DIFFERENT

- ORDINANCE #1: AMENDS COMPREHENSIVE PLAN
- ORDINANCE #2: AMENDS LAND DEVELOPMENT REGULATIONS (LDRs)
- ORDINANCE #3: AMENDS THE ZONING MAP



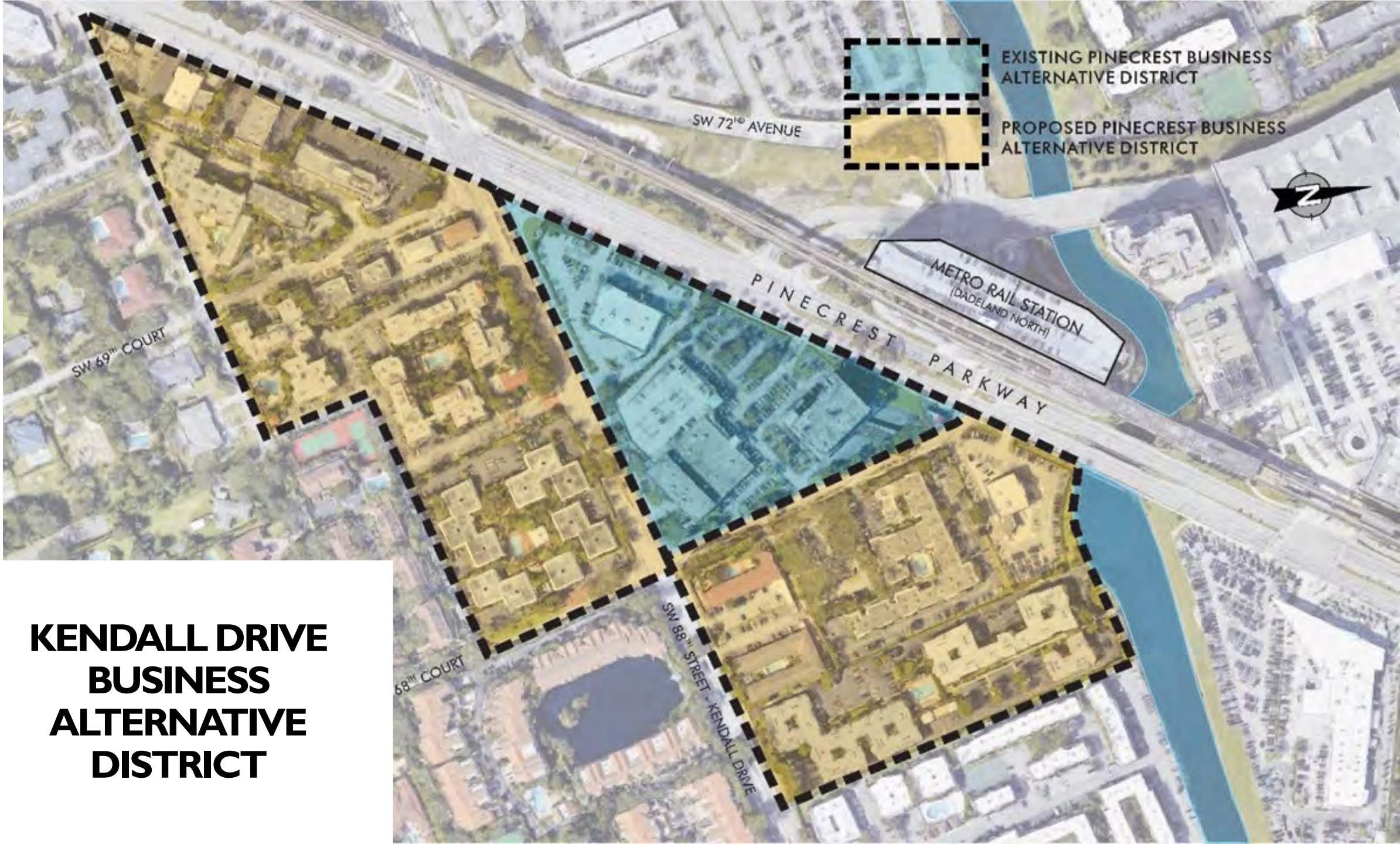
IN A NUTSHELL

THE MAJORITY OF THE PROPOSED CHANGES TO THE LAND DEVELOPMENT REGULATIONS AND THE PROPOSED CHANGES TO THE ZONING MAP AFFECT FIVE SPECIFIC AREAS THAT HAVE BEEN IDENTIFIED FOR INCLUSION IN THE PINECREST BUSINESS ALTERNATIVE DISTRICT BECAUSE OF PROXIMITY TO EXISTING OR FUTURE TRANSIT STATIONS.



FIVE PROPOSED ALTERNATIVE BUSINESS DISTRICTS





KENDALL DRIVE BUSINESS ALTERNATIVE DISTRICT



KENDALL PLAZA ALTERNATIVE BUSINESS DISTRICT

DADELAND PLAZA ALTERNATIVE BUSINESS DISTRICT

104TH STREET BUSINESS ALTERNATIVE DISTRICT



136TH STREET BUSINESS ALTERNATIVE DISTRICT



COMP PLAN ORDINANCE

HIGHLIGHTS

- New name for Alternative Business District
- Conditionally permits mixed-use commercial and residential development within the alternative districts.
- Expands existing the Kendall Drive Alternative District and establishes new alternative districts adjacent to SW 104 Street and SW 136 Street.
- The maximum floor area ratio as a matter of right shall not exceed 0.40 for a one-story building, 0.51 for a two-story building, 0.70 for a three-story building, and 1.0 for a four-story building.
- Permits maximum of 35 du/acre.





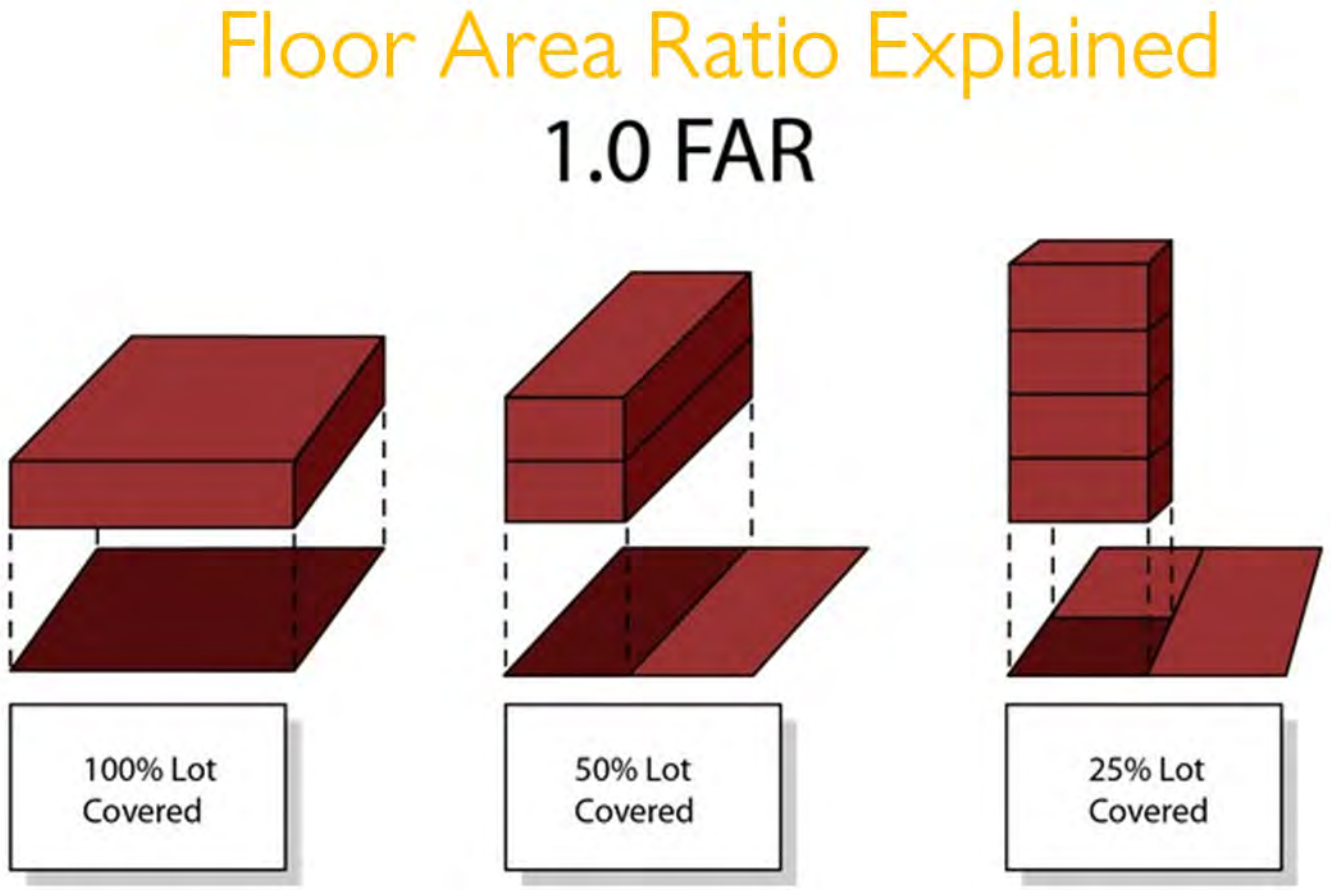
WHAT IS NOT PERMITTED?

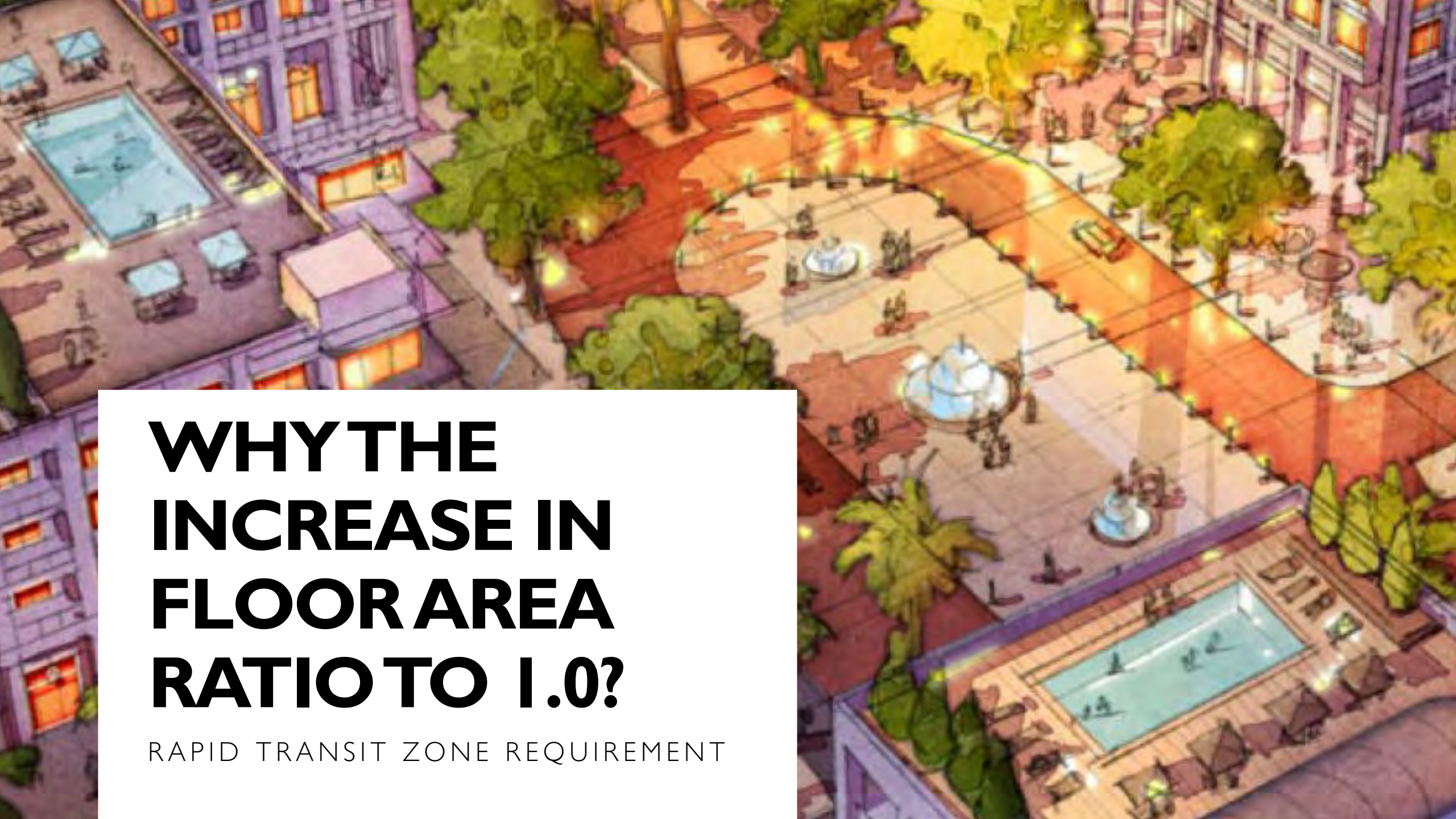
- ANYTHING HIGHER THAN 4 STORIES, OR 51 FEET
- HIGH RISES
- HOTELS
- ROAD ACCESS FROM ABUTTING RESIDENTIAL NEIGHBORHOODS

PRESERVING THE VILLAGE'S CHARACTER AND PROTECTING THE RESIDENTIAL ZONES ARE TOP PRIORITY.

WHAT DOES FLOOR AREA RATIO MEAN?

THE FLOOR AREA RATIO IS THE RELATIONSHIP BETWEEN A BUILDING'S TOTAL USABLE FLOOR AREA AND THE TOTAL AREA OF THE LOT ON WHICH THE BUILDING STANDS.





WHY THE INCREASE IN FLOOR AREA RATIO TO 1.0?

RAPID TRANSIT ZONE REQUIREMENT

LDR ORDINANCE

HIGHLIGHTS

- Protects existing single-family neighborhoods from encroachment by incompatible development, and incompatible impacts including noise, glare, traffic congestion, and other associated impacts.
- Permits business and professional offices, general retail services and restaurants (without drive thru).
- Conditionally permits use of alcohol on premises, structured parking garages, public utilities, all permitted uses that mix commercial, residential or offices, and government facilities.
- Requires development access for ingress and egress to be from Pinecrest Parkway unless otherwise determined by the Village Council.



LDR ORDINANCE

HIGHLIGHTS CONTINUED

- Limits all building height to a maximum of 4 stories, not to exceed 51 feet above the finished floor elevation.
- The maximum floor area ratio shall not exceed 0.40 for a one-story building, 0.51 for a two-story building, 0.70 for a three-story building, and 1.0 for a four-story building.
- Maximum residential density: 35 du/acre
- Minimum size of residential units: 1,000 sq. ft.
- Establishes architectural, open space, streetscape, vehicle circulation, parking, signage and lighting, and loading and unloading standards.

MULTIPLYING THE FLOOR AREA RATIO BY THE LOT SIZE WILL GIVE YOU THE PERMITED FLOOR AREA (SIZE) OF THE BUILDING.

Proposed Floor Area Ratio Illustration



1 story building
17,424 sq ft

2 story building
22,216 sq ft or
11,108 sq ft each
story

3 story building
30,492 sq ft or
10,164 sq ft each
story

4 story building
43,560 sq ft or
10,890 sq ft each
story

EXAMPLE: 1 ACRE PARCEL = 43,560 SQ FT LOT

WHAT DOES 35 DWELLING UNITS PER ACRE LOOK LIKE?



Kendall Gables Apartments: 49 du/acre

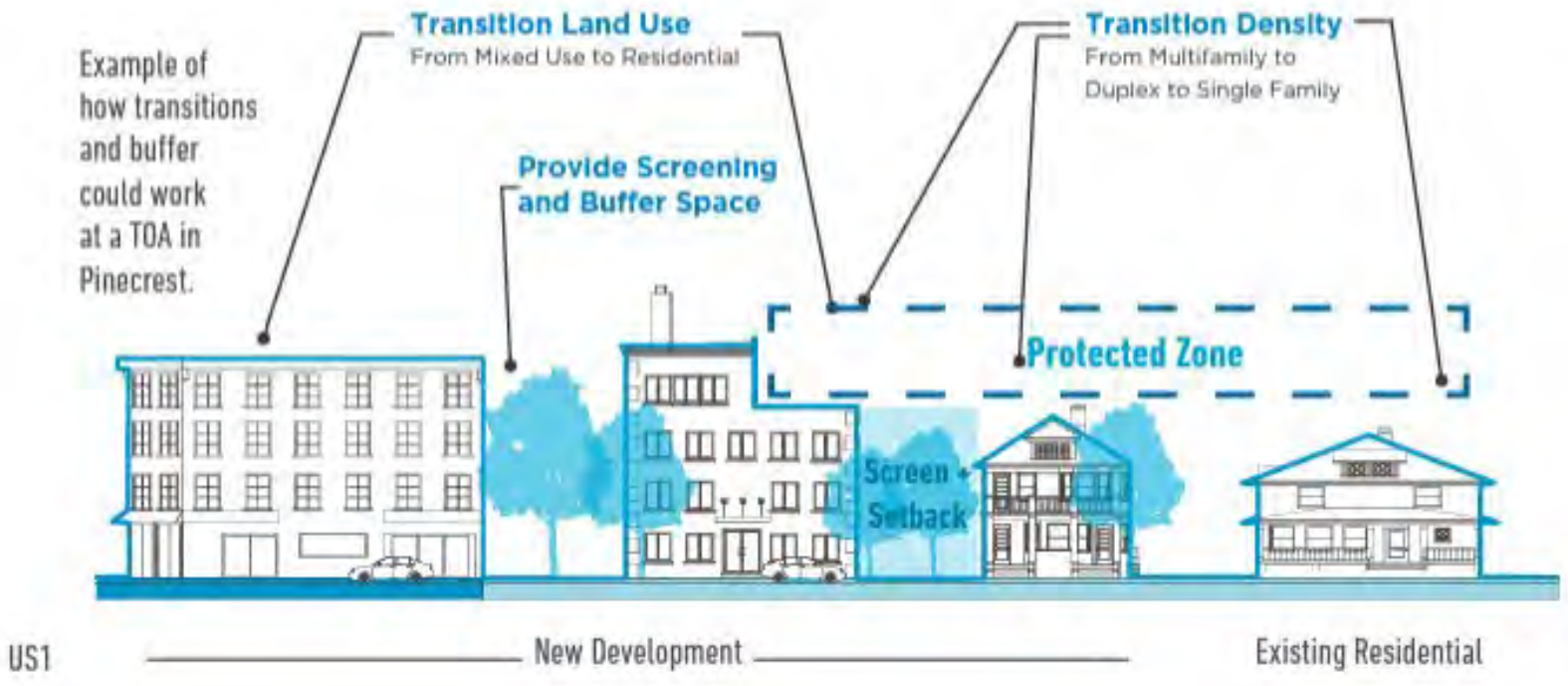


Dadeland Grove Apartments: 34 du/acre

LDR ORDINANCE

HIGHLIGHTS CONTINUED

- Requires townhomes or lower density residential when abutting existing single-family residential with a limit of two-stories or 27 feet.
- Requires opaque landscape buffers in rear setback when abutting single-family residential.
- Maximum building length 165 feet.



LDR ORDINANCE

HIGHLIGHTS CONTINUED

Development in Alt. Districts will have amenities and features:

- Dedicated easements for new streets and sidewalks, walking paths and bike trails
- Mature canopy trees along all streets at a minimum 18 to 20 inches in diameter
- Rooftop amenity deck with landscaping/green roof
- Sustainable design - LEED certified or comparable certification
- Colonnades at the ground floor
- Public art
- Structured Parking: Placing parking in an above- or below-grade parking structure



LDR ORDINANCE

HIGHLIGHTS CONTINUED

- Any project along the entire length of Pinecrest Parkway that would require review of a site plan would require review by the Architectural Review Board prior to consideration by the Village Council, and prior to issuance of building permits.
- Definition change for “building coverage” that includes areas covered by overhead trellises greater than 600 square feet in area.
- Definition change for “Holidays” that includes Juneteenth.



Village of Pinecrest
Proposed Zoning Map Amendments

Proposed Map Amendments

Pinecrest Business Alternative Districts

- Existing PBAD
- Proposed PBAD

1. Kendall Drive and Pinecrest Parkway District
2. Dadeland Plaza District
3. Kendall Plaza District
4. SW 104 Street District
5. S

Parks and Recreational Facilities

- Gary Matzner Park

A. Proposed Amendment from EU-1 to PR

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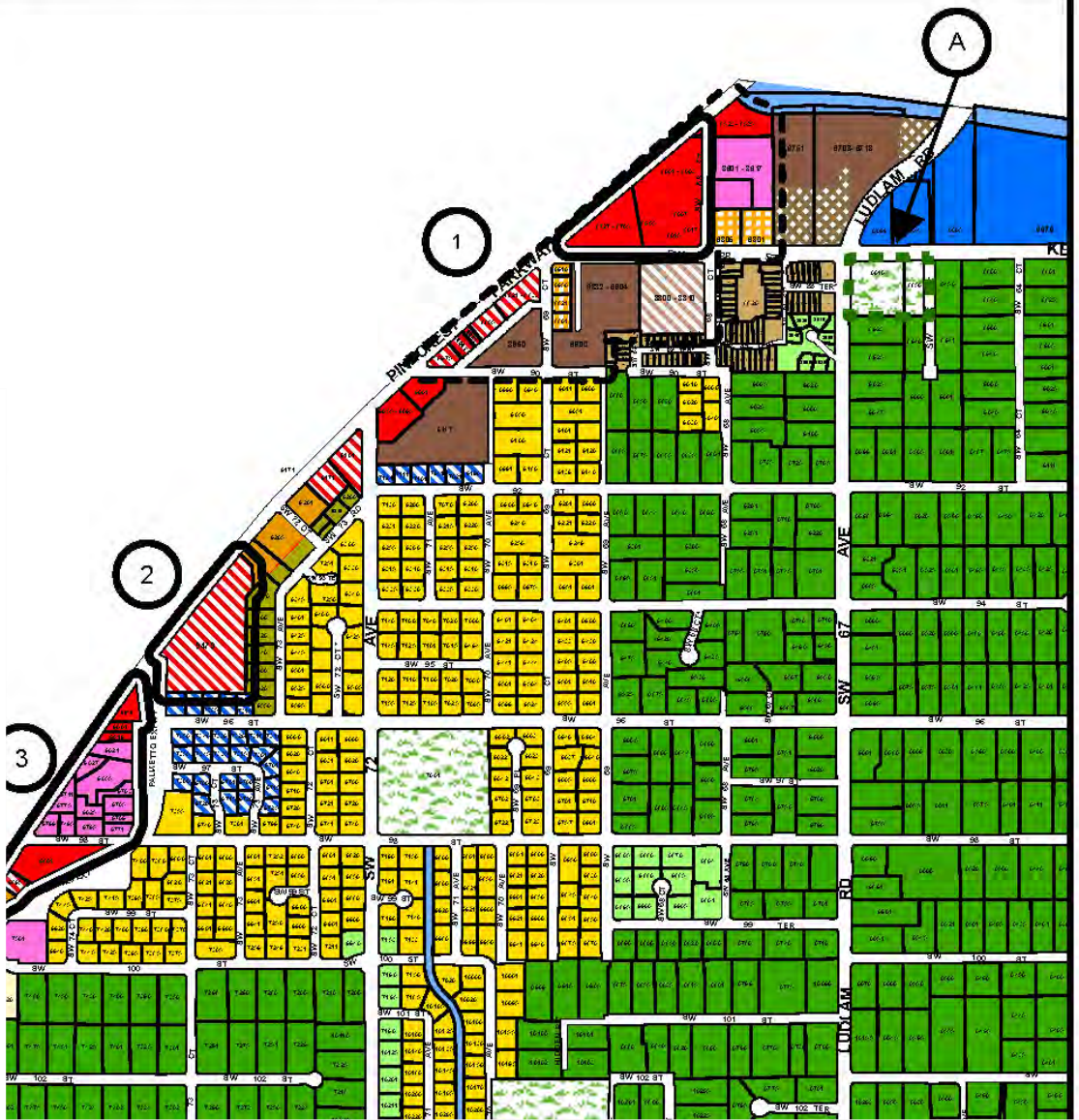
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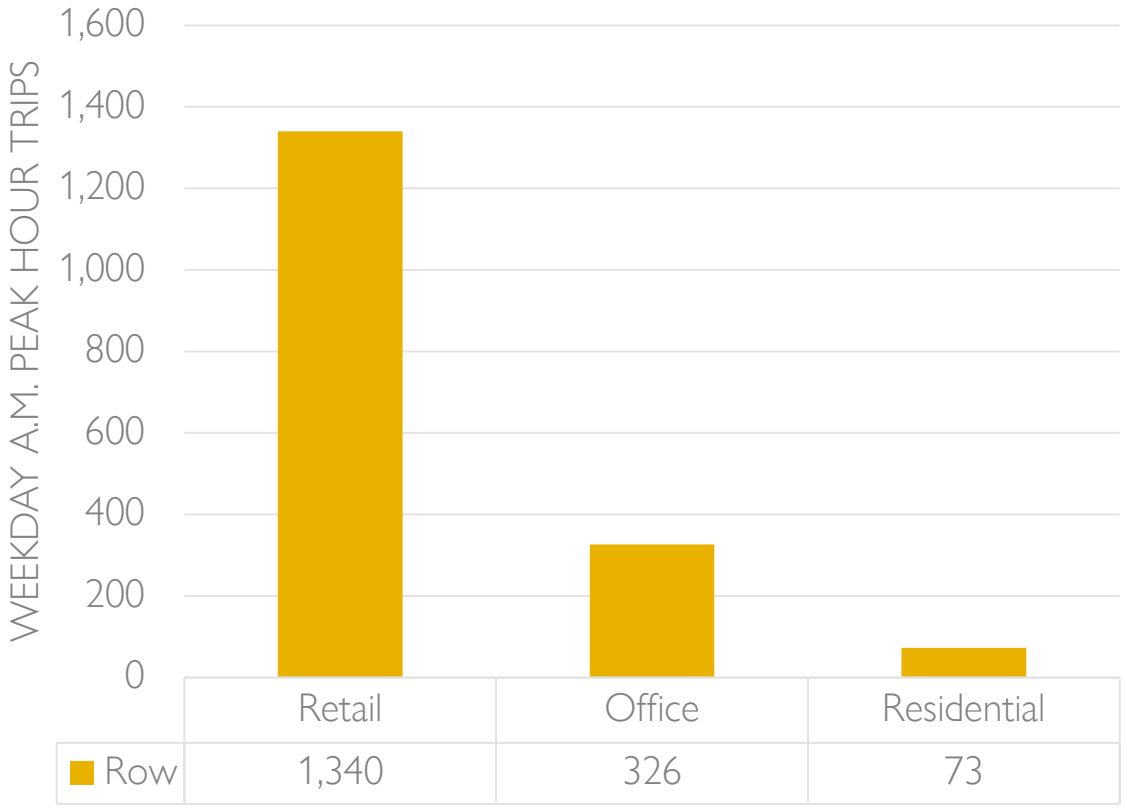
ZONING MAP ORDINANCE

HIGHLIGHTS

- Highlight location of five Pinecrest Business Alternative Districts.
- Leaves underlying zoning intact in commercial corridor.
- Zones Gary Matzner Park as Parks and Recreational Facility.



COMPARISON
209,000 SQ FT EXAMPLE



DOES RESIDENTIAL DEVELOPMENT GENERATE MORE TRAFFIC?

NO.

According to the Trip Generation Manual (6TH Edition) published by the Institute of Transportation Engineers, retail and office use generate more trips than residential:

Retail = 6.41 trips per 1,000 square feet

Office = 1.56 trips per 1,000 square feet

Mid-rise residential = 0.35 trips per 1,000 square feet



Yocelyn Galiano, ICMA CM
Village Manager



Chad Friedman
Village Attorney



Steve Olmsted, AICP
Planning Director

STILL HAVE QUESTIONS???
ASK US



YOCELYN GALIANO

+1 305.234.2121

manager@pinecrest-fl.gov



THANK YOU

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