

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. SW 136 Street District

Parks and Recreational Facilities

-  Gary Matzner Park

A. Proposed Amendment from EU-1 to PR

EU-1C

Residential Estate
One unit per two and one half gross acre

EU-1

Residential Estate
One unit per gross acre

EU-S

Residential Suburban Estate
One unit per 25,000 gross sq. ft.

EU-M

Residential Modified Estate
One unit per 15,000 net sq. ft.

RU-1

Residential Single Family
One unit per 7,500 net sq. ft.

RU-2

Residential Duplex
One two-family structure per 7,500 net sq. ft.

RU-3

Residential Multi-Family Low Density
Nine and three tenths (9.3) units per net acre

RU-3M

Residential Multi-Family Moderate Density
Twelve and nine tenths (12.9) units per net acre

RU-4L

Residential Multi-Family Low-Medium Density
Twenty-three (23) units per net acre

RU-4M

Residential Multi-Family Medium-High Density
Thirty-six (36) units per net acre

RU-4

Residential Multi-Family High Density
Fifty (50) units per net acre

RU-5

Office Development
Max. floor area ratio 0.40 at (1) story increased by 0.11 for ea. additional story

BU-1

Restricted Commercial Development
Max. floor area ratio 0.40 at (1) story increased by 0.11 for ea. additional story

BU-1A

General Business Development
Max. floor area ratio 0.40 at (1) story increased by 0.11 for ea. additional story

BU-2

Special Business Development
Max. floor area ratio 0.40 at (1) story increased by 0.11 for ea. additional story

BU-3

Intensive Business Development
Max. floor area ratio 0.40 at (1) story increased by 0.11 for ea. additional story

PR

Parks and Recreational Facilities
Max floor area ratio 0.40 at (1) story increased by 0.11 for ea. additional story

PS

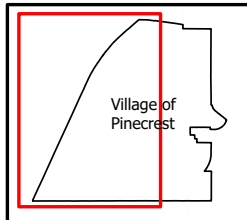
Public Service
Max floor area ratio 0.40 at (1) story increased by 0.11 for ea. additional story

W

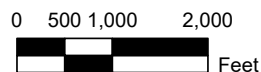
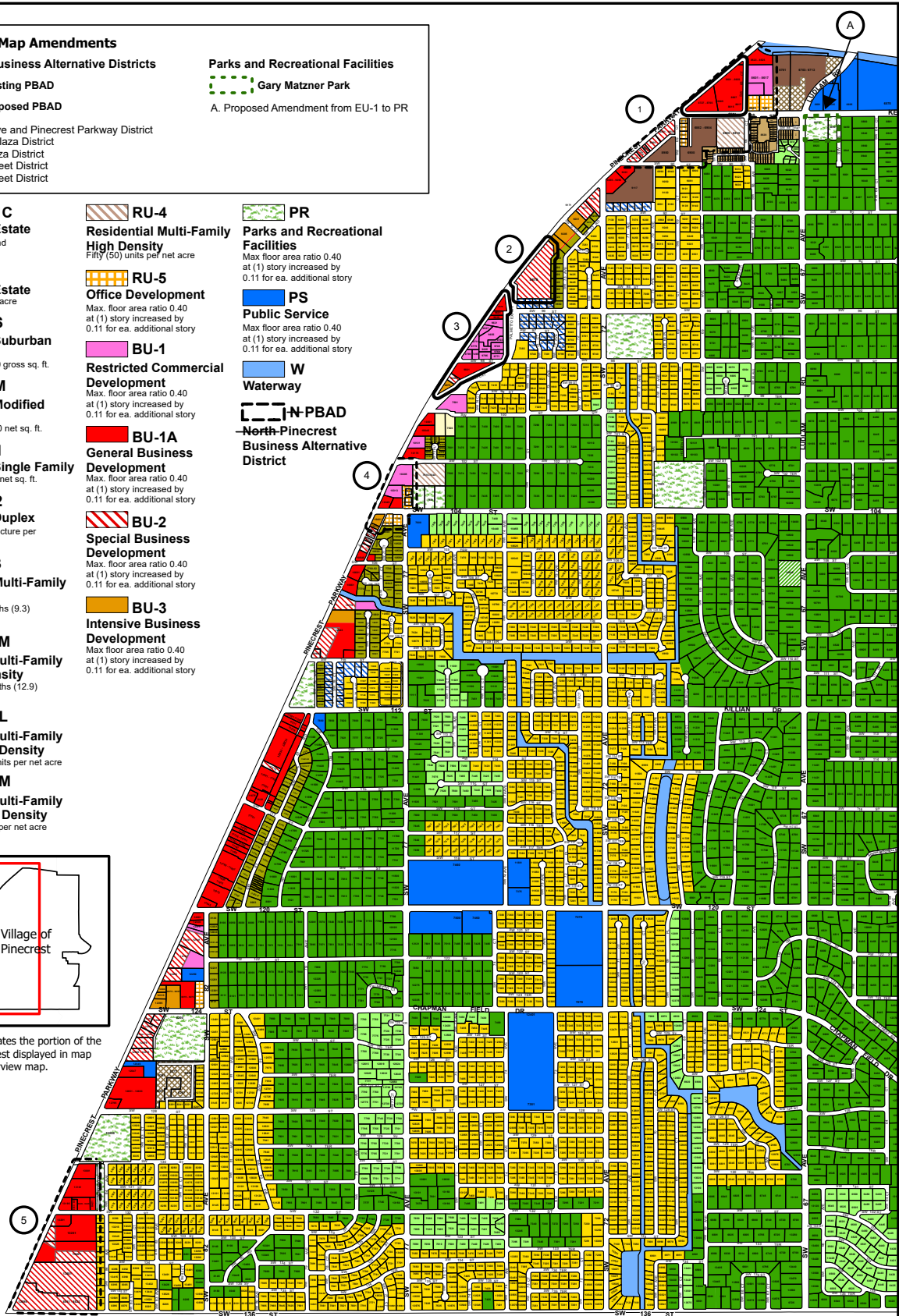
Waterway

N-PBAD

North-Pinecrest Business Alternative District



Inset map illustrates the portion of the Village of Pinecrest displayed in map amendment overview map.



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Properties to be added to expanded and new Pinecrest Business Alternative Districts

FOLIO	TTRRSS	X_COORD	Y_COORD	TRUE_SITE_	TRUE_SITE1	TRUE_SIT_1	TRUE_SIT_2
2040350001161	544035	885166.800000000000	493391.700000000000	6801 N KENDALL DR		Pinecrest	33143-1570
2040350001162	544035	884982.700000000000	493384.700000000000	6805 SW 88 ST		Pinecrest	33143-1522
2040350001260	544035	885051.000000000000	493984.200000000000	8525 S DIXIE HWY		Pinecrest	33143-7809
2040350430001	544035	885083.200000000000	493744.400000000000			Pinecrest	33143-0000
2050020000110	554002	884701.300000000000	492976.000000000000	8800 SW 68 CT		Pinecrest	33156-1510
2050020050010	554002	884069.200000000000	493028.600000000000	6950 N KENDALL DR		Pinecrest	33156-1584
2050020050011	554002	884067.000000000000	493117.000000000000	6910 N KENDALL DR		Pinecrest	33156-1521
2050020050030	554002	884073.400000000000	492925.900000000000	8821 SW 69 CT		Pinecrest	33156-1605
2050020050040	554002	884076.500000000000	492824.600000000000	8861 SW 69 CT		Pinecrest	33156-1605
2050020050080	554002	883663.000000000000	492804.700000000000	8865 S DIXIE HWY		Pinecrest	33156-1618
2050020050090	554002	883576.500000000000	492723.400000000000	8921 S DIXIE HWY		Pinecrest	33156-1619
2050020050100	554002	883521.300000000000	492671.600000000000	8935 S DIXIE HWY		Pinecrest	33156-1619
2050020050110	554002	883425.900000000000	492593.700000000000	8975 S DIXIE HWY		Pinecrest	33156-1619
2050020060010	554002	883843.600000000000	492971.100000000000	8821 S DIXIE HWY		Pinecrest	33156-1618
2050020560001	554002	884279.600000000000	492883.200000000000			Pinecrest	33156-0000
2050020820001	554002	883826.300000000000	492680.000000000000			Pinecrest	33156-0000
2040350430010	544035	885083.200000000000	493744.400000000000	8601 SW 68 CT 1	1	Pinecrest	33143-7899
2040350430020	544035	885083.200000000000	493744.400000000000	8601 SW 68 CT 2	2	Pinecrest	33143-7899
2040350430030	544035	885083.200000000000	493744.400000000000	8601 SW 68 CT 3	3	Pinecrest	33143-7899
2040350430040	544035	885083.200000000000	493744.400000000000	8601 SW 68 CT 4	4	Pinecrest	33143-7899
2040350430050	544035	885083.200000000000	493744.400000000000	8601 SW 68 CT 5	5	Pinecrest	33143-7899
2040350430060	544035	885083.200000000000	493744.400000000000	8601 SW 68 CT 6	6	Pinecrest	33143-7899
2040350430070	544035	885083.200000000000	493744.400000000000	8601 SW 68 CT 21	21	Pinecrest	33143-7899
2040350430080	544035	885083.200000000000	493744.400000000000	8601 SW 68 CT 22	22	Pinecrest	33143-7899
2040350430090	544035	885083.200000000000	493744.400000000000	8601 SW 68 CT 23	23	Pinecrest	33143-7899
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2040350430110	544035	885083.200000000000	493744.400000000000	8601 SW 68 CT 25	25	Pinecrest	33143-7899
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2040350430170	544035	885083.200000000000	493744.400000000000	8603 SW 68 CT 5	5	Pinecrest	33143-0000
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2050020561620	554002	884279.600000000000	492883.200000000000	6904 N KENDALL DR F407	F407	Pinecrest	33156-1574
2050020561630	554002	884279.600000000000	492883.200000000000	6904 N KENDALL DR F408	F408	Pinecrest	33156-1574
2050020561640	554002	884279.600000000000	492883.200000000000	6904 N KENDALL DR F409	F409	Pinecrest	33156-1574
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2050020820020	554002	883826.300000000000	492680.000000000000	8950 SW 69 CT 201	201	Pinecrest	33156-1646
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2050020820060	554002	883826.300000000000	492680.000000000000	8950 SW 69 CT 302	302	Pinecrest	33156-1646
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2050020820080	554002	883826.300000000000	492680.000000000000	8950 SW 69 CT 203	203	Pinecrest	33156-1646
2050020820090	554002	883826.300000000000	492680.000000000000	8950 SW 69 CT 303	303	Pinecrest	33156-1646

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2050020820480	554002	883826.300000000000	492680.000000000000	8950 SW 69 CT 114	114	Pinecrest	33156-1646
2050020820490	554002	883826.300000000000	492680.000000000000	8950 SW 69 CT 214	214	Pinecrest	33156-1646
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2050020820510	554002	883826.300000000000	492680.000000000000	8950 SW 69 CT 215	215	Pinecrest	33156-1646
2050020820520	554002	883826.300000000000	492680.000000000000	8950 SW 69 CT 116	116	Pinecrest	33156-1646
2050020820530	554002	883826.300000000000	492680.000000000000	8950 SW 69 CT 216	216	Pinecrest	33156-1646
2050020820540	554002	883826.300000000000	492680.000000000000	8950 SW 69 CT 117	117	Pinecrest	33156-1646
2050020820550	554002	883826.300000000000	492680.000000000000	8950 SW 69 CT 217	217	Pinecrest	33156-1646
2050020820560	554002	883826.300000000000	492680.000000000000	8950 SW 69 CT 218	218	Pinecrest	33156-1646
2050020820570	554002	883826.300000000000	492680.000000000000	8950 SW 69 CT 219	219	Pinecrest	33156-1646
2050020820580	554002	883826.300000000000	492680.000000000000	8950 SW 69 CT 220	220	Pinecrest	33156-1646
2050020820590	554002	883826.300000000000	492680.000000000000	8950 SW 69 CT 221	221	Pinecrest	33156-1646
2050020820600	554002	883826.300000000000	492680.000000000000	8950 SW 69 CT 222	222	Pinecrest	33156-1646

FOLIO	TTRRSS	X_COORD	Y_COORD	TRUE_SITE_	TRUE_SITE1	TRUE_SIT_1	TRUE_SIT_2
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2050020080112	554003	880464.800000000000	488220.500000000000	10205 S DIXIE HWY		Pinecrest	33156-3147
2050020080120	554003	880250.600000000000	487858.300000000000	10345 S DIXIE HWY		Pinecrest	33156-3148
2050020080121	554003	880532.000000000000	487942.200000000000			Pinecrest	33156-0000
2050020080123	554003	880397.800000000000	487848.200000000000			Pinecrest	33156-0000
2050020720001	554002	880552.000000000000	487881.900000000000			Pinecrest	33156-0000
2050020740001	554002	880551.200000000000	488009.100000000000			Pinecrest	33156-0000
2050100010010	554010	880294.600000000000	487616.000000000000	7740 SW 104 ST		Pinecrest	33156-3149
2050100060010	554010	880419.700000000000	487627.200000000000	7700 SW 104 ST		Pinecrest	33156-3149
2050100060170	554010	880113.500000000000	487530.300000000000	10417 S DIXIE HWY		Pinecrest	33156-3757
2050100060180	554010	880156.400000000000	487624.300000000000	10401 S DIXIE HWY		Pinecrest	33156-3757
2050020720010	554002	880552.000000000000	487881.900000000000	7695 SW 104 ST		Pinecrest	33156-3159
2050020720020	554002	880552.000000000000	487881.900000000000	7695 SW 104 ST		Pinecrest	33156-3159
2050020720030	554002	880552.000000000000	487881.900000000000	7695 SW 104 ST		Pinecrest	33156-3159
2050020720040	554002	880552.000000000000	487881.900000000000	7695 SW 104 ST		Pinecrest	33156-3159
2050020720050	554002	880552.000000000000	487881.900000000000	7695 SW 104 ST		Pinecrest	33156-3159
2050020740010	554002	880551.200000000000	488009.100000000000	7685 SW 104 ST 100	100	Pinecrest	33156-3161
2050020740020	554002	880551.200000000000	488009.100000000000	7685 SW 104 ST 200	200	Pinecrest	33156-3161
2050020740030	554002	880551.200000000000	488009.100000000000	7685 SW 104 ST 210	210	Pinecrest	33156-3161
2050020740040	554002	880551.200000000000	488009.100000000000	7685 SW 104 ST 220	220	Pinecrest	33156-3161

FOLIO	TTRRSS	X_COORD	Y_COORD	TRUE_SITE_	TRUE_SITE1	TRUE_SIT_1	TRUE_SIT_2
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2050150000511	554015	876520.400000000000	478308.300000000000	8425 SW 132 ST		Pinecrest	33156-6505
2050150000513	554015	876406.300000000000	478285.500000000000	8461 SW 132 ST		Pinecrest	33156-6505
2050150000514	554015	876650.500000000000	478308.200000000000	8421 SW 132 ST		Pinecrest	33156-6505
2050150000520	554015	876289.700000000000	478289.100000000000	13195 S DIXIE HWY		Pinecrest	33156-6509
2050150000530	554015	876533.700000000000	478738.600000000000	13001 S DIXIE HWY		Pinecrest	33156-6525
2050150260020	554015	876241.900000000000	478069.400000000000	13201 S DIXIE HWY		Pinecrest	33156-6511
2050150340060	554015	876421.600000000000	477947.600000000000	13251 S DIXIE HWY		Pinecrest	33156-6511
2050150340070	554015	876331.200000000000	477649.200000000000	13401 S DIXIE HWY		Pinecrest	33156-6512
2050150570010	554015	876092.500000000000	476986.600000000000	13595 S DIXIE HWY		Pinecrest	33156-6508
2050150570020	554015	876328.900000000000	477279.000000000000	13501 S DIXIE HWY		Pinecrest	33156-6513