



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

MEMORANDUM

Department of Building and Planning

DATE: July 2, 2022

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

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

RE: Sylvester Palms Subdivision; 11400 SW 60 Avenue
Final Subdivision Plat

PETITION REQUEST

Camelot Luxury Homes (Owner) and Guillermo J. Miranda (Applicant) are requesting approval of a final subdivision plat ("Sylvester Palms") for the purpose platting an unplatted portion of the existing lot located at 11400 SW 60 Avenue, at the southwest corner of SW 114 Street and SW 60 Avenue. The Village Council approved the Preliminary Plat on October 19, 2021.

The unplatted portion of the lot is the former right-of-way for SW 60 Avenue that was vacated in 1961 following resolution of a property line dispute as described in Miami-Dade County Resolution 7050 (attached). Southwest 60 Avenue was subsequently constructed in its current alignment and location. A former single-residence on the property has recently been demolished and the owner now plans to build a single-family residence on the existing lot. Platting of the unplatted portion of the property has been determined to be necessary to allow the new residence to extend across the vacated right-of-way that is 25 feet in width.

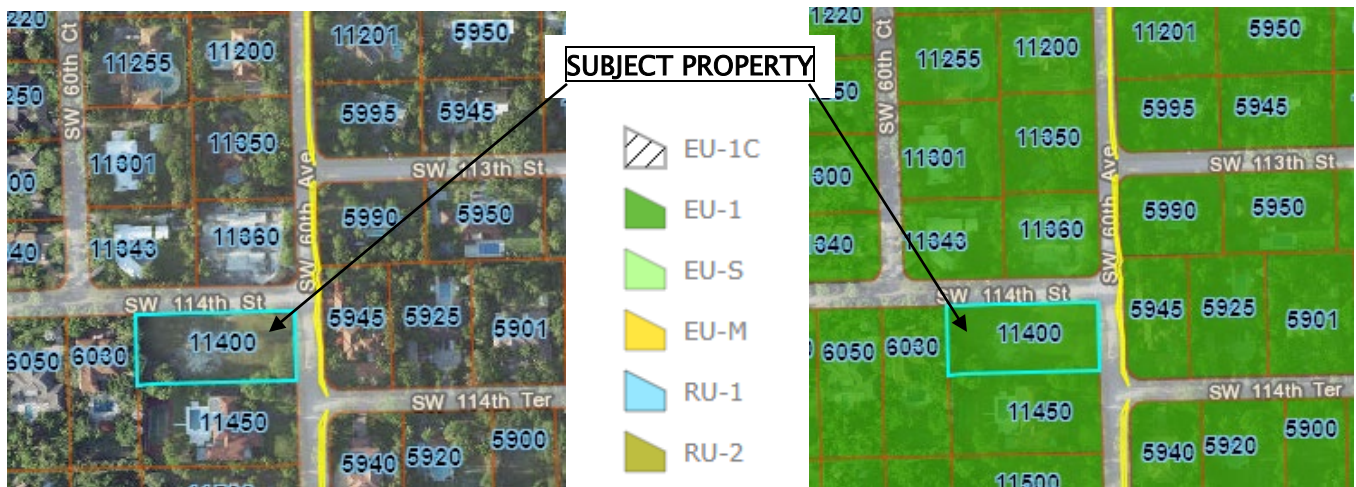
OWNER/APPLICANT

Camelot Luxury Homes (Owner); Guillermo J. Miranda (Applicant)

SITE LOCATION

The subject property is located at 11400 SW 60 Avenue, Pinecrest, Florida 33156 within the EU-1, Residential Estate zoning district.





EXISTING CONDITIONS

The property is currently vacant and undeveloped. A single-family residence that formerly existed on the subject property has been demolished and removed. Four (4) mature trees exist on the subject property. The property is 44,875 square feet (1.03 Acres) in area.

PUBLIC COMMENT

The Building and Planning Department has not received any additional correspondence subsequent to approval of the Preliminary Plat by the Village Council on October 19, 2021.

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.

County water is available to the subject property via an existing water main on the west side of SW 60 Avenue and connection of a new residence to the available water line will be required.

Division 3.2, Paragraph (m) requires fire hydrants to be provided and spaced no more than 300 feet apart and no more than 150 feet to the center of any lot. One fire hydrant exists adjacent to the southeast corner of the lot on SW 60 Avenue and it is anticipated that fire hydrants will be installed in the vicinity of the property on SW 114 Street in conjunction with future water line extensions.

Sewage disposal is proposed to be provided by on-site septic tanks. Approval by the Florida Department of Health and Miami-Dade County Department of Environmental Resource Management will be required.

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

The proposed subdivision consisting of one home to replace a former residence on the property will have a de minimus impact on the adjoining transportation network.

Construction of a pedestrian sidewalk along the frontage of the subject property adjacent to Southwest 60 Avenue and SW 114 Street or payment of a fee in lieu of construction is required as determined by the Administrative Official.

The applicant has advised the access to the lot will be provided from SW 60 Avenue. Staff has no objections.

Construction of any future driveway will require a driveway permit from the Pinecrest Public Works Department.

Stormwater management is proposed to be addressed in conjunction with the issuance of a building permit.

Mature trees exist on the subject property. A tree removal permit will be required before building permits are issued for the construction of a new home on either lot.

The Dimensional Requirements of the EU-1, Residential Estate zoning district are provided for the Village Council's consideration as follows:

- a. Minimum lot area: One acre, including one-half of the rights-of-way adjacent to the site.
- b. Maximum density: One principal dwelling unit per one gross acre.
- c. Maximum height: Principal use - One-story structure or portion of the structure that is one story: 24 feet to the top of the parapet. If the roof of the one story structure has a pitch of at least 6/12, then the peak of such roof may be 28 feet in height, provided the height to the top of the tie beam does not exceed 24 feet.

Two-story structure or portion of the structure that is two-stories: 35 feet. However, any portion of the building or structure with a flat roof, or sloped roof concealed by a parapet, shall not exceed 27 feet to the top of the roof or parapet.

- d. Maximum lot coverage:
 - i. Maximum building coverage (inclusive of all structures): 20 percent for 2 story structures; 25 percent for one story structures.
 - ii. Maximum impervious surface ratio: 45 percent.
 - iii. Minimum green space: 55 percent.
- e. Minimum lot width and street frontage: 125 feet.

Pursuant to the requirements of Division 8.2 (o) 2. of the Pinecrest Land Development Regulations, corner lots are required to have a width equal to the width for internal lots plus *"the difference between the required front yard width and required side yard width"*. The required width for corner lots within the EU-1, Residential Estate zoning district is 145 feet.

- f. Minimum lot depth: 200 feet. The measurement shall be from the centerline of the abutting front right-of-way.
- g. Minimum setbacks and maximum floor area ratios: All development must comply with setbacks for wetlands. Also, the following setbacks apply within the EU-1 district:

Front: 50 Feet; Rear: 25 feet; Side 20 Feet; Street Side: 30 Feet

- h. Minimum size living area: 1,800 square feet.

The subject corner lot has corner is 142.56 feet in width adjacent to SW 60 Avenue and 315.85 feet in width adjacent to SW 114 Street. The lot width dimensions are consistent with the platting requirements that were in place at the time of the original platting of the property within the Mitchell Manors Subdivision Plat.

RECOMMENDATION

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

1. Approval of installation of septic tanks by the Florida Department of Health and Miami-Dade County.

2. Indication of utility easements on the final plat and installation of utilities underground.
3. Installation of pedestrian sidewalks adjacent to the north side of SW 114 Street and the west side of SW 60 Avenue or payment in lieu of construction as required by the Administrative Official.
4. Approval of driveway connection permits by the Village of Pinecrest prior to the issuance of building permits.
5. Approval of a stormwater management plan for each new residence prior to the issuance of building permits.
6. 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.
7. 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.

MIAMI REVIEW
AND DAILY RECORD

Published Daily except Saturday and Sunday.
Miami, Dade County, Florida.

STATE OF FLORIDA
COUNTY OF DADE:

Before the undersigned authority personally appeared G. A. Coup, who on oath says that he is the publisher of the Miami Review and Daily Record, a daily (except Saturday and Sunday) newspaper, published at Miami in Dade County, Florida; that the attached copy of advertisement, being a Legal Advertisement or Notice in the matter of

Notice of adoption of resolution no. 7050

at the November 7, 1961 meeting

in the X X X Court.
was published in said newspaper in the issues of

November 13, 1961

Affiant further says that the said Miami Review and Daily Record is a newspaper published at Miami, in said Dade County, Florida, and that the said newspaper has heretofore been continuously published in said Dade County, Florida, each day (except Saturday and Sunday) and has been entered as second class mail matter at the post office in Miami, in said Dade County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

G. A. Coup

Sworn to and subscribed before me this 13th

day of November A. D. 1961

Ruth E. Shuman
Notary Public, State of Florida at Large.

(SEAL)

My Commission expires June 15, 1963

NOTICE OF ADOPTION OF
RESOLUTION NO. 7050
TO WHOM IT MAY CONCERN:
NOTICE IS HEREBY GIVEN that the BOARD OF COUNTY COMMISSIONERS OF DADE COUNTY, FLORIDA, at its meeting held on the 7th day of November, 1961, duly exercised its authority granted under and pursuant to Section 336.08 and 336.10, Florida Statutes, by adopting Resolution No. 7050, and did thereby vacate, abandon, discontinue, close, renounce and disclaim any right of Dade County and the public in and to that certain public or private street, alley way, road, highway, or other place used for travel or portion thereof, lying, being and situate in Dade County, Florida, to-wit:
The Westerly twenty-five (25) feet of that portion of S. W. 60th Avenue lying between S. W. 114th Street and S. W. 116th Street.
Therefore the public will be governed accordingly.
BOARD OF COUNTY COMMISSIONERS DADE COUNTY, FLORIDA
E. B. LEATHERMAN, Clerk
By EDWARD D. FHELAN, Deputy Clerk

MIAMI REVIEW
AND DAILY RECORD

Published Daily except Saturday and Sunday.
Miami, Dade County, Florida.

STATE OF FLORIDA
COUNTY OF DADE:

Before the undersigned authority personally appeared G. A. Coup, who on oath says that he is the publisher of the Miami Review and Daily Record, a daily (except Saturday and Sunday) newspaper, published at Miami in Dade County, Florida; that the attached copy of advertisement, being a Legal Advertisement or Notice in the matter of

Notice of public hearing of pet. to close road

November 7, 1961, at 9:00 A.M.

in the X X X Court.
was published in said newspaper in the issues of

October 12, 1961

Affiant further says that the said Miami Review and Daily Record is a newspaper published at Miami, in said Dade County, Florida, and that the said newspaper has heretofore been continuously published in said Dade County, Florida, each day (except Saturday and Sunday) and has been entered as second class mail matter at the post office in Miami, in said Dade County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Ruth E. Shuman

Sworn to and subscribed before me this 12th

day of October A. D. 1961

Ruth E. Shuman
Notary Public, State of Florida at Large.

(SEAL)

My Commission expires June 15, 1963

NOTICE OF PUBLIC HEARING
ON PETITION TO CLOSE ROAD
TO WHOM IT MAY CONCERN:
NOTICE IS HEREBY GIVEN that under and pursuant to Sections 336.09 and 336.10, Florida Statutes, and Resolution No. 6380 passed by the BOARD OF COUNTY COMMISSIONERS OF DADE COUNTY, FLORIDA, the said Board will hold a public hearing on the 7th day of November, 1961, at 9:00 o'clock in the A.M. at its meeting room on the tenth floor of the Dade County Court house, to consider the advisability of granting the petition of
L. L. FITCH
E. DI NARDO and
DONNA BUXTON
which has been spread upon the minutes of the meeting of said Board on the 2nd day of October, 1961, to vacate, abandon, discontinue, close, renounce and disclaim any right of Dade County and the public in and to that certain existing public or private street, alley way, road, highway, or other place used for travel or portion thereof, lying, being and situate in Dade County, Florida, to-wit:
The westerly twenty-five (25) feet of that portion of S. W. 60th Avenue lying between S. W. 114th Street and S. W. 116th Street.
All interested parties may appear and be heard at said time and place.
BOARD OF COUNTY COMMISSIONERS DADE COUNTY, FLORIDA
E. B. LEATHERMAN, Clerk
By EDWARD D. FHELAN, Deputy Clerk

Agenda Item No. 4 (c) (1)
11/7/61.

RESOLUTION NO. 7020

RESOLUTION GRANTING PETITION
OF L. L. FITCH AND OTHERS TO
CLOSE, VACATE AND ABANDON
PORTION OF SOUTHWEST 60TH
AVENUE.

WHEREAS, this Board, pursuant to the provisions of Resolution No. 6980, adopted October 3, 1961 has held and conducted a public hearing to consider the advisability of exercising the authority granted by Sections 336.09 and 336.10, Florida Statutes, to close, vacate, abandon, discontinue and renounce any right of Dade County in and to that certain existing road situate, lying and being in Dade County, Florida, particularly described as follows:

The Westerly twenty-five (25) feet of that portion of S. W. 60th Avenue lying between S. W. 114th Street and S. W. 116th Street.

AND WHEREAS, this Board has heard all interested persons, and in consideration of all pertinent facts and circumstances, has determined that, subject to certain conditions hereinafter set forth, the granting of the petition referred to in Resolution No. 6980 would not be detrimental to the public health, safety and welfare, and that the above described road is not needed for such purpose by the county, and that no State or Federal highway is involved,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF DADE COUNTY, FLORIDA, that:

Agenda Item No. 4 (c) (1)
Page No. 3

The Chairman thereupon declared the Resolution duly passed
and adopted this 7th day of November, 1961.

DADE COUNTY, FLORIDA
BY ITS BOARD OF COUNTY
COMMISSIONERS

E. B. LEATHERMAN, CLERK

By: EDWARD D. PHELAN
Deputy Clerk.

MEMORANDUM

FORM 380A

TO Honorable Chairman and Members
Board of County Commissioners

FROM County Manager

DATE October 3, 1961

SUBJECT 3-453 Relocation of S.W. 60th Avenue

Request

The petitioners request vacation of a 25 foot strip of right of way for S.W. 60th Avenue between S.W. 114th and 116th Streets. The purpose of closing this right of way is to relocate S.W. 60th Avenue in this area.

The relocation of S.W. 60th Avenue has been sought by the county for several years.

Background

When South Mitchell Manor (the petitioners' subdivision) was platted in 1950, it was found the property to the east (now Bruce Lourie Subdivision) encroached on Mitchell Manor by 5 1/2 feet. Since Mitchell Manor was ready to develop and the present Bruce Lourie Subdivision was completely undeveloped, it was agreed that Mitchell Manor would dedicate 25 feet of right of way for S.W. 60th Avenue on the west side of the 5 1/2 foot encroachment. This is the right of way now to be vacated.

When the Bruce Lourie Subdivision was later platted for development, the 5 1/2 foot encroachment was still in dispute and the developers dedicated 25 feet of right of way on the east side of the disputed area.

The result is that the 5 1/2 foot strip of land between the two right of way dedications has remained undeveloped. This strip is unsightly and each end of the street has sharp turns which makes it hazardous for vehicles.

One of the petitioners now has an agreement with the original developers of Mitchell Manor, who still hold title, to purchase the 5 1/2 foot strip at the time this right of way is closed. He will dedicate 25 feet of this strip to the county for the relocation of S.W. 60th Avenue and the county will pave it. Each of the petitioners will acquire the section of the vacated right of way and the section of the 5 1/2 foot strip in front of his property so that he will have proper access to the relocated street.

Southern Bell Telephone Co. has a cable in the right of way to be vacated and the closing should be subject to an easement for the phone company.

Recommendation

All departments concerned recommend this right of way be vacated and this office concurs.

IGH:bp

State of Florida, County of Dade.
This instrument was filed for record the 16 day of Nov.
1961 at 9:20 AM. and duly recorded in OFFICIAL RECORDS
Book 2889... on Page 660 File # 61R-1898-36.

E. B. LEATHERMAN
Clerk, Circuit Court

By... *[Signature]* D. G.

Section 1. The street, alley, road, highway or other place used for travel, as hereinabove described, is hereby vacated, abandoned, discontinued and closed, and any and all rights of Dade County and the public in and to the same are hereby renounced and disclaimed, all subject to the conveyance by the petitioner L. L. Fitch to Dade County for road purposes of that certain strip of land 25 feet in width extending from the center line of S. W. 116th Street northerly to the center line of S. W. 114th Street, the westerly line of which is parallel to and 25 feet easterly of the east line of the roadway herein vacated, and subject further to the existing easement rights of Southern Bell Telephone Company in said roadway herein vacated.

Section 2. The Clerk of the Board of County Commissioners is hereby directed to publish the notice of the adoption of this Resolution one time within thirty (30) days hereafter in a newspaper of general circulation in Dade County, in accordance with the provisions of Sections 336.09 and 336.10, Florida Statutes.

The foregoing Resolution was offered by Commissioner **Walter Weiss**, who moved its adoption. The motion was seconded by Commissioner **Jack H. Beckwith**, and upon being put to a vote, the vote was as follows:

James H. Allen	Aye
Jack H. Beckwith	Aye
Joseph A. Boyd, Jr.	Aye
Alexander S. Gordon	Absent
Charles F. Hall	Aye
Ben C. McGahey	Absent
Arthur H. Patten, Jr.	Aye
Frank O. Pruitt	Aye
Harold B. Spaet	Aye
Milton E. Thompson	Aye
Walter Weiss	Aye
Winston W. Wynne	Aye
Robert M. Haverfield	Aye

STATE OF FLORIDA)
COUNTY OF DADE) SS:

I, E. B. LEATHERMAN, Clerk of the Circuit Court in and for Dade County, Florida; and Ex-Officio Clerk of the Board of County Commissioners of said County, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Resolution No. 7050, adopted by the said Board of County Commissioners at its meeting held on November 7, 19 61.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal on this 7th day of November, A. D. 19 61.

E. B. LEATHERMAN, Ex-Officio Clerk
Board of County Commissioners
Dade County, Florida

By [Signature]
Deputy Clerk

SEAL

Board of County Commissioners
Dade County, Florida

PUBLIC HEARING NOTICE



PUBLIC HEARING NOTICE

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

MEMORANDUM

Department of Building and Planning

On **Monday, July 11, 2022 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): Camelot Luxury Homes (Owner), and Guillermo J. Miranda (Applicant)

ITEM: Final Subdivision Plat

LOCATION: The subject property is located at 11400 SW 60 Avenue, Pinecrest, Florida 33156 within the EU-1, Residential Estate zoning district.

REQUEST: Camelot Luxury Homes (Owner), and Guillermo J. Miranda (Applicant) are requesting approval of a final subdivision plat ("Sylvester Palms") for the re-subdivision of Lots 1 and 2, Less the South 167.5 feet, Block 1 of South Mitchell Manors Subdivision. Proposed Tract "A" is 44,875 square feet in area.



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 Monday, July 11, 2022.

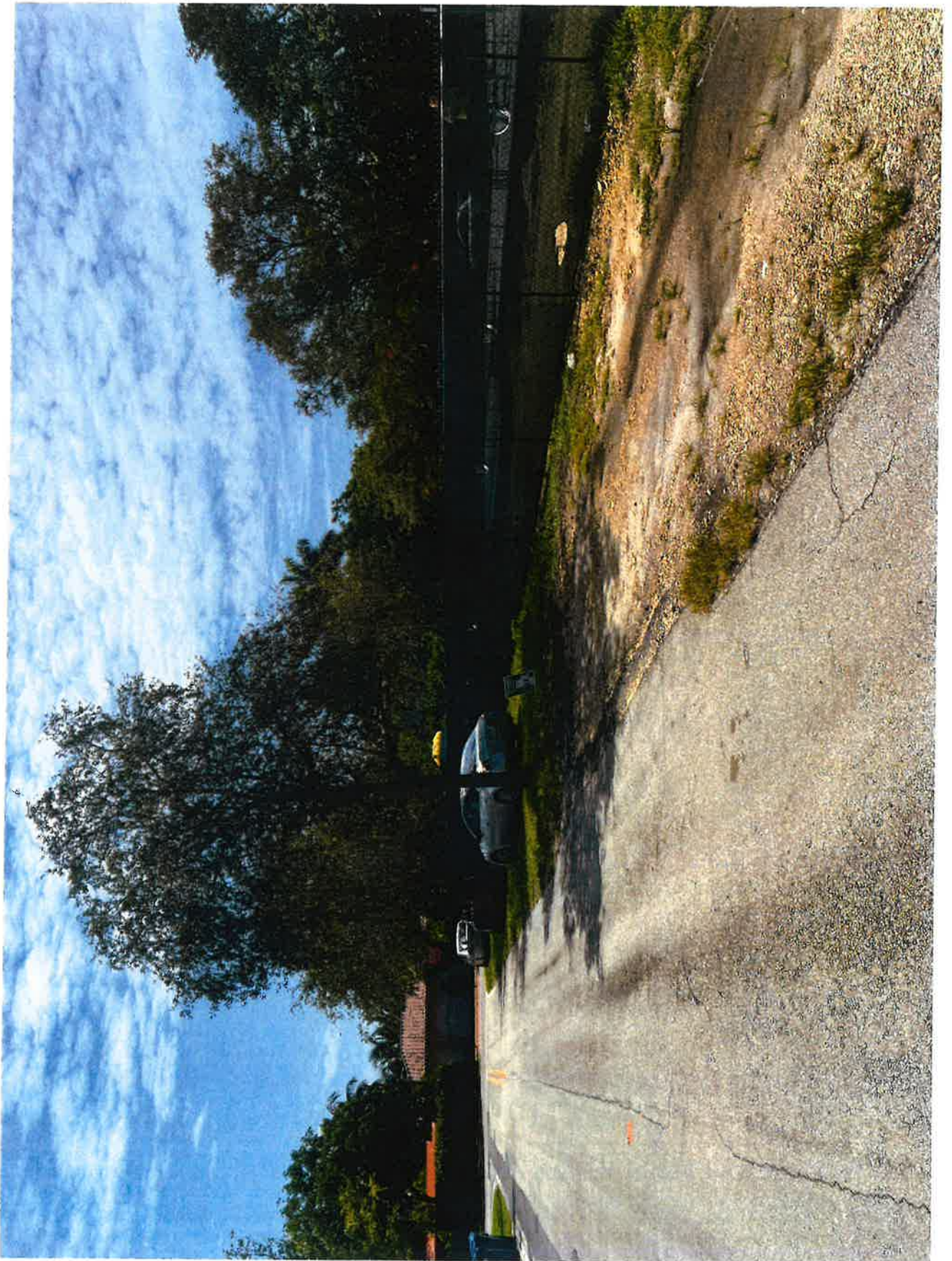
Interested parties requesting information are asked to contact the Building and Planning Department by calling (305) 234-2121, via e-mail at planning@pinecrest-fl.gov, or writing to the department at 12645 Pinecrest Parkway, Pinecrest, Florida 33156, where a plan is on file.

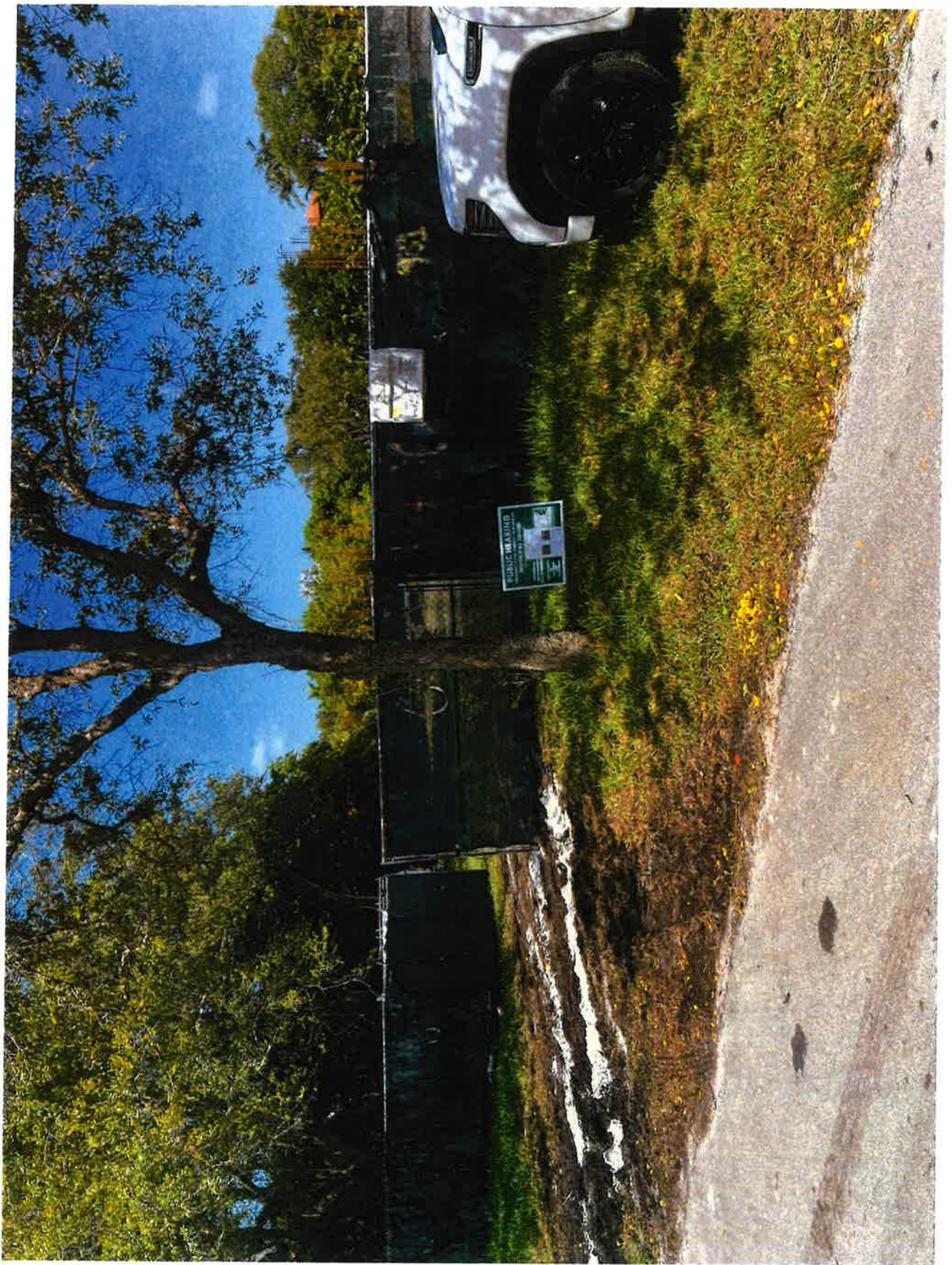
In accordance with the Americans with Disabilities Act of 1990, all persons with disabilities and who need special accommodations to participate in this meeting because of that disability should contact the Village Clerk at (305) 234-2121 no later than seven (7) business days prior to such proceeding.

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).











PL 2204-0002

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 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) Guillermo Miranda <i>Camelot Luxury Homes III inc</i>		
Mailing Address 8334 SW 85 Terrace	City, State, Zip Miami, FL 33143	Telephone 305-632-8178 Email gmiranda@camelotluxuryhomes.com
Name of Owner Camelot Luxury Homes III, Inc.		
Mailing Address 8334 SW 85 Terrace	City, State, Zip Miami, FL 33143	Telephone 305-632-8178 Email gmiranda@camelotluxuryhomes.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 20-5012-006-0010

Address 11400 SW 60 Avenue, Pinecrest, FL 33156

Lot(s) 1 & 2 Block 1 Section 12-55-40 Plat Book No. 50 Page No. 44

SOUTH MITCHELL MANORS N 142.54 FT OF LOTS 1 & 2, BLOCK 1 AND 78.74 FT STRIP LYING EAST AND ADJ 73R-192073

FINISHED FLOOR ELEVATION (If applicable): N/A FLOOD X ZONE N/A

Revised 8/2016

- B. ADDRESS (if number has been assigned) N/A
- C. SIZE OF PROPERTY 315.94 ft. X 142.39 ft. = 44,875 sq. ft.; 1.03 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 _____

APPLICANT'S PROPOSAL

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

To Eliminate The Easement Running N TO SOUTH ON THE EAST OF PROPERTY in order TO BUILD a SINGLE FAMILY RESIDENCE AS PER BL-2021-1479

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.)

THIS WILL ALLOW US TO BUILD a LARGER HOME & INCREASE PROPERTY VALUES OF THE AREA.

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) VACANT - NEW CONSTRUCTION.

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 _____

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.

4/18/22 _____ / Guillermo J. Miranda
 Date Applicant's Signature Print Name

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

I/We Camelot Luxury Homes III, Inc. as Owner(s) of Lot(s) 1 & 2

Block 1 Section 12-55-40 PB/PG 50/44

of property which is located at 11400 SW 60 Avenue, Pinecrest, FL 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 _____ 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 Guillermo J. Miranda Signature  Date 4/18/22

Owner's Name _____ Signature _____ Date _____

Notary to Owner:

Applicant's Name _____ Signature _____ Date _____

Notary to Applicant:

PUBLIC HEARING APPLICATION SUPPLEMENT

However, applicants are encouraged to contact neighbors regarding application.

_____ has applied to the Village of Pinecrest for a variance,
 Name of Applicant _____
 which will affect the property located at 11400 SW 60th Ave as follows:
 Property Address _____

To permit N/A

The Village Council Zoning Board will hold a public hearing on this request. I have read the above requested variance, the applicable plans and understand that I am waiving any objection to the proposed variance and related construction as described above. By subscribing my name below, I hereby certify that I have done so freely and without any duress or misrepresentation on the part of the applicant.

Parcel 1 _____ Owner Name _____ Address _____ Signature _____ Date	Parcel 2 _____ Owner Name _____ Address _____ Signature _____ Date	Parcel 3 _____ Owner Name _____ Address _____ Signature _____ Date
Parcel 4 _____ Owner Name _____ Address _____ Signature _____ Date	SUBJECT PROPERTY Please indicate the NORTH direction. (Circle one) ← ↑ ↓ →	Parcel 5 _____ Owner Name _____ Address _____ Signature _____ Date
STREET / AVENUE / TERRACE / ROAD / COURT		
Parcel 6 _____ Owner Name _____ Address _____ Signature _____ Date	Parcel 7 _____ Owner Name _____ Address _____ Signature _____ Date	Parcel 8 _____ Owner Name _____ Address _____ Signature _____ Date



CAMELOT

LUXURY HOMES

Apr 26, 2022

To Whom It May Concern,

In Reference To: 11400 S.W. 60th Ave. Pinecrest, Fl 33156

The above mentioned lot is an approximately 1.1 acre in Pinecrest. The dimensions are 142.56' x 315.85'. I plan to put a single family residence on this lot, which is currently vacant. There was a house on the lot, but I believe the original owners demolished it over a year ago. There was a pool and a septic tank, both of which abandoned and filled. All permits pertaining to the demolition were inspected and closed by the Village of Pinecrest. The temporary plat was approved by the Village Of Pinecrest on October 11th 2021 and by Miami Dade County on November 23rd 2021. We have a full set of construction plans (BL-2021-1479) that have been approved by the Village And construction the project has begun.

This application is for the final Plat for this lot only. It is to vacate a part of an easement that was meant for the original location of 60th avenue. Subsequently, 60th avenue was built further east and the plat was never changed to abandon the easement. There is city water on 60th Avenue and a water meter was installed for the previous house.

Sincerely yours,

A handwritten signature in black ink, appearing to read 'Guillermo J Miranda'. The signature is fluid and cursive, with some overlapping loops.

Guillermo J Miranda

President.



CAMELOT LUXURY HOMES

Jun 9, 2022

To Whom It May Concern,

In Reference To: 11400 S.W. 60th Ave. Pinecrest, Fl 33156. Final Plat
Public Hearing

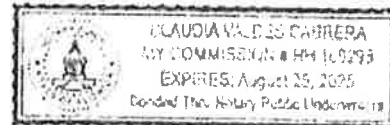
I, Guillermo Miranda, as President of Camelot Luxury Homes III Inc.
appoint Paco J Garcia to appear and act on my behalf for the Final plat
hearing. This Meeting will be held at the Village of Pinecrest on July 11,
2022 at 7 P.M. to review and hopefully approve the final plat for the
property at 11400 SW 60th ave.

Should you have any questions or concerns, please do not hesitate to
contact me at (305)632-8178 or by email.

Sincerely yours.

Guillermo J Miranda
President

STATE OF FLORIDA
COUNTY OF MIAMI DADE
Sworn to (by affirmed) and subscribed before me
this 9 day of June, 2022
by Guillermo Javier Miranda
Saldas
I declare that I am a Notary Public
Personally known
or Produced Identification
Type of Identification Produced FLSSA
11653290760610



OPINION OF TITLE

TO: MIAMI-DADE COUNTY, a political subdivision of the State of Florida.

With the understanding that this opinion of title is furnished to MIAMI-DADE COUNTY, FLORIDA, as an inducement for acceptance and in compliance with Chapter 28, Subdivision Code, and as an inducement for acceptance of a proposed final subdivision plat covering the real property hereinafter described. It is hereby certified that I have examined the complete Abstract or Title Policy Number OF6-4197500 issued by Old Republic National Title Insurance Company, dated January 27, 2021 at the hour of 2:33 PM, and the following:

Attorney's Title Fund Services, LLC print-out

together covering the period from the BEGINNING to April 2, 2021 at 11 P.M.

inclusive, of the following described real property:

Lots 1 and 2, less the South 167.50 feet, thereof, Block 1, of South Mitchell Manors, according to the plat thereof as recorded in Plat Book 50, Page 44, of the Public Records of Miami-Dade County, Florida. Also all that part of S 1/2 of NW 1/4 of SE 1/4 of Section 12, Township 55 South, Range 40 East, bounded as follows: On the North by the North line of Block 1 of aforesaid subdivision extended East; on the West by the East line of Lot 1, Block 1; on the South by the North line of the South 167.50 feet of said Lot 1 extended East; on the East by a line 25 feet West of and parallel to the West line of the NE 1/4 of SE 1/4 of Section 12, Township 55 South, Range 40 East as said West line of NE 1/4 of SE 1/4 is shown on Plat of Bruce-Laurie Subdivision recorded in Plat Book 53, Page 34, all being and located in Miami-Dade County, Florida.

Basing my opinion on said complete title policy covering said period I am of the opinion that on the last mentioned date the fee simple title to the above described real property was vested in:

CAMELOT LUXURY HOMES III, INC., a Florida corporation,

subject to the following liens, encumbrances, and other exceptions:

1. **RECORDED MORTGAGES:**

NONE

2. RECORDED CONSTRUCCION LIENS, CONTRACT LIENS AND JUDGEMENTS:

NONE

3. GENERAL EXCEPTIONS:

- a. All taxes for the year in which this opinion is rendered, unless noted below that such taxes have been paid.
- b. Rights of persons other than the above owners who are in possession.
- c. Facts that would be disclosed upon accurate survey.
- d. Any unrecorded labor, mechanics' or materialmens' liens.
- e. Zoning and other restrictions imposed by governmental authority.

4. SPECIAL EXCEPTIONS:

- a. Dedications, restrictions, easement and other matters contained on the Plat of South Mitchell Manors, as recorded in Plat Book 50, Page 44, Public Records of Miami-Dade County, Florida.
- b. Resolution No. 7050 recorded in O.R. Book 5205, Page 85, O.R. Book 5207, Page 752, Public Records of Miami-Dade County, Florida.
- c. Right-of-Way Easement recorded in O.R. Book 3328, Page 220, Public Records of Miami-Dade County, Florida.

I HEREBY CERTIFY that I have reviewed all the aforementioned encumbrances and exception.

Therefore, it is my opinion that the following parties must join in the platting of the above described real property to make it valid and binding on the lands described herein.

Name:

Interest:


Camelot Luxury Homes III, Inc.,

Fee Simple Owner

I, the undersigned, further certify that I am an attorney-at-law duly admitted to practice in

the State of Florida, and am a member in good standing of the Florida Bar.

Respectfully submitted this 22 day of
April, 2021


ADELAIDA FERNANDEZ-FRAGA
Florida Bar No. 435058

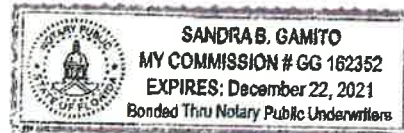
STATE OF FLORIDA

COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me by means of physical presence this 22 day of April, 2021, by Adelaida Fernandez-Fraga, who is personally known to me or has produced _____ as identification.

My Commission Expires:


Notary Public



September 13, 2021

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


Re: T-Plat of SYLVESTER PALMS
11400 SW 60th Avenue
Pinecrest, Florida 33156
Folio No. 20-5012-006-0010

Mr. Olmsted:

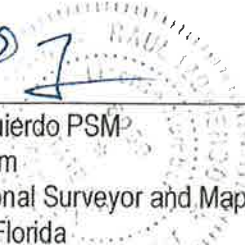
I have made a review of the above referenced Tentative Plat and found that it meets the requirements of the Village of Pinecrest, Land Development Code, Chapter 30 – Subdivisions, as well as Miami-Dade County Code, Chapter 28 - Subdivisions and the State of Florida, Chapter 177, Part I – Platting, Florida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

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

Respectfully yours,



Raul Izquierdo PSM
By the firm
Professional Surveyor and Mapper No. 6099
State of Florida



HC21112

**MIAMI DADE COUNTY PLAT COMMITTEE
NOTICE OF ACTION**

Plat No: T - 24712 - 2 - CORR.

STR1: 12 55 40

Municipality: PINECREST

Zoning: District: 7

Name: SYLVESTER PALMS
Location by Streets: SW 114 ST & SW 60 AVE
Owner: CAMELOT LUXURY HOMES III, INC.,
8334 SW 85 TERRACE
MIAMI, FL 33143 Phone: (305) 632-8178
Surveyor: SUAREZ SURVEYING & MAPPING
15190 SW 136TH STREET, SUITE 20
MIAMI, FL 33196 Phone: 3055961799

This is to advise you that on Friday, December 17, 2021 the Dade County Plat Committee reviewed the above plat and that the same was:


- Recommended for approval subject to conditions indicated on attached action copy.
- Approved as an extension of time, subject to previous requirements and:
- Deferred for reasons indicated below:
- Denied for the reasons indicated below:


SYLVESTER PALMS

TENTATIVE PLAT NO. **24712-2-COR.**
 Sec. 12 Twp. 55 Rge. 40

Municipality: PINECREST

Zoned: EU-1

RECOMMENDS APPROVAL 12-17-21 
 Date, Regulatory and Economic Resources Dept. (Plating)

RECOMMENDS APPROVAL 12-17-21 
 Date, Regulatory and Economic Resources Dept. (Zoning)

- Paid Tax receipts (and escrow, if applicable).
- Processing fee for Final Plat.
- Recording fee for Final Plat.
- Water Control Division approval after final plat submittal. (DRER)
- Approval regarding method of water supply.
- Approval regarding method of sewage disposal.
- Certified copy of municipal ordinance and/or resolution accepting final plat and letter(s) stating paving and drainage plans have been approved and Improvement Bond held by Municipality (if applicable).
- Letter from F.P.&L. Company (TP-7 letter) regarding underground electric service (ORD. 68-69).
- State Plane Coordinate Data Sheet.
- AFTER SUBMITTAL OF FINAL PLAT, CHECK THE PUNCH LIST AT THE FOLLOWING WEBSITE FOR ADDITIONAL SCHEDULING AND/OR RECORDATION REQUIREMENTS. (<http://www8.miamidade.gov/apps/rer/platstatus/>)

- Recommends approval subject to the Village of Pinecrest requirements and the requirements checked below:
- Traffic concurrency approval by the Municipality is required prior to final plat review and prior to the issuance of a building permit. Municipality concurrency review to include all City, State and County roads.
- Tentative Plat valid until September 17, 2022
Note: The Plat Committee must officially review the Extension of Time request prior to the expiration of the Tentative Plat. Application request must be submitted at least ten (10) days prior to said Plat Committee meeting.
- No road, sidewalks, or drainage facilities within unincorporated Miami Dade County or on County maintained rights-of-ways are to be constructed or installed without prior knowledge, approval and complete progressive inspection by the Department of Transportation and Public Works. Construction or installation of these facilities does not guarantee acceptance by the County unless final plat is approved and recorded.
- Final approval and recording subject to the Department of Regulatory and Economic Resources (Environmental Resources Management) and the Florida Department of Health approval on sewage disposal facilities and water supply.
- Site to be filled to County Flood Criteria Elevation of 6.0 N.G.V.D. or to an elevation not less than the approved crown of the road fronting the property. Cutting of existing grade is not permitted below the established base flood elevation of the F.I.R.M. for Miami Dade County Florida Community # 125098.
- Property owner/ Developer must provide the required improvements within the right-of-way.
- Compliance with the Department of Regulatory and Economic Resources (Environmental Resources Management). Contact Ingrid Guerrero at (305) 372-6507 or Ingrid.Guerrero@miamidade.gov for environmental concerns and requirements.
- MDWASD approval required prior to final plat review.
- Compliance with the Miami Dade Water and Sewer Department (MDWASAD). Contact Maria Capote at (786) 268-5329 or Maria.Capote@miamidade.gov for water and sewer concerns and requirements.
- Final Mylar(s) plus five (5) prints.
- Opinion of Title (Valid for 30 days, unincorporated; 45 days municipality). An update is usually required before the County Commissioners meeting and/or recordation.



Date: 11/23/2021

To: Platting and Traffic Review Section
Department of Regulatory and Economic Resources

Re: Tentative Plat, Number: T-24712 (1)
Subdivision: Sylvester Palms
Agenda Date: 11/24/2021

RECOMMENDATION: Overall Approved

This office has reviewed the referenced **PLAT** and recommends the following:

Office of Code Coordination and Public Hearings: (Approved)

Voice: 305-372-6764, Fax: 305-372-6543

As per Section 24-43.3(2) of the Code of Miami-Dade County (the Code), the proposed development shall connect to the abutting utility water lines. This office has no objection to the approval of this plat.

Utility sanitary sewers are not located within feasible distance for connection to the subject property as defined by Section 24-5 of the Code. Consequently, any proposed development would have to be served by a septic tank and drainfield as a means for the disposal of domestic liquid waste. DERM has no objection to the interim use of a septic tank and drainfield provided that the development complies with the minimum lot size requirements per Section 24-43.1(a) of the Code and the property is connected to a utility water supply. In accordance with the Code, the minimum lot size for a single family residence served by public water and a septic tank shall be 15,000 square feet (gross). Based on the available information, the proposed development does comply with the abovementioned lot size requirements.

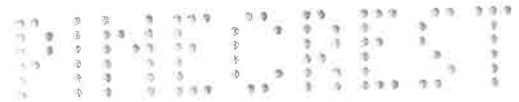
This analysis is based on sanitary sewer infrastructure as it exists at the time of this application. Please be advised that sanitary sewer system infrastructure is constantly changing, and future applications (including extensions of a tentative plat) related to this property will be reanalyzed based on the infrastructure that exists at the time of such future applications.

Concurrency Issued by the Municipality.

For additional information please contact Ingrid.Guerrero@miamidade.gov.

Final Plat Condition: None.

Delivering Excellence Every Day



Water Control (Approved)

Voice: 305-372-6681, Fax: 305-372-6489

Project Area: 1.033 Acres

County Flood Criteria: + 6.0 ft. N.G.V.D.

FEMA Flood Zone & Flood Elevation: Zone X

Site shall be filled in a manner so as to prevent the flooding of adjacent properties. Interceptor swales shall be constructed on-site with no encroachment over adjacent properties.

Please be advised, paving and drainage plans must be submitted to and approved by DERM prior to final plat approval.

Please contact Kaheill S. Whittaker of the DERM Water Control Section at (305) 372-6967 or via email whittk@miamidade.gov for further assistance.

Final Plat Condition: Paving and Drainage plan approval must be issued.

Trees (Approved)

Voice: 305-372-6574

The subject parcel is within the boundaries of the City of Pinecrest. Therefore, the applicant should contact the City of Pinecrest at (305) 235-2121 for any information relating to tree preservation requirements.

In accordance with Section 24-49.9 of the Code, all plants prohibited by Miami-Dade County shall be removed from all portions of the properties prior to development, or redevelopment and developed parcels shall be maintained to prevent the growth or accumulation of prohibited species.

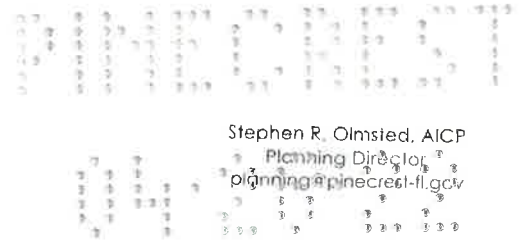
For additional information please contact Andrea.Dopico@miamidade.gov.

Final Plat Condition: None.

If you have any questions regarding elements of this review, please contact the appropriate office using the provided contact phone number or email.

Sincerely,

Rashid Istambouli, P.E.
Division of Environmental Resources Management
Regulatory and Economic Resources Department



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

MEMORANDUM

Department of Building and Planning

DATE: October 11, 2021

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

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

RE: Sylvester Palms Subdivision; 11400 SW 60 Avenue
Preliminary Subdivision Plat

PETITION REQUEST

Camelot Luxury Homes (Owner) and Guillermo J. Miranda (Applicant) are requesting approval of a preliminary subdivision plat ("Sylvester Palms") for the purpose of platting an unplatted portion of the existing lot located at 11400 SW 60 Avenue, at the southwest corner of SW 114 Street and SW 60 Avenue. The unplatted portion of the lot is the former right-of-way for SW 60 Avenue that was vacated in 1961 following resolution of a property line dispute as described in Miami-Dade County Resolution 7050 (attached). Southwest 60 Avenue was subsequently constructed in its current alignment and location. A former single-residence on the property has recently been demolished and the owner now plans to build a home on the existing lot. Platting of the unplatted portion of the property has been determined to be necessary to allow the new residence to extend across the vacated right-of-way that is 25 feet in width.

OWNER/APPLICANT

Camelot Luxury Homes (Owner); Guillermo J. Miranda (Applicant)



SITE LOCATION

The subject property is located at 11400 SW 60 Avenue, Pinecrest, Florida 33156 within the EU-1, Residential Estate zoning district.



EXISTING CONDITIONS

The property is currently vacant and undeveloped. A single-family residence that formerly existed on the subject property has been demolished and removed. Four (4) mature trees exist on the subject property. The property is 44,875 square feet (1.03 Acres) in area.

PUBLIC COMMENT

The Building and Planning Department has received one letter in opposition to the proposed replatting of the property. A copy of the correspondence 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.

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 water main on the west side of SW 60 Avenue and connection of a new residence to the available water line will be required.

Division 3.2, Paragraph (m) requires fire hydrants to be provided and spaced no more than 300 feet apart and no more than 150 feet to the center of any lot. One fire hydrant exists adjacent to the southeast corner of the lot on SW 60 Avenue and it is anticipated that fire hydrants will be installed in the vicinity of the property on SW 114 Street in conjunction with future water line extensions.

Sewage disposal is proposed to be provided by on-site septic tanks. Approval by the Florida Department of Health and Miami-Dade County Department of Environmental Resource Management will be required.

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

The proposed subdivision consisting of one home to replace a former residence on the property will have a de minimus impact on the adjoining transportation network.

Construction of a pedestrian sidewalk along the frontage of the subject property adjacent to Southwest 60 Avenue and SW 114 Street or payment of a fee in lieu of construction is required as determined by the Administrative Official.

The applicant has advised the access to the lot will be provided from SW 60 Avenue. Staff has no objections.

Construction of any future driveway will require a driveway permit from the Pinecrest Public Works Department.

Stormwater management is proposed to be addressed in conjunction with the issuance of a building permit.

Mature trees exist on the subject property. A tree removal permit will be required before building permits are issued for the construction of a new home on either lot.

The Dimensional Requirements of the EU-1, Residential Estate zoning district are provided for the Village Council's consideration as follows:

- a. Minimum lot area: One acre, including one-half of the rights-of-way adjacent to the site.

- b. Maximum density: One principal dwelling unit per one gross acre.
- c. Maximum height: Principal use - One-story structure or portion of the structure that is one story: 24 feet to the top of the parapet. If the roof of the one story structure has a pitch of at least 6/12, then the peak of such roof may be 28 feet in height, provided the height to the top of the tie beam does not exceed 24 feet.
Two-story structure or portion of the structure that is two-stories: 35 feet. However, any portion of the building or structure with a flat roof, or sloped roof concealed by a parapet, shall not exceed 27 feet to the top of the roof or parapet.
- d. Maximum lot coverage:
- i. Maximum building coverage (inclusive of all structures): 20 percent for 2 story structures; 25 percent for one story structures.
 - ii. Maximum impervious surface ratio: 45 percent.
 - iii. Minimum green space: 55 percent.
- e. Minimum lot width and street frontage: 125 feet.

Pursuant to the requirements of Division 8.2 (o) 2. of the Pinecrest Land Development Regulations, corner lots are required to have a width equal to the width for internal lots plus *"the difference between the required front yard width and required side yard width"*. The required width for corner lots within the EU-1, Residential Estate zoning district is 145 feet.

- f. Minimum lot depth: 200 feet. The measurement shall be from the centerline of the abutting front right-of-way.
- g. Minimum setbacks and maximum floor area ratios: All development must comply with setbacks for wetlands. Also, the following setbacks apply within the EU-1 district:
- Front: 50 Feet; Rear: 25 feet; Side 20 Feet; Street Side: 30 Feet
- h. Minimum size living area: 1,800 square feet.

The subject corner lot has corner is 142.56 feet in width adjacent to SW 60 Avenue and 315.85 feet in width adjacent to SW 114 Street. The lot width dimensions are consistent with the platting requirements that were in place at the time of the original platting of the property within the Mitchell Manors Subdivision Plat.

An opinion of title has been requested and will be required at the time of submittal of the final plat.

RECOMMENDATION

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

1. Review and approval of the proposed 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. Approval of installation of septic tanks by the Florida Department of Health and Miami-Dade County.
3. Indication of utility easements on the final plat and installation of utilities underground.
4. Installation of pedestrian sidewalks adjacent to the north side of SW 114 Street and the west side of SW 60 Avenue or payment in lieu of construction as required by the Administrative Official.
5. Approval of driveway connection permits by the Village of Pinecrest prior to the issuance of building permits.
6. Approval of a stormwater management plan for each new residence prior to the issuance of building permits.
7. 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.
8. Submittal of an opinion of title prior at the time of an application for approval of the final plat confirming ownership.
9. 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.