



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

MEMORANDUM

Department of Building and Planning

DATE: September 30, 2024
TO: Yocelyn Galiano, ICMA-CM
Village Manager
FROM: Stephen R. Olmsted, AICP, LEED-GA
Planning Director
RE: Ridgeline Corner - Final Subdivision Plat
6200 SW 120 Street

PETITION REQUEST

RE Invest 1 LLC (Owner)/AGD Developers, LLC - Gerhardt Grill (Applicant) are requesting approval of a Final Subdivision Plat ("Ridgeline Corner") for the division of property and creation of two (2) single-family residential lots on property located at the 6200 SW 120 Street, Pinecrest, Florida, within the EU-1, Residential Estate zoning district. Lot 1 is proposed to be 46,500 square feet in gross area (40,500 square feet net); and lot 2 is proposed to be 62,403 square feet in gross area (44,841 square feet net).

OWNER/APPLICANT

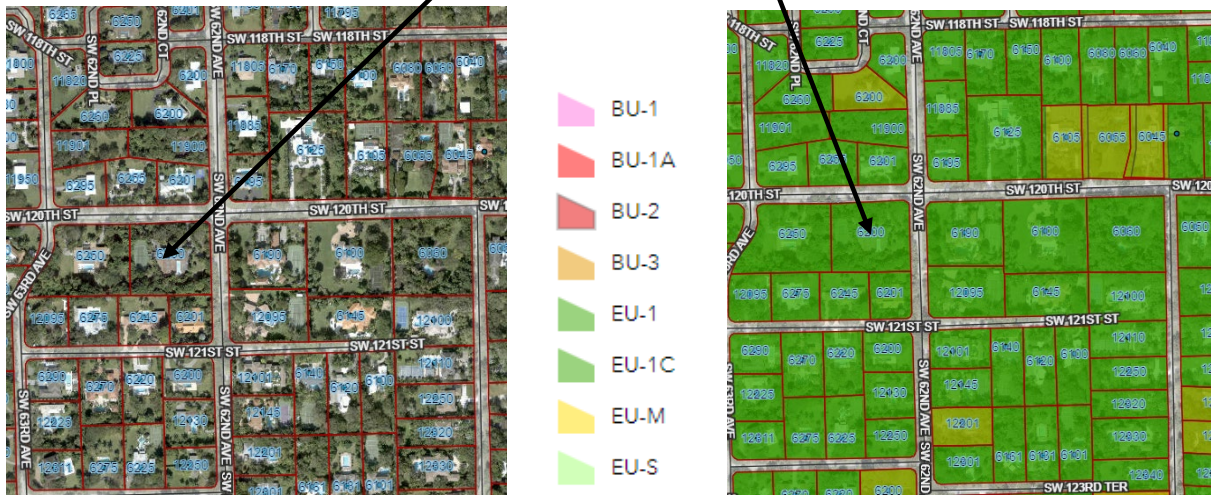
RE Invest 1 LLC (Owner)/AGD Developers, LLC - Gerhardt Grill (Applicant).

SITE LOCATION

The subject property is located on the south side of SW 120 Street, immediately west of SW 62 Avenue, at 6200 SW 120 Street, Pinecrest, Florida, within the EU-1, Residential Estate zoning district.



SUBJECT PROPERTY



EXISTING CONDITIONS

Mature trees and landscaping exist on the subject property. A single-family residence, and concrete block and stucco wall were recently demolished and removed.

The Village Council approved the Preliminary Plat on September 12, 2023.

PUBLIC COMMENT

The Building and Planning Department has not received any correspondence in opposition to the requested 2-lot subdivision.

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 12-inch water main abutting the property on SW 120 Street and SW 62 Avenue and connection of both proposed lots to the available is required.

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. One fire hydrant exists across from the southeast corner of the plat, on the east side of SW 62 Avenue, south of SW 120 Street. An additional fire hydrant is proposed to be located on the south side of SW

120 Street between Lots 1 and 2. The new proposed fire required will need to be installed prior to occupancy of the first new residence.

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.

A non-conforming concrete block and stucco wall exists adjacent to the north and east property lines. The non-conforming wall will need to be demolished prior to issuance of a certificate of occupancy for the first home to be constructed.

The applicant is proposing to dedicate an additional 5 feet of right-of-way on the south side of SW 120 Street to allow for a total right-of way width of 75 feet, including 40 feet on the south side of SW 120 Street and 35 feet on the north side, to match the right-of-way condition existing in SW 120 Street east of the subject property.

For the purpose of issuing a development order, the proposed lot split 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 consisting of one additional home (net increase) will have a de minimus impact on the adjoining transportation network.

A concrete sidewalk exists adjacent to both proposed lots on the south side of SW 120 Street. Construction of a sidewalk on the west side of Southwest 62 Avenue or payment of a fee in lieu of construction will be required prior to issuance of building permits as determined by the Administrative Official.

Construction of driveways adjacent to Southwest SW 62 Avenue and/or SW 120 Street will require a driveway permit. Sidewalks that are damaged during construction will need to be replaced by the developer.

Stormwater management is proposed to be addressed on each individual lot in conjunction with the issuance of building permits.

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. 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.

Two-story structure or portion of the structure that is two-story, including the parapet: 35 feet. However, any portion of the building or structure with a flat roof, or sloped roof concealed by a parapet, shall not exceed 28 feet to the top of the roof or 29.5 feet to the top of the parapet.

- d. Maximum lot coverage:
 - i. Maximum building coverage (inclusive of all structures): 20 percent for two-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 internal lots within the EU-1, Residential Estate zoning district is 125 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 final plat meets all dimensional requirements of the EU-1, Residential Estate zoning district.

RECOMMENDATION

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

1. Extension of potable water lines to both lots.
2. Installation of the required fire hydrant during future construction, and prior to issuance of a certificate of occupancy for the first residence to be constructed.
3. Approval of installation of septic tanks by the Florida Department of Health and Miami-Dade County.
4. Indication of utility easements on the final plat and installation of all utilities underground.
5. Demolition of the non-conforming wall prior to issuance of a certificate of occupancy for the first home.
6. Installation of a pedestrian sidewalk along the west side of SW 62 Avenue or payment in lieu of construction as required by the Administrative Official.
7. Approval of driveway connection permits by the Village of Pinecrest prior to the issuance of building permits.
8. Repair of damaged or broken sidewalks prior to issuance of a certificate of occupancy

9. Approval of a stormwater management plan for each new residence prior to the issuance of building permits.
10. 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. Relocation of any impacted trees shall be required as an alternative to removal when possible.

PUBLIC HEARING NOTICE



PUBLIC HEARING NOTICE

Stephen R. Olmsred AICP
Planning Director
olanning@pinecrest-fl.gov

PINECREST MEMORANDUM

Department of Building and Planning

On **Tuesday, October 8, 2024, at 7:00 p.m.**, the Village Council will conduct the following Public Hearing to be held at the Pinecrest Municipal Center, Council Chamber, 12645 Pinecrest Parkway, Pinecrest, Florida to consider the following:

OWNERS/APPLICANT(S): RE Consult 1 LLC (Owner) and AGD Developers, LLC - Gerhardt Grill (Applicant)

ITEM: Requesting approval of a Final Subdivision Plat ("Ridgeline Corner") for the division of property and creation of two (2) single-family residential lots

LOCATION: The subject property located at 6200 SW 120 Street, Pinecrest, Florida, within the EU-1, Residential Estate zoning district. Lot 1 is proposed to be 46,500 square feet in gross area (40,500 square feet net); and lot 2 is proposed to be 62,403 square feet in gross area (44,767 square feet net).

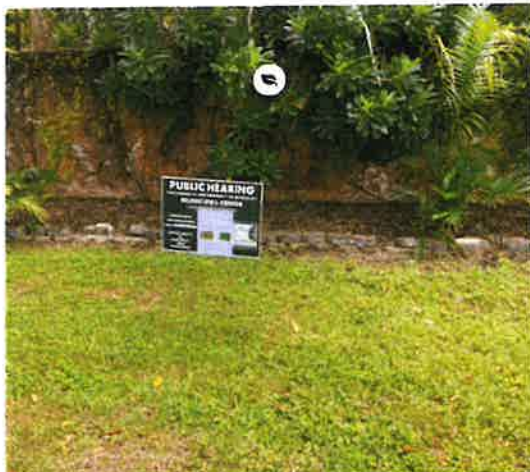
REQUEST: Consult 1 LLC (Owner) and AGD Developers, LLC - Gerhardt Grill (Applicant) are requesting approval of a Final Subdivision Plat ("Ridgeline Corner") for the division of property and creation of two (2) single-family residential lots on property located at 6200 SW 120 Street, Pinecrest, Florida, within the EU-1, Residential Estate zoning district. Lot 1 is proposed to be 46,500 square feet in gross area (40,500 square feet net); and lot 2 is proposed to be 62,403 square feet in gross area (44,767 square feet net).



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 8, 2024. 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.

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).



Add a Caption

Look Up Plant

Tuesday · Sep 10, 2024 · 12:44 PM [Adjust](#)

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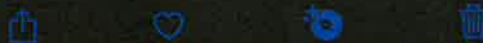
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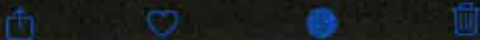
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IMG_0505

Apple iPhone SE (2nd generation) HEIF

Wide Camera — 28 mm f/1.8
12 MP · 3024 × 4032 · 5 MB

ISO 20 28 mm 0 ev f/1.8 1/180 s

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Add a Caption

Look Up Cat Palm

Tuesday · Sep 10, 2024 · 12:44 PM [Adjust](#)

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IMG_0504

Apple iPhone SE (2nd generation) HEIF

Wide Camera — 28 mm f/1.8
12 MP · 4032 × 3024 · 3.7 MB

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Tuesday · Sep 10, 2024 · 12:44 PM [Adjust](#)

IMG_0505

Apple iPhone SE (2nd generation) HEIF

Wide Camera — 28 mm f/1.8
12 MP · 3024 × 4032 · 5 MB

ISO 20 28 mm 0 ev f/1.8 1/180 s

[Add a location...](#)

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Add a Caption

Tuesday · Sep 10, 2024 · 12:43 PM [Adjust](#)

IMG_0503

Apple iPhone SE (2nd generation) HEIF

Wide Camera — 28 mm f/1.8
12 MP · 4032 × 3024 · 3.5 MB

ISO 32 28 mm 0 ev f/1.8 1/121 s

[Add a location...](#)

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Add Caption

Look Up Plant

Tuesday · Sep 10, 2024 · 12:44 PM [Adjust](#)

IMG_0506

Apple iPhone SE (2nd generation) HEIF

Wide Camera — 28 mm f1.8
12 MP · 4032 × 3024 · 5 MB

Share, Favorite, Share to Activity, Delete

Add Caption

Look Up Plant

Tuesday · Sep 10, 2024 · 12:42 PM [Adjust](#)

IMG_0502

Apple iPhone SE (2nd generation) HEIF

Wide Camera — 28 mm f1.8
12 MP · 4032 × 3024 · 3.6 MB

Share, Favorite, Share to Activity, Delete



Add Caption

Look Up Plant

Tuesday · Sep 10, 2024 · 12:37 PM [Adjust](#)

IMG_0500

Apple iPhone SE (2nd generation) HEIF

Wide Camera — 28 mm f1.8
12 MP · 3024 × 4032 · 5 MB

Share, Favorite, Share to Activity, Delete



Miami,
March 12th 2024

Dear Neighbors,

I am writing to express my intent to subdivide the property located at 6200 Montgomery Dr, Pinecrest, FL. 33156. Into 2 separate parcels for the purposes of building two new single-family homes. My team and I are excited about the prospect of bringing new investment and economic growth to the area through this project.

The proposed subdivision will create two new parcels of roughly equal size, each with its own street frontage and access to utilities. The newly created lots will be suitable for the construction of two new single-family homes, of roughly 10,000 square feet each, that will conform to all applicable zoning and building codes.

In addition, we are committed to engaging with the community and soliciting feedback throughout the development process. We believe that open and transparent communication is essential to the success of any development project, and we are committed to fostering a collaborative relationship with the community throughout the lifespan of the project.

Thank you for considering our letter of intent. We look forward to working with you to bring this exciting new project to Pinecrest, and we are available to answer any questions or provide any additional information as needed.

Sincerely,

Gerhardt Grill
AGD Developers LLC

A handwritten signature in black ink, appearing to read 'G. Grill', written in a cursive style.



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. <u>PLT 2403-0001</u>
Date Received: <u>3/13/24</u>

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) AGD Developers LLC - Gerhardt Grill		
Mailing Address 1385 Coral Way, suite 202	City, State, Zip Miami, FL 33145	Telephone 786 805 7445 Email ggrill@agdmiami.com
Name of Owner RE Consult 1 LLC, Manager - Guy Vanderhaegen		
Mailing Address 390 Casuarina Concourse	City, State, Zip Coral Gables, FL. 33143	Telephone 347 703 5959 Email guy@pelicaninvest.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 20-5013-006-0100

Address 6200 Montgomery Dr, Pinecrest, FL. 33156

Lot(s) 1 Block 2 Section Ridgeline Estates Plat Book No. 50 Page No. 97

FINISHED FLOOR ELEVATION (If applicable): _____ FLOOD None ZONE X

Revised 8/2016

B. ADDRESS (If number has been assigned) 6200 Montgomery Dr, Pinecrest, FL. 33156

C. SIZE OF PROPERTY 316.30 ft. X 275 ft. = 86,684 sq. ft.; 1.99 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 07/13/2022

APPLICANT'S PROPOSAL

Specify in full the request. (Use a separate sheet of paper if necessary.)
Subdivision of existing property into 2 separated lots.

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.)
The property located in the Village of Pinecrest can be subdivided into two lots according to the density planning sections, which would allow for the construction of two new single-family homes on the site.

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) Perimeter CMU Wall

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.

3/12/2024 _____ / Guy Vanderhaegen
 Date Applicant's Signature Print Name

3/12/2024 *G. Grill* / Gerhardt Grill
 Date Applicant's Signature (if more than one) Print Name

I/We Guy Vanderhaegen
Manager - RE Invest 1 LLC as Owner(s) of Lot(s) 1

Block 2 Section Ridgeline Estates PB/PG 50-97

of property which is located at 6200 Montgomery Dr, 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 AGD Developers LLC - Gerhardt Grill 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.

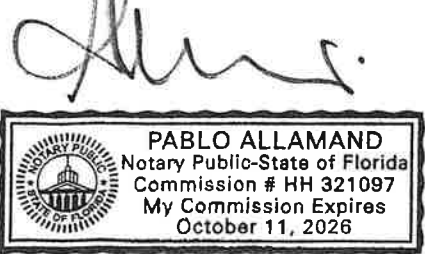
Owner's Name Guy Vanderhaegen
Manager - RE Invest 1 LLC Signature [Signature] Date 03/11/2024

Owner's Name _____ Signature _____ Date _____

Notary to Owner:

Applicant's Name AGD Developers LLC - Gerhardt Grill Signature [Signature] Date 03/11/2024

Notary to Applicant:



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

Plat No: T - 25057 - 2 - CORR.

STR1: 13 55 40

Municipality: PINECREST

Zoning: District: 7

Name: RIDGELINE CORNER
Location by Streets: SW 120 STREET & SW 62 AVENUE
Owner: RE INVEST 1 LLC,
1385 CORAL WAY, STE 202
MIAMI, FL 33145 Phone: 786-805-7445
Surveyor: ROBERTO R BRIZUELA
7315 WEST FLAGLER, 2 FLOOR
MIAMI, FL 33144 Phone: 305-219-4636

This is to advise you that on Friday, March 8, 2024 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:

6

RIDGELINE CORNER

TENTATIVE PLAT NO. **25057-2-COR.**
 Sec. 13 Twp. 55 Rge. 40

Municipality: PINECREST

Zoned: EU-1

RECOMMENDS APPROVAL 3-8-24
 Date, Regulatory and Economic Resources Dept. (Platting)

RECOMMENDS APPROVAL 3-8-24
 Date, Regulatory and Economic Resources Dept. (Zoning)

- 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 12-8-24
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 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.
- A Traffic Signal warrant analysis report signed and sealed by a State of Florida Registered Professional Engineer, justifying the installation of a traffic signal at the intersection of SW 120 Street and SW 62 Avenue is required prior to Paving and Drainage Plan approval. Please contact the Traffic Division of the Miami-Dade County Department of Transportation and Public Works.
- If the Traffic Signal warrant analysis report justifies the installation of a traffic signal, the developer must pay the total cost of said traffic signal prior to Final Plat. If the traffic study does not justify the installation of a traffic signal, the developer must pay for the contribution of said traffic signal prior to Final Plat.
- All non-conforming structures must be removed prior to Final Plat review. An updated survey from Surveyor of record showing that said improvement(s) has been removed is required. Village of Pinecrest approval required.

- 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 (MDWASD). 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.
- 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://www.miamidade.gov/apps/rer/platstatus/>)

September 11, 2024

Mr. Stephen R. Olmsted, AICP, LEED-GA
Planning Director
Building and Planning Department
Village of Pinecrest
12645 Pinecrest Parkway
Pinecrest, Florida, 33156

Re: Final Plat of RIDGELINE CORNER (T-25057)
6200 Montgomery Drive
Pinecrest, Florida 33156
Folio No. 20-5023-006-0100

Mr. Olmsted:

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

Also, this letter serves to confirm that, on September 10, 2024, a field inspection was performed under my direction and supervision of the Permanent Reference Monuments (PRM's) and Permanent Control Points (PCP's) as depicted on the above referenced plat, and I can report that all required monuments were set at the Site.

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

Respectfully yours,

Abraham Hadad, PSM
For the firm
Professional Surveyor and Mapper No. 6006
State of Florida



Digitally signed
by Abraham
Hadad
Date: 2024.09.11
09:08:42 -04'00'

HC Job 23091



FPL August 6th, 2024

Florida Power & Light Company

Jorge Ubieta, Jr., P.S.M., Supervisor, Platting Section
Department of Regulatory and Economic Resources
Development Services Division
111 NW 1st Street, 11th Floor
Miami, Florida 33128-1970

Name: RIDGELINE CORNER
Location: 6200 MONTGOMERY DR, MIAMI FL, 33156
Reference: Tentative Plat Number 25057

Dear Mr. Ubieta:

Please consider this letter as your notification that satisfactory arrangement for installations of underground electric service have been made in accordance with Ordinance 68-69.

As per our agreement with you, we would appreciate your making these satisfactory arrangements contingent on easements requirements as follows:

- (x) Easements necessary for electrical facilities are marked on the attached copy of the subject tentative plat and a duplicate was sent to: Tentative Plat File 25057
- () No additional easements are required at this time for electrical facilities. FPL has no objection to the vacating of the platted easement and no objection to the plat. We have also reviewed the Tentative Plat and have no objection to the vacation and closure of the easement or the approval (and recording) of the final Plat
- () Easements have been assured verbally by the surveyor.
- () Easements to be procured by instrument at a later time.

Additionally, contributions in aid of construction for installation of underground electrical facilities will be collected at a later date.

If there are any questions or you need any further information, please call Jean Diaz at 305-387-6636 for further assistance.

Sincerely,

Jean Diaz
Engineering Lead

YYS YELEN YELEN & SIMON, P.A.

1104 PONCE DE LEON BOULEVARD
CORAL GABLES, FLORIDA 33134

JAN A. YELEN
DANA R. SIMON
VIVIAN CHOU
OF COUNSEL

TELEPHONE: 305-445-3721
FAX: 305-445-3961
www.yelen-yelen.com

IRVING YELEN (1924-1980)
MARTIN YELEN (1928-2020)
DAVID YELEN (RETIRED)

August 13, 2024

To: Miami-Dade County

Re: 6200 Montgomery Drive, Pinecrest, Florida 33156

With the understanding that this original opinion of Title is furnished to Miami-Dade County, as an inducement for acceptance of the proposed final subdivision plat, covering the real property hereinafter described or for acceptance of a warranty deed, easement, covenant, unity of title or public hearing, as applicable, it is hereby certified that I have examined the complete Title Search, issued by Attorneys' Title Fund Services, LLC, with Fund File Number 1525790, dated August 13, 2024, covering the period from the beginning of time through August 5, 2024 at 11:00 pm, inclusive, of the following described real property:

Lot 1, Block 2, Ridgeline Estates, according to the plat thereof as recorded in Plat Book 50, Page 97, Public Records of Miami-Dade County, Florida.

Basing my opinion on said complete Title Search 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: RE INVEST 1 LLC, a Delaware limited liability company.

With Guy Vanderhaegan as Manager authorized to sign on behalf of RE INVEST 1 LLC, a Delaware limited liability company.

Subject to the following liens, encumbrances and other exceptions:

GENERAL EXCEPTIONS

1. All taxes for the year in which this opinion is rendered, unless noted below that such taxes have been paid.
2. Facts that would be disclosed upon accurate survey.
3. Any unrecorded labor, mechanics or materialmen's liens.
4. Zoning and other restrictions imposed by governmental authority.

SPECIAL EXCEPTIONS

1. All matters contained on the Plat of Ridgeline Estates, as recorded in Plat Book 50, Page 97, Public Records of Miami-Dade County, Florida.
2. Rights of the lessees under unrecorded leases.
3. Notice of Commencement recorded on September 26, 2023 in O.R. Book 33900 at Page 4328 of the Public Records of Miami-Dade County, Florida.

There are no open mortgages on record.

None of the exceptions listed above will restrict the use of the property for the purposes of the recording of the subdivision plat, assignment, warranty deed, easement, covenant, unity of title or public hearing as applicable.

I, the undersigned, further certify that I am an attorney-at-law duly admitted to practice law in the State of Florida and am a member in good standing of the Florida Bar.

Respectfully submitted this 13th day of August 2024.



JAN A. YELEN
Florida Bar No. 323799
YELEN YELEN & SIMON, P.A.
1104 Ponce de Leon Boulevard
Coral Gables, FL 33134
Telephone: 305-445-3721
E-mail address: jyelen@yelen-yelen.com



Double A Enterprises



MEMORANDUM

TO: AGD DEVELOPERS
FROM: ROBERTO BRIZUELA, P.S.M.
SUBJECT: AGD DEVELOPERS COMMENTS
DATE: 7/16/2024
CC: FILE

RESPONSE AGD "ANSWER TO COMMENTS" LETTER DATED 04/09/2024

This memo addresses the comments and answers in the above mentioned letter; this only addresses comments that have been assigned to Roberto Brizuela & Associates pertaining to survey and platting. These comments are numbered in the above-mentioned letter as items No. 6, 7, 12, 15, and 18.

6. (refers to survey notes regarding potable water provider):

- a. A note regarding utility providers is included in the submitted tentative plat (i.e. "Surveyor's Notes" number 6.6.3)

7. (refers to fire hydrant quantity and spacing):

- a. This note indicates that the tentative plat should show future fire hydrants and location. This is not a surveying issue. The tentative plat depicts physical features and appurtenances that exist at the time the survey was performed. The only "future" items that should be shown on the tentative plat are the proposed boundary and lot lines, and future PRM's and PCP's. The lack of FH's does not affect the platting of the land; it will definitely encumber the building permit process but not the partitioning of the land.

12. (requested Village of Pinecrest Notes):

- a. There are three requested notes to be included in the Village of Pinecrest Plat Restrictions:
 - i. Note to read: "No building 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".

1. This note shall be added to final plat.

- ii. Note to read: "Village of Pinecrest zoning and land development regulations now in effect or as same be from time to time amended or changed applicable to the area within which this subdivision is located shall be observed."

- 1. This note shall be added to final plat.

- iii. Note to read: "All new utilities to be located underground."

- 1. This note is already included in the final plat under "Miami-Dade County Plat Restrictions", which reads: "That all new electric and communication lines, except transmission lines, within this subdivision shall be installed underground." The only utilities not covered in the above note are gas, water, and sewer, which, by their very nature, have to be installed underground except for meter boxes, FH's, and backflow preventers. I don't see the need to redundantly add this to the V. of P. plat restrictions.

15. (pertaining to contact information and other miscellaneous notes):

- a. Property owner name & telephone number already included in submitted tentative plat (see 'Surveyor's Notes' item number 14 and 14.1); this information should not appear on final plat.
- b. PRM's and PCP's will be installed and their date of installation will be noted and attested to in the final plat "Surveyor's Certification".
- c. Any plat limitation found on the Opinion of Title has bound included in the final plat.
 - i. Note: Keep in mind that Opinion of Titles are short-lived and need to be updated to coincide with the final plat submittal dates.
- d. FPL has been advised regarding electric service for this subdivision and a standard ten-foot utility easement has been added along the north and east property lines; there currently existing a five-foot utility easement on the south and west sides which will remain.
- e. Building permit issues are not in the scope of survey / platting work.

18. (pertaining to gross & net lot area):

- a. Gross and net lot area has been annotated in tentative plat (see sheet 2); it is customary to include only the actual (net) lot area in the final plat but if V. of P. insists on showing the gross area on the final plat, we will comply.

---End of Memorandum---

Roberto Brizuela, P.S.M.
Professional Surveyor & Mapper No. 3064
State of Florida



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

VILLAGE OF PINECREST
Department of Building and Planning

April 5, 2024

Mr. Gerhardt Grill
1385 Coral Way, Suite 202
Miami, FL 33143

Re: Village of Pinecrest – 6200 SW 120 Street
Ridgeline Corner - Final Subdivision Plat

Dear Mr. Grill:

The Village of Pinecrest has reviewed the final subdivision plat submitted to our office on March 13, 2024 for platting of the subject property located at 6200 SW 120 Street. The Building and Planning Department staff has coordinated a review of the proposed plat and looks forward to working with you and your project team throughout the remaining review process. Review comments are provided for your consideration as follows:

Final Subdivision Plat

1. The staff report to the Village Council including approved conditions of approval and the approved development order area attached. Please provide your response to each of the required and approved conditions of approval.
2. Please provide the approval and consent of all mortgagee, if any. Verification shall be notarized in the presence of two witnesses.
3. Please provide certification of title from an acceptable abstract company certifying that the parties executing the plat are owners of the land included in the plat; certification that all recorded mortgages, liens, or other encumbrances; taxes and assessments have been paid to date; and certification that the description shown on the plat is correct.

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T: 305.234.2121 | F: 305.234.2131
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4. Please provide construction plans, specifications, and cost estimates for all required improvements including fire hydrants, sidewalks, storm drainage facilities, water supply and distribution facilities, and sewerage collection and treatment facilities, prepared by a state registered engineer with his professional seal on the plans.
5. Please submit the required application fee for review of a final subdivision plat in the amount of \$1,248.00.
6. Please indicate the required connection to the Miami-Dade County central water system.
7. Division 3.2, Paragraph (m) of the Land Development Regulations 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. Please show proposed fire hydrants and other neighboring fire hydrants adjacent to the subject property and provide verification of compliance.
8. Stormwater management and drainage improvements will be required at the time of construction of new homes on the proposed lots. It is recommended that you coordinate now with the Village's Public Works Director, David Mendez, to review stormwater management requirements. Mr. Mendez can be reached at (305) 669-6916.
9. Division 5.3 of the Village's Land Development Regulations requires construction of pedestrian sidewalks adjacent to abutting public roads in areas where connection to an existing sidewalk is feasible, or payment of a fee pursuant to the Village's adopted ordinance in lieu of actual construction. Relocation of the existing sidewalk adjacent to SW 120 Street and construction of a sidewalk along SW 62 Avenue or payment in lieu of construction will be required at the time of issuance of building permits.
10. All utility lines are required to be buried underground. Please indicate plans for burying/undergrounding the overhead utility lines located on the property.
11. The existing home located on the property is constructed across the proposed dividing line between lots 1 and 2 and will need to be demolished or modified prior to approval of the final plat in conformance with the setback requirements of the EU-1, Residential Estate zoning district.
12. Please add the following notes to the plat under "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".

13. The existing concrete block/stucco wall adjacent to the front and sides of the property does not comply with current Village fence requirements and will need to be removed or modified during construction of a new home on either lot and prior to issuance of certificates of occupancy.
14. Review of the proposed final plat by the Village's Consulting Surveyor, Hadonne, will be required. The Village of Pinecrest will forward a copy of the plat to Hadonne for review. Payment of the cost of review will be required and requested prior to commencement of the review by Hadonne.
15. As required in Table XIX-A of the Village's Land Development Regulations, please provide the following additional information on the submitted plat:
 - a. Telephone number of the owner.
 - b. Please indicate when permanent reference monuments and permanent control points will be set.
 - c. Please indicate if there are any current deed restrictions or covenants on the property.
 - d. Please submit a statement verifying that all required utilities are available and that providers have been contacted.
 - e. Please indicate plans for compliance with soil erosion and sediment control requirements.
16. The Village's Land Development Regulations prohibit the planting of palm trees as street trees in the public right-of-way. Palm trees in the right-of-way will need to be replaced with shade trees in compliance with tree specifications of the Land Development Regulations at the time of construction of new residences on the proposed lots.

17. A tree removal permit will be required prior to the removal or relocation of any trees on site. The survey provided on the Tentative Plat can be submitted with the permit application but will need to include height and canopy spread also.

18. Please indicate the gross area of each lot in addition to the net area.

If you have questions or require additional information regarding the review of your submitted application, please contact me.

Sincerely,



Stephen R. Olmsted, AICP
Planning Director

C/ Yocelyn Galiano-Gomez, ICMA-CM, LEED-GA, Village Manager
Chad Friedman, Esq., Weiss Serota Helfman Pastoriza Cole & Boniske



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

MEMORANDUM

Department of Building and Planning

DATE: August 31, 2023

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

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

RE: Ridgeline Corner Subdivision
Preliminary Subdivision Plat; 6200 SW 120 Street

PETITION REQUEST

RE Invest 1 LLC (Owner)/AGD Developers, LLC - Gerhardt Grill (Applicant) are requesting approval of a Preliminary Subdivision Plat ("Ridgeline Corner") for the division of property and creation of two (2) single-family residential lots on property located at the 6200 SW 120 Street, Pinecrest, Florida, within the EU-1, Residential Estate zoning district. Lot 1 is proposed to be 46,500 square feet in gross area (40,500 square feet net); and lot 2 is proposed to be 62,403 square feet in gross area (44,841 square feet net).

OWNER/APPLICANT

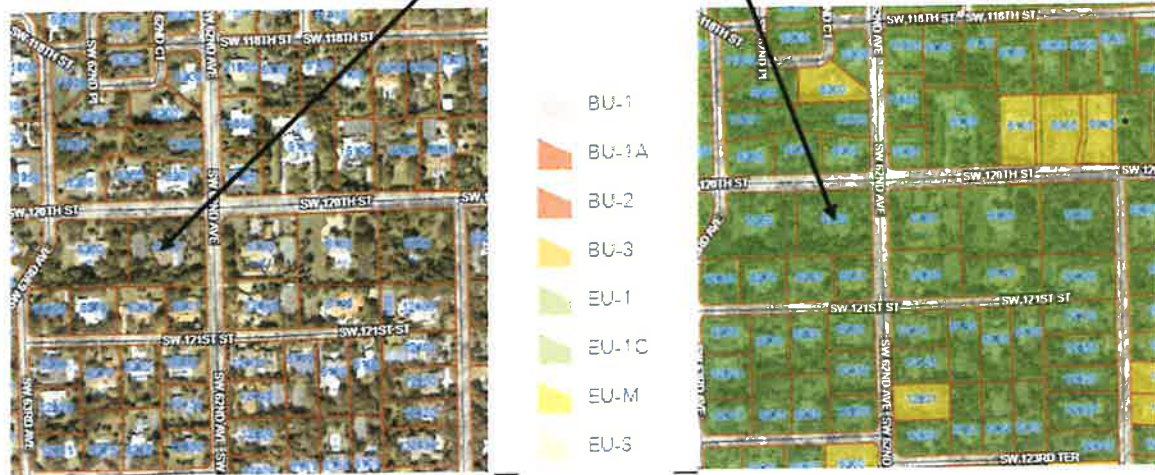
RE Invest 1 LLC (Owner)/AGD Developers, LLC - Gerhardt Grill (Applicant). The initial application submitted to the Village of Pinecrest indicated the owner of the property to be RE Consult 1, LLC. It was subsequently determined during the review process that the owner of the property is RE Invest 1, LLC. The applicant has submitted a revised application indicating the correct property owner's name.

SITE LOCATION

The subject property is located on the south side of SW 120 Street, immediately west of SW 62 Avenue, at 6200 SW 120 Street, Pinecrest, Florida, within the EU-1, Residential Estate zoning district.



SUBJECT PROPERTY



EXISTING CONDITIONS

An existing single-family residence, a concrete block and stucco wall, and mature landscaping exist on the subject property. The applicant proposes to demolish these structures and construct a new residence on each of the two lots if approved. The Village Council approved a Preliminary Subdivision Plat for this property in 2006 but the owner elected not to pursue approval of a final subdivision plat at that time. The property has since been sold and the current owner and applicant are now requesting approval of a new preliminary subdivision plat.

PUBLIC COMMENT

The Building and Planning Department has not received any correspondence in opposition to the requested 2-lot subdivision.

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 12-inch water main abutting the property on SW 120 Street and SW 62 Avenue and connection of both proposed lots to the available water line will be required.

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. One fire hydrant exists across from the southeast corner of the plat, on the east side of SW 62 Avenue, south of SW 120 Street. An additional fire hydrant will be required to meet hydrant spacing requirements of the Village's Land Development Regulations. The applicant has acknowledged the need for one or more additional hydrants. All required fire hydrants will need to be indicated on the final plat at the time of submittal.

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.

A single-family residence exists on the subject property, across the proposed dividing line between lots 1 and 2. The applicant has submitted an application for demolition of the existing structures. All non-conforming structures will need to be demolished prior to approval of the final plat.

A non-conforming concrete block and stucco wall exists adjacent to the north and east property lines. The applicant has submitted an application for demolition of the wall. The non-conforming wall will need to be demolished prior to issuance of building permits.

The applicant is proposing to dedicate an additional 5 feet of right-of-way on the south side of SW 120 Street to allow for a total right-of way width of 75 feet, including 40 feet on the south side of SW 120 Street and 35 feet on the north side, to match the right-of-way condition existing in SW 120 Street east of the subject property.

For the purpose of issuing a development order, the proposed lot split 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 consisting of one additional home (net increase) will have a de minimus impact on the adjoining transportation network.

A concrete sidewalk exists adjacent to both proposed lots on the south side of SW 120 Street. Construction of a sidewalk adjacent to Southwest 62 Avenue or payment of a fee in lieu of construction will be required prior to issuance of building permits as determined by the Administrative Official.

Construction of driveways adjacent to Southwest SW 62 Avenue and/or SW 120 Street will require a driveway permit. Sidewalks that are damaged during construction will need to be replaced by the developer.

Stormwater management is proposed to be addressed on each individual lot in conjunction with the issuance of building permits.

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. 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.

Two-story structure or portion of the structure that is two-story, including the parapet: 35 feet. However, any portion of the building or structure with a flat roof, or sloped roof concealed by a parapet, shall not exceed 28 feet to the top of the roof or 29.5 feet to the top of the parapet.

- d. Maximum lot coverage:
 - i. Maximum building coverage (inclusive of all structures): 20 percent for two-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 internal lots within the EU-1, Residential Estate zoning district is 125 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 preliminary plat meets all dimensional requirements of the EU-1, Residential Estate 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. Extension of potable water lines to both lots.

3. Indication of a second required fire hydrant on the final plat and installation of the required hydrant during future construction, prior to issuance of a certificate of occupancy for the first residence to be constructed.
4. Approval of installation of septic tanks by the Florida Department of Health and Miami-Dade County.
5. Indication of utility easements on the final plat and installation of all utilities underground.
6. Demolition of all non-conforming structures prior to approval of the final plat, and demolition of the non-conforming wall prior to issuance of a certificate of occupancy.
7. Installation of pedestrian sidewalks adjacent on the east side of SW 62 Avenue or payment in lieu of construction as required by the Administrative Official.
8. Approval of driveway connection permits by the Village of Pinecrest prior to the issuance of building permits.
9. Repair of damaged or broken sidewalks prior to issuance of a certificate of occupancy
10. Approval of a stormwater management plan for each new residence prior to the issuance of building permits.
11. 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.
12. 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.

ANSWER TO COMMENTS

04/09/2024

Miami, FL

Village of Pinecrest Building Official

Project: 6200 Montgomery Dr
Process #: PLT2403-0001

In response to your comments on the above-mentioned project, please find the following:

SUBDIVISION DEPARTMENT

1. The staff report to the Village Council including approved conditions of approval and the approved development order area attached. Please provide your response to each of the required and approved conditions of approval.

Answer: Following responses to each of the required and approved conditions

2. Please provide the approval and consent of all mortgagee, if any. Verification shall be notarized in the presence of two witnesses.

Answer: No mortgagee on the property

3. Please provide certification of title from an acceptable abstract company certifying that the parties executing the plat are owners of the land included in the plat; certification that all recorded mortgages, liens, or other encumbrances; taxes and assessments have been paid to date; and certification that the description shown on the plat is correct.

Answer: Opinion of Title will be attached

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4. Please provide construction plans, specifications, and cost estimates for all required improvements including fire hydrants, sidewalks, storm drainage facilities, water supply and distribution facilities, and sewerage collection and treatment facilities, prepared by a state registered engineer with his professional seal on the plans.

Answer: All construction plans, specifications, and cost estimates for all required improvements including fire hydrants, sidewalks, storm drainage facilities, water supply and distribution facilities, and sewerage collection and treatment facilities, prepared by a state registered engineer with his professional seal on the plans. Will be provided with the Building permit application.

5. Please submit the required application fee for review of a final subdivision plat in the amount of \$1,248.00.

Answer: The application fee for review of a final subdivision plat has been paid

6. Please indicate the required connection to the Miami-Dade County central water System.

Answer: A note will be added to the "Surveyor's Notes" that reads: "Potable water source to be provided by agreement with Miami-Dade Water & Sewer Department".

7. Division 3 .2, Paragraph (m) of the Land Development Regulations 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. Please show proposed fire hydrants and other neighboring fire hydrants adjacent to the subject property and provide verification of Compliance.

Answer: No fire hydrants near the property. New fire hydrants will be proposed with new developments in the future and submitted to WASD and applicable agencies.



8. Stormwater management and drainage improvements will be required at the time of construction of new homes on the proposed lots. It is recommended that you coordinate now with the Village's Public Works Director, David Mendez, to review stormwater management requirements. Mr. Mendez can be reached at (305) 669-6916.

Answer: Understood. When a new building permit is applied for, stormwater management and drainage improvements will be proposed for new developments.

9. Division 5.3 of the Village's Land Development Regulations requires construction of pedestrian sidewalks adjacent to abutting public roads in areas where connection to an existing sidewalk is feasible, or payment of a fee pursuant to the Village's adopted ordinance in lieu of actual construction. Relocation of the existing sidewalk adjacent to SW 120 Street and construction of a sidewalk along SW 62 Avenue or payment in lieu of construction will be required at the time of issuance of building permits.

Answer: Understood. When a new building permit is applied, sidewalks or payment in lieu of actual construction will be proposed and paid upon submitting new developments.

10. All utility lines are required to be buried underground. Please indicate plans for burying/undergrounding the overhead utility lines located on the property.

Answer: Understood. When a new building permit is applied, utilities will be proposed for any new development.

11. The existing home located on the property is constructed across the proposed dividing line between lots 1 and 2 and will need to be demolished or modified prior to approval of the final plat in conformance with the setback requirements of the EU-1, Residential Estate zoning district.

Answer: Demolition is finalized.

12. Please add the following notes to the plat under "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'.



Answer: These are standard notes to be added to the final plat submittal

13. The existing concrete block/ stucco wall adjacent to the front and sides of the property does not comply with current Village fence requirements and will need to be removed or modified during construction of a new home on either lot and prior to issuance of certificates of occupancy.

Answer: Understood. The concrete block and stucco wall demolition permit, shall be applied and finalized prior to the issuance of the Certificate of Occupancy of any new home proposed.

14. Review of the proposed final plat by the Village's Consulting Surveyor, Hadonne, will be required. The Village of Pinecrest will forward a copy of the plat to Hadonne for review. Payment of the cost of review will be required and requested prior to commencement of the review by Hadonne.

Answer: Understood. Awaiting bill to be paid by owner.

15. As required in Table XIX-A of the Village's Land Development Regulations, please provide the following additional information on the submitted plat:

- a. Telephone number of the owner.
- b. Please indicate when permanent reference monuments and permanent control points will be set.
- c. Please indicate if there are any current deed restrictions or covenants on the property.
- d. Please submit a statement verifying that all required utilities are available and that providers have been contacted.
- e. Please indicate plans for compliance with soil erosion and sediment control Requirements.

Answer:

- a. Telephone number will be added to the "Certified To:" ownership information.
- b. At the time of final plat submittal, all PRM's & PCP's will be in place and attested to in the final plat notes.
- c. Any legal encumbrance found as a result of the Opinion of Title search will be annotated in the final plat notes.
- d. With regards to electric service, the surveyor will send a letter to FPL, along with a copy of the tentative plat for comment, approval, and proposed easements, if any. With regards to any other utility, the owner will contact said utility for service.
- e. Proposed building permit shall show soil erosion and sediment control

16. The Village's Land Development Regulations prohibit the planting of palm trees as street trees in the public right-of-way. Palm trees in the right-of-way



will need to be replaced with shade trees in compliance with tree specifications of the Land Development Regulations at the time of construction of new residences on the proposed lots.

Answer: When a new building permit is applied, a Tree Removal Permit will be applied linked to any new development.

17. A tree removal permit will be required prior to the removal or relocation of any trees on site. The survey provided on the Tentative Plat can be submitted with the permit application but will need to include height and canopy spread also.

Answer: When a new building permit is applied, a Tree Removal Permit will be applied linked to any new development.

18. Please indicate the gross area of each lot in addition to the net area.

Answer: Lot 1 is proposed to be 46,500 square feet in gross area (40,500 square feet net); and Lot 2 is proposed to be 62,403 square feet in gross area (44,841 square feet net).



MIK ARCHITECTURE INC.
1000 N. W. 10TH AVE.
SUITE 100
MIAMI, FL 33136
TEL: 305.573.1100
WWW.MIKARCHITECTURE.COM



AGD ARCHITECTURE INC.
1000 N. W. 10TH AVE.
SUITE 100
MIAMI, FL 33136
TEL: 305.573.1100
WWW.AGDARCHITECTURE.COM

RIDGELINE CORNER PLAT
RE CONSULT 1 LLC
6200 MONTGOMERY DR PINECREST, FL 33156

DATE	10/11/2017
BY	MIK
PROJECT NO.	17010001
PROJECT NAME	RIDGELINE CORNER PLAT
CLIENT	RE CONSULT 1 LLC
SCALE	AS SHOWN
DATE	10/11/2017
BY	MIK



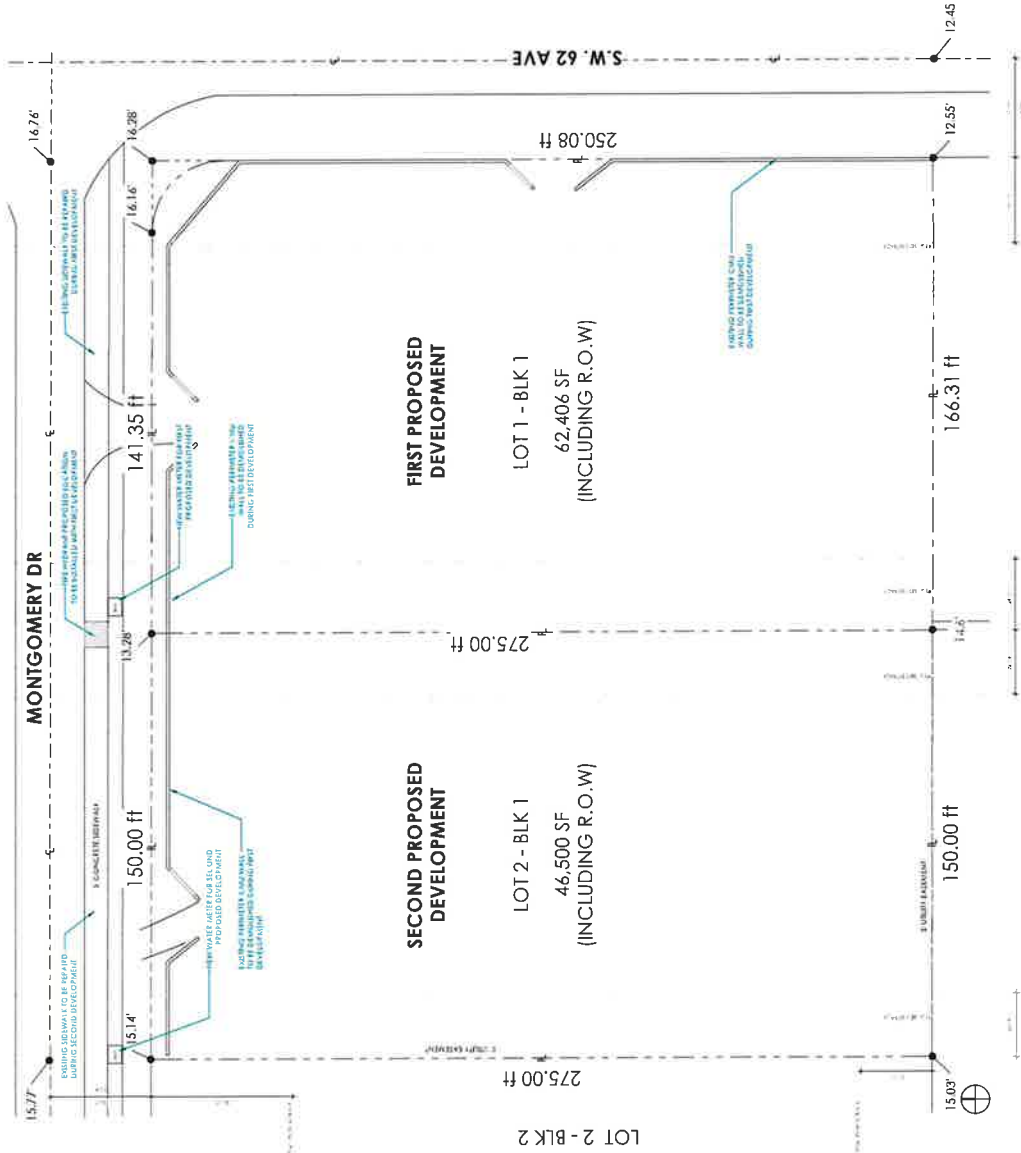
Digitally signed by Michael Dorch
DN: cn=Michael Dorch, o=RE CONSULT 1 LLC, ou=RE CONSULT 1 LLC, email=mdorch@reconsult1.com, c=US

121846
01/07/2018

A-100

1/1/2018

- 1ST PHASE OF DEVELOPMENT**
DEVELOPMENT OF A SINGLE FAMILY RESIDENCE ON THE CORNER PROPOSED LOT (EAST SIDE)
- REPAIR EXISTING PERIMETER CURB WALL
 - REPAIR EXISTING SIDEWALK IN FRONT OF THE PROPOSED CORNER LOT
 - INSTALL FIRE HYDRANT ON PROPOSED LOCATION
- 2ND PHASE OF DEVELOPMENT**
DEVELOPMENT OF A SINGLE FAMILY RESIDENCE ON THE INTERIOR PROPOSED LOT (WEST SIDE)
- REPAIR EXISTING SIDEWALK IN FRONT OF THE PROPOSED INTERIOR LOT



SITE PLAN 1
1" = 20'-0"

LOT 6 - BLK 2

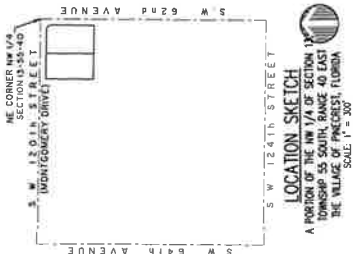
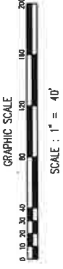
LOT 2 - BLK 2

RIDGELINE CORNER

A REPLAT OF LOT 1, IN BLOCK 2, OF "RIDGELINE ESTATES",
ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 50, PAGE 97, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA,
LYING AND BEING IN SECTION 13, TOWNSHIP 55 SOUTH, RANGE 40 EAST, VILLAGE OF PINECREST, MIAMI-DADE COUNTY, FLORIDA.

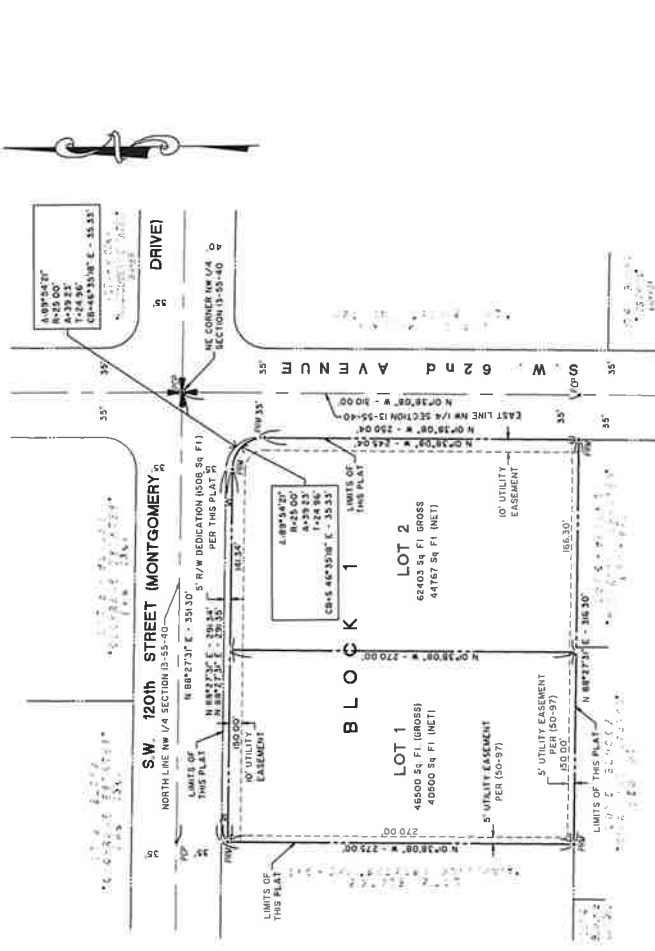
PREPARED BY
ROBERTO BRIZUELA, P.S.M.
7315 WEST FLAGLER STREET, MIAMI, FL 33144 (305) 551-4933
SEPTEMBER, 2024

NOTICE:
THIS PLAT AS RECORDED IN THIS COUNTY FROM IS THE OFFICIAL
RECORD OF THE STATE OF FLORIDA. ANY INSTRUMENT
RECORDED IN THIS COUNTY THAT IS IN CONFLICT WITH THE
RECORDS OF THE PUBLIC RECORDS OF THIS COUNTY,
SHALL BE DEEMED VOID AND OF NO EFFECT.



SURVEYOR'S NOTES

- PPM INDICATES PERMANENT CONTROL POINT
- PPM INDICATES PERMANENT REFERENCE MONUMENT
- 10' INDICATES 10' UTILITY EASEMENT
- BEARINGS FROM HEREON ARE BASED ON AN ASSUMED VALUE OF 1.872737" E ALONG THE NORTH LINE OF THE NW 1/4 OF SECTION 13-55-40 AS SHOWN ON THE TOWNSHIP AND RANGE MAPS OF MIAMI-DADE COUNTY PUBLIC WORKS ENGINEERING DEPARTMENT.
- (153-64) INDICATES PLAT BOOK AND PAGE
- R DENOTES CURVED RADII
- A DENOTES BEARING
- D DENOTES DISTANCE
- C DENOTES CHORD LENGTH
- DENOTES SECTION CORNER



KNOW ALL MEN BY THESE PRESENTS
THAT ROBERTO R. BRIZUELA, P.S.M., A DELAWARE LIMITED LIABILITY COMPANY, HAS CHANGED TO BE MAKE THE ATTACHED PLAT ENTITLED, "RIDGELINE CORNER", THE SAME BEING A REPLAT OF THE FOLLOWING DESCRIBED LOT:

LEGAL DESCRIPTION
LOT 1, BLOCK 2, OF "RIDGELINE ESTATES", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 50, AT PAGE 97, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

SURVEYOR'S CERTIFICATION
I, ROBERTO BRIZUELA, P.S.M., ENTITLED "RIDGELINE CORNER", IS A TRUE AND CORRECT REPRESENTATION OF THE PLAT AS SHOWN ON THE ATTACHED PLAT. I HAVE CONDUCTED A SURVEY OF THE PLAT AND HAVE FOUND THAT THE PLAT ACCURATELY REPRESENTS THE LANDS DESCRIBED THEREIN. I HAVE ALSO THAT THE PERMANENT REFERENCE MONUMENTS WERE IN PLACE ON SEPTEMBER 02, 2024, IN ACCORDANCE WITH PART 1, CHAPTER 177, LAND SURVEYS, OF THE FLORIDA STATUTES. I HAVE ALSO THAT THE PLAT COMPLETES WITH THE REQUIREMENTS OF CHAPTER 177 (PART 1), FLORIDA STATUTES.

ROBERTO BRIZUELA, P.S.M.
PROFESSIONAL SURVEYOR & MAPPER
7315 WEST FLAGLER STREET
MIAMI, FL 33144

VILLAGE OF PINECREST PLAT RESTRICTIONS
THAT SOUTHWEST 120TH STREET, AND SOUTHWEST 62ND AVENUE, AS SHOWN ON THE ATTACHED PLAT, ARE HEREBY DEDICATED TO THE PUBLIC FOR PROPER PURPOSES, INCLUDING BUT NOT LIMITED TO THE USE OF THE PLAT FOR PROPER PURPOSES, INCLUDING BUT NOT LIMITED TO THE USE OF THE PLAT FOR PROPER PURPOSES, INCLUDING BUT NOT LIMITED TO THE USE OF THE PLAT FOR PROPER PURPOSES.

MIAMI-DADE COUNTY PLAT RESTRICTIONS
THAT INDIVIDUAL WELLS SHALL NOT BE PERMITTED WITHIN THIS SUBDIVISION EXCEPT FOR SPRINKLER, SPRINKLER SYSTEMS AND/OR AIR CONDITIONERS. THAT THE USE OF SEPTIC TANKS WILL NOT BE PERMITTED WITHIN THIS SUBDIVISION, UNLESS APPROVED FOR TEMPORARY USE IN ACCORDANCE WITH COUNTY AND / OR STATE REGULATIONS. THAT ALL NEW ELECTRIC AND COMMUNICATION LINES, EXCEPT TRANSMISSION LINES WITHIN THIS SUBDIVISION SHALL BE INSTALLED UNDERGROUND.

IN WITNESS WHEREOF
THAT THE SAID RE-INVEST 1, LLC, A DELAWARE LIMITED LIABILITY COMPANY, HAS CAUSED TO BE HEREIN AFFIXED AND ATTESTED BY ITS MANAGER, THIS 02ND DAY OF SEPTEMBER, 2024.

RE-INVEST 1, LLC.
BY: GUY HARNABEACON, MANAGER

ACKNOWLEDGEMENT
STATE OF FLORIDA, S.S.
COUNTY OF MIAMI-DADE, S.S.
I, ROBERTO BRIZUELA, P.S.M., DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL SURVEYOR & MAPPER IN THE STATE OF FLORIDA. I HAVE CONDUCTED A SURVEY OF THE PLAT AND HAVE FOUND THAT THE PLAT ACCURATELY REPRESENTS THE LANDS DESCRIBED THEREIN. I HAVE ALSO THAT THE PERMANENT REFERENCE MONUMENTS WERE IN PLACE ON SEPTEMBER 02, 2024, IN ACCORDANCE WITH PART 1, CHAPTER 177, LAND SURVEYS, OF THE FLORIDA STATUTES. I HAVE ALSO THAT THE PLAT COMPLETES WITH THE REQUIREMENTS OF CHAPTER 177 (PART 1), FLORIDA STATUTES.

VILLAGE OF PINECREST APPROVAL:
THE VILLAGE OF PINECREST HAS REVIEWED THE PLAT AND HAS APPROVED THE PLAT FOR RECORDATION AND THE VILLAGE OF PINECREST HAS PASSED AND ADOPTED BY RESOLUTION THE VILLAGE COUNCIL OF THE VILLAGE OF PINECREST, FLORIDA, THIS 02ND DAY OF SEPTEMBER, 2024.

SIGNED: _____ VILLAGE MANAGER
ATTEST: _____ VILLAGE CLERK

MIAMI-DADE COUNTY APPROVAL:
THE DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES CERTIFIES THAT THIS PLAT COMPLETES WITH THE REQUIREMENTS OF CHAPTER 20, FLORIDA STATUTES, AND IS APPROVED FOR RECORDATION IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

CERTIFIED THIS 02ND DAY OF SEPTEMBER, 2024.
SIGNED: _____ DIRECTOR
ATTEST: _____ CLERK OF THE CIRCUIT COURT

RECORDING STATEMENT
FILED FOR RECORD THIS 02ND DAY OF SEPTEMBER, 2024, AT 10:00 AM, IN BOOK _____ PAGE _____ OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

JOHN FERNANDEZ-BARRUQUE, THE CLERK OF THE CIRCUIT COURT
BY: _____ COUNTY CLERK

By Commission Expires: _____ AT LARGE
Serial Number: _____
MIAMI-DADE COUNTY PUBLIC STATE OF FLORIDA
COUNTY SEAL: _____ NOTARY SEAL: _____

OWNER'S PLAT RESTRICTIONS
THAT THE UTILITY EASEMENT AS SHOWN BY DASHED LINES HEREON ARE HEREBY RESERVED FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES.

ROBERTO R. BRIZUELA, P.S.M.
ROBERTO R. BRIZUELA
2024.08.27
09:21:35 -0700