



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

## MEMORANDUM

Department of Building and Planning

DATE: May 7, 2019

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

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

RE: Barsky Subdivision  
Preliminary Subdivision Plat; 11599 SW 67 Avenue

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### **PETITION REQUEST**

Igor L. Barsky and Alla Barsky (Applicants and Owners) are requesting approval of a preliminary subdivision plat ("Casa Barsky") for the creation of two (2) single-family residential lots on property located at the northeast corner of Southwest 67 Avenue and Southwest 116 Street. Lot 1 is proposed to be 43,575 square feet in gross area; and Lot 2 is proposed to be 50,673 square feet in gross area.

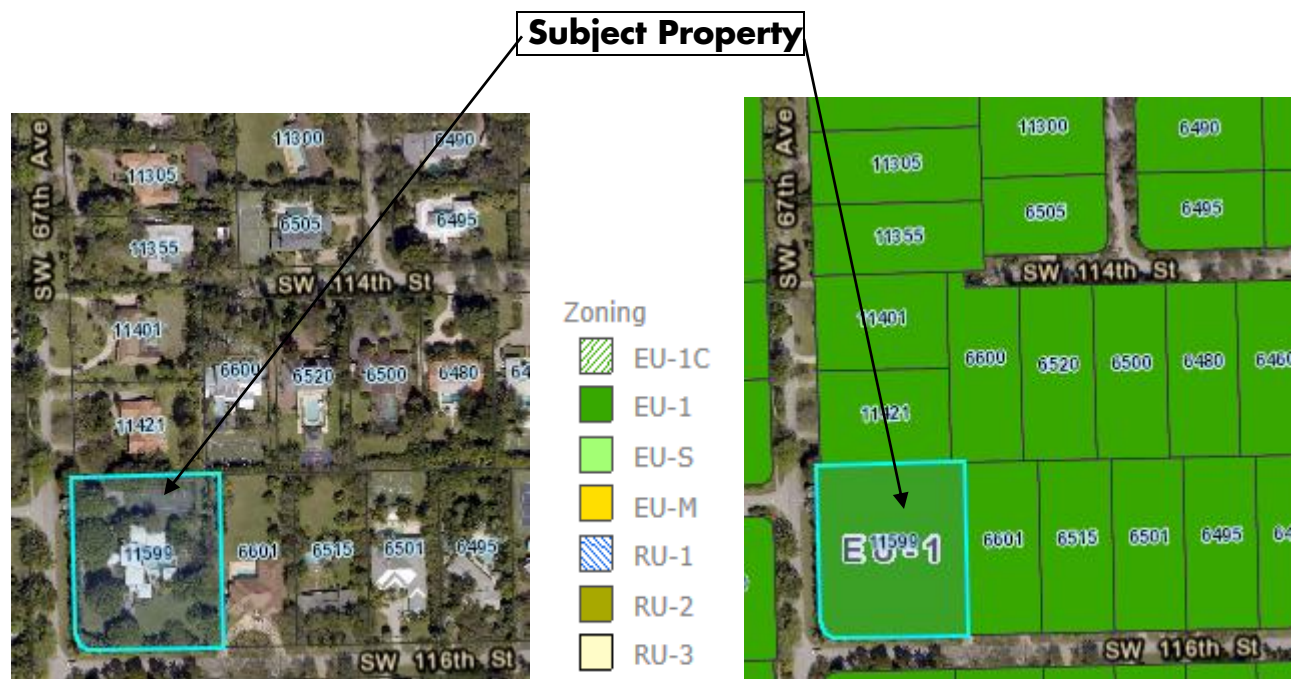
### **OWNER/APPLICANT**

Igor L. Barsky and Alla Barsky (Applicant/ Owner)

### **SITE LOCATION**

The subject property is located at 11599 Southwest 67 Avenue, Pinecrest, Florida 33156 within the EU-1, Residential Estate zoning district.





## **EXISTING CONDITIONS**

A single-family residence exists on the subject property, across the proposed dividing line between lots 1 and 2. The existing residence and any other non-conforming improvements will need to be demolished prior to approval of the final 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 water main on the west side of SW 67 Avenue and connection of both proposed lots to the available water line will be

required. Correspondence dated February 15, 2019, indicates that a second water line adjacent to SW 116 Street will not be required. The correspondence indicates, "Per current Miami-Dade County WASD procedures, for single family residences, corner lots, the property is only required to have an adequate water main on one side and this requirement is met. Therefore, no water main extension is required for the second side of the property, SW 116 Street".

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 northwest corner of the plat, on the west side of SW 67 Avenue, north of SW 114 Street. The applicant proposes to provide a second hydrant at the south west corner, within 300 feet of the existing hydrant, on the west side of SW 67 Avenue. Since the existing waterline is located on the west side of SW 67 Avenue, the distance from the existing and proposed fire hydrants to the center of each lot will be approximately 200 feet instead of 150 feet as otherwise required. Staff has no objections.

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.

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, or for the development of a vacant parcel of land at a residential density of less than four dwelling units per acre. Isolated vacant lots in predominantly built residential areas where construction of a single-family house would be the most suitable use may be developed for single-family residential use under the minimal impact exception even if smaller than 1/4 acre in size.

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.

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.

Construction of a pedestrian sidewalk along the frontage of the subject property adjacent to Southwest 67 Avenue and Southwest 116 Street or payment of a fee in lieu of construction is required as determined by the Administrative Official.

In a response to staff review comments, the owner states that access to Lot 2 will be restricted to SW 116 Street and that a service drive is proposed from Lot 2 for access to SW 67 Avenue. Staff does not object to a limited service drive adjacent to SW 67 Avenue but requests that primary access be limited to SW 116 Street.

Construction of driveways adjacent to Southwest SW 67 Avenue and SW 116 Street will require a driveway permit from the Pinecrest Public Works Department.

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 27 feet to the top of the roof or parapet.

- d. Maximum lot coverage:

- i. Maximum building coverage (inclusive of all structures): 20 percent.
- 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.

A chain link fence exists along the property lines adjacent to SW 67 Avenue and SW 116 Street. The owner indicates that the fence will be removed prior to the issuance of a certificate of occupancy.

An existing hedge exists within the right-of-way of SW 67 Avenue along its eastern edge. The owner is requesting that the existing hedge be allowed to remain. Staff has no objections subject to review and approval of the Public Works Director at the time of application for building permits.

An opinion of title has been provided indicating that Mr. and Mrs. Barsky are owners of the property.

## **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 central water lines to both lots.
3. Indication of a second required fire hydrant on the preliminary plat adjacent to Lot 2 and installation of the required hydrant during future construction, prior to issuance of a certificate of occupancy.
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 utilities underground.
6. Ingress and egress to and from Lot 2 shall be restricted to SW 116 Street except for a limited use service drive which may be permitted to access SW 67 Avenue.
7. Installation of pedestrian sidewalks adjacent to lots 1 and 2, on the east side of SW 67 Avenue and the north side of SW 116 Street 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. Approval of a stormwater management plan for each new residence prior to the issuance of building permits.
10. Removal of the existing chain link fence adjacent to SW 67 Avenue and SW 116 Street prior to the issuance of a certificate of occupancy.
11. Removal of the hedge from the right-of-way unless reviewed and approved by the Public Works Director.
12. 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.
13. 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.





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

## **PUBLIC HEARING NOTICE**

### MEMORANDUM

Department of Building and Planning

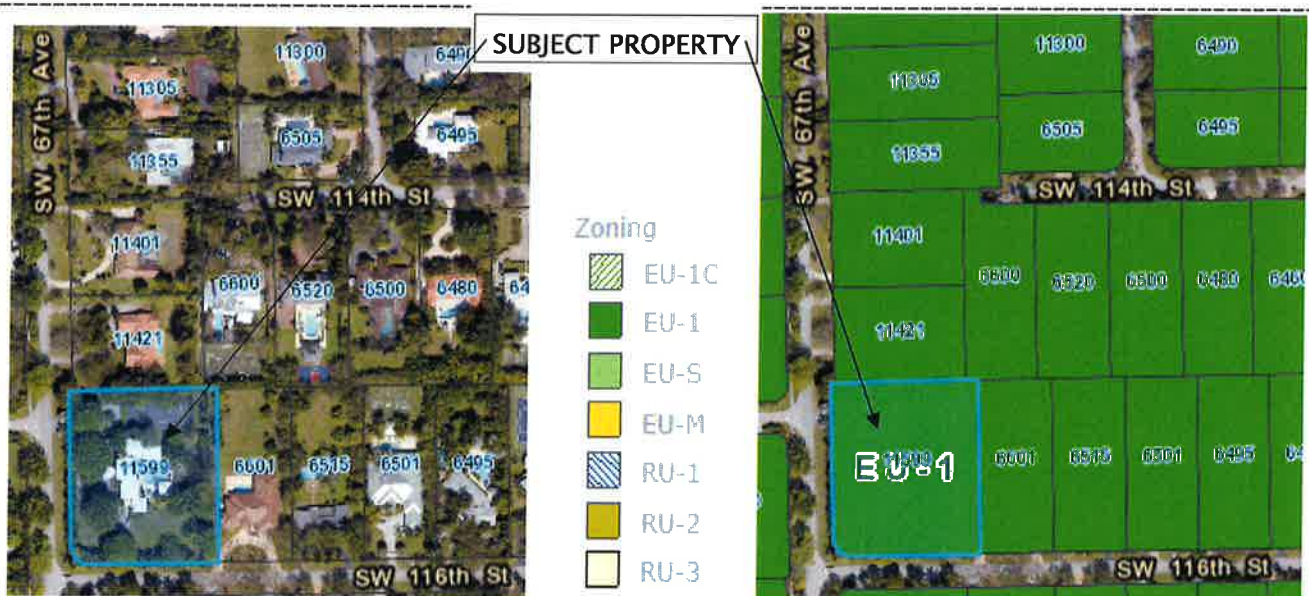
On Tuesday, May 14 2019, at 8:00 p.m., the Village Council will conduct the following Public Hearing to be held at the Pinecrest Municipal Center, Council Chamber, 12645 Pinecrest Parkway, Pinecrest, Florida:

APPLICANT(S): Igor L. Barsky and Alla Barsky (Applicant/ Owner)

ITEM: Preliminary Subdivision Plat

LOCATION: The subject property is located at 11599 Southwest 67 Avenue, Pinecrest, Florida 33156 within the EU-1, Residential Estate zoning district.

REQUEST: Igor L. Barsky and Alla Barsky (Applicants and Owners) are requesting approval of a preliminary subdivision plat ("Casa Barsky") for the creation of two (2) single-family residential lots on property located at the northeast corner of Southwest 67 Avenue and Southwest 116 Street. Lot 1 is proposed to be 43,575 square feet in gross area; and Lot 2 is proposed to be 50,673 square feet in gross area.



All interested parties are urged to attend. Objections or expressions of approval may be made in person at the hearing or filed in writing prior to or at the hearing. Interested parties requesting information are asked to contact the Building and Planning Department by calling (305) 234-2121 or writing to the address indicated below, where a plan is on file.

You are hereby advised that if any person desires to appeal any decision made with respect to any other matter considered at this meeting or hearing, such person will need a record of the proceedings, and for such purpose may need to ensure that a verbatim record of this proceeding is made, which record includes the testimony and evidence upon which the appeal is to be based (F.S. 286.0105). Refer to the item number when making an inquiry.

In accordance with the American 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.





2019/04/10 18:48



2019/04/10 18:34



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) <b>Igor L. Barsky and Alla Barsky husband and wife</b>		
Mailing Address <b>11599 SW 67 Avenue</b>	City, State, Zip <b>Pinecrest, FL. 33156-</b>	Telephone <b>(360- 468-1565</b> Fax
Name of Owner <b>SAME as above</b>		
Mailing Address	City, State, Zip #	Telephone Fax

**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 20-5012-006-0350 Address 11599 SW 67 Avenue

Lot(s) 8 Block 3 Section \_\_\_\_\_ Plat Book No. 50 Page No. 44

**LOT 8 less the East 131 feet, in Block3, SOUTH MITCHELL MANORS, according to the Plat thereof, as recorded in Plat Book 50 at Page 44 of the Public records of Miami-Dade County, Florida**

FINISHED FLOOR ELEVATION (If applicable): \_\_\_\_\_

FLOOD ZONE: **X** Panel **120425**  
last revised **9-11-2009**

VILLAGE OF PINECREST PUBLIC HEARING APPLICATION

Page 1





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. AN APPLICATION WILL NOT BE CONSIDERED COMPLETE UNLESS 12 COPIES OF THE APPLICATION AND SUPPORTING DOCUMENTATION (FRONT AND BACK), APPROPRIATE PLAN DRAWINGS AND SURVEYS ARE SUBMITTED.

In support of this request, I submit the following items, which are attached hereto and made a part of this application:

- |   |  |
|---|--|
| <input type="checkbox"/> Plans (Standard Size)              | <input type="checkbox"/> 35 MM Photo(s) (Mounted 8 1/2 x 11) |
| <input type="checkbox"/> Letter of Intent                   | <input type="checkbox"/> Letters from Area Residents         |
| <input checked="" type="checkbox"/> Survey Preliminary Plat | <input type="checkbox"/> Other _____                         |
| <input type="checkbox"/> Owner's Affidavit                  |  |

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 PLANNING 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 10 days of the decision.

December 3, 2018

Date

Applicant's Signature

Print Name

Igor L Barsky

December 3, 2018

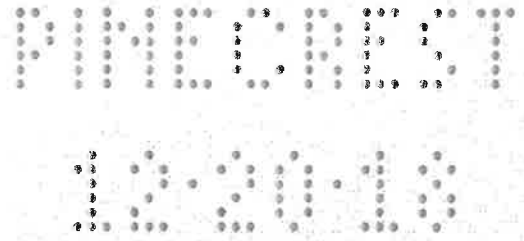
Date

Applicant's Signature (if more than one)

Print Name

Alla Barsky

Igor L. Barsky  
11599 SW 67 Avenue  
Pinecrest, FL 33156-4714



December 3, 2018

Mr. Stephen R. Olmsted AICP  
Department of Building & Planning  
12645 Pinecrest Parkway  
Village of Pinecrest, FL 33156

Re: Letter of Intent - Proposed Subdivision CASA BARSKY

Dear Mr. Olmsted

Please find enclosed our preliminary plat of "Casa Barsky located at 11599 SW 67 Avenue, Folio #20-5012-006-0350, our proposal is to subdivide the property into two EU-1 lots and construct two single family residences.

There is an existing residence, tennis court and garage located on the property that will be removed prior to submittal of the Final Plat. We are requesting a variance from the submittal of a Traffic Analysis as there was an existing residence on the property and the additional home traffic impact (one additional trip) is considered *di minimis* when factored in the "Institute of Transportation Engineers Trip Generation and County Summary of Trip Generation Calculation. The Miami-Dade Fire Department, WASD and DERM memos will be provided to your office after the Miami-Dade County Plat Committee reviews the tentative plat and will be prior to Final Plat submittal to the city.

Sincerely

A handwritten signature in blue ink, appearing to read "Igor L. Barsky", written over a horizontal line.

March 29, 2019

Mr. Stephen R. Olmstead, AICP  
Planning Director, Village of Pinecrest  
12645 Pinecrest Parkway  
Pinecrest, Florida 33156

Re: Preliminary Plat Casa Barsky PLT 1812-0001  
11599 SW 67 Avenue  
(Second response)

Dear Mr. Olmstead

Pursuant to our conversation on March 26, 2019 regarding the staff concerns listed on your March 8, 2019 letter please see our updated response.

- Item 1. 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 achieve compliance with all property line setback requirements of the EU-1, Residential Estate zoning district.

**Response:** To be a requirement of Final Plat.

The owner intent is to demolish the existing residence before submitting the Final Plat or issuance of a building permit.

2. 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".

**Response:** We requested the surveyor to add the 3 notes listed to the Preliminary Plat and to add the existing fire hydrant at the corner of SW 115 Street and SW 67<sup>th</sup> Avenue. Two (2) 24 X 36 and twelve (12) 11 X 17 copies of the Preliminary Plat incorporating those changes are delivered with this letter.

Note: The notes will be part of the Village of Pinecrest Plat Restrictions on the final plat.

3. Please indicate plans for burying/undergrounding the overhead utility line located adjacent to the north and east property lines.

**Response:** The proposed residences will have electric and communication service underground as noted on the first Permit Plan already submitted to the Village of Pinecrest.

4. It is recommended that ingress and egress to and from lot 2 be provided from SW 116 Street. If access is restricted to SW 116 Street, the following note should be added to the plat"

*Access to a public right-of-way for Lot 2 will be through SW 116 Street only".*

**Response:** Owner request that this note not be part of the plat approval.

The owners intent for lot 2 is to have a service entrance from SW 67 Avenue that will have minimal use and the main house entrance for the owner and visitors on SW 116 Street away from busy SW 67 Avenue.

5. 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. Construction of sidewalks or payment in lieu of construction will be required at the time of issuance of building permits.

**Response:** Contribution or construction of sidewalk to be a requirement of each individual building permit.

6. Review and approval will be required from outside governmental agencies including Miami-Dade County Department of Environmental Resources Management (DERM), Water and Sewer Department (WASD), Fire Rescue Department, Public Works Department, and Department of Regulatory and Economic Resources. Please coordinate now with all utility and service providers in reference to requirements that could impact the proposed subdivision.

**Response:** Because the county and state agencies that regulate land development are not part of the Village of Pinecrest Preliminary Plat review process, we request that the requirement be made subject to the final plat.

After the village approves the Preliminary Plat the proposed plat will be reviewed by the Miami-Dade County Plat Committee

The Miami-Dade County Plat Committee is comprised of the following agencies DERM, WASD, Fire Rescue Department and RER (Platting) together with Public Works (Traffic) , Dade County Schools, Florida Department of Transportation and Health Department. s



7. Please provide confirmation that water capacity is available to serve the subject property and that the proposed development will not cause levels of service for water to fall below the adopted level of service threshold provided in the Village's Comprehensive Development Master Plan for Potable Water (95 gallons per capita/day).

**Response:** To be condition of Final Plat.

There is a Existing 12 inch water line running North and South on the west side of SW 67 Avenue. The existing home is connected to water.

The Letter of Availability (LOA) for water was applied for on February 13, 2019 Confirmation Number 044056896196/ Letter will be provided as soon as it become available.

The Water Supply Certificate Letter has also been applied for and will be provided when it becomes available

8. Please coordinate with the Miami-Dade County Water and Sewer Department to determine if extension of a potable water line along SW 116 Street to the eastern property line will be required.

**Response:** We request that this not be a plat requirement.

After meeting with MDWASD on February 13, 2019 They determined that a water main extension would not be required along SW 116 Street.

Note: M-DWASD and DERM are part of the Miami-Dade County Plat Committee and will provide written recommendations after they review the project.

9. Please provide confirmation that the property will support an additional septic tank for service to a second lot.

**Response:** To be a requirement of Final Plat.

Confirmation that septic tanks will be permitted will be obtained from HRS and DERM after Miami-Dade County Plat Committee reviews the Preliminary Plat .

Note: There are no sewers in the area of the project. Net area of each lot exceed 15,000 sq. ft. the minimum requirement for individual on-site septic tanks for sewage disposal.

10. Please provide a copy of the Miami-Dade County Plat Review Committee report and recommendations.

**Response:** To be a requirement of Final Plat.

The Miami-Dade County Plat Committee will not accept or review a preliminary plat lying within the corporate limits of a municipality without prior approval by the city.

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

**Response:** Owner agrees if required, to add a hydrant in front of the proposed lot 2 to meet the requirement of Pinecrest, Land Development Regulations that requires a having a fire hydrant no more than 150 feet to the center of the lot.

The R/W for SW 67 Avenue is 70 feet wide and the lot is 248 feet deep. The actual distance from the West R/W line of SW 67 Avenue to the water main is undetermined at this time.

**Note :** There is an existing fire hydrant across from the property (proposed lot 1) located at the corner of SW 115 Street and SW 67 Avenue, it is shown on the new Preliminary Plat.

12. 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.

**Response:** City surveyor fee to be provided by owner when requested by city.

13. The existing chain link fence adjacent to the front of the property does not comply with current Village fence requirements and will need to be removed after construction of a new home on either lot and prior to issuance of a certificate of occupancy.


**Response:** To be condition of Final Plat.

**Note:** Existing chain fence will discourage illegal dumping after demolition of existing home and serve as security during construction and will be removed prior to requesting a certificate of occupancy on any lot.

14. The existing hedge adjacent to SW 67 Avenue encroaches into the right-of-way and will need to be removed after construction of a new home on either lot and prior to issuance of a certificate of occupancy, unless otherwise approved by the Village of Pinecrest.

**Response:** Owner request that the existing hedge be allowed to stay and be incorporated with future landscape and planting.

Respectfully Submitted

  
Tony Toledo (786) 306-7706

March 29, 2019

## OPINION OF TITLE

**To: Village of Pinecrest**

With the understanding that this Opinion of Title is furnished to Village of Pinecrest as inducement for acceptance of a Declaration of Use/Unity of Title/Declaration of Restrictions/Development Agreement or in compliance with Chapter 28, 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 a complete "Abstract of Title" or Title Policy Number OPM-2140118 by Attorneys' Title Insurance Fund dated April 12, 2001, and the following: Attorneys' Title Fund Services, LLC, Attorney Title Information Data System search covering the period from the BEGINNING to November 19, 2018, at the hour of at 11:00 P.M., inclusive, of the following described real property:

**Lot 8 less the East 131 feet, in Block 3, SOUTH MITCHELL MANORS, according to the Plat thereof as recorded in Plat Book 50, at Page 44, of the public records of Miami-Dade County, Florida.**

I am of the opinion that on the last mentioned date, the fee simple title to the above-described real property was vested in:

**IGOR L. BARSKY and ALLA BARSKY**

Subject to the following encumbrances, liens and other exceptions:

**1. RECORDED MORTGAGES:**

- i. None

**2. RECORDED CONSTRUCTION LIENS, CONTRACT LIENS AND JUDGMENTS:**

- i. None.

**3. GENERAL EXCEPTIONS:**

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

**4. SPECIAL EXCEPTIONS:**

- i. Easements and Restrictions contained in the Plat of SOUTH MITCHELL MANORS, recorded in Plat

PINECREST

Book 50, at Page 44, of the Public Records of Miami-Dade County, Florida.

2010

- ii. Orders of the Environmental Quality Control Board recorded in O.R. Book 26063, Page 2832;  
and in O.R. Book 26924, at Page 421, Public Records of Miami-Dade County, Florida.

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

Therefore, it is my opinion that the following party(ies) must join in the agreement in order to make the agreement a valid and binding covenant on the lands described herein.

<u>NAME</u>	<u>INTEREST</u>	<u>SPECIAL EXCEPTION NUMBER</u>
IGOR L. BARSKY and ALLA BARSKY, Husband and wife	Fee Simple	N/A

The following is a description of the aforementioned abstract and its continuations:

<u>Number</u>	<u>Company Certifying</u>	<u>No. of Entries Period Covered</u>
OPM -2140118 File No(s).4294-1	Attorneys' Title Insurance Fund Attorneys' Title Fund Services LLC	N/A Beginning to April 12, 2001 61 04/12/01 to 11/19/2018 at 11P.M.

I HEREBY CERTIFY that the legal description contained in this Opinion of Title coincides with, and is the same as, the legal description in the proffered, recordable agreement.

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

Respectfully submitted this 12<sup>th</sup> day of December, 2018.



Alberto J. Parlade, Esq.  
Florida Bar Number: 313823  
PARLADE LAW FIRM, P.A.  
7050 S.W. 86 Avenue  
Miami, Florida 33143  
Tel.: (305) 595-2300  
E-mail: [ajp@parladelaw.com](mailto:ajp@parladelaw.com)

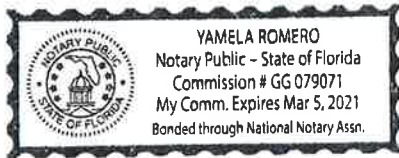
PINECREST


12.20.18

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 13<sup>th</sup> day of December, 2018, by Alberto J. Parlade, who is personally known to me or has produced N/A as identification.



  
\_\_\_\_\_  
Notary Public, State of Florida  
Print Name: \_\_\_\_\_

My Commission Expires:



CFN 20070796303

OR Bk 25849 Pgs 3778 - 3779 62pgs

RECORDED 08/10/2007 13:37:03

DEED DDC TAX 0.60

HARVEY RUVIN, CLERK OF COURT  
MIAMI-DADE COUNTY, FLORIDA

### QUIT CLAIM DEED

THIS QUIT CLAIM DEED executed this 9 day of August, 2007, by RALI INVESTMENTS LTD., a Florida limited partnership, whose address is 152 Witherspoon Street, Princeton, New Jersey 08542, first party, to IGOR L. BARSKY and ALLA BARSKY, husband and wife, whose address is 152 Witherspoon Street, Princeton, New Jersey 08542, second party:

**WITNESSETH:** That the said first party, for and in consideration of the sum of \$10.00, in hand paid the said second party the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party forever, *all right title, interest, claim and demand*, in which the said first party has in and to the following described lot, piece or parcel of land situate, lying and being in the county of MIAMI-DADE, State of Florida, to wit:

Tax Folio No.: 20-50120060350

Lot 8 less the East 131 feet, in Block 3, SOUTH MITCHELL MANORS, according to the Plat thereof, as recorded in Plat Book 50 at Page 44 of the Public Record of Miami-Dade County, Florida

**TO HAVE AND TO HOLD**, the same together with all and singular the appurtenances thereunder belonging or in anywise appertaining, and all the estate, right, title interest, lien, equity and claim whatsoever of the said party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

**IN WITNESS WHEREOF**, the said first party has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered  
in the presence of

Signature

Print Name

Signature

Print Name

RALI INVESTMENTS LTD., a Florida limited  
Partnership

By: IGOR L. BARSKY, as President  
of Rali Holdings Inc., a Florida corporation  
as General Partner of Rali Investments Ltd.

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared IGOR L. BARSKY who has produced known to me for identification and who have taken oaths and have executed the foregoing instrument and acknowledged before me that they executed the same.

Official seal in the County and State last aforesaid

Bonnie J. Ladusky  
NOTARY PUBLIC STATE OF FLORIDA  
Bonnie J. Ladusky  
Print, type of stamp Commissioned  
Name of Notary Public

**This document was prepared by:  
Douglas D. Stratton, Esq.  
407 Lincoln Road, Suite 2A  
Miami Beach, Florida 33139  
(305) 672-7772**



Page 2 of 2





PINECREST  
12-29-18

2018 Annual Tax Bills are scheduled to be mailed on October 31, 2018 and will be payable on November 1, 2018.

2018 3rd Quarter Tax Bills are Payable on December 1, 2018.

If paying delinquent real estate taxes (2017 and prior) by mail, acceptable forms of payment are: Cashier's Check, Certified Funds or Money Order.

If paying delinquent real estate taxes (2017 and prior) in person, acceptable forms of payment are: Cashier's Check, Certified Funds, Money Order, or Cash.

The information contained herein does not constitute a title search or property ownership. Amount due may be subject to change without notice.

**If you have a deed certified on your account, click the following link for sale information**

<https://miamidade.realtm.com/public/cases/list>

**2018 Roll Details — Real Estate Account At 11599 SW 67 AVE, Pinecrest 33156-4714**

Real Estate Account #20-5012-006-0350

Print this page

2018	2017	2016	2015	...	2008
PAID	PAID	PAID	PAID		PAID

**PAID** 2018-11-29 \$17,020.22

**Owner:** IGOR L BARSKY & W ALLA

11599 SW 67 AVE

MIAMI, FL 33156

**Situs:** 11599 SW 67 AVE

Pinecrest 33156-4714

**Account number:** 20-5012-006-0350

**Millage code:** 2000 - PINECREST

**Millage rate:** 17.73510

**Assessed value:** 1,000,492

**School assessed value:** 1,000,492

**Exemptions**

**ADDL HOMESTEAD:** 25,000

**HOMESTEAD:** 25,000

**Property Appraiser**

**2018 Annual bill**

View

**Ad valorem:** \$17,025.40

**Non-ad valorem:** \$704.00

**Total Discountable:** 17729.40

**No Discount NAVA:** 0.00

**Total tax:** \$17,729.40

**Legal description**

SOUTH MITCHELL MANORS PB 50-44 LOT 8 LESS E131FT BLK 3 F/A/U 30-5012-006-0350 OR 19598-2261 022001 1 COC 25849-3778  
08 2007 5

**Location**

**Range:** 40E

**Township:** 55S

**Section:** 12

**Block:** 50

**Use code:** 0802

**Total acres:** 2.000

**Terms of service**

© 1997-2018, Grant Street Group.





## Successful Payment Receipt

Please print this receipt for your records

Remittance ID: School021319123918120VBILLS  
Received: February 13, 2019 12:41PM EST  
Contact Name: Tony Toledo  
Application Address: 11599 SW 67 AVE  
Local Govt. App. Number: PLT1812-0001  
Folio Number: 2050120060350  
MDCPS Application ID: PT2019020700058  
Amount: \$296.00  
Transaction Type: Authorization and Capture  
Card Information: Visa  
IGOR BARSKY  
\*\*\*\*\*1156  
Billing Information: Address Line 1: 11599 SW 67 Ave  
Country: United States  
City: MIAMI  
State: FL  
ZIP Code: 33156

[Print](#)

Your payment request has been submitted. Thank you for your payments. Please print this page for your records. Payments received after 12:00PM PT, will be processed the next business day. Your payment will be posted to your School Board of Miami-Dade County Concurrence Application account the following business day.

Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

124581130



**Water and Sewer**  
PO Box 330316 • 3575 S. Lejeune Road  
Miami, Florida 33233-0316  
T 786-268-5360 F 786-268-5150

02.13.2019 11:35AM

The Letter of Availability for Project CASA BARSKEY, Number 019 - 112 has been received.

Miami-Dade Water & Sewer Department (MDWASD) will proceed to evaluate the proposed project to ensure the availability of water and/or sewer services. Our evaluation goal is 10 days, but this depends on the complexity of each project. To search for the status of your application by using the project name and project number, please visit our website at [Letter of Availability Search](#).

To request an invoice please send an email to [WASD-ASDPR@miamidade.gov](mailto:WASD-ASDPR@miamidade.gov). A notification will be sent to the e-mail address provided. To avoid any delays payment must be received within 72 hours.

ATLAS  
N21-D  
WATER

M21-C

SW 114TH ST

SW 114 ST

RECORDED  
12-20-13

SW

67TH AVE

12"

12"

12"

12"

E3621-1

194

EU1351-1

SW 115TH ST

8"

110

3"

165

8"

166

SW 115TH ST

161

163

164

EU877-1

SW 117TH ST

6"

171

124

172

3585

312



**Water and Sewer**  
PO Box 330316 • 3575 S. Lejeune Road  
Miami, Florida 33233-0316  
T 786-268-5360 F 786-268-5150

February 15, 2019

TONYCONSULTING@AOL.COM

TONY TOLEDO

**Re: Water and Sewer Availability for Project CASA BARSKY**  
**LOA Number:019 - 112**

To Whom It May Concern:

This letter is in response to your inquiry regarding water and/or sewer availability for the construction and connection of the following:

**Property Information**

Folio #	Subdivision	Lot	Block	Address
2050120060350	SOUTH MITCHELL MANORS	8	3	11599 SW 67 AVE

**Types of Units to be Constructed**

Proposed Use	Square Footage/ # Units	Water Gallons Per Day	Sewer Gallons Per Day
SFR more than 5000 sqft (510 gpd/unit)	1	510	0

Construction connection charges and connection charges shall be determined once the developer enters into an agreement for water and sewer service, provided the Department is able to offer those services at the time of the developer's request. Information concerning the estimated cost of facilities must be obtained from a consulting engineer. All costs of engineering and construction will be the responsibility of the developer. Easements must be provided covering any on-site facilities that will be owned and operated by the Department.

Please be advised that the right to connect the referenced property to the Department's sewer system is subject to the terms, covenants and conditions set forth in court orders, judgments, consent orders, consent decrees and the like entered into between the County and the United States, the State of Florida and/or any other governmental entity, including but not limited to, the Consent Decree entered on April 9, 2014, in the United States of America, State of Florida and State of Florida Department of Environmental Protection v. Miami-Dade County, Case No. 1:12-cv-24400-FAM, as well as all other current, subsequent or future enforcement and regulatory actions and proceedings.

This letter is for informational purposes only and conditions remain in effect for thirty (30) days from the date of this letter. Nothing contained in this letter provides the developer with any vested rights to receive water and/or sewer service. The availability of water and/or sewer service is subject to the approval of all applicable governmental agencies having jurisdiction over these matters. When development plans for

the subject property are finalized, and upon the developer's request, the Department will prepare an agreement for service, provided the Department is able to offer those services at the time of the developer's request. The agreement will detail requirements for off-site and on-site facilities, if any, points of connection, connection charges, capacity reservation and all other terms and conditions necessary for service in accordance with the Department's rules and regulations.

Attached please find the Points of Connection (POC) Memo. If you need further assistance in this matter, please contact us.

Very truly yours,

Maria Capote  
**Utilities Supervisor**





miamidade.gov

**Water and Sewer**  
 PO Box 330316 • 3575 S. Lejeune Road  
 Miami, Florida 33233-0316  
 T 786-268-5360 F 786-268-5150

**POINT OF CONNECTION**

PROJECT NAME:	CASA BARSKY		
LOA NUMBER:	019 - 112		
WATER GALLONS PER DAY:	510	SEWER GALLONS PER DAY	0
PROJECT LOCATION:	11599 SW 67 AVE		
PROJECT DESCRIPTION:	NEW CONSTRUCTION SFR - 6,500 SF		
EXISTING ZONING:	EU-1 (Village of PINECREST ZONING) - RESIDENTIAL ESTATE - 1 UNIT PER GROSS ACRE	ATLAS PAGE:	

**WATER:**

NOTES : 1.) According to M-D County G.I.S. this property is a M-D W.A.S.D. water-ONLY customer : service point I.D. # 9010048641.

2.) Per current M-D W.A.S.D. procedures for SFR , CORNER LOT (M-D W.A.S.D. Development Committee resolution on 05.09.18), but not updated in the Rules & Regs., the property is only required to have an adequate w.m. on one side. And, this requirement is met. Therefore, no water main extension is required for the 2nd side of the property, S.W. 116 ST. Therefore, IF this property/ project requires a new connection :

CONNECT to the (12)-in. w.m. (no water as-built found, but see as-built EU-877-1 verifying 12-in. w.m. just south of the subject property) that abuts the property in S.W. 67 AVE. via a S.I.R. (SERVICE INSTALLATION REQUEST) from M-D W.A.S.D.'s New Business Section. - (308 FT. frontage to the 12-in. w.m. per the original plat, SOUTH MITCHELL MANORS , PB 50-44, Lot 8 LESS E. 131 FT. , Block 3)

- This is a proposed residence: There will be NO PROPOSED M-D W.A.S.D. (public) water main NOR (public) water main extension within the property.

Water Basin	No
Water Basin Name	N/A
Water Basin Rate	0.00

Additional Service Program-WATER	No
----------------------------------	----

Number of Residences - WATER	
------------------------------	--

Water - Additional Services Program (ASP)			
No.	Property Address	Property Folio	Service Size

Oversizing Credit	No
-------------------	----

Water – Oversizing Credit		
No.	Pipe Size	Linear Foot

### **SEWER:**

N.A. - There is NO GRAVITY SEWER in this area at this time. SEPTIC TANK approval for sanitary sewage will be required from D.E.R.M./ R.E.R. and the Health Dept. (H.R.S.) through the Bldg. Dept. process.

Sewer Basin	No
Sewer Basin Name	N/A
Sewer Basin Rate	0.000.00

Additional Service Program-SEWER	No
Number of Residences - SEWER	

Sewer - Additional Services Program (ASP)			
No.	Property Address	Property Folio	Service Size

Gravity Sewer Oversizing Credit	No
---------------------------------	----

Gravity Sewer – Oversizing Credit		
No.	Pipe Size	Linear Foot

Force Main Oversizing Credit	No
------------------------------	----

Force Main – Oversizing Credit		
--------------------------------	--	--

No.	Pipe Size	Linear Foot

**PUMP STATION:**

N/A

New Pump Station	
New generator, including building	
Existing Pump Station improvement	
Pump Station Number	
Proposed N.A.P.O.T. (hours)	
Pump Station Status	

PREPARED BY:

David Wayne

Printed Name of Reviewer

APPROVED BY:

Maria Capote

Printed Name of Supervisor

# PRELIMINARY TENTATIVE PLAT

## CASA BARSKY

A REPLAT OF LOT 8, BLOCK 3, "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, LYING AND BEING IN THE VILLAGE OF PINECREST, MIAMI-DADE COUNTY, FLORIDA IN SECTION 12, TOWNSHIP 55 SOUTH, RANGE 40 EAST.

CONTACT PERSON INFORMATION	
Name:	Eduardo M. Suarez, PSM
Telephone Number:	(305) 463-0912
Fax Number:	(305) 513-5680
E-mail Address:	esuarez@longitudinal.com

TABLE OF MONUMENTS	
TYPE OF MONUMENT	TOTAL
P.R.M.	5
P.C.P.	3
IN ACCORDANCE WITH FLORIDA STATUTES, CHAPTER 177.001	

LOT AREA TABLE		
LOT	GROSS AREA	NET AREA
LOT 1 OF BLOCK 1	43,575 SQ. FT. (1.00 ACRES)	38,185 SQ. FT. (0.877 ACRES)
LOT 2 OF BLOCK 1	50,673 SQ. FT. (1.163 ACRES)	38,073 SQ. FT. (0.874 ACRES)



# PRELIMINARY TENTATIVE PLAT

## CASA BARSKY

A REPLAT OF LOT 8, BLOCK 3, "SOUTH MITCHELL MANORS", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BLON. 5C, PAGE 44, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LYING AND BEING IN THE VILLAGE OF PINECREST, MIAMI-DADE COUNTY, FLORIDA IN SECTION 12, TOWNSHIP 55 SOUTH, RANGE 40 EAST.

**LONGITUDE SURVEYORS**  
7760 NW 48th STREET  
DORAL, FLORIDA 33166  
TEL: (305) 455-9812  
FAX: (305) 515-5860  
FLORIDA CERTIFICATE OF AUTHORIZATION LB 7335

WWW.LONGITUDESURVEY.COM

RECORD OF REVISION

NO. DATE REVISION

1 04/07/15 REVISED AS PER VARIANCE OF PURCHASER'S COMMENTS

2 08/07/15

3 08/07/15

4 08/07/15

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