



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: Romeo Subdivision
Final Subdivision Plat; 12920 Old Cutler Road

PETITION REQUEST

Habitat Custom Builders, LLC (Applicant), and 12920 Old Cutler Road, LLC (Owner) are requesting approval of a final subdivision plat ("Romeo Estates") for the platting and division of property known as "Portion of Lot 6, Rockdale Estates", for the creation of two (2) single-family residential lots, to supersede Miami-Dade County Waiver of Plat D-9224. Lot 1 is proposed to be 1.002 acres (43,627 square feet) in gross area; lot 2 is proposed to be 1.272 acres (55,408 square feet) in gross area.

Although the property was developed as a single lot with one single-family residence, Miami-Dade County approved a waiver of plat in 1974, allowing for division of the property into two lots. The current owners of the property now want to change the configuration of the two approved lots and this requires replatting of the property by the Village Council.

The Village Council approved the preliminary plat with conditions on July 17, 2018. The owner is now requesting approval of the final subdivision plat.

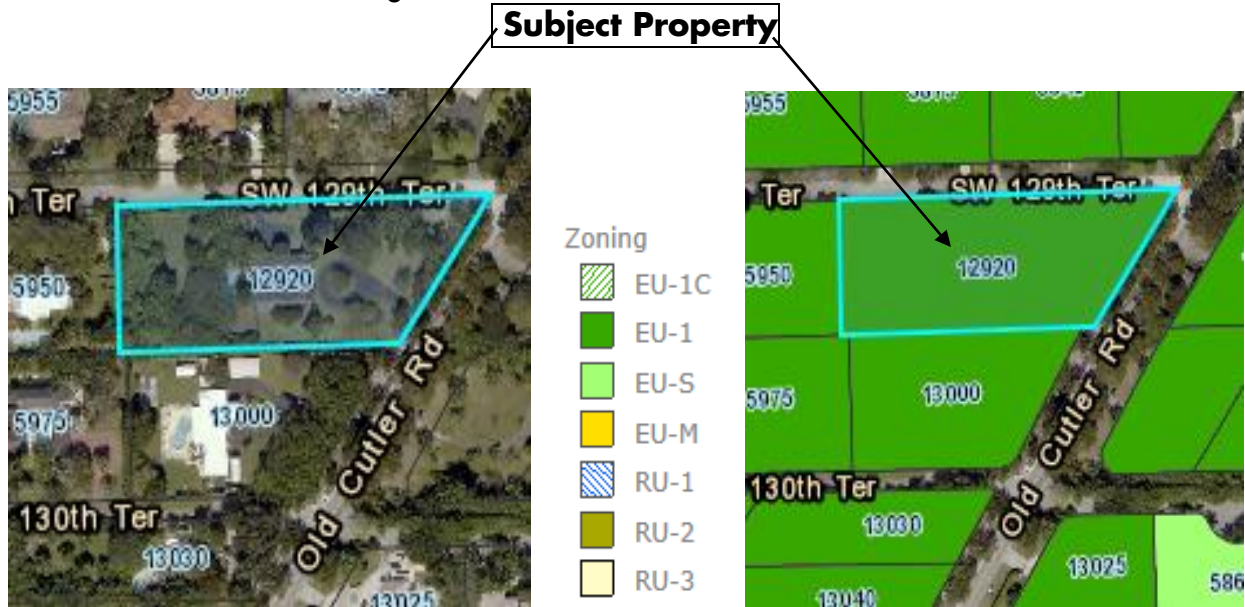
OWNER/APPLICANT

Habitat Custom Builders, LLC (Applicant), 12920 Old Cutler Road, LLC (Owner)



SITE LOCATION

The subject property is located at 12920 Old Cutler Road, Pinecrest, Florida 33156 within the EU-1, Residential Estate zoning district.



EXISTING CONDITIONS

A single-family residence that existed in the center of the proposed subdivision was recently demolished and a new home is currently under construction. A portion of the driveway connecting to Old Cutler Road remains. However, the existing driveway remnant will be required to be removed prior to approval of the final plat. The proposed final plat restricts future access to both lots from SW 129 Terrace.

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.

The preliminary subdivision plat was approved by Miami-Dade County Department of Regulatory and Economic Resources on September 21, 2018.

County water is available to the subject property and connection of both proposed lots to the available water line will be required. Additionally, extension of the water main westerly along SW 129 Terrace to the northwest corner of the property will also be required.

Division 3.2, Paragraph (m) requires fire hydrants to be provided and spaced no more than 300 feet apart and no more than 150 feet to the center of any lot. Plans for installation of two (2) additional fire hydrants have been submitted to Miami-Dade County for review and approval.

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 new utilities are required to be installed underground.

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.

Information reviewed by the Building and Planning Department indicates that the proposed subdivision consisting of one additional home (net increase) will have a de minimus impact on the adjoining transportation network.

The existing width of Old Cutler Road right-of-way adjacent to the subject property is 70 feet or 35 feet on either side of the center line. Dedication of an additional 15 feet of right-of-way on the west side of Old Cutler Road is included on the final plat.

SW 129 Terrace is 18 feet wide adjacent to Lot 2 of the proposed subdivision. A minimum pavement width of 22 feet is required. Widening of SW 129 Terrace to 22 feet will be required at the time of construction of a new home on lot 2. Widening of SW 129 Terrace will require removal of approximately 3 trees located on the north side of the street.

Part of a former driveway and a driveway apron connecting to Old Cutler Road exist adjacent to Lot 2. The final plat includes a note indicating that access to lots 1 and 2 will be restricted to SW 129 Terrace. Removal of the driveway and apron, and continuation of existing curbing adjacent to Old Cutler is recommended.

Construction of a pedestrian sidewalk along the frontage of the subject property adjacent to Southwest 129 Terrace or payment of a fee in lieu of construction is required as determined by the Administrative Official.

Construction of driveways adjacent to Southwest SW 129 Terrace 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 final plat meets all dimensional requirements of the EU-1, Residential Estate zoning district.

RECOMMENDATION

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

1. Review and approval of the proposed final plat by the Miami-Dade County Department of regulatory and Economic Resources.
2. Extension of central water lines to both lots.

3. Installation of required fire hydrants during future construction, prior to issuance of certificates 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. Dedication of additional road right-of-way adjacent to Old Cutler Road as indicated on the submitted plat.
7. Widening of SW 129 Terrace pavement adjacent to lot 2 to 22 feet in conjunction with the construction of a residence on lot 2, subject to review and approval of a permit by the Public Works Department.
8. Ingress and egress to and from Lots 1 and 2 shall be restricted to SW 129 Terrace.
9. Removal of the existing driveway and apron on lot 2, and continuation of existing curbing adjacent to Old Cutler Road.
10. Installation of pedestrian sidewalks adjacent to lots 1 and 2, on the south side of SW 129 Terrace or payment in lieu of construction as required by the Administrative Official.
11. Approval of driveway connection permits by the Village of Pinecrest prior to the issuance of building permits.
12. Approval of a stormwater management plan for each new residence prior to the issuance of building permits.
13. 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, subject to mitigation and replacement requirements of the Land Development Regulations.



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

PUBLIC HEARING NOTICE

MEMORANDUM

Department of Building and Planning

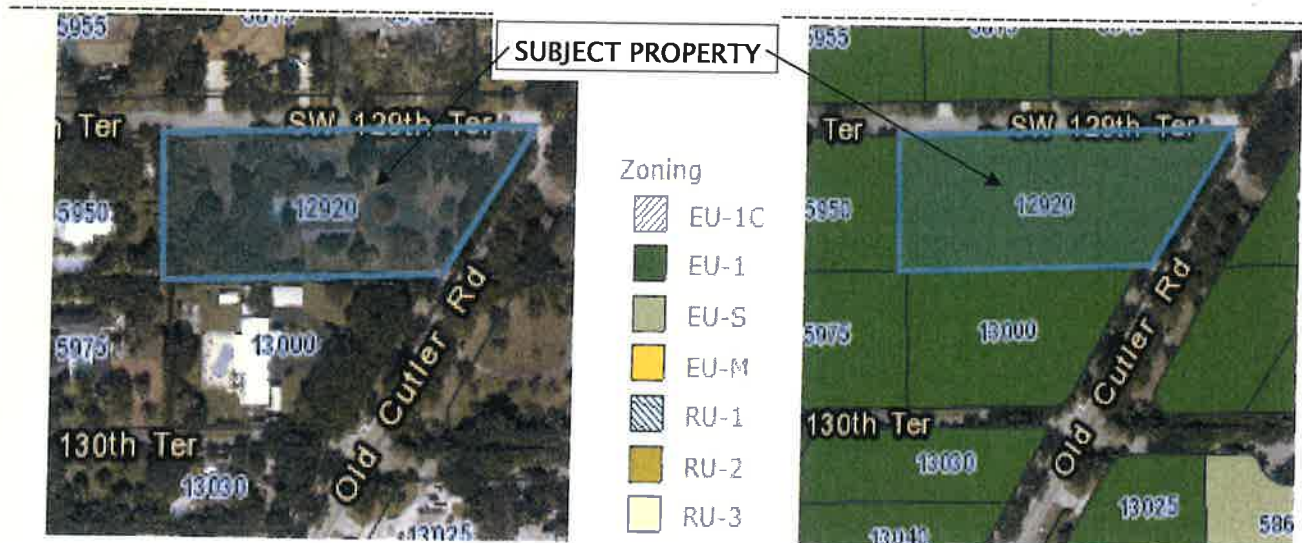
On Tuesday, May 14, 2019, at 8:00 p.m., the Village Council will conduct the following Public Hearing to be held at the Pinecrest Municipal Center, Council Chamber, 12645 Pinecrest Parkway, Pinecrest, Florida:

APPLICANT(S): Habitat Custom Builders, LLC (Applicant), 12920 Old Cutler Road, LLC (Owner)

ITEM: Final Subdivision Plat

LOCATION: The subject property is located at 12920 Old Cutler Road, Pinecrest, Florida 33156 within the EU-1, Residential Estate zoning district.

REQUEST: Habitat Custom Builders, LLC (Applicant), and 12920 Old Cutler Road, LLC (Owner) and are requesting approval of a final subdivision plat ("Romeo Estates") for the platting and division of property known as "Portion of Lot 6, Rockdale Estates", for the creation of two (2) single-family residential lots, to supersede Miami-Dade County Waiver of Plat D-9224. Lot 1 is proposed to be 1.002 acres (43,627 square feet) in gross area; lot 2 is proposed to be 1.272 acres (55,408 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.

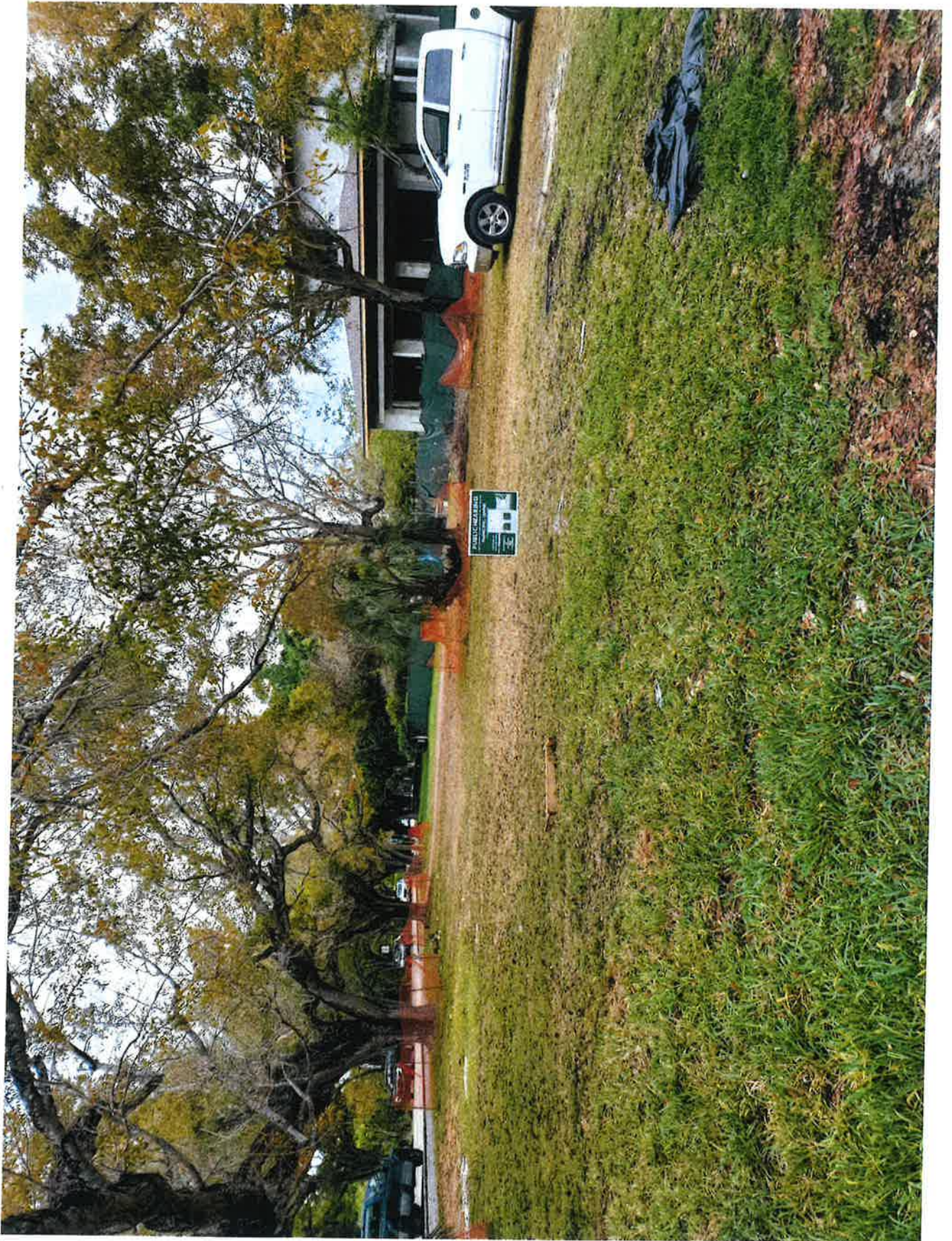
You are hereby advised that if any person desires to appeal any decision made with respect to any other matter considered at this meeting or hearing, such person will need a record of the proceedings, and for such purpose may need to ensure that a verbatim record of this proceeding is made, which record 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.



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VILLAGE OF PINECREST
Building & Planning Department

PUBLIC HEARING APPLICATION

Administrative Review Application

Please check one:

- ☐ VILLAGE COUNCIL
☐ PLANNING BOARD
☐ ADMINISTRATIVE REVIEW

OFFICIAL USE ONLY

Application No. _____

Date Received: _____

INSTRUCTIONS

This application, with all supplemental data and information, must be completed in accordance with the specific instructions in this application. Applications and all supplemental information must be filed no later than 60 days prior to the regular public hearing date.

APPLICATION

Please indicate which type of application you are submitting by checking one category below:

- | | |
|--|--|
| <input type="checkbox"/> Change in Zoning District | <input checked="" type="checkbox"/> Plat |
| <input type="checkbox"/> Variance | <input type="checkbox"/> Entry Feature |
| <input type="checkbox"/> Appeal of Decision | <input type="checkbox"/> Site Plan |
| <input type="checkbox"/> Conditional Use | <input type="checkbox"/> Other _____ |

IMPORTANT: THE APPLICANT, OR REPRESENTATIVE, MUST BE PRESENT AT THE HEARING TO PRESENT THE PROPOSAL.

Please print or type

Name of Applicant, agent or tenant (with owner's affidavit) <u>HABITAT Custom Builders LLC</u>		
Mailing Address <u>5520 SW 83ST</u>	City, State, Zip <u>South Miami FL 33143</u>	Telephone <u>786-251-3400</u> Email <u>Pamela.Habitat@comcast.net</u>
Name of Owner <u>12920 OLD CUTLER ROAD LLC</u>		
Mailing Address <u>9301 DANELAND BLVD #1801</u>	City, State, Zip <u>MIAMI FL 33143</u>	Telephone <u>305 740 3252</u> Email <u>Tony@CharmelleMedia.com</u>

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 20-5013-006-0050

Address 12920 OLD CUTLER ROAD

Lot(s) 6 Block 42 Section _____ Plat Book No. 42 Page No. 19

LESS West 445' & LESS North 25' ROCKDALES ESTATES

FINISHED FLOOR ELEVATION (If applicable): _____ FLOOD +5.9 NGVD ZONE X-99

Revised 8/2016

B. ADDRESS (If number has been assigned) _____

C. SIZE OF PROPERTY _____ ft. X _____ ft. = _____ sq. ft.; 1.6 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.

E. DATE SUBJECT PROPERTY WAS ACQUIRED August 24th 2017

APPLICANT'S PROPOSAL

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

WE PURPOSE TO SUBDIVIDE THE LOT IN TWO
PARCELS IN ORDER TO BUILD 2 NEW SINGLE
FAMILY HOMES

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.)

OUR INTENT IS TO CREATE REAL ESTATE
VALUE & IN HOPES OF PROFITING FROM
THE ENDEAVOUR

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) _____

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 12 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 10 days of the decision.

Date

Applicant's Signature

Print Name

Date

Applicant's Signature (if more than one)

Print Name

I/We 12920 OLD CUTLER ROAD LLC as Owner(s) of Lot(s) 6 lots W 445' x 155.25' N Rockdell
ESTATES
Block _____ Section _____ PB/PC PB 42 PG 19

of property which is located at 12920 OLD CUTLER ROAD 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 Francisco J. Garcia 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 12920 OLD CUTLER ROAD LLC Signature [Signature] Date OCT 1-18

Owner's Name _____ Signature _____ Date _____

Notary to Owner:

Applicant's Name Francisco J. Garcia Signature [Signature] Date _____

Notary to Applicant:





VILLAGE OF PINECREST, FLORIDA
VILLAGE COUNCIL

DEVELOPMENT ORDER

HEARING NUMBER: 2018-0717-1

APPLICANT: HABITAT CUSTOM BUILDERS, LLC

HEARING DATE: JULY 17, 2018

RELIEF SOUGHT: APPROVAL OF A PRELIMINARY SUBDIVISION PLAT ("ROMEO ESTATES") FOR THE PLATTING AND DIVISION OF PROPERTY KNOWN AS "PORTION OF LOT 6, ROCKDALE ESTATES" FOR THE CREATION OF TWO (2) SINGLE-FAMILY RESIDENTIAL LOTS [LOT 1 IS PROPOSED TO BE 1.002 ACRES (43,627 SQUARE FEET) IN GROSS AREA; LOT 2 IS PROPOSED TO BE 1.272 ACRES (55,408 SQUARE FEET)]

LOCATION: 12920 OLD CUTLER ROAD

The request for approval of a request filed by Habitat Custom Builders, LLC (the "Applicant") came to be heard before the Village Council of the Village of Pinecrest, Florida (the "Village Council") at a public hearing held on July 17, 2018. The Village Council having considered the relief sought by the Applicant and having the benefit of receiving testimony and evidence related to the request from the Applicant and their representative, the administrative staff of the Village of Pinecrest, Florida and affected persons, heard arguments and observed the candor and demeanor of witnesses and therefore, find that:

1. The application for the relief sought was made in a manner consistent with the requirements of the Land Development Regulations adopted by the Village of Pinecrest, Florida.
2. The Applicant has established by substantial competent evidence a basis for the relief sought.
3. The Applicant's request for relief is hereby granted subject to the conditions included in Paragraph 6 of this approval.
4. This Order shall take effect immediately upon execution by the Village Clerk.
5. All further development on the property shall be made in accordance with the terms and conditions of this approval and that the property shall be developed substantially in accordance with the plans previously submitted and on file in the Building and Planning Department.

6. The Village Council hereby determines that the Applicant shall satisfy the conditions and requirements of the Village of Pinecrest, Florida Code of Ordinances and those applicable sections of the Code of Miami-Dade County, Florida. Furthermore, it must insure that:
- a) The Applicant shall comply with all applicable Village Codes and the Florida Building Code regarding the development contemplated with this approval;
 - b) The Applicant shall comply with all terms, conditions and provisions imposed by the Village Council, and the recommendations of the administrative staff of the Village of Pinecrest, Florida, including all life, health and safety codes pertaining to this development prior to the issuance of any building permits;
 - c) This approval is conditioned upon the following:
 - Review and approval of the proposed final plat by the Miami-Dade County Water and Sewer Department, Department of Economic and Regulatory Resources, Fire Rescue Department, Public Works and Waste Management Department and Health Department prior to submittal of a final plat.
 - Extension of central water lines to both lots.
 - Indication of required fire hydrants on the preliminary plat and installation of required hydrants during future construction, prior to issuance of certificates of occupancy.
 - Approval of installation of septic tanks by the Florida Department of Health and Miami-Dade County.
 - Indication of utility easements on the final plat and installation of utilities underground.
 - Dedication of additional road right-of-way as indicated on the submitted plat and widening of Southwest 129 Terrace pavement adjacent to Lot 2 to 22 feet in conjunction with the construction of a residence on Lot 2.
 - Ingress and egress to and from Lots 1 and 2 shall be restricted to Southwest 129 Terrace.
 - Removal of the existing driveway and apron on Lot 2 and continuation of existing curbing adjacent to Old Cutler Road.
 - Installation of pedestrian sidewalks adjacent to Lots 1 and 2, on the south side of Old Cutler Road or payment in lieu of construction as required by the Administrative Official.
 - Approval of driveway connection permits prior to the issuance of building permits.
 - Approval of a stormwater management plan for each new residence prior to the issuance of building permits.
 - 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.
 - 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.
 - Submittal of an opinion of title and deed restrictions, if any, prior to submittal of the final plat.
 - d) Copies of all applicable permits by other regulatory agencies shall be provided to the Village of Pinecrest, Florida prior to the issuance of any permits.


7. The public record, including but not limited to the Village Council and staff reports, comments and recommendations on the subject application, and the agenda materials provided to the Village Council, along with sworn testimony and evidence established before the Village Council are hereby incorporated by reference.

PASSED AND ADOPTED this 17th day of July, 2018 by the Village Council as follows:

Councilmember Hochkammer	Aye
Councilmember Kraft	Aye
Councilmember McDonald	Aye
Vice Mayor Ball	Aye
Mayor Corradino	Aye

EXECUTED this 20th day of August, 2018.

VILLAGE OF PINECREST, FLORIDA



Guido H. Ingmanzo, Jr., CMC
Village Clerk



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

MEMORANDUM

Department of Building and Planning

DATE: November 2, 2018

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

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

RE: Romeo Subdivision
Preliminary Subdivision Plat; 12920 Old Cutler Road

PETITION REQUEST

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Although the property was developed as a single lot with one single-family residence, Miami-Dade County approved a waiver of plat in 1974, allowing for division of the property into two lots. However, the current owners of the property want to change the configuration of the two approved lots which requires replatting of the property by the Village Council.

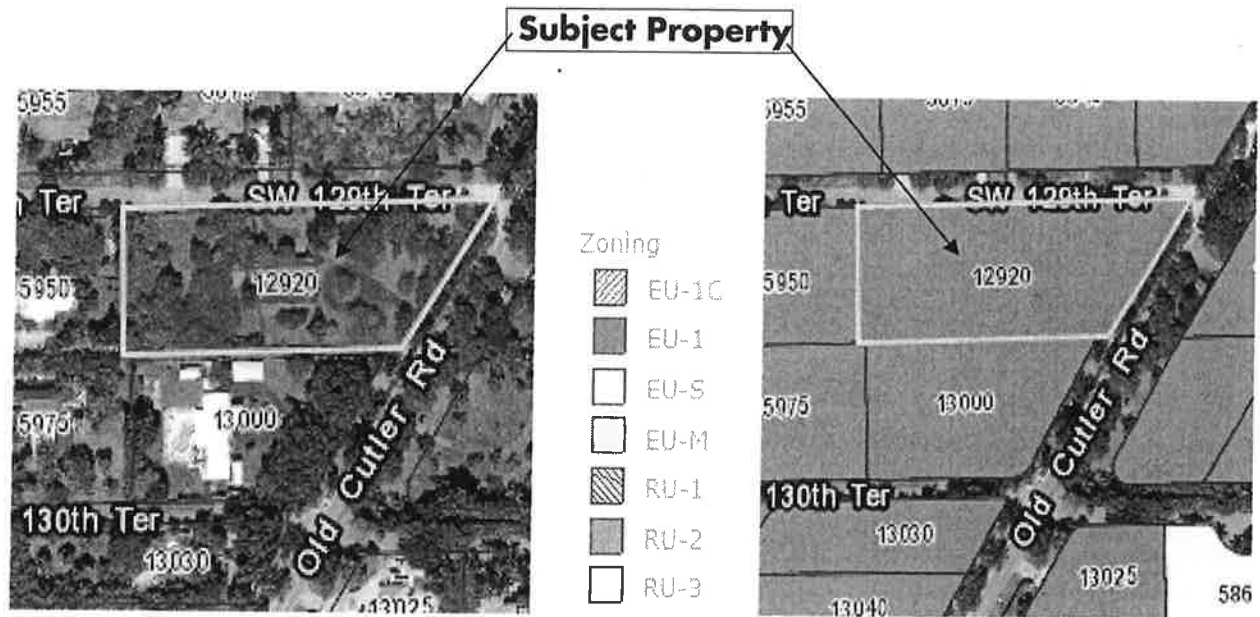
OWNER/APPLICANT

Habitat Custom Builders, LLC (Applicant), 12920 Old Cutler Road, LLC (Owner)

SITE LOCATION

The subject property is located at 12920 Old Cutler Road, Pinecrest, Florida 33156 within the EU-1, Residential Estate zoning district.





EXISTING CONDITIONS

A single-family residence that existed in the center of the proposed subdivision was recently demolished. A portion of the driveway connecting to Old Cutler Road remains. However, the existing driveway remnant will be required to be removed prior to approval of the final plat. The proposed preliminary plat restricts future access to both lots from SW 129 Terrace.

PUBLIC COMMENT

The Building and Planning Department has not received any correspondence in opposition to the requested 2-lot subdivision. One resident telephoned the Building and Planning Department to inquire about the platting process and comment about her perceived increase in development in the Village.

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 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 300 feet apart and no more than 150 feet to the center of any lot. Fire hydrants are required to be provided in compliance with the Village's requirements.

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.

Information reviewed by the Building and Planning Department indicates that the proposed subdivision consisting of one additional home (net increase) will have a de minimus impact on the adjoining transportation network.

The existing width of Old Cutler Road right-of-way adjacent to the subject property is 70 feet or 35 feet on either side of the center line. Dedication of an additional 15 feet of right-of-way on the west side of Old Cutler Road is included on the preliminary plat.

SW 129 Terrace is 18 feet wide adjacent to Lot 2 of the proposed subdivision. A minimum pavement width of 22 feet is required. Widening of SW 129 Terrace to 22 feet will be required at the time of construction of a new home on lot 2.

Part of a former driveway and a driveway apron connecting to Old Cutler Road exist adjacent to Lot 2. The preliminary plat includes a note indicating that access to lots 1 and 2 will be restricted to SW 129 Terrace. Removal of the driveway and apron, and continuation of existing curbing adjacent to Old Cutler is recommended.

Construction of a pedestrian sidewalk along the frontage of the subject property adjacent to Southwest 129 Terrace or payment of a fee in lieu of construction is required as determined by the Administrative Official.

Construction of driveways adjacent to Southwest SW 129 Terrace 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.

An opinion of title and a copy of deed restrictions has been requested.

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, Department of Economic and Regulatory Resources, Fire Rescue Department, Public Works and Waste Management Department and Health Department prior to submittal of a final plat.
2. Extension of central water lines to both lots.

3. Indication of required fire hydrants on the preliminary plat and installation of required hydrants during future construction, prior to issuance of certificates 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. Dedication of additional road right-of-way as indicated on the submitted plat and widening of SW 129 Terrace pavement adjacent to lot 2 to 22 feet in conjunction with the construction of a residence on lot 2.
7. Ingress and egress to and from Lots 1 and 2 shall be restricted to SW 129 Terrace.
8. Removal of the existing driveway and apron on lot 2, and continuation of existing curbing adjacent to Old Cutler Road.
9. Installation of pedestrian sidewalks adjacent to lots 1 and 2, on the south side of Old Cutler Road or payment in lieu of construction as required by the Administrative Official.
10. Approval of driveway connection permits by the Village of Pinecrest prior to the issuance of building permits.
11. Approval of a stormwater management plan for each new residence prior to the issuance of building permits.
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.
14. Submittal of an opinion of title and deed restrictions, if any, prior to submittal of the final plat.

**7. T-23995-1 129 Old Cutler
(SW 129 Terr. & Old Cutler Road)**

Water Main extension, approved plans and a current executed service agreement would be required by WASH. A Water Supply Certification letter is required before final Plat approval. There is no sewer available for connection in this area at the present time, therefore a release of the Sewer Service area may be requested from M-DWASD, as long as another Utility Company is willing to provide service or the approval of septic Tank is required by RER. Sign off is required by M-DWASD before final plat approval. Contact M-DWASD, Mrs. Maria Capote and/or Mr. Sergio A. Garcia at 786-268-5329 or 786-268-5214 respectively. Please note that final plat will not be approved until any and all requirements have been met.


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Plat Status

[Entrance Features](#)

Enter information to display pertinent tentative and waiver of plat information such as project location, applicant and surveyor. Additional information shown is a history of the submittal with the action taken along with items that must resolved for approval. When both a tentative plat is approved and final plat has been submitted, an option is given to view the final punch list. Searching for the record can be done by selecting from the drop down menu containing tentative number, plat book and page, plat name, surveyor name or owner name. Additionally, you may select an item from a drop down list once 3 letters or more have been entered on searches done by plat name, surveyor name or owner name.

Search By

Enter the tentative Number :


[Show tentative Plan](#)
[Report](#)

Plat Status

Plat No	T-23995
Plat Name	ROMEO SUBDIVISION
Municipality	PINECREST
District	7
Utility Letter	09/26/2017
Plat Location	SW 129 TER & SW OLD CUTLER ROAD
STR1	135540
STR2	
Zoning	
Sites	2
Date Received	09/25/2017
Action Level	3-CORR.
Agenda Date	09/21/2018
Concurrency Approval Date	
Concurrency Valid Until	
Linen Date	
N.O.A. DATE	09/21/2018
Last action affecting Plat Expiration Date	09/21/2018
Valid Till	06/21/2019
Owner Name	12920 OLD CUTLER ROAD LLC
Owner Address	6705 RED ROAD # 700
Owner City	CORAL GABLES
Owner State	FLORIDA
Owner ZIP	
Owner Phone	(305) 740-3252
Owner Email	tony@charteramerica.com
Surveyor Name	ALVAREZ, AIGUESVIVES & ASSOCIATES
Surveyor Address	9789 SUNSET DRIVE
Surveyor City	MIAMI
Surveyor State	FL
Surveyor ZIP	33173
Surveyor Phone	(305) 220-2424
Surveyor Email	aaasurvey@aol.com
Plat Book/Page	
Plat Book Page	

Plat Recording date:

Resolution No:

Commissioner's Meeting Date

Date Received	Action	Meeting Date	Action Taken	N.A.U.Sent	Concurrency Status
09/26/2017	1-NEW-RESPLU	10/13/2017	DEFERRED	10/13/2017	
	2-CORR.	09/07/2018	DEFERRED	09/07/2018	
	3-CORR.	09/21/2018	APPROVED	09/21/2018	

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Department of Regulatory and Economic Resources
Environmental Resources Management
701 NW 1st Court 4th Floor
Miami, Florida 33136-3912
T 305-372-6764 F 305-372-6543

miamidade.gov

Date: 10/12/2017

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

Re: Tentative Plat, Number: T-23995 (1)
Subdivision: 129 Old Cutler
Agenda Date: 10/13/2017

RECOMMENDATION: Overall Deferred

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

Office of Code Coordination and Public Hearings: (Deferred)

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

Letter from the Utility is required (Coral Gables – Sewer)

Applicant must provide the area of the proposed single family residences to verify feasibility to connect to public sewer as per Section 24-5 of the Code of Miami-Dade County (the Code).

Existing public water lines must be utilized to serve this subdivision. This office has no objection to the recordation of this plat.

Concurrency Issued by the Municipality.

Water Control (Approved)

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

Project Area: 1.6 Acres

County Flood Criteria: + 5.9 ft. N.G.V.D.

FEMA Flood Zone & Flood Elevation: X - 99

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

Trees (No Action)

Voice: 305-372-6574

The subject property is located within the City of Pinecrest, which enforces its own Tree Code. The subject property does contain specimen trees (trunk diameter 18 inches or greater) which are to be preserved whenever reasonably possible. The applicant is advised to contact Village of Pinecrest staff for permitting procedures and requirements prior to development of site and landscaping plans.

Delivering Excellence Every Day

OLD CUTLER HOMES DEV 23784WATER:

Since this property is connecting to M-D WASH water system for the first time, the developer is required to install a water main along one entire boundary of the property, as per M-D WASH Rules & Regulations, Section 2.02(1) and 2.04(2)(d).

Therefore, the developer shall connect to an existing eight (8)-in. w.m. stub-out (E 13201-75) in S.W. 129th Ter. and Old Cutler Road, and extend the same westerly in S.W. 129th Ter. to the northwestern corner of the subject property.

For this type of development (SFR), there will be no proposed public water main extension within the property.

Additional Services Program (ASP): The following two (2) properties along the aforesaid proposed 8-in. w.m. extension shall receive water services:

1. 5845 S.W. 129th Ter. (Folio No. 20-5013-008-0025).
2. 5875 S.W. 129th Ter. (Folio No. 20-5013-008-0011).

SEWER:

Connection to M-D W.A.S.D. gravity sewer system is not available at the present time. The customer is responsible for obtaining septic tank and drain-field connection approval from M-D County R.E.R. Dept.

PUMP STATION:

PUMP STATION No.	N/A
Projected N.A.P.O.T.	N/A
STATION STATUS	N/A

PREPARED BY:

Jaime R. Rodriguez

Date

REVIEWED BY:

Maria Y. Cipote

Date

CODE COORDINATION AND PUBLIC HEARINGS

Water & Sewer Availability Form



Department of Regulatory and Economic Resources
Environmental Resources Management
701 NW 1st Court • 4th Floor
Miami, Florida 33136-3912
T 305-372-6764 F 305-372-6543

Tentative Plat / Waiver of Plat: T-23995

Property Description (To Be Completed by Applicant)

Property Owner: 12920 OLD CUTLER ROAD LLC
Property Address: 12920 OLD CUTLER RD City: PIEDMONT Zip: 33156
Folio Number(s):

Water & Sewer Availability Information (To Be Completed by Utility)

Water Availability Summary

Name of Water Utility: MIAMI DADE W.A.S.D.
Water Acct No(s):
Water Meter Installed? YES ☒ NO
Property currently connected to water? YES ☒ NO
Attach Atlas Page and Asbuilt of Water Main M 22-0
Utility able to provide Water Service? YES ☒ NO
Water Main Available For Connection? YES ☒ NO
Water Main Extension Planned? YES ☒ NO

Sewer Availability Summary

Name of Sewer Utility: CITY OF CORAL GABLES
Sewer Acct No(s):
Receiving Pump Station: LUGO
Property currently connected to sewer? YES ☒ NO
Attach Atlas Page and Asbuilt of Sewer Main
Utility able to provide Sewer Service? YES ☒ NO
Sewer Main Available For Connection? YES ☒ NO
Sewer Main Extension Planned? YES ☒ NO

Point of Connection to Water Main:

This is to certify that the closest available water main connection point to serve this property is an 12 inch water main located at OLD CUTLER ROAD at a distance approximately 35 feet from the closest property line of the above described property.

AND REQUIRES AN 8-INCH WATER MAIN EXTENSION PER M-D W.A.S.D. PLAT REQUIREMENTS TO APPROVE THE PLAT: # T-23995

Additional Comments / Remarks Regarding Points of Connection and Alternate Points of Connection:

Point of Connection to Sewer Main:

This is to certify that the closest available sewer connection point to serve this property is an 8 inch force main/ 8 inch gravity sewer (there may be underground obstructions or difference in ground elevations that may prohibit extension. An engineering analysis may be necessary for final determination of availability) located at 1621 LUGO AVE at a distance of approximately 1,300 feet from the closest property line of the above described property.

Additional Comments / Remarks Regarding Points of Connection and Alternate Points of Connection:

DAVID WAYNE, ENGINEER

Name of Utility Official

David Wayne

11.02.17

ate

David Wayne

Engineer I

Plans Review Section

Water and Sewer Department

3575 S. Lejeune Rd.

Miami, FL 33146-2221

POINTS OF CONNECTION

786.268.5217

Jose Sancedo

Name of Utility Official

SANCEDO

11/01/2017

Signature

Date

[Print](#) | [Close Window](#)

Subject: Sewer Inquiry - 12920 Old Cutler Rd.
From: "Saucedo, Jose" <jsaucedo@coralgables.com>
Date: Tue, Oct 17, 2017 11:17 am
To: "'paco@habitatgroup.net'" <paco@habitatgroup.net>
Cc: "Acevedo, Jorge" <JAcevedo2@coralgables.com>

Mr. Paco Garcia
Habitat Custom Builders

Mr. Garcia --

According to our records, the property at **12920 Old Cutler Rd.**, is located outside the boundaries of the City of Coral Gables.

Please contact Village of Pinecrest, for further Sanitary Sewer information.

Thanks

Jose A. Saucedo, PE, PMP, ENV SP
Project Engineer
City of Coral Gables
Public Works Department
2800 SW 72nd Avenue, Miami, Florida 33155
Office: (305) 460-5054
Fax: (305) 460-5080
jsaucedo@coralgables.com

Please Note: Florida has a very broad Public Records Law. Most written communications to or from State and Local Officials regarding State or Local business are public records available to the public and media upon request. Your email communications may therefore be subject to public disclosure.

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VERIFICATION FORM

DATE:	October 17, 2018	BLDG PROCESS #:	M2018019746
VF#	18-23784-VF - 1	INVOICE(S)#:	N00054972

THIS FORM IS NOT VALID WITHOUT A PAID INVOICE AND EXPIRES ONE YEAR FROM THE DATE ON FORM

PROJECT NAME:	12920 OLD CUTLER ROAD LLC
PROJECT/AGREEMENT NUMBER:	23784
PROJECT DESCRIPTION:	NEW 6,269 SF (AC) SFR (CONNECTING TO WATER FOR FIRST TIME) PER PAPER PLANS REPLACING 2,618 SF SFR PER PTXA (NO CCB ACCT)

Folio	Address	Zip Code	Lot	Block	Proposed sq. ft.	Previous sq. ft.
20-5013-008-0050	12920 OLD CUTLER RD	33156-6465	6	PARCEL B	6,269	2,618
Connection Type	Reason for Connection Information	Critical Habitat	Wetlands	Affordable Housing	SIR Inspection #	
Water	New Construction	No	No	No	N/A	

THIS VERIFICATION LETTER CERTIFIES THAT AVAILABILITY OF A WATER AND/OR SEWER MAIN ONLY, AND IT DOES NOT GUARANTEE THE EXISTENCE OF A WATER SERVICE LINE, FIRE LINE OR OF A SEWER LATERAL WITH SUFFICIENT DEPTH TO SERVE THE PROPERTY. FOR ADDITIONAL INFORMATION EMAIL NEWBUSINESSSUPVLIST@MIAMIDADE.GOV. SHOULD IT BECOME NECESSARY TO INSTALL A SERVICE LINE AND/OR A SEWER LATERAL MDWASD REQUIRES THAT THE DEVELOPER RETAINS SERVICES FROM DESIGNERS AND CONTRACTORS WITH SKILL SETS FOR DESIGNING, BUILDING, AND CONNECTING TO PUBLIC WATER AND SEWER SYSTEMS. A WATER AND/OR SEWER AGREEMENT MAY BE REQUIRED. AN INSPECTION FOR ANY EXISTING SERVICES WILL BE PROCESSED WITH THIS FORM, AND A SERVICE UPGRADE MAY BE REQUIRED WHICH MAY TAKE UP TO 12 WEEKS.

THIS IS TO CERTIFY THAT THE MIAMI-DADE WATER AND SEWER DEPARTMENT DOES HAVE A(N) 12 INCH WATER MAIN SIZE AND/OR DOES NOT HAVE A(N) 0 INCH SEWER MAIN ABUTTING THE SUBJECT PROPERTY.

Proposed Use	Square Footage/ # Units	Water Gallons Per Day	Sewer Gallons Per Day
SFR more than 5000 sqft (510 gpd/unit)	1	510	0
Previous Use	Square Footage/ # Units	Water Gallons Per Day	Sewer Gallons Per Day
2018 - SFR less than 3001 sqft (210 gpd/unit)	0	0	0

Water Service Area	WASD Water	Sewer Service Area	N/A
Net Water GPD	510	Net Sewer GPD	0
Net Water Cost (\$)	\$ 708.90	Net Sewer Cost (\$)	\$ 0.00
Water Basin Charge (\$)	\$ 0.00	Sewer Basin Charge (\$)	\$ 0.00
Total Connection Charges (\$)		\$ 708.90	
Total Construction Connection Charges (\$) (accrues interest daily)		\$ 0.00	
Construction Connection Charges Status		N/A	

WE ARE WILLING TO SERVE THE SUBJECT PROPERTY, SUBJECT TO PROHIBITIONS, OR RESTRICTIONS OF GOVERNMENTAL AGENCIES HAVING JURISDICTION OVER MATTERS OF THE ANTICIPATED DAILY WATER AND/OR SEWAGE FLOW FOR THIS PROJECT WHICH WILL BE THE NUMBER OF GALLONS PER DAY INCREASE STATED ABOVE. IF "WILL HAVE", UPON PROPER CONVEYANCE AND PLACEMENT INTO SERVICE OF WATER AND/OR SEWER FACILITIES BY THE DEVELOPER UNDER AGREEMENT IF APPLICABLE WITH THE DEPARTMENT. FURTHERMORE, APPROVAL OF ALL SEWAGE FLOWS INTO THE DEPARTMENT'S SYSTEM MUST BE OBTAINED FROM D.E.R.M. SUBJECT TO RER'S TERMS AND CONDITIONS SET FORTH IN THE CONSENT DECREE (CASE NO. 1:12-CV-24400-FAM) OR DOH ONSITE SEWER TREATMENT & DISPOSAL SYSTEM RULES & STATUTES.

Fixed Fee Item	Price (\$)	Total Quantity	Total Fees (\$)
Verification Form - Residential (R-A) Water	30	1.00	30.00
Water Allocation Certificate - Initial	90	1.00	90.00
Total Fixed Fee			\$ 120.00
Verification Form Total (\$)			\$ 828.90

COMMENTS: Refunds are based on the date of payment and subject to State Statute 95-11. Some fees are not refundable. Only 5/8" meter for domestic service and no irrigation meter: N/A

CCC'S DUE TO ID #20067 PRIOR TO SET METER REQUEST

CUSTOMER NAME: MARK REARDON	CUSTOMER PHONE:
Prepare by: Humberto Arado	Approved by: Armando Rodriguez
Printed Name of Reviewer	Printed Name of Supervisor



STATE OF FLORIDA
DEPARTMENT OF HEALTH
ONSITE SEWAGE TREATMENT AND DISPOSAL
SYSTEM
CONSTRUCTION PERMIT

PERMIT # 13-SM-1259124
APPLICATION # AP1352587
DATE PAID
FEE PAID
RECEIPT #
DOCUMENT # PR1124773

CONSTRUCTION PERMIT FOR OSTDS New

APPLICANT: (12920 old cutter road llc)

PROPERTY ADDRESS: 12920 old Cutter Rd Miami, FL 33156

LOT: 2 BLOCK: SUBDIVISION:

PROPERTY ID #: 20-5013-008-0050

(SECTION, TOWNSHIP, RANGE, PARCEL NUMBER)
(OR TAX ID NUMBER)

SYSTEM MUST BE CONSTRUCTED IN ACCORDANCE WITH SPECIFICATIONS AND STANDARDS OF SECTION 381.0065, F.S., AND CHAPTER 64E-6, F.A.C. DEPARTMENT APPROVAL OF SYSTEM DOES NOT GUARANTEE SATISFACTORY PERFORMANCE FOR ANY SPECIFIC PERIOD OF TIME. ANY CHANGE IN MATERIAL FACTS WHICH SERVED AS A BASIS FOR ISSUANCE OF THIS PERMIT, REQUIRE THE APPLICANT TO MODIFY THE PERMIT APPLICATION. SUCH MODIFICATIONS MAY RESULT IN THIS PERMIT BEING MADE NULL AND VOID. ISSUANCE OF THIS PERMIT DOES NOT EXEMPT THE APPLICANT FROM COMPLIANCE WITH OTHER FEDERAL, STATE OR LOCAL PERMITTING REQUIRED FOR DEVELOPMENT OF THIS PROPERTY.

SYSTEM DESIGN AND SPECIFICATIONS

T (1500) GALLONS / GPD Septic CAPACITY
A () GALLONS / GPD N/A CAPACITY
N () GALLONS GREASE INTERCEPTOR CAPACITY [MAXIMUM CAPACITY SINGLE TANK 1250 GALLONS]
K () GALLONS DOSING TANK CAPACITY () GALLONS P () DOSES PER 24 HRS #Pumps ()

D (800) SQUARE FEET Trench configuration drain SYSTEM

R () SQUARE FEET N/A SYSTEM

A TYPE SYSTEM: (X) STANDARD () FILLED () MOUND ()

I CONFIGURATION: (X) TRENCH () BED ()

N

E LOCATION OF BENCHMARK: CL Old Cutter rd. 21.65' NGVD

I ELEVATION OF PROPOSED SYSTEM SITE (29.50) (INCHES) FT () ABOVE () BELOW BENCHMARK/REFERENCE POINT

E BOTTOM OF DRAINFIELD TO BE (59.52) (INCHES) FT () ABOVE () BELOW BENCHMARK/REFERENCE POINT

L

D FILL REQUIRED (0.00) INCHES EXCAVATION REQUIRED (72.00) INCHES

- O "Invert elevation of drainfield to be no less than 17.20' NGVD.
T "Bottom of drainfield elevation to be no less than 16.70' NGVD.
B "Install 42" of slightly limited soil under the bottom of drainfield.
H "Perimeter of excavation area shall be at least 2 ft. wider and longer than the proposed absorption bed or drain trench.
E "The system is sized for 6 bedrooms with a maximum occupancy of 12 persons (2 per bedroom), for a total estimated flow of 840 gpd.
R "The licensed contractor installing the system is responsible for installing the minimum category of tank in accordance with 6.54E-6.013(3)(f), FAC.

SPECIFICATIONS BY: WENDELL M. SMITH

TITLE: Master Septic Tank Contractor

APPROVED BY: Charles H. Acars TITLE:

DATE ISSUED: 07/10/2018

ON 1016, 05/23 (absorbs all previous editions which may not be used)
Incorporates 64E-6.003, FAC

Page 1 of 2

EXHIBIT A

SHEET 1 OF 2

SKETCH OF LEGAL DESCRIPTION
RIGHT-OF-WAY DEDICATION

A portion of land in Section 13, Township 55 South, Range 40 East
Village of Pinecrest, Miami-Dade County, Florida.

Scale 1" = 40'

For: 12920 Old Cutler Rd, LLC.

Address: 12920 Old Cutler Road, Pinecrest, FL 33156

LEGAL DESCRIPTION:

A PORTION OF LOT 6, ROCKDALE ESTATES, ACCORDING TO THE PLAT THEREOF AS RECORDED
IN PLAT BOOK 42, PAGE 19, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA,
BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

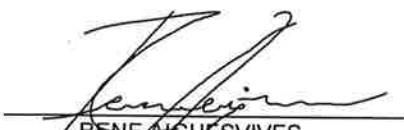
THE SOUTHEASTERLY 15 FEET OF LOT 6,
AND

THE EXTERNAL AREA OF A CIRCULAR CURVE LYING WITHIN SAID LOT 6, BEING CONCAVE TO
THE SOUTHWEST, HAVING A RADIUS OF 25 FEET, AND TANGENTS WHICH ARE 25.00 FEET
SOUTH OF AND PARALLEL WITH THE CENTER LINE OF S.W. 129TH TERRACE AND 50.00 FEET
NORTHWESTERLY OF AND PARALLEL WITH THE CENTER LINE OF OLD CUTLER ROAD.
SAID PORTION CONTAINING APPROXIMATELY 3,805 SQUARE FEET DEDICATED TO THE RIGHT
OF WAY.

Date: 01 / 24 / 2019

This Sketch is not a Boundary Survey.

Not valid without the signature and the original raised seal
of a Florida licensed surveyor and mapper.


RENE AIGUESVIVES
PROFESSIONAL SURVEYOR AND
MAPPER No. 4327. State of Florida.

Not valid unless
it bears the
signature and the
original raised
seal of Florida
licensed Surveyor
and Mapper.

Alvarez, Aiguesvives and Associates, Inc.
L.B. No. 6867
Surveyors, Mappers and Land Planners
9789 Sunset Drive, Miami, FL 33173
Phone 305-220-2424 Fax 305-552-8181

17-19402

EXHIBIT A

SHEET 2 OF 2

SKETCH OF LEGAL DESCRIPTION
RIGHT-OF-WAY DEDICATION

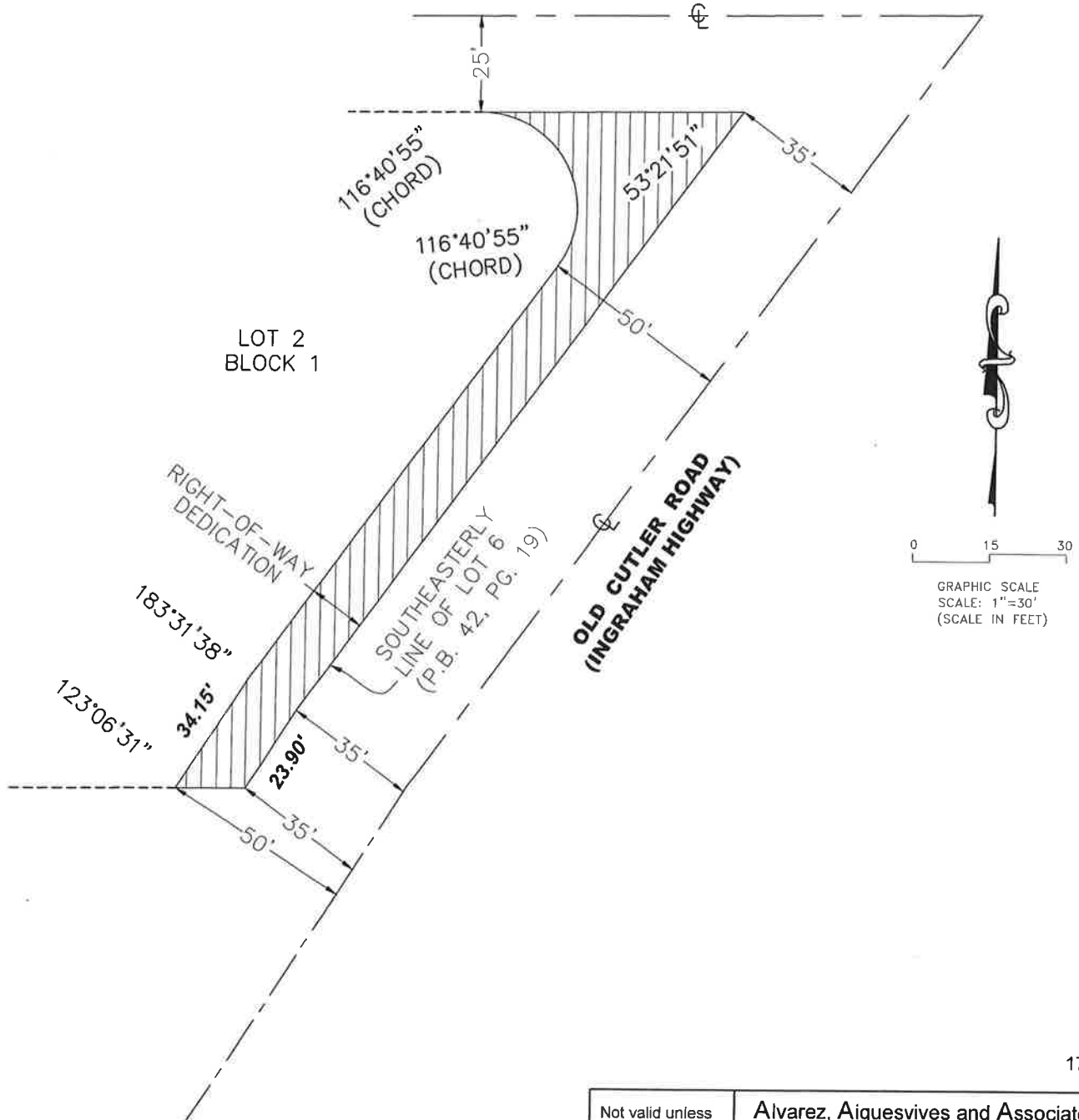
A portion of land in Section 13, Township 55 South, Range 40 East
Village of Pinecrest, Miami-Dade County, Florida.

Scale 1" = 40'

For: 12920 Old Cutler Rd, LLC.

Address: 12920 Old Cutler Road, Pinecrest, FL 33156

S.W. 129TH TERRACE



17-19402

Not valid unless
it bears the
signature and the
original raised
seal of Florida
licensed Surveyor
and Mapper.

Alvarez, Aiguesvives and Associates, Inc.
L.B. No. 6867
Surveyors, Mappers and Land Planners
9789 Sunset Drive, Miami, FL 33173
Phone 305-220-2424 Fax 305-552-8181

OPINION OF TITLE

To: THE VILLAGE OF PINECREST

With the understanding that this Opinion of Title is furnished to THE VILLAGE OF PINECREST, as an inducement for acceptance of a covenant or unity of title, as applicable, it is hereby certified that I have examined the complete Abstract of Title issued by OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, completely covering the period from the beginning to December 11, 2018 at 11:00 P.M. inclusive of the following described property:

LOT 6, LESS THE WEST 465 FEET AND LESS THE NORTH 25 FEET, OF ROCKDALE ESTATES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 42, PAGE 19, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

Basing my opinion on said complete abstract 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:

12920 OLD CUTLER ROAD LLC, a Florida limited liability company.

With ANTHONY C. ROMEO, as Manager authorized to sign on behalf of 12920 OLD CUTLER ROAD LLC, a Florida limited liability company

Subject to the following encumbrances, liens 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. Subject to taxes accruing subsequent to December 31, 2018.
2. Rights of persons other than the above owners who are in possession.
3. Facts that would be disclosed upon accurate survey.
4. Any recorded labor, mechanics' or materialmen's liens.
5. Zoning and other restrictions imposed by governmental authority.

SPECIAL EXCEPTIONS

1. Agreement for Water Facilities between Miami-Dade County and 12920 Old Cutler Road, LLC recorded February 9, 2018, in O.R. Book 30858, Page 720, of the Public Records of Miami-Dade County, Florida.
2. Notice of Commencement recorded January 2, 2018, in O.R. Book 30811, Page 4839, of the Public Records of Miami-Dade County, Florida.
3. Covenants, Easements, Reservations and Restrictions contained in Plat of Rockdale Estates, as recorded in Plat Book 42, Page 19, of the Public Records of Miami-Dade County, Florida.
4. All matters contained in survey prepared by Donald W. McIntosh, dated August 20, 1973, under Job No. 22853.

OPINION OF TITLE
12920 Old Cutler Road LLC
Page 2

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

Respectfully submitted this 21 day of December, 2018.

Markowitz, Ringel, Trusty & Hartog, P.A.
9130 S. Dadeland Blvd., Suite 1800
Miami, FL 33156
(305) 670-5000

By: 

Thomas Ringel
Florida Bar No.: 220736

PRELIMINARY PLAT
"ROMEO SUBDIVISION"

A portion of land in Lot 4, ROCKDALE ESTATES, according to the Plat issued and recorded in Public Block 41, Page 18, of the Public Records of Miami-Dade County, Florida, located in the N.E. 1/4, S.E. 1/4 of Section 13, Township 55 South, Range 40 East, Village of Pinecrest, Miami-Dade County, Florida.

NET AREA	GROSS AREA
LOT 1 1.0000 ACRES	1.0000 ACRES
LOT 2 1.0000 ACRES	1.0000 ACRES
LOT 3 1.0000 ACRES	1.0000 ACRES
LOT 4 1.0000 ACRES	1.0000 ACRES
LOT 5 1.0000 ACRES	1.0000 ACRES
LOT 6 1.0000 ACRES	1.0000 ACRES
LOT 7 1.0000 ACRES	1.0000 ACRES
LOT 8 1.0000 ACRES	1.0000 ACRES
LOT 9 1.0000 ACRES	1.0000 ACRES
LOT 10 1.0000 ACRES	1.0000 ACRES
LOT 11 1.0000 ACRES	1.0000 ACRES
LOT 12 1.0000 ACRES	1.0000 ACRES
LOT 13 1.0000 ACRES	1.0000 ACRES
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LOT 99 1.0000 ACRES	1.0000 ACRES
LOT 100 1.0000 ACRES	1.0000 ACRES

NOTE:
Old Republic National Title Insurance Company Commitment File No. OP6-4182742,
Effective Date August 24, 2017 at 03:37 P.M. has been reviewed and no recorded
documents were found to affect the property.

S.W. 25th STREET

S.W. 25th AVENUE

LOCATION MAP
SCALE: 1" = 500'

- DEVELOPMENT INFORMATION
1. NATIONAL FLOOD INSURANCE PROGRAM DATA:
Community No. 120000 Flood Zone: Flood Zone X
2. Miami-Dade County Flood Control District:
3. Owner: 120000 Old Cutler Road, LLC
4. Corner Survey: E.L. SINGLE FAMILY ONE ACRE ESTATE
5. Number of Parcels: 2
6. Deeds existing ground conditions:
7. Deeds existing ground conditions:
8. Deeds existing ground conditions:
9. Current use: Single Family Home
10. Proposed use: Two Single Family Homes

PROPOSED SUBDIVISION
Lot 1, Lot 2, Lot 3, Lot 4, Lot 5, Lot 6, Lot 7, Lot 8, Lot 9, Lot 10, Lot 11, Lot 12, Lot 13, Lot 14, Lot 15, Lot 16, Lot 17, Lot 18, Lot 19, Lot 20, Lot 21, Lot 22, Lot 23, Lot 24, Lot 25, Lot 26, Lot 27, Lot 28, Lot 29, Lot 30, Lot 31, Lot 32, Lot 33, Lot 34, Lot 35, Lot 36, Lot 37, Lot 38, Lot 39, Lot 40, Lot 41, Lot 42, Lot 43, Lot 44, Lot 45, Lot 46, Lot 47, Lot 48, Lot 49, Lot 50, Lot 51, Lot 52, Lot 53, Lot 54, Lot 55, Lot 56, Lot 57, Lot 58, Lot 59, Lot 60, Lot 61, Lot 62, Lot 63, Lot 64, Lot 65, Lot 66, Lot 67, Lot 68, Lot 69, Lot 70, Lot 71, Lot 72, Lot 73, Lot 74, Lot 75, Lot 76, Lot 77, Lot 78, Lot 79, Lot 80, Lot 81, Lot 82, Lot 83, Lot 84, Lot 85, Lot 86, Lot 87, Lot 88, Lot 89, Lot 90, Lot 91, Lot 92, Lot 93, Lot 94, Lot 95, Lot 96, Lot 97, Lot 98, Lot 99, Lot 100

120000 Old Cutler Road, LLC
12000 Old Cutler Road, Pinecrest, FL 33156
Phone No. 305-551-4500

12000 Old Cutler Road, LLC
12000 Old Cutler Road, Pinecrest, FL 33156
Phone No. 305-551-4500

CONTACT PERSON INFORMATION
NAME: Thomas G. Gable
E-MAIL: gable@thomsgable.com
OFFICE: 784-511-1800
FAX: 305-661-1559

NO.	NAME	ADDRESS	CITY	STATE	ZIP
1	ATLANTIC	12000 Old Cutler Road	Pinecrest	FL	33156
2	ATLANTIC	12000 Old Cutler Road	Pinecrest	FL	33156
3	ATLANTIC	12000 Old Cutler Road	Pinecrest	FL	33156
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29	ATLANTIC	12000 Old Cutler Road	Pinecrest	FL	33156

EXHIBIT A

SHEET 1 OF 2

SKETCH OF LEGAL DESCRIPTION
RIGHT-OF-WAY DEDICATION

A portion of land in Section 13, Township 55 South, Range 40 East
Village of Pinecrest, Miami-Dade County, Florida.

Scale 1" = 40'

For: 12920 Old Cutler Rd, LLC.

Address: 12920 Old Cutler Road, Pinecrest, FL 33156

LEGAL DESCRIPTION:

A PORTION OF LOT 6, ROCKDALE ESTATES, ACCORDING TO THE PLAT THEREOF AS RECORDED
IN PLAT BOOK 42, PAGE 19, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA,
BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTHEASTERLY 15 FEET OF LOT 6,
AND

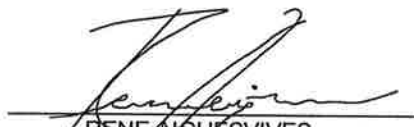
THE EXTERNAL AREA OF A CIRCULAR CURVE LYING WITHIN SAID LOT 6, BEING CONCAVE TO
THE SOUTHWEST, HAVING A RADIUS OF 25 FEET, AND TANGENTS WHICH ARE 25.00 FEET
SOUTH OF AND PARALLEL WITH THE CENTER LINE OF S.W. 129TH TERRACE AND 50.00 FEET
NORTHWESTERLY OF AND PARALLEL WITH THE CENTER LINE OF OLD CUTLER ROAD.

SAID PORTION CONTAINING APPROXIMATELY 3,805 SQUARE FEET DEDICATED TO THE RIGHT
OF WAY.

Date: 01 / 24 / 2019

This Sketch is not a Boundary Survey.

Not valid without the signature and the original raised seal
of a Florida licensed surveyor and mapper.


RENE AIGUESVIVES
PROFESSIONAL SURVEYOR AND
MAPPER No. 4327. State of Florida.

17-19402

Not valid unless
it bears the
signature and the
original raised
seal of Florida
licensed Surveyor
and Mapper.

Alvarez, Aiguesvives and Associates, Inc.
L.B. No. 6867
Surveyors, Mappers and Land Planners
9789 Sunset Drive, Miami, FL 33173
Phone 305-220-2424 Fax 305-552-8181

EXHIBIT A

SHEET 2 OF 2

**SKETCH OF LEGAL DESCRIPTION
RIGHT-OF-WAY DEDICATION**

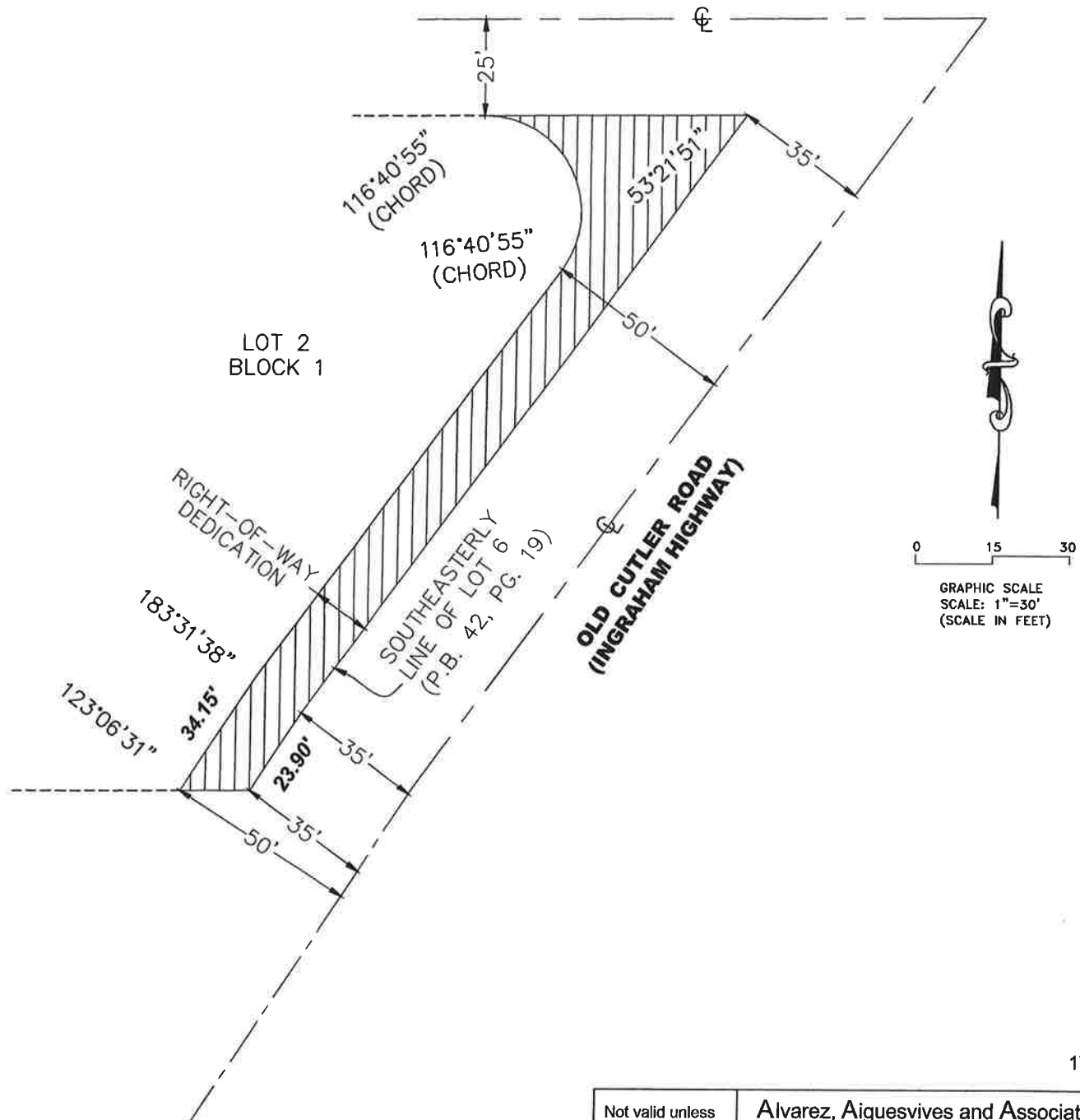
A portion of land in Section 13, Township 55 South, Range 40 East
Village of Pinecrest, Miami-Dade County, Florida.

Scale 1" = 40'

For: 12920 Old Cutler Rd, LLC.

Address: 12920 Old Cutler Road, Pinecrest, FL 33156

S.W. 129TH TERRACE



17-19402

Not valid unless
it bears the
signature and the
original raised
seal of Florida
licensed Surveyor
and Mapper.

Alvarez, Aiguesvives and Associates, Inc.
L.B. No. 6867
Surveyors, Mappers and Land Planners
9789 Sunset Drive, Miami, FL 33173
Phone 305-220-2424 Fax 305-552-8181

March 6, 2019



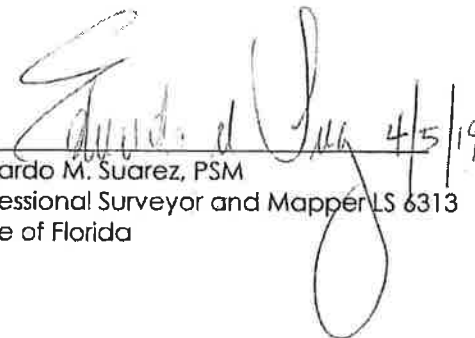
Mr. Stephen R. Olmsted, AICP, LEED-GA
Planning Director
Village of Pinecrest
Building and Planning Department
12645 Pinecrest Parkway
Pinecrest, Florida, 33156

RE: Final Plat of "ROMEO SUBDIVISION"
SW Corner of SW 129 Terrace and Old Cutler Road (Ingraham Highway)
Pinecrest, Florida, 33156

Dear Mr. Olmsted,

The Surveyor has addressed our observations. As such, I find that this Plat meets the requirements of the Village of Pinecrest as well as Miami-Dade County Code, Chapter 28 – Subdivisions and Chapter 177, Part I, of the Florida Statutes. Feel free to contact me at 305.463.0912 should you need to discuss this matter further.

Respectfully Yours,

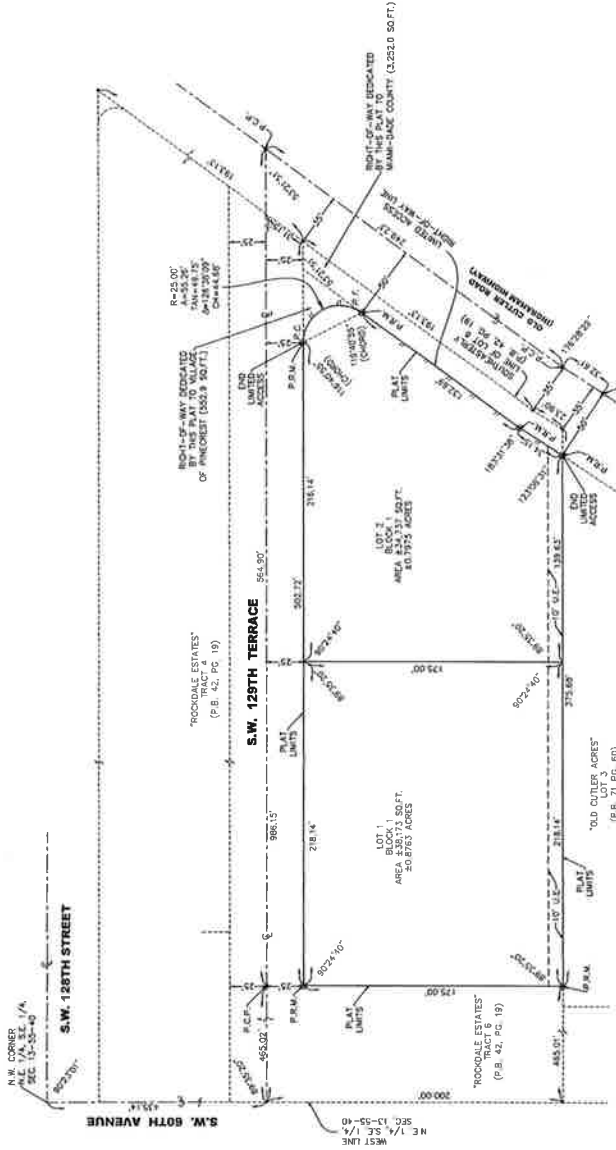
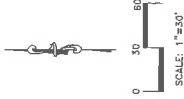

Eduardo M. Suarez, PSM
Professional Surveyor and Mapper LS 6313
State of Florida

ROMEO SUBDIVISION

A PORTION OF LAND IN LOT 6, BROADDALE ESTATES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 42, PAGE 19, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LOCATED IN THE E 1/4, S 1/4 OF SECTION 13, TOWNSHIP 35 S, RANGE 40 E, VILLAGE OF PINECREST, MIAMI-DADE COUNTY, FLORIDA.

PREPARED BY:
ALVAREZ, AGUIEVIVES AND ASSOCIATES, INC., L.B. No. 6867
SURVEYORS - MAPPERS - LAND PLANNERS
5789 SUNSET DRIVE, MIAMI, FL 33173
PHONE 305-220-2424 FAX 305-552-8181
MAY 2019

PLAT BOOK PAGE
SHEET 2 OF 2 SHEETS



- ABBREVIATIONS:
- P.M. - DENOTES PERMANENT
 - P.C.P. - DENOTES PERMANENT CONTROL POINT
 - P.T. - DENOTES PERMANENT TANGENCY POINT
 - P.B. - DENOTES PLAT BOOK
 - PG. - DENOTES PAGE
 - CL - DENOTES CENTERLINE
 - SC - DENOTES SECTION CORNER
 - AC - DENOTES AREA
 - DELTA - DENOTES DELTA
 - A - DENOTES AREA
 - R - DENOTES RADIUS
 - CH - DENOTES CHORD
 - P.C. - DENOTES POINT OF CURVATURE
 - P.T. - DENOTES POINT OF TANGENCY

RECORDING STATEMENT:
FILED FOR RECORD THIS DAY OF MAY, A.D. 20, AT MIAMI, IN BOOK 42, PAGE 19, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. THIS PLAT COMPLIES WITH THE LAWS OF THE STATE OF FLORIDA AND MIAMI-DADE COUNTY, FLORIDA.
MARKET NUMBER, CLERK OF THE CIRCUIT COURT
BY: DEPUTY CLERK

NOTICE: THIS PLAT IS RECORDED IN ITS GRAPHIC FORM. IT IS THE OPTION OF THE SUBSCRIBER TO HAVE THIS PLAT RECORDED IN ITS GRAPHIC FORM OR IN ITS DIGITAL FORM. IF THE PLAT IS RECORDED IN ITS DIGITAL FORM, THE SUBSCRIBER AGREES TO PROVIDE A DIGITAL COPY OF THE PLAT TO THE CLERK OF THE CIRCUIT COURT OF MIAMI-DADE COUNTY, FLORIDA, UPON REQUEST.

REMAINDER OF LOT 2
ROCKDALE ESTATES
PLAT BOOK 42, PAGE 19

BLOCK 1
ROLLINWOOD ESTATES
PLAT BOOK 57, PAGE 90

REMAINDER OF LOT 4
ROCKDALE ESTATES
PLAT BOOK 42, PAGE 19

EXISTING
RESIDENCE
No. 5875 SW 128 TERR.

REMAINDER OF LOT 4
ROCKDALE ESTATES
PLAT BOOK 42, PAGE 19

LOT 6
ROCKDALE ESTATES
PLAT BOOK 42, PAGE 19

BLOCK 2
ROLLINWOOD ESTATES
PLAT BOOK 57, PAGE 90

SMALL DESCRIPTION
SEE PLAT BOOK 42, PAGE 19 AND SEE THE ADJACENT PLAT BOOK 57, PAGE 90 FOR THE EXISTING WATER MAINS. THIS PLAT BOOK 42, PAGE 19, IS THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA.

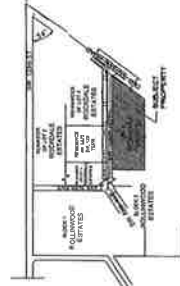
NOTE:
ALL EXISTING WATER MAINS IMPACTED BY THIS INSTALLATION & PROPOSED WATER MAINS TO BE RESTRAINED PER RS 2.2.

NOTE:
ALL EXISTING WATER MAINS IMPACTED BY THIS INSTALLATION & PROPOSED WATER MAINS TO BE RESTRAINED PER RS 2.2.



WATER MAIN EXTENSION PLAN

SCALE 1" = 80'-0"



LOCATION MAP
SCALE 1" = 300'-0"

Drawing
SW-1

HABITAT CUSTOM BUILDER LLC
WATER MAIN EXTENSION
12920 OLD CUTLER ROAD,
PINECREST, FL 33196

Mendez Professional Engineering Corp.
1385 CORAL WAY SUITE 203
MIAMI, FL 33145
Phone: (305) 854 9824

PROFESSIONAL ENGINEER
STATE OF FLORIDA
No. 12345
Agustin Mendez Mendez
Professional Engineer
Water Supply
P.E. License No. 12345
P.E. License No. 12345

DATE: 03-15-11
SCALE: AS SHOWN
DESIGNED: L.A.
CHECKED: J.A.
DRAWN: J.A.

SW. 128th ST.

REMAINDER
OF LOT 2
ROCKDALE
ESTATES

REMAINDER
OF LOT 4
ROCKDALE
ESTATES

RESIDENCE
No. 5875
SW. 129
TERR.

REMAINDER
OF LOT 4
ROCKDALE
ESTATES

SW. 129th TERR.

OLD CUTLER ROAD

LOT 6
ROCKDALE
ESTATES

BLOCK 1
ROLLINWOOD
ESTATES

SW. 60th AVE.

SW. 60th AVE.

BLOCK 2
ROLLINWOOD
ESTATES