



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

MEMORANDUM  
Department of Building and Planning

DATE: October 8, 2019

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

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

RE: Casa Barsky Subdivision  
Final 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 final 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. The Village Council approved the preliminary plat on May 14, 2019.

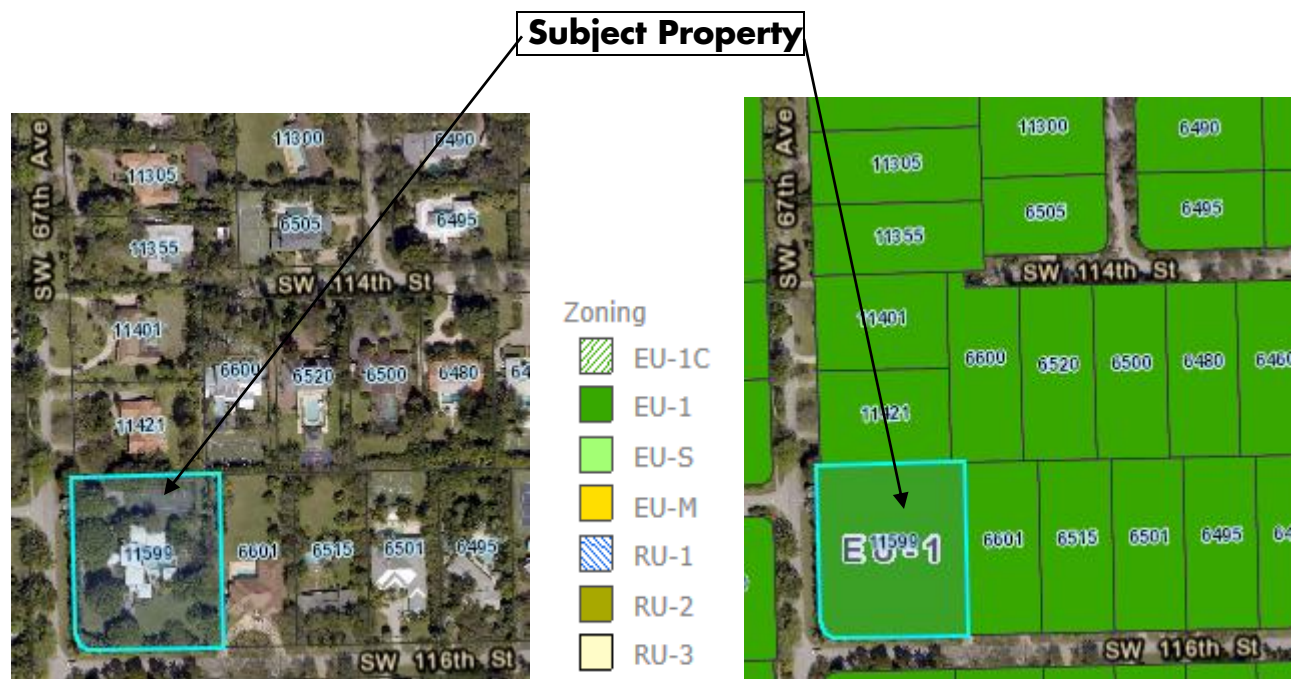
**OWNER/APPLICANT**

Igor L. Barsky and Alla Barsky (Applicants/Owners)

**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 residential structure that formerly existed on the subject property has been removed and a new residence is under construction adjacent to SW 116 Street.

## **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 plat has been approved by the Miami-Dade County Plat Review Committee including representatives from the Miami-Dade County Water and Sewer Department, Miami-Dade County Department of Economic and Regulatory Resources, Miami-Dade County Fire Rescue Department, and Miami-Dade County Transportation and Public Works Department.

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.

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 southwest 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 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 both proposed lots. 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 3/12, 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 (25%, one-story)
  - 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.

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.

At the time of consideration of the preliminary plat, an opinion of title was provided indicating that Mr. and Mrs. Barsky are owners of the property. An updated opinion of title will be required to be submitted prior to recording of the final plat.

### **RECOMMENDATION**

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

1. Extension of central water lines to both lots.
2. Submittal of a copy of the engineering plans for installation of the second required fire hydrant at or before the time of submittal of plans for the construction of a second home

in the subdivision; and installation of the required fire hydrant adjacent to Lot 2 prior to issuance of a Certificate of Occupancy.

3. Approval of installation of septic tanks by the Florida Department of Health and Miami-Dade County.
4. Indication of utility easements on the final plat and installation of utilities underground.
5. 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.
6. 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.
7. Approval of driveway connection permits by the Village of Pinecrest prior to the issuance of building permits.
8. Approval of a stormwater management plan for each new residence prior to the issuance of building permits.
9. 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.
10. Removal of the hedge from the right-of-way unless reviewed and approved by the Public Works Director.
11. Review and approval of a separate tree removal permit prior to the removal of any trees from the subject property or adjoining road right-of-way.
12. Submittal of an updated opinion of title prior to recording of the final plat.
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.





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

## **PUBLIC HEARING NOTICE**

### **MEMORANDUM**

Department of Building and Planning

## **PUBLIC HEARING NOTICE**

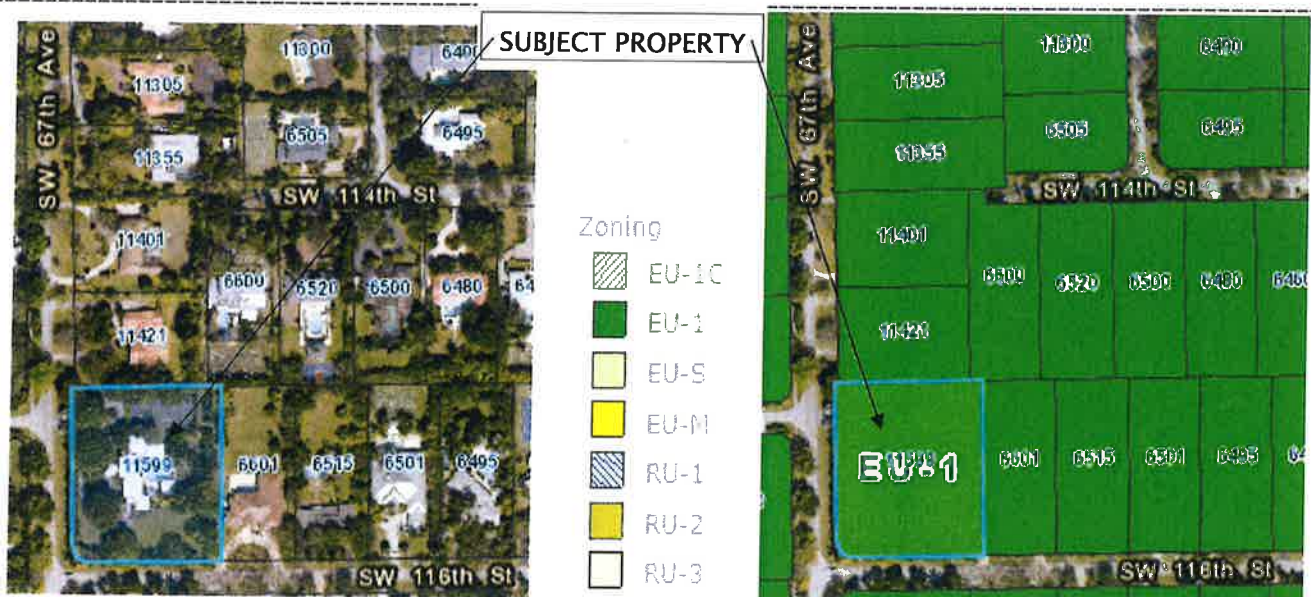
On Tuesday, October 15, 2019, at 8:00 p.m., the Village Council will conduct the following Public Hearing to be held at the Pinecrest Municipal Center, Council Chamber, 12645 Pinecrest Parkway, Pinecrest, Florida:

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

ITEM: Final 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.



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 <u>(FINAL PLAT)</u> |
| <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 33166</b>	Telephone <b>609.468.1505</b> Email <b>igorbar2000@gmail.com</b>
Name of Owner <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 33166</b>	Telephone <b>609.468.1505</b> Email <b>igorbar2000@gmail.com</b>

### 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 11569 SW 67 Avenue Pinecrest, FL. 33166

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

\*less the East 131 feet

FINISHED FLOOR ELEVATION (If applicable): \_\_\_\_\_ FLOOD \_\_\_\_\_ ZONE X  
 Panel 120425 last revised 9-11-2009

Revised 8/2016



11599 SW 67 Avenue

B. ADDRESS (If number has been assigned) 11599 SW 67 Avenue

C. SIZE OF PROPERTY 248 ft. X 308 ft. = 1.75 net sq. ft.; 76,384 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.

The owner (Mr. Barsky) does not own any property contiguous to 11599 SW 67 Avenue

E. DATE SUBJECT PROPERTY WAS ACQUIRED August 9, 2017 ORB 25849 Pgs 3778 - 3779

#### APPLICANT'S PROPOSAL

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

The owners proposal is to obtain final plat approval by the City Council for the plat of CASA BARSKY  
prior to submitting the plat to Miami-Dade County to have the plat recorded in the Public Records

#### INTENT

Explain purpose of application, benefit(s) in the change and reasons why this application should be approved. Specify the exact nature of the use or operation applied for, together with any pertinent technical data, which will clarify the proposal. (Use a separate sheet of paper if necessary.)

The intent of the owner is to construct his personal residence in the corner lot and another house to be  
built on the adjacent lot. Both lots will comply with the EU-1 Residential Estate (one unit per gross acre)  
requirements

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) Two story CBS house to be demolished

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.

07/26/19 \_\_\_\_\_  
Date Applicant's Signature  
Igor L. Barsky  
Print Name

07/26/19 \_\_\_\_\_  
Date Applicant's Signature (if more than one) Alla Barsky  
Print Name

RECORDED

I/We Igor L. Barsky and Alla Barsky as Owner(s) of Lot(s) 8 less the East 131 feet  
Block 3 Section \_\_\_\_\_ PB/PC 50/44

of property which is located at 11599 SW 67 Avenue desire to file an application for a public hearing before the ☐ Village Council ☐ Planning Board ☐ Administrative Review, and I/We do understand and agree as follows:

1. That the application for a variance will not be heard unless the applicant is present at the hearing.
2. The property will be posted with a sign, which must not be removed until after the public hearing, at which time the Village staff will remove the sign.
3. That the requirements of the zoning code, Miami-Dade County Ordinances, the Florida Building Code, and other government agencies may affect the scheduling and ability to obtain/issue a permit for the proposal.
4. That the only exceptions to the zoning code are those that have been specified in the written application and any other code or plan issues will be corrected by modifying the plans to comply with the respective codes and ordinances of the Village of Pinecrest or Miami-Dade County ordinances.
5. That the applicant will be responsible for complying with all the conditions and restrictions imposed by the Village Council or Zoning Board in connection with the request and will take the necessary steps to make the request effective if approved by the Village Council or Zoning Board.
6. That it is the responsibility of the applicant to submit a complete application with all of the documents necessary for the Village Council or Zoning Board to hear the applicant's request.
7. That the applicant is responsible for timely submission and accuracy of all items requested on the application.
8. That the applicant is responsible for an additional fee for mailing notice to surrounding property owners and recording of the Development Order as specified by the LDRs.

I/We as the owners of the subject property (check one):

- ☐ do hereby authorize \_\_\_\_\_ to act on my/our behalf as the applicant.
- ☐ will on my/our own behalf act as applicant(s), and make application in connection with this request for a public hearing before the Village Council or Zoning Board.

Owner's Name Igor L. Barsky Signature [Signature] Date 07/26/19  
Owner's Name Alla Barsky Signature [Signature] Date 07/26/19

Notary to Owner: **FLORIDA NOTARY ACKNOWLEDGEMENT**  
STATE OF FLORIDA  
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledge before me this 26 day of July, 2019 by Igor L. Barsky and Alla Barsky who are personally known to me.



MICHELLE GIL  
MY COMMISSION # GG 077327  
EXPIRES: February 27, 2021  
Bonded Thru Budget Notary Services

[Signature]  
Signature of Notary Public

However, applicants are encouraged to contact neighbors regarding application.

To permit \_\_\_\_\_

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

*Igor L. Barsky and Alla Barsky*  
11599 SW 67 Avenue Miami, Florida 33155 (609) 468-1505

**VIA HAND DELIVERY**

July 29, 2019

Stephen R. Olmsted, Planning Director  
Department of Building and Planning  
12645 Pinecrest Parkway  
Village of Pinecrest, Florida 33156

Re: Letter of Intent / Casa Barsky  
Folio No. 20-5012-006-0350

Dear Mr. Olmsted

This should constitute our letter of intent in support of the accompanying public hearing application for City Council Final Plat approval for the property located at 11599 SW 67 Avenue, Village of Pinecrest, Florida (the property).

The purpose of this application is to complete the platting process in accordance with the approved preliminary tentative plat of "Casa Barsky". The preliminary plat for two (2) EU-1 lots was approved by the Village Council on May 14<sup>th</sup>, 2019 under Development Order 2019-9514-1 and Miami-Dade County on July 12, 2019 under tentative plat #24279.

The creation of the two (2) EU-1 lots would not be detrimental or have an adverse impact to the adjoining properties as the two lots would be comparable in size with the majority of the residences in the area. The Applicant is proposing to develop the lots in accordance with existing EU-1(Village of Pinecrest Zoning) Residential Estate land use zoning regulations.

Based on the foregoing, this Applicant respectfully request your favorable consideration and recommendation of the accompanying public hearing application.

By 

Igor L. Barsky



VILLAGE OF PINECREST, FLORIDA  
VILLAGE COUNCIL

## DEVELOPMENT ORDER

HEARING NUMBER: 2019-0514-1

APPLICANT: IGOR AND ALLA BARSKY

HEARING DATE: MAY 14, 2019

RELIEF SOUGHT: APPROVAL OF A PRELIMINARY SUBDIVISION PLAT ("CASA BARSKY") FOR THE CREATION OF TWO (2) SINGLE-FAMILY RESIDENTIAL LOTS WITH LOT 1 PROPOSED TO BE 43,575 SQUARE FEET IN GROSS AREA AND LOT 2 PROPOSED TO BE 50,673 SQUARE FEET IN GROSS AREA.

LOCATION: 11599 SOUTHWEST 67 AVENUE

The request for approval of a request filed by Igor and Alla Barsky (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 May 14, 2019. 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:
    - 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.
  - 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.

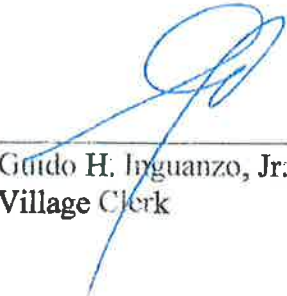


PASSED AND ADOPTED this 14th day of May, 2019 by the Village Council as follows:

Councilmember Abbott	Aye
Councilmember Kraft	Aye
Councilmember McDonald	Absent
Vice Mayor Hochkammer	Aye
Mayor Corradino	Aye

EXECUTED this 3rd day of June, 2019.

VILLAGE OF PINECREST, FLORIDA



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Guido H. Inguanzo, Jr., CMC  
Village Clerk



CFN 2019R0506414  
OR BK 31565 Pgs 2040-2041 (2Pgs)  
RECORDED 08/12/2019 11:20:46  
HARVEY RUVIN, CLERK OF COURT  
MIAMI-DADE COUNTY, FLORIDA

## DOCUMENT COVER PAGE

For those documents not providing the required 3 x 3 inch space on the first page, this cover page must be attached.

An additional recording fee for this page must be remitted.

(Space above this line reserved for recording office use)

Document Title:  
(Mortgage, Deed, Etc.)

Final Plat or Withdrawal of Plat

Return Document To / Prepared By:

Igor Barsky  
355 Alhambra Circle # 1150  
Coral Gables FL 33154

Rule 2.520 (d) On all ... documents prepared ... which are to be recorded in the public records of any county ... a 3 - inch by 3 - inch space at the top right-hand corner on the first page and a 1 - inch by 3 - inch space at the top right-hand corner on each subsequent page shall be left blank and reserved for use by the clerk of court

**LETTER FOR SINGLE FAMILY OR TOWNHOUSE PRODUCTION HOMES**  
**(Final Plat or Waiver of Plat)**

Ms. Yocelyn Galiano, ICMA-CM, LEED  
Village Manager  
Village of Pinecrest  
12645 Pinecrest Parkway  
Pinecrest, FL 33156

Mr. Jorge Ubieta, Jr., P.S.M.  
Department of Regulatory and Economic Resources  
Development Services Division, Platting Section  
111 NW 1<sup>st</sup> Street, 11<sup>th</sup> floor  
Miami, FL 33128

RE: **Casa Barsky (T-24279)**  
Dear Ms. Galiano and Mr. Ubieta:

BOX RESERVED FOR OFFICIAL USE ONLY

As legal owner(s) of the subject property, I/we request approval of production homes prior to final plat or waiver of plat recording. I/We understand and agree that the production homes shall not be occupied either permanently or temporarily until the plat is recorded in the Public Records of Miami-Dade County, and that the penalty for violation of this occupancy prohibition shall be the demolition of the production homes. Furthermore, I/we agree and hold the Village of Pinecrest and Miami-Dade County, its employees and agents, harmless from any and all liability and causes of action of whatsoever nature and kind for and as a result of the issuance of building permits and any construction prior to final plat or waiver of plat approval and recordation.

This letter shall be effective only until the final plat or waiver of plat is recorded and shall thereafter be deemed automatically withdrawn and of no further legal force or effect.

STATE OF FLORIDA)

SS: Signature of owner

COUNTY OF MIAMI-DADE)

(Print name and Title here): Igor L. Barsky

BEFORE ME, personally appeared Igor L Barsky this 12 day of August, 2019 A.D., and that (he/she) acknowledged to and before me that (he/she) executed the same for the purpose(s) therein expressed. Personally known        or produced DRIVERS LICENSE as identification and who did ☒ did not        take an oath.

WITNESS my hand and seal in the County and State last aforesaid this 12 day of August, 2019 A.D.



Signature of Notary Public: Eric Beira Casanova

(Print name and Title here): ERIC BEIRA CASANOVA

OCT 30 / 2022  
(Commission expiration)

GG 272513  
(Commission Number)

Contact Telephone No.:  
Contact E-Mail

**LETTER FOR SINGLE FAMILY OR TOWNHOUSE PRODUCTION HOMES**  
**(Final Plat or Waiver of Plat)**

Ms. Yocelyn Galiano, ICMA-CM, LEED  
Village Manager  
Village of Pinecrest  
12645 Pinecrest Parkway  
Pinecrest, FL 33156

Mr. Jorge Ubieta, Jr., P.S.M.  
Department of Regulatory and Economic Resources  
Development Services Division, Platting Section  
111 NW 1<sup>st</sup> Street, 11<sup>th</sup> floor  
Miami, FL 33128

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Dear Ms. Galiano and Mr. Ubieta:

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This letter shall be effective only until the final plat or waiver of plat is recorded and shall thereafter be deemed automatically withdrawn and of no further legal force or effect.

STATE OF FLORIDA)

SS: Signature of owner: \_\_\_\_\_

COUNTY OF MIAMI-DADE)

(Print name and Title here): Igor L. Barsky

BEFORE ME, personally appeared Igor Barsky this 29 day of JULY, 2019 A.D., and that (he/she) acknowledged to and before me that (he/she) executed the same for the purpose(s) therein expressed. Personally known ☒ or produced \_\_\_\_\_ as identification and who did ☒ did not \_\_\_\_\_ take an oath.

WITNESS my hand and seal in the County and State last aforesaid this 29 day of JULY, 2019 A.D.

Signature of Notary Public: Michelle Gil

(Print name and Title here): Michelle Gil  
Notary

(NOTARY SEAL)  MICHELLE GIL  
MY COMMISSION # GG 077327  
EXPIRES: February 27, 2021  
Bonded Thru Budget Notary Services

FEBRUARY 27, 2021  
(Commission expiration)

GG 077327  
(Commission Number)

Contact Telephone No.: 305-767-6294  
Contact E-Mail mich.hern201@hotmail.com

Approved as to Form and Legal Sufficiency:

\_\_\_\_\_  
Mitchell Bierman, Village Attorney

# MIAMI DADE COUNTY PLAT COMMITTEE NOTICE OF ACTION

Plat No: T - 24279 - 2 - CORR.

STR1: 12 55 40

Municipality: PINECREST

Zoning: District: 7

Name: CASA BARSKY

Location by Streets: SW 116 ST & SW 67 AVE

Owner: IGOR L. BARSKY AND ALLA BARSKY,  
11599 SW 67 AVENUE

PINECREST, FLORIDA 33152 Phone: (609) 468-1505

Surveyor: LONGITUDE SURVEYORS, LLC

7769 NW 48 ST., SUITE 375

DORAL, FL 33166

Phone: (305) 463-0912

This is to advise you that on Friday, July 12, 2019 the Dade County Plat Committee reviewed the above plat and that the same was:

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

--

*[The page contains musical notation consisting of staves with notes and rests.]*



Date: 7/11/2019

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

Re: Tentative Plat, Number: T-24279 (2)  
Subdivision: Casa Barsky  
Agenda Date: 07/12/2019

**RECOMMENDATION: Overall Approved**

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

**Office of Code Coordination and Public Hearings: (Approved)**

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

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

Public sanitary sewers are not located within feasible distance for connection to the subject property; consequently, any proposed development would have to be served by a septic tank and drainfield as a means for the disposal of domestic liquid waste.

DERM has no objection to the interim use of a septic tank and drainfield provided that the maximum sewage loading allowed by Section 24-43.1(3) of the Code of Miami-Dade County (the Code) is not exceeded and the property is connected to public water. In accordance with the Code, the minimum lot size for a single family residence or duplex served by public water and a septic tank shall be 15,000 square feet (gross) or 20,000 square feet (gross), respectively.

Concurrency Issued by the Municipality.

**Water Control (Approved)**

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

Project Area: 2.163 Acres

County Flood Criteria: + 6.2 ft. N.G.V.D.

FEMA Flood Zone & Flood Elevation: Zone X

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

*Delivering Excellence Every Day*

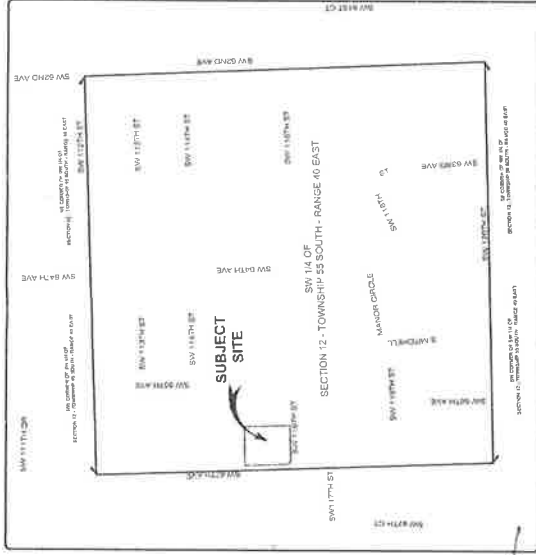
# CASA BARSKY

A REPEAT OF LOT 8, BLOCK 3, "SOUTH MITCHELL MANORRES" 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,

**LONGITUDE**  
SURVEYORS, LLC  
FLORIDA CERTIFICATE OF PROFESSIONAL SURVEYOR NO. 12533  
1755 NW 14TH STREET, SUITE 375  
MIAMI, FLORIDA 33156  
PHONE (305) 441-1240  
WWW.LONGITUDE-SURVEYORS.COM  
AUGUST 2018

P.B. PG. SHEET 1 OF 2

NORTH



LOCATION MAP  
A PORTION OF THE SOUTHWEST 1/4 OF  
SECTION 12, TOWNSHIP 55 SOUTH, RANGE 40 EAST,  
MIAMI-DADE COUNTY, FLORIDA.  
SCALE: 1"=500'

NOTICE: ALL MAPS, WHETHER PRESENT

LEGAL DESCRIPTION:

IN WITNESS WHEREOF:

DATE: 08/14/2018

BY: [Signature]

NAME: [Name]

ADDRESS: [Address]

CITY: [City]

STATE: [State]

ZIP: [ZIP]

ACKNOWLEDGMENT:

DATE: 08/14/2018

BY: [Signature]

NAME: [Name]

ADDRESS: [Address]

CITY: [City]

STATE: [State]

ZIP: [ZIP]

ACKNOWLEDGMENT:

DATE: 08/14/2018

BY: [Signature]

NAME: [Name]

ADDRESS: [Address]

CITY: [City]

STATE: [State]

ZIP: [ZIP]

ACKNOWLEDGMENT:

DATE: 08/14/2018

BY: [Signature]

NAME: [Name]

ADDRESS: [Address]

CITY: [City]

STATE: [State]

VILLAGE OF PINECREST APPROVALS:

[Signature]

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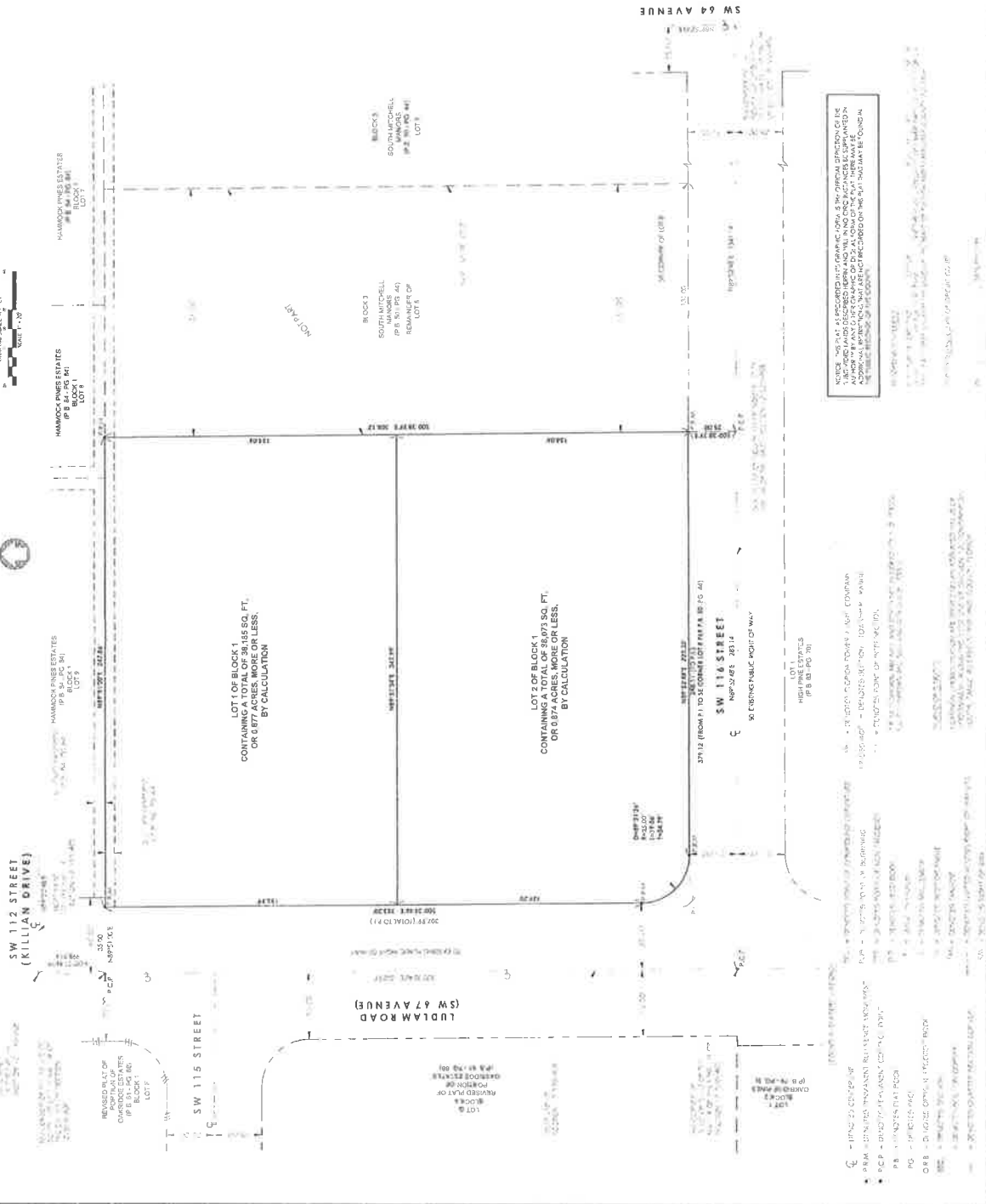
[Signature]



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GRAPHIC SCALE: 1" = 100' 0"



NOTICE: THIS PLAT IS RECORDED IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AND IS SUBJECT TO ALL APPLICABLE LAWS, ORDINANCES, AND REGULATIONS. THE PLAT IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF LONGITUDE SURVEYORS, LLC.

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