



PINECREST

Building and Planning Department

DATE: December 2, 2024

TO: Yocelyn Galiano, ICMA-CM
Village Manager

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

RE: Crimson Ibis Subdivision; 9300 SW 60 Court
Final Subdivision Plat

PETITION REQUEST

Crimson Ibis, LLC (Owner), and Lou Campanile, Jr. (Applicant) are requesting approval of a final subdivision plat ("Crimson Ibis") for the division of property and creation of two (2) single-family residential lots on property located at 9300 SW 60 Court, Pinecrest, Florida, within the EU-1, Residential Estate zoning district. Lot 1 is proposed to be 1.625 acres in net area; and lot 2 is proposed to be 2.619 acres in net area.

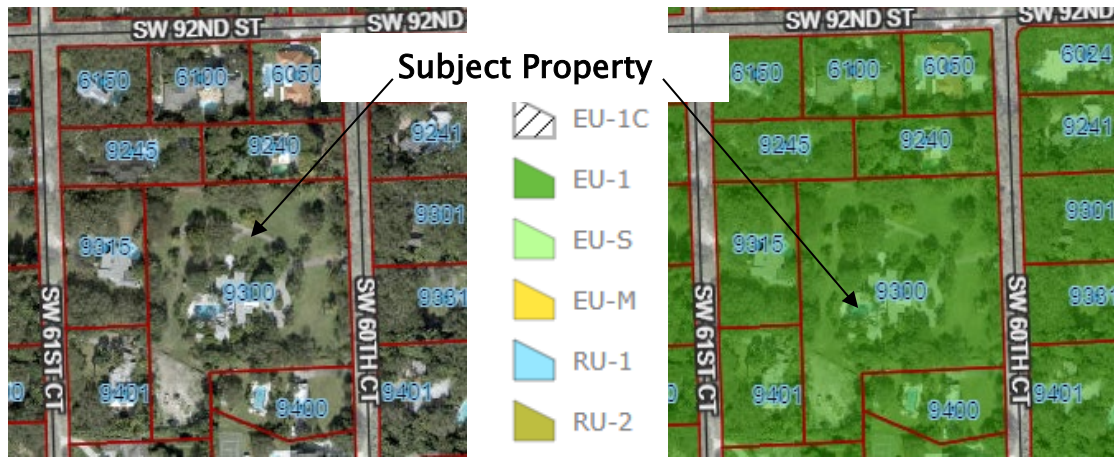
The Village Council approved the Preliminary Plat with conditions on September 13, 2022.

OWNER/APPLICANT

Crimson Ibis, LLC (Owner), and Lou Campanile, Jr. (Applicant)

SITE LOCATION

The subject property is located at 9300 Southwest 60 Court, Pinecrest, Florida 33156 within the EU-1, Residential Estate zoning district.



EXISTING CONDITIONS

The subject property is 4.24 acres in area. A single-family residence currently exists on Lot 2 of the subject property and portions of the structure extend across the lot line between lots 1 and 2. The Applicant has indicated that remodeling of the existing home to comply with required building setback requirements will be completed prior to issuance of a certificate of occupancy for the new home that is currently under construction on Lot 1.

Approval and recording of the final subdivision plat are required prior to issuance of a temporary or permanent certificate of occupancy for the home currently under construction.

PUBLIC COMMENT

The Building and Planning Department has not received any correspondence regarding the proposed subdivision plat.

PINECREST LAND DEVELOPMENT REGULATIONS

The Village’s Surveying Consultant, Hadonne, has reviewed the proposed final plat and determined that it meets the platting requirements of the Village of Pinecrest, Miami-Dade County, and State of Florida. Hadonne has further certified that all required monuments have been set.

Article 8 of the Pinecrest Land Development Regulations contains standards for the subdivision and platting of property in the Village of Pinecrest.

County water has been extended to the subject property.

Division 3.2, Paragraph (m) requires fire hydrants to be provided and spaced no more than 500 feet apart. Fire hydrants exist as required and the Miami-Dade County Fire Rescue Department has approved plans for construction of the new that is currently being constructed on Lot 1.

On-site septic tanks have been approved for both lots in the subdivision by the Florida Department of Health.

All new utilities will be installed underground and within easements indicated on the final plat.

Vehicular access will be provided from SW 60 Court. The proposed subdivision allowing for the addition of one new residence on the property will have a de minimus impact on the adjoining transportation network.

The Applicant has paid a fee in lieu of construction of sidewalks as permitted.

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

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

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

- d. Maximum lot coverage:
 - i. Maximum building coverage (inclusive of all structures): 20 percent for 2 story structures; 25 percent for one story structures.
 - ii. Maximum impervious surface ratio: 45 percent.
 - iii. Minimum green space: 55 percent.
- e. Minimum lot width and street frontage: 125 feet.
- 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 following plat restrictions have been included under "Village of Pinecrest Plat Restrictions" on the paper copy of the final plat submitted for the Village Council's review and approval and will need to be added to the mylar copy prior to final signatures and release to the applicant for recording:

"No buildings or any kind of construction or trees or shrubs shall be placed on easements, rights-of-way, swales or dedications without approval of the administrative official".

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

The existing chain link fence adjacent to the front of the property does not comply with current Village fence requirements and will need to be removed prior to issuance of a certificate of temporary or permanent occupancy.

RECOMMENDATION

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

1. Compliance with all requirements of the Village's Land Development Regulations.
2. Addition of "Village Plat Restrictions" on the mylar copy of the final plat to include the following:

"No buildings or any kind of construction or trees or shrubs shall be placed on easements, rights-of-way, swales or dedications without approval of the administrative official".

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

3. Removal of the chain link fence from the front of the property in compliance with Village requirements prior to issuance of a temporary or permanent certificate of occupancy.
4. Remodeling or demolition of the existing residence on Lot 2 to comply with requirements of the Village's Land Development Regulations prior to issuance of a temporary or permanent certificate of occupancy for the new home under construction on Lot 1.
5. Recording of the Final Plat in the Public Records of Miami-Dade County prior to issuance of a Temporary or Permanent Certificate of Occupancy for the residence under construction on Lot 1.

November 14, 2024

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

Re: F-Plat of CRIMSON IBIS
9515 SW 60th Court
Pinecrest, Florida 33156
Folio No. 20-5001-000-0170

Mr. Olmsted:

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

Also, this letter serves to confirm that, on November 13, 2024, a field inspection was performed under my direction and supervision of the Permanent Reference Monuments (PRM's) and Permanent Control Points (PCP's) as depicted on the above referenced plat, and I can report that all required monuments were set at the Site.

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

Respectfully yours,



Digitally signed by
Abraham Hadad
Date: 2024.11.14
09:05:49 -05'00'

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

HC Job 22077

PUBLIC HEARING NOTICE



PUBLIC HEARING NOTICE

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

PINECREST
MEMORANDUM

Department of Building and Planning

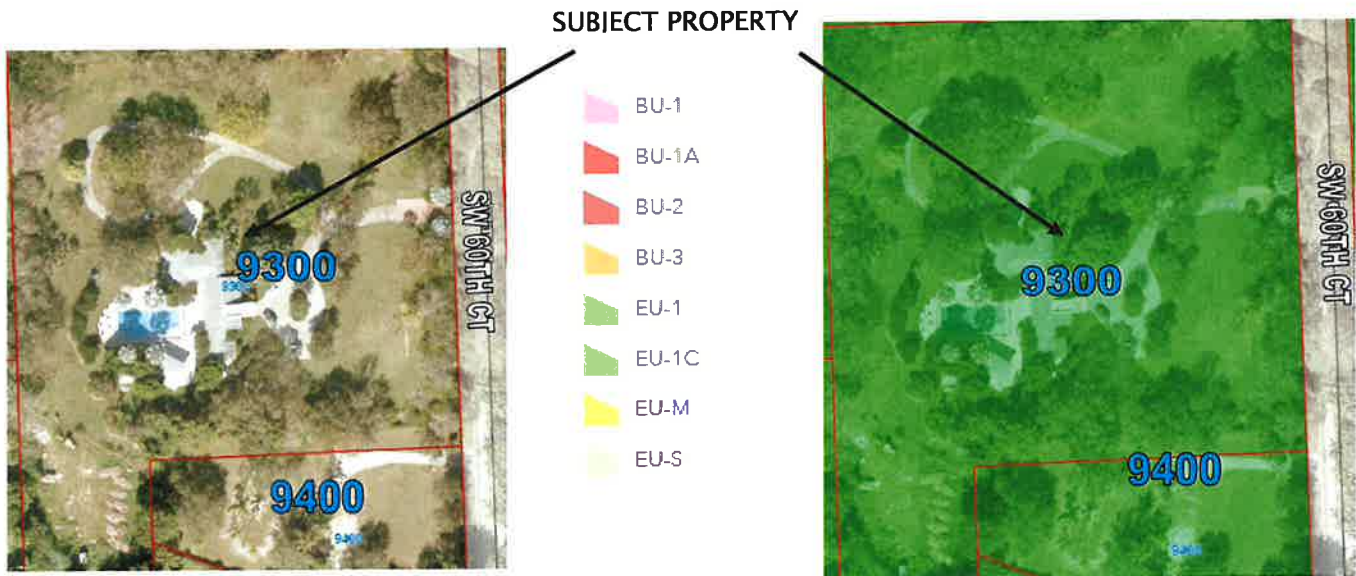
On **Tuesday, December 10, 2024**, the Village Council will conduct the following Public Hearing to be held at the Pinecrest Municipal Center, Council Chamber, 12645 Pinecrest Parkway, Pinecrest, Florida, **no later than 7:00 p.m.:**

OWNERS/APPLICANT(S): Crimson Ibis, LLC (Owner), and Lou Campanile, Jr. (Applicant)

ITEM: Application for approval of a Final Subdivision Plat ("Crimson Ibis")

LOCATION: The subject property is located at at 9300 SW 60 Court, Pinecrest, Florida, within the EU-1, Residential Estate zoning district.

REQUEST: Crimson Ibis, LLC (Owner), and Lou Campanile, Jr. (Applicant) are requesting approval of a Final Subdivision Plat ("Crimson Ibis") for the division of property and creation of two (2) single-family residential lots on property located at 9300 SW 60 Court, Pinecrest, Florida, within the EU-1, Residential Estate zoning district. Lot 1 is proposed to be 1.63 acres (70,801 square feet) in net area; and lot 2 is proposed to be 2.62 acres (114,063 square feet) in net area.



All interested parties are urged to participate. Live streaming video of the meeting will be available at www.pinecrest-fl.gov/live. If you do not wish to attend the in-person meeting, public comments may be submitted in writing prior to the hearing via e-mail to planning@pinecrest-fl.gov or on ZOOM during the meeting by sending a request to clerk@pinecrest-fl.gov prior to 12:00 Noon on Tuesday, December 10, 2024. For additional information, you may contact the Building and Planning Department by calling (305) 234-2121, via e-mail at planning@pinecrest-fl.gov, or writing to the department at 12645 Pinecrest Parkway, Pinecrest, Florida 33156, where a copy of the application is on file.

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

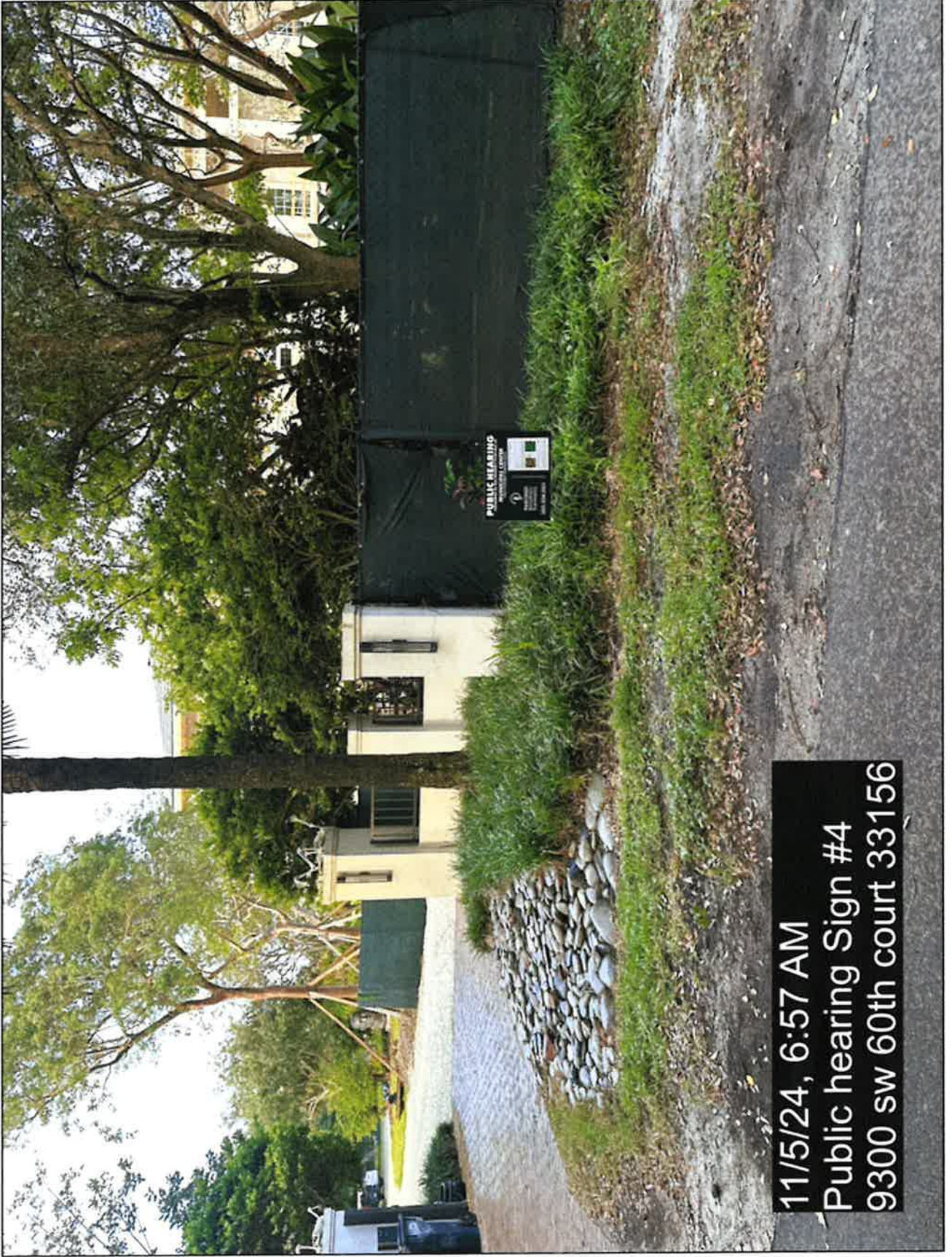
Should any person decide to appeal any decision of the Village Council with respect to any matter considered at such meeting or hearing, that person will need a record of the proceedings, and for such purpose, may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based (F.S. 286.0105).



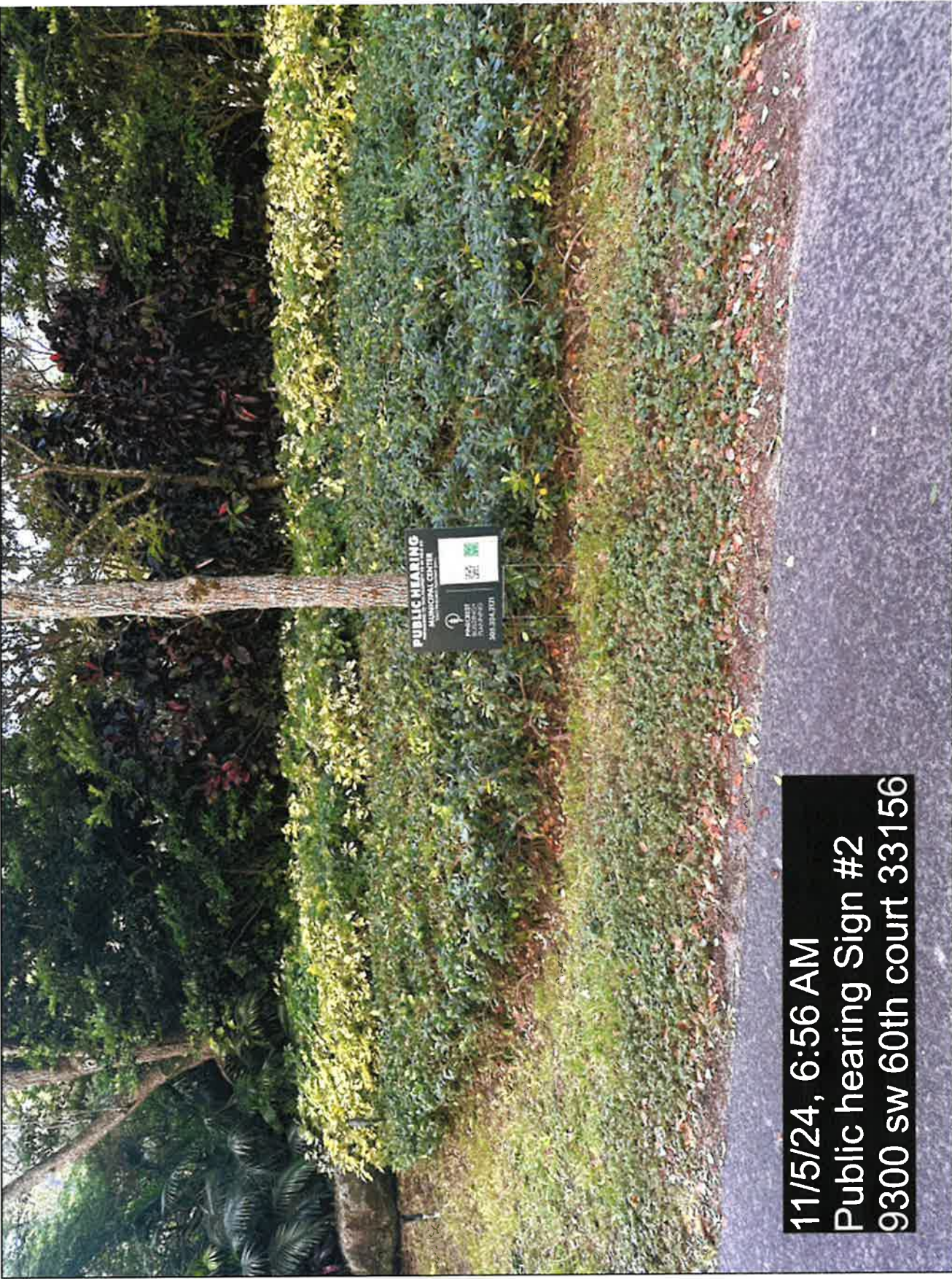
11/5/24, 6:55 AM
Public hearing Sign #1
9300 sw 60th court 33156



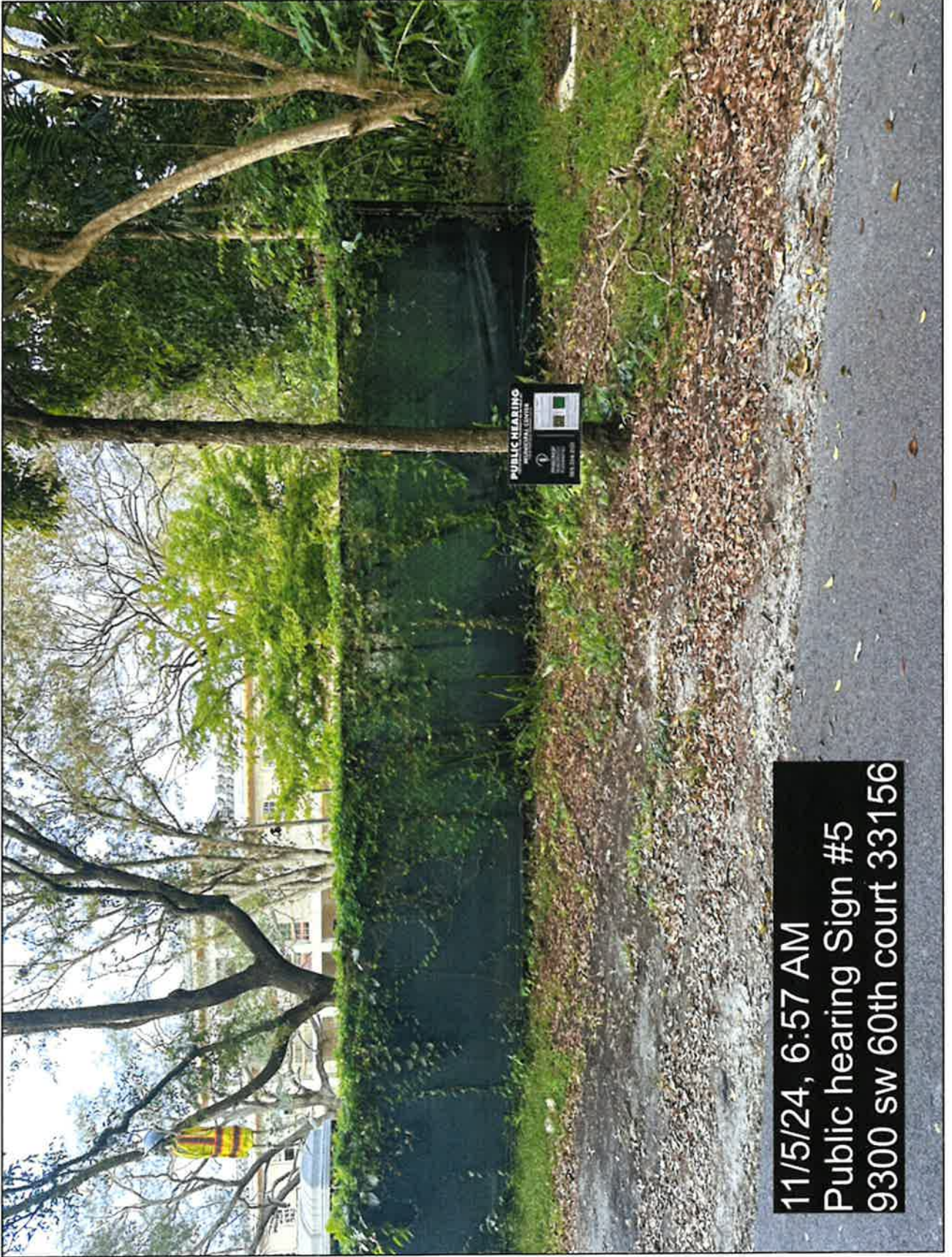
11/5/24, 6:56 AM
Public hearing Sign #3
9300 sw 60th court 33156



11/5/24, 6:57 AM
Public hearing Sign #4
9300 sw 60th court 33156



11/5/24, 6:56 AM
Public hearing Sign #2
9300 sw 60th court 33156



11/5/24, 6:57 AM
Public hearing Sign #5
9300 sw 60th court 33156

CRIMSON IBIS, LLC

9515 SW 60th Court
Pinecrest, Florida 33156
(305) 206-2007

July 16, 2024

Village of Pinecrest
12645 Pinecrest Parkway
Pinecrest, Florida 33156

Re: ***CRIMSON IBIS SUBDIVISION, Proposed Final Plat
Folio #20-5001-000-0170
9300 SW 60th Court
Pinecrest, Florida 33156***

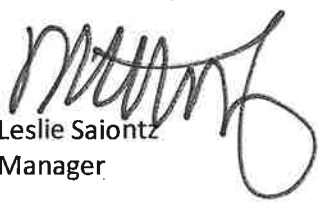
To Whom It May Concern:

Please be advised that it is our intent to Plat the above-referenced property.

Should you have any questions or need any additional information, please do not hesitate to contact me.

Sincerely,

CRIMSON IBIS, LLC


Leslie Saiontz
Manager



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) Lou Campanile, Jr.		
Mailing Address 6420 Mahi Drive	City, State, Zip Coral Gables, FL, 33158	Telephone (305) 971-1988 Email lou@campanile.net
Name of Owner Crimson Ibis, LLC		
Mailing Address 9515 SW 60 Court	City, State, Zip Pinecrest, FL 33156	Telephone (305) 206-2007 Email rsaiontz@gmail.com

PROPERTY INFORMATION

A. LEGAL DESCRIPTION. (If subdivided – lot, block, complete name of subdivision, plat book and page numbers).
If metes and bounds description – Complete description, including section, township and range). (legal description attached)

Folio Number 20-5001-000-0170

Address 9300 SW 60 Court, Pinecrest, FL 33156

Lot(s) N/A Block N/A Section 1-55S-40E Plat Book No. N/A Page No. N/A

FINISHED FLOOR ELEVATION (If applicable): 11.48 FLOOD _____ ZONE X

Revised 8/2016

B. ADDRESS (If number has been assigned) 9300 SW 60 Court, Pinecrest, FL 33156

C. SIZE OF PROPERTY Varies ft. X Varies ft. = 184,864 sq. ft.; 4.24 acre(s)
Width Depth

D. Provide legal description or address of any property held by the owner which is contiguous to that which is the subject matter of this application.

N/A

E. DATE SUBJECT PROPERTY WAS ACQUIRED 3/15/2012

APPLICANT'S PROPOSAL

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

Plat the Subject Property.

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.)

Final Plat approval.

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) CBS

Any applications (except plat applications) which involve new building construction or exterior improvements to an existing building must submit the plans with this application. Plans that are not filed with this application will not be considered by the Village of Pinecrest.

All data and exhibits submitted in connection with this application become a PERMANENT PART OF THE PUBLIC RECORDS OF THE VILLAGE OF PINECREST.

The following enclosures where applicable MUST BE ATTACHED to complete the application:

- A. SURVEY OF PROPERTY: For vacant or improved property. Must be no more than five years old and sealed by a registered land surveyor. The Building and Planning Department may require a more recent survey if a site visit indicates any discrepancies. Survey must include, where applicable, lot lines, all structures, walls, fences, landscaping, and all physical improvements.
- B. SITE DEVELOPMENT PLAN: Where applicable, plans shall show location and elevations of existing and proposed buildings, proposed additions, alterations and use of each; all dimensions of buildings and space between buildings; setbacks from property lines; proposed and existing off-street parking showing lined spaces, driveways, handicap spaces, compact spaces; a landscape plan that complies with Village of Pinecrest Landscape Ordinance showing location of existing and proposed vegetation, landscaping (i.e. trees and hedges), number, height and species type. The plan shall also show wall and fence height, location and material.
- C. LETTER OF INTENT: A letter of intent must be filed explaining in detail the extent of the development. Signature and address must be shown.
- D. OTHER GOVERNMENTS/AGENCIES ENDORSEMENTS: All applicable DERM, Miami-Dade Fire Department, or the Miami-Dade Water and Sewer Department's endorsement must be submitted.
- E. OWNER'S AFFIDAVIT: Owner's affidavit allowing the filing of an application is required on all applications where the applicant is not the owner of the property under consideration; same form allows posting of property.
- F. TRAFFIC STUDY: A detailed traffic analysis considering the impacts of the proposed development on current level-of-service (LOS) standards in abutting (or nearby) roads and intersections.

NOTE: SURVEYS, SITE DEVELOPMENT PLANS, LANDSCAPE PLANS MUST BE SUBMITTED AT STANDARD PLAN SIZE AND DRAWN TO AN ENGINEERING OR ARCHITECTURAL SCALE (STRUCTURES ONLY). AN APPLICATION WILL NOT BE CONSIDERED COMPLETE UNLESS 10 COPIES OF THE APPLICATION AND SUPPORTING DOCUMENTATION (FRONT AND BACK), APPROPRIATE PLAN DRAWINGS AND SURVEYS ARE SUBMITTED. **UNLESS DETERMINED OTHERWISE BY THE PLANNING DIRECTOR, ALL PRESENTATION GRAPHICS MUST BE IN POWERPOINT OR OTHER DIGITAL FORMAT.**

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

- 35 MM Photo(s) (Mounted 8 1/2 x 11)
- Other FINAL PLAT
- Letters from Area Residents

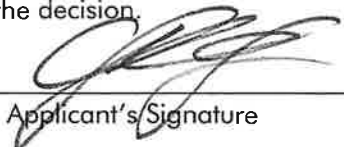
Please check only one of the following options:

FOR VILLAGE COUNCIL PURPOSES

I/We understand that additional public hearings may be required and any interested person may discuss the application with Village staff to the same extent as the applicant. The application may change during the hearing process and additional public notices may affect the schedule of the hearings. If my/our appeal is denied, I/we must file an appeal to the Circuit Court within 30 days of the meeting.

FOR ZONING BOARD PURPOSES

I/We understand that additional public hearings may be required and any interested person may discuss the application with Village staff to the same extent as applicant. The application may change during the hearing process and additional public notices may affect the schedule of the hearings. If my/our appeal is denied, I/we must file an appeal with the Village Clerk within 14 days of the decision.

7/16/24 /  / Lou Campanile, Jr.
 Date Applicant's Signature Print Name

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

I/We Leslie Saiontz, Manager, Crimson Ibis, LLC as Owner(s) of Lot(s) (legal description attached)

Block N/A Section 1-55S-40E PB/PG N/A

of property which is located at 9300 SW 60 Court, Pinecrest, FL 33156 desire to file an application for a public hearing before the Village Council Planning Board Administrative Review, and I/We do understand and agree as follows:

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



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

do hereby authorize **Anthony Campanile** Lou Campanile, Jr. 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 Leslie Saiontz, Manager
Crimson Ibis, LLC Signature  Date 7/17/2024

Owner's Name _____ Signature _____ Date _____

Notary to Owner:   7/17/24

Applicant's Name Lou Campanile, Jr. Signature  Date 7/16/24

Notary to Applicant:  **JESSICA HADDIX**
Notary Public
State of Florida
Comm# HH185709
Expires 10/12/2025  7/16/2024

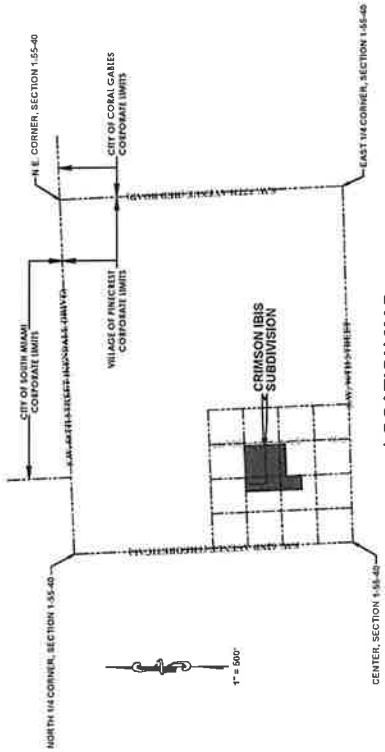
LEGAL DESCRIPTION

THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER LESS THE WEST 200 FEET THEREOF, AND THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER LESS THE EAST 25 FEET FOR ROAD, AND THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER LESS THE WEST 200 FEET THEREOF, AND THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER LESS THE SOUTH 286 FEET AND LESS THE EAST 25 FEET THEREOF, AND THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER LESS THE WEST 200 FEET AND LESS THE SOUTH 143 FEET OF SECTION 1, TOWNSHIP 55 SOUTH, RANGE 40 EAST. SAID LAND SITUATE, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

CRIMSON IBIS SUBDIVISION

A SUBDIVISION OF A PORTION OF THE N.E. 1/4 OF SECTION 1, TOWNSHIP 55 SOUTH, RANGE 40 EAST, VILLAGE OF PINECREST, MIAMI-DADE COUNTY, FLORIDA.

C&A **CAMPANILE & ASSOCIATES, INC.**
 ENGINEERS PLANNERS SURVEYORS
 6420 MAHI DRIVE, CORAL GABLES, FLORIDA 33158-1841
 LB-1078
 DECEMBER, 2024 PROJECT NO. 5313



LOCATION MAP
 N E 1/4, SECTION 1, TOWNSHIP 55 SOUTH, RANGE 40 EAST,
 VILLAGE OF PINECREST, MIAMI-DADE COUNTY, FLORIDA.

KNOW ALL MEN BY THESE PRESENTS:

THAT CRIMSON IBIS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED TO BE MADE THE ATTACHED PLAT ENTITLED "CRIMSON IBIS SUBDIVISION", THE SAME BEING A SUBDIVISION OF THE FOLLOWING DESCRIBED PROPERTY:

LEGAL DESCRIPTION:

THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER LESS THE WEST 200 FEET THEREOF; AND THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER LESS THE EAST 25 FEET OF ROAD, AND THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER LESS THE WEST 200 FEET THEREOF; AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER LESS THE SOUTH 200 FEET AND LESS THE EAST 25 FEET THEREOF; AND THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER LESS THE WEST 200 FEET AND LESS THE SOUTH 143 FEET OF SECTION 1, TOWNSHIP 55 SOUTH, RANGE 40 EAST.

IN WITNESS WHEREOF:

THE CRIMSON IBIS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED ON ITS BEHALF BY ITS MANAGER AND ITS COMPANY SEAL, IN THE PRESENCE OF THESE WITNESSES, TO BE HEREUNTO AFFIXED THIS ____ DAY OF DECEMBER, 2024.

CRIMSON IBIS, LLC, A FLORIDA LIMITED LIABILITY COMPANY

1) _____
 PRINT NAME
 LESLIE M. SAONITZ
 MANAGER

2) _____
 PRINT NAME



ACKNOWLEDGEMENT:

STATE OF FLORIDA S.S.
 COUNTY OF MIAMI DADE

I, HEREBY CERTIFY THAT ON THIS DAY, PERSONALLY APPEARED BEFORE ME AS OFFICER ONLY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGEMENTS, LESLIE M. SAONITZ, AS MANAGER OF CRIMSON IBIS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME TO BE HER FREE ACT AND DEED AS SUCH OFFICER FOR THE PURPOSES THEREIN EXPRESSED AND WHO DID NOT TAKE AN OATH.

WITNESS MY HAND AND OFFICIAL SEAL THIS ____ DAY OF DECEMBER, 2024.

SIGNATURE OF PERSON MAKING ACKNOWLEDGEMENT

PRINTED NAME OF ACKNOWLEDGER: _____

NOTARY PUBLIC, STATE OF FLORIDA

SERIAL NUMBER: _____

MY COMMISSION EXPIRES: _____

DATE OF ACKNOWLEDGEMENT: _____



P.B. PG.
 SHEET 1 OF 2 SHEETS

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPING FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVISION DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE CONSIDERED AS A SUBSTITUTE FOR THE ORIGINAL INSTRUMENT THEREIN. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

RECORDING STATEMENT:

FILED FOR RECORD THIS ____ DAY OF _____, 202__, AT _____ M. IN _____ COUNTY, FLORIDA. THIS PLAT COMPLES WITH THE LAWS OF THE STATE OF FLORIDA AND MIAMI-DADE COUNTY, FLORIDA.
 JUAN FERNANDEZ BARQUIN
 COUNTY CLERK, MIAMI-DADE COUNTY, FLORIDA

BY: _____
 DEPUTY CLERK

THE FOLLOWING RECORDED INSTRUMENTS AFFECT THIS PLAT:

COVENANT OF CONSTRUCTION WITHIN RIGHT OF WAY DATED APRIL 20, 2016 AND PUBLIC RECORDS BOOK 30047, PAGE 158, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA
 EASEMENT IN FAVOR OF FLORIDA POWER & LIGHT COMPANY DATED JULY 15, 2019 AND RECORDED OCTOBER 4, 2019 IN OFFICIAL RECORDS BOOK 31833, PAGE 3978, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA

MIAMI-DADE COUNTY PLAT RESTRICTIONS:

THAT S.W. 80TH COURT, AS SHOWN ON THE ATTACHED PLAT, TOGETHER WITH ALL EXISTING AND FUTURE PLANTING, TREES, AND LANDSCAPING, SHALL BE CONSIDERED AS A COMMON AREA AND SHALL BE MAINTAINED AND REPAIRED BY THE DEVELOPER, ITS SUCCESSORS OR ASSIGNS, THE REVISION ON REVISIONS THEREOF, WHEN NECESSARY, AS REQUIRED BY LAW.

THAT ALL NEW ELECTRIC AND COMMUNICATION LINES MUST BE INSTALLED UNDERGROUND.

THAT NO INDIVIDUAL WELLS WILL BE PERMITTED ON ANY LOT WITHIN THIS SUBDIVISION EXCEPT FOR SPRINKLER SYSTEMS, AIR CONDITIONERS, AND/OR SWIMMING POOLS.

THAT THE USE OF SEPTIC TANKS WILL NOT BE PERMITTED ON ANY LOT WITHIN THIS SUBDIVISION, UNLESS APPROVED FOR TEMPORARY USE IN ACCORDANCE WITH STATE OR COUNTY REGULATIONS.

MIAMI-DADE COUNTY APPROVAL:

THE DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES CERTIFIES THAT THIS PLAT APPEARS TO CONFORM TO ALL OF THE REQUIREMENTS OF CHAPTER 28 OF THE MIAMI-DADE COUNTY CODE. CERTIFIED THIS ____ DAY OF _____, 202__.

SIGNED, _____ DIRECTOR

VILLAGE OF PINECREST PLAT RESTRICTIONS:

NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON EASEMENTS, RIGHTS-OF-WAY, SWALES, OR DEDICATIONS WITHOUT APPROVAL OF THE ADMINISTRATIVE OFFICIAL.

VILLAGE OF PINECREST ZONING AND LAND DEVELOPMENT REGULATIONS NOW IN EFFECT OR AS SAME MAY BE FROM TIME TO TIME AMENDED OR CHANGE APPLICABLE TO THE AREA WITHIN WHICH THIS SUBDIVISION IS LOCATED SHALL BE OBSERVED.

VILLAGE OF PINECREST APPROVALS:

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER UNDER CONTRACT TO THE VILLAGE OF PINECREST IN ACCORDANCE WITH CHAPTER 177.091, FLORIDA STATUTES.
 CERTIFIED THIS ____ DAY OF _____, 202__.

BY: _____
 PLANNING DIRECTOR

THIS PLAT WILL NOT RESULT IN A REDUCTION IN THE LEVEL OF SERVICE FOR THE AFFECTED PUBLIC FACILITIES BELOW THE LEVEL OF SERVICE PROVIDED IN THE MUNICIPAL COMPREHENSIVE PLAN, THEREFORE IT WAS APPROVED AND THE FOREGOING DEDICATIONS WERE ACCEPTED AND APPROVED BY RESOLUTION NO. _____ PASSED AND ADOPTED BY THE VILLAGE OF PINECREST, MIAMI-DADE COUNTY, FLORIDA THIS ____ DAY OF _____, 202__.

ATTEST: _____
 VILLAGE CLERK

PRINT NAME

PRINT TITLE

PRINT NAME

PRINT TITLE



CRIMSON IBIS SUBDIVISION

A SUBDIVISION OF A PORTION OF THE N.E. 1/4 OF SECTION 1, TOWNSHIP 55 SOUTH, RANGE 40 EAST, VILLAGE OF PINECREST, MIAMI-DADE COUNTY, FLORIDA.

P.B. PG.
SHEET 2 OF 2 SHEETS

NOTICE: THIS PLAT, AS RECORDED WITH GRAPHIC FORM, IS THE OFFICIAL DEFINITION OF THE SUBDIVISION. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.



- SURVEYOR'S LEGEND:**
- PM# DENOTES PERMANENT REFERENCE MONUMENT
 - POP# DENOTES PERMANENT CONTROL POINT
 - ± DENOTES CENTERLINE
 - SF DENOTES SQUARE FEET
 - ACR# DENOTES MARIAMOUNT COUNTY PUBLIC RECORDS
 - LB DENOTES LICENSED SURVEYING & MAPPING BUSINESS
 - FB DENOTES PLAT BOOK
 - OR# DENOTES OFFICIAL RECORDS BOOK
 - PG DENOTES PAGE
 - FPL DENOTES FLORIDA POWER & LIGHT COMPANY



RECORDING STATEMENT:
FILED FOR RECORD THIS 2024 DAY OF OCTOBER, 2024 AT THE PUBLIC RECORDS OFFICE OF MIAMI-DADE COUNTY, FLORIDA. THIS PLAT COMPLIES WITH THE LAWS OF THE STATE OF FLORIDA AND MIAMI-DADE COUNTY, FLORIDA.

JUAN FERNANDEZ BARQUIN
CLERK OF THE COURT AND COMPTROLLER
MIAMI-DADE COUNTY, FLORIDA

BY: _____
DEPUTY CLERK

SURVEYOR'S NOTES:
REARINGS ARE BASED UPON THE SOUTH LINE OF THE N.E. 1/4 OF SECTION 1, TOWNSHIP 55 SOUTH, RANGE 40 EAST BEARING T109°32'21\"

SURVEYOR'S CERTIFICATE:
I HEREBY CERTIFY THAT THE ATTACHED PLAT, ENTITLED "CRIMSON IBIS SUBDIVISION", WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND I AM A LICENSED SURVEYOR AND MAPPER IN THE STATE OF FLORIDA. THAT THE SURVEY DATA SHOWN HEREON COMPLIES WITH THE REQUIREMENTS OF THE FLORIDA SURVEYING AND MAPPING ACT, CHAPTER 463, F.S., AND THAT THE MONUMENTS WERE SET THIS 23RD DAY OF OCTOBER, A.D. 2024, IN ACCORDANCE WITH PART I, CHAPTER 172, OF THE LAWS OF THE STATE OF FLORIDA.

CAMPANILE & ASSOCIATES, INC.



BY: JUAN CAMPANILE, JR.
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA REGISTRATION NUMBER 4338
DATE SIGNED: DECEMBER 3, 2024

