



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

MEMORANDUM

Department of Building and Planning

DATE: September 6, 2022

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

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

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

PETITION REQUEST

Crimson Ibis, LLC (Owner), and Lou Campanile, Jr. (Applicant) are requesting approval of a Preliminary 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.

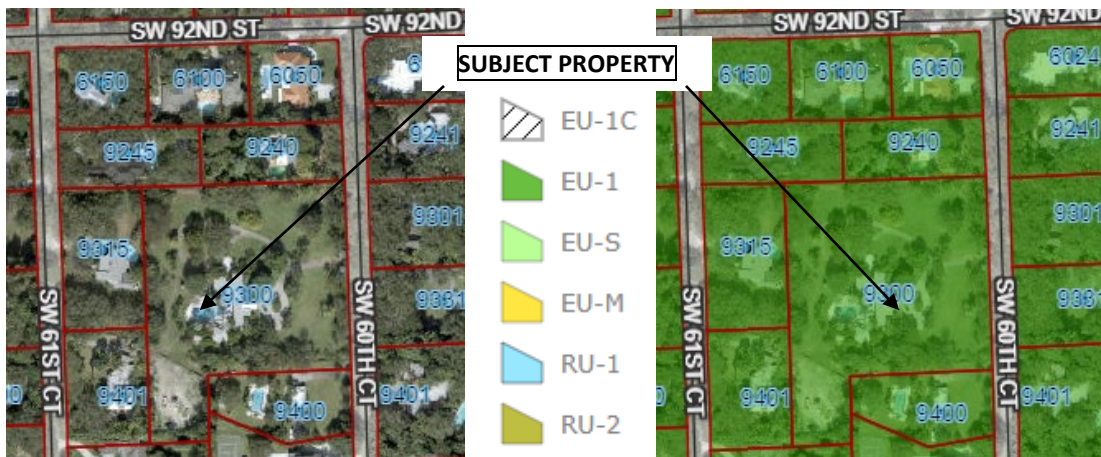
OWNER/APPLICANT

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 property is 4.24 acres in area. A single-family residence currently exists on the subject property and portions of the structure extend across the proposed lot line between lots 1 and 2. The Applicant has indicated that the owner plans on remodeling the structure to comply with required building setback requirements. Remodeling of the structure to comply with required setback requirements will be required prior to approval of the final subdivision plat, if approved.

PUBLIC COMMENT

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

PINECREST LAND DEVELOPMENT REGULATIONS

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

County water will be extended to the subject property as part of Phase 3B of the Village’s Watermain extension project. Extension of County water to the subject property will be required prior to approval of the final subdivision plat.

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 at the northeast corner of Lot 2 and another exists approximately 500 feet to the north at the southeast corner of SW 60 Court and SW 92 Street. Installation of two (2) additional fire hydrants will be required prior to approval of the final subdivision plat.

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.

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.

Construction of a pedestrian sidewalk along the frontage of the subject property adjacent to Southwest 60 Court or payment of a fee in lieu of construction will be required as determined by the Administrative Official.

The applicant has advised that access to the lot will be provided from SW 60 Court. Staff has no objections.

Construction of any future driveway will require a driveway permit from the Pinecrest Public Works Department.

Stormwater management is proposed to be addressed in conjunction with the issuance of a building permit.

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 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.

RECOMMENDATION

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

1. Extension of County water to the subject property prior to approval of the final subdivision plat.
2. Installation of fire hydrants in compliance with the Village's fire hydrant spacing requirements prior to approval of the final subdivision plat.
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. Installation of pedestrian sidewalks adjacent to the west side of SW 60 Court or payment in lieu of construction as required by the Administrative Official.

6. Approval of driveway connection permits by the Village of Pinecrest prior to the issuance of building permits.
7. Approval of a stormwater management plan prior to the issuance of building permits.
8. 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.
9. 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.

PUBLIC HEARING NOTICE



PUBLIC HEARING NOTICE

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

MEMORANDUM

Department of Building and Planning

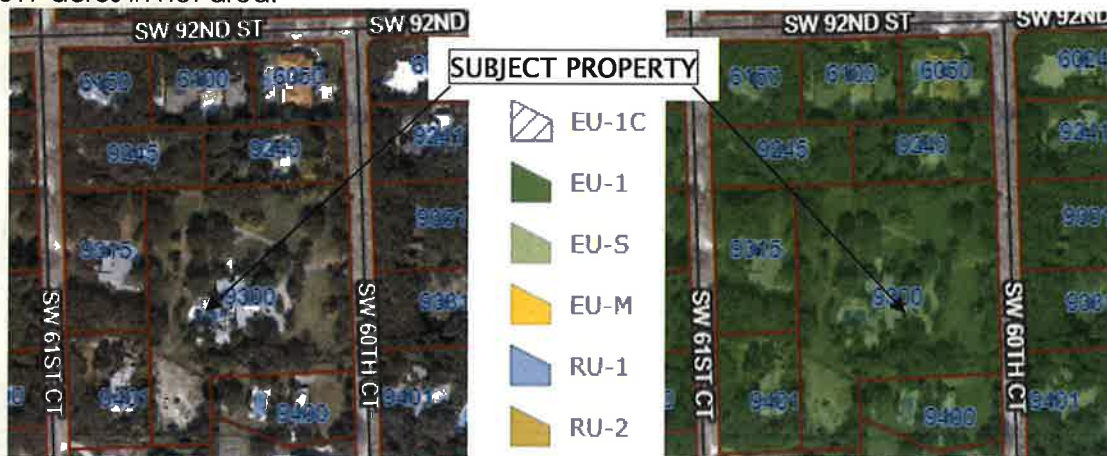
On **Tuesday, September 13, 2022 at 7:00 p.m.**, the Pinecrest Village Council will conduct a public hearing at the Pinecrest Municipal Center, Council Chamber, 12645 Pinecrest Parkway, Pinecrest, Florida to consider the following:

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

ITEM: Preliminary Subdivision Plat

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

REQUEST: Crimson Ibis, LLC (Owner), and Lou Campanile, Jr. (Applicant) are requesting approval of a Preliminary 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.



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, September 13, 2022. 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).



PUBLIC HEARING

PERTAINING TO THIS PROPERTY TO BE HELD AT:
MUNICIPAL CENTER

12645 DUNECREST PARKWAY

ADDITIONAL
INFORMATION
CALL: 805-234-2121

DEPARTMENT
OF
BUILDING
AND
PLANNING



PUBLIC HEARING
PERTAINING TO THIS PROPERTY TO BE HELD AT:
MUNICIPAL CENTER
12645 PINECREST PARKWAY

ADDITIONAL
INFORMATION
CALL: 305-234-2121

DEPARTMENT
OF
BUILDING
AND
PLANNING





PLT 2201-0001

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.			954-980-8888
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.)

Subdivide the subject property into two buildable platted lots

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)
- Letters from Area Residents
- Other _____

Please check only one of the following options:

FOR VILLAGE COUNCIL PURPOSES

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

FOR ZONING BOARD PURPOSES

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

1/17/22 /  / **Lou Campanile, Jr.**
 Date Applicant's Signature Print Name

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

PINECREST

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.

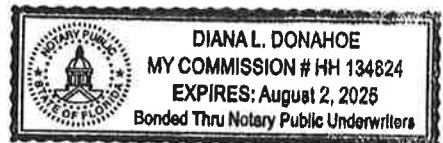
Owner's Name Leslie Saiontz, Manager
Crimson Ibis, LLC Signature [Signature] Date 1/17/22

Owner's Name _____ Signature _____ Date _____

Notary to Owner:

Applicant's Name Lou Campanile, Jr. Signature [Signature] Date 1/17/22

Notary to Applicant: Owner's
Diana L. Donahoe
DIANA L. DONAHOE



AMENDED

LEGAL DESCRIPTION

01-20-10

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, LLC

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



January 17, 2022

Village of Pinecrest
12645 Pinecrest Parkway
Pinecrest, Florida 33156

Re: ***CRIMSON IBIS SUBDIVISION, Proposed Tentative 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

OPINION OF TITLE

To: MIAMI-DADE COUNTY, FLORIDA

With the understanding that this Opinion of Title is furnished to Miami-Dade County, as inducement for acceptance and in compliance with Chapter 28, Subdivision Code, and as an inducement for acceptance of a proposed final subdivision plat or waiver of plat (the "Plat"), it is hereby certified that I have examined that certain Old Republic National Title Insurance Company Title Commitment bearing Commitment Number 22016985 (the "Title Evidence") having an effective date of January 11, 2022 at 8:00 a.m. (the "Effective Date"), which Title Evidence relates to the real property more particularly described on Exhibit A attached hereto and made a part hereof (the "Property").

I am of the opinion that on the Effective Date, the fee simple title to the Property was vested in:

CRIMSON IBIS, LLC, a Florida limited liability company

Leslie Saiontz as the Member of CRIMSON IBIS, LLC, a Florida limited liability company, authorized to sign on behalf of CRIMSON IBIS, LLC, a Florida limited liability company.

Subject to the following encumbrances, liens and other exceptions:

1. RECORDED MORTGAGE(S):

None.

2. RECORDED CONSTRUCTION LIENS, CONTRACT LIENS AND JUDGEMENTS:

None.

3. GENERAL EXCEPTIONS:

- a. All taxes for the year 2022 and subsequent years.
- b. Rights or claims of persons other than the fee simple owner who are in possession.
- c. Easements, or claims of easements, not shown by the Public Records.
- d. Encroachments, overlaps, boundary line disputes or other matters which would be disclosed by an accurate survey and inspection of the Property.
- e. Any lien, or right to lien, for service, labor or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.
- f. Taxes or special assessments which are not shown as existing liens by the Public Records.
- g. Zoning and other restrictions imposed by governmental authority.

4. SPECIAL EXCEPTIONS:

- h. Covenant of Construction within Right of Way recorded in Official Records Book 30047, Page 136, of the Public Records of Miami-Dade County, Florida.
- i. Easement in favor of Florida Power & Light Company, recorded in Official Records Book 31633, Page 3978, of the Public Records of Miami-Dade County, Florida.

NOTE: All of the above-referenced recording data relates to the Public Records of Miami-Dade County, Florida.

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

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

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

<u>Name</u>	<u>Interest</u>
CRIMSON IBIS, LLC, a Florida limited liability company	Fee Simple

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

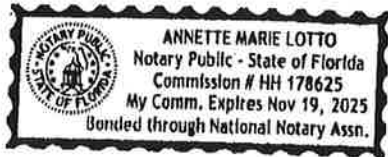
Respectfully submitted this 9th day of February, 2022.


ADAMS GALLINAR, P.A.

By: 
 MICHAEL D. GALLINAR
 Florida Bar No. 0770973
 1000 Brickell Avenue, Suite 300
 Miami, Florida 33131

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 9th day of February, 2022, by Michael D. Gallinar, Esq., on behalf of Adams Gallinar, P.A., who is personally known to me.





 Print or Stamp Name
 Notary Public, State of Florida
 My Commission Expires: _____

EXHIBIT A

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.

