



PINECREST

Building and Planning Department

DATE: November 10, 2025

TO: Yocelyn Galiano, ICMA-CM
Village Manager

FROM: Stephen R. Olmsted, AICP
Planning Director

RE: Crimson Egret Subdivision; 9300 SW 60 Court, 9315 SW 61 Court, and 9401 SW 61 Court – Preliminary Subdivision Plat

PETITION REQUEST

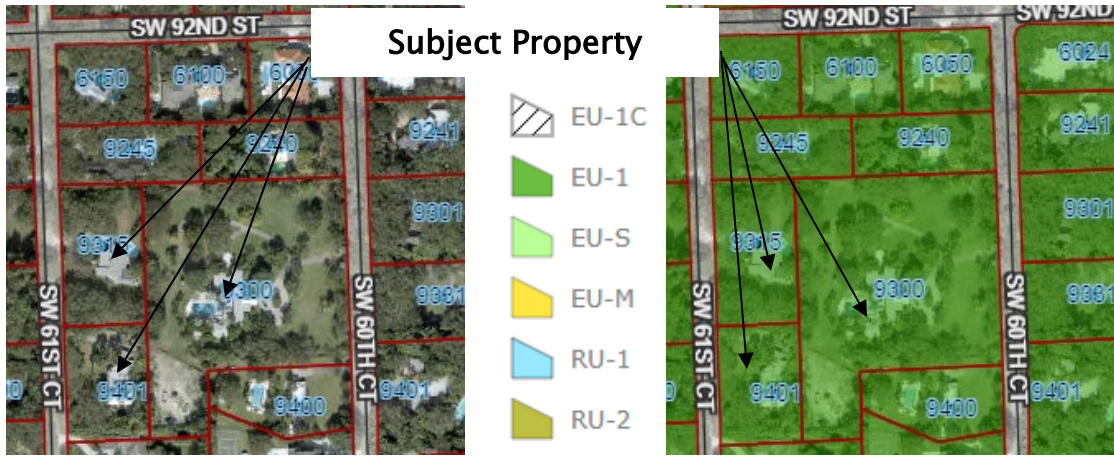
Crimson Ibis, LLC (Owner), and Lou Campanile, Jr. (Applicant) are requesting approval of a preliminary subdivision plat ("Crimson Egret") for the for the platting, combination, and division of property for three (3) single-family residential lots. Lot 1 is proposed to be 1.50 acres in net area; Lot 2 is proposed to be 2.17 acres in area, and lot 3 is proposed to be 1.05 acres in net area.

OWNER/APPLICANT

Crimson Ibis, LLC; Mr. Mav's Corner, LLC; and Keys Barefoot Beach, LLC (Owners), and Leslie Saiontz, Manager, Crimson Ibis, LLC (Applicant)

SITE LOCATION

The subject property is located at 9300 SW 60 Court, 9315 SW 61 Court, and 9401 SW 61 Court, Pinecrest, Florida, within the EU-1, Residential Estate zoning district.



EXISTING CONDITIONS

The proposed plat includes part of the recently approved Crimson Ibis subdivision, and the incorporation of two (2) existing lots located on the east side of SW 61 Court. The subject property is 4.24 acres in area. Individual single-family residences currently exist on Lots 1, 2, and 3 of the subject property. Portions of the existing residence on Lot 3 and a small portion of an existing patio on 1 encroach on to proposed Lot 2. The property owner proposes to build a new home on each of the 3 lots and has indicated that demolition of the existing home on Lot 3 will occur prior to issuance of a certificate of occupancy for the proposed home on Lot 2 to allow compliance with required building setback requirements.

Additionally, a portion of the existing residence on Lot 1 encroaches into Lot 1 of the neighboring Crimson Ibis Subdivision, and a portion of the pool deck on Lot 1 encroaches into lot 2. These encroachments will be demolished prior to issuance of a certificate of occupancy for the home under construction on Lot 1 of the neighboring Crimson Ibis plat.

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 preliminary plat and determined that it meets the platting requirements of the Village of Pinecrest, Miami-Dade County, and Florida Statutes.

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 8.2, Paragraph (m) requires fire hydrants to be provided and spaced no more than 500 feet apart, and no more than 150 feet to the center of any lot, or "otherwise in compliance with the spacing and installation requirements of the Miami-Dade Fire Rescue Department". Fire hydrants exist as required and the Miami-Dade Fire Rescue Department will review proposed plans for construction of new homes on the proposed lots.

Sewage disposal will occur by means of on-site septic tanks to be installed at the time of construction of new residences following review and approval by the Florida Department of Health.

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

Vehicular access will be provided from SW 60 Court and SW 61 Court. There are currently three (3) existing homes on the subject property that will be replaced on the reconfigured lots within the proposed subdivision. Platting of the property will not result in a greater number of residences or lots than exists today. The proposed subdivision will not have any impact on the adjoining transportation network.

The Owner will be required to construct a sidewalk adjacent to each of the proposed lots or pay a fee in lieu of construction at the time of issuance of building permits.

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.

All proposed lots meet minimum area and width requirements of the EU-1, Residential Estate zoning district.

The following plat restrictions have been included under "Village of Pinecrest Plat Restrictions" on the paper copy of the preliminary plat submitted for the Village Council's review and approval and will need to be added to the final plat and 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".

Existing chain link fences adjacent to SW 60 Court and W 61 Court do not comply with current Village fence requirements and will need to be removed prior to issuance of a temporary or permanent certificate of occupancy.

RECOMMENDATION

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

1. Compliance with all requirements of the Village's Land Development Regulations.
2. Removal of non-conforming chain link fences in compliance with Village requirements prior to issuance of a temporary or permanent certificate of occupancy.
3. Remodeling or demolition of the existing residence on Lot 3, Block 1 to comply with requirements of the Village's Land Development Regulations prior to issuance of a temporary or permanent certificate of occupancy for a new home on proposed Lot 2.

October 7, 2025

Village of Pinecrest
Attn: Stephen R. Olmsted, AICP
12645 Pinecrest Parkway
Pinecrest, Florida 33156

Re: T-Plat of CRIMSON EGRET SUBDIVISION
SW 60th Court and SW 94th Street
Pinecrest, Florida 33156
Folio No. 20-5001-000-0160, 20-5001-000-0170 and 20-5001-000-0180

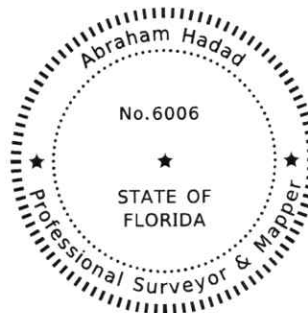
Mr. Olmsted:

I have made a review of the above referenced Tentative Plat and found that it meets the requirements of the Village of Pinecrest, Land Development Code, Chapter 30 - Subdivisions, as well as Miami-Dade County Code, Chapter 28 - Subdivisions and the State of Florida, Chapter 177, Part I - Platting, Florida Statutes.

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

Respectfully yours,

Abraham Hadad PSM
For the Firm
Professional Survey and Mapper No. 6006
State of Florida



Digitally signed
by Abraham
Hadad
Date: 2025.10.07
13:22:23 -04'00'

HC25109

PUBLIC HEARING NOTICE

PUBLIC HEARING NOTICE



PINECREST

Building and Planning Department

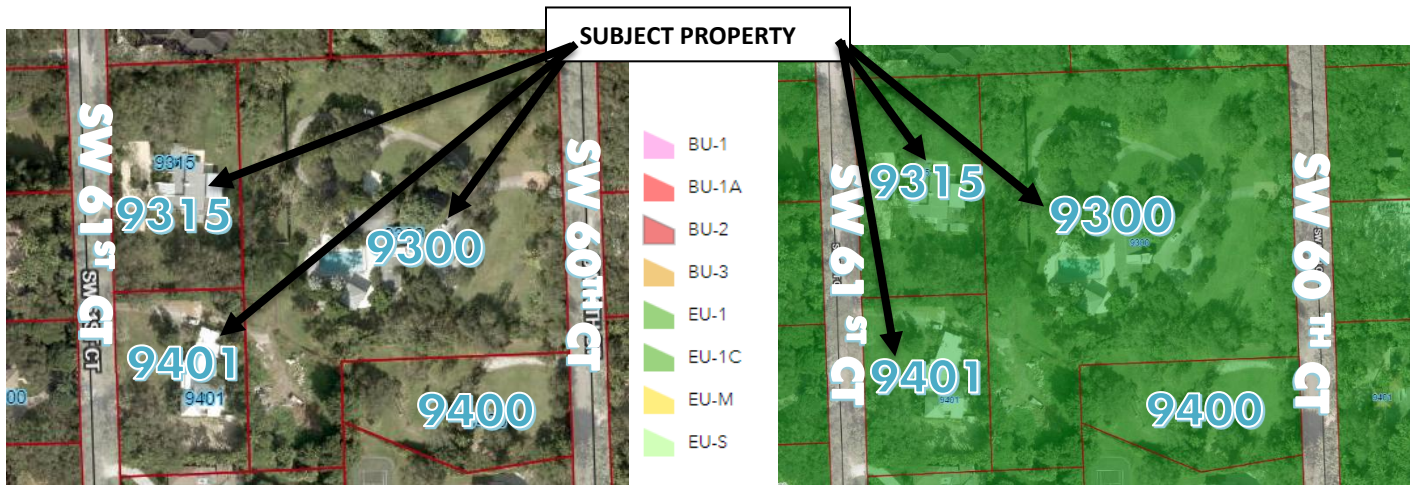
On **Tuesday, November 18, 2025**, to begin being heard not later than 7:00 p.m., the Village of Pinecrest Zoning Board will conduct the following Public Hearing to be held at the Pinecrest Municipal Center, Council Chamber, 12645 Pinecrest Parkway, Pinecrest, Florida:

OWNERS/APPLICANT(S): Crimson Ibis, LLC; Mr. Mav’s Corner, LLC; and Keys Barefoot Beach, LLC (Owners), and Leslie Saiontz, Manager Crimson Ibis, LLC (Applicant).

ITEM: Review of a preliminary subdivision plat (“Crimson Egret”).

LOCATION: The subject property is located at 9300 SW 60 Court, 9315 SW 61 Court, and 9401 SW 61 Court, Pinecrest, Florida, within the EU-1, Residential Estate zoning district.

REQUEST: Approval of a Preliminary subdivision plat (“Crimson Egret”) for the platting, combination, and division of property for three (3) single-family residential lots. Lot 1 is proposed to be 1.50 acres in net area; Lot 2 is proposed to be 2.17 acres in area, and lot 3 is proposed to be 1.05 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 9, 2025. 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).

Oct 16, 2025 at 6:51:24 PM
9300 SW 60th Ct
Pinecrest FL 33156
United States



Oct 16, 2025 at 6:40:14 PM
9315 SW 61st Ct
Pinecrest FL 33156
United States

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



Oct 16, 2025 at 6:43:52 PM
9401 SW 61st Ct
Pinecrest FL 33156
United States

PUBLIC HEARING
PERTAINING TO THIS PROPERTY TO BE HELD AT:
MUNICIPAL CENTER
12645 PINECREST PARKWAY
ADDITIONAL INFORMATION
CALL 305.261.1234
DEPARTMENT OF BUILDING AND PLANNING



Oct 16, 2025 at 6:52:35 PM
9240 SW 60th Ct
Pinecrest FL 33156
United States

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

ADDITIONAL
INFORMATION
CALL 305-331-2211

DEPARTMENT
OF
BUILDING
AND
PLANNING



Oct 16, 2025 at 6:41:13 PM
9320 SW 61st Ct
Pinecrest FL 33156
United States

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

ADDITIONAL
INFORMATION
CALL 617.222.1111

DEPARTMENT
OF
BUILDING
AND
PLANNING

A green rectangular sign with white text and graphics. It features a small map of the area, a logo for the Village of Pinecrest, and the Department of Building and Planning logo.

Oct 16, 2025 at 6:50:52 PM
9300 SW 60th Ct
Pinecrest FL 33156
United States

PUBLIC HEARING
PERTAINING TO THE PROPERTY TO BE HELD AT:
MUNICIPAL CENTER
10430 BEECH PARKWAY

ADDITIONAL
INFORMATION
CALL 888-888-8888

DEPARTMENT
OF
BUILDING
AND
PLANNING



Oct 16, 2025 at 6:37:06 PM

9245 SW 61st Ct

Pincrest FL 33156

United States



PUBLIC HEARING
PREPARING TO THIS PROPERTY TO BE FIELD AT:
MUNICIPAL CENTER
12645 PINCREST PARKWAY

ADDITIONAL
INFORMATION
CALL 305.995.8333
DEPARTMENT
OF PLANNING
AND
LAND
DEVELOPMENT



Oct 16, 2025 at 6:53:53 PM
9240 SW 60th Ct
Pinecrest FL 33156
United States

GG
GRAY group
305.302.6556
GGC1575079

9300
CONSTRUCTION
ENTRANCE

PUBLIC HEARING
PREAMING TO THIS PROPERTY TO BE HELD AT:
MUNICIPAL CENTER
12645 THE GREAT HARBOR WAY
ADDITIONAL
INFORMATION
CALL STRICKLAND
DEPARTMENT
OF
BUILDING
AND
PLANNING



Oct 16, 2025 at 6:42:44 PM
9450 SW 61st Ct
Pinecrest FL 33156
United States

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





PINE

CREST

VILLAGE OF PINECREST
Building & Planning Department

PUBLIC HEARING APPLICATION

Administrative Review Application

OFFICIAL USE ONLY

- Please check one:
- VILLAGE COUNCIL
 - PLANNING BOARD
 - ADMINISTRATIVE REVIEW

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:

- Change in Zoning District
- Variance
- Appeal of Decision
- Conditional Use
- Plat
- Entry Feature
- Site Plan
- 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) Leslie Saiontz, Manager, Crimson Ibis, LLC		
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 - see plat ft. X 239.87' Min. ft. = 205,671 sq. ft.; 4.722 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.)

As described in our Letters of Intent, it is our intent to combine Folio #20-5001-000-0160 (Owner: KEYS BAREFOOT BEACH, LLC), Folio #20-5001-000-0170 (Owner: CRIMSON IBIS, LLC) and Folio Folio #20-5001-000-0180 (Owner: MR. MAV'S CORNER LLC) into one Plat, which will subdivide the combined property into 3 buildable residential lots.

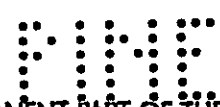
Separate Public Hearing Applications will be submitted for each property owner.

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.

5/24/25 _____ / Leslie Salontz, Manager, Crimson Ibls, LLC
 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:

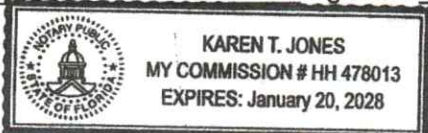
1. That the application for a variance will not be heard unless the applicant is present at the hearing.
2. The property will be posted with a sign, which must not be removed until after the public hearing, at which time the Village staff will remove the sign.
3. That the requirements of the zoning code, 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 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 5/24/25

Owner's Name _____ Signature _____ Date _____

Notary to Owner:  [Signature] 5/22/25

Applicant's Name Leslie Saiontz, Manager Signature [Signature] Date 5/24/25

Notary to Applicant:  [Signature] 5/22/25

I/We Keys Barefoot Beach, LLC as Owner(s) of Lot(s) _____

Block _____ Section _____ PB/PG _____

of property which is located at 9315 SW 61 Ct, 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.
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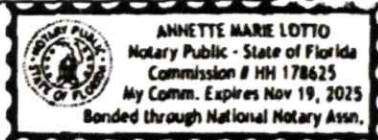
will on my/our own behalf act as applicant(s), and make application in connection with this request for a public hearing before the Village Council or Zoning Board.

Keys Barefoot Beach, LLC

Owner's Name Michael P Gallinar, Manager Signature [Signature] Date 10/15/2025

Owner's Name _____ Signature _____ Date _____

Notary to Owner:



[Signature]
Annette Lotto
Date 10/15/2025

Applicant's Name Leslie Wilson Savitsky Signature [Signature] Date 10/15/25

Notary to Applicant: pasouely kunn



I/We Mr. Mav's Corner LLC as Owner(s) of Lot(s) _____

Block _____ Section _____ PB/PG _____

of property which is located at 9401 SW 61 Ct, 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.
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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.
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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 Law Campaigne 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.
Mr. Mav's Corner LLC

Owner's Name Michael D. Gallinas Signature [Signature] Date 10/15/2025
Manager

Owner's Name _____ Signature _____ Date _____

Notary to Owner: 

[Signature]
Annette Lotto
Date 10/15/2025

Applicant's Name Leslie Miller Sargent Signature [Signature] Date 10/15/25

Notary to Applicant: personally known


KAREN T. JONES
MY COMMISSION # HH 478013
EXPIRES: January 20, 2028

PINE

LEGAL DESCRIPTION

SECTION

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.



3117

CFN 2012R0228626
DR Bk 28055 Pgs 0142 - 1527 (11pgs)
RECORDED 03/30/2012 15:22:37
DEED DOC TAX 18,600.00
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

Record and Return to: (enclose self-addressed stamped envelope)

Name and Address:

This Instrument Prepared by:

Mark K. Somerstein, Esquire
Greenspoon Marder, P.A.
200 East Broward Boulevard
Suite 1500
Fort Lauderdale, FL 33301

Property Appraisers Parcel I.D. (Folio) Numbers(s):

20 5001 000 0170

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This Warranty Deed Made the 15th day of March, 2012, by **TANYA BAIKOW SMITH**, formerly known as **TANYA ROSENAU, CAROLE BAIKOW** and **M. ELIZABETH RITTER**, as Co-Trustees of the **FRANCES BAIKOW REVOCABLE TRUST** dated October 9, 1996, as amended by the First Amendment thereto dated December 12, 1997, the Second Amendment thereto dated February 26, 1998 and the Third Amendment thereto dated July 25, 2000 (the "Trust"), whose post office address is c/o Elizabeth Ritter, Esq., 8600 S.W. 92nd Street, Suite 104, Miami, Florida 33156, hereinafter called the grantor, to **CRIMSON IBIS, LLC**, a Florida limited liability company, whose post office address is c/o Greenspoon Marder, P.A., 200 East Broward Boulevard, Suite 1500, Fort Lauderdale, Florida 33301, Attention: Mark K. Somerstein, Esq., hereinafter called the grantee.

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth: That the grantor, for and in consideration of the sum of \$3,100,000.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Miami-Dade County, Florida, viz:

See Exhibit A attached hereto and made a part hereof ("Property").

SUBJECT TO:

- a. Taxes and assessments for the year 2012 and all subsequent years;
- b. All matters, covenants and easements common to the subdivision, but this provision shall not operate to reimpose the same except as hereinafter provided.

PINE

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

000000

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that grantor is lawfully seized of said land in fee simple; that, subject to the limitations set forth in this deed, the grantor has good right and lawful authority to sell and convey said land; that the grantor, subject to the limitations set forth in this deed, hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons.

NOTE: 1. Neither M. Elizabeth Ritter, nor her spouse, if applicable, or anyone for whose support she is responsible, reside on or adjacent to the Property and the Property is therefore not their homestead property. By their joinder herein, David R. Smith and David Baikow, as the spouses of Tanya Baikow Smith and Carole Baikow, join into this Deed to convey any interest either may have in and to the Property. Tanya Baikow Smith, pursuant to the Durable Power of Attorney for Frances Baikow recorded in Official Records Book 20106, Page 1508 of the Public Records of Miami-Dade County, Florida, further conveys any occupancy, possession or other rights of Frances Baikow in and to the Property.

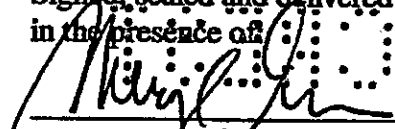
2. The Trustees named herein warrant and represent that: (i) they are the only trustees of the Trust and have the full power and authority to execute and deliver this Warranty Deed without the joinder or consent of any person or entity; and (ii) the Trust has not been further amended except as recited herein and the Trust remains in full force and effect.

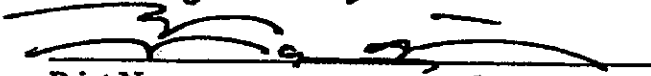
3. M. Elizabeth Ritter is not the same Michelle Ritter referenced in the Federal Tax Lien recorded in Official Records Book 25723, Page 3528 of the Public Records of Miami-Dade County, Florida.

3117

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered
in the presence of


Print Name: MERYL EVENS


Print Name: Tanya Baikow Smith

Tanya Baikow Smith
TANYA BAIKOW SMITH, formerly known as
TANYA ROSENAU, as: (i) Co-Trustee of the
FRANCES BAIKOW REVOCABLE TRUST
dated October 9, 1996, as amended by the First
Amendment thereto dated December 12, 1997,
the Second Amendment thereto dated
February 26, 1998 and the Third Amendment
thereto dated July 25, 2000; and (ii) attorney-in-
fact under the Durable Power of Attorney
recorded in Official Records Book 20106,
Page 1508 of the Public Records of Miami-Dade
County, Florida

PINE

000305

Signed, sealed and delivered
in the presence of:

[Signature]
[Signature]
Print Name: JOYCE NILES

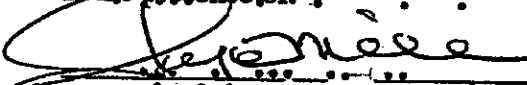
[Signature]
[Signature]
Print Name: JOAN-PAUL WAZIL

[Signature]

CAROLE BAIKOW, as Co-Trustee of the
FRANCES BAIKOW REVOCABLE TRUST
dated October 9, 1996, as amended by the First
Amendment thereto dated December 12, 1997,
the Second Amendment thereto dated
February 26, 1998 and the Third Amendment
thereto dated July 25, 2000

3117

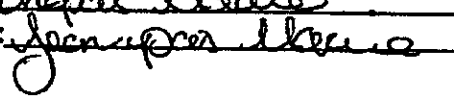
Signed, sealed and delivered
in the presence of:



Print Name:

Joseph Miles

Print Name:





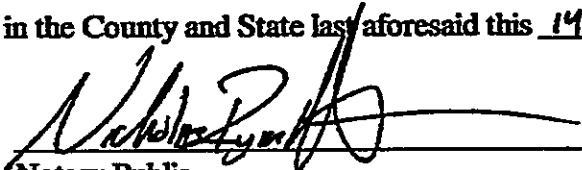
M. ELIZABETH RITTER, as Co-Trustee of
the FRANCES BAIKOW REVOCABLE
TRUST dated October 9, 1996, as amended by
the First Amendment thereto dated December 12,
1997, the Second Amendment thereto dated
February 26, 1998 and the Third Amendment
thereto dated July 25, 2000

OREGON
STATE OF ~~FLORIDA~~)
) SS:
COUNTY OF Multnomah

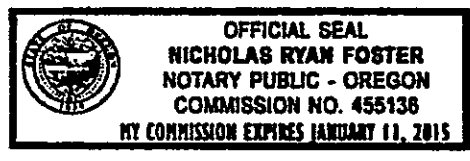
PK
09:03:05

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, the following instrument was acknowledged before me by TANYA BAIKOW SMITH, formerly known as TANYA ROSENAU, as Co-Trustee of the FRANCES BAIKOW REVOCABLE TRUST dated October 9, 1996, as amended by the First Amendment thereto dated December 12, 1997, the Second Amendment thereto dated February 26, 1998 and the Third Amendment thereto dated July 25, 2000, who is personally known to me or who has produced OREGON Driver's License as identification.

WITNESS my hand and official seal in the County and State last aforesaid this 14 day of March, 2012.



Notary Public
Nicholas Ryan Foster



Typed, printed or stamped name of Notary Public
My Commission Expires:

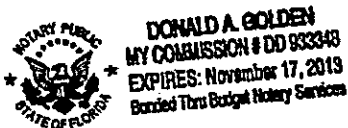
PHE

STATE OF FLORIDA)
) SS:
COUNTY OF MIAMI-DADE)

03:00:05

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, the foregoing instrument was acknowledged before me by **M. ELIZABETH RITTER**, as Co-Trustee of the **FRANCES BAIKOW REVOCABLE TRUST** dated October 9, 1996, as amended by the First Amendment thereto dated December 12, 1997, the Second Amendment thereto dated February 26, 1998 and the Third Amendment thereto dated July 25, 2000, who is personally known to me or who has produced FL-DAN 925 LICENSE as identification.

WITNESS my hand and official seal in the County and State last aforesaid this 15th day of MARCH, 2012.



[Signature]
Notary Public
DONALD A. GOLDEN
Typed, printed or stamped name of Notary Public
My Commission Expires: 11/17/2013

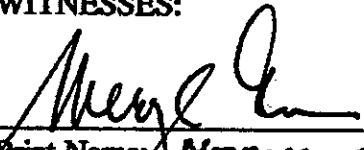
3119

2012


JOINDER

The undersigned joins into this Warranty Deed to convey to Grantee any interest of the undersigned in and to the Property.

WITNESSES:


Print Name: MERYL EVENS

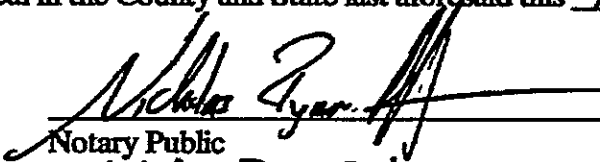

DAVID R. SMITH

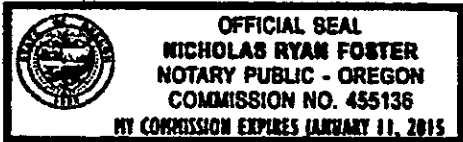

Print Name: Ty Montgomery

~~STATE OF FLORIDA~~)
OREGON) SS:
COUNTY OF Wheeler)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, the foregoing instrument was acknowledged before me by DAVID R. SMITH, who is personally known to me or who has produced _____ as identification.

WITNESS my hand and official seal in the County and State last aforesaid this 14 day of March, 2012.


Notary Public
Nicholas Ryan Foster
Typed, printed or stamped name of Notary Public



My Commission Expires:

3117

290000

EXHIBIT A

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MIAMI-DADE, STATE OF FL, AND IS DESCRIBED AS FOLLOWS:

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

FILE
05.03.25
CREAT

May 22, 2025

Village of Pinecrest
12645 Pinecrest Parkway
Pinecrest, Florida 33156

Re: **CRIMSON EGRET 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. The proposed Plat contains property owned as follows:

- Folio #20-5001-000-0160 KEYS BAREFOOT BEACH, LLC
- Folio #20-5001-000-0170 CRIMSON IBIS, LLC
- Folio #20-5001-000-0180 MR. MAV'S CORNER LLC

It is our intent to combine all three properties listed above into one Plat, which will contain 3 residential lots.

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

Sincerely,

CRIMSON IBIS, LLC


Leslie Salontz
Manager

FILE

OPINION OF TITLE

05.03.25

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 May 5, 2025 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 2025 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:

- a. Covenant of Construction within Right of Way recorded in Official Records Book 30047, Page 136, of the Public Records of Miami-Dade County, Florida.
- b. 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.

3119

c. Covenant for Maintenance of Landscaping and Grass within Right of Way recorded in Official Records Book 34070, Page 1928, of the Public Records of Miami-Dade County, Florida.

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d. Covenant of Construction within Right of Way recorded in Official Records Book 34074, Page 2086, of the Public Records of Miami-Dade County, Florida.

3119

e. Declaration of Restrictive Covenant / Declaration of Use recorded in Official Records Book 34113, Page 4962, of the Public Records of Miami-Dade County, Florida.

f. Restrictive Covenants Protective Pool Enclosure recorded in Official Records Book 34238; Page 1207, 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 proffered, recordable agreement.

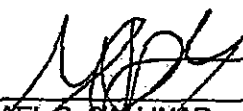
Therefore, it is my opinion that the following party must join in the agreement in order to make the agreement a valid and binding covenant on the lands described herein.

<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 28th day of May, 2025.

ADAMS GALLINAR, P.A.

By: 
 MICHAEL D. GALLINAR
 Florida Bar No. 8770973
 1000 Brickell Avenue, Suite 300
 Miami, Florida 33131

[notary acknowledgment on following page]

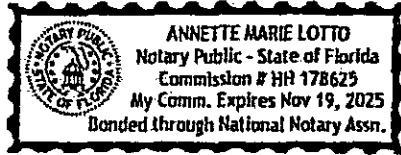
FILE

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 28th day of May, 2025, by Michael D. Gallinar, Esq., on behalf of Adams Gallinar, P.A., who is personally known to me.

ANETTE MARIE LOTTO

Annette Marie Lotto



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

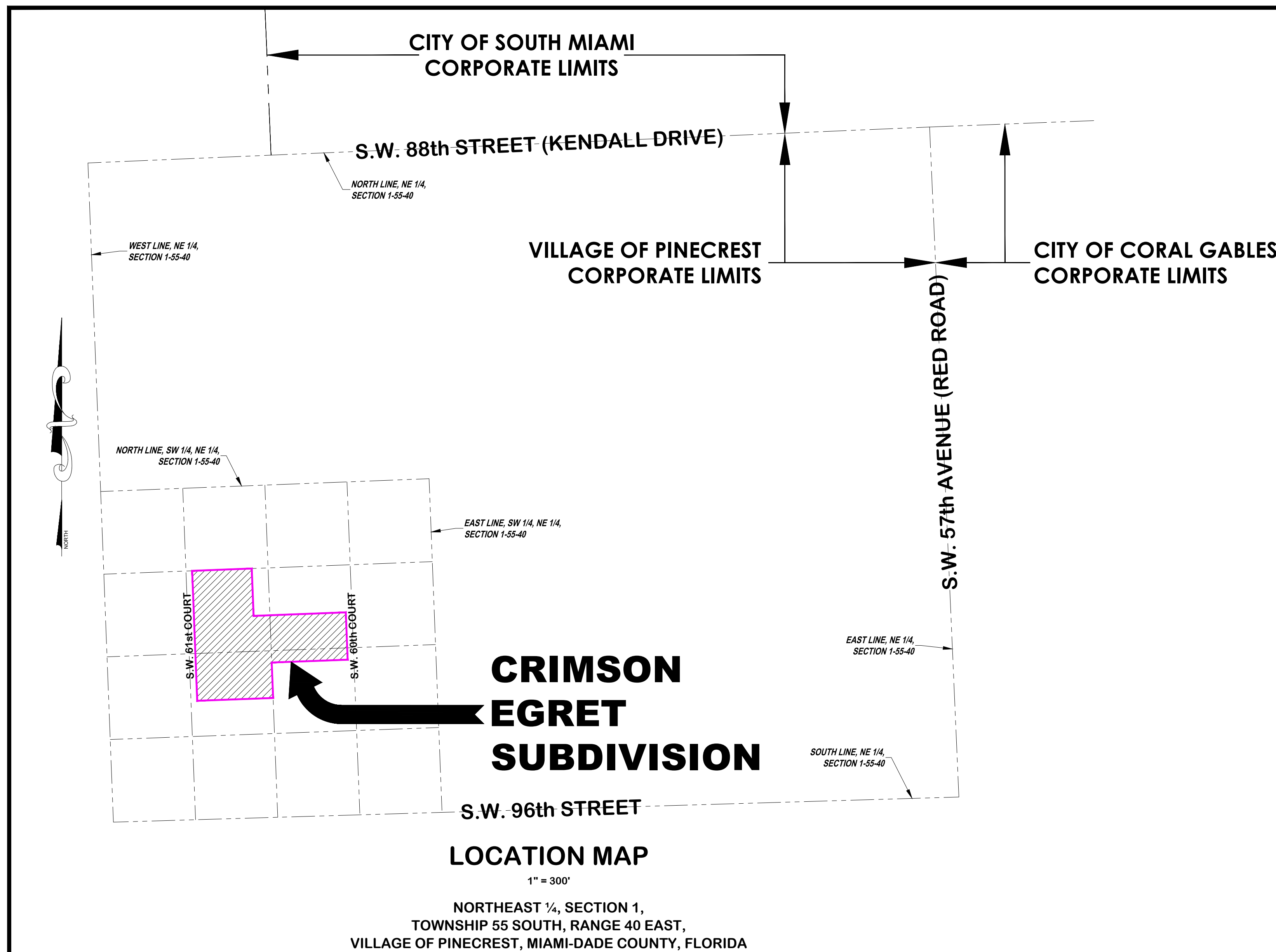
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EXHIBIT A

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.



LOCATION MAP

1" = 300'
 NORTHEAST 1/4, SECTION 1,
 TOWNSHIP 55 SOUTH, RANGE 40 EAST,
 VILLAGE OF PINECREST, MIAMI-DADE COUNTY, FLORIDA

VILLAGE OF PINECREST EU-1 ZONING REQUIRED SETBACKS & FLOOR AREA RATIO (F.A.R.):

Structure	Required Setbacks and F.A.R. in EU-1 District ⁽⁸⁾						
	Setbacks					Floor Area Ratio (F.A.R.)	
	Front	Rear	Between Buildings	Side	Side Street	Maximum 1st Floor	Maximum 2nd floor
Principal one-story structure	50	25	N/A	20 ⁽³⁾	30 ⁽¹⁾⁽⁶⁾	0.25	N/A
Principal two-story structure	50	25	N/A	20 ⁽³⁾	30 ⁽¹⁾⁽⁶⁾	0.20	0.10
Accessory—General	⁽²⁾	15/20 ⁽⁷⁾	10	20 ⁽³⁾	30 ⁽¹⁾⁽⁶⁾	5 percent ⁽⁴⁾	N/A
Accessory—Sheds ⁽⁵⁾	⁽²⁾	5	10	5	30 ⁽⁶⁾	5 percent	N/A

Notes:

- ⁽¹⁾ See lot, corner (division 9.2).
- ⁽²⁾ See accessory use regulations.
- ⁽³⁾ Lots whose street frontage is less than 135 feet in width shall have an interior side yard setback on each side of 15 percent of the width with a setback of not less than 15 feet.
- ⁽⁴⁾ Uncovered swimming pools, pool patios and hard-surfaced tennis courts shall be excluded from F.A.R. calculations but shall be calculated as impervious surface.
- ⁽⁵⁾ Less than 100 square feet and less than eight feet in height.
- ⁽⁶⁾ Lots whose frontage is less than 125 feet in width shall have a side street setback of 25 feet.
- ⁽⁷⁾ Detached accessory structures that are 14 feet or less in height shall be setback a minimum 15 feet from the rear property line; detached accessory structures that are more than 14 feet in height, and no more than the maximum permitted height of 18 feet, shall be setback a minimum of 20 feet from the rear property line.
- ⁽⁸⁾ Required setbacks and floor area ratio shall apply to the net lot area, exclusive of public rights-of-way.
 - h. Minimum size living area: 1,800 square feet.
 - i. Grandfather clause. Existing structures in EU-1 zoning districts which conform to the Miami-Dade County Code as of March 12, 1996, a copy of which is on file in the office of the village clerk, shall conform to that Code for setback lines for building additions.

LEGAL DESCRIPTION

(PARCEL 1)
 FROM THE NORTHWEST CORNER OF THE SE 1/4 OF THE N.W. 1/4 OF THE S.W. 1/4 OF THE N.E. 1/4 OF SECTION 1, TOWNSHIP 55 SOUTH, RANGE 40 EAST, RUN EASTERLY ALONG THE NORTHERLY LINE OF SAID S.E. 1/4 OF N.W. 1/4 OF S.W. 1/4 OF N.E. 1/4 OF SECTION 1, A DISTANCE OF 25 FEET FOR A POINT OF BEGINNING, SAID POINT OF BEGINNING BEING ON THE EASTERLY SIDELINE OF S.W. 61 COURT, FROM SAID POINT OF BEGINNING CONTINUE EASTERLY ALONG SAID NORTHERLY LINE OF S.E. 1/4 OF N.W. 1/4 OF S.W. 1/4 OF N.E. 1/4 OF SECTION 1, A DISTANCE OF 175 FEET TO A POINT; THENCE RUN SOUTHERLY ALONG A LINE PARALLEL TO THE WESTERLY LINE OF SAID S.E. 1/4 OF N.W. 1/4 OF S.W. 1/4 OF N.E. 1/4 OF SECTION 1, A DISTANCE OF 305.24 FEET TO A POINT; THENCE RUN WESTERLY A DISTANCE OF 175 FEET TO A POINT ON THE EASTERLY SIDELINE OF SAID S.W. 61 COURT, WHICH POINT IS 305.10 FEET SOUTH OF THE POB; THENCE RUN NORTHERLY ALONG THE EASTERLY SIDELINE OF S.W. 61 COURT WHICH SIDELINE IS PARALLEL TO AND 25 FEET EASTERLY OF THE WESTERLY LINE OF SAID S.E. 1/4 OF N.W. 1/4 OF S.W. 1/4 OF N.E. 1/4 OF SECTION 1, A DISTANCE OF 305.10 FEET TO THE POINT OF BEGINNING.

AND
 (PARCEL 2)

COMMENCE AT THE NORTHWEST CORNER OF THE S.E. 1/4 OF THE N.W. 1/4 OF THE S.W. 1/4 OF THE N.E. 1/4 OF SECTION 1, TOWNSHIP 55 SOUTH, RANGE 40 EAST; THENCE EASTERLY ALONG THE NORTHERLY LINE OF THE S.E. 1/4 OF THE N.W. 1/4 OF THE S.W. 1/4 OF THE N.E. 1/4 OF SECTION 1, A DISTANCE OF 25 FEET TO A POINT; THENCE SOUTHERLY PARALLEL TO THE WESTERLY LINE OF SAID S.E. 1/4 OF THE N.W. 1/4 OF THE S.W. 1/4 OF THE N.E. 1/4 OF SECTION 1, A DISTANCE OF 305.10 FEET TO THE POINT OF BEGINNING; THENCE EASTERLY A DISTANCE OF 175 FEET TO A POINT; THENCE SOUTHERLY PARALLEL TO THE WESTERLY LINE OF THE S.E. 1/4 OF THE N.W. 1/4 OF THE S.W. 1/4 OF THE N.E. 1/4 AND PARALLEL TO THE WESTERLY LINE OF THE N.E. 1/4 OF THE S.W. 1/4 OF THE S.W. 1/4 OF THE N.E. 1/4 TO A POINT LOCATED ON THE NORTHERLY LINE OF THE SOUTH 143 FEET OF THE N.E. 1/4 OF THE S.W. 1/4 OF THE S.W. 1/4 OF THE N.E. 1/4 OF SAID SECTION 1; THENCE WESTERLY ALONG THE NORTHERLY LINE OF THE SOUTH 143 FEET OF THE N.E. 1/4 OF THE S.W. 1/4 OF THE S.W. 1/4 OF THE N.E. 1/4 OF SAID SECTION 1, A DISTANCE OF 175 FEET TO A POINT; THENCE NORTHERLY PARALLEL TO AND 25 FEET EASTERLY OF THE WESTERLY LINE OF THE N.E. 1/4 OF THE S.W. 1/4 OF THE S.W. 1/4 OF THE N.E. 1/4 OF SAID SECTION 1 AND THE NORTHERLY EXTENSION THEREOF, A DISTANCE OF 218.22 FEET TO THE POINT OF BEGINNING.

AND

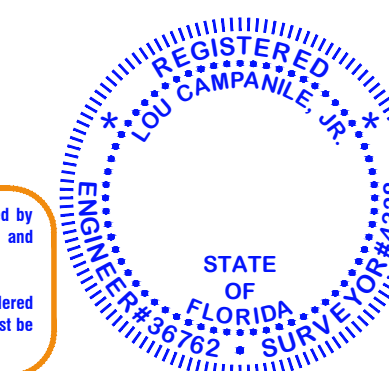
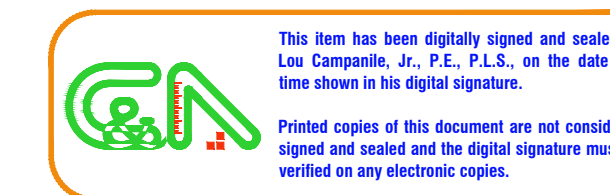
LOT 2, BLOCK 1, CRIMSON IBIS SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 179, AT PAGE 8, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA

SURVEYOR'S NOTES:

- The subject property lies in Section 1, Township 55 South, Range 40 East, Miami-Dade County, Florida.
- Bearings and North Arrow are based upon the Miami-Dade County Township Map, Section 1, Township 55 South, Range 40 East; the South line of the Northeast 1/4 of Section 1 is shown as N87°57'33"E on said map.
- SET PIPE denotes set 1/2"Ø iron pipe and cap stamped "C&A, Inc. LB-1678".
- SET PRM denotes set Permanent Reference Monument in accordance with the requirements of Chapter 177 (PART 1), Florida Statutes. In the case of this survey, set PRM's are brass disks set in concrete with a brass disk stamped: C&A INC LB-1678.
- SET N&D denotes set nail and disk with the disk stamped C&A INC LB-1678.
- Area of Property = 205,671± square feet (4.722± acres), more or less.
- Recording references are to the Public Records of Miami-Dade County, Florida.
- Underground utilities were not investigated. Only visible utilities have been located unless otherwise shown.
- This survey meets the Standards of Practice per Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.
- Elevations are based upon National Geodetic Vertical Datum of 1929 (NGVD29) and are referenced to Miami-Dade County Benchmark "SC-38", elevation 10.40 feet (NGVD29) and Benchmark "SC-38A", elevation 10.52 feet (NGVD29).
- According to the National Flood Program's Flood Insurance Rate Map Number 12086C, Panel 0466, Suffix "L", as revised 9-11-2009, Community Number 120425 (Village of Pinecrest, Florida), this property lies in Flood Zone "X", areas determined to be of 0.2% annual chance flood.
- Date of survey/latest revision represents most recent date survey field work was performed, which is not necessarily the same date as survey issuance.
- Horizontal accuracy is measured to the nearest 1/100th of a foot (0.01') utilizing in this case traditional horizontal measuring (total-station transit). Horizontal calculations are based upon existing horizontal control deemed to be original plat control as well as subsequently placed horizontal control, all as shown hereon.
- Vertical accuracy is measured to the nearest 1/100th of a foot (0.01'), utilizing, in this case, traditional vertical measuring (vertical leveling).
- The purpose of this survey is for platting of the surveyed project. This is a Boundary and Topographic survey.
- FOUND N&D denotes found nail and disk, disk illegible unless otherwise noted.
- Legal description obtained from vesting deeds, Official Records Book 28055, Page 142, Official Records Book 30682, Page 1259, and Official Records Book 31881, Page 1387.
- Trees below 3" caliper at breast height are not shown.
- The Miami-Dade County Flood Criteria Elevation for the subject property = 10.0' NGVD.
- The Folio Numbers for the subject property are: 20-5001-000-0170 (Crimson Ibis, LLC), 20-5001-000-0160 (Keys Barefoot Beach, LLC), and 20-5001-000-0180 (Mr. Mav's Corner LLC).
- The subject property is zoned EU-1 (Village of Pinecrest).
- This Tentative Plat contains 3 sheets and is not complete without all 3 sheets.
- 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 Village administrative official.
- Village of Pinecrest zoning and land development regulations now in effect, or as same may be from time to time amended or changed, applicable to the area within which this subdivision is located, shall be observed.
- All new utilities shall be located underground.

CONTACT PERSON:
 Lou Campanile, Jr.
 Campanile & Associates, Inc.
 6420 Mahi Drive
 Coral Gables, Florida 33158-1841
 Telephone: (305) 971-1988
 lou@campanile.net

DEVELOPMENT INFORMATION		
LOT	LOT AREA (SF)	DEVELOPMENT TYPE
1	65,245	SINGLE FAMILY RESIDENCE
2	94,692	SINGLE FAMILY RESIDENCE
3	45,745	SINGLE FAMILY RESIDENCE



CAMPANILE & ASSOCIATES, INC.
 ENGINEERS PLANNERS SURVEYORS
 6420 MAHI DRIVE
 CORAL GABLES, FLORIDA 33158-1841
 TELEPHONE: (305) 971-1988
 LB 1678

I certify that the attached Tentative Plat and legal descriptions associated therewith, comply with all applicable requirements of Chapter 28, Subdivision Code of Miami-Dade County, Florida.

for
 CRIMSON IBIS, LLC,
 KEYS BAREFOOT BEACH, LLC,
 & MR. MAV'S CORNER LLC

CRIMSON EGRET SUBDIVISION
 VILLAGE OF PINECREST
 MIAMI-DADE COUNTY, FLORIDA
 TENTATIVE PLAT

PROJECT NO.	5313
DATE	3/22/25
REVISION	
9/10/25	
10/7/25	
10/26/25	

DRAWING

TP-2

TREE LEGEND				
ID	DIAMETER	HEIGHT	SPREAD	COMMON NAME
1	10"	30'	15'	DATE PALM
2	6"	35'	10'	WASHINGTONIAN PALM
3	5"	20'	6'	WASHINGTONIAN PALM
4	4"	30'	10'	WASHINGTONIAN PALM
5	3"	30'	10'	WASHINGTONIAN PALM
6	4"	30'	10'	WASHINGTONIAN PALM
7	4"	30'	10'	WASHINGTONIAN PALM
8	3"	30'	10'	WASHINGTONIAN PALM
9	4"	30'	10'	WASHINGTONIAN PALM
10	4"	30'	10'	WASHINGTONIAN PALM
11	4"	15'	6'	SOLITARE PALM
12	4"	15'	15'	SOLITARE PALM
13	4"	20'	8'	SOLITARE PALM
14	4"	20'	8'	SOLITARE PALM
15	4"	6'	6'	SOLITARE PALM
16	3"	15'	15'	TROPICAL ALMOND
17	4"	15'	8'	PIGEON PLUM
18	3"	10'	6'	PIGEON PLUM
19	48"	40'	40'	FICUS
20	3"	10'	8'	PIGEON PLUM
21	3"	10'	5'	PIGEON PLUM
22	3"	6'	6'	PIGEON PLUM
23	1"	35'	15'	COCONUT PALM
24	10"	35'	15'	LIVE OAK
25	10"	15'	15'	BOTTLE PALM
26	10"	10'	10'	STRAWBERRY GUAVA
27	36"	25'	35'	MANGO
28	6"	15'	15'	CHINESE FLAME
29	12"	40'	6'	FALSE ASHOKA
30	6"	15'	15'	SOLITARE PALM
31	12"	25'	25'	CHINESE FLAME
32	24"	40'	60'	LIVE OAK
33	24"	40'	60'	LIVE OAK
34	6"	25'	25'	LIVE OAK
35	24"	30'	40'	CHINESE FLAME
36	8"	25'	20'	LIVE OAK
37	12"	25'	25'	LIVE OAK
38	6"	20'	25'	POWDERPUFF
39	6"	10'	15'	LIVE OAK
40	6"	12'	15'	POWDERPUFF
41	10"	30'	25'	LIVE OAK
42	4"	10'	10'	POWDERPUFF
43	12"	30'	30'	LIVE OAK
44	6"	30'	20'	LIVE OAK *
45	6"	15'	10'	STRAWBERRY GUAVA
46	6"	30'	20'	LIVE OAK *
52	12"	30'	20'	LIVE OAK
53	10"	25'	20'	LIVE OAK
54	18"	30'	30'	LIVE OAK
55	8"	15'	25'	POWDERPUFF
58	3"	15'	15'	SILVER BUTTONWOOD
59	4"	35'	60'	FICUS
60	16"	6'	10'	SAGO PALM
61	14"	30'	30'	LIVE OAK
62	8"	30'	25'	LIVE OAK *
65	12"	30'	20'	GUMBO LIMBO
77	30"	30'	40'	MANGO
78	6"	15'	15'	STRAWBERRY GUAVA
79	8"	20'	15'	BOTTLE BRUSH
80	8"	20'	15'	BOTTLE BRUSH
81	3"	15'	15'	SILVER BUTTONWOOD
130	10"	30'	20'	COCONUT PALM
131	16"	30'	30'	LIVE OAK
132	10"	30'	25'	GUMBO LIMBO
133	12"	30'	20'	COCONUT PALM
134	8"	20'	20'	COCONUT PALM
135	6"	20'	20'	COCONUT PALM
136	14"	25'	20'	WILD ORCHID
137	6"	15'	20'	STRAWBERRY GUAVA
138	30"	35'	25'	POINCIANA
139	60"	35'	60'	TROPICAL ALMOND
140	12"	35'	20'	LIVE OAK
141	12"	10'	6'	STRAWBERRY GUAVA
142	10"	10'	6'	STRAWBERRY GUAVA
143	24"	30'	40'	LIVE OAK
144	6"	25'	20'	LYSILOMA
145	6"	25'	20'	LYSILOMA
146	4"	12'	6'	SCHIEFLERA
147	4"	15'	10'	STRAWBERRY GUAVA
148	4"	15'	10'	STRAWBERRY GUAVA
149	8"	10'	15'	LIVE OAK
150	16"	35'	30'	GUMBO LIMBO
151	6"	15'	15'	LIME
152	12"	30'	25'	GUMBO LIMBO
153	14"	10'	6'	BOTTLE PALM
154	10"	10'	6'	BOTTLE PALM
155	12"	10'	6'	BOTTLE PALM
156	6"	10'	6'	BOTTLE PALM
157	10"	10'	6'	BOTTLE PALM
158	6"	10'	6'	BOTTLE PALM
159	10"	10'	6'	BOTTLE PALM
161	6"	10'	10'	CORKSCREW PINE
164	16"	25'	10'	BISMARCK PALM
165	16"	35'	15'	BISMARCK PALM
166	12"	25'	20'	PITCH APPLE
167	16"	15'	15'	BISMARCK PALM
168	24"	25'	25'	PITCH APPLE
170	16"	35'	15'	BISMARCK PALM
171	12"	35'	15'	BISMARCK PALM
172	12"	30'	35'	PITCH APPLE
173	10"	25'	20'	LIVE OAK
174	6"	15'	15'	STRAWBERRY GUAVA
175	36"	40'	50'	LIVE OAK
176	6"	10'	6'	CORKSCREW PINE
177	10"	35'	30'	LIVE OAK
178	6"	10'	6'	CORKSCREW PINE
179	60"	40'	60'	FIG
180	12"	30'	20'	GUMBO LIMBO
181	4"	15'	6'	SOLITARE PALM
182	4"	15'	6'	SOLITARE PALM
183	6"	15'	15'	STRAWBERRY GUAVA
184	8"	15'	10'	CORKSCREW PINE
185	36"	45'	40'	YELLOW FLAME
186	3"	15'	10'	SOLITARE PALM
187	8"	25'	20'	LIVE OAK
188	8"	10'	10'	CHRISTMAS PALM
189	12"	35'	25'	GUMBO LIMBO
190	12"	40'	25'	GUMBO LIMBO

TREE LEGEND				
ID	DIAMETER	HEIGHT	SPREAD	COMMON NAME
192	3"	20'	8'	SOLITARE PALM
193	5"	30'	6'	CHRISTMAS PALM
196	4"	20'	8'	SOLITARE PALM
197	4"	20'	8'	SOLITARE PALM
198	4"	20'	8'	SOLITARE PALM
199	4"	20'	8'	SOLITARE PALM
201	4"	20'	10'	FICUS
202	5"	20'	10'	FICUS
203	5"	20'	10'	FICUS
204	5"	20'	10'	FICUS
205	4"	20'	10'	FICUS
206	3"	20'	10'	FICUS
207	12"	25'	20'	AVOCADO
208	10"	15'	10'	BOTTLE PALM
209	12"	25'	25'	PITCH APPLE
210	4"	15'	15'	STRAWBERRY GUAVA
211	4"	15'	15'	STRAWBERRY GUAVA
212	4"	15'	15'	STRAWBERRY GUAVA
213	3"	15'	6'	THATCH PALM
214	3"	15'	6'	THATCH PALM
215	3"	15'	6'	THATCH PALM
216	3"	15'	6'	THATCH PALM
224	16"	35'	30'	LIVE OAK
226	16"	30'	25'	LIVE OAK
227	6"	30'	20'	LIVE OAK *
231	24"	10'	6'	PONYTAIL PALM
240	24"	40'	30'	LIVE OAK
241	36"	35'	35'	LIVE OAK
242	10"	30'	10'	MEXICAN FAN PALM
243	[7] 4"	25'	10'	SOLITARE PALM
244	8"	20'	10'	SABAL PALM
245	[10] 4"	15'	6'	SOLITARE PALM
246	12"	30'	10'	MEXICAN FAN PALM
247	4"	25'	10'	SOLITARE PALM
248	36" CLUMP	30'	15'	FISHTAIL PALM
250	24"	30'	30'	LIVE OAK
252	[7] 4"	20'	4'	THATCH PALM
253	36"	35'	35'	LIVE OAK
254	6"	10'	35'	LIVE OAK
255	10"	12'	10'	SABAL PALM
256	10"	12'	10'	SABAL PALM
257	12"	12'	10'	SABAL PALM
261	6"	25'	15'	JAPANESE FERN
262	6"	15'	8'	SABAL PALM
263	10"	20'	10'	SABAL PALM
264	30"	35'	25'	LIVE OAK
265	30"	35'	35'	LIVE OAK
266	3"	10'	10'	STRAWBERRY GUAVA
267	36"	15'	15'	SEAGRAPE
268	20"	30'	20'	LIVE OAK
269	36"	30'	30'	LIVE OAK
270	3"	15'	45'	PITCH APPLE
271	20"	30'	35'	PITCH APPLE
272	4"	15'	15'	PITCH APPLE
273	3"	15'	10'	LIVE OAK *
274	8"	20'	15'	LIVE OAK
275	8"	20'	15'	LIVE OAK
276	8"	15'	15'	PITCH APPLE
277	5"	10'	6'	THATCH PALM
278	18"	30'	25'	LIVE OAK
279	3"	15'	15'	STRAWBERRY GUAVA
280	3"	15'	15'	STRAWBERRY GUAVA
281	30"	25'	30'	GUMBO LIMBO
282	5"	10'	6'	THATCH PALM
283	5"	10'	6'	THATCH PALM
284	6"	15'	15'	PITCH APPLE
285	4"	25'	8'	SOLITARE PALM
286	4"	25'	8'	SOLITARE PALM
287	20"	30'	30'	LIVE OAK
288	36"	15'	10'	STRAWBERRY GUAVA
289	36"	15'	10'	STRAWBERRY GUAVA
290	36"	15'	10'	STRAWBERRY GUAVA
291	18"	35'	25'	LIVE OAK
292	18"	35'	25'	LIVE OAK
293	20"	35'	25'	LIVE OAK
294	14"	35'	25'	LIVE OAK
295	8"	35'	25'	LIVE OAK
296	16"	35'	25'	LIVE OAK
297	18"	35'	25'	LIVE OAK
298	30"	30'	30'	GUMBO LIMBO
299	12"	30'	30'	GUMBO LIMBO
300	30"	40'	40'	LIVE OAK
301	30"	45'	35'	LIVE OAK
302	24"	40'	25'	LIVE OAK
303	24"	40'	25'	LIVE OAK
304	30"	45'	50'	LIVE OAK
305	4"	25'	10'	SOLITARE PALM
309	18"	40'	35'	MANGO
310	3"	25'	10'	SOLITARE PALM
317	8"	35'	10'	WASHINGTONIAN PALM
318	8"	30'	10'	COCONUT PALM
319	8"	25'	15'	COCONUT PALM
320	[2] 5"	35'	6'	WASHINGTONIAN PALM
321	4"	15'	20'	POINCIANA
322	60" CLUMP	15'	10'	THATCH PALM
323	6"	30'	15'	BANYAN
324	6"	30'	25'	AVOCADO
325	[6] 4"	10'	15'	DATE PALM
326	6"	35'	10'	WASHINGTONIAN PALM
327	6"	48'	20'	ROYAL PALM
328	60" CLUMP	30'	25'	DATE PALM
329	[2] 6"	50'	10'	WASHINGTONIAN PALM
330	6"	30'	25'	WASHINGTONIAN PALM
331	[3] 4"	25'	6'	SOLITARE PALM
332	6"	50'	8'	WASHINGTONIAN PALM
333	6"	50'	8'	WASHINGTONIAN PALM
334	6"	35'	8'	WASHINGTONIAN PALM *
335	6"	35'	8'	WASHINGTONIAN PALM
336	6"	30'	8'	WASHINGTONIAN PALM
337	5"	30'	8'	WASHINGTONIAN PALM
338	5"	30'	8'	WASHINGTONIAN PALM *
339	5"	30'	8'	WASHINGTONIAN PALM
340	4"	30'	8'	ALEXANDER PALM
341	5"	25'	8'	ALEXANDER PALM
342	4"	30'	8'	WASHINGTONIAN PALM
343	5"	20'	8'	WASHINGTONIAN PALM
344	60" CLUMP	25'	15'	DATE PALM
345	4"	25'	10'	DATE PALM

TREE LEGEND				
ID	DIAMETER	HEIGHT	SPREAD	COMMON NAME
346	[3] 4"	30'	15'	FISHTAIL PALM
347	6"	20'	8'	WASHINGTONIAN PALM
348	6"	20'	8'	WASHINGTONIAN PALM
349	4"	20'	8'	WASHINGTONIAN PALM
352	24"	25'	25'	LIVE OAK
353	30"	35'	40'	LIVE OAK
354	4"	15'	6'	PALM
355	3"	8'	6'	PALM
356	3"	5'	3'	PALM
357	48"	40'	40'	LIVE OAK
358	3"	6'	5'	PALM
359	4"	15'	10'	PALM
360	8"	20'	15'	THATCH PALM
361	6"	20'	15'	THATCH PALM
365	24"	35'	30'	LIVE OAK
366	24"	25'	25'	AVOCADO
367	3"	10'	8'	LIVE OAK
372	4"	10'	6'	MANGO
373	14"	30'	20'	AFRICAN TULIP
374	3"	10'	6'	AVOCADO
375	3"	10'	10'	SOURSOP
376	6"	8'	10'	LIME
378	3"	10'	10'	STRAWBERRY GUAVA
379	3"	10'	10'	STRAWBERRY GUAVA
380	3"	10'	10'	STRAWBERRY GUAVA
381	3"	10'	10'	STRAWBERRY GUAVA
382	3"	10'	10'	STRAWBERRY GUAVA
383	3"	10'	10'	STRAWBERRY GUAVA
384	4"	15'	10'	LYSILOMA
385	5"	15'	6'	THATCH PALM
386	5"	20'	6'	THATCH PALM
387	5"	10'	6'	THATCH PALM
388	5"	15'	6'	THATCH PALM
393	3"	10'	10'	STRAWBERRY GUAVA
394	3"	10'	10'	STRAWBERRY GUAVA
395	4"	15'	10'	STRAWBERRY GUAVA
396	4"	15'	10'	STRAWBERRY GUAVA
397	6"	15'	15'	CHINESE FAN PALM
398	6"	15'	10'	COCONUT PALM
399	12"	30'	25'	YELLOW FLAME
400	4"	15'	20'	PITCH APPLE
401	4"	20'	20'	SOLITARE PALM

- NOTES:
- DIAMETER = DIAMETER AT BREAST HEIGHT.
 - TREE DIAMETER, HEIGHT & SPREAD ARE AS OF OCTOBER, 2025.
 - TREES NOTED WITH AN ASTERIK (*) ARE NOT ON THE SUBJECT PROPERTY.
 - [X] DENOTES THE NUMBER OF TREES/PALMS AT THAT PARTICULAR LOCATION.

TREE SYMBOL LEGEND:

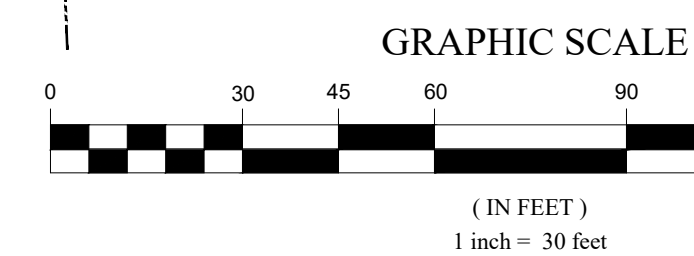


CONTACT PERSON:
 Lou Campanile, Jr.
 Campanile & Associates, Inc.
 6420 Mahi Drive
 Coral Gables, Florida 33158-1841
 Telephone: (305) 971-1988
 lou@campanile.net

PARCEL LEGEND (SEE LEGAL DESCRIPTION):
 [Shaded Box] = PARCEL 1
 [White Box] = PARCEL 2

LEGEND

- [Hatched Box] EXISTING ASPHALT PAVEMENT
- [Dotted Box] EXISTING CONCRETE
- [Cross-hatched Box] EXISTING BRICK PAVERS
- [Stippled Box] EXISTING KEYSTONE
- [Grid Box] EXISTING TILED AREA
- [Stone Box] EXISTING FLAGSTONE
- [Blue Box] EXISTING POOL (WATER)
- [Square with X] EXISTING ELECTRICAL TRANSFORMER & SLAB
- [Circle with X] EXISTING WOOD UTILITY POLE
- [Square with X] EXISTING MAILBOX
- [Circle with X] EXISTING HOSE BIB
- [Square with X] EXISTING GAS METER
- [Square with X] EXISTING POOL EQUIPMENT & SLAB
- [Square with X] EXISTING AIR CONDITIONING CONDENSER & SLAB
- [Line with X] EXISTING CBS WALL
- [Line with X] EXISTING GUY WIRE & ANCHOR
- [Circle with X] EXISTING TREE (SEE TREE LEGEND)
- [Circle with X] EXISTING ELEVATION (NGVD)
- [Circle with X] CENTERLINE
- [Line with X] EXISTING OVERHEAD UTILITY WIRES
- [Line with X] EXISTING CHAIN LINK FENCE
- [Line with X] EXISTING WIRE FENCE
- [Line] CHAIN LINK FENCE
- [Line] WIRE FENCE
- [Line] TYPICAL
- [Line] RIGHT-OF-WAY
- [Line] IDENTIFICATION
- [Line] PLAT BOOK
- [Line] PAGE
- [Line] NUMBER
- [Line] OFFICIAL RECORDS BOOK
- [Line] CONCRETE BLOCK & STUCCO
- [Line] FINISH FLOOR ELEVATION
- [Line] LOWEST FINISH FLOOR ELEVATION
- [Line] LICENSED SURVEYING BUSINESS
- [Line] PERMANENT REFERENCE MONUMENT
- [Line] POINT OF BEGINNING
- [Line] POINT OF COMMENCEMENT
- [Line] MEASURED
- [Line] RECORD
- [Pink Line] TENTATIVE PLAT BOUNDARY
- [Blue Line] PROPOSED LOT LINE



CRIMSON EGRET SUBDIVISION
VILLAGE OF PINECREST
MIAMI-DADE COUNTY, FLORIDA
TENTATIVE PLAT

for
CRIMSON IBIS, LLC,
KEYS BAREFOOT BEACH, LLC,
& MR. MAV'S CORNER LLC

PROJECT NO. 5313
 DATE 1/17/22
 REVISION
 9/10/25
 10/7/25
 10/26/25
 DRAWING

TP-2
 SHEET
 3 OF 3

CAMPANILE & ASSOCIATES, INC.
 ENGINEERS PLANNERS SURVEYORS
 6420 MAHI DRIVE
 CORAL GABLES, FLORIDA 33158-1841
 TELEPHONE: (305) 971-1988
 LB 1678

11/10/25
 LOU CAMPANILE, JR.
 PROFESSIONAL ENGINEER NO. 36762
 PROFESSIONAL SURVEYOR & MAPPER NO. 4338
 STATE OF FLORIDA

I certify that the attached Tentative Plat and legal descriptions associated therewith, comply with all applicable requirements of Chapter 28, Subdivision Code of Miami-Dade County, Florida.