



## PINECREST

Building and Planning Department

DATE: September 9, 2025

TO: Yocelyn Galiano, ICMA-CM  
Village Manager

FROM: Stephen Olmsted, AICP  
Planning Director

RE: 9300 SW 60 Court  
Conditional Use Permit – Outdoor Lighting - New Tennis Court

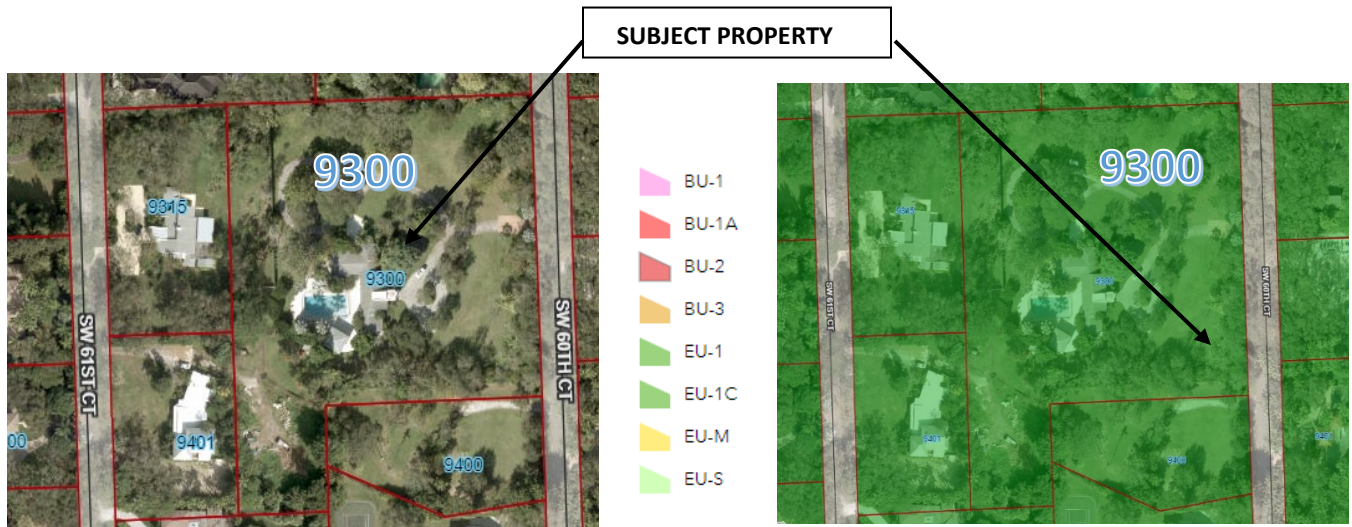
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### PETITION REQUEST

Crimson Ibis LLC/Leslie Miller Saiontz (Owner), and Nicholas Geary (Applicant) are requesting approval of a conditional use permit to allow outdoor lighting of a proposed tennis court pursuant to the criteria for a conditional use permit as provided in Division 3.3, Conditional Use Approval of the Village's Land Development Regulations, and in compliance with the criteria of Division 5.25, Tennis Court/Basketball Court/Outdoor Recreational Area Lighting.

### SITE LOCATION

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



## OWNER/APPLICANT

Crimson Ibis LLC/Leslie Miller Saiontz (Owner), and Nicholas Geary (Applicant)

## BACKGROUND

Ms. Saiontz and Mr. Geary are requesting approval of a conditional use permit to allow lighting of a new tennis court. Mr. and Mrs. Geary are constructing a new residence on the subject property, have applied for a permit to construct a new tennis court, and are now requesting a conditional use permit from the Village Council to allow outdoor illumination of the court.

## PUBLIC COMMENT

The Building and Planning Department has received one letter in support of the tennis court lighting. Correspondence received to date is attached.

## ANALYSIS

In order to obtain approval of a conditional use, an applicant is required to demonstrate compliance with the following standards of Division 3.3 of the Land Development Regulations:

1. **LAND USE COMPATIBILITY** - *The Conditional Use, including its proposed scale and intensity, traffic generating characteristics, and off-site impacts shall be compatible and*

*harmonious with adjacent land uses and shall not adversely impact land use activities in the immediate vicinity.*

The proposed lighting will be compatible with adjoining residential land uses if maintained in accordance with required specifications of the Village's Land Development Regulations. Proposed landscaping includes a continuous row of crabwood shrubs along the north, south, and west property lines, multiple crabwood trees along the western property line, and Pigeon Plum trees at the northwest and southwest corners of the proposed tennis court. Additionally, the applicant has installed a 6-foot fence along the western property line and will install a 6 foot-fence along the southern property line prior to completion of construction of the single- family residence on site. The fence and landscaping will be effective in buffering the tennis court and lighting from neighboring residents.

**2. SUFFICIENT SIZE, SITE SPECIFICATIONS AND INFRASTRUCTURE TO ACCOMMODATE THE PROPOSED USE** - *The size and shape of the site, the proposed access and internal circulation, and the urban design must be adequate to accommodate the proposed scale and intensity of conditional use requested. The site shall be of sufficient size to provide adequate screening, buffers, landscaping, open space, off-street parking, efficient internal traffic circulation, infrastructure and similar site plan improvements needed to mitigate against potential adverse impacts of the proposed use.*

The proposed lighting is for a new tennis court. The size of the subject property is over one acre in area (70,801 square feet) and of sufficient size necessary to accommodate the proposed lighting in compliance with setback requirements of the Pinecrest Land Development Regulations.

**3. COMPLIANCE WITH THE COMPREHENSIVE DEVELOPMENT PLAN (CDMP) AND LAND DEVELOPMENT CODE** - *The conditional use and site plan shall comply with environmental, zoning and other applicable regulations of the Land Development Code, and shall be consistent with the CDMP.*

The proposed use is consistent with the CDMP Policy 1-1.1.1 and all applicable requirements of the Village's Land Development Regulations if designed and completed as indicated in submitted plans and pursuant to proposed conditions of approval.

**4. PROPER USE OF MITIGATIVE TECHNIQUES** - *The conditional use and site plan shall incorporate mitigative techniques needed to prevent adverse impacts to adjacent land uses. In addition, the design scheme shall appropriately address off-site impacts to ensure that land use activities in the immediate vicinity, including community infrastructure, are not burdened with adverse impacts detrimental to the general public health, safety and welfare.*

The proposed lights will be shielded and aimed downward to prevent glare and maximum illumination at the property line will be limited to 0.5 foot-candles or less as required by code. Additionally, a six-foot metal fence exists along the western property boundary, a six-foot fence will be installed along the southern property line prior to completion of construction, and a continuous crabwood hedge and multiple crabwood trees are proposed to be planted adjacent to the west side of the tennis court.

**5. HAZARDOUS WASTE - HAZARDOUS WASTE** - *No conditional use which generates hazardous waste or uses hazardous materials shall be located in the Village unless the specific location is consistent with the CDMP, Land Development Code, and does not adversely impact well fields, aquifer recharge areas, or other conservation resources, as may be applicable now or in the future. The proposed use shall not generate hazardous waste or require use of hazardous materials in its operation unless the Village Council approves conditions requiring mitigative techniques designed to prevent any adverse impact to the general health, safety and welfare.*

This standard is not applicable to the proposed conditional use.

In addition to the general standards that are applicable to all conditional uses as provided in Division 3.3 of the Pinecrest Land Development Regulations, Division 5.25 of the Land Development Regulations includes specific standards for approval of outdoor court lighting as follows:

**(a)** A photometric plan shall be submitted which specifies the illumination levels, expressed in initial foot-candles, along all affected property lines.

Submitted plans show that the levels of illumination at the property line will not exceed 0.5 foot-candles, consistent with lighting limitations of the Village's Land Development Regulations.

**(b)** The lighting shall be designed so that any overspill of lighting onto adjoining properties or street rights-of-way shall not exceed 0.5 foot-candle vertically or horizontally and shall not cause any reflected illumination onto adjacent properties, structures or rights-of-way.

The submitted application and plans indicate that the proposed lights will be shielded and aimed downward to prevent glare and overspill of lighting on to adjoining properties. If the requested Conditional Use Permit is approved by the Village Council, the Building and Planning Department will confirm that the lights are aimed downward and shielded to prevent glare, and a letter of compliance will be required to be submitted prior to issuance

of a certificate of use, demonstrating compliance with the maximum permitted level of illumination of 0.5 foot-candles at the property lines.

**(c) Lighting standards and fixtures shall not exceed 18 feet in overall height and shall be located within the confines of the tennis court(s)/basketball court(s).**

A lighting specification sheet submitted with the application shows an overall height of the light pole and fixture to be approximately 22.5 feet in height, in excess of the maximum permitted height of 18 feet. However, Mr. Geary has confirmed that the maximum height of the light pole and fixture will not exceed 18 feet in height. Confirmation of compliance with the maximum permitted height will occur at the time the applicant applies for permit to install the lights, and at the time of final inspection if the conditional use permit is approved by the Village Council.

**(d) Tennis court/basketball court lighting shall not be used between the hours of 10:00 p.m. and 8:00 a.m.**

If approved by the Village Council, the Land Development Regulations and a proposed condition of approval will limit hours of use between 8:00 a.m. and 10:00 p.m.

**(e) Prior to the issuance of a certificate of use, the permittee must submit a letter of compliance from a registered engineer or architect stating that the installation has been inspected under operating conditions and found to be within the requirements set forth above.**

If approved by the Village Council, a letter of compliance will be required to be submitted prior to issuance of a certificate of use, demonstrating compliance with the Village's outdoor sports court lighting requirements.

**(f) The lighting shall not be injurious to the area involved or otherwise detrimental to the public welfare.**

The lighting will not be injurious to the public if approved and maintained in compliance with the Village's Land Development Regulations, and recommended conditions of approval.

## **RECOMMENDATION**

The Building and Planning Department recommends approval of the proposed tennis court lighting, subject to the following conditions:

1. Issuance of an electrical permit for installation of outdoor lighting by the Building and Planning Department.
2. Outdoor court lighting shall not be used between the hours of 10:00 p.m. and 8:00 a.m.
3. All light fixtures shall be aimed downward, away from adjoining property lines, and maintained with shields to prevent glare.
4. The maximum permitted height of proposed light poles and fixtures shall be limited to 18 feet in height to the top of the fixture.
5. Maintenance of a six-foot opaque fence and landscape buffer adjacent to the north, west, and south sides of the tennis court.
6. Submittal of a letter of compliance from a registered engineer or architect, prior to closure of the permit and issuance of a certificate of use, stating that installation of the lights has been inspected under operating conditions and found to be consistent with the requirements of the Land Development Regulations including a maximum level of illumination at the property lines of 0.5 foot-candles.

## PUBLIC HEARING NOTICE



## PUBLIC HEARING NOTICE

### PINECREST

#### Building and Planning Department

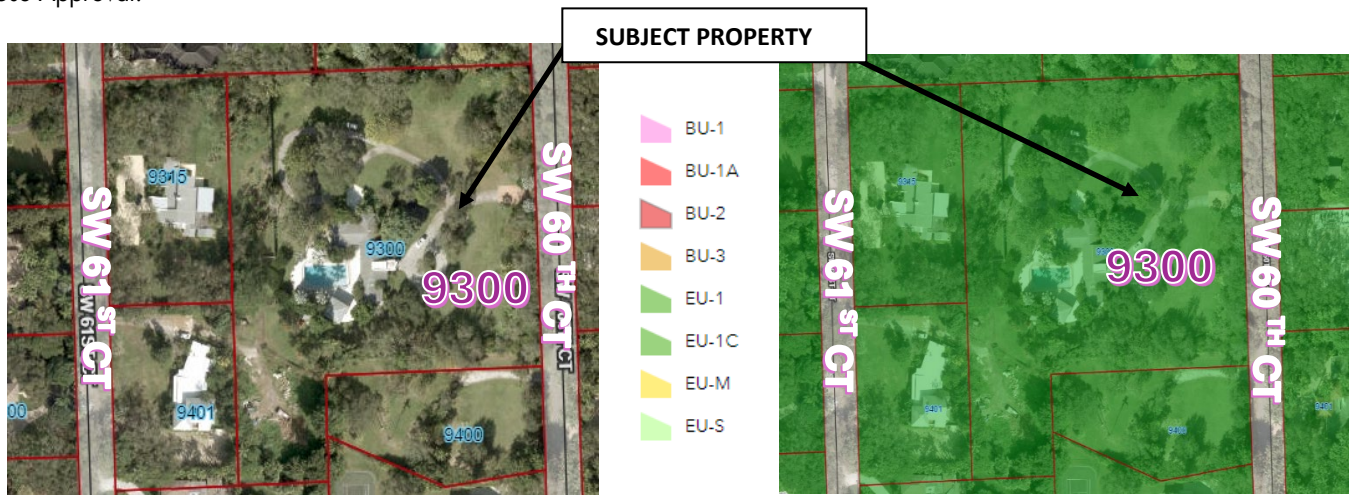
On **Tuesday, September 16, 2025**, to begin being heard not later than 7:00 p.m., the Village Council will conduct the following Public Hearing to be held at the Pinecrest Municipal Center, Council Chamber, 12645 Pinecrest Parkway, Pinecrest, Florida.

**OWNERS/APPLICANT(S):** Crimson Ibis LLC/Leslie Miller Saiontz (Owner), and Nicholas Geary (Applicant)

**ITEM:** A conditional use permit to allow outdoor lighting of a proposed tennis court.

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

**REQUEST:** Requesting approval of a conditional use permit to allow outdoor lighting of their proposed tennis court pursuant to the requirements of the Village's Land Development Regulations, Division 5.25, Tennis Court/Basketball Court/Outdoor Recreational Area Lighting, and in compliance with the criteria for a conditional use permit as provided in Division 3.3, Conditional Use Approval.



All interested parties are urged to participate. Live streaming video of the meeting will be available at [www.pinecrest-fl.gov/live](http://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](mailto:planning@pinecrest-fl.gov) or on ZOOM during the meeting by sending a request to [clerk@pinecrest-fl.gov](mailto:clerk@pinecrest-fl.gov) prior to 12:00 Noon on Tuesday September 16, 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](mailto: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 American with Disabilities Act of 1990, all persons who are disabled and who need special accommodations to participate in this meeting because of that disability should contact the Village Clerk at (305) 234-2121 not later than seven 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)



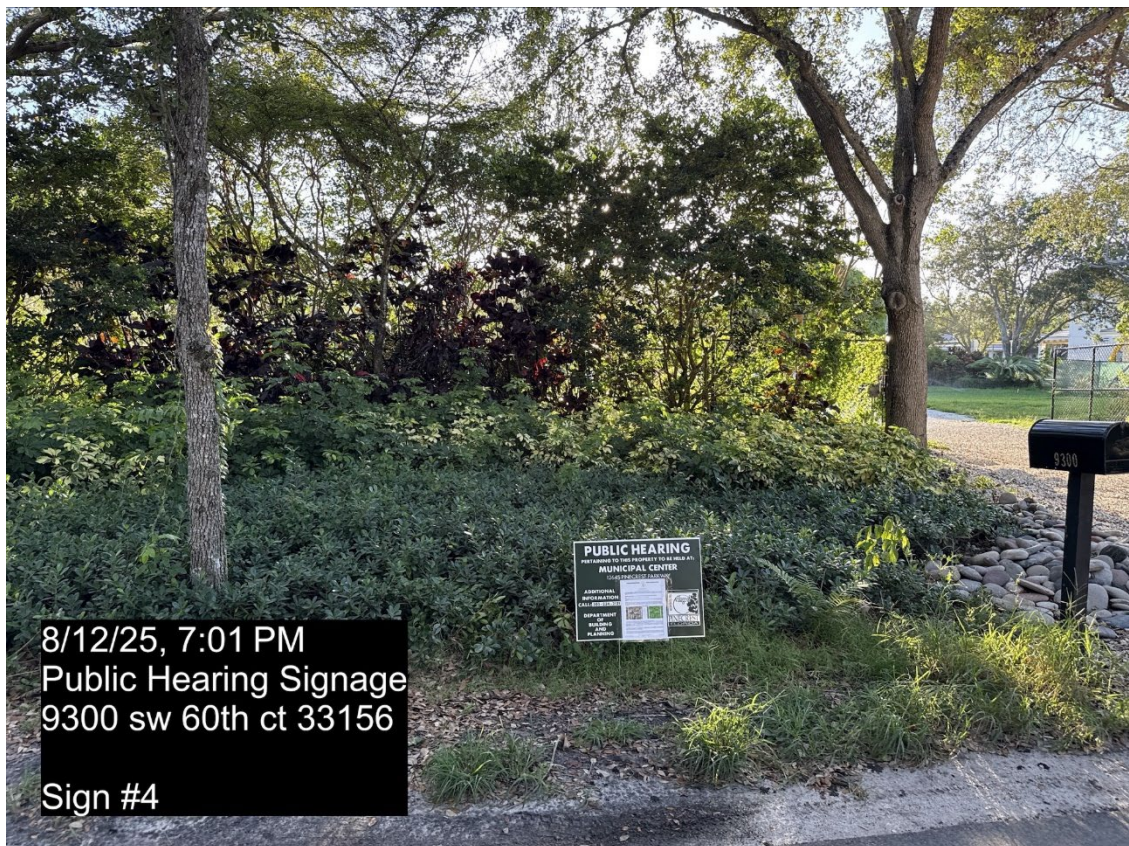


8/12/25, 6:59 PM  
Public Hearing Signage  
9300 sw 60th ct 33156  
Sign #1



8/12/25, 7:00 PM  
Public Hearing Signage  
9300 sw 60th ct 33156  
Sign #2











Rachel Saiontz Geary <rsaiontz@gmail.com>

## Lighted Tennis Court Permit

Leslie <leslie@lesliemillersaiontz.com>  
To: Rachel Saiontz Geary <rsaiontz@gmail.com>

Thu, Apr 24, 2025 at 9:16 AM

To Whom It May Concern,

I am reaching out as the owner of both 9315 SW 61st Court and 9300 SW 60th Court, where we are in the process of permitting the installation of a lighted tennis court. The work will be performed by Geary Group, LLC and All In 1 Courts Construction, LLC.

As the owner of the abutting rear property, I will be the neighbor most directly affected by the proposed lighting. Great care has been taken to ensure the lighting system is thoughtfully designed to provide optimal illumination while minimizing any impact on surrounding homes, including my own.

I believe this project will be a tasteful and valuable addition to the property and the neighborhood, and I sincerely appreciate your consideration and support in approving the permit.

Sincerely,  
Leslie Miller Saiontz



VILLAGE OF PINECREST  
Building & Planning Department

# PUBLIC HEARING APPLICATION Administrative Review Application

PINE

04.23.25

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 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 checked="" type="checkbox"/> Other <u>special use - tennis court lighting</u> |

**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) Nicholas Geary		
Mailing Address 9300 SW 60th CT	City, State, Zip Miami, FL 33156	Telephone 305-302-6556 Email nick@gearygroup.com
Name of Owner Crimson Ibis LLC (Leslie Miller Saiontz)		
Mailing Address 9515 SW 60th CT	City, State, Zip Miami, FL 33156	Telephone 305-666-6377 Email leslie@lesliemillersaiontz.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).

Folio Number 20-5001-000-0170

Address 9300 SW 60th CT

Lot(s) \_\_\_\_\_ Block \_\_\_\_\_ Section \_\_\_\_\_ Plat Book No. Unplatted Page No. \_\_\_\_\_

FINISHED FLOOR ELEVATION (If applicable): +11.59 FLOOD \_\_\_\_\_ ZONE \_\_\_\_\_

Revised 8/2016

12645 Pinecrest Parkway, Pinecrest, Florida 33156 | T: 305.234.2121 | F: 305.234.2133 | www.pinecrest-fl.gov



B. ADDRESS (If number has been assigned) \_\_\_\_\_

C. SIZE OF PROPERTY 190.71 ft. X 371.25 ft. = 70,801 sq. ft.; 1.63 acre(s)

Width Depth

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

E. DATE SUBJECT PROPERTY WAS ACQUIRED 2012

### APPLICANT'S PROPOSAL

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

We respectfully request the special use of 18' light posts to light the new tennis court at this 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.)

The lights are required for lighting the tennis court. The lighting manufacturer recommends 18' light posts to properly light court.

Lighting analysis is included in this package.

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.

4/22/25

Date

Applicant's Signature

Print Name

Leslie Miller Saiontz

4/22/25

Date

Applicant's Signature (if more than one)

Print Name

Nicholas Geary

I/We Crimson Ibis LLC (Leslie Miller Saiontz) as Owner(s) of Lot(s) \_\_\_\_\_

Block \_\_\_\_\_ Section \_\_\_\_\_ PB/PG \_\_\_\_\_

of property which is located at 9300 SW 60th CT, Miami, 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 Nicholas Geary to act on my/our behalf as the applicant.

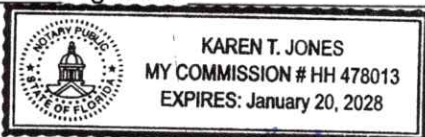
☐ will on my/our own behalf act as applicant(s), and make application in connection with this request for a public hearing before the Village Council or Zoning Board.

Owner's Name Leslie Miller Saiontz Signature [Signature] Date 04/21/25

Owner's Name \_\_\_\_\_ Signature \_\_\_\_\_ Date \_\_\_\_\_

Notary to Owner:

[Signature]



4/22/25

Applicant's Name Nicholas Geary Signature [Signature] Date 4/22/25

Notary to Applicant:

[Signature]



4/22/25



# PUBLIC HEARING APPLICATION SUPPLEMENT

OPTIONAL  
However, applicants are encouraged to contact neighbors regarding application.

Nicholas Geary has applied to the Village of Pinecrest for a variance,  
Name of Applicant  
which will affect the property located at 9300 SW 60th CT, Miami, FL 33156  
Property Address as follows:

To permit 18' post for the tennis court

The ☒ Village Council ☒ Zoning Board will hold a public hearing on this request. I have read the above requested variance, the applicable plans and understand that I am waiving any objection to the proposed variance and related construction as described above. By subscribing my name below, I hereby certify that I have done so freely and without any duress or misrepresentation on the part of the applicant.

<b>Parcel 1</b> <u>Mr. Mav S Corner LLC</u> Owner Name <u>9401 SW 61st CT</u> Address  Signature  Date	<b>Parcel 2</b> <u>Keys Barefoot Beach LLC</u> Owner Name <u>9315 SW 61st CT</u> Address  Signature  Date	<b>Parcel 3</b> <u>Jack &amp; Jill Reiter</u> Owner Name <u>9245 SW 61st CT</u> Address  Signature  Date
<b>Parcel 4</b> <u>Crimson Ibis LLC</u> Owner Name  Address  Signature  Date	<b>SUBJECT PROPERTY</b> Please indicate the NORTH direction. (Circle one)  ←    ↑    ↓    →	
STREET / AVENUE / TERRACE / ROAD / COURT		
<b>Parcel 6</b>  Owner Name  Address  Signature  Date	<b>Parcel 7</b>  Owner Name  Address  Signature  Date	<b>Parcel 8</b>  Owner Name  Address  Signature  Date



PINE

04/21/2025

CREAT

Pinecrest City Council,

I am writing to authorize the improvements being permitted at my property, 9300 SW 60th CT, Pinecrest, FL, 33156. This work is being performed by All In 1 Courts Construction, LLC, with whom I have contracted this work.

Nicholas Geary from Geary Group LLC has been hired to facilitate all matters regarding permitting through issuance.

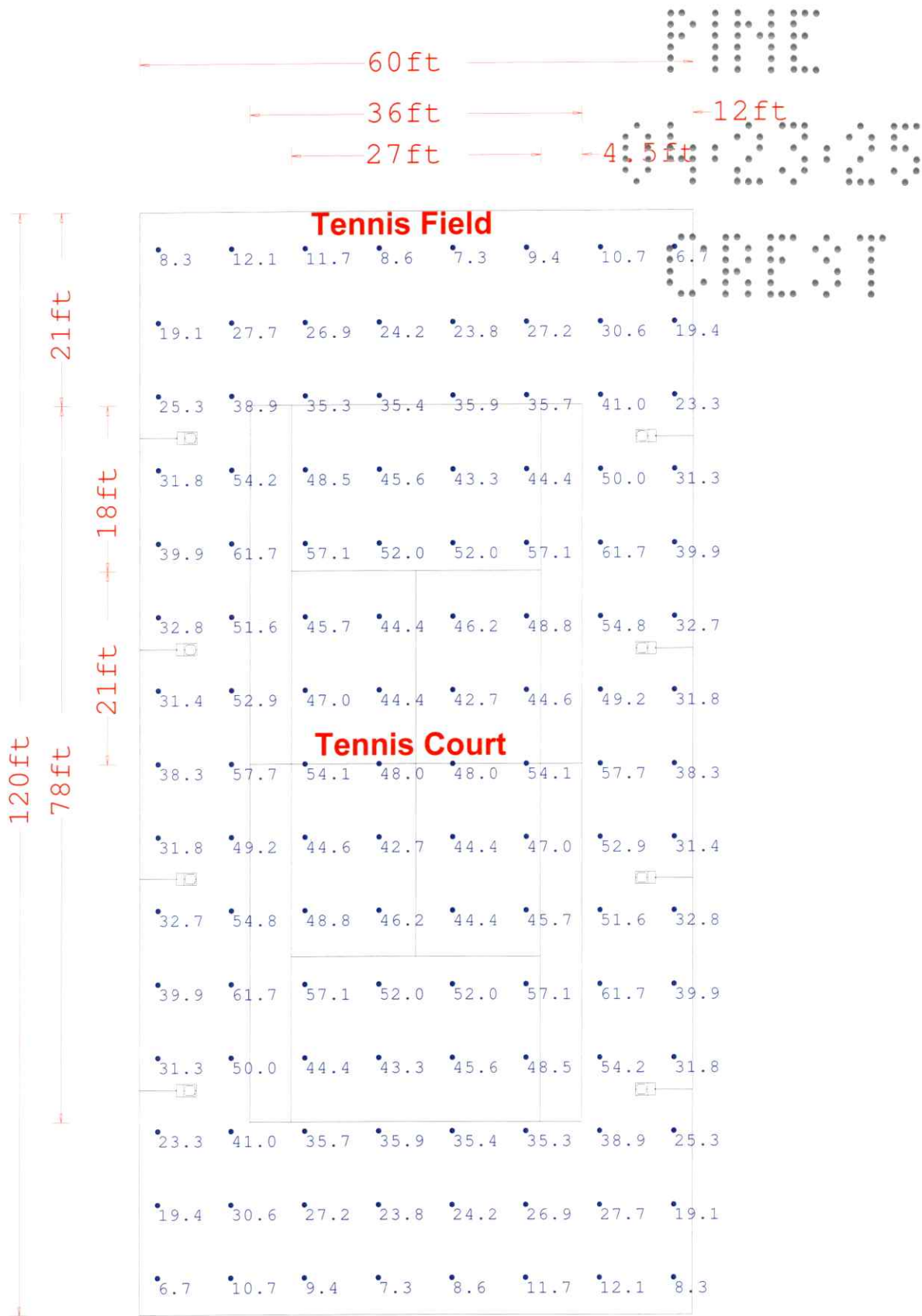
Feel free to call me should you have any questions or concerns regarding this matter.

Best Regards,



Leslie Miller Saiontz

Viewpoint



Class III Residential Tennis, FL	Drawn By: A.K.	Revisions	#	Date	Comments
	Checked By:				
	Date: 2/24/2025				
	Scale:				
Tennis Court					



naturaLED offers a visual Lighting Analysis of different lighting scenarios based on project information provided by others and has not been field verified. The Lighting calculation is a prediction based on system performance and using the photometric data from the manufacture catalog and in accordance with Illuminating Engineering Society approved methods. The Lighting Analysis is property of naturaLED and the information is consider confidential and for the use of person(s) for which the Analysis is created. No substitution, modifications, alterations, or transferring of data to our competitors is permitted without naturaLED written permission. The outcome may differ due to environment conditions, surroundings, incorrect or missing data, and/or improper installations. naturaLED has no control and assume no responsibility for architect and/or engineer, owner or owners representatives providing insufficient and/or incorrect data such as room dimensions, reflectance, architectural elements within the space that may significantly affect calculations. The engineer and/or architect must determine applicability of the layout to existing or future field conditions. The Lighting Analysis is for information purposes only.

We may update our Policy from time to time.

1

# Recommended Illuminance Targets

Tennis Courts		
Class	Unit	Average
I	Fc	100
II	Fc	75
III	Fc	50
Classes:      Class I: Professional Class II: Club Class III: Recreational		



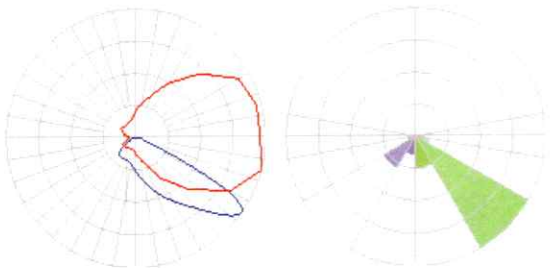
# Luminaire Summary

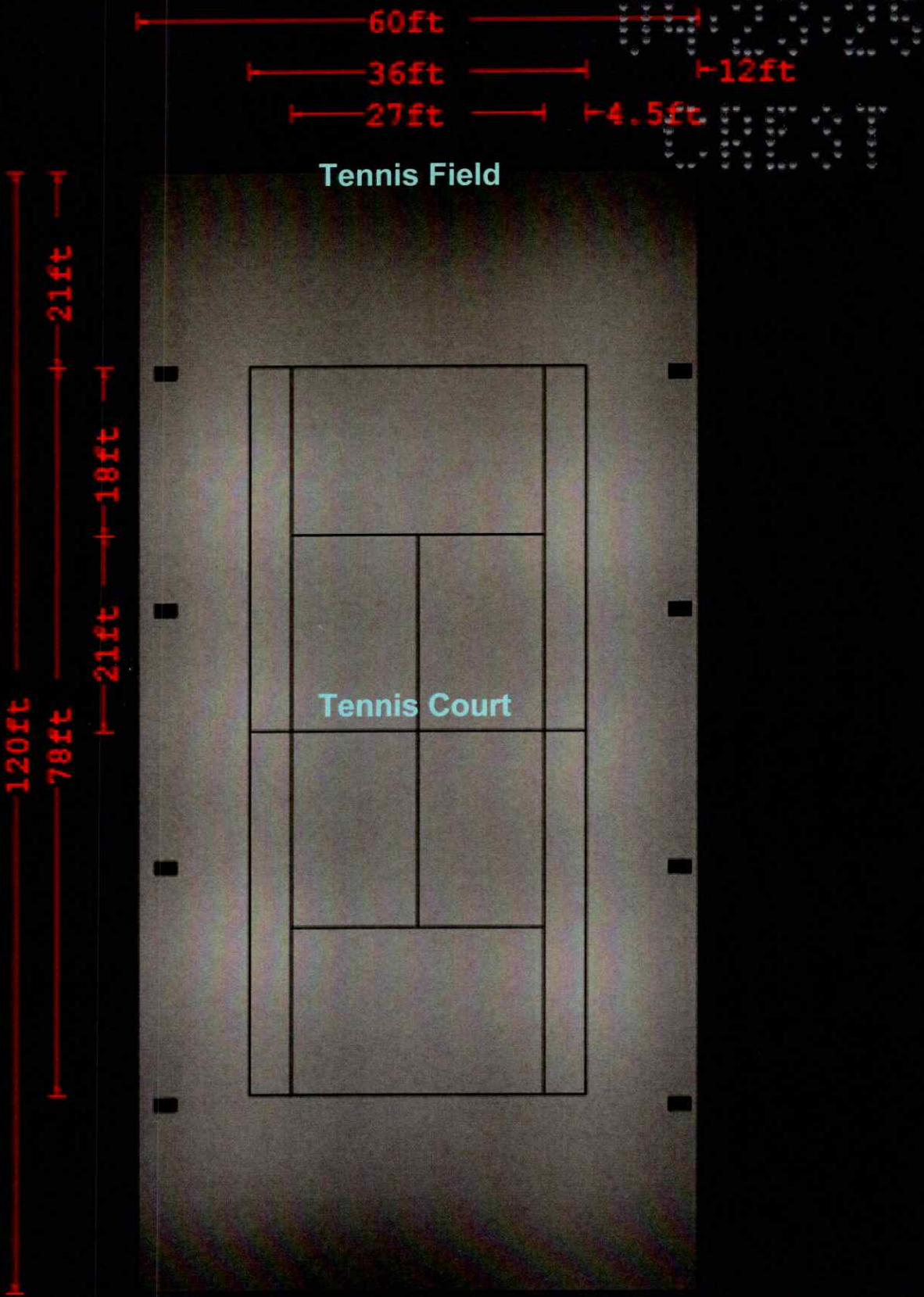
Luminaire Schedule						
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description
—□	8	5201 FXSCL320SW-840-BK-TT	Single / MH = 18'	47606	0.900	320w Tennis Court Area Light

# Calculation Summary

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Tennis Field_ground	Illuminance	Fc	36.90	61.7	6.7	5.51	9.21
Tennis Court_ground	Illuminance	Fc	48.11	57.1	42.7	1.13	1.34

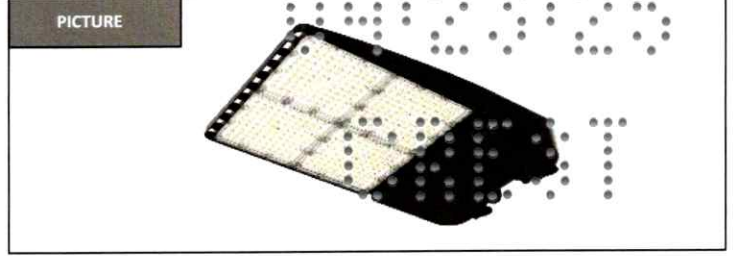
# Luminaire Images







PRODUCT SPECIFICATION			
Category	Sports Court Lighting		
Item Number	5201		
Stock Code	FXSCL320SW/840/BK/TT		
Mounting	Pole Mount/ Slip Fitter/ Yoke Mount/ Wall Mount		
Housing Color	Black		

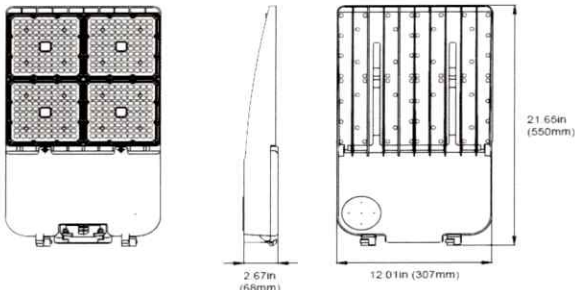


ELECTRICAL CHARACTERISTICS			
Rated Wattage (W)	180/240/320	Replacement Wattage (W)	400-1000
Tested Wattage (W)			
Input Voltage (V)	120-277V		
Voltage Frequency (Hz)	50/60	Surge Protect Level	20KV
Input Current (A)	2.91	Dimmable	0-10V
Power Factor	>0.9	AUX (12V) Line	Yes
THD	<20%		

PHOTOMETRIC CHARACTERISTICS			
Lumen (lm)	25,200	CCT (K)	4000K
	33,600		
	44,800		
Efficacy (lm/w)	140	Beam Angle (°)	Type TT
CRI	>80		

GENERAL CHARACTERISTICS	
Operating Temperature (°F)	-40°F ~ 122°
Storage Temperature (°F)	-40°F ~ 140°F
IP Rating	IP66
IK Rating	-
Rated Life (Hrs)	50,000
Warranty (Yrs)	5

ACCESSORIES		
Item #	Stock Code	Description
P10371	SEN-BRI619	PIR Motion/Photocell 0-10V Internal 12V Low Voltage for 347/480V
P10316	SEN-BRI-RC100	Remote Programmer for P10371
K141030	REC3PLK/PHO	Twist-Lock Photocell and Receptacle Mount 120-277V 3 Prong

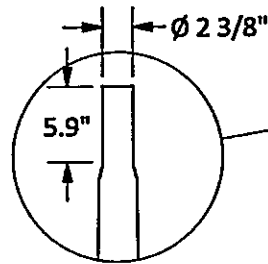
PRODUCT DIMENSIONS			
Width- in / (mm)	12.01"	307	
Height- in / (mm)	2.67"	68	
Depth- in / (mm)	21.65"	550	
EPA (ft²)	0.25 ft² (@ 0 deg)		
Weight (lbs)	15.5		
Mounting Height (ft)	20~40		
Cable Length (ft)	1.64		

CERTIFICATIONS			
UL/ETL	ETL/cETL	CEC	
NSF/ETL Sanitation		JA8	
Energy Star		FCC	✓
DLC	5.1 Premium	RoHs	✓

DOCUMENTS			
LM79	✓	IES File	✓
LM80	✓	Dimmer List	

COMMENTS

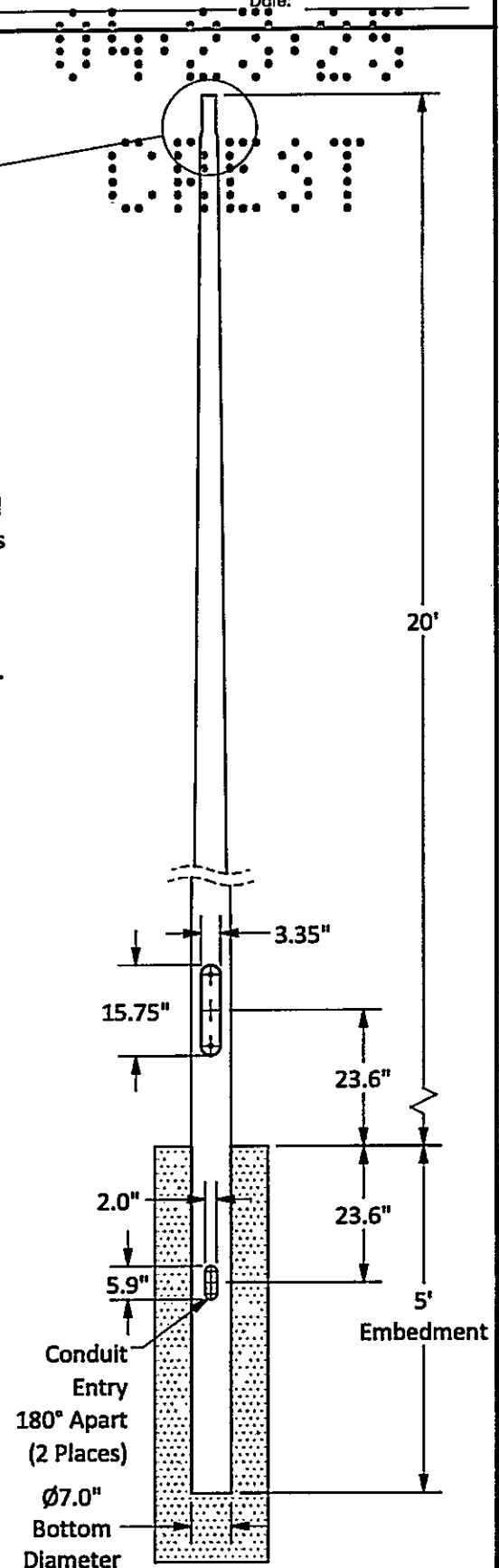
Job: \_\_\_\_\_ Client Name: \_\_\_\_\_  
Job Site: \_\_\_\_\_ State: \_\_\_\_\_ Approvals: \_\_\_\_\_  
Notes: \_\_\_\_\_ Date: \_\_\_\_\_



Standard Pole Top  
with 2 3/8" Tenon

**Pole Top:** 2 3/8" tenon is standard. 3" tenon or top cap options are available.  
**Pole Shaft:** 20 ft. height above ground, Tapered aluminum shaft with 0.137" wall thickness. The pole shaft is constructed of seamless extruded tube of 6060 Series Aluminum Alloy.  
**Handhole:** 3.35" X 15.75" handhole is located 23.6 inches above ground. Handhole cover with 2 Tamper-Resistant Screws is provided. A ground lug with set screw is located near the handhole opening for proper grounding of the pole.  
**Embedment:** Embedment length is 5 ft. Two wire accesses 180° apart are provided 23.6" below ground line.  
**Finish:** Anodized Natural Aluminum.  
**Warranty:** 10 Years.  
**Maximum Luminaire Weight:** 100 lbs  
**Weight:** 75 lbs  
**Foundation design:** Foundation should be designed by an engineer familiar with local soil and wind conditions as well as local code where the pole(s) will be installed.

Maximum EPA with 1.3 Gust Factor (ft²) per AASHTO LRFDLTS-1									
100 mph	110 mph	115 mph	120 mph	130 mph	140 mph	150 mph	160 mph	170 mph	180 mph
7.8	7.6	7.4	7.3	5.9	5.2	4.5	3.9	3.4	2.9

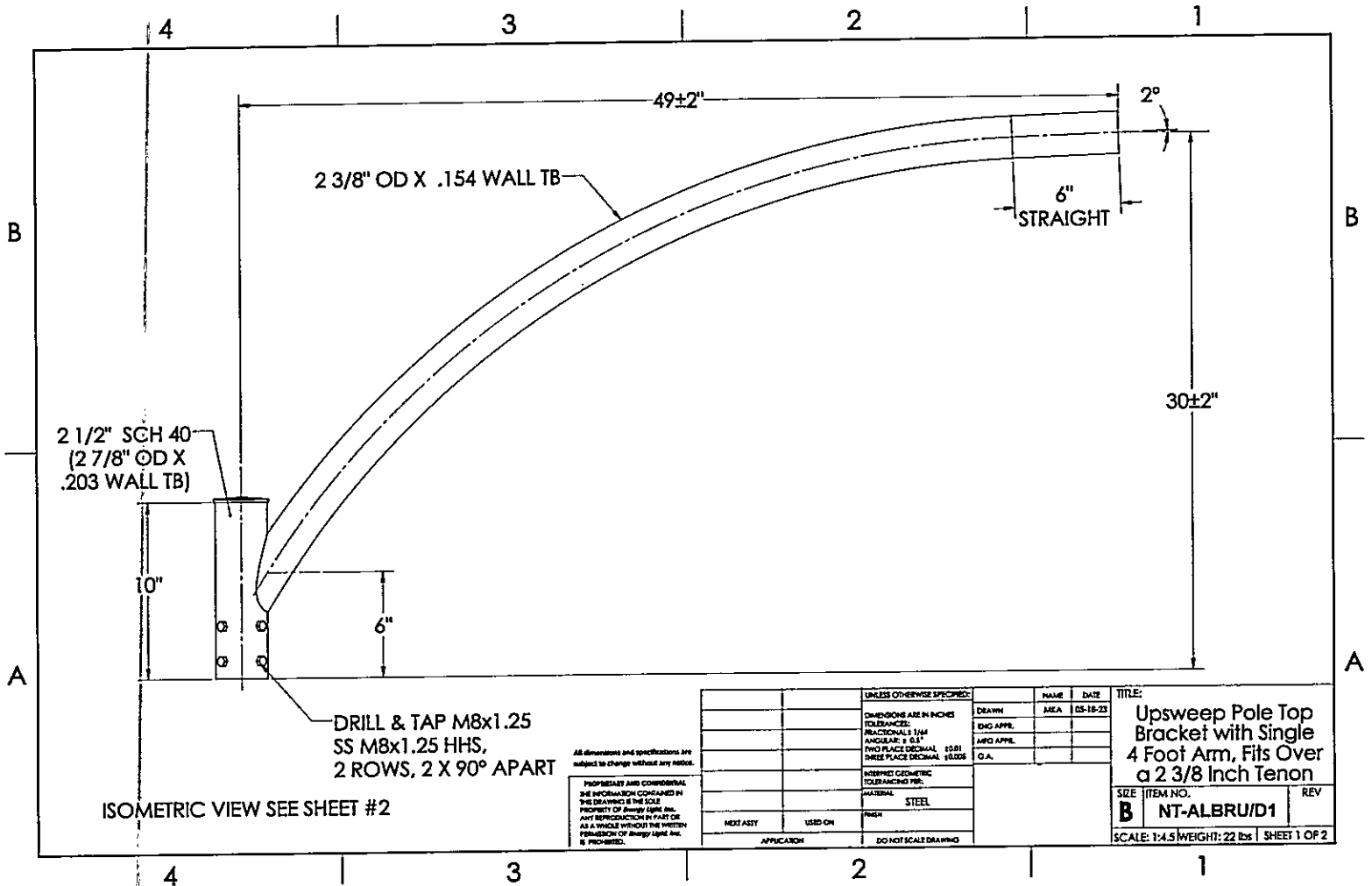


Disclaimer: All dimensions and specifications are subject to change without any notice. Fanlight, Inc. is not responsible for any claims arising from improper loading (what is attached to the light pole), improper use, incorrect foundation design and/or installation.

FILE

04.23.25

0857



**PERMITTING HOURS**  
8:00 AM TO 2:00 PM  
MONDAY - FRIDAY

**CONTACT INFORMATION**

T: 305.234.2121 F: 305.234.2133

building@pinecrest-fl.gov

INSPECTIONS: 305.234.2111

INSURANCE RENEWALS: renewals@pinecrest-fl.gov

**VILLAGE OF PINECREST**

Building & Planning Department

12645 Pinecrest Parkway,  
Pinecrest, Florida 33156

**MASTER PERMIT #** BL2023-0942

**SUB PERMIT #**

**INSTRUCTIONS**

- STEP 1. APPLICATION WHICH MUST BE SIGNED BY THE PROPERTY OWNER & QUALIFIER; BOTH SIGNATURES MUST BE NOTARIZED.  
PERMITS/PLANS DROP OFF CLOSING @ 2:00 P.M.
- STEP 2. SUBMIT THE COMPLETED APPLICATION WITH ALL NECESSARY DOCUMENTS TO THE BUILDING AND PLANNING DEPARTMENT  
FOR PROCESSING. REFER TO PERMIT CHECKLIST ONLINE AT:  
[HTTPS://WWW.PINECREST-FL.GOV/Government/Building/Apply-for-a-Permit/All-Permits](https://www.pinecrest-fl.gov/Government/Building/Apply-for-a-Permit/All-Permits).
- STEP 3. PROJECTS OVER \$2,500 REQUIRE RECORDED NOTICE OF COMMENCEMENT POSTED AT JOBSITE PRIOR TO COMMENCEMENT  
OF CONSTRUCTION.

**APPLICATION**

JOB ADDRESS: 9300 SW 60 CT Miami, FL 33156 FOLIO #: 20-5001-000-0170

DESCRIPTION OF WORK: New Tennis Court Construction FLOOD ZONE: X AH7 AE7 AE10 AE11

VALUE OF WORK: \$79,374.00 PROJECT SQ. FT.: 120x60 NO. OF FLOORS: \_\_\_\_\_

CONTACT: Duanys Gonzalez EMAIL: Info@allin1courts.com PHONE: 786-371-1154

PERMIT TYPE	(✓)	PERMIT CHANGE	(✓)	IMPROVEMENT TYPE	(✓)	CATEGORY	(✓)
BUILDING	✓	REVISION		NEW CONSTRUCTION	✓	COMMERCIAL	
ELECTRICAL		RENEWAL		ALTERATION		RESIDENTIAL	✓
MECHANICAL		CHG OF CONTRACTOR		ADDITION		APPRAISED BLDG. VALUE	
PLUMBING		CHG OF ARCH/EGR		DEMOLITION			
ZONING						\$	

PROPERTY OWNER	
NAME	Crimson Ibis LLC
	Leslie Miller Sainete
ADDRESS	9315 SW 60th CT
	Miami, FL 33156
PHONE	305-666-6377
EMAIL	leslie@lesliemiller-sainete.com

CONTRACTOR	
COMPANY	All in 1 Courts Construction, LLC
QUALIFIER	Construction Trade
ADDRESS	12361 SW 128 Ct Unit 201, Miami, FL 33186
LICENSE #	21BS00294
PHONE	(786)371-1154
EMAIL	Info@allin1courts.com

ARCHITECT	
NAME	
LICENSE #	
PHONE	
EMAIL	

ENGINEER	
NAME	
LICENSE #	
PHONE	
EMAIL	

**OFFICE USE ONLY**

☐ PERMIT CLERK REVIEW COMPLETE.

UPFRONT FEE AMOUNT PAID \$ (If applicable)

FEES TYPE	AMOUNT	FEES TYPE	AMOUNT	SECTION	BY	DATE
SCAN FEE (\$3/PG)		ZONING/PLANNING		ZONING/PLANNING		
BUILDING FEES		SOLID WASTE		ELECTRICAL		
STORMWATER REVIEW		MUNICIPAL		MECHANICAL		
MIAMI-DADE COUNTY		STORM DRAINAGE		PLUMBING		
FL DBR		IMPACT ADMIN		PUBLIC WORKS		
FL DCA		SIDEWALK		STRUCTURAL		
FINES		CONCURRENCY		STORMWATER		
CERT. OF OCCUPANCY		EXPEDITE- REWORK		BUILDING		
CONSTRUCTION SIGN		<b>TOTAL DUE:</b>		BUILDING OFFICIAL		



**CONDITIONS OF APPROVAL**☐ **CONDITION DESCRIPTION:****IMPORTANT NOTICES**

1. DO NOT BEGIN ANY WORK WITHOUT HAVING RECEIVED YOUR VALIDATED PERMIT AND PERMIT CARD. APPLYING FOR A PERMIT DOES NOT GRANT THE RIGHT TO BEGIN CONSTRUCTION. HOURS OF CONSTRUCTION ARE LIMITED TO MONDAY THROUGH FRIDAY FROM 7:00 A.M. TO 6:30 P.M., SATURDAYS FROM 8:00 A.M. TO 4:00 P.M. NO CONSTRUCTION ON SUNDAYS OR STATE HOLIDAYS. NO INSPECTIONS WILL BE CONDUCTED ON WEEKENDS OR HOLIDAYS.
2. ALL CONSTRUCTION AND/OR DEMOLITION AREAS MUST BE MAINTAINED IN A CLEAN, NEAT AND SANITARY CONDITION FREE FROM CONSTRUCTION DEBRIS.
3. STREETS AND NEIGHBORING PROPERTIES SHALL BE KEPT FREE FROM DIRT AND DEBRIS.
4. SWALES MUST BE PROTECTED FROM BEING DAMAGED BY EQUIPMENT OR VEHICLES.
5. CONSTRUCTION TRAILERS ARE PROHIBITED ON SINGLE FAMILY RESIDENTIAL CONSTRUCTION SITES. OTHER CONSTRUCTION MAY HAVE A TRAILER, WHICH REQUIRES A SEPARATE PERMIT.
6. PORTABLE TOILETS FOR A CONSTRUCTION SITE REQUIRE A SEPARATE PERMIT.
7. DO NOT DISCHARGE WATER INTO THE RIGHT OF WAY OR STORM DRAINS WITHOUT APPROVAL FROM THE BUILDING AND PLANNING DEPARTMENT.
8. EQUIPMENT AND MATERIALS SHALL BE STORED WITHIN YOUR PROPERTY, NOT ON PUBLIC RIGHT OF WAY.
9. FLORIDA DEPARTMENT OF HEALTH APPROVAL IS REQUIRED FOR APPLICATIONS INVOLVING SEPTIC TANKS. DEPARTMENT OF ENVIRONMENTAL RESOURCES MANAGEMENT (DERM) AND/OR MIAMI DADE WATER AND SEWER DEPARTMENT (MDWASD) APPROVAL IS REQUIRED FOR APPLICATIONS INVOLVING SEWERS AND WATER.
10. THE ISSUANCE OF A DEVELOPMENT PERMIT BY THE VILLAGE DOES NOT IN ANY WAY CREATE ANY RIGHT ON THE PART OF AN APPLICANT TO OBTAIN A PERMIT FROM A STATE OR FEDERAL AGENCY AND DOES NOT CREATE ANY LIABILITY ON THE PART OF THE VILLAGE FOR ISSUANCE OF THE PERMIT IF THE APPLICANT FAILS TO OBTAIN REQUISITE APPROVALS OR FULFILL THE OBLIGATIONS IMPOSED BY A STATE OR FEDERAL AGENCY OR UNDERTAKES ACTIONS THAT RESULT IN A VIOLATION OF STATE OR FEDERAL LAW. IN ADDITION, ALL APPLICABLE STATE AND FEDERAL PERMITS SHALL BE OBTAINED BY THE APPLICANT BEFORE COMMENCEMENT OF THE DEVELOPMENT.

**AFFIDAVIT**

APPLICATION IS HEREBY MADE TO OBTAIN A PERMIT TO DO WORK AND INSTALLATION AS INDICATED. I, THE OWNER OF THE PROPERTY, CERTIFY THAT ALL WORK WILL BE PERFORMED TO MEET THE STANDARDS OF ALL LAWS REGARDING CONSTRUCTION IN THE VILLAGE OF PINECREST. I UNDERSTAND THAT SEPARATE PERMITS ARE REQUIRED FOR ELECTRICAL, PLUMBING, POOL, EXTERIOR DOOR, MECHANICAL, WINDOW, FENCE, DRIVEWAY, ROOFING, SHUTTERS AND SIGNS AND THERE MAY BE ADDITIONAL PERMITS REQUIRED FROM OTHER GOVERNMENTAL AGENCIES.

I, THE OWNER OF THE PROPERTY, HAVE DISCLOSED ALL INFORMATION RELATED TO ANY WORK AT THE PROPERTY PERFORMED IN THE PRIOR ONE (1) YEAR TO THE BUILDING OFFICIAL. FURTHER, I AM FULLY AWARE THAT IF THE CUMULATIVE COST OF WORK TO MY HOME OR BUSINESS UNDER THIS AND ANY OTHER PERMIT DURING THE ONE (1) YEAR PERIOD BEGINNING ON THE DATE OF THE FIRST IMPROVEMENT OR REPAIR TO THE STRUCTURE SUBSEQUENT TO JANUARY 1, 2015 EXCEEDS FIFTY PERCENT (50%) OF THE MARKET VALUE OF THE STRUCTURE, THE ENTIRE STRUCTURE MUST MEET THE PRESENT FEDERAL FLOOD CRITERIA FOR FINISHED FLOOR ELEVATION PLUS 1 FOOT. I AM ALSO FULLY AWARE THAT IF THE WORK AREA TO MY HOME OR BUSINESS UNDER THIS AND ANY OTHER PERMIT EQUALS OR EXCEEDS FIFTY PERCENT (50%) OF THE BUILDING AREA, THEN THE ALTERATION MUST CONFORM TO THE CURRENT CODE REQUIREMENTS OF THE FLORIDA BUILDING CODE, EXISTING BUILDINGS SECTION 604 ALTERATION LEVEL 3.

I, THE OWNER OF THE PROPERTY, UNDERSTAND THAT A PERMIT APPLICATION IS SUBJECT TO DENIAL AND A VALIDATED PERMIT OR PERMIT CARD IS SUBJECT TO REVOCATION OR MODIFICATION BASED UPON APPLICABLE DEEDS, COVENANTS, DECLARATIONS, EASEMENTS AND ANY OTHER LEGAL RESTRICTION. BY ISSUING A PERMIT, THE VILLAGE MAKES NO REPRESENTATION AS TO THE EXISTENCE OR VALIDITY OF ANY PROPERTY RESTRICTION.

**WARNING TO OWNER:** YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOU PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. IF YOU ARE SPENDING MORE THAN \$2,500 OR INTEND TO OBTAIN FINANCING, YOU MAY WISH TO CONSULT WITH YOUR ATTORNEY OR LENDER BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT. THE NOTICE OF COMMENCEMENT MUST BE RECORDED AT: 22 N.W. 1ST STREET, 1ST FLOOR (305) 275-1155 EXTENSION 6. ONCE RECORDED, THE NOTICE OF COMMENCEMENT MUST BE POSTED AT THE JOB SITE IN ACCORDANCE WITH SECTION 713.35 OF FLORIDA STATUTES

STATE OF FLORIDA, COUNTY OF MIAMI-DADE

SIGNATURE OF OWNER

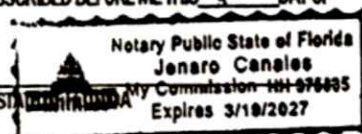
PRINT NAME SWORN TO AND SUBSCRIBED BEFORE ME THIS 12 DAY OF March 2026SIGNATURE OF NOTARY PUBLIC, STATE OF FLORIDA  
SEAL:PERSONALLY KNOWN ☐ OR, PRODUCED IDENTIFICATION ☐  
TYPE OF IDENTIFICATION PRODUCED: \_\_\_\_\_

STATE OF FLORIDA, COUNTY OF MIAMI-DADE

SIGNATURE OF CONTRACTOR QUALIFIER

Duanys Gonzalez  
PRINT NAME SWORN TO AND SUBSCRIBED BEFORE ME THIS 5 DAY OF March 2026

SIGNATURE OF NOTARY PUBLIC, STATE OF FLORIDA

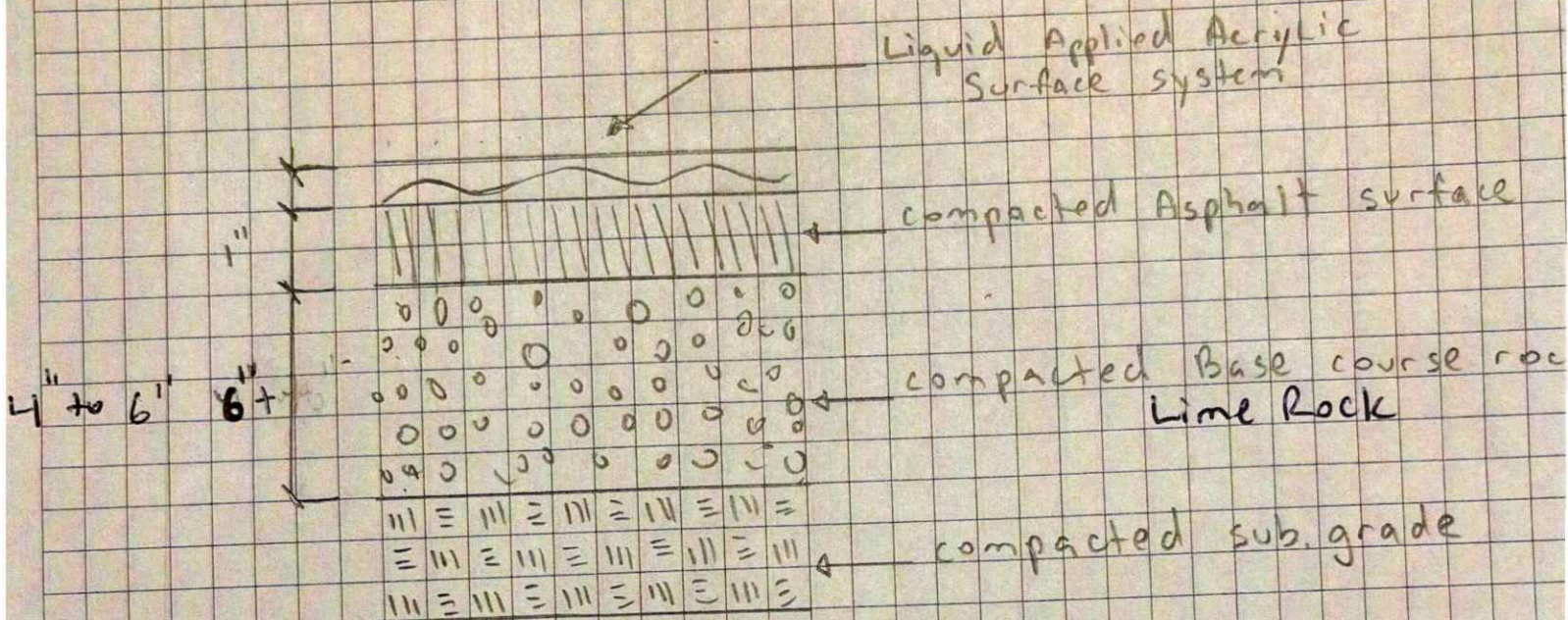
PERSONALLY KNOWN ☒ OR, PRODUCED IDENTIFICATION ☐  
TYPE OF IDENTIFICATION PRODUCED: \_\_\_\_\_



PINE

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# STANDARD CHAIN LINK FENCE DETAIL

CODE: FBC 2023, 8th EDITION. SECTION 2224

Address: \_\_\_\_\_

Fence Height: \_\_\_\_\_ FT

FT

Fence Length: \_\_\_\_\_ FT

FT

DATE: \_\_\_\_\_

\*\*\*\*\* IMPORTANT FOR USE AS A POOL BARRIER \*\*\*\*\*

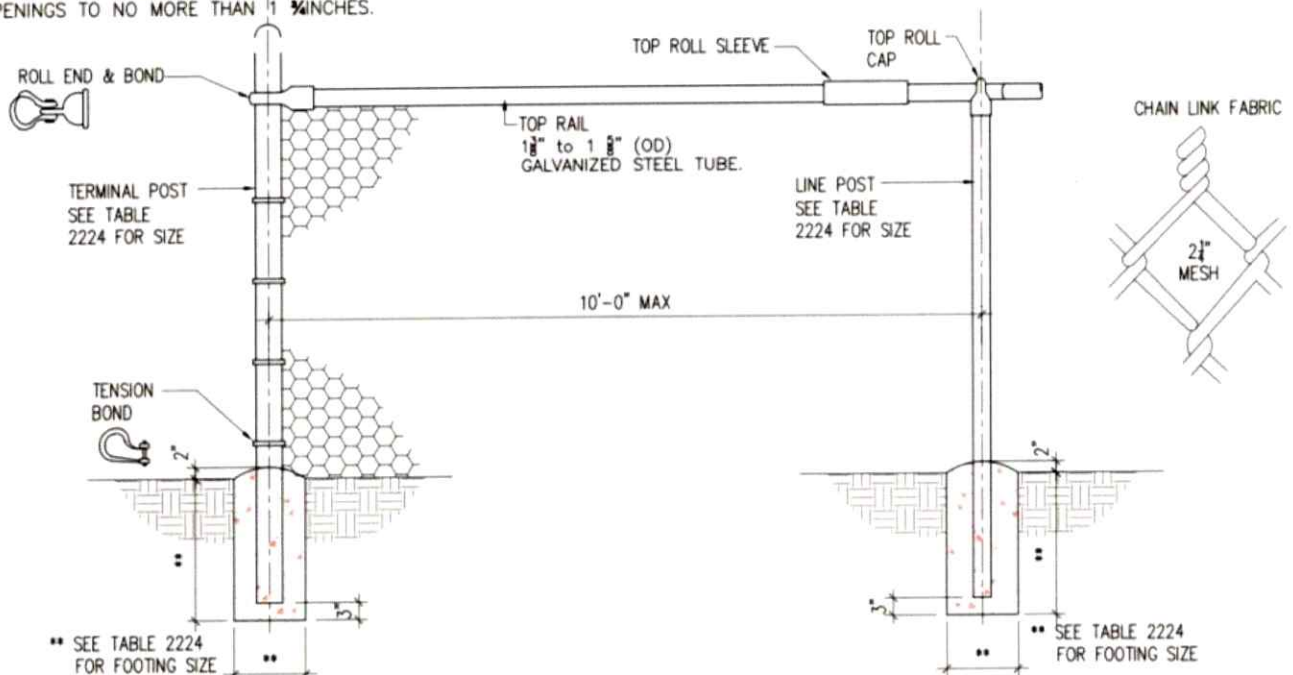
RESIDENTIAL SWIMMING POOLS BARRIERS SHALL COMPLY WITH SECTIONS 454.2.17.1 THROUGH 454.2.17.3.

OUTDOOR SWIMMING POOLS SHALL BE PROVIDED WITH A BARRIER COMPLYING WITH FLORIDA BUILDING CODE SECTIONS 454.2.17.1.1 THROUGH 454.2.17.1.14.

ACCESS GATES SHALL BE EQUIPPED WITH A SELF-CLOSING SELF-LATCHING LOCKING DEVICE LOCATED NO LESS THAN 54 INCHES FROM THE BOTTOM OF THE GATE. DEVICE RELEASE MECHANISM SHALL BE LOCATED ON THE POOL SIDE OF THE GATE AND SO PLACED THAT IT CANNOT BE REACHED BY A YOUNG CHILD OVER THE GATE OR THROUGH ANY OPENING OR GAP. GATES THAT PROVIDE ACCESS TO THE SWIMMING POOL MUST OPEN OUTWARD AWAY FROM THE POOL.

THE TOP OF THE BARRIER SHALL BE AT LEAST 48 INCHES ABOVE GRADE MEASURED ON THE SIDE OF THE BARRIER WHICH FACES AWAY FROM THE SWIMMING POOL. THE MAXIMUM VERTICAL CLEARANCE BETWEEN GRADE AND THE BOTTOM OF THE BARRIER SHALL BE 2 INCHES MEASURED ON THE SIDE OF THE BARRIER WHICH FACES AWAY FROM THE SWIMMING POOL.

MAXIMUM MESH SIZE FOR CHAIN LINK FENCES SHALL BE A 2 1/4 INCH SQUARE UNLESS THE FENCE IS PROVIDED WITH SLATS FASTENED AT THE TOP OR BOTTOM WHICH REDUCE THE OPENINGS TO NO MORE THAN 1 3/4 INCHES.



**TABLE 2224**  
**CHAIN LINK FENCE MINIMUM REQUIREMENTS**

Fence Height (ft)	Terminal Post Dimensions (o.d. x wall thickness) (in inches)	Line Post Dimensions (o.d. x wall thickness) (in inches)	Terminal Post Concrete Foundation Size (diameter x depth) (in inches)	Line Post Concrete Foundation Size (diameter x depth) (in inches)
Up to 4	2 3/8 x 0.042	1 5/8 x 0.047	10 x 24	8 x 24
Over 4 to 5	2 3/8 x 0.042	1 7/8 x 0.055	10 x 24	8 x 24
Over 5 to 6	2 3/8 x 0.042	1 7/8 x 0.065	10 x 24	8 x 24
Over 6 to 8	2 3/8 x 0.110	2 3/8 x 0.095	10 x 36	10 x 36
Over 8 to 10	2 7/8 x 0.110	2 3/8 x 0.130	12 x 40	10 x 40
Over 10 to 12	2 7/8 x 0.160	2 7/8 x 0.120	12 x 42	12 x 42

**NOTES:**

- THIS TABLE IS APPLICABLE ONLY TO FENCES WITH UNRESTRICTED AIRFLOW.
- FABRIC: 12 1/2 GAUGE MINIMUM.
- TENSION BANDS: USE ONE LESS THAN THE HEIGHT OF THE FENCE IN FEET EVENLY SPACED.
- FABRIC TIES: MUST BE MINIMUM THE SAME GAUGE OF THE FABRIC.
- FABRIC TIE SPACING ON THE TOP RAIL: FIVE TIES BETWEEN POSTS, EVENLY SPACED.
- FABRIC TIE SPACING ON LINE POSTS: ONE LESS THAN HEIGHT OF THE FENCE IN FEET, EVENLY SPACED.
- EITHER TOP RAIL OR TOP TENSION WIRE SHALL BE USED.
- BRACES MUST BE USED AT TERMINAL POSTS IF TOP TENSION WIRE IS USED INSTEAD OF TOP RAIL.
- POST SPACING: 10 FOOT (3 M) ON CENTER MAXIMUM.
- POSTS SHALL BE EMBEDDED TO WITHIN 6 INCHES (152 MM) FROM THE BOTTOM OF THE FOUNDATION.
- IN ORDER TO FOLLOW THE CONTOUR OF THE LAND, THE BOTTOM OF THE FENCE MAY CLEAR THE CONTOUR OF THE GROUND BY UP TO 5 INCHES (127 MM) WITHOUT INCREASING TABLE VALUES TO THE NEXT HIGHER LIMIT.