



## PINECREST

Building and Planning Department

DATE: April 27, 2026

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 – Final Subdivision Plat

---

### **PETITION REQUEST**

Keys Barefoot Beach, LLC (Owner) and Anthony Campanile and Lou Campanile, Jr. (Applicants) are requesting approval of a final 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.

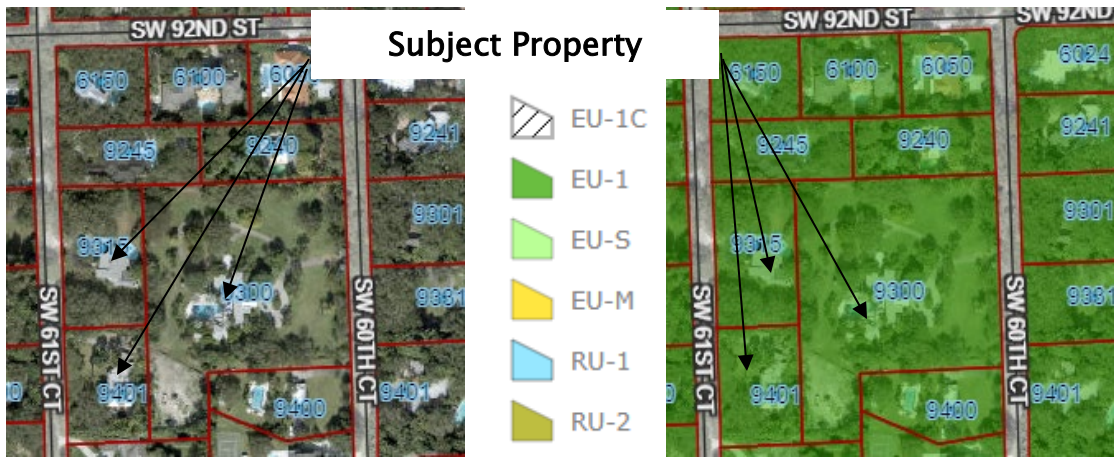
The Village Council approved the preliminary plat on November 18, 2025.

### **OWNER/APPLICANT**

Keys Barefoot Beach, LLC (Owner)/Anthony Campanile and Lou Campanile, Jr. (Applicants)

### **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 4.72 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.

## **PUBLIC COMMENT**

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

## **PINECREST LAND DEVELOPMENT REGULATIONS**

The Village's surveying consultant, Hadonne, has reviewed the proposed final plat and determined that it meets the platting requirements of the Village of Pinecrest, Miami-Dade County, and 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 3.2, 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.

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 final 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.

**PUBLIC HEARING NOTICE**

**PUBLIC HEARING NOTICE**



PINECREST

Building and Planning Department

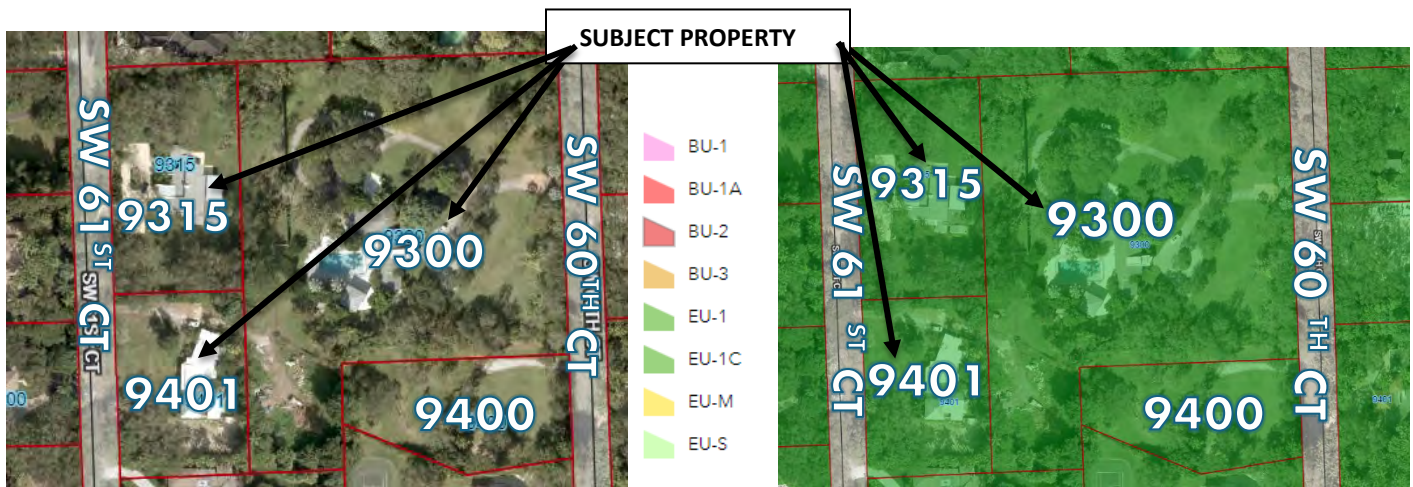
On **Tuesday, May 5, 2026**, to begin being heard not later than 7:00 p.m., the Village of Pinecrest Zoning Board will conduct the following Public Hearing to be held at the Pinecrest Municipal Center, Council Chamber, 12645 Pinecrest Parkway, Pinecrest, Florida:

**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:** Final 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 Final 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](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, May 5, 2026. 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 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).

THIS PAGE INTENTIONALLY BLANK





**PUBLIC HEARING**  
MUNICIPAL CENTER  
PROCESSES  
PLANNING  
305.334.3121

14599  
4 5

4/3/26, 11:42 AM  
Sign #1  
Crimson Egret Public Hearing Signs  
SW 61st CT



**PUBLIC HEARING**  
MUNICIPAL CENTER  
PINEHURST BUILDING  
PLANNING  
305.334.7121

4/3/26, 11:42 AM  
Sign #2  
Crimson Egret Public Hearing Signs  
SW 61st CT



4/3/26, 11:43 AM  
Sign #3  
Crimson Egret Public Hearing Signs  
SW 61st CT



4/3/26, 11:43 AM

Sign #4

Crimson Egret Public Hearing Signs

SW 61st CT



4/3/26, 11:45 AM

Sign #5

Crimson Egret Public Hearing Signs

SW 60th CT



**PUBLIC HEARING**  
FOR THE MUNICIPAL CENTER  
PINECREST BUILDING PLANNING  
305.234.2121

4/3/26, 11:45 AM  
Sign #6  
Crimson Egret Public Hearing Signs  
SW 60th CT



4/3/26, 11:45 AM  
Sign #7  
Crimson Egret Public Hearing Signs  
SW 60th CT

THIS PAGE INTENTIONALLY BLANK





VILLAGE OF PINECREST  
Building & Planning Department



### PUBLIC HEARING APPLICATION

Administrative Review Application

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

OFFICIAL USE ONLY	
Application No.	<u>PLT 2602-0001</u>
Date Received:	<u>2/26/26</u>

#### INSTRUCTIONS

This application, with all supplemental data and information, must be completed in accordance with the specific instructions in this application. Applications and all supplemental information must be filed no later than 60 days prior to the regular public hearing date.

#### APPLICATION

Please indicate which type of application you are submitting by checking one category below:

- |  |  |
|--|--|
| <input type="checkbox"/> Change in Zoning District | <input checked="" type="checkbox"/> Plat |
| <input type="checkbox"/> Variance                  | <input type="checkbox"/> Entry Feature   |
| <input type="checkbox"/> Appeal of Decision        | <input type="checkbox"/> Site Plan       |
| <input type="checkbox"/> Conditional Use           | <input type="checkbox"/> Other _____     |

**IMPORTANT:** THE APPLICANT, OR REPRESENTATIVE, MUST BE PRESENT AT THE HEARING TO PRESENT THE PROPOSAL.

Please print or type

Name of Applicant, agent or tenant (with owner's affidavit) <b>Lou Campanile, Jr.</b>		
Mailing Address <b>6420 Mahi Drive</b>	City, State, Zip <b>Coral Gables, FL, 33158</b>	Telephone <b>(305) 971-1988</b> Email <b>lou@campanile.net</b>
Name of Owner <b>Keys Barefoot Beach, LLC</b>		
Mailing Address <b>1000 Brickell Avenue, Suite 300</b>	City, State, Zip <b>Miami, FL 33131</b>	Telephone <b>(305) 416-6810</b> Email <b>mgallinar@agilaw.com</b>

#### PROPERTY INFORMATION

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

Folio Number 20-5001-000-0160

Address 9315 SW 61 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): 11.44 FLOOD \_\_\_\_\_ ZONE X

Revised 8/2016

PINE

B. ADDRESS (If number has been assigned) 9315 SW 61 Court, Pinecrest, FL 33156

C. SIZE OF PROPERTY 305'± ft. X 175'± ft. = 53,404± sq. ft.; 1.27± 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.

CRIMSON

N/A

E. DATE SUBJECT PROPERTY WAS ACQUIRED 3/25/2020

**APPLICANT'S PROPOSAL**

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

Approval of Final Plat of CRIMSON EGRET SUBDIVISION

**INTENT**

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

Subdivide the subject property (Folio # 20-5001-058-0020, 20-5001-000-0160 & 20-5001-000-0180) into three buildable platted lots.

Is this application the result of a Notice of Violation or deviation from approved plans?  Yes  No

Are there any existing structures on the property?  Yes  No

If so, what type? (CBS, Frame, Frame-Stucco, Wood, Other) CBS

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

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

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

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

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

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

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

Please check only one of the following options:

**FOR VILLAGE COUNCIL PURPOSES**

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

**FOR ZONING BOARD PURPOSES**

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

2/9/26



/ Lou Campanile, Jr.

Date

Applicant's Signature

Print Name

Date

Applicant's Signature (if more than one)

Print Name

PINE

**Michael D. Gallinar, Manager**

I/We **Keys Barefoot Beach, LLC** as Owner(s) of ~~lot(s)~~ **Folio # 20-5004-000-0160**

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

of property which is located at **9315 SW 61st Court, Pinecrest, FL 33156** desire to file an application for a public hearing before the  Village Council  Planning Board  Administrative Review, and I/We do understand and agree as follows:


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

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

do hereby authorize **Anthony Campanile**  
**Lou Campanile, Jr.** to act on my/our behalf as the applicant.

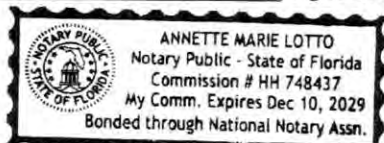
will on my/our own behalf act as applicant(s), and make application in connection with this request for a public hearing before the Village Council or Zoning Board.

**Michael D. Gallinar, Manager**

Owner's Name **Keys Barefoot Beach, LLC** Signature  Date **2/11/2026**

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

Notary to Owner:



*Annette* **2/11/2026**

Applicant's Name **Lou Campanile, Jr.** Signature  Date **2/19/26**

Notary to Applicant: *Diana L. Donahoe*



PME

LEGAL DESCRIPTION

SECTION

From the Northwest corner of the SE  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  of Section 1, Township 55 South, Range 40 East, run easterly along the Northerly line of said SE  $\frac{1}{4}$  of NW  $\frac{1}{4}$  of SW  $\frac{1}{4}$  of NE  $\frac{1}{4}$  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 the Northerly line of SE  $\frac{1}{4}$  of NW  $\frac{1}{4}$  of SW  $\frac{1}{4}$  of NE  $\frac{1}{4}$  of Section 1, a distance of 175 feet to a point; thence RUN Southerly along a line parallel to the Westerly line of said SE  $\frac{1}{4}$  of NW  $\frac{1}{4}$  of SW  $\frac{1}{4}$  of NE  $\frac{1}{4}$  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 said S.W. 61 Court which sideline is parallel to and 25 feet. Easterly of the westerly line of said SE  $\frac{1}{4}$  of NW  $\frac{1}{4}$  of SW  $\frac{1}{4}$  of NE  $\frac{1}{4}$  of Section 1, a distance of 305.10 feet to the point of Beginning.

THIS PAGE INTENTIONALLY BLANK





VILLAGE OF PINECREST  
Building & Planning Department



# PUBLIC HEARING APPLICATION

Administrative Review Application

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

OFFICIAL USE ONLY	
Application No. _____	
Date Received: _____	

### INSTRUCTIONS

This application, with all supplemental data and information, must be completed in accordance with the specific instructions in this application. Applications and all supplemental information must be filed no later than 60 days prior to the regular public hearing date.

### APPLICATION

Please indicate which type of application you are submitting by checking one category below:

- |  |  |
|--|--|
| <input type="checkbox"/> Change in Zoning District | <input checked="" type="checkbox"/> Plat |
| <input type="checkbox"/> Variance                  | <input type="checkbox"/> Entry Feature   |
| <input type="checkbox"/> Appeal of Decision        | <input type="checkbox"/> Site Plan       |
| <input type="checkbox"/> Conditional Use           | <input type="checkbox"/> Other _____     |

**IMPORTANT:** THE APPLICANT, OR REPRESENTATIVE, MUST BE PRESENT AT THE HEARING TO PRESENT THE PROPOSAL.

Please print or type

Name of Applicant, agent or tenant (with owner's affidavit) <b>Lou Campanile, Jr.</b>		
Mailing Address <b>6420 Mahi Drive</b>	City, State, Zip <b>Coral Gables, FL, 33158</b>	Telephone <b>(305) 971-1988</b> Email <b>lou@campanile.net</b>
Name of Owner <b>Mr. Mav's Corner, LLC</b>		
Mailing Address <b>1000 Brickell Avenue, Suite 300</b>	City, State, Zip <b>Miami, FL 33131</b>	Telephone <b>(305) 416-6810</b> Email <b>mgallinar@agilaw.com</b>

### PROPERTY INFORMATION

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

Folio Number 20-5001-000-0180

Address 9401 SW 61 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): 11.38 FLOOD \_\_\_\_\_ ZONE X

Revised 8/2016

PINE

B. ADDRESS (If number has been assigned) 9401 SW 61 Court, Pinecrest, FL 33156

C. SIZE OF PROPERTY 218'± ft. X 175'± ft. = 38,215± sq. ft.; 0.88± 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 8/31/2017

**APPLICANT'S PROPOSAL**

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

Approval of Final Plat of CRIMSON EGRET SUBDIVISION

**INTENT**

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

Subdivide the subject property (Folio # 20-5001-058-0020, 20-5001-000-0160 & 20-5001-000-0180) into three buildable platted lots.

Is this application the result of a Notice of Violation or deviation from approved plans?  Yes  No

Are there any existing structures on the property?  Yes  No

If so, what type? (CBS, Frame, Frame-Stucco, Wood, Other) CBS

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

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.

2/9/26 / Lou Campanile, Jr.  
 Date Applicant's Signature Print Name

---

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

PINE

**Michael D. Gallinar, Manager**

I/We **Mr. Mav's Corner, LLC** as Owner(s) of ~~Lot(s)~~ **Folio # 20-5001-000-0180**

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

of property which is located at **9401 SW 61st Court, Pinecrest, FL 33156** desire to file an application for a public hearing before the  Village Council  Planning Board  Administrative Review, and I/We do understand and agree as follows:

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

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

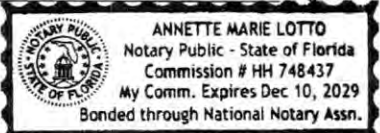

do hereby authorize **Anthony Campanile**  
**Lou Campanile, Jr.** to act on my/our behalf as the applicant.

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

**Michael D. Gallinar, Manager**

Owner's Name **Mr. Mav's Corner, LLC** Signature  Date **2/11/2026**

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

Notary to Owner:  **ANNETTE MARIE LOTTO**  
Notary Public - State of Florida  
Commission # HH 748437  
My Comm. Expires Dec 10, 2029  
Bonded through National Notary Assn.  
 **2/11/2026**

Applicant's Name **Lou Campanile, Jr.** Signature  Date **2/19/26**

Notary to Applicant: 

 **DIANA L. DONAHOE**  
MY COMMISSION # HH 691709  
EXPIRES: August 2, 2029

P M E

LEGAL DESCRIPTION

0 0 0 0 0 0 0 0 0 0

Commence at the Northwest corner of the SE ¼ of the NW ¼ of the SW ¼ of the NE ¼ of Section 1, Township 55 South, Range 40 East; thence Easterly along the Northerly line of the SE ¼ of the NW ¼ of the SW ¼ of the NE ¼ of Section 1, a distance of 25 feet to a point; thence Southerly parallel to the Westerly line of said SE ¼ of NW ¼ of the SW ¼ of the NE ¼ of Section 1, a distance of 395.40 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 SE ¼ of the NW ¼ of the SW ¼ of the NE ¼ to a point located on the Northerly line of the South 143 feet of the NE ¼ of the SW ¼ of the SW ¼ of the NE ¼ of said Section 1; thence Westerly along the Northerly line of the South 143 feet of the NE ¼ of the SW ¼ of the SW ¼ of the NE ¼ 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 NE ¼ of the SW ¼ of the SW ¼ of the NE ¼ of said Section 1 and the Northerly extension thereof, a distance of 218.22 feet to the POINT OF BEGINNING.

THIS PAGE INTENTIONALLY BLANK





VILLAGE OF PINECREST  
Building & Planning Department



### PUBLIC HEARING APPLICATION

Administrative Review Application

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

OFFICIAL USE ONLY	
Application No. _____	
Date Received: _____	

#### INSTRUCTIONS

This application, with all supplemental data and information, must be completed in accordance with the specific instructions in this application. Applications and all supplemental information must be filed no later than 60 days prior to the regular public hearing date.

#### APPLICATION

Please indicate which type of application you are submitting by checking one category below:

- |  |  |
|--|--|
| <input type="checkbox"/> Change in Zoning District | <input checked="" type="checkbox"/> Plat |
| <input type="checkbox"/> Variance                  | <input type="checkbox"/> Entry Feature   |
| <input type="checkbox"/> Appeal of Decision        | <input type="checkbox"/> Site Plan       |
| <input type="checkbox"/> Conditional Use           | <input type="checkbox"/> Other _____     |

**IMPORTANT:** THE APPLICANT, OR REPRESENTATIVE, MUST BE PRESENT AT THE HEARING TO PRESENT THE PROPOSAL.

Please print or type

Name of Applicant, agent or tenant (with owner's affidavit) <b>Lou Campanile, Jr.</b>		
Mailing Address <b>6420 Mahi Drive</b>	City, State, Zip <b>Coral Gables, FL, 33158</b>	Telephone <b>(305) 971-1988</b> Email <b>lou@campanile.net</b>
Name of Owner <b>Crimson Ibis, LLC</b>		
Mailing Address <b>9515 SW 60 Court</b>	City, State, Zip <b>Pinecrest, FL 33156</b>	Telephone <b>(305) 206-2007</b> Email <b>rsaiontz@gmail.com</b>

#### PROPERTY INFORMATION

A. LEGAL DESCRIPTION. (If subdivided – lot, block, complete name of subdivision, plat book and page numbers).  
If metes and bounds description – Cc 20-5001-058-0020 tion, including section, township and range). (legal description attached)

Folio Number 20-5001-058-0020

Address 9350 SW 60 Court, Pinecrest, FL 33156

Lot(s) Portion of Lot 2 Block 2 Section 1-55S-40E Plat Book No. 179 Page No. 8

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

Revised 8/2016

PINE

B. ADDRESS (If number has been assigned) 9350 SW 60 Court, Pinecrest, FL 33156

C. SIZE OF PROPERTY Varies ft. X Varies ft. = 65,245± sq. ft.; 1.50± 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.

9300 SW 60th Court, Lot 1, Block 1, CRIMSON IBIS SUBDIVISION, Plat Book 179, Page 8

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.)

Approval of Final Plat of CRIMSON EGRET SUBDIVISION

**INTENT**

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

Subdivide the subject property into three buildable platted lots

Is this application the result of a Notice of Violation or deviation from approved plans?  Yes  No

Are there any existing structures on the property?  Yes  No

If so, what type? (CBS, Frame, Frame-Stucco, Wood, Other) CBS

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



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

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

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

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

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

- 35 MM Photo(s) (Mounted 8 1/2 x 11)
- Other Final Plat Mylars (3 Sheets)
- Letters from Area Residents

Please check only one of the following options:

**FOR VILLAGE COUNCIL PURPOSES**

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

**FOR ZONING BOARD PURPOSES**

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

\_\_\_\_\_/ Lou Campanile, Jr.  
 Date Applicant's Signature Print Name

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

PINE

I/We Leslie Saiontz, Manager, Crimson Ibis, LLC as Owner(s) of Lot(s) 2

Block 1 Section 1-55S-40E

PB/PG 178/9

of property which is located at 9350 SW 60th Court, Pinecrest, FL 33156 desire to file an application for a public hearing before the  Village Council  Planning Board  Administrative Review, and I/We do understand and agree as follows:

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

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

do hereby authorize Anthony Campanile  
Lou Campanile, Jr. to act on my/our behalf as the applicant.

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

Owner's Name Leslie Saiontz, Manager  
Crimson Ibis, LLC Signature [Signature] Date 2/9/26

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

Notary to Owner: [Signature] Karen Jones



Applicant's Name Lou Campanile, Jr. Signature [Signature] Date 2/19/26

Notary to Applicant: [Signature] Diana D. Donahoe



April 22, 2026

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

Re: CRIMSON EGRET SUBDIVISION  
SW 60<sup>th</sup> Court & SW 96<sup>th</sup> Street  
Pinecrest

Mr. Olmsted:

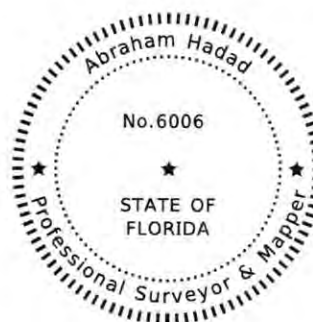
I have made a review of the above referenced Final Plat and I found that it meets the requirements of the Village of Pinecrest, as well as Miami-Dade County Code, Chapter 28 - Subdivisions and Chapter 177, Part I – Platting, of the Florida Statutes.

Also, this letter serves to confirm that, on April 7, 2026, a field inspection was performed under my direction and supervision of the Permanent Reference Monuments (PRM's) and Permanent Control Points (PCP's) as depicted on the above referenced plat, and I can report that all required monuments were set at the Site.

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

Respectfully yours,

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



Digitally signed  
by Abraham  
Hadad  
Date: 2026.04.22  
15:26:35 -04'00'

HC Job 25109

THIS PAGE INTENTIONALLY BLANK



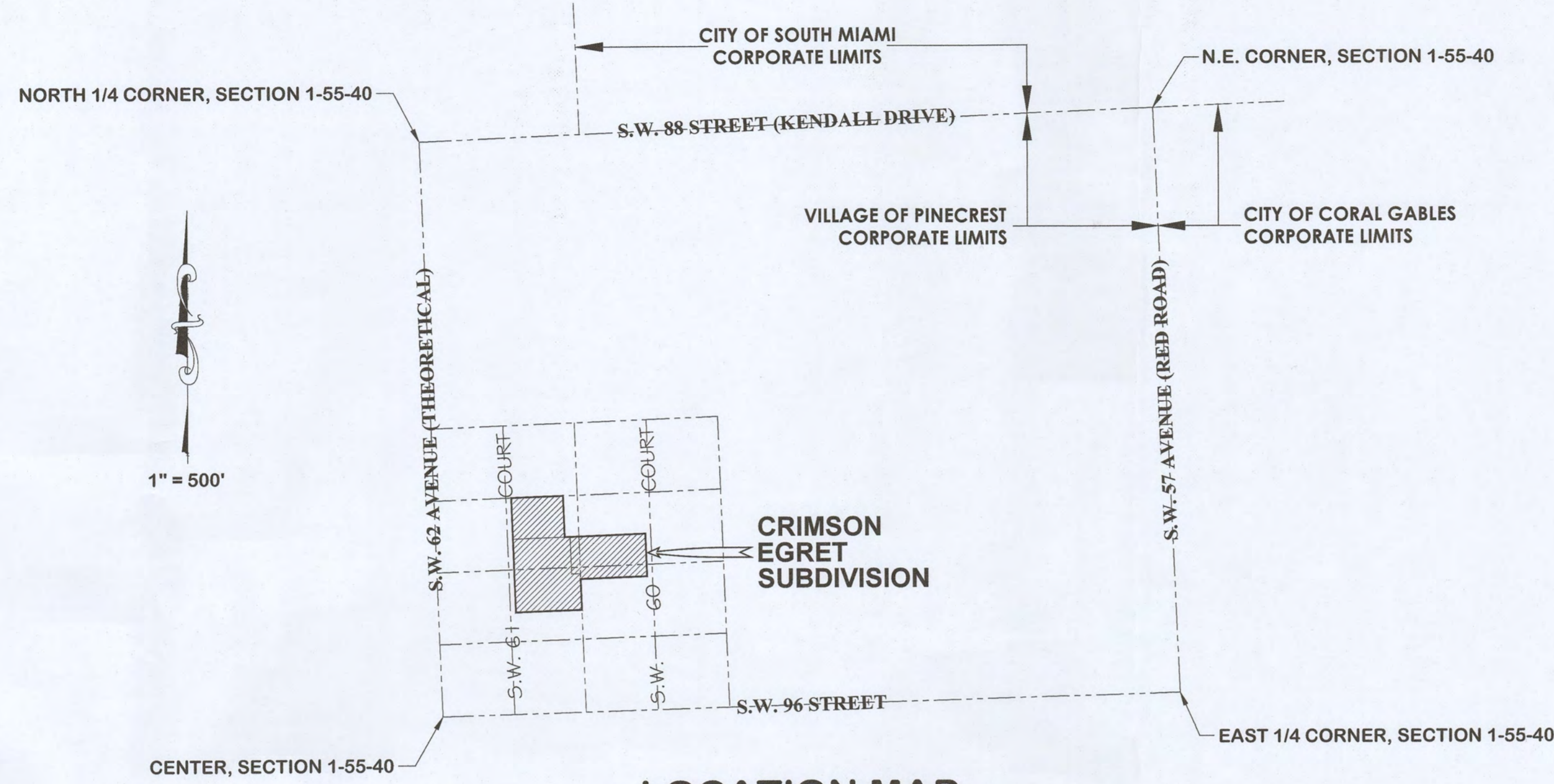
# CRIMSON EGRET SUBDIVISION

A REPLAT OF LOT 2, BLOCK 1, CRIMSON IBIS SUBDIVISION, AS RECORDED IN PLAT BOOK 179, AT PAGE 8, MIAMI-DADE COUNTY PUBLIC RECORDS; AND A SUBDIVISION OF A PORTION OF THE N.E. 1/4 OF SECTION 1, TOWNSHIP 55 SOUTH, RANGE 40 EAST, VILLAGE OF PINECREST, MIAMI-DADE COUNTY, FLORIDA.

P.B. PG. SHEET 1 OF 3 SHEETS

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

**C&A** CAMPANILE & ASSOCIATES, INC.  
ENGINEERS PLANNERS SURVEYORS  
LB 1678  
6420 MAHI DRIVE, CORAL GABLES, FLORIDA 33158-1841  
FEBRUARY, 2026 PROJECT NO. 5313



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

**KNOW ALL MEN BY THESE PRESENTS:**

THAT CRIMSON IBIS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, MR. MAV'S CORNER LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND KEYS BAREFOOT BEACH, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAVE CAUSED TO BE MADE THE ATTACHED PLAT ENTITLED "CRIMSON EGRET SUBDIVISION", THE SAME BEING A REPLAT AND SUBDIVISION OF THE FOLLOWING DESCRIBED PROPERTY:

**LEGAL DESCRIPTION:**

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.

AND

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

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.

**IN WITNESS WHEREOF:**

THE CRIMSON IBIS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED ON ITS BEHALF BY ITS MEMBER AND ITS COMPANY SEAL, IN THE PRESENCE OF THESE WITNESSES, TO BE HEREUNTO AFFIXED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026.

CRIMSON IBIS, LLC,  
A FLORIDA LIMITED LIABILITY COMPANY

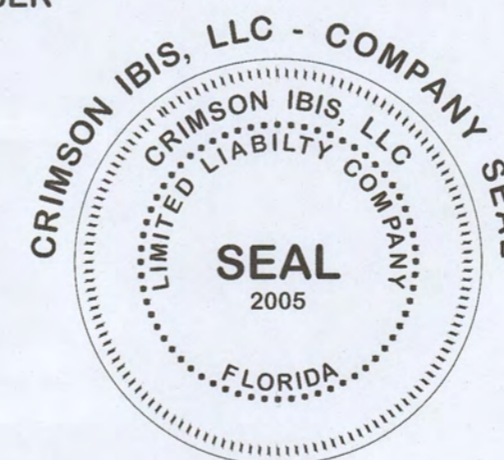
WITNESS 1: \_\_\_\_\_

PRINT NAME: \_\_\_\_\_

LESLIE M. SAIONTZ  
MEMBER

WITNESS 2: \_\_\_\_\_

PRINT NAME: \_\_\_\_\_



**ACKNOWLEDGEMENT:**

STATE OF FLORIDA  
COUNTY OF MIAMI-DADE

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

WITNESS MY HAND AND OFFICIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026.

SIGNATURE OF PERSON TAKING ACKNOWLEDGEMENT

PRINTED NAME OF ACKNOWLEDGER: \_\_\_\_\_

NOTARY PUBLIC, STATE OF FLORIDA

COMMISSION NUMBER: \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

DATE OF ACKNOWLEDGEMENT: \_\_\_\_\_

NOTARY SEAL  
(CRIMSON IBIS, LLC)

**IN WITNESS WHEREOF:**

THE MR. MAV'S CORNER LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED ON ITS BEHALF BY ITS MANAGER AND ITS COMPANY SEAL, IN THE PRESENCE OF THESE WITNESSES, TO BE HEREUNTO AFFIXED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026.

MR. MAV'S CORNER LLC,  
A FLORIDA LIMITED LIABILITY COMPANY

WITNESS 1: \_\_\_\_\_

PRINT NAME: \_\_\_\_\_

MICHAEL D. GALLINAR  
MANAGER

WITNESS 2: \_\_\_\_\_

PRINT NAME: \_\_\_\_\_



**ACKNOWLEDGEMENT:**

STATE OF FLORIDA  
COUNTY OF MIAMI-DADE

I HEREBY CERTIFY: THAT ON THIS DAY, PERSONALLY APPEARED BEFORE ME, AS OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGEMENTS, MICHAEL D. GALLINAR, AS MANAGER OF MR. MAV'S CORNER LLC, A FLORIDA LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS FREE ACT AND DEED AS SUCH OFFICER FOR THE PURPOSES THEREIN EXPRESSED AND WHO DID NOT TAKE AN OATH.

WITNESS MY HAND AND OFFICIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026.

SIGNATURE OF PERSON TAKING ACKNOWLEDGEMENT

PRINTED NAME OF ACKNOWLEDGER: \_\_\_\_\_

NOTARY PUBLIC, STATE OF FLORIDA

COMMISSION NUMBER: \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

DATE OF ACKNOWLEDGEMENT: \_\_\_\_\_

NOTARY SEAL  
(MR. MAV'S CORNER LLC)

THIS PAGE INTENTIONALLY BLANK



# CRIMSON EGRET SUBDIVISION

A REPLAT OF LOT 2, BLOCK 1, CRIMSON IBIS SUBDIVISION, AS RECORDED IN PLAT BOOK 179, AT PAGE 8, MIAMI-DADE COUNTY PUBLIC RECORDS; AND A SUBDIVISION OF A PORTION OF THE N.E. 1/4 OF SECTION 1, TOWNSHIP 55 SOUTH, RANGE 40 EAST, VILLAGE OF PINECREST, MIAMI-DADE COUNTY, FLORIDA.

P.B. PG. SHEET 2 OF 3 SHEETS

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

## IN WITNESS WHEREOF:

THE KEYS BAREFOOT BEACH, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED ON ITS BEHALF BY ITS MANAGER AND ITS COMPANY SEAL, IN THE PRESENCE OF THESE WITNESSES, TO BE HEREUNTO AFFIXED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026.

KEYS BAREFOOT BEACH, LLC, A FLORIDA LIMITED LIABILITY COMPANY

1) \_\_\_\_\_

PRINT NAME

MICHAEL D. GALLINAR  
MANAGER

2) \_\_\_\_\_

PRINT NAME



## ACKNOWLEDGEMENT:

STATE OF FLORIDA  
S.S.  
COUNTY OF MIAMI-DADE

I HEREBY CERTIFY: THAT ON THIS DAY, PERSONALLY APPEARED BEFORE ME, AS OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGEMENTS, MICHAEL D. GALLINAR, AS MANAGER OF KEYS BAREFOOT BEACH, LLC, A FLORIDA LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS FREE ACT AND DEED AS SUCH OFFICER FOR THE PURPOSES THEREIN EXPRESSED AND WHO DID NOT TAKE AN OATH.

WITNESS MY HAND AND OFFICIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026.

SIGNATURE OF PERSON TAKING ACKNOWLEDGEMENT

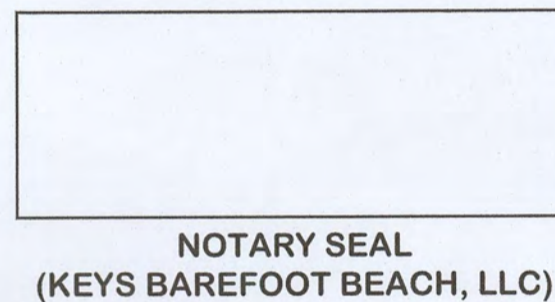
PRINTED NAME OF ACKNOWLEDGER: \_\_\_\_\_

NOTARY PUBLIC, STATE OF FLORIDA

COMMISSION NUMBER: \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

DATE OF ACKNOWLEDGEMENT: \_\_\_\_\_



## THE FOLLOWING RECORDED INSTRUMENTS AFFECT THIS PLAT:

ENVIRONMENTAL QUALITY CONTROL BOARD ORDER NO. 07-36 DATED NOVEMBER 9, 2007 AND RECORDED NOVEMBER 26, 2007 IN OFFICIAL RECORDS BOOK 26063, PAGE 2832, AND ENVIRONMENTAL QUALITY CONTROL BOARD ORDER NO. 09-26 DATED JUNE 16, 2009 AND RECORDED JULY 1, 2009 IN OFFICIAL RECORDS BOOK 26924, PAGE 421.

GRANT OF GENERAL RIGHT-OF-WAY AND EASEMENT DATED JUNE 12, 2023 AND RECORDED JUNE 21, 2023 IN OFFICIAL RECORDS BOOK 33757, PAGE 617.

COVENANT OF CONSTRUCTION WITHIN RIGHT-OF-WAY DATED MAY 31, 2016 AND RECORDED MAY 31, 2016 IN OFFICIAL RECORDS BOOK 30094, PAGE 3912.

COVENANT FOR MAINTENANCE OF LANDSCAPING AND GRASS WITHIN RIGHT-OF-WAY DATED FEBRUARY 8, 2023 AND RECORDED FEBRUARY 8, 2023 IN OFFICIAL RECORDS BOOK 33574, PAGE 3602.

COVENANT OF CONSTRUCTION WITHIN RIGHT-OF-WAY DATED MAY 11, 2023 AND RECORDED MAY 145, 2023 IN OFFICIAL RECORDS BOOK 33705, PAGE 3114.

GRANT OF GENERAL RIGHT-OF-WAY AND EASEMENT DATED JUNE 12, 2023 AND RECORDED JUNE 21, 2023 IN OFFICIAL RECORDS BOOK 33757, PAGE 612.

SPECIAL MAGISTRATE ORDER DATED DECEMBER 17, 2024 AND RECORDED FEBRUARY 25, 2025 IN OFFICIAL RECORDS BOOK 34633, PAGE 1094.

COVENANT OF CONSTRUCTION WITHIN RIGHT OF WAY DATED APRIL 20, 2016 AND RECORDED APRIL 21, 2016 IN OFFICIAL RECORDS BOOK 30047, PAGE 136.

EASEMENT IN FAVOR OF FLORIDA POWER & LIGHT COMPANY DATED JULY 15, 2019 AND RECORDED OCTOBER 4, 2019 IN OFFICIAL RECORDS BOOK 31633, PAGE 3978.

COVENANT FOR MAINTENANCE OF LANDSCAPING AND GRASS WITHIN RIGHT-OF-WAY DATED JANUARY 19, 2024 AND RECORDED JANUARY 29, 2024 IN OFFICIAL RECORDS BOOK 34070, PAGE 1928.

COVENANT FOR CONSTRUCTION WITHIN RIGHT-OF-WAY DATED JANUARY 19, 2024 AND RECORDED JANUARY 31, 2024 IN OFFICIAL RECORDS BOOK 34074, PAGE 2086.

DECLARATION OF RESTRICTIVE COVENANT / DECLARATION OF USE DATED FEBRUARY 29, 2024 AND RECORDED FEBRUARY 29, 2024 IN OFFICIAL RECORDS BOOK 34113, PAGE 4962.

RESTRICTIVE COVENANTS PROTECTIVE POOL ENCLOSURE, WHICH IS NOT DATED, BUT WAS RECORDED MAY 22, 2024 IN OFFICIAL RECORDS BOOK 34238, PAGE 1207.

ALL OF THE ABOVE RECORDING REFERENCES ARE TO THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, ALL AS MAY BE AMENDED.

## SURVEYOR'S LEGEND:

PRM® DENOTES PERMANENT REFERENCE MONUMENT

PCP• DENOTES PERMANENT CONTROL POINT

Ⓞ DENOTES CENTERLINE

SF DENOTES SQUARE FEET

MDCPR DENOTES MIAMI-DADE COUNTY PUBLIC RECORDS

LB DENOTES LICENSED SURVEYING & MAPPING BUSINESS

P.B. DENOTES PLAT BOOK

O.R.B. DENOTES OFFICIAL RECORDS BOOK

PG. DENOTES PAGE

FPL DENOTES FLORIDA POWER & LIGHT COMPANY

NO. DENOTES NUMBER

POB POINT OF BEGINNING

SECTION 1-55-40 DENOTES SECTION 1, TOWNSHIP 55 SOUTH, RANGE 40 EAST

AT & T CORP. DENOTES AMERICAN TELEPHONE & TELEGRAPH CORPORATION

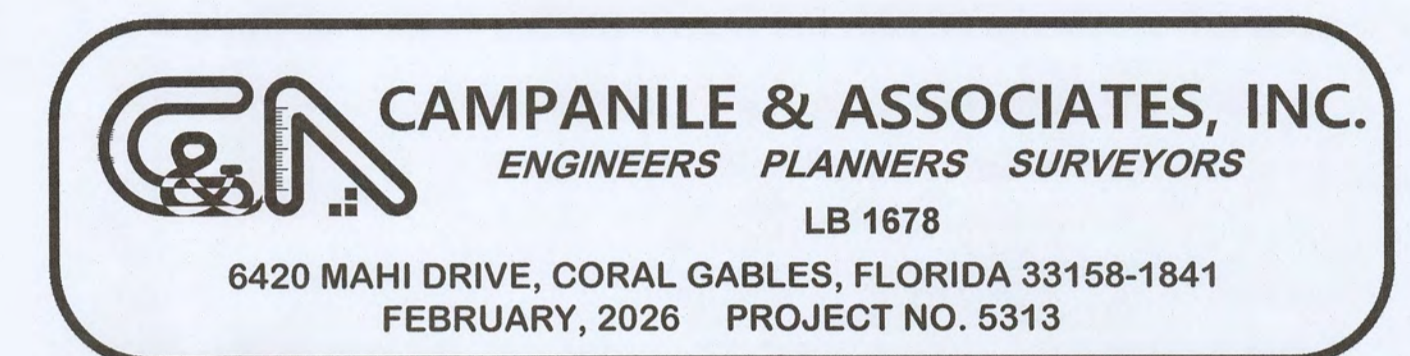
## RECORDING STATEMENT:

FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026, AT \_\_\_\_\_ M., IN BOOK \_\_\_\_\_ OF PLATS, AT PAGE \_\_\_\_\_, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. THIS PLAT COMPLIES WITH THE LAWS OF THE STATE OF FLORIDA AND MIAMI-DADE COUNTY, FLORIDA.

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

BY: \_\_\_\_\_

DEPUTY CLERK



## MIAMI-DADE COUNTY PLAT RESTRICTIONS:

THAT ALL NEW ELECTRIC AND COMMUNICATION LINES WITHIN THIS SUBDIVISION, EXCEPT TRANSMISSION LINES, SHALL BE INSTALLED UNDERGROUND.

THAT INDIVIDUAL WELLS SHALL NOT BE PERMITTED ON ANY LOT WITHIN THIS SUBDIVISION EXCEPT FOR SPRINKLER SYSTEMS, AIR CONDITIONERS, AND/OR SWIMMING POOLS.

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

## MIAMI-DADE COUNTY APPROVAL:

THE DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES CERTIFIES THAT THIS PLAT APPEARS TO CONFORM TO ALL OF THE REQUIREMENTS OF CHAPTER 28 OF THE MIAMI-DADE COUNTY CODE. CERTIFIED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026.

SIGNED: \_\_\_\_\_ DIRECTOR

## VILLAGE OF PINECREST PLAT RESTRICTIONS:

THAT S.W. 60TH COURT AND S.W. 61ST COURT, AS SHOWN ON THE ATTACHED PLAT, TOGETHER WITH ALL EXISTING AND FUTURE PLANTING, TREES, SHRUBBERY AND FIRE HYDRANTS THEREON, ARE DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES, RESERVING TO THE DEDICATOR, ITS SUCCESSORS OR ASSIGNS, THE REVERSION OR REVERSIONS THEREOF, WHENEVER DISCONTINUED BY LAW.

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.

## VILLAGE OF PINECREST APPROVALS:

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER UNDER CONTRACT TO THE VILLAGE OF PINECREST IN ACCORDANCE WITH CHAPTER 177.081, FLORIDA STATUTES.

CERTIFIED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026.

BY: \_\_\_\_\_

PLANNING DIRECTOR

THIS PLAT WILL NOT RESULT IN A REDUCTION IN THE LEVEL OF SERVICE FOR THE AFFECTED PUBLIC FACILITIES BELOW THE LEVEL OF SERVICES PROVIDED IN THE MUNICIPAL COMPREHENSIVE PLAN, THEREFORE IT WAS APPROVED AND THE FOREGOING DEDICATIONS WERE ACCEPTED AND APPROVED BY RESOLUTION NO. \_\_\_\_\_ PASSED AND ADOPTED BY THE VILLAGE OF PINECREST, MIAMI-DADE COUNTY, FLORIDA THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026.

ATTEST: \_\_\_\_\_

VILLAGE CLERK

MAYOR

PRINT NAME

PRINT NAME

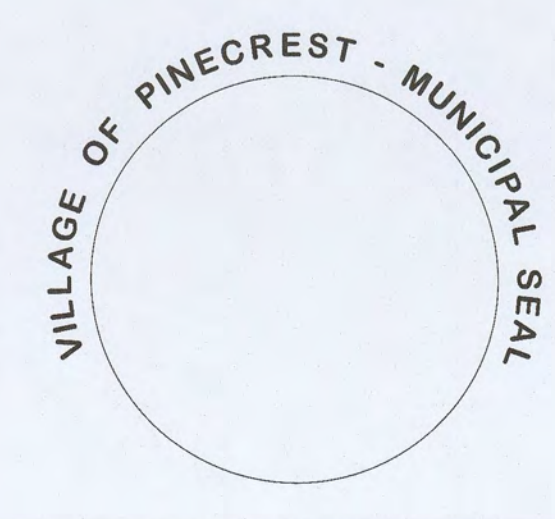


CAMPANILE & ASSOCIATES, INC.

BY: \_\_\_\_\_

LOU CAMPANILE, JR.  
PROFESSIONAL SURVEYOR AND MAPPER  
STATE OF FLORIDA REGISTRATION NUMBER 4338

DATE SIGNED: FEBRUARY 28, 2026



THIS PAGE INTENTIONALLY BLANK





THIS PAGE INTENTIONALLY BLANK

