

PERMITTING HOURS
ARE BETWEEN
8:00 A.M. & 2:00 P.M.
MONDAY - FRIDAY



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

VILLAGE OF PINECREST

Building and Planning Department

Master Permit No. _____

Subsidiary Permit No. _____

INSTRUCTIONS THE FOLLOWING STEPS MUST BE TAKEN TO OBTAIN A PERMIT FROM THE VILLAGE OF PINECREST:

- Step 1. Complete the permit application which must be signed by the property owner and qualifier. Both signatures must be notarized. Please print or type to allow for a more accurate processing of your application. If roofing work will be done, a roofing permit application must be submitted along with this permit application. Express Permits must be submitted between 8:00 a.m. and 10:00 a.m. All other permits/plans must be dropped off by 2:00 p.m. and may take up to 30 working days to be processed.
- Step 2. Submit the completed application with all necessary documents to the Building and Planning Department for processing. During the processing of your application, you may be asked to submit additional information.

APPLICATION

Job Address: 7504 -7644 SW 102nd St, Pinecrest, FL 33156

Folio Number 20-5002-083-0001 Address Apt. City State Zip

Lot _____ Block _____ Description of Work RE ROOF - METAL & FLAT ROOF

Subdivision _____ PB _____ PG _____ Zoning _____ Linear Feet _____

Current Use of Property CONDOMINIUM Square Feet 59,061 Units _____ Floors 4

Tenant Information _____ Value of Work \$1,565,600.00 Bldg. Value _____

Mail Unit Number _____ Tax Assessed/Appraised Value _____

Flood Zone _____ Base Floor Elev. _____

PERMIT TYPE ()	
Building	
Electrical	
Mechanical	
Plumbing	
LPGX	
Roofing	x
Fence	
Other	

PERMIT CHANGE ()	
Chg. Contractor	
Renewal	
Revision	
Extension	

TYPE OF IMPROVEMENT ()		
New Construction	Enclosure	
Alteration Exterior	Repair	
Alteration Interior	Demolish	
Relocation of Structure	Shell Only	
Foundation Only	Add'l Attachment	
Other	x Add'l Detachment	
Other		

ARCHITECT

Name N/A

License No. _____

Address _____

Telephone _____ Fax _____

Email _____

ENGINEER

Name N/A

License No. _____

Address _____

Telephone _____ Fax _____

Email _____

PROPERTY OWNER

Name THE RESERVE OF PINECREST CONDO.

Address 15600 SW 288 STREET SUITE #406

HOMESTEAD, FL 33033

Telephone _____ Alt. Tel. _____

Email _____

Fax _____

CONTRACTOR

Company Name URUTEC ROOFING INC.

License No. CCC1331503

Address 14129 SW 119TH AVE. MIAMI, FL 33186

Email URUTECROOFING@GMAIL.COM

Telephone (786) 208-9790 Fax _____

Qualifier Name ALEJO JOSE FERNANDEZ

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 PLEASE READ CAREFULLY

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 five (5) years 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 five (5) 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 aggregate area of the structure, then the entire structure must conform to the current code requirements of the Florida Building Code.

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.

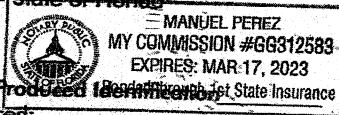
WARNING TO OWNER: Your failure to record a NOTICE OF COMMENCEMENT may result in you paying twice for improvements to your property. If you are spending more than \$2,500 or intend to obtain financing, you may wish to consult with your attorney or lender before recording your Notice of Commencement. The 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
CARLOS A. SAGADRIGAS

Print Name Sworn to and subscribed before me this 14 day
 of DEC 20 22

Signature of Notary Public - State of Florida
 SEAL:



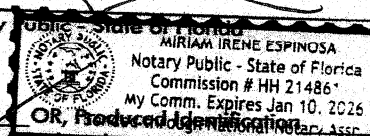
Personally known ☒ OR, Produced Identification ☐ Type of Identification Produced:

STATE OF FLORIDA, COUNTY OF MIAMI-DADE

Signature of Contractor Qualifier
Alejo Jose Fernandez

Print Name Sworn to and subscribed before me this 14 day
 of December 20 22

Signature of Notary Public - State of Florida
 SEAL:



Personally known ☒ OR, Produced Identification ☐ Type of Identification Produced:

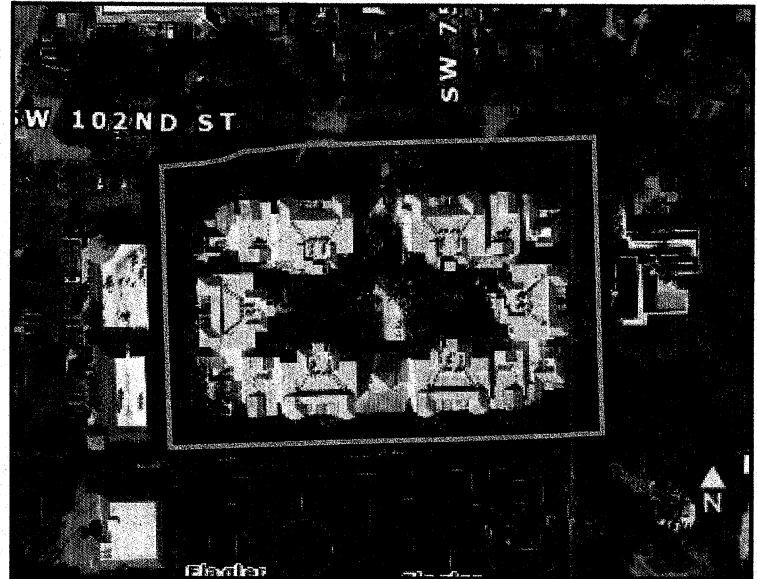


OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 12/29/2022

Property Information	
Folio:	20-5002-083-0001
Property Address:	
Owner	REFERENCE ONLY
Mailing Address	
PA Primary Zone	5000 HOTELS & MOTELS - GENERAL
Primary Land Use	0000 REFERENCE FOLIO
Beds / Baths / Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	0 Sq.Ft
Year Built	0



Assessment Information			
Year	2022	2021	2020
Land Value	\$0	\$0	\$0
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$0	\$0	\$0
Assessed Value	\$0	\$0	\$0

Benefits Information				
Benefit	Type	2022	2021	2020
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Short Legal Description	
THE RESERVE OF PINECREST CONDO	
FLAGLER GROVES EST SEC 1 PB 40-71	
TRS 2-3-4 BLK 2	
AS DESC IN DECL OR 21971-131	
LOT SIZE 125996 SQ FT M/L	

Taxable Value Information			
	2022	2021	2020
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description

The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <http://www.miamidade.gov/info/disclaimer.asp>

Version: