



Permit Reviews

Village of Pinecrest

Permit Number: **BL2025-0684**

Description: **ADDITION+ALT 2 [AE10]**

Applied: **5/20/2025**

Approved:

Site Address: **7901 SW 136TH ST**

Issued:

Finalized:

City, State Zip Code: **PINECREST, 33156**

Status: **UNDER REVIEW**

Applicant: **JRG CONSTRUCTION GROUP LLC**

Parent Permit:

Owner: **VANESSA RAQUEL BOOTH,**

Parent Project:

Contractor: **JRG CONSTRUCTION GROUP LLC**

Details:

LIST OF REVIEWS

SENT DATE	RETURNED DATE	DUE DATE	TYPE	CONTACT	STATUS	REMARKS
Review Group: ALL						
5/29/2025	6/13/2025	6/18/2025	BUILDING	PAUL BUCKLER	DENIED	REMOTE
Notes: PER FBC 109.3 CONTRACTOR OF RECORD TO PROVIDE AN ITEMIZED SCHEDULE OF VALUES IN CURRENT US DOLLARS FOR ALL LABOR AND MATERIALS, EITHER PROVIDED BY THE CONTRACTOR, THE OWNER, OR ANY BENEVOLENT THIRD PARTIES, INCLUDING PROFIT AND OVERHEAD, FOR ALL WORK ASSOCIATED OR REPRESENTED IN THESE PLANS BEFORE BUILDING PERMIT CAN BE ISSUED. -DERM APPROVAL REQUIRED ***construction cost agreement is attached. -HEALTH DEPARTMENT ***MDC approved, files attached -WASD APPROVAL REQUIRED ***energy calcs provided -IMPACT FEE REVIEW ***arch section provided PROVIDE ENERGY CALCS PROVIDE ARCHITECTURAL SECTION-IDENTIFY FINISHES INSULATION...						
5/29/2025	5/30/2025	6/18/2025	CODE COMPLIANCE	ESTHER CABRERA	APPROVED	
Notes:						
5/29/2025	6/6/2025	6/5/2025	ELECTRICAL	TOM FLINGOS	APPROVED	
Notes:						
5/29/2025	5/30/2025	6/5/2025	MECHANICAL	RON REGULA	DENIED	
Notes: Provide energy calcs for addition,energy required for new addition under A/C ***energy calcs provided						
5/29/2025	6/18/2025	6/18/2025	PLANS PROCESSOR	FINAL PERMIT CLERK	INCOMPLETE	
Notes:						



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5/29/2025	5/29/2025	6/5/2025	PLUMBING	KENNETH CHAMBERS	DENIED	
Notes: provide water distribution. Provide plumbing fixture connection schedule. Provide maximum flow rates and consumption for plumbing fixtures and fixture fittings as per chapter 604.4 ***see revised plumbing plan						
5/29/2025	6/9/2025	6/9/2025	STORM DRAINAGE	MATTHEW BROOKS	DENIED	
Notes: ***see revised site plan A-1.1 Demonstrate how the runoff generated from new impervious areas will not discharge directly to the adjacent property to the north. Provide a cross section from the new building through the adjacent property line. Proposed swales and/or berms may need to be designed in order to reroute the runoff away from adjacent properties.						
5/29/2025	6/16/2025	6/16/2025	STRUCTURAL	LEO LLANOS	APPROVED	Special Inspector Required
Notes:						
5/29/2025	6/18/2025	6/18/2025	ZONING	PAT JANISSE	DENIED	FILE ROOM
Notes: 1. Please mark setback to addition from SW 79 Avenue property line on site plan 2. Site plan must have zoning legend with minimum setbacks and proposed setbacks, lot size, area of house and area of addition, percentage lot coverage, impervious area and pervious area of the lot, flood zone, FFE of addition 3. Submit signed and sealed perimeter line drawings for the following: - lot coverage, all roofed area - impervious area and pervious area for the lot 4. Show on site plan all existing trees within the right of way noting exact location, name of tree, height, diameter and canopy on both sides of property as must check for compliance with code. 5. Show all trees and palms within addition and within 10 ft of the addition as any trees or palms to be removed or relocated will require a separate permit and this must be approved before master permit can be approved ***see revised site plan A-1.1						
Review Group: AUTO						
5/20/2025	5/20/2025	6/10/2025	BUILDING	PAUL BUCKLER	VOID/CANCEL	
Notes:						
5/20/2025	5/20/2025	6/10/2025	CODE COMPLIANCE	ESTHER CABRERA	VOID/CANCEL	
Notes:						
5/20/2025			DERM			
Notes:						
5/20/2025			DOH			
Notes:						



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5/20/2025	5/20/2025	5/28/2025	ELECTRICAL	TOM FLINGOS	VOID/CANCEL	
Notes:						
5/20/2025			FEMA			
Notes:						
5/20/2025	5/20/2025	5/28/2025	MECHANICAL	RON REGULA	VOID/CANCEL	
Notes:						
5/20/2025	5/28/2025	5/28/2025	PERMIT CLERK	PERMIT CLERK	VERIFIED	
Notes: PLANS AND DRAWINGS MUST BE SUBMITTED AS ONE PDF PER DISCIPLINE. (I.E. ARCHITECTURAL PLANS, ELECTRICAL PLANS, STRUCTURAL PLANS) PENDING UPFRONT FEE TO BE COMPLETED WITHIN 48 HOURS						
5/20/2025	5/20/2025	6/10/2025	PLANS PROCESSOR	FINAL PERMIT CLERK	VOID/CANCEL	
Notes:						
5/20/2025	5/20/2025	5/28/2025	PLUMBING	KENNETH CHAMBERS	VOID/CANCEL	
Notes:						
5/20/2025		5/28/2025	REVIEW COUNTY IMP FEE			
Notes:						
5/20/2025	5/20/2025	5/30/2025	STORM DRAINAGE	MATTHEW BROOKS	VOID/CANCEL	
Notes:						
5/20/2025	5/20/2025	6/6/2025	STRUCTURAL	LEO LLANOS	VOID/CANCEL	
Notes:						
5/20/2025			WASD			
Notes:						
5/20/2025	5/20/2025	6/10/2025	ZONING	PAT JANISSE	VOID/CANCEL	
Notes:						