



VILLAGE OF PINECREST
Building & Planning Department

REQUIRED OWNERS NOTIFICATION FOR ROOFING CONSIDERATIONS

It is the responsibility of the roofing contractor to provide the owner with the required roofing permit, and to explain to the owner the content of this form. The owner's initials in the designated space indicates that the item has been explained.

- 6 ☒ 1. **Aesthetics-workmanship:** The workmanship provisions of Chapter 15 (High Velocity Hurricane Zone) are for the purpose of providing that the roofing system meets the wind resistance and water intrusion performance standards. Aesthetics (appearance) are not a consideration with respect to workmanship provisions. Aesthetic issues such as color or architectural appearance, that are not part of a zoning code, should be addressed as part of the agreement between the owner and the contractor.
- 6 ☒ 2. **Renailing wood decks:** When replacing roofing, the existing wood roof deck may have to be renailed in accordance with the current provisions of Chapter 16 (High Velocity Hurricane Zones) of the Florida Building Code. (The roof deck is usually concealed prior to removing the existing roofsystem).
- 6 ☒ 3. **Common roofs:** Common roofs are those which have no visible delineation between neighboring units (i.e. townhouses, condominiums, etc.). In buildings with common roofs, the roofing contractor and/or owner should notify the occupants of adjacent units of roofing work to be performed.
- 6 ☒ 4. **Exposed ceilings:** Exposed, open beam ceilings are where the underside of the roof decking can be viewed from below. The owner may wish to maintain the architectural appearance; therefore, roofing nail penetrations of the underside of the decking may not be acceptable. The owner provides the option of maintaining this appearance.
- 6 ☒ 5. **Ponding water:** The current roof system and/or deck of the building may not drain well and may cause water to pond (accumulate) in low-lying areas of the roof. Ponding can be an indication of structural distress and may require the review of a professional structural engineer. Ponding may shorten the life expectancy and performance of the new roofing system. Ponding conditions may not be evident until the original roofing system is removed. Ponding conditions should be corrected.
- 6 ☒ 6. **Overflow scuppers (wall outlets):** It is required that rainwater flow off so that the roof is not overloaded from a buildup of water. Perimeter/edge walls or other roof extensions may block this discharge if overflow scuppers (wall outlets) are not provided. It may be necessary to install overflow scuppers in accordance with the requirements of: Chapter 15 and 16 herein and the Florida Building Code, Plumbing.
- 6 ☒ 7. **Ventilation:** Most roof structures should have some ability to vent natural airflow through the interior of the structural assembly (the building itself). The existing amount of attic ventilation shall not be reduced.
- 6 ☒ 8. **Existing Solar Systems:** The re-installation of an existing roof mounted photovoltaic system requires a separate permit. Permit must be obtained in order to finalize the roofing permit.

OWNER'S/AGENTS SIGNATURE

DATE

CONTRACTOR'S SIGNATURE

PERMIT NUMBER

PROPERTY ADDRESS

STATE

ZIP

Revised 1/2024



VILLAGE OF PINECREST
Building & Planning Department

OWNER'S AFFIDAVIT OF EXEMPTION

ROOF TO WALL CONNECTION HURRICANE MITIGATION RETROFIT FOR EXISTING SITE-BUILT SINGLE FAMILY RESIDENTIAL STRUCTURES 2023 FLORIDA BUILDING CODE (EXISTING) SECTION 706.8

TO: Village of Pinecrest Building Department
12645 Pinecrest Parkway
Pinecrest, Florida 33156

RE: Owner's Name: Gustavo Antorcha

Property Address: 5740 SW 96 ST PINECREST FL 33156

Roofing Permit Number: _____

Dear Building Official:

I, Gustavo Antorcha certify that I am not required to retrofit the roof to wall connections of my building because:

☐ The building is uninsured or has an insurance value of \$300,000 or less **AND,**

Has a just valuation for the structure for purposes of ad valorem taxation is less than \$300,000. **(Provide copy of Miami-Dade County Property Appraiser's Assessment)**

(or)

☒ The building was constructed in compliance with the provisions of the Florida Building Code (FBC) or with the provisions of the 1994 edition of the South Florida Building Code (1994 SFBC) **(Provide copy of Certificate of Occupancy)**

(or)

☐ The roof-to-wall connections for gables and all corners cannot be completed for less than 15% of the cost of the roof replacement. **(Provide an estimate of costs for retrofit improvements by a General Contractor or Roofing Contractor)**

Signature of Property Owner

Gustavo Antorcha

Print Name

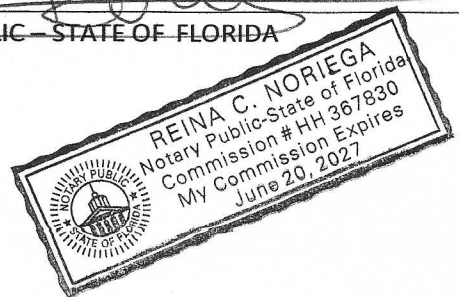
Gustavo Antorcha

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

[Signature]
NOTARY PUBLIC - STATE OF FLORIDA

Sworn to and subscribed before me this 09 day of June (SEAL)

June, 20 2025



Revised 1/2024

Florida Building Code 8th Edition (2023)

High Velocity Hurricane Zone Uniform Roofing Application Form for Village of Pinecrest

Section A (General Information)

Master Permit Number: _____

Process Number: _____

Contractor's Name: _____

Job Address: _____

ROOF CATEGORY

- ☐ Low Slope ☐ Mechanically Fastened Tile ☐ Mortar / Adhesive Set Tile
☐ Asphaltic Shingles ☐ Metal Panel/ Shingles ☐ Wood Shingles / Shakes

ROOF TYPE

- ☐ New Roof ☐ Repair ☐ Maintenance ☐ Reroofing ☐ Recovering

ROOF SYSTEM INFORMATION

Low Slope Roof Area (ft²)

Steep Sloped Roof Area (ft²)

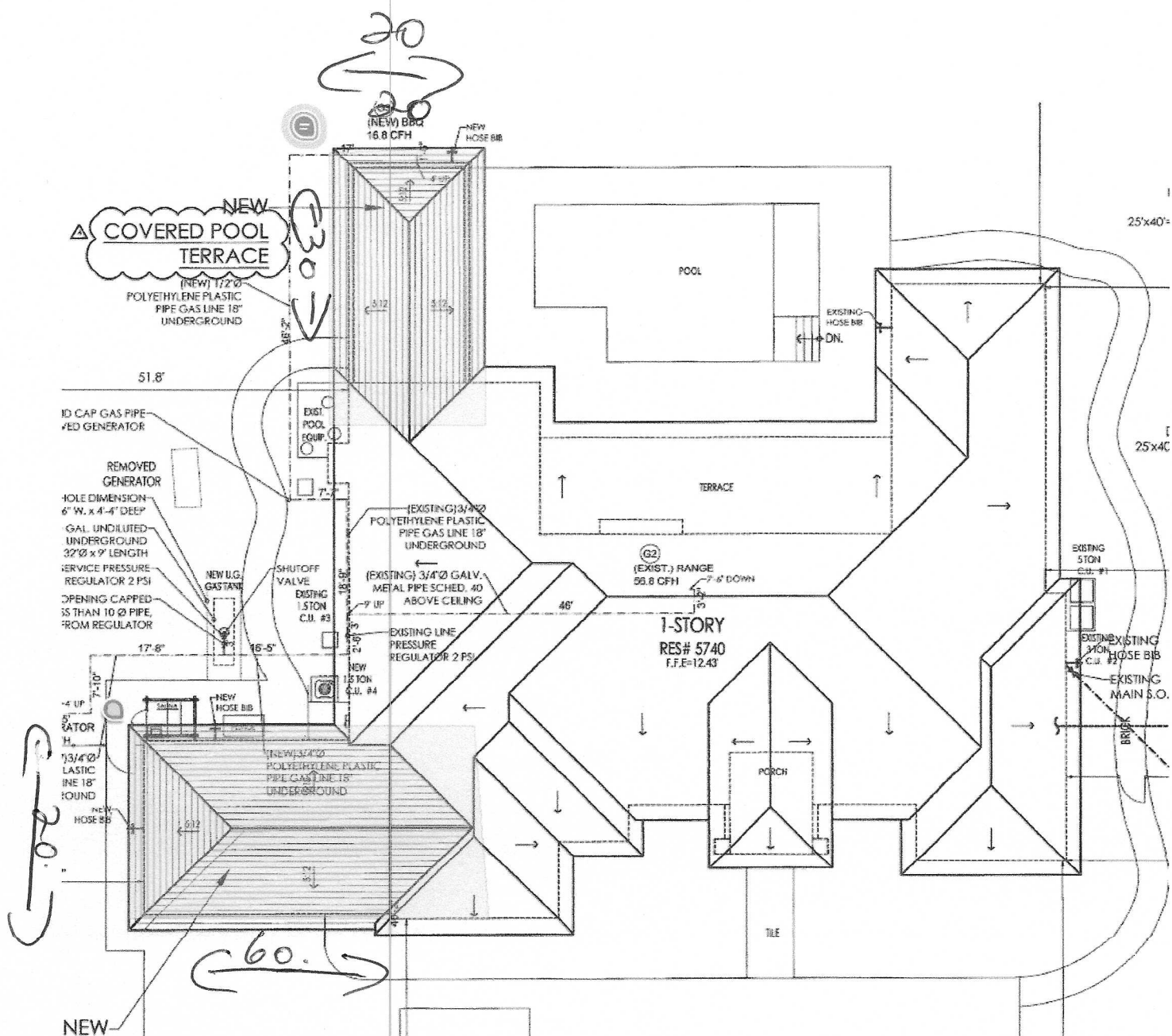
Total (ft²)

Are there gas vents on the roof? Yes ☐ No ☐ If Yes what type? ☐ Natural ☐ LPX
Is there an existing roof top Solar System? ☐ Yes ☐ No If yes will it be reinstalled? ☐ Yes ☐ No

Section B (Roof Plan)

Sketch Roof Plan: Illustrate all levels and sections, roof drains, scuppers, overflow scuppers and overflow drains. Include dimensions of sections and levels, clearly identify dimensions of elevated pressure zones and location of parapets.

See Attached
Back
Plans





PROPERTY APPRAISER OF MIAMI-DADE COUNTY

Summary Report

Generated On: 06/09/2025

PROPERTY INFORMATION	
Folio	20-5001-006-0280
Property Address	5740 SW 96 ST PINECREST, FL 33156-2052
Owner	GUSTAVO ANTORCHA, DENI ULJANIC
Mailing Address	5740 SW 96 ST PINECREST, FL 33156
Primary Zone	2300 ESTATES - 1 ACRE
Primary Land Use	0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT
Beds / Baths /Half	5 / 5 / 1
Floors	1
Living Units	1
Actual Area	5,831 Sq.Ft
Living Area	4,548 Sq.Ft
Adjusted Area	5,262 Sq.Ft
Lot Size	38,768 Sq.Ft
Year Built	1990



ASSESSMENT INFORMATION			
Year	2024	2023	2022
Land Value	\$2,209,776	\$1,938,400	\$1,240,576
Building Value	\$868,677	\$875,018	\$881,359
Extra Feature Value	\$59,026	\$59,499	\$59,972
Market Value	\$3,137,479	\$2,872,917	\$2,181,907
Assessed Value	\$1,698,084	\$1,648,626	\$1,600,608

BENEFITS INFORMATION				
Benefit	Type	2024	2023	2022
Save Our Homes Cap	Assessment Reduction	\$1,439,395	\$1,224,291	\$581,299
Homestead	Exemption	\$25,000	\$25,000	\$25,000
Second Homestead	Exemption	\$25,000	\$25,000	\$25,000

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

SHORT LEGAL DESCRIPTION	
1 55 40 .89 AC	
FELIX PARK HOME ACRES PB 5-88	
N228.89FT LOT 22 LESS N35FT	
HIBISCUS CT	
F/A/U 30-5001-006-0280	

TAXABLE VALUE INFORMATION			
Year	2024	2023	2022
COUNTY			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$1,648,084	\$1,598,626	\$1,550,608
SCHOOL BOARD			
Exemption Value	\$25,000	\$25,000	\$25,000
Taxable Value	\$1,673,084	\$1,623,626	\$1,575,608
CITY			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$1,648,084	\$1,598,626	\$1,550,608
REGIONAL			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$1,648,084	\$1,598,626	\$1,550,608

SALES INFORMATION			
Previous Sale	Price	OR Book-Page	Qualification Description
08/11/2020	\$225,000	32062-2934	Corrective, tax or QCD; min consideration
12/02/2016	\$2,070,000	30355-2676	Qual by exam of deed
10/27/2014	\$100	30221-2480	Corrective, tax or QCD; min consideration
10/27/2014	\$1,900,000	29374-2581	Qual by exam of deed

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.miamidadegov.info/disclaimer.asp>

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 # B12024-0159

SUB PERMIT # _____

INSTRUCTIONS

STEP 1. APPLICATION WHICH MUST BE SIGNED BY THE PROPERTY OWNER & QUALIFIER; BOTH SIGNATURES MUST BE NOTARIZED. PERMITS/PLANS DROP OFF CLOSES @ 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: 5740 SW 96 AVE PINECREST FL 33156

FOLIO #: 20-5001-006-0280

DESCRIPTION OF WORK: NEW ROOF

FLOOD ZONE: X AH7 AE7 AE10 AE11

VALUE OF WORK: 24000

PROJECT SQ. FT.: 1800

NO. OF FLOORS: 1

CONTACT: ROBERT MONTEJO

EMAIL: robert@mjentinc.com

PHONE: 7862996144

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	GUSTAVO ANTORCHA
ADDRESS	5740 SW 96 ST PINECREST FLORIDA 33156
PHONE	7862996144
EMAIL	robert@mjentinc.com

CONTRACTOR	
COMPANY	GOLD STAR MIAMI CORP
QUALIFIER	ROBERTO PEREZ
ADDRESS	8567 CORAL WAY #467
LICENSE #	CCC1336091
PHONE	3053426766
EMAIL	R.GOLDSTARMIAMIGMAIL.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		TOTAL DUE:		BUILDING OFFICIAL		

CONDITIONS OF APPROVAL**CONDITION DESCRIPTION:***New Roof***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 09 DAY OF June, 2025SIGNATURE OF NOTARY PUBLIC, STATE OF FLORIDA
SEAL:

STATE OF FLORIDA, COUNTY OF MIAMI-DADE

SIGNATURE OF CONTRACTOR QUALIFIER

PRINT NAME SWORN TO AND SUBSCRIBED BEFORE ME THIS 09 DAY OF June, 2025SIGNATURE OF NOTARY PUBLIC, STATE OF FLORIDA
SEAL:PERSONALLY KNOWN ☒ OR, PRODUCED IDENTIFICATION
TYPE OF IDENTIFICATION PRODUCED: _____PERSONALLY KNOWN ☒ OR, PRODUCED IDENTIFICATION
TYPE OF IDENTIFICATION PRODUCED: _____