

VILLAGE OF PINECREST

PERMIT APPLICATION

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



Master Permit No. BL 9024-1465
Subsidiary Permit No. _____

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

- Step 1. Complete the attached 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: 10635 SW 63rd Ave Miami FL 33176
Address Apt. City State Zip
Folio Number 20-6012-004-0530 Description of Work Rough and set plumbing
Lot _____ Block _____ Fixtures for new construction
Subdivision Helm's Point PB PG _____ Zoning _____ Linear Feet _____
Current Use of Property ESTS ADDN Square Feet _____ Units _____ Floors _____
Tenant Information _____ Value of Work 45,000.00 Bldg. Value _____
Mall Unit Number _____ Tax Assessed/Appraised Value _____
Flood Zone _____ Base Floor Elev. _____

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

PERMIT CHANGE	(✓)
Chg. Contractor	
Renewal	
Revision	
Extension	

TYPE OF IMPROVEMENT (✓)	
New Construction	✓
Alteration Exterior	
Alteration Interior	
Relocation of Structure	
Foundation Only	
Other	
Other	

ARCHITECT	
Name _____	
License No. _____	
Address _____	
Telephone _____ Fax _____	
Email _____	

ENGINEER	
Name _____	
License No. _____	
Address _____	
Telephone _____ Fax _____	
Email _____	

PROPERTY OWNER	
Name <u>GS JPD 10635 LLC</u>	
Address <u>9461 SW 103 St.</u>	
<u>Miami, FL 33176</u>	
Telephone <u>305-915-2577</u> Alt. Tel. _____	
Email <u>stefano@bulldesign.com</u>	
Fax _____	

CONTRACTOR	
Company Name <u>Coral Reef Plumbing, Inc.</u>	
License No. <u>CFC 1426671</u>	
Address <u>PO Box 524677 Miami, FL 33152</u>	
Email <u>CoralReefPlumbing.com</u>	
Telephone <u>305-301-6769</u> Fax <u>305-224-9815</u>	
Qualifier Name <u>Oswaldo Javier Leon</u>	

1944-1945

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1944-1945

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, Sundays and State Holidays from 8:00 a.m. to 4:00 p.m. 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.

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 twelve (12) months 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 equals or exceeds fifty percent (50%) of the fair market value of the structure, the entire structure must meet the present federal flood criteria for finished floor elevation. I am also fully aware that if the cost of work to my home or business under this and any other permit equals or exceeds fifty percent (50%) of the replacement cost 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

Print Name Sworn to and subscribed before me this _____ day
of _____, 20____.

Signature of Notary Public - State of Florida

SEAL:

Personally known _____ OR, Produced Identification _____
Type of Identification Produced: _____

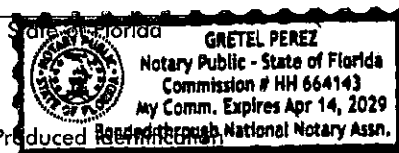
STATE OF FLORIDA, COUNTY OF MIAMI-DADE

Signature of Contractor Qualifier

Oswaldo Javier Leon
Print Name Sworn to and subscribed before me this 10 day
of December, 2025.

Signature of Notary Public - State of Florida

SEAL:



Personally known ☒ OR, Produced Identification Real ID through National Notary Assn.
Type of Identification Produced: ED