

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



12645 Pinecrest Parkway
Pinecrest, Florida 33156

PINECREST
Public Works
Department

2026-0042

APPROVED

speraza11:32:36

AM07/02/2026

VILLAGE OF PINECREST

Public Works Department

PUBLIC WORKS PERMIT APPLICATION

PUBLIC WORKS PERMIT # PW _____

Instructions: **PLEASE PRINT.**

1. Complete this permit application, which must be signed by the property owner and contractor qualifier. Both signatures must be notarized.
2. Submit completed application along with two sets of plans/drawings to the Building and Planning Department at the above location for processing. During the application process, you may be asked to submit additional information.
3. If road closure, lane closure or any diversion of traffic is required, an M.O.T. plan must be submitted along with the permit application.
4. Dept. of Regulatory Economic Resources (DRER) and/or Miami-Dade Water & Sewer Dept. approval required for applications involving water and/or sewer.
5. Separate permits required for construction trailer and/or portable toilet. Construction trailer prohibited on single-family residential sites.
6. All information must be completed or the application will not be accepted.

Job Address: 12020 SW 77 AVE

Description of Work: NEW 2" SINGLE SERVICE AND RETIRE EXISITING SERVICE
SIRP 3627

Value of Work: \$ 2,500.00

Contractor Qualifier:

Name Isabel Rodriguez

License No. N/A

Company Name
MIAMI DADE WATER & SEWER DEPT

Address 3071 SW 38 AVE

City/State/Zip Code
MIAMI FL 33146

Business Telephone & Fax
789/268-5134

Mobile Telephone
wasd-nbsirreview@miamidade.gov

Email Address

Engineer:

Name Dailyn Alejo Castells

License No. N/A

Company Name
MIAMI DADE WATER & SEWER DEPT

Address 3071 SW 38 AVE

City/State/Zip Code
MIAMI FL 33146

Business Telephone & Fax
786/268-5120

Mobile Telephone
dailyne.alejocasteus@miamidade.gov

Email Address



PINECREST
Public Works
Department

Property Owner:

KEVIN HUBER

Name

12020 SW 77 AVE

Address

PINECREST, FL 33156

City/State/Zip Code

N/A

Daytime Telephone & Fax

N/A

Mobile Telephone

N/A

Email Address

IMPORTANT NOTICES:

1. **DO NOT BEGIN ANY WORK WITHOUT HAVING RECEIVED YOUR VALIDATED PERMIT.** Applying for a permit does not grant the right to begin construction.
2. All contractors working within the limits of the Village are required to be registered with the Village, including current license and insurance.
3. Hours of construction are 7:00 a.m. to 7:00 p.m., Monday-Saturday. No work permitted on Sundays or holidays without prior authorization, except for emergencies.
4. No inspections will be conducted on weekends or holidays.
5. If road closure required, then construction permitted 9:00 a.m.-3:30 p.m. only. Notify Pinecrest Police (305-234-2100), Pinecrest Public Works (305-669-6916) and Miami-Dade Fire (786-331-5000) 48 hours in advance. Lane(s) must be clear of equipment/material before and after these hours. No exceptions unless approved by Pinecrest Public Works or in the event of emergencies.
6. Construction Guarantee required for all construction within rights-of-way and may be an Irrevocable Letter of Credit or a cash deposit into the Village Escrow Account. Construction Guarantee is based on 125% of the total value of the proposed work within the public right-of-way as determined by the Village. Construction Guarantee will be held for one (1) year from the date of final inspection. FPL, AT&T, Miami-Dade Water & Sewer and other Utility companies are exempt from the Construction Guarantee requirement.
7. Pre-construction meeting with Pinecrest Public Works Director required. Call 305-669-6916 to schedule at least 72 hours prior to commencement.
8. Provide letter to area residents for construction notification, if applicable.
9. Approved density/compaction test must be submitted to this office prior to final asphalt installation.
10. All construction areas must be kept clean, neat and sanitary at all times, and be restored to original condition or better. Rights-of-way and neighboring properties shall be kept free from dirt and debris, and must be protected from damage by equipment or vehicles.
11. Equipment and materials shall be stored within private property, not on public rights-of-way.
12. Open utility cuts are not permitted unless absolutely necessary. Directional bore or torpedo method is preferred. If asphalt must be cut, a patch must be 10 feet wide minimum and all utility cuts will require full lane width restoration at a minimum.
13. Do not discharge water into rights-of-way or storm drains without prior approval from Pinecrest Public Works.
14. **INSPECTIONS: To request a Public Works inspection, call 305-234-2111. Inspections are required, including a final inspection, upon completion of the project in order to close the permit.**
15. Failure to obtain an approved inspection within 180 days will cause this permit to expire and possible additional fees levied.
16. All construction undertaken with this permit shall be in strict compliance with the approved plans, the Pinecrest Public Works Standards & Specifications, and the Miami-Dade County Public Works Department Manual of Design & Construction.
17. As-built plan (hard copy and CAD file) must be submitted to this office prior to final inspection.



PW2026-0042

AFFIDAVIT - PLEASE READ CAREFULLY

Application is hereby made to obtain a Public Works 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 may be required for ELECTRICAL, PLUMBING, DRIVEWAY and SIGNS. There may be additional permits required from other governmental agencies.

A Public Works permit application is subject to denial and a validated permit is subject to revocation or modification based upon applicable deeds, covenants, declarations, easements and any other legal restriction. By issuing a permit, the Village of Pinecrest 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 NW 1st Street, 1st floor, Miami, Florida, 305-275-1155, ext. 6. Once recorded, the Notice of Commencement must be POSTED AT THE JOB SITE in accordance with Section 713.35, 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

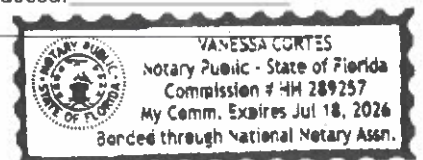
Signature of Contractor Qualifier

Isabel Rodriguez

Print Name

Sworn to and subscribed before me this 14 day of APRIL, 2026.Signature of Notary Public - State of Florida
SEAL:Personally known Y OR, Produced identification _____

Type of identification produced: _____





PW2026-0042

OFFICE USE ONLY BELOW THIS POINT

CHECKLIST:

- ☐ Fire Department Approval (commercial/multi-family)
- ☐ Proof of Ownership (attach)
- ☐ HRS/DRER Approval (water, sewer, stormwater)
- ☐ Other (specify and attach) _____

PERMIT CLERK REVIEW: Initials: _____ Date: _____

- ☐ Application Complete
- ☐ Insurance Current; including General Liability and Workers' Compensation
- ☐ Contractor License (state, county, occupational)

PERMIT FEES:

Scanning Fee (\$3.00 per page) \$ _____

Village of Pinecrest (Public Works Fee) \$ _____

TOTAL PERMIT FEES: \$ _____

***CONSTRUCTION GUARANTEE:** \$ _____

PUBLIC WORKS REVIEW BY: _____ DATE: _____
Signature

CONDITIONS OF APPROVAL: _____

* Construction Guarantee required for all construction within rights-of-way and may be an Irrevocable Letter of Credit or a cash deposit into the Village Escrow Account. Construction Guarantee is based on 125% of the total value of the proposed work within the public right-of-way as determined by the Village. Construction Guarantee will be held for one (1) year from the date of final inspection.

Revised: 6/29/15

VILLAGE OF PINECREST

SEC. 15 - 55 - 40



POSTED SPEED

PW2026-0042

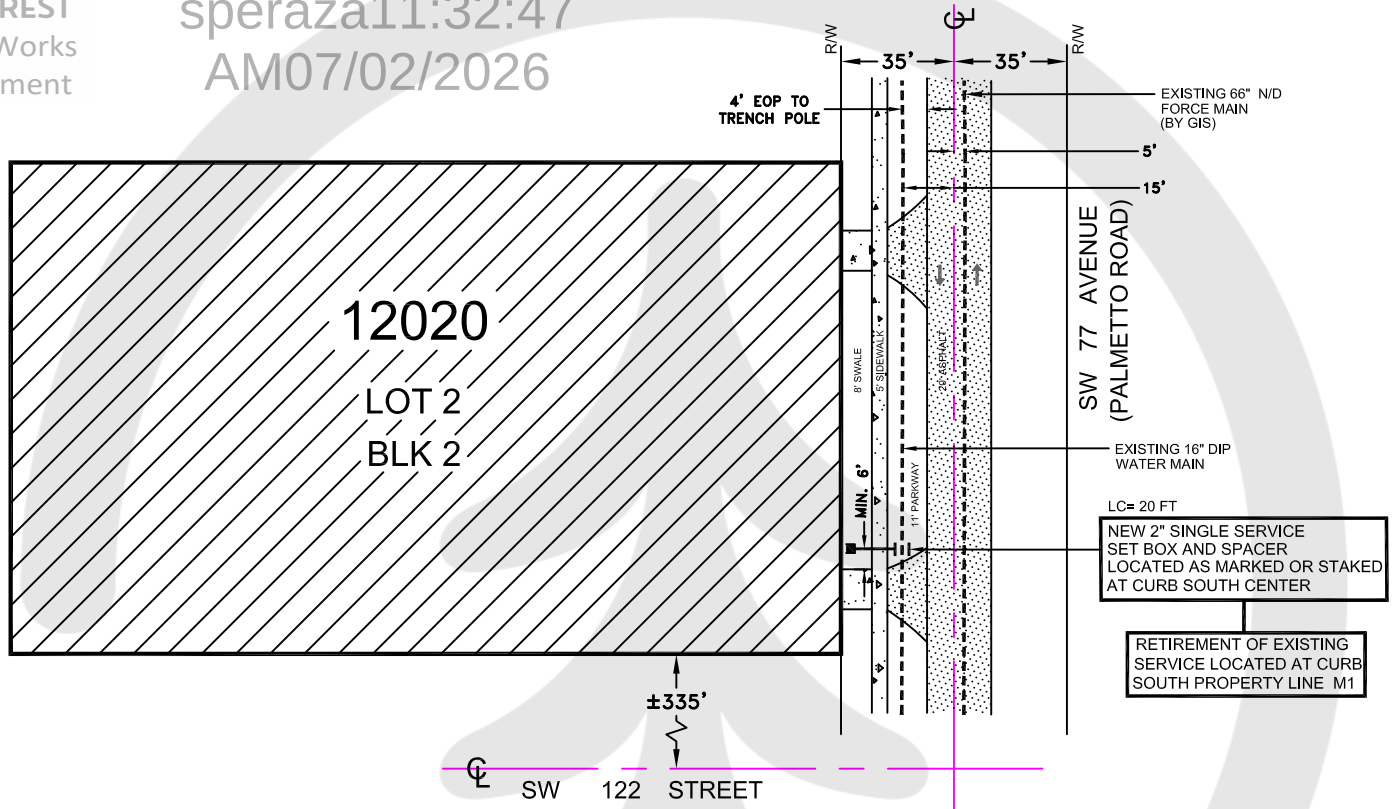
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AM07/02/2026



PINECREST
Public Works
Department



"VILLAGE OF PINECREST REQUIREMENTS"

DIRECTIONAL BORE ONLY
NO PAVEMENT CUTS
START DATE, \ COMPLETION DATE,
RESTORATION OF CONSTRUCTION AREAS
AS IT WAS OR BETTER



SYMBOL FOR APPROVED TREE PROTECTION FENCE

" ALL TREES TO REMAIN "

START OF CONSTRUCTION: _____

COMPLETION OF CONSTRUCTION: _____

NOTE:
APPROVED DENSITY TEST ORIGINAL MUST
BE SUBMITTED TO VILLAGE OF PINECREST
PUBLIC WORKS DEPT. PRIOR TO INSTALLING
ANY ASPHALT.

5/5/2026 REVISED AND UPDATED. DAC

GENERAL NOTES

1. LANE CLOSURES PER F.D.O.T. STD. PLAN INDEX # 102-602
2. PAVEMENT RESTORATION PER M.D.C.P.W.M. R-21.1.
3. SIDEWALK RESTORATION PER M.D.C.P.W.M. R-13.1.
4. MAINTAIN MIN. 30" COVER ON ALL SERVICE LINES.
5. DO NOT SET METER(S) AT THIS TIME.
6. 48 HOURS BEFORE DIGGING CALL SUNSHINE STATE ONE
CALL AT **1-800-432-4770** TICKET #. 086601792

- | | | |
|--|---|--|
| ☐ F.P.L. | ☒ M.D. PW & TRAFFIC | ☐ MDC IT DEPT |
| ☒ MCI | ☒ A.T. & T. DIST. | ☒ MD-WATER |
| ☒ F.P.L.-TRANSM. | ☒ CITY GAS | ☒ MD-SEWER |

DRAWN: DAC DATE: 04/13/2026 REV: PV

**NEW WATER SERVICE AND
EXISTING SERVICE
RETIREMENT AT
12020 SW 77 AVE**

90007-SIRP-3627

MIAMI - DADE WATER AND SEWER DEPARTMENT



PROPERTY APPRAISER OF MIAMI-DADE COUNTY

PW2026-0042

Summary Report

Generated On: 04/14/2026

PROPERTY INFORMATION

Parcel ID 20-5015-005-0220
Property Address 12020 SW 77 AVE
PINECREST, FL 33156-0000
Owner KEVIN HUBER, LUDMILA KHOMIAK
Mailing Address 12020 SW 77 AVE
PINECREST, FL 33156
Primary Zone 2300 ESTATES - 1 ACRE
Primary Land Use 0081 VACANT RESIDENTIAL : VACANT LAND
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 38,332 Sq.Ft
Year Built 0

ASSESSMENT INFORMATION

Year	2025	2024	2023
Land Value	\$1,724,940	\$1,418,284	\$1,111,628
Building Value	\$0	\$0	\$138,151
Extra Feature Value	\$0	\$0	\$4,839
Market Value	\$1,724,940	\$1,418,284	\$1,254,618
Assessed Value	\$1,560,112	\$1,418,284	\$937,273

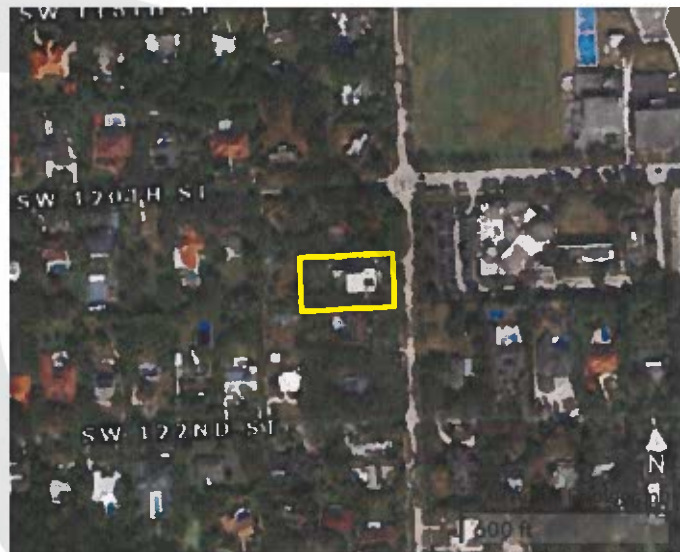
BENEFITS INFORMATION

Benefit	Type	2025	2024	2023
Save Our Homes Cap	Assessment Reduction			\$317,345
Non-Homestead Cap	Assessment Reduction	\$164,828		
Homestead	Exemption			\$25,000
Second Homestead	Exemption			\$25,000

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

SHORT LEGAL DESCRIPTION

SUNILAND ESTATES PB 50-28
LOT 2 BLK 2
LOT SIZE IRREGULAR
CF 73R39844
F/A/U 30-5015-005-0220



TAXABLE VALUE INFORMATION

Year	2025	2024	2023
COUNTY			
Exemption Value	\$0	\$0	\$50,000
Taxable Value	\$1,560,112	\$1,418,284	\$887,273
SCHOOL BOARD			
Exemption Value	\$0	\$0	\$25,000
Taxable Value	\$1,724,940	\$1,418,284	\$912,273
CITY			
Exemption Value	\$0	\$0	\$50,000
Taxable Value	\$1,560,112	\$1,418,284	\$887,273
REGIONAL			
Exemption Value	\$0	\$0	\$50,000
Taxable Value	\$1,560,112	\$1,418,284	\$887,273

SALES INFORMATION

Previous Sale	Price	OR Book-Page	Qualification Description
06/21/2021	\$100	32597-3868	Corrective, tax or QCD; min consideration
06/16/2021	\$916,000	32597-3866	Partial interest
10/07/2019	\$100	31641-2185	Corrective, tax or QCD; min consideration
02/01/1973	\$45,800	00000-00000	Sales which are qualified

The information contained herein is for ad valorem tax assessment purposes only. The Property Appraiser of Miami-Dade County is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser of Miami-Dade County and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <https://www.miamidadepa.gov/pa/disclaimer.page>



Water and Sewer
PO Box 330316 • 3575 S. Lejeune Road
Miami, Florida 33233-0316
T 786-268-5360 F 305-669-4059

PW2026-0042

APPROVED

speraza11:32:47

AM07/02/2026

April 14, 2026

Village of Pinecrest
Department of Public Works
C/O Mr. David J Mendez, Public Works Director
12645 South Dixie Highway
Pinecrest, FL 33156

Re: Water Service Installation for:

12020 SW 77 AVE

SIRP-3627

Dear Mr. David J Mendez:

Transmitted herewith for your approval and permit is a copy of the 1" water service installation for the above-referenced project. Upon approval and issuance of the permit, it is requested that you return to us one copy of the approved sketch and the original permit.

If your approval and issuance of the permit have special restoration requirements, we will need to notify the customer of the additional charges involved with the installation. Please inform us if there will be special restoration requirements for this permit request.

Should you have any questions regarding this matter, please advise.

Sincerely,

Javier Aguirre
Projects Compliance Specialist
(786)268-5103
Javier.aguirre2@miamidade.gov