

MIAMIBEACH

Building Department
1700 Convention Ctr Drive, 2nd Floor
Miami Beach, Florida 33139
Tel: (305) 673-7610
Fax: (305) 673-7857

B1405420 APP

PAID
DEC 14 2015
CITY OF MIAMI BEACH
BUILDING DEPARTMENT

12-14-2015

WORK PERMIT

Activity Number: B1405420

Status: APPROVED
BUILMEYS

Issued By:

Site Address: 6971 CARLYLE AV MBCH
Parcel #: 32110021100

Applied: 07/30/2014
Approved: 12/14/2015
Completed:
To Expire: 06/11/2016

Valuation: \$75,000.00

Applicant: JR CONSTRUCTION & CONSULTANT INC.
LLC

10970 SW 73 ST
MIAMI FLORIDA 33173
305-951-9452

Property Owner: VEN CARLYLE

18851 NE 29TH AVE
33180

Description: BV14001029/ Interior remodeling 12 apartment units.
Flooring on bathrooms only. Electrical, Mechanical,
plumbing to correct violation.

Inspector Area: N Class Code: R2

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Total of All Fees: \$8,021.18
Total of Payments: \$8,021.18
Balance Due: \$0.00
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MIAMI BEACH

Building Department

1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139

Office: 305.673.7610 Fax: 305.673.7857

<http://www.miamibeachfl.gov/building/>

Permit Application

Office Use Only	
Submittal Date:	
Permit Number:	B 1405420

Applicant Information (Blue or Black Ink Only)			
Property Address 6971 CARLYLE AVE, MIAMI BEACH, FL		Unit Number	Parcel/Folio Number 32110021100
If sub-permit or revision, please indicate the Master Permit Number B 1405420	Elevator I.D. number	If associated with violation, indicate BV#	Please note that outstanding expired permits must be resolved prior to the issuance of a work permit
Permit Type (select one) <input type="checkbox"/> Building <input type="checkbox"/> Electrical <input type="checkbox"/> Mechanical <input type="checkbox"/> Plumbing <input type="checkbox"/> Roofing <input type="checkbox"/> Phased Permit <input type="checkbox"/> Demolition - Year built _____ <input type="checkbox"/> Generator <input type="checkbox"/> Special Event <input type="checkbox"/> Fire <input type="checkbox"/> Elevator		Permit Request (select all that apply) <input type="checkbox"/> New Permit <input checked="" type="checkbox"/> Change of Contractor <input type="checkbox"/> Change of Architect/Engineer <input type="checkbox"/> LEED <input type="checkbox"/> Permit Extension <input type="checkbox"/> Permit Renewal <input type="checkbox"/> Permit Revision <input type="checkbox"/> Change of Use <input type="checkbox"/> Private Provider <input type="checkbox"/> City Project	
Property Information (select one) <input type="checkbox"/> Commercial <input type="checkbox"/> Multi-Family Residential <input type="checkbox"/> Residential: Single-Family Residential or Duplex Total Value of Work \$			
Square Footage Value of Work \$ 75,000 ±		New Construction/Addition SF	
<input type="checkbox"/> A-1 Assembly (Theater/ Concert Hall) <input type="checkbox"/> A-2 Assembly (Restaurant/Night Club/ Bar) <input type="checkbox"/> A-3 Assembly (Worship/Amusement/ Arcade Community Hall) <input type="checkbox"/> B - Business <input type="checkbox"/> D/E -Daycare & Educational <input type="checkbox"/> I-1 Institutional (Ambulatory) <input type="checkbox"/> I-2 Institutional (Non Ambulatory)		<input type="checkbox"/> M -Department Store / Drug Store <input type="checkbox"/> M -Gas Station <input type="checkbox"/> M - Retail/ Warehouse <input type="checkbox"/> R-1 Residential Transient (Boarding House/ Hotel/Motel) <input type="checkbox"/> R-2 Residential Permanent (Apartment/Dormitory/ Timeshare)	
		Alteration/Reconfiguration of Space SF <input type="checkbox"/> R-3 Residential (Dwelling/ Custom Homes) <input type="checkbox"/> R-4 Residential (Assisted Living 6-16 person) <input type="checkbox"/> S-1 Storage (Mod. Hazard (Repair Garage) <input type="checkbox"/> S-2 Storage (Low Hazard (excluding Parking Garage) <input type="checkbox"/> S-2 Storage (Parking Garage)	
Description of Work			
Provide a summary of work to be done. CHANGE OF CONTRACTOR 3211001029/Interior remodeling 12 Apartment units. Flooring on Saturdays only. Electrical, mechanical, plumbing to correct violation.			
Responsible Parties			
Property Owner Name: WEN CARLYLE, LLC Address: 18851 NG 29th AVE Suite 402 City: Aventura, FL Zip Code: 33180 Driver's License/ State Identification Number: 30-0808398 E-Mail Address: SALAMONG@YAHOO.COM Daytime phone: 786 2611879		Contractor Name: JIR construction and consultant INC. Address: 10970 SW 73ST City: Miami, FL Zip Code: 33173 State Identification Number/License: C0C1514279 E-Mail Address: Projects@JIRcc.com Daytime phone: 305-951-9452	
Architect Name: Address: City: State: Zip Code: Professional License Number: E-Mail Address: Daytime phone:		Structural Engineer Name: Address: City: State: Zip Code: Professional License Number: E-Mail Address: Daytime phone:	

Notice & Certification

This application is hereby made to obtain a permit to do the work and installations as indicated. I certify that all work will be performed to meet the standards of all laws and construction regulations in this jurisdiction. I understand that a separate permit must be secured for Electrical, Elevator, Fire, Mechanical, Plumbing, Signs, Wells, Pools, Furnaces, Boilers, Heaters, Tanks, Air Conditioners, etc.

Owner's Affidavit: I certify that all the forgoing information is correct. Owner Certifies that the aforementioned Contractor has the authorization to perform the work as specified above.

Lessee's Affidavit: Lessee certifies that he has full consent and authorization from owner of subject property to perform the abovementioned work and to hire above captioned contractor.

In addition to the requirements of this permit, there may be additional restrictions applicable to this property that may be found in the public records of this county, and there may be additional permits required from other governmental entities such as the Environmental Division of Miami-Dade County; Permitting, Environment and Regulatory Affairs; Water & Sewer Department; Department of Environmental Protection; South Florida Water Management District; Miami-Dade County Impact Fee water management districts; state agencies; and/or federal agencies.

Under penalties of perjury, I declare that to the best of my knowledge, the facts stated in this document are true. Any information found to be false may cause the revocation and/or denial of the permit and/or Certificate of Occupancy.

OWNER'S ELECTRONIC SUBMISSION STATEMENT: Under penalty of perjury, I declare that all the information contained in this building permit application is true and correct.

- ☒ **Owner/Lessee for new permits** (Documentation establishing ownership may be requested)
☐ **Master Permit Contractor of Record** (For sub-permit change of contractor)

WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT IS REQUIRED FOR ANY WORK WITH COST EXCEEDING \$2500.00.

SALOMON GARZON
Print Name

Signature

STATE OF FLORIDA, COUNTY OF MIAMI-DADE

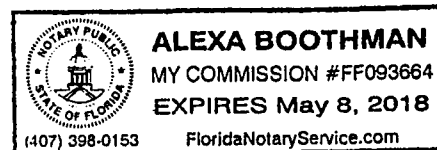
Sworn to and subscribed before me this 30 day of November 20 15, by Salomon Garzon

☐ Personally

☒ Produced Identification - Type of Identification drivers license FL

Alexa Boothman
Signature of Notary Public

(SEAL)



- ☒ **Contractor** (Proof of licensure may be required if not on file)

Carlos A. Joubert
Print Qualifier's Name

Qualifier's Signature

STATE OF FLORIDA, COUNTY OF MIAMI-DADE

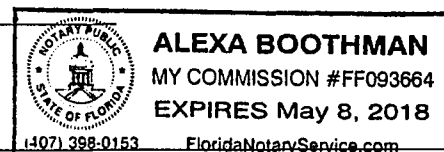
Sworn to and subscribed before me this 30 day of November 20 15, by Carlos A. Joubert

☐ Personally

☒ Produced Identification - Type of Identification FL Driver License

Alexa Boothman
Signature of Notary Public

(SEAL)



This Document Prepared By and Return to:
Jamie Tarich, Esq.
The Tarich Law Firm P.A.
19495 Biscayne Blvd., Suite 606
Aventura, Florida 33180

Parcel ID Number: 82-3211-002-1108

SPECIAL WARRANTY DEED

This Indenture, Made this 1st day of February, 2014, Between 6971 CARLYLE AVE, LLC, a Florida limited liability company ("Grantor"), and VEN CARLYLE, LLC, a Florida limited liability company, whose address is: 18851 NE 29th Avenue, Suite 402, Aventura, FL 33180 ("Grantee").

Witnesseth, that the GRANTOR, for and in consideration of the sum of -TEN DOLLARS (\$10)-, and other good and valuable consideration to GRANTOR paid by GRANTEE, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate, lying and being in the County of Miami-Dade, State of Florida to wit:

Lot 4, Block 14 of NORMANDY BEACH SOUTH, according to the Plat thereof as recorded in Plat Book 21, Page(s) 54, of the Public Records of Miami-Dade County, Florida.

SUBJECT TO:

1. Taxes for the year 2014 and subsequent years, not yet due and payable.
2. Zoning, restrictions, prohibitions, and other requirements imposed by governmental authority.
3. Restrictions and matters appearing on the Plat or otherwise common to the subdivision.
4. Public utility easements of record.

Together with all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.
To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenant with said grantee that grantor is lawfully seized of said land in fee simple; that grantor has good right and lawful authority to sell and convey said land; that grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all person claiming by, through or under grantor.

In Witness Whereof, the Grantor has hereunto set its hand and seal the day and year first above written.

Signed, sealed and delivered in our presence: 6971 CARLYLE AVE, LLC,
a Florida limited liability company
By: The Tarich Law Firm P.A., Manager

Witness Sign: [Signature]
Print Name: Anna M. Arnech

Witness Sign: [Signature]
Print Name: D. Rodriguez

Sign: [Signature] (SEAL)
By: [Signature] Chief Operating Officer
Address: 19495 Biscayne Blvd., Ste. 606, Aventura, FL 33180

STATE OF Florida
COUNTY OF Miami-Dade

The foregoing instrument was acknowledged before me this 1st day of February, 2014 by Jamie Tarich, as Chief Operating Officer of The Tarich Law Firm P.A., the Manager of 6971 CARLYLE AVE, LLC, a Florida limited liability company, and he is personally known to me and executed the foregoing for the purposes stated herein with full corporate authority.

[Signature]
Notary Public



ANNA M. ARNECH
1176346
EXPIRES September 12, 2017
Notary Public, State of Florida

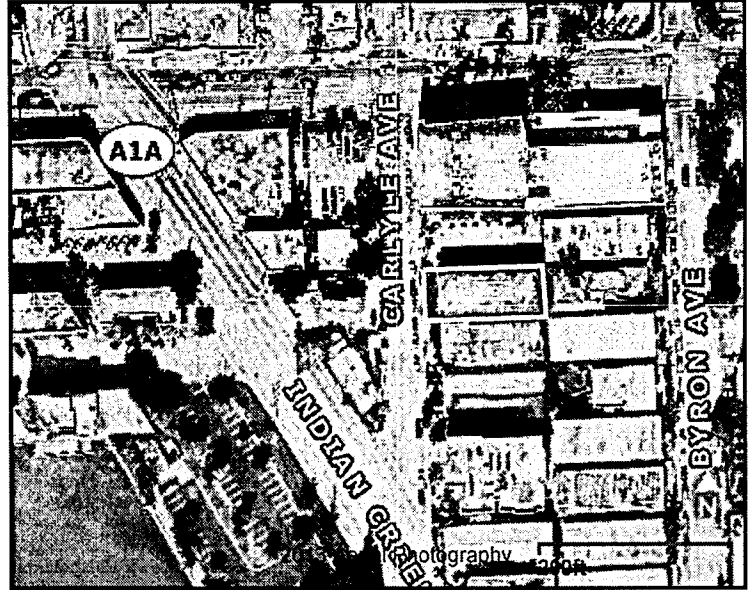


OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 7/30/2014

Property Information	
Folio:	02-3211-002-1100
Property Address:	6971 CARLYLE AVE <
Owner	VEN CARLYLE LLC
Mailing Address	18851 NE 29 AVE #402 AVENTURA, FL 33180
Primary Zone	3900 MULTI-FAMILY - 38-62 U/A
Primary Land Use	0303 MULTIFAMILY 10 UNITS PLUS : MULTIFAMILY 3 OR MORE UNITS
Beds / Baths / Half	12 / 12 / 0
Floors	2
Living Units	12
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	7,560 Sq.Ft
Lot Size	6,250 Sq.Ft
Year Built	1948



Assessment Information			
Year	2014	2013	2012
Land Value	\$468,750	\$303,125	\$281,250
Building Value	\$381,250	\$446,875	\$311,793
XF Value	\$0	\$0	\$1,837
Market Value	\$850,000	\$750,000	\$594,880
Assessed Value	\$719,804	\$654,368	\$594,880

Benefits Information				
Benefit	Type	2014	2013	2012
Non-Homestead Cap	Assessment Reduction	\$130,196	\$95,632	
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

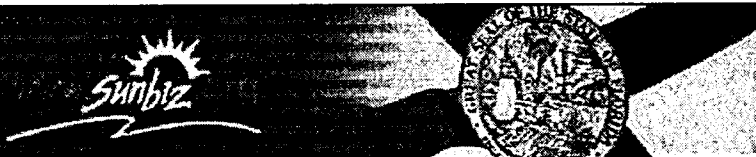
Short Legal Description	
NORMANDY BEACH SOUTH PB 21-54 LOT 4 BLK 14 LOT SIZE 50.000 X 125 COC 24496-0815 04 2006 5	

Taxable Value Information			
	2014	2013	2012
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$719,804	\$654,368	\$594,880
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$850,000	\$750,000	\$594,880
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$719,804	\$654,368	\$594,880
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$719,804	\$654,368	\$594,880

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
02/07/2014	\$1,165,000	29030-4846	Qual by exam of deed
02/03/2014	\$785,000	29028-1871	Qual by exam of deed
02/21/2013	\$100	28531-0136	Corrective, tax or QCD; min consideration
09/01/2011	\$100	27822-3661	Corrective, tax or QCD; min consideration

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> (<http://www.miamidade.gov/info/disclaimer.asp>)

Version:

**FLORIDA DEPARTMENT OF STATE
DIVISION OF CORPORATIONS****Detail by Entity Name****Florida Limited Liability Company**

VEN CARLYLE, LLC

Filing Information

Document Number	L14000007484
FEI/EIN Number	NONE
Date Filed	01/14/2014
State	FL
Status	ACTIVE

Principal Address

18851 NE 29TH AVENUE
SUITE 402
AVENTURA, FL 33180

Mailing Address

18851 NE 29TH AVENUE
SUITE 402
AVENTURA, FL 33180

Registered Agent Name & Address

SNYDER GROISMAN, P.A.
20801 BISCAYNE BOULEVARD
SUITE 501
AVENTURA, FL 33180

Authorized Person(s) Detail**Name & Address**

Title MGR

GARZON, SALOMON
18851 NE 29TH AVENUE, SUITE 402
AVENTURA, FL 33180

Title MGR

GARZON, ESTRELLA
18851 NE 29TH AVENUE, SUITE 402
AVENTURA, FL 33180

Annual Reports