

Date: June 28th, 2016

To: Honorable Mayor and City Council Members



From: Tanya Wilson-Séjour, AICP, Planning, Zoning & Development Director

Re: Waiver of Plat Approval

Address/Folio Number: 821 N.E. 144th Street/06-2219-006-0380

Applicant: SMS Distribution, Inc.

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI, FLORIDA, APPROVING THE ATTACHED WAIVER OF PLAT FOR THE APPROXIMATELY 18,234-SQUARE FEET PARCEL LOCATED AT 821 NE 144TH STREET, NORTH MIAMI, FL 33161, WITH MIAMI-DADE FOLIO NUMBER: 06-2219-006-0380, IN ACCORDANCE WITH ARTICLE 3, DIVISION 8, SECTION 3-802 OF THE CITY OF NORTH MIAMI CODE OF ORDINANCES, LAND DEVELOPMENT REGULATIONS, AND CHAPTER 28, SECTION 28-4.1 OF THE MIAMI-DADE COUNTY CODE OF ORDINANCES, IN ORDER TO SUBDIVIDE SAID PARCEL INTO TWO (2) INDIVIDUALLY PLATTED SINGLE-FAMILY LOTS MEASURING 66 FEET BY 138 FEET EACH; PROVIDING FOR AN EFFECTIVE DATE AND FOR ALL OTHER PURPOSES.

STAFF RECOMMENDATION

That the Mayor and City Council adopt the proposed resolution approving with conditions the proposed waiver of plat to subdivide the property located at 821 N.E. 144th Street into two (2) individually platted single-family lots.

BACKGROUND INFORMATION

SMS Distribution, Inc., (the "Applicant") is the owner on record of the subject 18, 234-sq. ft. tract of land (the "parent tract") located at 821 N.E. 144th Street. The Applicant has filed this waiver of application in order to subdivide the parent tract into two (2) single-family parcels; said parcels to independently satisfy the minimum dimensional requirements, i.e. minimum lot area (6,000 sq. ft.), minimum lot width (60 ft.) and minimum lot depth (100 ft.), as contained in Article 4, Division 2, Section 4-203 of the City's Land Development Regulations (LDRs) for parcels of land located in the R-2, Single-Family District. The westerly parcel ("Parcel A"), which currently undeveloped, will cover an area of about 8,981 sq. ft. and is proposed to be developed with a new single-family residence. The easterly parcel ("Parcel B"), which is to comprise about of 9,253 sq. ft., is currently developed with a single-family house, which, according to the records of the Miami-Dade County Appraiser's Office, was built in 1946, and

feature three bedrooms and two (2) bathrooms. According to the submitted waiver of plat survey, this house also include an attached carport that straddles the lot line between the two (2) proposed parcels. As such, the Applicant is proposed to not only remodel the existing house, but more importantly, tear down the encroaching carport so the former can then fully comply with the requirements of Section 4-203 of the LDRs, especially as they relate to setback requirements.

PREVIOUS CITY COUNCIL ACTIONS

The City Council previously heard this item at its April 26th, 2016 regularly scheduled meeting. However, after a brief discussion the item was tabled to City staff to address the code and building violations of the property. More specifically the Council requested that a construction fence be place around the renovated property for public safety.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed this item at regularly scheduled January 5th, 2016 meeting, which was attended by Chair Kevin Seifried, Vice-Chair Charles Ernst, and Commissioners Peggy Boule, Emmanuel Jeanty and Bob Pechon. After Chair Seifried had read the title of the proposed resolution on the record, staff offered an oral presentation of the recommendation and answered questions of the Commission, especially from Commissioner Ernst, who argued that this waiver of plat would be out of character with and would set a precedent in the neighborhood. Commissioner Pechon also objected to the application, pointing to certain pending building permits and also raising certain concerns regarding the unsafe nature of the existing structure on the property. When he was allowed to speak, the Applicant's agent, Sassi Haham, reiterated the purpose of the request, gave a history on the real estate transaction on the property and clarified the issues surrounding the pending permits. Following public comments by two (2) residents, a motion was made by Vice-Chair Ernst to recommend denial of the request. Seconded by Commissioner, the motion resulted in a tied vote of 3-3 by roll call.

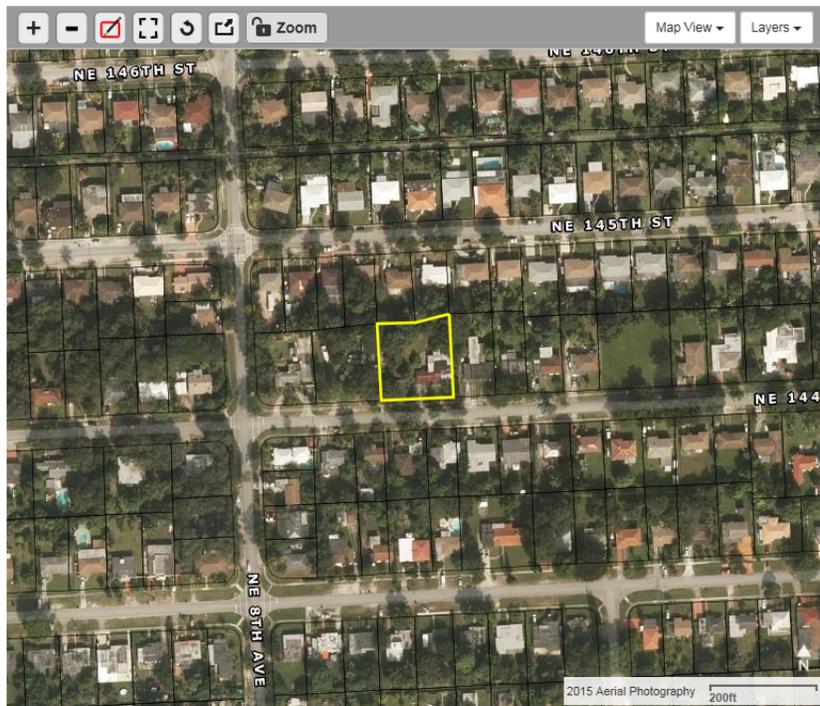
Upon further deliberation on the item, Chair Seifried reminded the Commission that the objections regarding the unsafe nature of the structure on the property did not fall within the province of the Commission and did not, therefore, constitute a valid basis for denial of the Applicant's request. He added that there was substantial competent evidence to recommend approval of said request and requested a favorable motion from the Commission. Commissioner McDearmaid followed with a motion to recommend adoption of the resolution and forward same to the Mayor and City Council for final consideration. Seconded by Commissioner Boule, the motion passed 4-2 by roll call vote.

NEIGHBORHOOD LAND USE CHARACTERISTICS

Property	Future Land Use	Existing Zoning	Existing Use
Site	Low-Density Residential	R-2, Single-Family District	Single-Family House
North	Low-Density Residential	R-2, Single-Family District	Single-Family House
South	Low-Density Residential	R-2, Single-Family District	Single-Family House
East	Low-Density Residential	R-2, Single-Family District	Single-Family House
West	Low-Density Residential	R-2, Single-Family District	Single-Family House

As shown in the aerial picture below, the subject site is zoned R-2, Single-Family District and is located on the north side of N.E. 144th Street, east of N.E. 8th Avenue. The surrounding properties are also zoned R-2 and have all been developed with single-family residences.

PROPERTY INFORMATION	
Folio:	06-2219-006-0380
Sub-Division:	SUNNY ACRES
Property Address	821 NE 144 ST North Miami, FL 33161-2333
Owner	SMS DISTRIBUTION INC
Mailing Address	398 E DANIA BEACH BLVD 307 DANIA BEACH, FL 33004
Primary Zone	0400 SGL FAMILY - 901-1200 SQF
Primary Land Use	0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT
Beds / Baths / Half	3 / 2 / 0
Floors	1
Living Units	1
Actual Area	2,741 Sq.Ft
Living Area	1,905 Sq.Ft
Adjusted Area	2,260 Sq.Ft
Lot Size	18,233.94 Sq.Ft
Year Built	1946



RECOMMENDATION

As previously stated, the purpose of this waiver of plat request is to divide the subject property into two (2) separate parcels. This request will not require any changes to the Comprehensive Plan in that it does not change the Low-Density Residential Land Use Plan map designation of the parcel, nor does it alter the uses or intensities of development authorized by the Future Land Use Element (FLUE) in that land use designation. Furthermore, each parcel will independently satisfy all of the minimum dimensional requirements, i.e., lot area, lot width and lot depth, as set

forth in Article 4, Division 2, Section 4-203 of the City's LDRs for properties located in the R-2, Single-Family District. No amendment to either the text of the LDRs or the adopted Zoning Map will therefore be required.

Outside Agencies: Before submitting the waiver of plat request, the surveyor retained by the applicant sent the proposed waiver of plat survey to utility companies, i.e., Florida Power and Light Company (FPL), AT&T, Comcast, and TECO People's Gas for their review and comments. Letters of no objection were received from all such utility companies and are attached to this report.

City Staff Comments: The Community Planning and Development Department (the "Department") reviewed the proposed waiver of plat request and found it to be consistent with the goals, policies and objectives of the City's Comprehensive Plan, and to be in keeping with the purpose and intent of the LDRs, as they relate to dimensional and concurrency requirements. Subsequently, the waiver of plat was sent to other City Departments to garner input, particularly Public Works Department to anticipate the impacts on Water and Sewer services. The waiver of plat has met with the approval of these other Departments.

City's Contracting Surveyor Comments: In addition to City Staff's comments, peer review comments were also solicited from the City's contracting surveying company, Craven Thompson & Associates. These comments, which are enclosed in this staff report, have been shared with and have all been addressed by the Applicant's surveyor.

In light of these findings, staff is of the opinion that the application is both consistent with the goals, objectives and policies of the City's Comprehensive Plan and in keeping with the purpose and intent of the City's LDRs. Consequently, staff requests that the Mayor and City Council adopt the attached resolution approving the requested waiver of plat, and subject to the following conditions:

1. *Approving Resolution.* After Council approval and upon the filing of a request for County review, a signed copy of the approving resolution shall be delivered to the Platting and Traffic Review Division of the Miami-Dade's Department of Regulatory and Economic Resources or County's Plat Committee, along with copies of the survey;
2. *Waiver of Plat Modification after approval.* Upon approval by the County's Plat Committee and prior to recordation, no changes, erasures, modifications or revisions shall be made to the approved plat unless resubmitted for new approval provided, however, that the City may, after public hearing and based only upon a recommendation of the County's Plat Division, change, modify or revise dedicated road rights-of-way or drainage easements; and
3. *Folio Numbers.* Upon recordation of the approved waiver of plat and City resolution with the County Clerk, new folio numbers shall be requested from the Miami-Dade County Property Appraiser's Office.

TWS/nl

Attachments:

1. Proposed Resolution
2. Waiver of Plat Application – 821 N.E. 144th Street
3. Exhibit 1 – “Waiver of Plat Boundary ”
4. Letters of No Objection from Comcast, FPL and TECO

RESOLUTION NO. _____

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI, FLORIDA, APPROVING THE ATTACHED WAIVER OF PLAT FOR THE APPROXIMATELY 18,234-SQUARE FEET PARCEL LOCATED AT 821 NE 144TH STREET, NORTH MIAMI, FL 33161, WITH MIAMI-DADE FOLIO NUMBER: 06-2219-006-0380, IN ACCORDANCE WITH ARTICLE 3, DIVISION 8, SECTION 3-802 OF THE CITY OF NORTH MIAMI CODE OF ORDINANCES, LAND DEVELOPMENT REGULATIONS, AND CHAPTER 28, SECTION 28-4.1 OF THE MIAMI-DADE COUNTY CODE OF ORDINANCES, IN ORDER TO SUBDIVIDE SAID PARCEL INTO TWO (2) INDIVIDUALLY PLATTED SINGLE-FAMILY LOTS MEASURING 66 FEET BY 138 FEET EACH; PROVIDING FOR AN EFFECTIVE DATE AND FOR ALL OTHER PURPOSES.

WHEREAS, the applicant, SMS Distribution, Inc., (“Applicant”) proposes to subdivide the parent tract into two (2) single-family lots with the intent of building a new single family residence on the proposed westerly lot (Lot A), which is currently undeveloped, and remodeling and bringing into code compliance the existing single-family sitting on the proposed easterly lot (Lot B); and

WHEREAS, the property is approximately 18,234-square feet in size and located at 821 NE 144th Street, North Miami (“Subject Property”), and with each of the two (2) subdivided parcels to independently satisfy all of the minimum dimensional requirements under Section 4-203 of the North Miami Code of Ordinances, Land Development Regulations (“LDRs”); and

WHEREAS, the Applicant seeks to obtain a waiver plat for the subdivision of the Subject Property pursuant to Article 3, Division 8, Section 3-802 LDRs and Chapter 28 of the Miami-Dade County Code of Ordinances (“County Code”); and

WHEREAS, the County Code requires the City to approve the proposed Waiver of Plat pursuant to the requirements of Section 3-802, LDRs, and Section 28-4.1, County Code; and

WHEREAS, the North Miami Planning Commission (“Planning Commission”) is required to review the proposed Waiver of Plat at a regularly scheduled public hearing, to ensure that it conforms with the requirements of the LDRs and the North Miami Comprehensive Plan (“Comprehensive Plan”); and

WHEREAS, on January 5, 2016, the Planning Commission conducted its review at a duly noticed public meeting and found that the Applicant’s proposed Waiver of Plat, conforms with the LDRs and Comprehensive Plan; and thereby recommended approval to the Mayor and City Council; and

WHEREAS, the Mayor and City Council find that the approval of the Waiver of Plat, as proposed by the Applicant and approved by the Planning Commission, is consistent with the LDRs, the Comprehensive Plan, and does not adversely affect the public health, safety, and general welfare.

NOW THEREFORE, BE IT DULY RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI, FLORIDA:

Section 1. **Approval of Waiver of Plat.** The Mayor and City Council of the City of North Miami, Florida, hereby approve a Waiver of Plat (attached hereto as “Exhibit 1”) for the approximately 18, 234-square feet parcel located at 821 N.E. 144th Street, North Miami, FL 33161, with Miami-Dade Folio Number: 06-2219-006-0380, in accordance with Article 3, Division 8, Section 3-802 of the City of North Miami Code of Ordinances, Land Development Regulations, and Chapter 28, Section 28-4.1 of the Miami-Dade County Code of Ordinances, in order to subdivide said parcel into two (2) individually platted single-family lots measuring 66 feet by 138 feet each.

Section 2. **Effective Date.** This Resolution shall become effective immediately upon adoption.

PASSED AND ADOPTED by a _____ vote of the Mayor and City Council of the City of North Miami, Florida, this _____ day of _____, 2016.

DR. SMITH JOSEPH
MAYOR

ATTEST:

MICHAEL A. ETIENNE, ESQ.
CITY CLERK

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

JEFF P. H. CAZEAU, ESQ.
CITY ATTORNEY

SPONSORED BY: CITY ADMINISTRATION

Moved by: _____

Seconded by: _____

Vote:

Mayor Smith Joseph, D.O., Pharm. D.
Vice Mayor Alix Desulme
Councilman Scott Galvin
Councilman Carol Keys, Esq.
Councilman Philippe Bien-Aime

_____ (Yes) _____ (No)
_____ (Yes) _____ (No)
_____ (Yes) _____ (No)
_____ (Yes) _____ (No)
_____ (Yes) _____ (No)

DEVELOPMENT REVIEW APPLICATION

Application #: PPWA1-2015-00002
 Project Name: East Coast Real Estate Development Group - Waiver of Plat

INSTRUCTIONS: Please print or type all information. The application must be filled out accurately and completely. Answer all questions. Do not leave an item blank. If an item does not apply, write N/A (Not Applicable).

<input type="checkbox"/> Abandonment/Vacation of Right-of-Way or Easement <input type="checkbox"/> Annexation <input type="checkbox"/> Amendment to Text of LDR <input type="checkbox"/> Comprehensive Plan Determination Letter <input type="checkbox"/> Comprehensive Plan Text Amendment <input type="checkbox"/> Conditional Use Permit <input type="checkbox"/> Conditional Use Permit Amendment <input type="checkbox"/> Conditional Use Permit Master Plan Development/ Non Residential	<input type="checkbox"/> Conditional Use Permit Master Plan Development / Residential <input type="checkbox"/> Development Agreement <input type="checkbox"/> Development of Regional Impact - Review <input type="checkbox"/> Development of Regional Impact - Notice of Proposed Change (NOPC) <input type="checkbox"/> Land Use Plan Amendment - Map <input type="checkbox"/> Land Use Plan Amendment - Comprehensive Plan Text Amendment <input type="checkbox"/> Rezoning/ Zoning Map Amendment	<input type="checkbox"/> Plat - Tentative Plat <input type="checkbox"/> Plat - Final Plat <input checked="" type="checkbox"/> Plat - Waiver of Plat <input type="checkbox"/> School Concurrency Review <input type="checkbox"/> Traffic Impact Analysis Review <input type="checkbox"/> Transfer of NRO Units <input type="checkbox"/> Finding of Consistency for Non-conformity Other _____
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DEVELOPMENT/PROJECT ADDRESS OR LOCATION:
821 NE 144 ST, North Miami, FL 33161-2333

Legal Description (attach separate sheet if necessary):
See Attached Sheet

All Tax ID Folio Numbers:
06-2219-006-0380

Project Narrative (Brief description)(Please attach Letter of Intent as a separate sheet)
See Attached Sheet

Residential Use(s)/Unit Type(s): <u>(1) Existing Single Family Structure</u>	Site Area (sq. ft. & acres): <u>18,233.94 SF / 0.4186 Acres</u>
Number of Residential Units: <u>(1) Existing Unit</u>	Existing Zoning Designation(s): <u>R-2</u>
Non-Residential Use(s) (Type & sq. ft.): <u>N/A</u>	Proposed Zoning Designation(s): <u>R-2</u>
Current Use(s) of Property: <u>Residential Use</u>	Existing Land Use Designation(s): <u>0101 Residential - Single Family</u>
Proposed Use(s) of Property: <u>Residential Use</u>	Proposed Land Use Designation(s): <u>0101 Residential - Single Family</u>
Is the property platted? <u>Yes</u>	Will the plat be affected by this application? If yes, please explain. <u>Yes, requesting to divide into two parcels.</u>
OR Book & Page: <u>Book 29387, Page 3222</u>	Is the property the subject of Code Enforcement Action? If yes, Code Enforcement Case No.: <u>No</u>
Plat Name: <u>Sunny Acres PB 42-93</u>	
Is the property an existing legal lot of record? If No, please explain. <u>Yes</u>	

PROPERTY OWNER / APPLICANT / AGENT INFORMATION

Property Owner (s) SMS DISTRIBUTION INC
Address 233 N FEDERAL HIGHWAY UNIT 67 DANIA FL 33004
Phone 786-413-4667 Fax 844-443-3259 E-mail SASI@EASTCOASTREALTY.US.COM

Applicant SASI HAHAM
Address 1722 SHERIDAN ST UNIT #374 HOLLYWOOD FL 33020
Phone 786 413 4667 Fax 844 443 3259 E-mail SASI@EASTCOASTREALTY.US.COM

Agent _____
Address _____
Phone _____ Fax _____ E-mail _____

CONTACT PERSON

Identify one person to serve as the contact for the City during the application process. This will be the person notified by the City regarding comments and meetings (if needed).

Name SASI HAHAM SH
Address 1722 SHERIDAN UNIT 374 HOLLYWOOD FL 33020 (1722 SHERIDAN ST #374)
Phone 7864134667 Fax 844-443-3259 E-mail GO@BUYTHE.HOUSE

CERTIFICATION

I certify that the information and exhibits I have submitted are true and correct to the best of my knowledge. In filing the application I am acting with the knowledge and consent of those persons who are owners of the subject property or are parties to this application. I understand that all materials required by the City of North Miami must be submitted prior to having this application processed and that additional fee or materials may be required as a result of processing of this application.

Owners Signature [Signature] Date 05 NOV 2015 05 NOV 2015

OWNER'S SWORN-TO-CONSENT PERMITTING AGENT TO FILE FOR A HEARING

I, SASI HAHAM, being the first duly sworn, depose and say that I am the owner of the property describe herein and which is the subject matter of the proposed hearing, do hereby authorize _____ to file this application for a public hearing.

Signature [Signature] Date 05 NOV 15 05 NOV 15

NOTARIZATION

STATE OF FLORIDA/COUNTY OF _____

The foregoing instrument was acknowledged before me this 16th day of Jan, 2015, by SASI HAHAM.

(Signature of Notary Public - State of Florida)

(Print, Type or Stamp Commissioned Name of Notary Public)

[Signature]



Luisa Fernanda Lopez
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF029203

Personally Known _____ OR Produced Identification

Type of Identification DIVERSIFIED

ARQUITECTURA INTERNATIONAL

August 17, 2015

East Coast Real Estate Development Group
Dania, Florida

RE: 821 N.E. 144 Street
North Miami, Florida 33161-2333
Folio # 06-2219-006-0380

Project Narrative (letter of intent) :

The existing property referenced above covers an area of 18,234 square feet (0.14186 acres). It is the intention of East Coast Real Estate Development Group to divide the property into two parcels where the existing residential structure will be completely remodeled on the east side of the property and new construction for another single family residence is proposed for the west side of the property. The new front dimension of the west side of the property is proposed at 65.81' and the east side of the property, where the existing house lies, is proposed at 66.33' in total length, street frontage. The existing house on the east side of the property is proposed to demolish a portion of the existing garage in order for the building to sit properly within the zoned setbacks. The current zoning codes will be met and will apply to both residential properties with required setbacks as written in today's code. As architectural designers of these projects, it is the intention to create and become a part of the beautification of this area with two new residential structures that will have attractive curb appeal and will bring value to the current neighborhood.

Richard H. Hidalgo
Project Manager/Architectural Designer

[Handwritten signature]
02/NOV/15
SH
66.06'

[Handwritten signature]
02/NOV/15
SH
66.07'

COMPANY OWNER NAME OF THE PROPERTY AND LAND.
IS
"SMS DISTRIBUTION"
SAS HAHM
[Handwritten signature]

Development Review Application

Project Address: 821 N.E. 144 St., North Miami, FL 33161-2333

Folio #: 06-2219-006-0380

Legal Description: 19-20 52 42
SUNNY ACRES PB 42-93
S1/2 LOT 13
LOT SIZE 132.130 X 138
OR 18577-2206 04 1999 5
COC 24508-2274/25858-0108 04061

Letter of Intent:

The purpose of this application is to obtain approval for a waiver of plat for the property referenced above. The proposal request is to divide the existing property into two separate parcels. The western section of the property will have a 66.06' street frontage. The eastern section of the property will have 66.07' of street frontage. The intent would be to remodel the existing single family structure that currently occupies the eastern section of land and propose new construction to the western section of land with a new single family structure. This request will meet all current building code and zoning code requirements established for this area and the development of these two separate parcels will bring new beautification to this street and the surrounding area.

ARQUITECTURA INTERNATIONAL

August 17, 2015

East Coast Real Estate Development Group
Dania, Florida

RE: 821 N.E. 144 Street
North Miami, Florida 33161-2333
Folio # 06-2219-006-0380

Legal Description :

(Per or book 29387, page 3222)

Tract 13 less the north 135 feet, Sunny Acres, according to the plat thereof as recorded in Plat Book 42, at Page 93, of the Public Records of Miami-Dade County, Florida.

DISCLOSURE STATEMENT

*****DO NOT SUBMIT THIS FORM WITH THE APPLICATION*****

THIS FORM MUST BE COMPLETED AND PRESENTED TO THE INSPECTOR AT THE TIME OF THE INSPECTION

Property: 821 Ne 144th St North Miami , FL . 33161

Buyer: SMS DISTRIBUTION Phone: 786-413-4667
Print or Type

Seller: Ocwen Loan Servicing, LLC Phone: _____
Print or type

SELLER does hereby disclose to BUYER that pursuant to Ordinance No. 887 adopted by the City Council of the City of North Miami on November 24, 1992, as codified in Sec. 3-210 of the Zoning Code of the City of North Miami, as amended, it is unlawful to occupy or cause the occupancy of a single-family, condominium unit, duplex, triplex, or multi-family property sold to BUYER after January 1, 1993, unless and until a Certificate of Re-Occupancy is issued by the City of North Miami for such property.

Seller Buyer

Sasi

STATE OF FLORIDA)
COUNTY OF ~~DADE~~ Broward
Sworn to and subscribed before me
by buyer this 6 day of
May 2015
Daniela Madotta
Notary Public
#FF188659
(Stamped Commission Name)



Personally Known _____
Produced I.D. X
Florida Driver's License
Type of I.D. Produced

Inspection Date: _____
revised 1/27/12

OFFICIAL USE ONLY
Inspector: _____

Real Estate Tax Information

Folio Number(s): 06-2219-006-0380 **\$3,671.48**

Total Tax Amount: \$3,671.48

Payment Confirmation

Tax Description	Real Estates Property Taxes
Account Number(s)	06-2219-006-0380
Payment Timestamp	November 03, 2015 03:40:02 PM
Amount Paid	\$3,671.48
Payment Type	e-Check
Order Number	4661883
Processor Reference Number	116367838
Authorization Number	413771979
Account Holder Name	SASI HAHAM

[Return to TaxSys Search](#) [Return to Tax Collector Home](#)



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Please do not include any special characters in the name, address, and e-mail field such as #, &, hyphens, comma, dashes.

**We have moved. Our new address is:
200 NW 2nd Ave, Miami, FL 33128**

The information contained herein does not constitute a title search or property ownership.

2015 Tax Bills are Payable on Sunday, November 1, 2015.

Real Estate Account At 821 NE 144 ST, North Miami 33161-2333

Real Estate Account #06-2219-006-0380

 [Parcel details](#)  [Latest bill](#)  [Full bill history](#)

2015	2014	2013	2012	...	2005
PAID	PAID	PAID	PAID		PAID

Real Estate 2015 Annual Bill

 [Print this bill \(PDF\)](#)

Miami-Dade County Tax Collector

Notice of Ad Valorem Taxes and Non-ad Valorem Assessments

Account number  06-2219-006-0380	Escrow code —	Millage code 0600
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PAID 2015-11-03 \$3,671.48
Receipt #ECHECK-16-008974

Amount due May be Subject to Change Without Notice
Mail payments to:
200 NW 2nd Avenue, Miami, FL 33128

Owner
SMS DISTRIBUTION INC
398 E DANIA BEACH BLVD 307
DANIA BEACH, FL 33004

Situs address
821 NE 144 ST
North Miami 33161-2333

Legal description
19-20 52 42 SUNNY ACRES PB 42-93 S1/2 LOT 13 LOT
SIZE 132.130 X 138 OR 18577-2206 04 1999 ...
Full legal available:  [Parcel details](#)

Ad Valorem Taxes

Taxing authority	Millage	Assessed	Exemption	Taxable	Tax
Miami-Dade School Board					
School Board Operating	7.41300	159,493	0	159,493	\$1,182.32
School Board Debt Service	0.19900	159,493	0	159,493	\$31.74
State and Other					
Florida Inland Navigation Dist	0.03200	159,493	0	159,493	\$5.10

South Florida Water Mgmt Dist	0.14590	159,493		159,493	\$23.27
Okeechobee Basin	0.15860	159,493	0	159,493	\$25.30
Everglades Construction Proj	0.05060	159,493	0	159,493	\$8.07
Childrens Trust Authority	0.50000	159,493	0	159,493	\$79.75
Miami-Dade County					
County Wide Operating	4.66690	159,493	0	159,493	\$744.34
County Wide Debt Service	0.45000	159,493	0	159,493	\$71.77
Fire Rescue Operating	2.42070	159,493	0	159,493	\$386.08
Fire Rescue Debt Service	0.00860	159,493	0	159,493	\$1.37
Municipal Governing Board					
North Miami Debt Service	0.00000	159,493	0	159,493	\$0.00
North Miami Operating	7.93360	159,493	0	159,493	\$1,265.35
Total	23.97890				\$3,824.46

Non-Ad Valorem Assessments

Levying authority	Rate	Amount
No non-ad valorem assessments.		

Combined taxes and assessments: \$3,824.46

If paid by:	Nov 30, 2015
Please pay:	\$0.00

PAID 2015-11-03 \$3,671.48
Receipt #ECHECK-16-008974

Prepared by and return to:
JERALD C. CANTOR, ESQ.
Phillips, Cantor, Shalek, Rubin & Pfister, P.A.
4000 Hollywood Blvd., Suite 500-N
Hollywood, Florida 33021

File Number: 25810
Parcel Identification Number: 06-2219-006-0380

[Space Above This Line For Recording Date]

Special Warranty Deed

This Special Warranty Deed made this 12 day of May, 2015, between Wells Fargo Bank N.A., as Trustee for Option One Mortgage Loan Trust 2006-2, Asset-Backed Certificates, Series 2006-2, whose post office address is c/o Ocwen Loan Servicing, LLC, 1661 Worthington Road, Suite 100, West Palm Beach, Florida 33409, grantor, and SMS Distribution Inc., a Florida corporation, whose post office address is 398 E. Dania Beach Blvd., Suite 307, Dania Beach, Florida 33004, grantee:

(Whenever used herein the terms grantor and grantee include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Miami-Dade County, Florida, to-wit:

Tract 13 less the North 135 feet, Sunny Acres, according to the plat thereof as recorded in Plat Book 42, Page 93, in the Public Records of Miami-Dade County, Florida.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

Subject to taxes for the year 2015 and subsequent years; zoning and/or restrictions and prohibitions imposed by governmental authority; restrictions and other matters appearing on the plat and/or common to the subdivision; and utility easements of record.

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

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Ocwen Loan Servicing, LLC as Attorney In Fact for Wells Fargo Bank N.A., as Trustee for Option One Mortgage Loan Trust 2006-2, Asset-Backed Certificates, Series 2006-2

[Signature]
Print Name: Jon King

By: [Signature]
Print Name: Guirene Dolcine

[Signature]
Print Name: Jose Manque

Print Title: Contact Management Coordinator

STATE OF Florida)
COUNTY OF Palm Beach)

I HEREBY CERTIFY that on this day before me, an signor duly qualified to take acknowledgments, personally appeared Guirene Dolcine as Contact Management Coordinator for Ocwen Loan Servicing, LLC, as Attorney In Fact for Wells Fargo Bank N.A., as Trustee for Option One Mortgage Loan Trust 2006-2, Asset-Backed Certificates, Series 2006-2, who is personally known to me for has produced a driver's license to be the person described in and who executed the foregoing instrument and who did/did not take an oath and he/she acknowledged before me that he/she executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 12 day of May, 2015.



[Signature]
Notary Public, State of Florida
My commission expires: 5/8/18
Print Name: Shiluncira Lidell



EXISTING
HOUSE

Important Message The Property Appraiser does not send tax bills and does not set or collect taxes. Please visit the Tax Collector's website (<http://www.miamidade.gov/taxcollector/>) directly for additional information.



(<https://www.facebook.com/MiamiDadePA>)



(<https://twitter.com/MiamiDadePA>)

Building Sketch Viewer

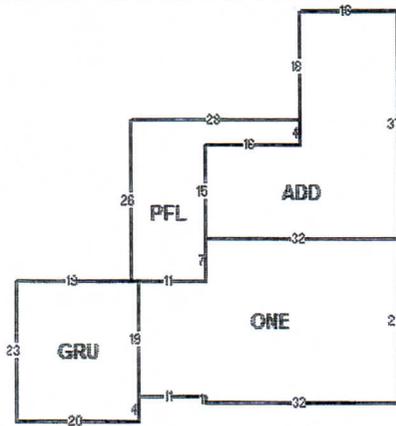
Folio: 06-2219-006-0380
Address: 821 NE 144 ST
Owner: WELLS FARGO BANK N A TRS
C/O SHAPIRO & FISHMAN LLP

Actual Area: 2,741 Sq. Ft.
Living Area: 1,905 Sq. Ft.
Adjusted Area: 2,260 Sq. Ft.

Building Number: **1** of 1 Roll Year: 2015

Previous

Next



[Click here to see Sketch SubArea Descriptions \(http://www.miamidade.gov/pa/library/sub-area-descriptions.pdf\)](http://www.miamidade.gov/pa/library/sub-area-descriptions.pdf)

Generated on: 6/5/2015

Disclaimer:

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 Liability Disclaimer and User Agreement. See full disclaimer and User Agreement at <http://www.miamidade.gov/info/disclaimer.asp>

Exemptions & Benefits

Deployed Military

(<http://www.miamidade.gov/pa/exemptions/DeployedMilitary.asp>)

Disability

Real Estate

40 Yr Building

(<http://www.miamidade.gov/pa/real-estate/40YearBuilding.asp>)

Tangible Personal Property

Appealing your Assessment

(<http://www.miamidade.gov/pa/appealing-assessment.asp>)

Public Records

Address Blocking

(<http://www.miamidade.gov/pa/public-records/address-blocking.asp>)

Change of Name

Online Tools

Property Search

(<http://www.miamidade.gov/pa/property-search/#/>)

Property Sales

SECTION A - PROPERTY INFORMATION

FOR INSURANCE COMPANY USE

A1. Building Owner's Name SMS Distribution Inc., a Florida corporation
 Policy Number:

A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.
 821 NE 144th Street
 Company NAIC Number:
 City N Miami State FL ZIP Code 33161

A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.)
 Tract 13, LESS the N 135', Sunny Acres Pid:06-2219-006-0380

A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) Residential

A5. Latitude/Longitude: Lat. 25.9080 N Long. 80.1823 W Horizontal Datum: NAD 1927 NAD 1983

A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.

A7. Building Diagram Number 6

A8. For a building with a crawlspace or enclosure(s):
 a) Square footage of crawlspace or enclosure(s) 652± sq ft
 b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade 11
 c) Total net area of flood openings in A8.b 1,638 sq in
 d) Engineered flood openings? Yes No

A9. For a building with an attached garage:
 a) Square footage of attached garage 349 sq ft
 b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade 0
 c) Total net area of flood openings in A9.b n/a sq in
 d) Engineered flood openings? Yes No

SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1. NFIP Community Name & Community Number
 City of North Miami, 120655

B2. County Name
 Miami-Dade

B3. State
 FL

B4. Map/Panel Number 12086C0141	B5. Suffix L	B6. FIRM Index Date 09/11/09	B7. FIRM Panel Effective/Revised Date 09/11/09	B8. Flood Zone(s) AE	B9. Base Flood Elevation(s) (Zone AO, use base flood depth) 7.0
------------------------------------	-----------------	---------------------------------	---	-------------------------	--

B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9.
 FIS Profile FIRM Community Determined Other/Source: _____

B11. Indicate elevation datum used for BFE in Item B9: NGVD 1929 NAVD 1988 Other/Source: _____

B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? Yes No
 Designation Date: _____
 CBRS OPA

SECTION C - BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: Construction Drawings* Building Under Construction* Finished Construction
 *A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations - Zones A1-A30, AE, AH, A (with BFE), VE, V1-V30, V (with BFE), AR, AR/A, AR/AE, AR/A1-A30, AR/AH, AR/AO. Complete Items C2.a-h below according to the building diagram specified in Item A7. In Puerto Rico only, enter meters.
 Benchmark Utilized: County Benchmark# N-361 Vertical Datum: Elevation 10.52, NGVD29
 Indicate elevation datum used for the elevations in items a) through h) below. NGVD 1929 NAVD 1988 Other/Source: _____
 Datum used for building elevations must be the same as that used for the BFE.

Check the measurement used.

a) Top of bottom floor (including basement, crawlspace, or enclosure floor)	<u>6.47</u>	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters
b) Top of the next higher floor	<u>8.40</u>	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters
c) Bottom of the lowest horizontal structural member (V Zones only)	<u>n/a.</u>	<input type="checkbox"/> feet	<input type="checkbox"/> meters
d) Attached garage (top of slab)	<u>7.78</u>	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters
e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments)	<u>n/a.</u>	<input type="checkbox"/> feet	<input type="checkbox"/> meters
f) Lowest adjacent (finished) grade next to building (LAG)	<u>6.3</u>	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters
g) Highest adjacent (finished) grade next to building (HAG)	<u>6.5</u>	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters
h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support	<u>n/a.</u>	<input type="checkbox"/> feet	<input type="checkbox"/> meters

SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

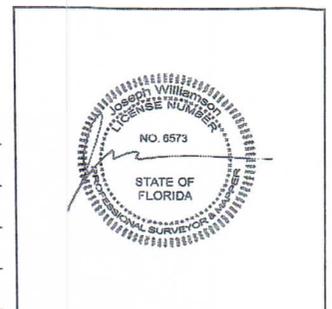
Check here if comments are provided on back of form. Were latitude and longitude in Section A provided by a licensed land surveyor? Yes No
 Check here if attachments.

Certifier's Name Joseph E. Williamson, PLS License Number 6573

Title Licensed FLSurveyor Company Name Vision Land Service

Address 941 S. Pennsylvania Ave City Winter Park State FL ZIP Code 32789

Signature _____ Date 05/08/15 Telephone (888) 399-8474



IMPORTANT: In these spaces, copy the corresponding information from Section A.

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.

821 NE 144th Street

City N Miami

State FL

ZIP Code 33161

Policy Number:

Company NAIC Number:

SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION (CONTINUED)

Copy both sides of this Elevation Certificate for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments

[Handwritten signature]

Signature

Date 05/08/15

SECTION E - BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO AND ZONE A (WITHOUT BFE)

For Zones AO and A (without BFE), complete Items E1-E5. If the Certificate is intended to support a LOMA or LOMR-F request, complete Sections A, B, and C. For Items E1-E4, use natural grade, if available. Check the measurement used. In Puerto Rico only, enter meters.

- E1. Provide elevation information for the following and check the appropriate boxes to show whether the elevation is above or below the highest adjacent grade (HAG) and the lowest adjacent grade (LAG).
a) Top of bottom floor (including basement, crawlspace, or enclosure) is ... feet meters above or below the HAG.
b) Top of bottom floor (including basement, crawlspace, or enclosure) is ... feet meters above or below the LAG.
E2. For Building Diagrams 6-9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 8-9 of Instructions), the next higher floor (elevation C2.b in the diagrams) of the building is ... feet meters above or below the HAG.
E3. Attached garage (top of slab) is ... feet meters above or below the HAG.
E4. Top of platform of machinery and/or equipment servicing the building is ... feet meters above or below the HAG.
E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? Yes No Unknown. The local official must certify this information in Section G.

SECTION F - PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without a FEMA-issued or community-issued BFE) or Zone AO must sign here. The statements in Sections A, B, and E are correct to the best of my knowledge.

Property Owner's or Owner's Authorized Representative's Name

Address City State ZIP Code

Signature Date Telephone

Comments

Check here if attachments.

SECTION G - COMMUNITY INFORMATION (OPTIONAL)

The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Sections A, B, C (or E), and G of this Elevation Certificate. Complete the applicable item(s) and sign below. Check the measurement used in Items G8-G10. In Puerto Rico only, enter meters.

- G1. The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)
G2. A community official completed Section E for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO.
G3. The following information (Items G4-G10) is provided for community floodplain management purposes.

Table with 3 columns: G4. Permit Number, G5. Date Permit Issued, G6. Date Certificate Of Compliance/Occupancy Issued

- G7. This permit has been issued for: New Construction Substantial Improvement
G8. Elevation of as-built lowest floor (including basement) of the building: feet meters Datum
G9. BFE or (in Zone AO) depth of flooding at the building site: feet meters Datum
G10. Community's design flood elevation: feet meters Datum

Local Official's Name Title

Community Name Telephone

Signature Date

Comments

Check here if attachments.

Building Photographs

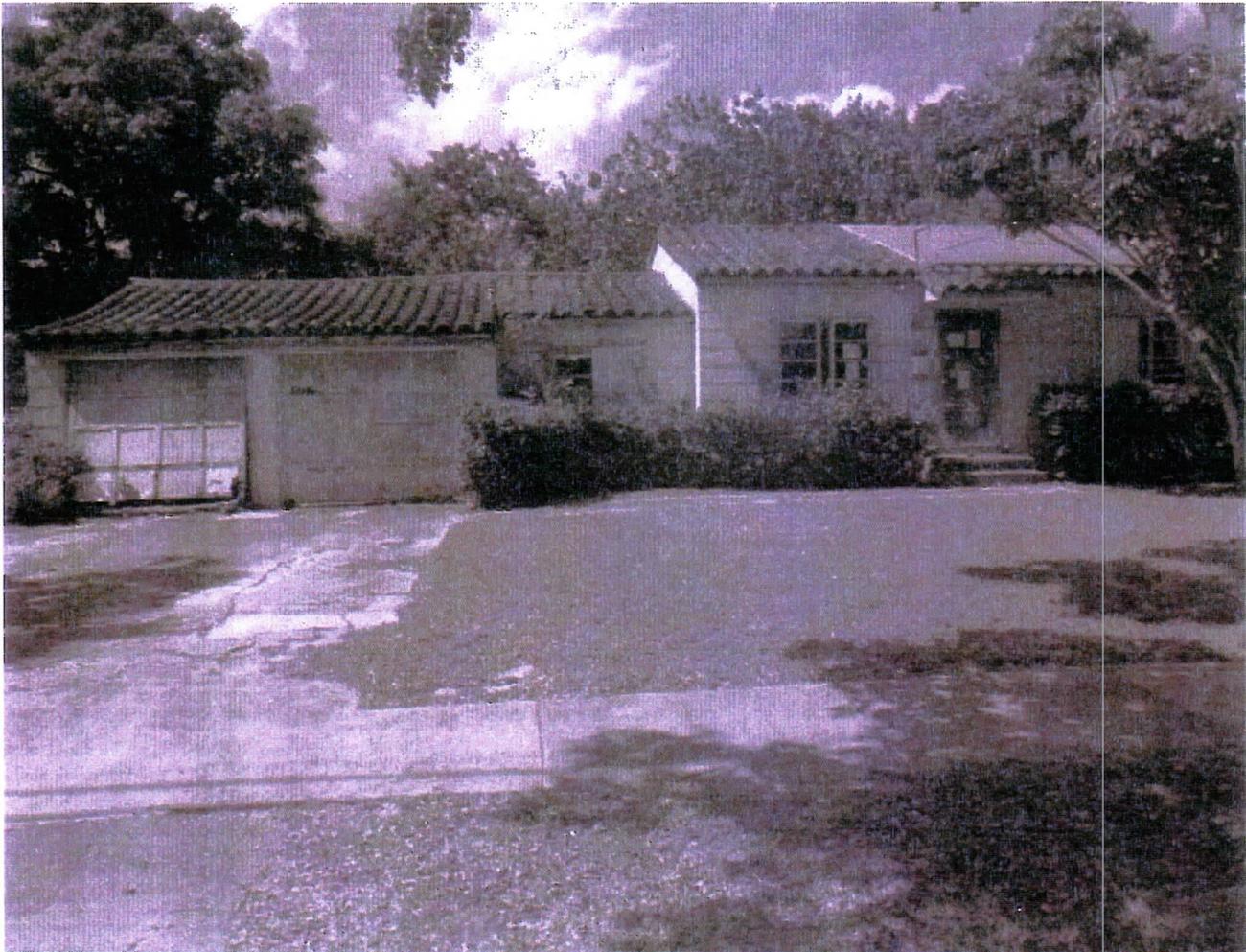
See Instructions for Item A6.

IMPORTANT: In these spaces, copy the corresponding information from Section A.

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 821 NE 144th Street		
City N Miami	State FL	ZIP Code 33161

FOR INSURANCE COMPANY USE
Policy Number:
Company NAIC Number:

If using the Elevation Certificate to obtain NFIP flood insurance, affix at least 2 building photographs below according to the instructions for Item A6. Identify all photographs with date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8. If submitting more photographs than will fit on this page, use the Continuation Page.



Front of House

Building Photographs

Continuation Page

IMPORTANT: In these spaces, copy the corresponding information from Section A.

FOR INSURANCE COMPANY USE	
Policy Number:	
Company NAIC Number:	

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.
821 NE 144th Street

City N Miami

State FL

ZIP Code 33161

If submitting more photographs than will fit on the preceding page, affix the additional photographs below. Identify all photographs with: date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8.



Rear of House

Date of this notice: 02-27-2014

Employer Identification Number:
46-4947543

Form: SS-4

Number of this notice: CP 575 A

SMS DISTRIBUTION INC
1490 N TRAFALGAR CIR
HOLLYWOOD, FL 33020

For assistance you may call us at:
1-800-829-4933

IF YOU WRITE, ATTACH THE
STUB AT THE END OF THIS NOTICE.

WE ASSIGNED YOU AN EMPLOYER IDENTIFICATION NUMBER

Thank you for applying for an Employer Identification Number (EIN). We assigned you EIN 46-4947543. This EIN will identify you, your business accounts, tax returns, and documents, even if you have no employees. Please keep this notice in your permanent records.

When filing tax documents, payments, and related correspondence, it is very important that you use your EIN and complete name and address exactly as shown above. Any variation may cause a delay in processing, result in incorrect information in your account, or even cause you to be assigned more than one EIN. If the information is not correct as shown above, please make the correction using the attached tear off stub and return it to us.

Based on the information received from you or your representative, you must file the following form(s) by the date(s) shown.

Form 1120

03/15/2015

If you have questions about the form(s) or the due date(s) shown, you can call us at the phone number or write to us at the address shown at the top of this notice. If you need help in determining your annual accounting period (tax year), see Publication 538, *Accounting Periods and Methods*.

We assigned you a tax classification based on information obtained from you or your representative. It is not a legal determination of your tax classification, and is not binding on the IRS. If you want a legal determination of your tax classification, you may request a private letter ruling from the IRS under the guidelines in Revenue Procedure 2004-1, 2004-1 I.R.B. 1 (or superseding Revenue Procedure for the year at issue). Note: Certain tax classification elections can be requested by filing Form 8832, *Entity Classification Election*. See Form 8832 and its instructions for additional information.

IMPORTANT INFORMATION FOR S CORPORATION ELECTION:

If you intend to elect to file your return as a small business corporation, an election to file a Form 1120-S must be made within certain timeframes and the corporation must meet certain tests. All of this information is included in the instructions for Form 2553, *Election by a Small Business Corporation*.

FLORIDA DEPARTMENT OF STATE
DIVISION OF CORPORATIONS



Detail by Entity Name

Florida Profit Corporation

SMS DISTRIBUTION INC

Filing Information

Document Number	P14000018378
FE/EIN Number	NONE
Date Filed	02/27/2014
State	FL
Status	ACTIVE

Principal Address

1490 N TRAFALGAR CIRCLE
HOLLYWOOD, FL 33020

Mailing Address

1490 N TRAFALGAR CIRCLE
HOLLYWOOD, FL 33020

Registered Agent Name & Address

DERHY FINANCIAL SERVICES LLC
99 NW 183RD ST
138
MIAMI, FL 33169

Officer/Director Detail

Name & Address

Title P

HAHAM, SASI
1490 N TRAFALGAR CIRCLE
HOLLYWOOD, FL 33020

Annual Reports

No Annual Reports Filed

Document Images

02/27/2014 -- Domestic Profit	View image in PDF format
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If you are required to deposit for employment taxes (Forms 941, 943, 940, 944, 945, CT-1, or 1042), excise taxes (Form 720), or income taxes (Form 1120), you will receive a Welcome Package shortly, which includes instructions for making your deposits electronically through the Electronic Federal Tax Payment System (EFTPS). A Personal Identification Number (PIN) for EFTPS will also be sent to you under separate cover. Please activate the PIN once you receive it, even if you have requested the services of a tax professional or representative. For more information about EFTPS, refer to Publication 966, *Electronic Choices to Pay All Your Federal Taxes*. If you need to make a deposit immediately, you will need to make arrangements with your Financial Institution to complete a wire transfer.

The IRS is committed to helping all taxpayers comply with their tax filing obligations. If you need help completing your returns or meeting your tax obligations, Authorized e-file Providers, such as Reporting Agents (payroll service providers) are available to assist you. Visit the IRS Web site at www.irs.gov for a list of companies that offer IRS e-file for business products and services. The list provides addresses, telephone numbers, and links to their Web sites.

To obtain tax forms and publications, including those referenced in this notice, visit our Web site at www.irs.gov. If you do not have access to the Internet, call 1-800-829-3676 (TTY/TDD 1-800-829-4059) or visit your local IRS office.

IMPORTANT REMINDERS:

- * Keep a copy of this notice in your permanent records. **This notice is issued only one time and the IRS will not be able to generate a duplicate copy for you.** You may give a copy of this document to anyone asking for proof of your EIN.
- * Use this EIN and your name exactly as they appear at the top of this notice on all your federal tax forms.
- * Refer to this EIN on your tax-related correspondence and documents.

If you have questions about your EIN, you can call us at the phone number or write to us at the address shown at the top of this notice. If you write, please tear off the stub at the bottom of this notice and send it along with your letter. If you do not need to write us, do not complete and return the stub.

Your name control associated with this EIN is SMSD. You will need to provide this information, along with your EIN, if you file your returns electronically.

Thank you for your cooperation.

Ticket : 267510569 Rev:001 Taken: 09/29/15 00:29ET

State: FL Cnty: DADE GeoPlace: NORTH MIAMI
CallerPlace: NORTH MIAMI
Subdivision: SUNNY ACRES

Address : 821
Street : NE 144TH ST
Cross 1 : NE 10TH AVE
Within 1/4 mile: Y

Locat: LOCATE ENTIRE PROPERTY AT 821 NE 144TH ST.

Remarks : *** LOOKUP BY ADDRESS ***

Grids : 2554B8010A 2554B8010B 2554C8010A 2554C8010B 2554C8011D

Work date: 09/28/15 Time: 23:59ET Hrs notc: 000 Category: 3 Duration: 03 MONS
Due Date : 09/28/15 Time: 23:59ET Exp Date : 10/26/15 Time: 23:59ET
Work type: PLOT SVC Boring: U White-lined: U
Ug/Oh/Both: U Machinery: Y Depth: UNK Permits: Y N/A
Done for : EAST COAST REALTY

Company : EAST COAST REALTY Type: OTHR
Co addr : 1722 SHERIDAN ST
Co addr2: UNIT 374
City : HOLLYWOOD State: FL Zip: 33020
Caller : SASI HAHAN Phone: 786-413-4667
Contact : RICHARD HIDANGO Phone: 561-376-8736
BestTime: ANYTIME
Mobile : 786-413-4667
Fax : 844-443-3259
Email : SASI@EASTCOASTREALTY.US.COM

Submitted: 09/29/15 00:29ET Oper: SUN

Mbrs : CC1280 CNM529 DCPWT FPLDAD HT1010 L3C900 LS1104 MDWS PGSND SBF23
Mbrs : TL2051

Service Area Code	Service Area Name	Contact	Phone Numbers	Utility Type
CC1280	COMCAST CABLE	USIC DISPATCH	Day: (800) 778 - 9140	CATV & FIBER
CNM529	CITY OF NORTH MIAMI	MERRILL PEREZ	Day: (305) 893 - 6511 x15001	WTR/GRAVITY SWR/FRCE MAIN
DCPWT	DADE COUNTY PUBLIC WORKS AND TRAFFIC	CATHIA NORIEGA	Day: (305) 412 - 0891	TRAFFIC/STR LIGHTS
FPLDAD	FLORIDA POWER & LIGHT--DADE	USIC DISPATCH CENTER	Day: (800) 778 - 9140 Alt: (800) 468 - 8243	ELECTRIC
L3C900	LEVEL 3	TECH ON	Day: (877) 366 - 8344	FIBER OPTIC

	COMMUNICATIONS	DUTY		
MDWS	MIAMI-DADE WATER & SEWER	TONY GUY	Day: (786) 268 - 5353 Alt: (786) 229 - 6809	WATER AND SEWER
PGSND	TECO PEOPLES GAS SOUTH FLORIDA	DEE MACDONALD	Day: (407) 420 - 6650 Alt: (407) 466 - 7170	GAS
SBF23	A T & T/ DISTRIBUTION	USIC DISPATCH CENTER	Day: (800) 778 - 9140 Alt: (800) 468 - 8243	TELEPHONE

Available Responses

- **1** : Marked
- **2A** : Marked with Exceptions- High profile utility in conflict, utility owner will attempt to contact you to schedule site surveillance
- **2B** : Marked with Exceptions - Privately owned Facilities on property, contact private facility owner directly.
- **2C** : Marked with Exceptions - High priority subsurface installation in conflict. Excavator MUST notify the member of the excavation or demolition start date and time. See s.556.116(1) and (2), F.S.
- **2D** : Marked with Exceptions - High Profile utility in conflict
- **3A** : Unmarked - Locate technician could not gain access to property, call member to schedule access.
- **3B** : Unmarked - Incorrect address information, call SSOCCOF to verify the information on the ticket.
- **3C** : Unmarked - Locate technician and contractor (excavator) have agreed to meet on site on a specified date.
- **3D** : Unmarked - High Profile utility in conflict, utility owner will attempt to contact you to schedule site surveillance
- **3F** : Unmarked - Marking delay requested by locate technician and agreed to by excavator per agreement.
- **3H** : Unmarked - Privately owned facilities on property, contact private facility owner directly.
- **3M** : Unmarked - Marking instructions are unclear, call the utility to clarify the marking instructions.
- **3N** : Unmarked - Locate descriptions is insufficient. white lining is required per 556.105(5)(a), FS Please contact the utility when the white lining is completed.
- **3P** : Unmarked - Member does not have accurate information to perform the requested locate - please contact the utility for further details per 556.105 (7)(a), F.S.
- **3R** : Unmarked - The excavator has performed the excavation prior to the locaters arrival
- **3T** : Extraordinary circumstances per 556.105(8)(a), F.S. exist, call utility owner / operator provider for this location.
- **3U** : Unmarked - Not service provider for this location
- **3W** : Unmarked - Work is being performed by the utility and the excavator will mark the underground lines per agreement
- **4** : Clear No Facilities
- **5** : No Conflict - utility is outside of the requested work site
- **6A** : Active Facilities are present - the member has active facilities within the area described by the noticed demolition. DO NOT demolish until the member notifies you the site is clear
- **8** : Ongoing Job - locate technician and excavator have established an agreement on scheduled marking

WAIVER OF PLAT



RT GEOSOLUTIONS
 A PROFESSIONAL SURVEYING FIRM
 14790 SW 88 ST., MIAMI FL
 #961268, MIAMI FL 33296

SURVEYOR NOTES

LEGAL DESCRIPTION PARENT TRACT:
 TRACT 13 LESS THE NORTH 135 FEET, SUNNY ACRES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 42, PAGE 93, IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

LEGAL NOTES:
 1-BEARING BASED ON AN ASSUMED BEARING ALONG THE SOUTH LINE OF THE OF SECTION 20 TOWNSHIP 52 SOUTH, RANGE 42 EAST, AS BEING N 86°36'32"E.
 2-LEGAL DESCRIPTIONS OF PARCELS SHOWN HEREON WAS CREATED BY THIS FIRM.
 3-THIS SURVEY IS SUBJECT TO DEDICATIONS, LIMITATIONS, RESTRICTIONS, RESERVATIONS OR EASEMENTS OF RECORD.
 LEGAL DESCRIPTIONS OF PARENT TRACT PROVIDED BY CLIENT.
 4-UNDERGROUND ENCROACHMENTS, IF ANY, ARE NOT SHOWN.
 5-UNDERGROUND IMPROVEMENTS WERE LOCATED AND MARKED BY **SUNSHINE 817** AND SHOWN IN THIS SURVEY.
 6-UNLESS OTHERWISE NOTED, THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTINGS AND/OR FOUNDATIONS.

SITE BENCHMARKS SET FROM COUNTY BENCHMARK N-361, ELEVATION 10.52 NGVD29.

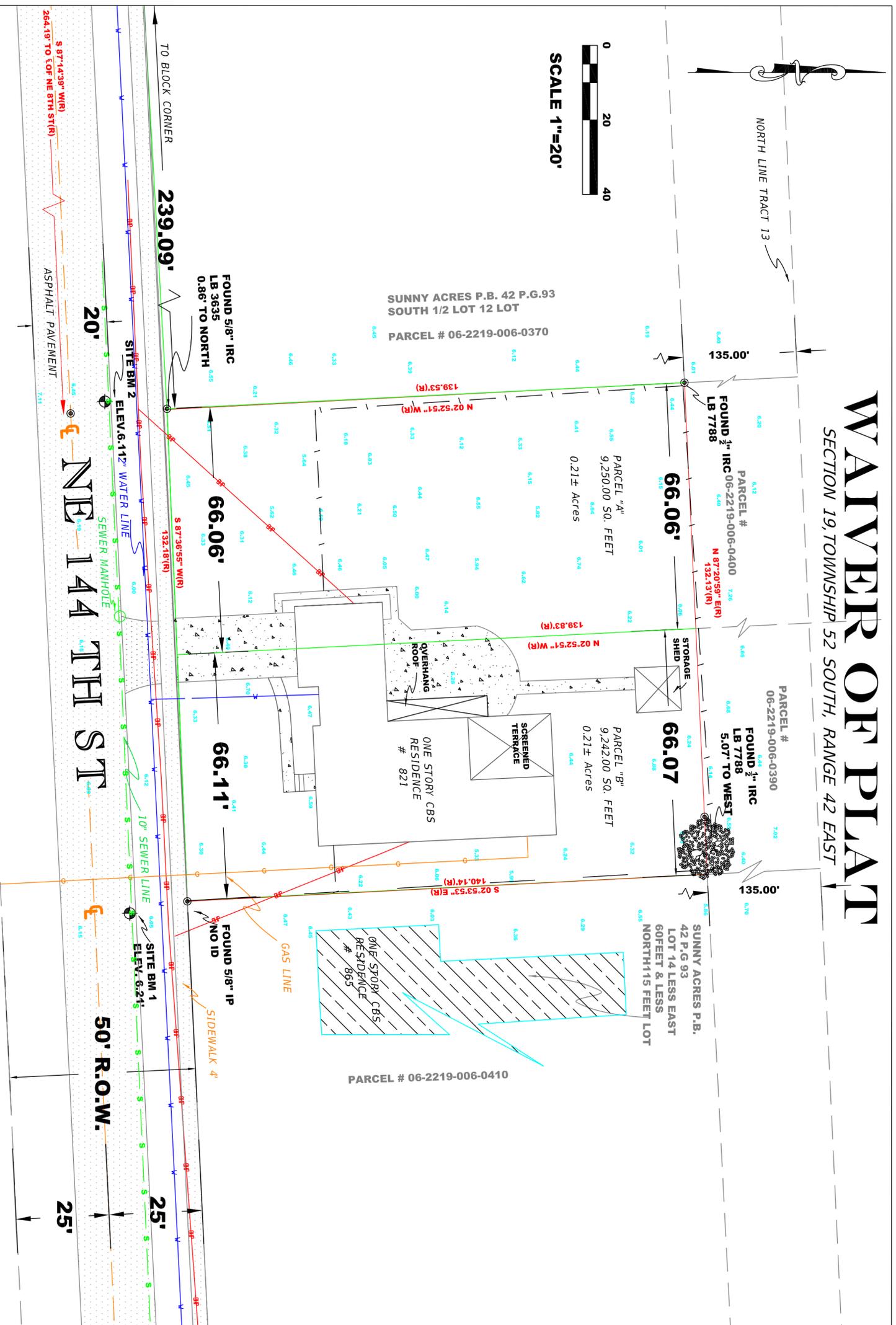
CERTIFY TO: SMS DISTRIBUTION

RAUL TIZA
 LAND SURVEYOR AND MAPPER No. 6942, LB 8029,
 STATE OF FLORIDA
 14612 S.W. 52nd STREET MIAMI, FLORIDA 33175
 PHONE: 786-975-8588

NOT VALID WITHOUT THE SIGNATURE AND THE ELECTRONIC SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

WAIVER OF PLAT

SECTION 19, TOWNSHIP 52 SOUTH, RANGE 42 EAST



LEGEND

LEGEND AND ABBREVIATIONS

- GAS LINE
- OVERHEAD POWER LINE
- WATER LINE
- WOOD FENCE
- SEWER LINE
- CENTER LINE
- BENCH MARK
- CONCRETE BLOCK AND STUCCO
- ELEVATION
- CAP OR DISK IDENTIFICATION
- IRON PIPE
- IRON REBAR & CAP
- LICENSE OF BUSINESS
- NATIONAL GEODETIC VERTICAL DATUM
- P.B. PAGE
- R RECORDED
- R.O.W. RIGHT OF WAY
- SQF SQUARE FOOT

SITE BENCHMARKS:

BM No 1 SET NAIL AND DISK RT Geosolutions.
 ELEV. 6.21' (NGVD1929)

BM NO 2 SET NAIL AND DISK RT GEOSOLUTIONS.
 ELEV. 6.11' (NGVD1929)

LEGAL DESCRIPTION:

PARCEL "A"
 PARCEL "B"

THE WEST 66.06 FEET LESS THE NORTH 135 FEET OF TRACT 13, SUNNY ACRES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 42, PAGE 93, IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

THE TRACT 13 LESS THE NORTH 135' AND LESS THE WEST 66.06 FEET, SUNNY ACRES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 42, PAGE 93, IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

WAIVER OF PLAT DATA:

OWNER: SMS DISTRIBUTION
 NUMBER OF PARCELS: 2
 AREA OF PARCEL "A": 9,250.0 SQF
 AREA OF PARCEL "B": 9,242.0 SQF
 UTILITY SERVICE: MIAMI-DADE WATER AND SEWER DEPARTMENT
 CURRENT ZONED COUNTY CODE: R-3
 USE CODE: RSFR

FIRM INFORMATION:

FLOOD ZONE AE
 BASE FLOOD ELEVATION: 7.0' (NGVD 1929 VERTICAL DATUM)
 PANEL 12086C0141L
 EFFECTIVE DATE: 9/11/2009

FOLIO NUMBER:

06-2219-006-0380

SCALE SHEET NUMBER

1"=20'

FIELD JOB DATE

1 of 2

SEPT, 29 2015

FILE NAME

821 NE 144 Th St, Miami, FL



November 12, 2015

East Coast Real Estate Development Group
1722 Sheridan St. #374
Hollywood FL 33020

Re: Platted Easement Encroachment
Track 13 Less the North 135 feet, Sunny Acres, According to the plat thereof
as recorded in Plat Book 42, at Page 93, of the Public Records of Miami-Dade
County, Florida.

Name: Sasi Haham

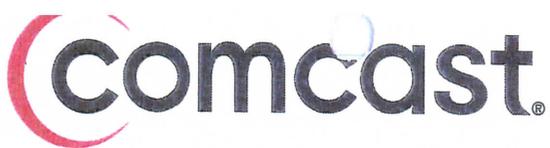
Thank you for contacting FPL about the encroachment of Right of way on track 13 less the North 135 feet, Sunny Acres, according to the Plat Book 42 Page 93 in the platted Right of Way at the referenced location. FPL has no objection to this existing encroachment and will not require its removal, however FPL does not agree to the future encroachment of any other structures into the easement.

If I can be of any further assistance, please contact me at 305-770-7979.

Sincerely,

A handwritten signature in black ink, appearing to read 'Marco Alvarez', written over a horizontal line.

Marco Alvarez
Associate Technical Specialist



Engineering – Design Department
2601 SW 145th Ave Miramar, FL 33027

Monday, November 09, 2015

Sasi
East Coast Realty

RE: 821 NE 144th Street, North Miami, FL 33161
Plat Job# - VLSR15-9409 / 15-10120
Request for Review of Tentative Plat
Miami Dade County
Comcast ID # CWSI-M14-3342

Attention Sasi,

Please be advised, in reference to the proposed re-plat/lot splitting at: **821 NE 144th Street, North Miami, FL 33161**...Comcast has existing aerial facilities located within the limits of this project.

Comcast has ***no objection and approves*** to the proposed re-plat/lot splitting, as outlined in the plans provided. Should it become necessary, Comcast will coordinate with the developer/owners for a separate easement instrument for the provision of Comcast services to the property/properties.

Should you have any further questions, please feel free to call me.

Cordially,



Chris Henning
South Florida Utility Coordinator
Authorized Contractor for Comcast
954-239-8386 (Office)
www.Cable-Wiring.com
cc: Leonard Maxwell-Newbold
cc: Ric Davidson
cc: Jason Palmer



November 9, 2015

Mr. Sasi Haham
SMS Distribution

RE: WAIVER OF PLAT (821 NE 144th St., NORTH MIAMI, FL. 33161)
TRACT 13 LESS THE NORTH 135 FT., SUNNY ACRES, ACCORDING TO THE PLAT
THEREOF AS RECORDED IN PLAT BOOK 42, PAGE 93, OF THE PUBLIC RECORDS OF
MIAMI-DADE COUNTY, FLORIDA.

Dear Mr. Haham:

After a review of our facilities within the area of the above mentioned plat, TECO Peoples Gas does not have any present, or proposed, natural gas mains and/or services within this plat and have no objections to the referenced plat.

Should you have any additional questions concerning the above, please contact me at 954-453-0811

Sincerely,

A handwritten signature in blue ink that reads "Angel L. Quant".

Angel L. Quant
South Florida Region Operations Manager

Cc: File