

IMPORTANT NOTICE TO APPLICANT:

THIS APPLICATION CONSISTS OF TWO (2) PAGES. BOTH PAGES MUST BE COMPLETED AND SUBMITTED IN ORDER TO PROCESS

Submittal deadline for this application and all associated documentation is Monday, 9:00AM. The fee amount will be calculated once this application is received and processed. In order for this item to be placed on the next available Plat Committee Agenda, the full correct fee must be paid no later than the following day, Tuesday, noon time. **Failure to submit this form and fees by the aforementioned deadlines will result in this item not being placed on the next available Plat Committee agenda.**

FOR OFFICIAL USE ONLY:

Agenda Date: _____
Tentative No.: T- _____
Received Date: _____

Number of Sites : (1)

APPLICATION FOR PLAT OF SUBDIVISION DEVELOPMENT

Municipality: UNINCORPORATED MIAMI-DADE COUNTY Sec.: 23 Twp.: 54 S. Rge.: 40 E. / Sec.: _____ Twp.: _____ S. Rge.: _____ E.

1. Name of Proposed Subdivision: Vybe Residential - Phase I

2. Owner's Name: Vibe 305 LLC Phone: 954.734.4023

Address: 7740 SW 104th St, #201 City: Pinecrest State: FL Zip Code: 33156

Owner's Email Address: damian@det-sc.com

3. Surveyor's Name: Fortin, Leavy, Skiles Phone: 305-653-4493

Address: 180 NE 168th St City: North Miami Beach State: FL Zip Code: 33162

Surveyor's Email Address: danjr@flssurvey.com

4. Folio No(s): 30-4023-000-0208 / 30-4023-000-0207 / 30-4023-000-0235 / 30-4023-000-0238

5. Legal Description of Parent Tract: See attached Exhibit "A"

6. Street boundaries: SW corner of SW 42nd St. & SW 75th Ave

7. Present Zoning: BRDI Zoning Hearing No.: Z2024000153

8. Proposed use of Property:
Single Family Res.(_____ Units), Duplex(_____ Units), Apartments(³⁶⁶ _____ Units), Industrial/Warehouse(_____ Square .Ft.),
Business(^{5,873} _____ Sq. Ft.), Office(_____ Sq. Ft.), Restaurant(_____ Sq. Ft. & No. Seats _____), Other (_____ Sq. Ft. & No. of Units _____)

9. Does the property contain contamination? YES: NO:

NOTE: Attach list of all plat restrictions zoning conditions or any other declarations, restrictions, covenants that might affect this Tentative Plat.

Any soil groundwater or surface water contaminants exceeding standards or criteria outlined in local, state, and/or federal law, shall be disclosed. Furthermore, any portion of the of the property to be conveyed (including right-of-way) must be identified, and the receiving entity must be made aware of the contamination and accept the conveyance. Documentation of acceptance from each entity shall be provided with the plat application.

Be advised that Miami-Dade County will not accept the conveyance of contaminated property for right-of-way: right-of-way areas must be fully restored to applicable local, state, and/or federal standards or criteria.

Please note nothing stated herein may be interpreted to limit or restrict an engineer's or other professional's responsibility to prepare plans accurately and completely for proposed right-of-way as well as any other projects or plans. For proposed dedications of non-right-of-way properties, any soil, groundwater or surface water contaminants must be disclosed to the County Department at the earliest stage possible. The presence of any such contamination or delay in disclosure of such contamination could result in the County declining the acceptance of the proposed dedication, the need for the developer to reconfigure or change previously approved site plans, or conduct changes to the proposed development may be required. The applicant may contact the DERM Environmental Monitoring and Restoration Division at 305-372-6700 for additional information.

I HEREBY CERTIFY that I am the owner of the parcel(s) described in Item 5 and that the information contained in this application is true and correct to the best of my knowledge and belief. If applicable, attached is a list of all the restrictions/restrictive covenants and declarations in favor of Miami-Dade County. Attached is a copy of the recorded deed showing my acquisition of this land. In addition, I agree to furnish additional items as may be necessary such as abstract or Opinion of Title to determine accurate ownership information. Furthermore, I am aware that the use of a public water supply and/or public sewer system may be required for this development. If so required, I recognize that engineering drawings for the extension of these utilities must be approved by the appropriate utility entity and by D.R.E.R. prior to the approval of the final plat.

Pursuant to Florida Statutes 837.06, whoever knowingly makes a false statement in writing with the intent to mislead a public servant in the performance of his duty shall be guilty of a misdemeanor of the second degree, punishable as provided in FS. 775.082 or FS. 775.083.

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

SS:

Signature of Owner: _____

(Print name & Title here): Alexa Rodriguez, Vice President

BEFORE ME, personally appeared Alexa Rodriguez this 28 day of Jan, 2026 A.D. and (he/she) acknowledged to and before me that (he/she) executed the same for the purposed therein. Personally known or produce as identification and who did (not) take an oath.

WITNESS my hand and seal in the County and State last aforesaid this 28 day of January, 2026 A.D.



Sebastian Jorge
Comm.: HH 539183
Expires: Jun. 16, 2028
Notary Public - State of Florida

Signature of Notary Public: _____

(Print, Type name here: Sebastian Jorge)

(NOTARY SEAL)

(Commission Expires)

(Commission Number)

Note: The reverse side of this sheet may be used for a statement of additional items you may wish considered.

EXHIBIT "A"

Parcel 1A:

Commence at the Southeast (SE) corner of the Southeast one-quarter (SE 1/4) of the Northwest one quarter (NW 1/4) of the Northwest one-quarter (NW 1/4) of Section 23, Township 54 South, Range 40 East; thence run North 89 degrees 26'00" West along the South line of said Southeast one-quarter (SE 1/4) of the Northwest one-quarter (NW 1/4) of the Northwest 1/4 (NW 1/4) for a distance of 668.92 feet to the Southwest (SW) corner of said Southeast one-quarter (SE 1/4) of the Northwest one-quarter (NW 1/4) of the Northwest one-quarter (NW 1/4); thence run 00° 43'15" East along the West line of said Southeast one-quarter (SE 1/4) of the Northwest one-quarter (NW 1/4) of the Northwest one-quarter (NW 1/4) for a distance of 344.00 feet to a point; thence run South 89 degrees 26'00" East for a distance of 25.00 feet to a point on the East Right-of-Way line of SW 75th Avenue and also being the POINT OF BEGINNING of the parcel of land herein described; thence continue South 89 degrees 26'00" East, for a distance of 296.72 feet to a point; thence run North 00 degrees 41'17" East, along a line that is parallel to and 347 feet West of the East line of the Northwest one-quarter (NW 1/4) of the Northwest one-quarter (NW 1/4) of said Section 23, for a distance of 189.49 feet to a point; thence run South 89 degrees 26'00" East for a distance of 21 feet to a point; thence run North 00 degrees 41'17" East, along a line that is parallel to and 326 feet West of the East line of the Northwest one-quarter (NW 1/4) of the Northwest one-quarter (NW 1/4) of said Section 23 for a distance of 130.34 feet to a point on the South Right-of-Way line of a dedicated service road; thence run North 89 degrees 21'25" West, for a distance of 292.57 feet along the South Right-of-Way line of said service road to a point of tangency with a circular curve to the left and concave to the Southeast and having for its elements a radius of 25 feet and an central angle of 89 degrees 55'20" thence run along the arc of said curve for a distance of 39.236 feet to a point of the East Right-of-Way line of SW 75th Avenue; thence run South 00 degrees 43'15" West, along the East Right of-Way line of said SW 75th Avenue for a distance of 295.29 feet to the POINT OF BEGINNING.

LESS AND EXCEPT the West 10.00 feet thereof conveyed to Miami-Dade County, Florida for road right-of way purposes; and

LESS AND EXCEPT that area bounded by the South line of the North 25 feet of the Southeast one-quarter (SE 1/4) of the Northwest one-quarter (NW 1/4) of the Northwest one-quarter (NW 1/4) of said Section 23, and bounded by the East line of the West 35 feet of the Southeast one-quarter (SE 1/4) of the Northwest one-quarter (NW 1/4) of the Northwest one-quarter (NW 1/4) of said Section 23 and bounded by a 25 foot radius arc concave to the Southeast and tangent to the last two described courses, also conveyed to Miami-Dade County for road right-of-way purposes.

Parcel 1B:

Commence at the SE corner of the SE 1/4 of the NW 1/4 of the NW 1/4 of Section 23, Township 54 South, Range 40 East; thence run North 89°26'00" West along the South line of said SE 1/4 of the NW 1/4 of the NW 1/4 for a distance of 688.92 feet to the SW corner of said SE 1/4 of the NW 1/4 of the NW 1/4; thence run North 0°43'15" East along the West line of said SE 1/4 of the NW

1/4 of the NW 1/4 for a distance of 194 feet to the Point of Beginning of the parcel of land herein described; thence continue North 0°43'15" East along the West line of said SE 1/4 of the NW 1/4 of the NW 1/4 for a distance of 150 feet to a point; thence run South 89°26'00" East for a distance of 321.72 feet to a point; thence run South 0°41'17" West along a line that is 347 feet West and parallel to the East line of said SE 1/4 of the NW 1/4 of the NW 1/4 for a distance of 150 feet to a point; thence run North 89°26'00" West for a distance of 321.81 feet to the Point of Beginning;

ALL LESS the West 25 feet thereof for right-of way.

AND LESS & EXCEPT the Right-of-Way Deed to Miami-Dade County recorded in Official Records Book 12923, Page 2512, of the Public Records of Miami-Dade County, Florida, said Right-of-Way being more particularly described as follows:

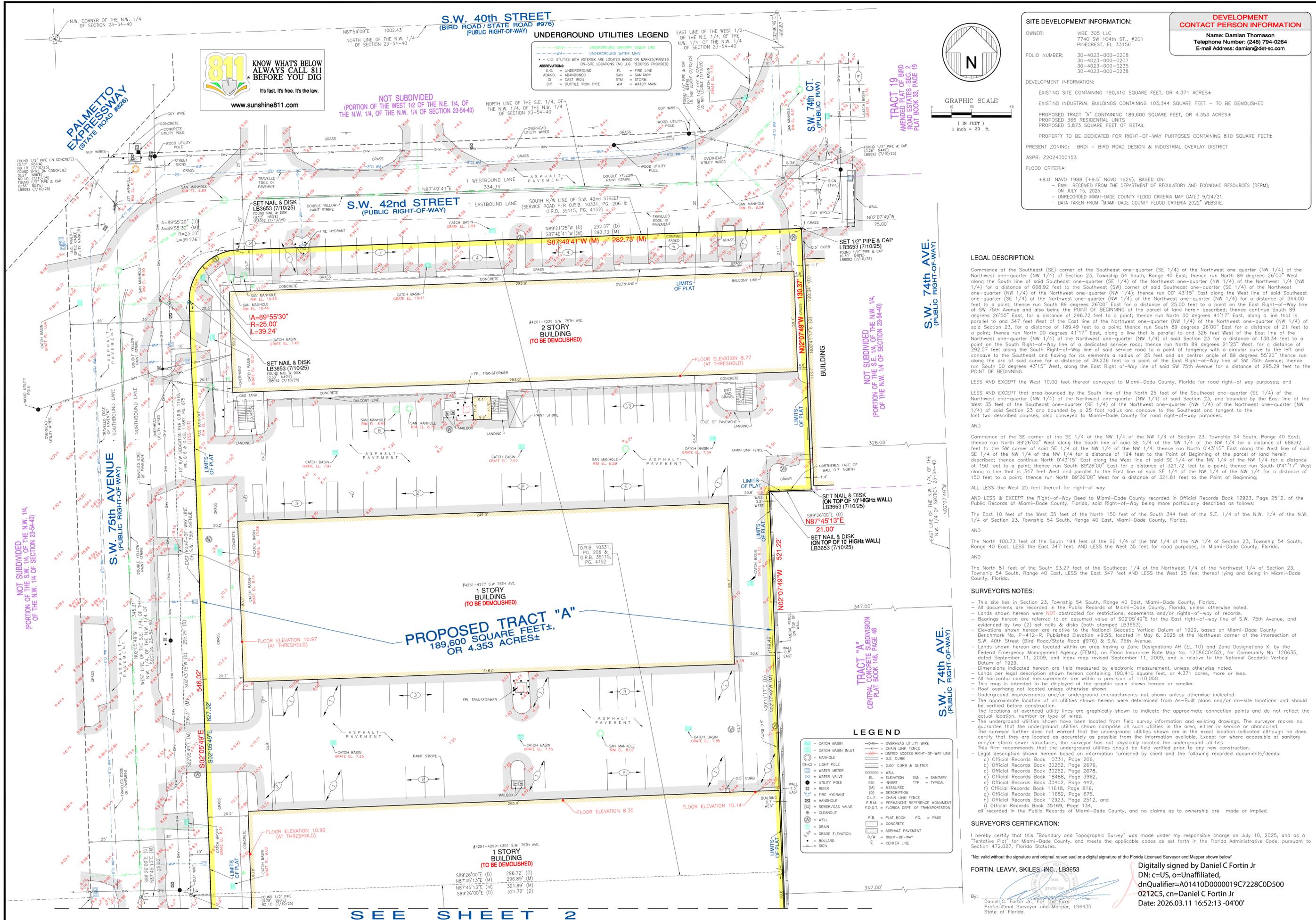
The East 10 feet of the West 35 feet of the North 150 feet of the South 344 feet of the S.E. 1/4 of the N.W. 1/4 of the N.W. 1/4 of Section 23, Township 54 South, Range 40 East, Miami-Dade County, Florida.

Parcel 1C:

The North 100.73 feet of the South 194 feet of the SE 1/4 of the NW 1/4 of the NW 1/4 of Section 23, Township 54 South, Range 40 East, less the East 347 feet, and less the West 35 feet for road purposes, in Miami-Dade County, Florida.

Parcel 1D

The North 81 feet of the South 93.27 feet of the Southeast 1/4 of the Northwest 1/4 of the Northwest 1/4 of Section 23, Township 54 South, Range 40 East, less the East 347 feet and less the West 25 feet thereof lying and being in Miami-Dade County, Florida.



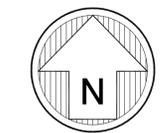
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S.W. 40th STREET
(BIRD ROAD STATE ROAD #976)
(PUBLIC RIGHT-OF-WAY)

UNDERGROUND UTILITIES LEGEND

- SAN --- UNDERGROUND SANITARY SEWER LINE
- WM --- UNDERGROUND WATER MAIN
- FL --- UNDERGROUND FIRE LINE
- STW --- UNDERGROUND STORM
- DIP --- UNDERGROUND DUCTILE IRON PIPE
- W --- UNDERGROUND WATER MAIN

Abbreviations:
 * = U.G. UTILITIES WITH ASTERISK ARE LOCATED BASED ON MARKED/PAINTED ON-SITE LOCATIONS (NO U.G. RECORDS PROVIDED)
 A.B. = ABANDONED
 C.I.P. = CAST IRON PIPE
 D.I.P. = DUCTILE IRON PIPE



DEVELOPMENT INFORMATION:

OWNER: VIBE 305 LLC
7740 SW 104th ST., #201
PINECREST, FL 33156

FOLIO NUMBER: 30-4023-000-0208
30-4023-000-0207
30-4023-000-0235
30-4023-000-0238

DEVELOPMENT INFORMATION:

EXISTING SITE CONTAINING 190,410 SQUARE FEET, OR 4.371 ACRES±

EXISTING INDUSTRIAL BUILDINGS CONTAINING 103,344 SQUARE FEET - TO BE DEMOLISHED

PROPOSED TRACT "A" CONTAINING 189,600 SQUARE FEET, OR 4.353 ACRES±

PROPOSED 366 RESIDENTIAL UNITS

PROPOSED 5,873 SQUARE FEET OF RETAIL

PROPERTY TO BE DEDICATED FOR RIGHT-OF-WAY PURPOSES CONTAINING 810 SQUARE FEET±

PRESENT ZONING: BRDI - BIRD ROAD DESIGN & INDUSTRIAL OVERLAY DISTRICT

ASPR: Z2024000153

FLOOD CRITERIA:

- +8.0' NAVD 1988 (+9.5' NGVD 1929), BASED ON:
 - EMAIL RECEIVED FROM THE DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES (DERM), ON JULY 15, 2025.
 - UNRECORDED MIAMI-DADE COUNTY FLOOD CRITERIA MAP DATED 9/24/21.
 - DATA TAKEN FROM "MIAMI-DADE COUNTY FLOOD CRITERIA 2022" WEBSITE.

DEVELOPMENT CONTACT PERSON INFORMATION

Name: **Damian Thomas**
 Telephone Number: (248) 794-0264
 E-mail Address: damian@dot-sc.com

LEGAL DESCRIPTION:

Commence at the Southeast (SE) corner of the Southeast one-quarter (SE 1/4) of the Northwest one-quarter (NW 1/4) of the Northwest one-quarter (NW 1/4) of Section 23, Township 54 South, Range 40 East; thence run North 89 degrees 26'00" West along the South line of said Southeast one-quarter (SE 1/4) of the Northwest one-quarter (NW 1/4) of the Northwest one-quarter (NW 1/4) for a distance of 668.92 feet to the Southwest (SW) corner of said Southeast one-quarter (SE 1/4) of the Northwest one-quarter (NW 1/4) of the Northwest one-quarter (NW 1/4); thence run 00 degrees 43'15" East along the West line of said Southeast one-quarter (SE 1/4) of the Northwest one-quarter (NW 1/4) of the Northwest one-quarter (NW 1/4) for a distance of 344.00 feet to a point; thence run South 26 degrees 26'00" East for a distance of 25.00 feet to a point on the East Right-of-Way line of SW 75th Avenue and also being the POINT OF BEGINNING of the parcel of land herein described; thence continue South 89 degrees 26'00" East, for a distance of 296.72 feet to a point; thence run North 00 degrees 41'17" East, along a line that is parallel to and 347 feet West of the East line of the Northwest one-quarter (NW 1/4) of the Northwest one-quarter (NW 1/4) of said Section 23, for a distance of 189.49 feet to a point; thence run South 89 degrees 26'00" East for a distance of 21 feet to a point; thence run North 00 degrees 41'17" East, along a line that is parallel to and 326 feet West of the East line of the Northwest one-quarter (NW 1/4) of the Northwest one-quarter (NW 1/4) of said Section 23, for a distance of 130.34 feet to a point on the South Right-of-Way line of a dedicated service road; thence run North 89 degrees 21'25" West, for a distance of 292.57 feet along the South Right-of-Way line of said service road to a point of tangency with a circular curve to the left and concave to the Southeast and having for its elements a radius of 25 feet and an central angle of 89 degrees 55'20" thence run along the arc of said curve for a distance of 39.236 feet to a point of the East Right-of-Way line of SW 75th Avenue; thence run South 00 degrees 43'15" West, along the East Right-of-Way line of said SW 75th Avenue for a distance of 295.29 feet to the POINT OF BEGINNING.

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AND

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ALL LESS THE West 25 feet thereof for right-of-way.

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The East 10 feet of the West 35 feet of the North 150 feet of the South 344 feet of the S.E. 1/4 of the N.W. 1/4 of the N.W. 1/4 of Section 23, Township 54 South, Range 40 East, Miami-Dade County, Florida.

AND

The North 100.73 feet of the South 194 feet of the SE 1/4 of the NW 1/4 of the NW 1/4 of Section 23, Township 54 South, Range 40 East, LESS the East 347 feet AND LESS the West 35 feet thereof lying and being in Miami-Dade County, Florida.

SURVEYOR'S NOTES:

- This site lies in Section 23, Township 54 South, Range 40 East, Miami-Dade County, Florida.
- All documents are recorded in the Public Records of Miami-Dade County, Florida, unless otherwise noted.
- Lands shown hereon were NOT abstracted for restrictions, easements and/or rights-of-way of records.
- Bearings hereon are referred to an assumed value of S02°05'49"E for the East right-of-way line of S.W. 75th Avenue, and evidenced by two (2) set nails & disks (both stamped LB3653).
- Elevations shown hereon are relative to the National Geodetic Vertical Datum of 1929, based on Miami-Dade County Benchmark No. P-412-R, Published Elevation +9.55, located in May 6, 2025 at the Northwest corner of the intersection of S.W. 40th Street (Bird Road/State Road #976) & S.W. 75th Avenue.
- Lands shown hereon are located within an area having a Zone Designations AH (El. 10) and Zone Designations X, by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 12086C0452L, for Community No. 120635, dated September 11, 2009, and index map revised September 11, 2009, and is relative to the National Geodetic Vertical Datum of 1929.
- Dimensions indicated hereon are field measured by electronic measurement, unless otherwise noted.
- Lands per legal description shown hereon containing 190,410 square feet, or 4.371 acres, more or less.
- All horizontal control measurements are within a precision of 1:10,000.
- This map is intended to be displayed at the graphic scale shown hereon or smaller.
- Underground improvements and/or underground encroachments shown unless otherwise indicated.
- The approximate location of all utilities shown hereon were determined from As-Built plans and/or on-site locations and should be verified before construction.
- The locations of overhead utility lines are graphically shown to indicate the approximate connection points and do not reflect the actual location, number or type of wires.
- The underground utilities shown hereon were located from field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned.
- The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from the information available. Except for where accessible at sanitary and/or storm sewer structures, the surveyor has not physically located the underground utilities.
- This firm recommends that the underground utilities should be field verified prior to any new construction.
- Legal description shown hereon based on information furnished by client and the following recorded documents/deeds:
 - Official Records Book 10331, Page 206.
 - Official Records Book 30252, Page 2676.
 - Official Records Book 30252, Page 2678.
 - Official Records Book 18488, Page 3962.
 - Official Records Book 30402, Page 442.
 - Official Records Book 11618, Page 816.
 - Official Records Book 11682, Page 675.
 - Official Records Book 12923, Page 2512, and
 - Official Records Book 35169, Page 134.
- all recorded in the Public Records of Miami-Dade County, and no claims as to ownership are made or implied.

SURVEYOR'S CERTIFICATION:

I hereby certify that this "Boundary and Topographic Survey" was made under my responsible charge on July 10, 2025, and as a "Tentative Plat" for Miami-Dade County, and meets the applicable codes as set forth in the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

"Not valid without the signature and original raised seal or a digital signature of the Florida Licensed Surveyor and Mapper shown below"

Digitally signed by Daniel C Fortin Jr
 DN: c=US, o=Unaffiliated,
 dnQualifier=A01410D0000019C7228COD500
 01212C5, cn=Daniel C Fortin Jr
 Date: 2026.03.11 16:52:13 -04'00'

By: Daniel C. Fortin Jr., For the Firm
 Professional Surveyor and Mapper, LS6435
 State of Florida.

This Drawing is the Property of Fortin, Leavy, Skiles, Inc. and is an instrument of service not to be reproduced in whole or in part without the written permission of Fortin, Leavy, Skiles, Inc.

CEM	NO.	AMENDMENT NOTES	PROPOSED PLAT NAME
6	250276	AMEND TO REFLECT LATEST RECORDED DEED INFORMATION (2/25/25)	
5	250276	DEEDS (2/7/25) (CORRECTION FOR LATEST RECORDED DEEDS)	
4	250276	AMEND DEVELOPMENT NOTES (1/29/26)	
3	250276	AMEND DEVELOPMENT NOTES (8/21/25)	

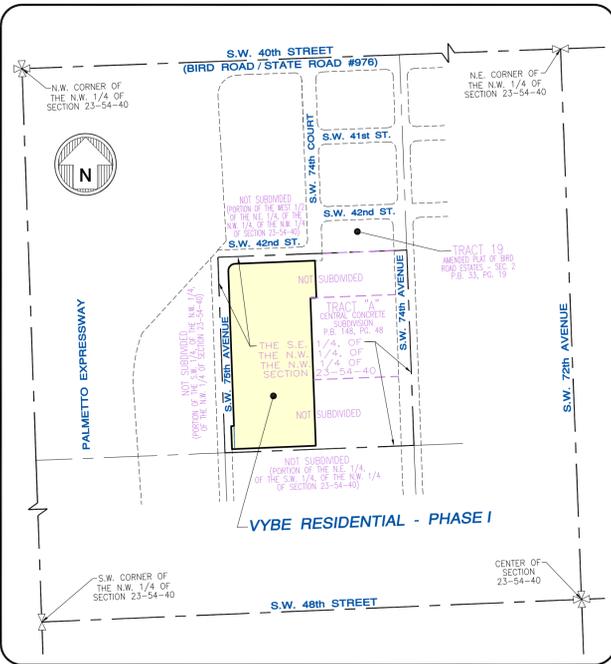
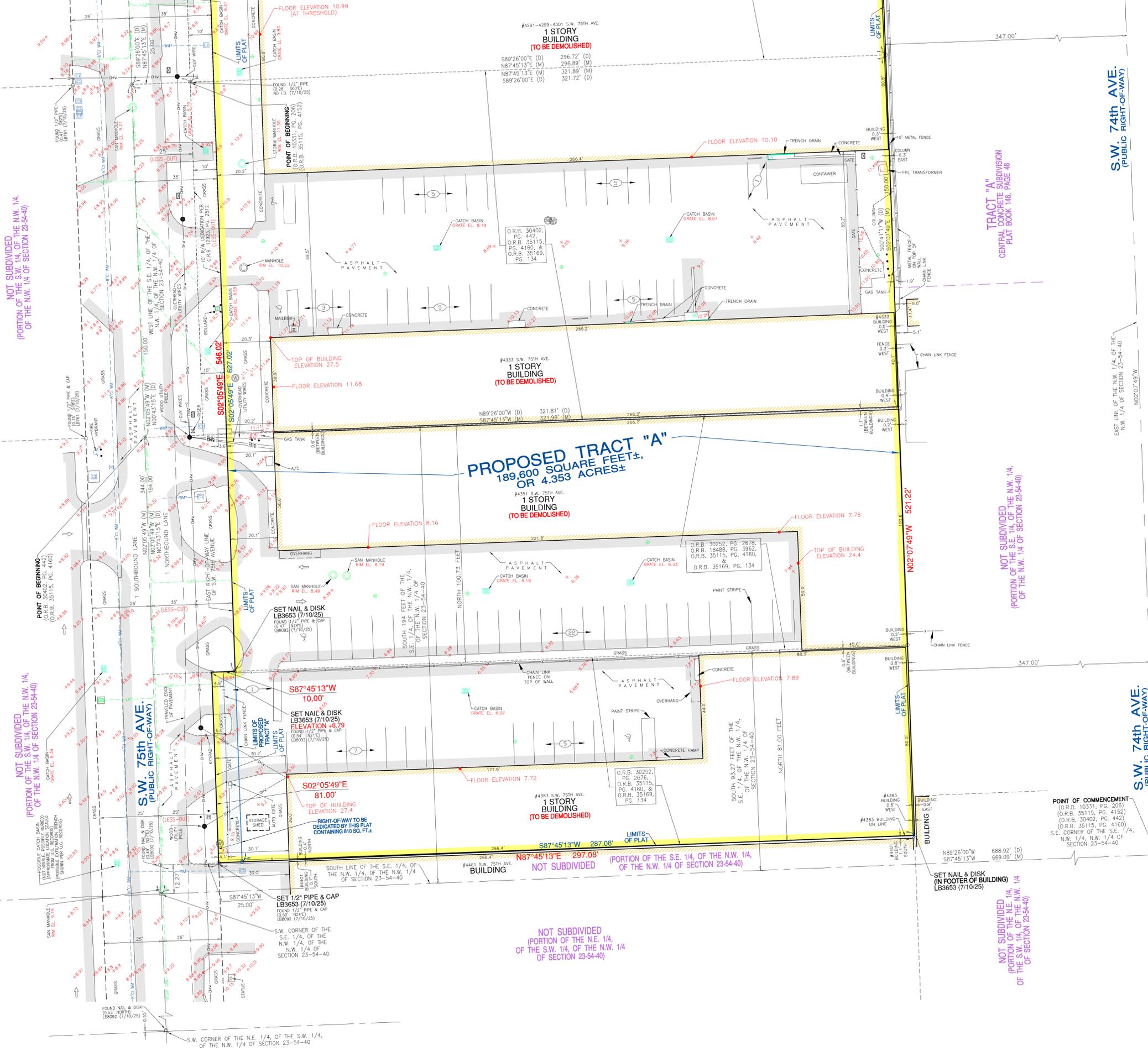
FORTIN, LEAVY, SKILES, INC.
 CONSULTING ENGINEERS, SURVEYORS & MAPPERS
 FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003653
 180 N.E. 168th Street, North Miami Beach, Florida 33162
 Phone: 305-653-4493 / Email: flg@flsurvey.com

TENTATIVE PLAT
VYBE RESIDENTIAL - PHASE I
 A SUBDIVISION OF A PORTION OF THE N.W. 1/4 OF SECTION 23, TOWNSHIP 54 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA

Original Date	7/10/25
Scale	1" = 20'
Drawn By	DF3/GEM
CAD No.	250273
Plotted	3/11/26 2:55p
Ref. Dwg.	N/A
Field Book	67320-22 & F.S. TC/PP
Job No.	
Dwg. No.	250273
Sheet	2025-045-TPLAT
	1 of 2

SEE SHEET 2

SEE SHEET 1



LOCATION SKETCH

A PORTION OF THE NORTHWEST QUARTER (1/4) OF SECTION 23, TOWNSHIP 54 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA. SCALE: 1" = 300'



GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft

LEGEND

	CATCH BASIN		OVERHEAD UTILITY WIRE
	CATCH BASIN INLET		CHAIN LINK FENCE
	MANHOLE		LIMITED ACCESS RIGHT-OF-WAY LINE
	LIGHT POLE		2.00' CURB & GUTTER
	WATER METER		WALL
	WATER VALVE		ELEVATION
	UTILITY POLE		SANITARY
	RISER		INVERT
	FIRE HYDRANT		TYPICAL
	HANDHOLE		MEASURED
	SEWER/GAS VALVE		DESCRIPTION
	CLEANOUT		CHAIN LINK FENCE
	WELL		PERMANENT REFERENCE MONUMENT
	DRAIN		FLORIDA DEPT. OF TRANSPORTATION
	GRADE ELEVATION		CLEANOUT
	BOLLARD		RIGHT-OF-WAY
	SIGN		CENTER LINE

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UNDERGROUND UTILITIES LEGEND

	SANITARY SEWER LINE		FIRE LINE
	UNDERGROUND WATER MAIN		SANITARY
	UTILITIES WITH ASTERISK ARE LOCATED BASED ON MARKED/PRIANTED ON-SITE LOCATIONS (NO U.G. RECORDS PROVIDED)		STORM
	UNDERGROUND		WATER MAIN
	ASHKROCKED		
	CAST IRON		
	DUCTILE IRON PIPE		

This Drawing is the Property of Fortin, Leavy, Skiles, Inc. and is an Instrument of Service not to be Reproduced in Whole or in Part without the Express Written Permission of Same.

No.	O.N.	Revision Description
1	250276	AMEND DEVELOPMENT NOTES (8/21/25)
2	250276	AMEND TO REFLECT LATEST RECORDED DEED INFORMATION (2/25/25)
3	250276	AMEND DEVELOPMENT NOTES (1/29/26)
4	250276	AMEND DEVELOPMENT NOTES (1/29/26)
5	250276	AMEND DEVELOPMENT NOTES (8/21/25)

FORTIN, LEAVY, SKILES, INC.
CONSULTING ENGINEERS, SURVEYORS & MAPPERS
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003653
180 N.E. 168th Street, North Miami Beach, Florida 33162
Phone: 305-653-4493 / Email: flg@flsun.com

TENTATIVE PLAT
VYBE RESIDENTIAL - PHASE I
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Plotted: 3/11/26 2:55p
Ref. Dwg.: N/A
Field Book: 673/20-22 & F.S. TC/PP
Job No.: 250273
Dwg. No.: 2025-045-TPLAT
Sheet: 2 of 2