

**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: Bird Rd 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( 5,000 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.



