MIAMI DADE COUNTY PLAT COMMITTEE
NOTICE OF ACTION

Plat No: T - 25275 - 4 - CORR.
STR1: 8 57 39
Municipality: UNINCORPORATED MIAMI-DADE
Zoning: District: 8

Name: HIRAM LANDINGS NORTH
Location by Streets: SW 307 STREET & SW 158 AVENUE

Owner: ELITE CONSTRUCTION & DEVELOPMENT, INC.,
3518 NW 36 ST
MIAMI, FL 33142 Phone: 786-644-3200

Surveyor: LANDMARK SURVEYING & ASSOCIATES, INC.
8532 SW 8 STREET, SUITE 282
MIAMI, FL 33144 Phone: 305-556-4002

This is to advise you that on Friday, April 24, 2026 the Dade County Plat Committee reviewed the above plat and that the same was:

✓ Recommended for approval subject to conditions indicated on attached action copy.
_____ Approved as an extension of time, subject to previous requirements and:
_____ Deferred for reasons indicated below:
_____ Denied for the reasons indicated below:

(5)

HIRAM LANDINGS NORTH

TENTATIVE PLAT NO. **25275-4-CORR**

Sec. 8 Twp. 57 Rge. 39

Municipality: MIAMI-DADE

Zoned: RU-1MB

RECOMMENDS APPROVAL 4-24-26
Date. Regulatory and Economic Resources Dept. (Platting)

RECOMMENDS APPROVAL 4-24-26
Date. Regulatory and Economic Resources Dept. (Zoning)

☑ **Recommends approval subject to the requirements checked below:**

☑ **The Tentative Plat recommended approval is valid for 9 months from the date indicated above but will not exceed concurrency expiration date. Tentative recommended approval does not necessarily guarantee final plat approval.**

☑ **Traffic concurrency capacity reservation is valid until 4-23-27 if tentative plat is kept active.**

☑ **Tentative Plat valid until 1-24-27**

Note: The Plat Committee must officially review the Extension of Time request prior to the expiration of the Tentative Plat. Application request must be submitted at least ten (10) days prior to said Plat Committee meeting.

☑ **No road, sidewalks, or drainage facilities within unincorporated Miami Dade County or on County maintained rights-of-ways are to be constructed or installed without prior knowledge, approval and complete progressive inspection by the Department of Transportation and Public Works. Construction or installation of these facilities does not guarantee acceptance by the County unless final plat is approved and recorded.**

☑ **Final approval and recording subject to the Department of Regulatory and Economic Resources (Environmental Resources Management) and the Florida Department of Health approval on sewage disposal facilities and water supply.**

☑ **Site to be filled to County Flood Criteria Elevation or to an elevation not less than the approved crown of the road fronting the property. Cutting of existing grade is not permitted below the established base flood elevation of the F.IR.M. for Miami-Dade County Florida Community # 125098.**

☑ **Property owner/developer must provide the required improvements within the right-of-way.**

☑ **Paving and Drainage Plan required. Contact Mohammed Mansuri at (305)375-2707.**

☑ **Bond Estimate for required improvements. Items and amounts to be determined by the approved tentative plat and the approved paving and drainage plan. Bond forms available at https://www.miamidade.gov/zoning/bond-information.asp**

☑ **Performance Bond and Agreement for required improvements is required. (Cash or Letter of Credit). Contact Natalie Baez at Natalie.Baez@miamidade.gov**

☑ **Letters from utility companies accepting vacation of existing easement(s) are required prior to final plat review.**

☑ **All non-conforming structures must be removed prior to Final Plat review. An updated survey from Surveyor of record showing that said improvement(s) has been removed is required. Department of Regulatory and Economic Resources (Zoning) approval required.**

☑ **Any existing structures, including fences in existing/proposed public right-of-way must be removed prior to Final Plat review. An updated survey or a signed, sealed letter from Surveyor of record stating that said improvement(s) has been removed is required.**

☑ **Property Owners Association agreement for maintenance of common areas is required.**

☑ **Applicant must contact the United States Postal Service (USPS) for mailbox requirements. Refer to our website for more information. Contact (305) 470-0553 for details.**

☑ **Compliance with the Department of Regulatory and Economic Resources (Environmental Resources Management). Contact Ingrid Guerrero at (305) 372-6507 or Ingrid.Guerrero@miamidade.gov for environmental concerns and requirements.**

☑ **PROS approval required prior to final plat review.**

☑ **School Board approval required prior to final plat review.**

☑ **MDWASD approval required prior to final plat review.**

☑ **A Special Taxing District for street lights and/or a multipurpose for landscape maintenance is required. Special Taxing approval required prior to final plat review. Please contact Marlene Farje at (305)-375-2702 or STDP@miamidade.gov for an appointment.**

☑ **Compliance with the Miami Dade Water and Sewer Department (MDWASAD). Contact Maria Capote at (786) 268-5329 or Maria.Capote@miamidade.gov for water and sewer concerns and requirements.**

☑ **Final Mylar(s) plus five (5) prints.**

☑ **Opinion of Title (Valid for 30 days, unincorporated; 45 days municipality). An update is usually required before the County Commissioners meeting and/or recordation.**

☑ **Paid Tax receipts (and escrow, if applicable).**

☑ **Processing fee for Final Plat.**

☑ **Recording fee for Final Plat.**

☑ **Processing fee for Permanent Reference Monument Verification.**

☑ **Water Control Division approval after final plat submittal. (DRER)**

☑ **Approval regarding method of water supply.**

☑ **Approval regarding method of sewage disposal.**

☑ **Letter from F.P.&L. Company (TP-7 letter) regarding underground electric service (ORD. 68-69).**

☑ **State Plane Coordinate Data Sheet.**

☑ **AFTER SUBMITTAL OF FINAL PLAT, CHECK THE PUNCH LIST AT THE FOLLOWING WEBSITE FOR ADDITIONAL SCHEDULING AND/OR RECORDATION REQUIREMENTS. (http://wwwx.miamidade.gov/apps/rer/platstatus/)**