MEMORANDUM

To: Local Planning Agency (LPA) / Honorable Mayor and Members of the City Council

From: Derrick Cook, AICP, Deputy Director, Planning and Zoning Department

Date: November 18, 2026

Re: Elite Construction & Development, Inc. / Hiram Landings South / Tentative Plat Approval / PH2026-02

APPLICANT REQUEST

Elite Construction & Development, Inc. (the "Applicant") requests TENTATIVE PLAT APPROVAL pursuant to City Code Section 25-46, "Procedure for Tentative Plat," for Hiram Landings South, an eight-lot single-family residential subdivision on approximately 117,285 square feet (2.692 acres) generally located North of SE 8th Street, East of C-103 Canal and South of SW 307 Street (the "Property"). The Property is identified by folio number 10-7908-000-0643.

The Applicant has also submitted companion applications for Site Plan Approval (PH2026-01), a Future Land Use Map amendment from Institutional Use (ISU) to Low Residential Use (LRU) (PH2026-03), and rezoning from General Use (G) to One-Family Residential (R-1) (PH2026-04).

STAFF RECOMMENDATION

Staff recommends APPROVAL of the requested tentative plat, subject to the conditions contained in the proposed resolution. The tentative plat is consistent with the applicable requirements of Chapter 25, "Subdivisions and Platting," City Code; Chapter 28, "Subdivisions," Miami-Dade County Code; Chapter 177, Part I, Florida Statutes; and the applicable standards of practice for professional surveyors and mappers under Chapter 5J-17, Florida Administrative Code. Approval remains contingent upon approval of the companion land-use, rezoning, and site-plan applications and all required City, County, utility, environmental, and agency approvals.

ANALYSIS

The proposed tentative plat was reviewed for the subdivision of one vacant parcel into eight single-family residential lots, Tract A for landscape common open space and a utility easement, and Tract B for a private roadway, ingress and egress, access, and utility easements. The plat depicts approximately 74,618 square feet (1.713 acres) after right-of-way dedication, eight residential lots ranging from approximately 8,410 to 12,267 square feet, and access from SW 307th Street through a 50-foot private right-of-way identified as SW 158th Court.

PROJECT DESCRIPTION

The Property is vacant and contains approximately 2.692 gross acres. The tentative plat identifies existing General Use (G) zoning and proposed One-Family Residential (R-1) zoning. The development

criteria provide for eight single-family detached residences, Tract A containing approximately 7,707 square feet for landscape common open space and a utility easement, and Tract B for the subdivision's private road and related access and utility functions.

Owner / Applicant	Elite Construction & Development, Inc.
Applicant Address	3518 NW 36th Street, Miami, Florida 33142
Project	Hiram Landings South
Application	PH2026-02 – Tentative Plat
Folio Number	10-7908-000-0643
Gross Site Area	Approximately 117,285 square feet / 2.692 acres
Net Area	Approximately 74,618 square feet / 1.713 acres after right-of-way dedication
Development	Eight single-family lots; Tract A; Tract B / private roadway

HISTORY

The Applicant acquired the Property in 2007, and the site remains vacant. The proposed subdivision is part of a coordinated entitlement request to establish Low Residential Use (LRU) and One-Family Residential (R-1) designations and approve the associated site plan. The tentative plat was prepared by Landmark Surveying & Associates, Inc., and the current revision is dated August 31, 2026.

TENTATIVE PLAT REVIEW

The tentative plat depicts the subdivision boundary, eight numbered lots, proposed tracts, private roadway, utility easements, right-of-way dedication, canal right-of-way, legal description, surveyor's notes, monuments, and development criteria. Final engineering, utility, drainage, access, easement, and plat documents remain subject to review and approval by the City and other agencies with jurisdiction before final plat approval and recordation.

SUBJECT AND SURROUNDING PROPERTIES

Location	FLUM	Zoning	Existing Land Use
Subject Site	Institutional Use (ISU)	General Use (G)	Vacant; proposed eight-lot single-family subdivision
North	Unincorporated Miami-Dade County	Unincorporated Miami-Dade County	Vacant and single-family residential
South	Institutional Use (ISU)	Government Property Use (GP)	Educational use
East	Institutional Use (ISU)	Government Property Use (GP)	Educational use
West	South Florida Water Management District /Low Density	One Family District (R-1)	C-103-01 Canal and canal right-of-way/ Vacant

	Residential Use (LRU)		

CONDITIONS OF APPROVAL

- Approval of the companion Future Land Use Map amendment (PH2026-03), rezoning (PH2026-04), and site plan (PH2026-01).
- Substantial compliance with the tentative plat prepared by Landmark Surveying & Associates, Inc., revised August 31, 2026, except as modified by the proposed resolution or required by reviewing agencies.
- Approval of final engineering plans, utility plans, drainage plans, access, easements, right-of-way instruments, Tract A and Tract B documents, and all other required development documents.
- Direct connection of each lot to public water and sanitary sewer, subject to final capacity confirmation and applicable utility and Miami-Dade County approvals.
- Any required authorization from the South Florida Water Management District for work within or affecting the C-103-01 Canal right-of-way.
- Final plat approval and recordation in accordance with City Code, Miami-Dade County Code, Chapter 177, Florida Statutes, and all applicable agency requirements.

LEGAL DESCRIPTION

THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4, LYING EASTERLY OF C-103-01 CANAL RIGHT-OF-WAY, IN SECTION 8, TOWNSHIP 57 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA. Folio No. 10-7908-000-0643.

EXHIBITS

Proposed Resolution
Project Fact Sheet
Location Map
Letter of Intent
Proposed Tentative Plat