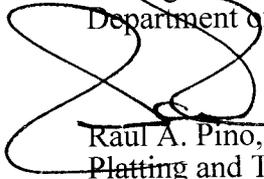


# Memorandum



**Date:** February 27, 2015

**To:** Ron Connally  
Zoning Hearing/Admin Review Section  
Department of Regulatory and Economic Resources

**From:**   
Raul A. Pino, PLS, Chief  
Platting and Traffic Review Section  
Department of Regulatory and Economic Resources

**Subject:** Substantial Compliance 14-019 **Acceptable**  
Name: Three Lakes Apartments LLC  
Location: Southeast Corner of SW 127 Avenue and SW 136 Street  
Section 14 Township 55 South Range 39 East

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The Department of Regulatory and Economic Resources Platting and Traffic Review Section has reviewed and determined that this Substantial Compliance is **acceptable**.

This land requires platting in accordance with Chapter 28 of the Miami-Dade County Code. Any right-of-way dedications and/or improvements required will be accomplished thru the recording of a plat.

**Standard Conditions:**

- A letter or a plan containing the following certification signed and sealed by a State of Florida registered engineer shall be submitted as part of the paving and drainage plans: "I hereby certify that the all of the roads for the subject project comply with all of the applicable portions of the Manual of Uniform Minimum Standards for Design, Construction and Maintenance for Streets and Highways (Florida Greenbook) regarding: design speed, lane widths, horizontal alignment, vertical alignment, stopping sight distance, sight distance, horizontal clearance, vertical clearance, superelevation, shoulder widths, grades, bridge widths, etc."
- During the permitting process, applicant must submit paving, grading and pavement marking plans to the Department of Regulatory and Economic Resources (RER) Platting Section for review.
- All landscaping, walls, fences, entrance features, etc. will be subject to the Safe Sight Distance Triangle as per Section 33-11 of the Miami-Dade County Code and G5.3 of the PWWM Manual.