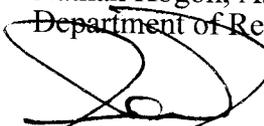


Memorandum



Date: June 2, 2015

To: Nathan Kogon, Assistant Director
Department of Regulatory and Economic Resources

From: 
~~Raul A. Pino, PLS~~
Platting Section
Department of Regulatory and Economic Resources

Subject: Z2011000064
Name: Southwest Community Church, Inc.
Location: 8951 SW 44 Street
Section 21 Township 54 South Range 40 East

The Department of Regulatory and Economic Resources Platting and Traffic Review Section has reviewed the subject application and has no objections.

Public Works and Waste Management Department Traffic Engineering Division Comments:

Miami-Dade County Public Works and Waste Management Department (PWWM) recommends approval of this application provided the project conditions, as indicated below, are adequately adhered to and implemented in the field. Failure to abide by and implement the project conditions will result in a withdrawal of the project approval and be substituted by a recommendation of denial. Additionally, failure to abide by the project conditions may result in enforcement action by governing authorities.

Project Conditions:

Operational Conditions:

The school shall operate as per the Traffic Operation Plan. The school must maintain a 252 student maximum limit per dismissal shift with a minimum 30 minute time schedule separation between any two shifts, and no more than three shifts during any arrival and/or dismissal period.

Offsite Infrastructure Conditions:

The existing school speed zone is required to be improved along the school's frontage roads (SW 89 Avenue and SW 44 Street). The school speed zone may be composed of signs (fluorescent yellow-green material must be used where applicable), pavement markings, and flashing beacons as per the governing standard. The existing posted time intervals for the school speed zone are required to be modified for the new schedule, if applicable.

Standard Conditions:

1. Public sidewalks are required to extend across all school driveways around the site. This will include pedestrian (ADA) ramps where applicable. All pedestrian crosswalks around the school must have emphasis markings.
2. Safe sight distance clearance is required at all driveways; therefore, all tree placements in sight triangles shall meet or exceed FDOT Index 546. No tree foliage or branches shall descend below 7 feet within the public right-of-way. No trees shall remain or be planted in any clear zones.
3. Plans submitted for Permit shall conform to MUTCD, MDPWD and other appropriate standards for engineering design in the public right-of-way. Existing and proposed striping, signs, and lane widths must be shown on these plans for all adjacent roadways. Also, plans must indicate any existing or proposed private driveways across the streets adjacent to the school site.
4. All roadway improvements including, but not limited to, traffic signs, markings and signals shall be installed by the applicant adjacent to, or nearby, this facility to ameliorate any adverse vehicular impacts caused by the traffic attracted to this facility. Also, traffic control devices, e.g., crosswalks, may be required at locations remote from this site along safe routes to school to provide for pedestrian student safety. These requirements may be determined at the time of Dry Run submittal of Paving and Drainage Plans.

PWWM reserves the right to add or modify requirements based upon any additional information that may be received during this review process.

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.

This application **does** meet the traffic concurrency criteria for an Initial Development Order. It will generate **82 PM** daily peak hour vehicle trips. The traffic distribution of these trips to the adjacent roadways reveals that the addition of these new trips **does not** exceed the acceptable level of service of the following roadways:

Sta.#		LOS present	LOS w/project
9699	SW 97 Ave. s/o SW 24 St.	D	D
F-76	SW 40 St. w/o SW 87 Ave.	C	C
F-41	SW 87 Ave. w/o SW 40 St.	C	C
F-1075	SW 87 Ave. s/o SW 56 St.	C	C
9264	SW 56 St. w/o SW 87 Ave.	C	C
9702	SW 97 Ave. w/o SW 56 St.	C	C
9266	SW 56 St. w/o SW 97 Ave.	C	C
9700	SW 97 Ave. s/o SW 40 St.	C	C
F-74	SW 40 St. e/o SW 107 Ave.	C	C

The request herein, constitutes an Initial Development Order only, and one or more traffic concurrency determinations will subsequently be required before development will be permitted.