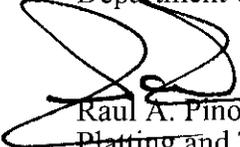


Memorandum



Date: March 31, 2014

To: Eric Silva, Development Coordinator
Department of Regulatory and Economic Resources

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

Subject: Z2013000083
Name: Tamiami Kendall Investments, Inc.
Location: Lying North of SW 136 Street and West of SW 127 Avenue
Section 14 Township 55 South Range 39 East

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

This Department has no objections to the request to permit fewer parking spaces than required. There are 24 covered parking spaces that are not counted towards the number of required parking spaces that compensate for the deficiency.

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.

Additional improvements may be required at time of permitting.

This application **does** meet the traffic concurrency criteria for an Initial Development Order. It will generate **149 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
9784	SW 127 Ave. s/o SW 104 St	D	D
9814	SW 137 Ave. s/o SW 120 St.	C	C
9816	SW 137 Ave/ s/o SW 136 St.	C	C
9760	SW 120 St. w/o SW 122 Ave.	D	D

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.