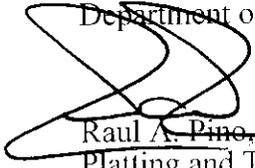


Memorandum



Date: December 2, 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: Z2014000087
Name: AB at Hidden Lakes Ltd.
Location: Lying West of SW 127 Avenue & North of SW 132 Street
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 subject to the following:

That the applicant comply with Condition #5 of Resolution No. CZAB11-40-07 with regard to the installation of a traffic signal at the intersection of SW 127 Avenue and SW 128 Street.

Driveway access onto SW 127th Avenue is to be designed as right in/right out in anticipation of the widening of SW 127th Avenue with median where a full opening will not be granted.

The site as presently designed does not meet the minimum requirements for gated entrance and/or entrance feature, therefore they will not be permitted.

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 **34 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
9814	SW 137 Ave s/o SW 120 St to SW 136 St	C	C
9784	SW 127 Ave s/o SW 104 ST to SW 120 St	D	D
F-2246	Fla Tnpk s/o SW 88 St to SR 874	B	B
9760	SW 120 St w/o SW 122 Ave bet SW 117 Ave to SW 137 Ave	D	D
9750	SW 117 Ave s/o SW 112 St bet SW 103 St & SW 136 St	D	D
9752	SW 117 Ave s/o SW 136 St to SW 152 St	C	C
9850	SW 152 St w/o SW 117 Ave to SW 124 Ave	D	D
F-2254	Fla Tnpk n/o SW 168 St bet Quail Roost & Coral Reef	B	B
9852	SW 152 St w/o SW 127 Ave bet SW 124 Ave & SW 137 Ave	E	E
9816	SW 137 Ave s/o SW 136 St to SW 152 St	C	C
9762	SW 120 St w/o SW 137 Ave to SW 147 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.