

Memorandum



Date: February 9, 2015

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: Z2014000139
Name: Department of Regulatory and Economic Resources
Location: N. of SR 826, E. of Theoretical Extension of NW 62 Ave., W. of NW 57 Ave.
& S. of NW 183 St.
Section 12 Township 52 South Range 40 East

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

This application is projected to generate fewer peak hour vehicle trips than the existing zoning. This application meets the traffic concurrency criteria set for an Initial Development Order. Below is a comparison of the anticipated traffic generated existing and proposed zoning districts.

Country Club Urban Center

Land Use	Existing Zoning	Trip Generation for Existing Zoning	Country Club Proposed Zoning	Country Club Trip Generation for Proposed Zoning	Urban Center Total Trip Difference
Residential LUC (223)	628 units	290	5,502 units.	2,630	2,340
Retail LUC (820)	541,820 sq. ft.	1,502	182,280 sq. ft.	639	-863
Office LUC (710)	541,819 sq. ft.	686	182,279 sq. ft.	272	-414
Industrial LUC (150)	3,854,434 sq. ft.	1,233	0	0	-1,233
Total	N/A	3,711	N/A	3,541	-170

This land may require 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.