

PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Names: BISHOP SIMEON L. DOWNS, ET AL

This Department objects to this application.

This Department objects to the request to permit 87 parking spaces where 93 are required. Fewer parking spaces will result in cars spilling into the right-of-way.

A cross access agreement is required for access to private property to the north.

This Department has no objections to the request to permit parking within 25 feet of an official right-of-way.

Landscaping and/or fences must comply with safe sight distance triangle requirements set forth in Sec. 33-11 of the Miami-Dade County Code.

Driveway(s) to SW 112 Ave must meet current F.D.O.T. access management requirements; contact the district office at 305-470-5367 for driveway and drainage permits.

This land requires platting in accordance with Chapter 28 of the Miami-Dade County Code. The road dedications and improvements will be accomplished thru the recording of a plat.

The daycare use under this application is an existing use; therefore no vehicle trips have been assigned. This application meets the traffic concurrency criteria set for an Initial Development Order.



Raul A Pino, P.L.S.

05-JUN-07

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This application does meet the traffic concurrency criteria for an Initial Development Order. It will generate 29 PM daily peak hour vehicle trips. The traffic distribution of these trips to the adjacent roadways reveal 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
F-1095	SW 112 Ave. n/o SW 216 St.	A	A
F-2254	Fla. Turnpike n/o SW 168 St.	B	B
9896	SW 216 St. e/o HEFT	B	B
9736	SW 112 Ave. n/o SW 232 St.	E	E
9898	SW 216 St. w/o US-1	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.

A handwritten signature in black ink, appearing to read "Raul A Pino". The signature is fluid and cursive, with a prominent loop at the beginning and a long, sweeping tail.

Raul A Pino, P.L.S.

23-FEB-07