

# Memorandum



**DATE:** July 8, 2025

**TO:** Jerry Bell, AICP  
Assistant Director – Planning Division  
Regulatory and Economic Resources (RER)

**FROM:** Francisco Arbelaez, AICP, LEED Green Associate  
Principal Planner – Infrastructure Planning Division  
Department of Transportation and Public Works (DTPW)

**SUBJECT:** Review of DIC Project No. Z2025000110  
8445 Galloway, LLC  
DTPW Project No. OSP169

Miami-Dade County Department of Transportation and Public Works (DTPW) Transportation Planning and Policy Division and Traffic Engineering Division have reviewed the above referenced application and provides the following comments:

## PROJECT LOCATION

The subject property located at 8445 SW 94<sup>th</sup> St. Miami, FL 33156, in unincorporated Miami-Dade County, Florida (the “Property”).

## COMMENTS/RECOMMENDATIONS:

The applicant is to provide written responses to ALL of the following comments and recommendations in this memo upon submittal of the ASPR.

### I. Transportation Planning and Policy Division:

The subject property is served by Metrobus Route 88 and 104 at a bus stop located along SW 88<sup>th</sup> St at SW 87<sup>th</sup> Ave approximately 0.6 miles away (6-minute walk). Headways for the services mentioned above are listed in the table below.

|       | Service Headways (in minutes) |                   |                      |           |          |        |                 |
|-------|-------------------------------|-------------------|----------------------|-----------|----------|--------|-----------------|
| Route | Weekday                       |                   |                      |           |          |        | Type of Service |
|       | Peak (AM/PM)                  | Off-Peak (midday) | Evenings (after 8pm) | Overnight | Saturday | Sunday |                 |
| 88    | 30                            | 30                | 60                   | N/A       | 30       | 30     | L/F             |
| 104   | 25                            | 25                | 60                   | N/A       | 30       | 30     | L/F             |

Notes: L means Metrobus local route service  
F means Metrobus feeder service to Metrorail or Tri-Rail

## **DTPW Comments/Recommendations**

DTPW encourages the developer to support and enhance pedestrian and bicyclist connections to the bus stops, as feasible. The developer is also encouraged to incorporate pedestrian accessibility into residential neighborhood design to enable safe pedestrian access and connectivity to neighboring properties, adjacent transit stops, and stops and planned future rapid transit stations. Upon DTPW's review for mass transit concurrency, the application is found to meet the Level-of-Service concurrency with the adopted mass transit level-of-service standard contained in CDMP Policy MT-1A.

### **A. Comments**

1. The Applicant shall evaluate options to incorporate bicycle and pedestrian accessibility into the development site that will ensure a safe connection to the existing sidewalk network and transit stops.
  - a. Adequate lighting throughout all pedestrian/bicycle connections/pathways shall be provided.
2. The proposed project is within the watershed of the planned SW 89<sup>th</sup> Avenue Station of the Kendall SMART Plan Corridor. All due consideration should be given to establishing safe, well-lit, and uninterrupted multimodal connectivity and access between the project site and the future transit station, not limited to bicycle and pedestrian access.
3. The Applicant shall install sidewalks along SW 94<sup>th</sup> St and ensure they are maintained in good, operable condition and accessible throughout the duration of construction at the development site.
4. The Applicant shall install enhanced pedestrian improvements, such as a paved crosswalk, within the drive aisles to provide safe connects to the proposed commercial spaces within the subject property.
5. The Applicant shall work with DTPW on bus stop enhancements including ADA compliance and adding a bus shelter at the nearest bus stop located along SW 88th St at SW 87th Ave.
6. The Applicant shall provide dedicated spaces for Transit On-Demand services. Additionally, the Applicant shall provide a Drop-off/Pickup Zone in a centralized area within the site that can accommodate passenger vans.
7. The Applicant shall provide covered and secure bicycle and micro-mobility device parking at the entrance of the subject property and shall be notated on applicable site/building plans.
8. The Applicant shall coordinate with DTPW's Design and Engineering section to ensure wayfinding is provided to all available transit options.

**If you have any questions concerning the overall review comments, or wish to discuss this matter further, please contact Francisco Arbelaez at (786) 469-5310.**

c: Lisa Colmenares, AICP, Chief Planning Officer, DTPW  
Paola Baez Chief, Transportation Planning and Policy, DTPW  
Eric Zahn, Transit Planning Section Supervisor, Service Planning and Scheduling, DTPW  
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