

Memorandum



Date: July 29, 2025

To: Eric Silva, AICP, Assistant Director
Regulatory and Economic Resource Department

From: Raul A. Pino, PLS, Division Chief
Regulatory and Economic Resource Department

Subject: DIC 25-110
Name: 8445 Galloway, LLC
Section 03 Township 55 South Range 40 East

I. PROJECT LOCATION:

The property is located at 8445 SW 94 Street.

II. APPLICATION REQUEST:

This application requests to redevelop the Property with a mixed-use building approximately 51,893 square feet in size and six (6) stories in height (the "Project"). The Project will consist of approximately 50,809 square feet of residential space and 1,084 square feet of commercial and will provide forty-two (42) dwelling units, eleven (11) units of which (25%) will be dedicated workforce housing units.

III. EXISTING ROADWAYS SERVICEABLE TO THIS APPLICATION:

Access to this site is available by SW 94 Street.

IV. RECOMMENDATION:

The Department of Regulatory and Economic Resources Platting and Traffic Review Section has reviewed the subject application and has objections.

V. ANTICIPATED TRAFFIC GENERATION AND CONCURRENCY:

A. Trip Generation (Based on Institute of Transportation Engineers Trip Generation Manual, 11th Edition)

49 PM Peak Hour trips are generated by the proposed 42 multifamily residences and 2,261 square feet of retail use.

Notes: PM =Post Meridiem

The PM peak hour refers to the highest hour of vehicle trips generated during the afternoon peak hours of 4-6 PM

A. Cardinal Distribution

North	34 %	East	23 %
South	21 %	West	22 %

VI. IMPACT ON EXISTING ROADWAYS:

A. CONCURRENCY:

Station F-0684 located on SW 88 Street east of SW 79 Avenue, has a maximum LOS “E+20%” of **6,468** vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of **3,615** vehicles and **134** vehicles have been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station F-0684** with its PHP and assigned vehicles is at LOS “C”. The **20** vehicle trips generated by this development when combined with the **3,615** and those previously approved through Development Orders, **134**, equal **3,769** and will cause this segment to remain at LOS “C” whose range is up to 5,250.

Station F-1078 located on SW 87 Avenue north of SW 94 Street, has a maximum LOS “D” of **1,600** vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of **1,488** vehicles and **89** vehicles have been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station F-1078** with its PHP and assigned vehicles is at LOS “D”. The **27** vehicle trips generated by this development when combined with the **1,488** and those previously approved through Development Orders, **89**, equal **1,604** and will cause this segment to have an LOS “F” whose range is up to 1,600.

Station 9714 located on SW 104 Street west of US 1/SR 5, has a maximum LOS “D” of **1,197** vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of **1,212** vehicles and **2** vehicles have been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station 9714** with its PHP and assigned vehicles is at LOS “F”. The **2** vehicle trips generated by this development when combined with the **1,212** and those previously approved through Development Orders, **2**, equal **1,216** and will cause this segment to remain at LOS “F” whose range is over 1,197.

Please be advised, this application must comply with Section 33G-5(6), Code of Miami Dade County, in order to receive approval. Applicant must complete a Proportionate Share Agreement in order to mitigate for traffic concurrency prior to approval of this application. Should you have any additional questions, contact Raquel Guim at Raquel.Guim@Miamiidade.gov.

VII. PLATTING REQUIREMENT:

This land **requires** platting in accordance with Chapter 28 of the Miami-Dade County Code. Any right-of-way dedications per Miami-Dade Chapter 33-133 and Chapter 28 and/or improvements required will be accomplished thru the recording of a plat.

VIII. STANDARD CONDITIONS:

A letter or a plan containing the following certification signed and sealed by a State of Florida registered engineer shall be submitted as part of the paving and drainage plans: "I hereby certify that all of the roads for the subject project comply with all of the applicable portions of the Manual of Uniform Minimum Standards for Design, Construction and Maintenance for Streets and Highways (Florida Greenbook) regarding: design speed, lane widths, horizontal alignment, vertical alignment, stopping sight distance, sight distance, horizontal clearance, vertical clearance, superelevation, shoulder widths, grades, bridge widths, etc."