

Memorandum



Date: Tuesday, December 23, 2025

To: Eric Silva
Assistant Director, Zoning Division
Department of Regulatory and Economic Resources (RER)

From: Miguel Soria, P.E.
Assistant Director Highway Engineering
Department of Transportation and Public Works

Subject: Review Type: Z2025000111 (Zoning)
Applicant Name: 8445 SW 94th Street Mixed-Use Building

Miami-Dade County Department of Transportation and Public Works (DTPW) Traffic Engineering Division has reviewed the subject application and has no objections to this application, contingent upon the conditions/recommendations in Sections I and II being addressed during the Administrative Site Plan Review (ASPR) process under Z2025000110.

PROJECT LOCATION:

The property is located at 8445 SW 94th Street in Miami, Florida.

COMMENTS/RECOMMENDATION:

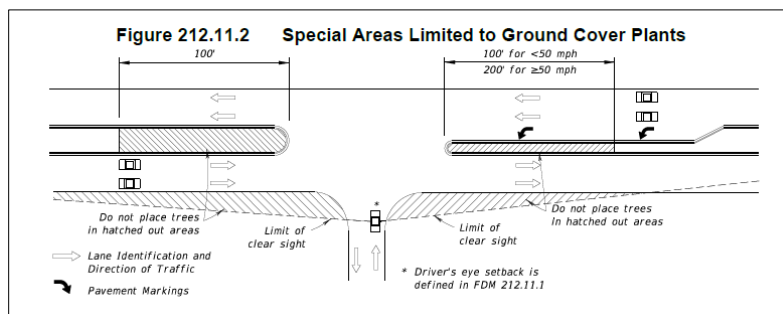
I. Traffic Study Review Comments

1. The information outlined in the LOI differs from that in the traffic study. Specifically, the Traffic Study includes a proposed 2,261-square-foot commercial space that is not referenced in the LOI. Please verify that the development details in the LOI are consistent with those in the traffic study.
2. Please clarify whether gates are proposed at the site entrances. If so, a queuing analysis must be included as part of the traffic study, and the design must show the location of the turnaround.
3. The development must include a schematic of a pedestrian trip generation based on its development and surrounding pedestrian generators (this must include transit facilities). Also, the study needs to evaluate the need to upgrade or install pedestrian infrastructure to improve safety and operations within the area of influence.

II. Site plan Review Comments

1. Exit driveways must comply with clear sight visibility requirements for both pedestrians and vehicular traffic. Provide clear sight visibility triangles on the site and landscape plans to demonstrate compliance with these requirements. Please ensure to clearly illustrate both (pedestrian and vehicular) sight triangles following the MDC Traffic Operations Manual and FDOT Standards. Note that according to the latest FDOT FDM manual

Section 212.11.6, trees may not be placed within the hatched-out areas of the sight triangles, as shown in the figure below.



2. Driveways must comply with FDOT standards, which specify a minimum width of 24 feet for two-way driveways. However, the plans provided show that the two-way driveway connections on NW 94th Street are only 22 feet wide, which does not meet the minimum requirement. Please revise the plans accordingly.
3. Parking spaces must not be located within 25' of any stop sign or 25' from the right of way at entrance driveways (throat distance). Please show throat length dimensions on the site plan. Also, please ensure that conflict points are located at a minimum of 25' from the right-of-way line.
4. The site plan indicates that both driveway connections are designed as two-way driveways; however, within the site, each driveway is intended to function as one-way—with the west driveway serving as the entrance and the east driveway as the exit. Please clarify how the east driveway will accommodate vehicles that mistakenly enter, particularly if all parking spaces are occupied, as no turnaround area has been identified in the plan.
5. A minimum of 6 feet sidewalk must be kept within public right-of-way. For clear representation, please make sure to include the dimensions of the sidewalk on the plans.
6. Please provide clarification on the designated location for deliveries from companies such as Uber, Amazon, FedEx, and others.
7. Please provide a t-turnaround for all dead-end parking spaces. Please note that the last parking space could serve as a turnaround area by providing chevron markings and "No Parking" signs.
8. A queuing analysis is required if the proposed entrance (parking lot, garage or any driveway) will be controlled by gates including in the design the location of the turnaround.
9. Show the trash collection truck maneuvering wheel path around the site. Note that no backing in/out is allowed within public right-of-way.
10. A signed and sealed site plan printed to scale must be submitted for DTPW review. Pavement widths, radii, existing and proposed driveway connections, proposed circulation paths, pavements markings, lanes widths, signing, etc. must be shown in the submitted site plan. A minimum of 5 feet must be provided from the property line to the driveway.

If you have any questions concerning the comments, or wish to discuss this matter further, please contact Anamersy Arce at anamersy.arce@miamidade.gov.