

Memorandum



DATE: December 26, 2025

TO: Eric Silva, AICP
Assistant Director – Zoning 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. Z2025000111
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 have no objections to this application, subject to the following conditions and recommendations:

PROJECT LOCATION

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

COMMENTS/RECOMMENDATIONS:

I. Transportation Planning and Policy Division:

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 89th 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 94th 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.

Please contact Francisco Arbelaez, AICP at Francisco.Arbelaez@miamidade.gov if you have any questions on the comments above.

II. Traffic Engineering Division

A. 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.

B. Site plan Review Comments

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- Figure 212.11.2 Special Areas Limited to Ground Cover Plants**
- 100'
- 100' for <50 mph
200' for ≥50 mph
- Do not place trees in hatched out areas
- Limit of clear sight
- Limit of clear sight
- Do not place trees in hatched out areas
- * Driver's eye setback is defined in FDM 212.11.1
- Legend:
- Lane Identification and Direction of Traffic
 - ▨ Pavement Markings

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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.

Please contact Anamersy Arce at Anamersy.Arce@miamidade.gov if you have any questions on the comments above.

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
Linda Morris, AICP, Chief, Service Planning and Scheduling, DTPW
Leandro Oña, Chief, Highway Division, DTPW
Yamilet Senespleda, Manager, Traffic Engineering Division, DTPW
Anamersy Arce, Traffic Engineer, Traffic Engineering Division, DTPW
Amina Newsome, Senior Division Chief, Zoning, RER