

Memorandum



Date: June 29, 2026

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 25-111
Name: 8445 Galloway, LLC
Section 18 Township 54 South Range 40 East

I. PROJECT LOCATION:

The property is located at 8445 SW 94 Street.

II. APPLICATION REQUEST:

This application intends to redevelop with a mixed use building. 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.

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 no objections.

V. ANTICIPATED TRAFFIC GENERATION AND CONCURRENCY:

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

The proposed maximum of 45 multifamily residents and 2,000 square feet of retail use will generate approximately 50 PM peak hour vehicle trips. In order to receive traffic concurrency approval, the applicant completed a Proportionate Share Mitigation Agreement under this zoning application. This agreement has been recorded in the Public Records of Miami-Dade County under OR Book 35347 and Page 885.

A. Cardinal Distribution

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

VI. 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.

VII. 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."