

Memorandum



Date: Thursday, June 4, 2026

Subject: Review of Z2026000081
Applicant Name: Ignacio Serrate and Vivian R. Serrate

Miami-Dade County Department of Transportation and Public Works (DTPW) has reviewed the subject application and provides the comments in Section I:

PROJECT LOCATION:

The project is located at 8401 SW 94th Street, in unincorporated Miami-Dade County.

I. COMMENTS/RECOMMENDATION:

Traffic Engineering Division

A. Traffic Study Review Comments

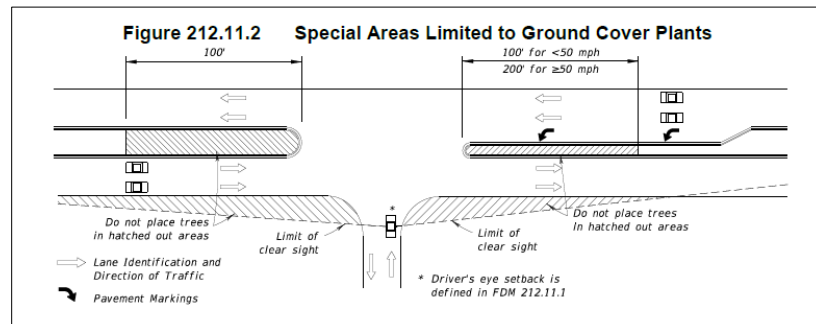
For all subsequent submittals, please provide a response-to-comments document, along with a Traffic Study.

1. According to the comments provided as part of the pre-application review, Z2026P00079; a Traffic Impact Study Level I is required for the proposed development. Follow the traffic engineering division's standard methodology as guidance for the development of the study.
2. Please ensure that the development details provided in the LOI are consistent with those presented in the Traffic Study. Both documents must be clearly defined and aligned with the proposed land uses and development intensities.
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.
4. Please specify whether a gate is proposed at the site entrance. If a gate is proposed, a queuing analysis must be included as part of the traffic study.
5. The study must evaluate the need and provide recommendations for dedicated left and right turn lanes at the proposed entrances. Please include a Turn Lane Analysis section in the report.

B. Site Plan Review Comments

For all subsequent submittals, please include a response-to-comments document, along with a detailed Site Plan and Landscape Plan.

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 require a minimum width of 24 feet for two-way driveways and a maximum width of 15 feet for one-way driveways. Please show dimensions on the site plan. Additionally, all driveway connections must comply with access management standards.
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. 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.
5. Please provide a t-turnaround for all dead-end parking spaces.
6. If the proposed entrances (parking lot, garage, or any driveway) will be controlled by gates, the site plan must show the gate location, the distance between the gate and the property line, and the design and location of a turnaround area before the gate. All gated entrances must comply with the County's Entrance Features Requirements.
7. Show the trash collection truck maneuvering wheel path around the site. Note that no backing in/out is allowed within public right-of-way.
8. The site plan must show all necessary roadways to complete the roadway network. The site plan must show required right-of-way dedications and show which roadways will be public/private.

9. A signed and sealed site plan must be submitted for DTPW review (hard copy not required). The site plan must clearly show pavement widths, radii, existing and proposed driveway connections, proposed circulation paths, pavements markings, lanes widths, signing, etc. 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.