



Public Works Traffic Analysis Comments

Date: 05-14-2026

Subject: International Mall Multifamily Project

Permit: LAND-2511-0033

Date Submitted: 05-13-2026

3rd Review

Results of the Review:



Approval Recommended

The Public Works Department has completed its review of the traffic analysis prepared by Vala Group for the proposed Zoning Map Amendment. The existing site is currently considered a Shopping Center (>150K) (LUC 820). The applicant is proposing to rezone for the use of Multifamily Housing (Mid-Rise) (LUC 221). Based on the Trip Generation analysis, there will be a reduction in Net New Trips for daily, morning, and afternoon peaks. The Public Works Department recommends approval.

Advisory comments below are necessary during site plan review process and implementation of the project:

- Any future proposed modifications to the approved land use will require a revised traffic analysis.
- Approval is subject to review from City of Doral Public Works Department - Plans Review.
- Compliance with the applicable sections of the City's Land Development Code Chapter 77.
- Implementation of the proposed project dealing with roadway construction work, installation of signage, pavement markings and other needed items shall conform to all applicable requirements, standards and regulations of the latest version of the Manual on Uniform Traffic Control Devices (MUTCD), City of Doral, Miami-Dade County Department of Transportation and Public Works, and Miami-Dade Fire Rescue Department.



November 20, 2025; **Revised: April 6, 2026**

Mr. Alexander Magrisso
Planning & Zoning Director
8401 NW 53 Terrace, 2nd Floor
Doral, Florida 33166

Re: CDMP Traffic Analysis
International Mall Multifamily Project
Project No.: 2025030186

Dear Mr. Magrisso:

Vala Group, Inc. prepared this traffic impact analysis for the International Mall Multifamily Project, which is proposing a text amendment to the Business future land use designation of the City of Doral's Comprehensive Plan applicable to a portion of the Miami International Mall property and create a Mall Mixed Use future land use designation. The text amendment will allow for residential uses within regional shopping centers included within the newly proposed Mall Mixed Use Land Use designation. **Figure 1** below is an aerial photograph of the shopping mall and shows the subject property of the proposed text amendment in addition to other concurrent applications. This analysis provides trip generation calculations that compare the current maximum development potential of the Business designation to the maximum development potential with the creation of the Mall Mixed Use designation. The results of the analysis show that the maximum potential residential development will generate less traffic than the maximum potential retail development of the subject property.

Figure 1 – Site Location Aerial Photograph



Project Description

The Miami International Mall is an existing shopping center that is generally bounded by NW 12th Street, NW 107th Avenue, theoretical NW 17th Street, and theoretical NW 103rd Avenue in the City of Doral, Florida. The subject property includes two complete parcels (folios: 35-3032-008-0050 & 35-3032-008-0140) within the Miami International Mall property. The total acreage of the subject property is 25.612 acres and the current future land use designation is Business. The maximum development potential under the Business designation is retail and the maximum Floor to Area Ratio (FAR) is 0.5 for the first floor and 0.25 for each additional floor up to six floors. The maximum development proposed by the proposed Mall Mixed Use designation will also allow a maximum density of 25 dwelling units per acre with an opportunity for a bonus density by complying with the "Creative Excellence" standards found in the Land Development Code to achieve a maximum density of 35 units per acre for properties included within the proposed Mall Mixed Use District. **Attachment A** contains a copy of the property-appraiser data, land survey, and conceptual site plans.

We estimated the maximum development potential under the current future land use designation by applying the corresponding FAR for a two-story retail development to the gross acreage of the property which yields 836,745 square feet of retail space. For the maximum development potential under the proposed Mall Mixed Use designation, we applied the maximum density of 35 residential units per acre to the acreage of the property which yields 896 units. **Table 1** summarizes the density calculations.

Table 1: Future Land Use Density Calculations

LAND AREA		SCENARIO	FUTURE LAND USE DESIGNATION	RETAIL FLOOR	MAXIMUM FLOOR TO AREA RATIO	MAXIMUM NUMBER OF RESIDENTIAL UNITS PER ACRE	MAXIMUM NON RESIDENTIAL DEVELOPMENT (Sq. Ft.)	MAXIMUM NUMBER OF RESIDENTIAL UNITS PER ACRE
SQUARE FEET	ACRES							
1,115,659	25.612	Current	Business	First	0.5		557,830	
				Second	0.25		278,915	
		Proposed	Business (with Text Amendment)			35.0		896
TOTAL							836,745	896

Trip Generation Analysis

The change in the future land use designation will reduce the amount of traffic the site could potentially generate by 26,390 daily, 274 AM peak hour, and 1,412 PM peak hour trips. We prepared trip estimates for the proposed development, summarized in **Table 2**, using equations from the 12th Edition of the Institute of Transportation Engineers' *Trip Generation Manual* and applied a 19% pass-by reduction for the Shopping Center land use during the PM peak hour based on ITE pass-by rates. **Attachment B** contains the trip generation calculations and ITE data.

Table 2: Trip Generation Estimates

Use	ITE Land Use Code	Size	Daily	Weekday Morning Peak Hour			Weekday Afternoon Peak Hour		
				In	Out	Total	In	Out	Total
Current Designation Shopping Center	820	836,745 SF	30,449	399	244	643	852	886	1,738
Total			30,449	399	244	643	852	886	1,738
Text Amended Designation Multifamily Housing (Mid-Rise)	221	896 DU	4,059	85	284	369	209	117	326
Total			4,059	85	284	369	209	117	326
Difference (Proposed less Existing)			-26,390	-314	40	-274	-643	-769	-1,412

* Includes PM Peak Hour Pass-by Reductions for the Retail Land Use

Conclusion

We prepared density calculations based on the allowable maximum development potential for the current future land use designation (Business) and the proposed future land use designation (Mall Mixed Use) within the proposed Mall Mixed Use District for a 25.612-acre portion of the Miami International Mall. We determined that the traffic generated by the maximum development potential of the text amendment is less than the traffic generated by the maximum development potential of the current future land use designation. No additional analysis should be required because the land use text change will not result in an increase in traffic impacts. Please contact me at (561) 445-6684 with any questions or comments.

Sincerely,
Vala Group, Inc.



This item has been digitally signed and sealed by John P. Kim, PE on the date adjacent to the seal.

Printed Copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

John P. Kim, P.E.
Professional Engineer
FL Registration No. 62400

JPK/jgk

Attachments

- Attachment A – Property Appraiser Data, Land Survey & Conceptual Site Plan
- Attachment B – Trip Generation Calculations & ITE Data



ATTACHMENT A

Property Appraiser Data, Land Survey
& Conceptual Site Plan



PROPERTY APPRAISER OF MIAMI-DADE COUNTY

Summary Report

Generated On: 04/30/2025

PROPERTY INFORMATION	
Folio	35-3032-008-0050
Property Address	1625 NW 107 AVE DORAL, FL 33172-2792
Owner	EWE RETAIL II LTD
Mailing Address	10165 NW 19 ST MIAMI, FL 33172
Primary Zone	6400 COMMERCIAL - CENTRAL
Primary Land Use	1311 DEPARTMENT STORE : RETAIL OUTLET
Beds / Baths / Half	0 / 0 / 0
Floors	2
Living Units	0
Actual Area	
Living Area	
Adjusted Area	189,395 Sq.Ft
Lot Size	565,951 Sq.Ft
Year Built	Multiple (See Building Info.)
Year Annexed	2004

ASSESSMENT INFORMATION			
Year	2024	2023	2022
Land Value	\$10,187,118	\$10,187,118	\$0
Building Value	\$100,000	\$100,000	\$0
Extra Feature Value	\$0	\$0	\$0
Market Value	\$10,287,118	\$10,287,118	\$4,444,530
Assessed Value	\$5,377,881	\$4,888,983	\$4,444,530

BENEFITS INFORMATION				
Benefit	Type	2024	2023	2022
Non-Homestead Cap	Assessment Reduction	\$4,909,237	\$5,398,135	
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

SHORT LEGAL DESCRIPTION	
MIAMI INTERNATIONAL MALL PROP	
PB 117-84	
PORT OF TR A DESC BEG 46.51FTS &	
1228.85FTE OF NW COR OF SEC 32	
CONT E280FT SELY AD 247.40FT S	



TAXABLE VALUE INFORMATION			
Year	2024	2023	2022
COUNTY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$5,377,881	\$4,888,983	\$4,444,530
SCHOOL BOARD			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$10,287,118	\$10,287,118	\$4,444,530
CITY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$5,377,881	\$4,888,983	\$4,444,530
REGIONAL			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$5,377,881	\$4,888,983	\$4,444,530

SALES INFORMATION			
Previous Sale	Price	OR Book-Page	Qualification Description
10/10/2024	\$17,100,000	34466-4700	Qual by exam of deed
07/07/2015	\$100	29702-1422	Corrective, tax or QCD; min consideration

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PROPERTY APPRAISER OF MIAMI-DADE COUNTY

Summary Report

Generated On: 10/09/2025

PROPERTY INFORMATION	
Folio	35-3032-008-0140
Property Address	1603 NW 107 AVE DORAL, FL 33172-0000
Owner	JCP INTERNATIONAL I LLC
Mailing Address	10165 NW 19 ST MIAMI, FL 33172
Primary Zone	6400 COMMERCIAL - CENTRAL
Primary Land Use	1517 REGIONAL SHOPPING CENTER : COMMERCIAL - TOTAL VALUE
Beds / Baths /Half	0 / 0 / 0
Floors	2
Living Units	0
Actual Area	
Living Area	
Adjusted Area	151,941 Sq.Ft
Lot Size	0 Sq.Ft
Year Built	1992
Year Annexed	2004

ASSESSMENT INFORMATION				
Year	2025	2024	2023	
Land Value	\$0	\$0	\$0	
Building Value	\$0	\$0	\$0	
Extra Feature Value	\$0	\$0	\$0	
Market Value	\$8,000,000	\$7,916,600	\$7,676,000	
Assessed Value	\$8,000,000	\$7,916,600	\$7,676,000	

BENEFITS INFORMATION				
Benefit	Type	2025	2024	2023
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

SHORT LEGAL DESCRIPTION	
MIAMI INTERNATIONAL MALL PROP	
PB 117-84 9.619 AC	
PORT OF TR A DESC 2205FTE &	
1412.17FTN OF SW COR OF SEC TH	
W244.73FT N102FT W432FT N386.97FT	

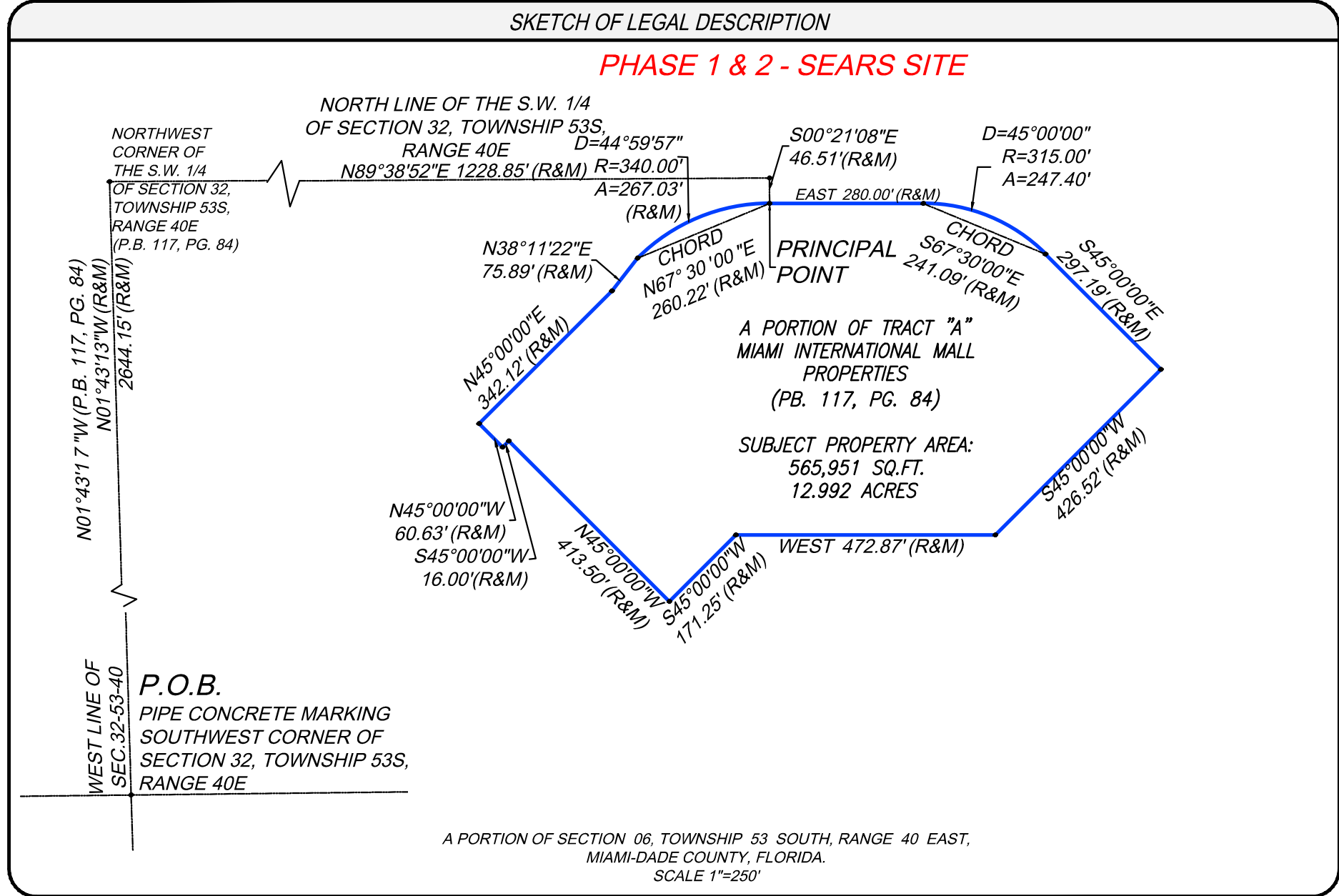
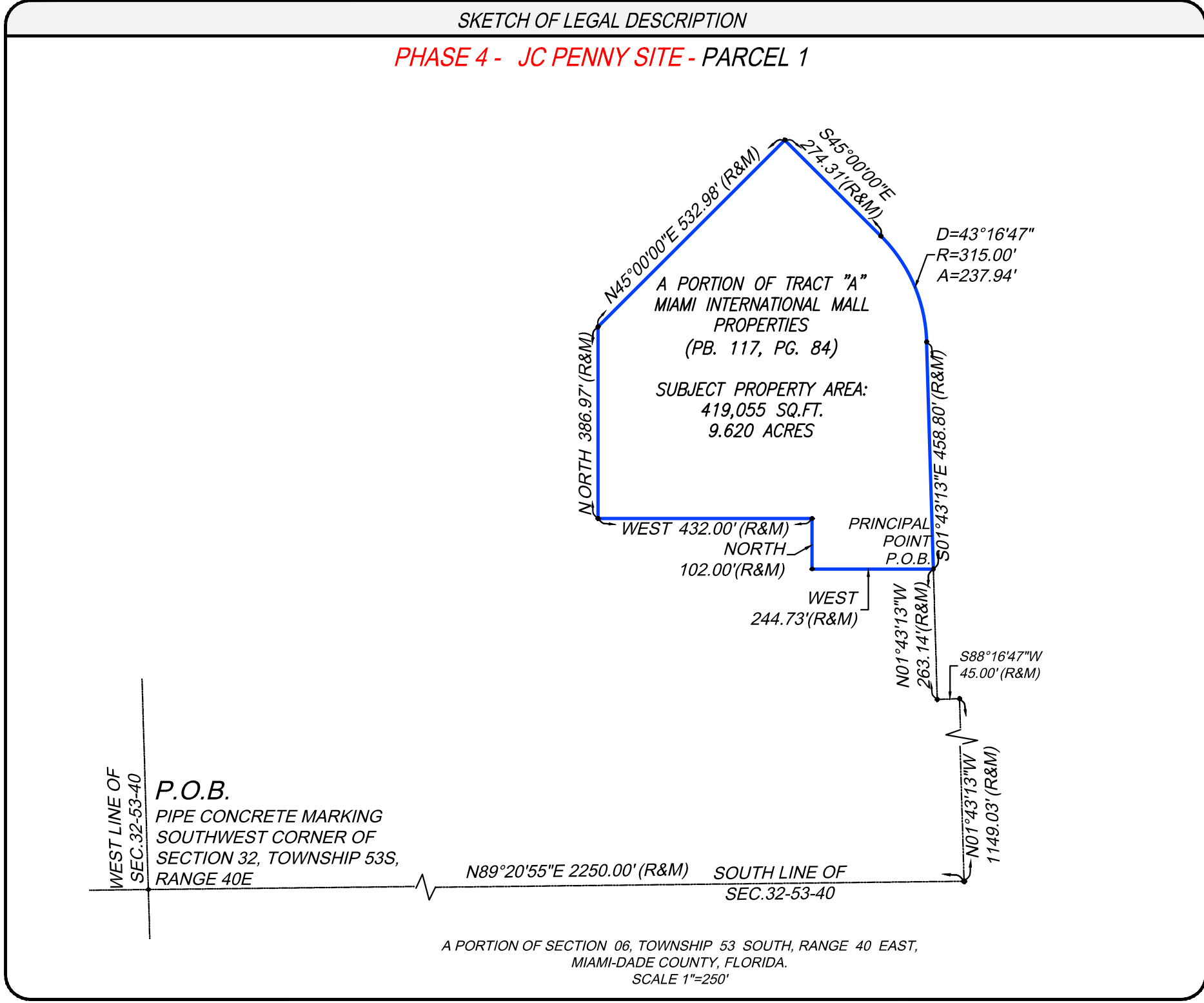


TAXABLE VALUE INFORMATION				
Year	2025	2024	2023	
COUNTY				
Exemption Value	\$0	\$0	\$0	
Taxable Value	\$8,000,000	\$7,916,600	\$7,676,000	
SCHOOL BOARD				
Exemption Value	\$0	\$0	\$0	
Taxable Value	\$8,000,000	\$7,916,600	\$7,676,000	
CITY				
Exemption Value	\$0	\$0	\$0	
Taxable Value	\$8,000,000	\$7,916,600	\$7,676,000	
REGIONAL				
Exemption Value	\$0	\$0	\$0	
Taxable Value	\$8,000,000	\$7,916,600	\$7,676,000	

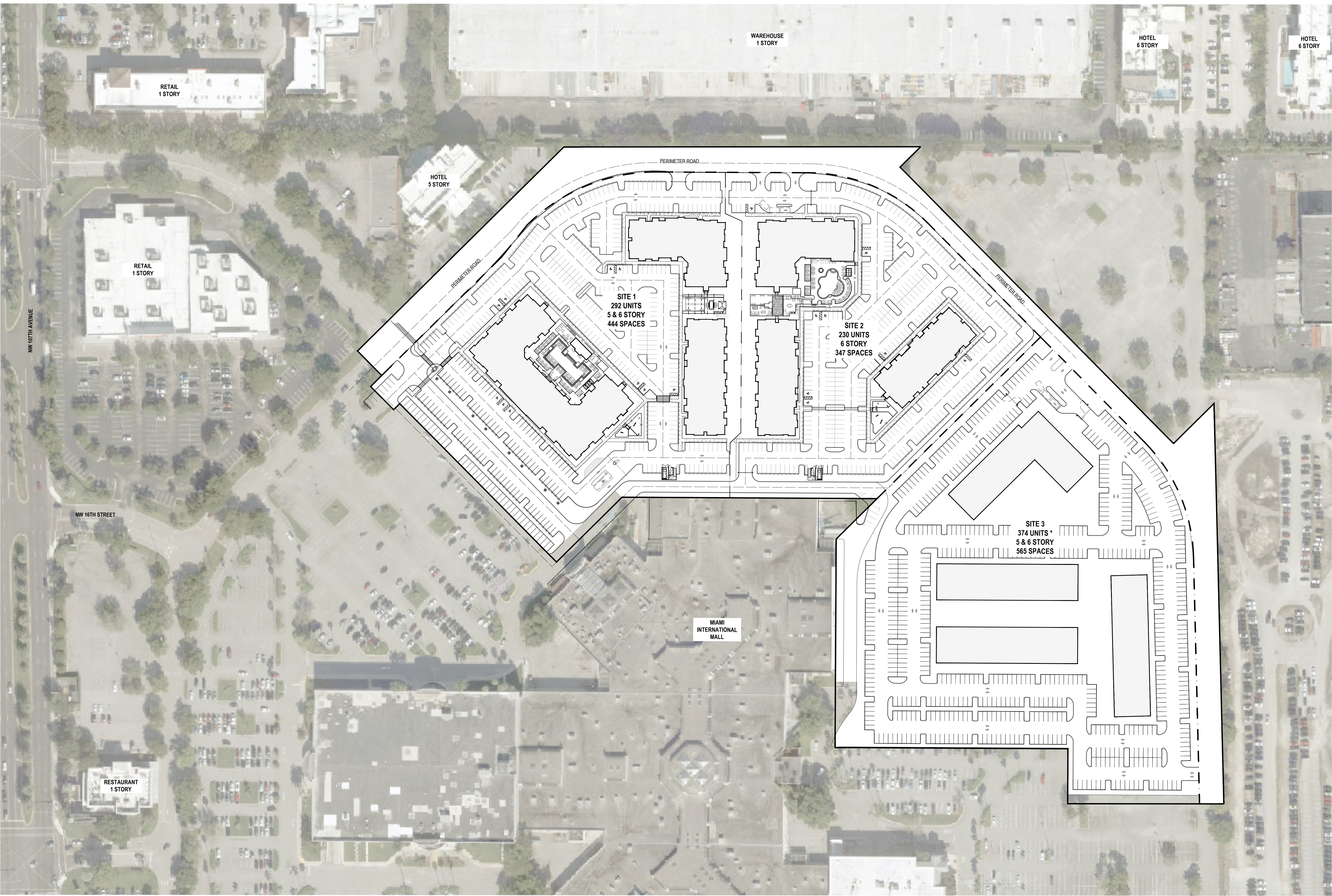
SALES INFORMATION			
Previous Sale	Price	OR Book-Page	Qualification Description
10/01/2024	\$0	34442-4245	Corrective, tax or QCD; min consideration
01/30/2021	\$0	32405-3019	Corrective, tax or QCD; min consideration
10/01/1991	\$798,400	15238-2283	Other disqualified

The information contained herein is for ad valorem tax assessment purposes only. The Property Appraiser of Miami-Dade County is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser of Miami-Dade County and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <https://www.miamidadepa.gov/pa/disclaimer.page>

REVISIONS			
DATE	JOB No.	REV.	BY:
05/27/25	155116	UPDATE TITLE OF COMMITMENT	C.A.F.
09/23/25	155443-5	UPDATE BOUNDARY SURVEY	C.A.F.
06/11/25	155443-5	UPDATE BOUNDARY SURVEY	C.A.F.
11/19/25	155443-5	UPDATE BOUNDARY SURVEY	C.A.F.



THE ELECTRONIC SEAL AND SIGNATURE APPEARING ON THIS SURVEY
WAS AUTHORIZED BY JOSE G. HERNANDEZ, PROFESSIONAL LAND
SURVEYOR NO. 6952 OF THE STATE OF FLORIDA ON NOVEMBER 19, 2025.



SITE DATA	
Property location	Miami International Mall
Folio	35-3032-008-0050, 35-3032-008-0010 35-3032-008-0140
Zoning District	Mall Mixed-Use
Future Land Use	Mall Mixed-Use
Proposed Use	Multifamily Residential
Site Area	1,115,659 sf / 25.612 acres
Density *	
Minimum	30.0 du/ac / 770.0 units
Maximum	35.0 du/ac / 896.0 units
* Site 1 & Site 2: Maximum 522 units permitted in accordance with Sec. 86-83 (Creative Excellence).	
* Site 3: Minimum of 248 units provided without density increase under Creative Excellence standards.	

- PROPERTY LINE
- LIMITS OF RESIDENTIAL PROJECT



DESIGNED FOR
THE EASTON GROUP & GREYSTAR

MIAMI INTERNATIONAL MALL
DORAL, FL



CONCEPTUAL SITE PLAN FOR RESIDENTIAL SITES
AT MIAMI INTERNATIONAL MALL

DATE: 05/05/2026 SCALE: 1" = 80'

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ATTACHMENT B

Trip Generation Calculations & ITE Data

**TRIP GENERATION ANALYSIS
INTERNATIONAL MALL RESIDENTIAL**

DAILY

Land Use	ITE Code	Size	Trip Generation Rate	In	Out	Total Trips			Pass-by		Net New Trips		
						In	Out	Total	Trips	%	In	Out	Total
CURRENT DESIGNATION													
Shopping Center	820	836,745 SF	T = 36.39 (X)	50%	50%	15,225	15,224	30,449	0	0%	15,225	15,224	30,449
Sub Total						15,225	15,224	30,449	0		15,225	15,224	30,449
TEXT AMENDED DESIGNATION													
Multifamily Housing (Mid-Rise)	221	896 DU	T = 4.55 (X) - 17.52	50%	50%	2,030	2,029	4,059	0	0%	2,030	2,029	4,059
Sub Total						2,030	2,029	4,059	0		2,030	2,029	4,059
Difference (Proposed less Existing)						-13,195	-13,195	-26,390			-13,195	-13,195	-26,390

MORNING PEAK HOUR

Land Use	ITE Code	Size	Trip Generation Rate	In	Out	Total Trips			Pass-by		Net New Trips		
						In	Out	Total	Trips	%	In	Out	Total
CURRENT DESIGNATION													
Shopping Center	820	836,745 SF	T = 0.61 (X) + 132.89	62%	38%	399	244	643	0	0%	399	244	643
Sub Total						399	244	643	0	0%	399	244	643
TEXT AMENDED DESIGNATION													
Multifamily Housing (Mid-Rise)	221	896 DU	T = 0.42 (X) - 7.77	23%	77%	85	284	369	0	0%	85	284	369
Sub Total						85	284	369	0		85	284	369
Difference (Proposed less Existing)						-314	40	-274			-314	40	-274

AFTERNOON PEAK HOUR

Land Use	ITE Code	Size	Trip Generation Rate	In	Out	Total Trips			Pass-by		Net New Trips		
						In	Out	Total	Trips	%	In	Out	Total
CURRENT DESIGNATION													
Shopping Center	820	836,745 SF	Ln (T) = 0.66 Ln(X) + 3.23	49%	51%	1,052	1,094	2,146	408	19%	852	886	1,738
Sub Total						1,052	1,094	2,146	408	0%	852	886	1,738
TEXT AMENDED DESIGNATION													
Multifamily Housing (Mid-Rise)	221	896 DU	T = 0.36 (X) + 3.07	64%	36%	209	117	326	0	0%	209	117	326
Sub Total						209	117	326	0		209	117	326
Difference (Proposed less Existing)						-843	-977	-1,820			-643	-769	-1,412

* Based on 12th Edition ITE Trip Generation Manual



Multifamily Housing (Mid-Rise) Not Close to Rail Transit (221)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday

Setting/Location: General Urban/Suburban

Number of Studies: 7

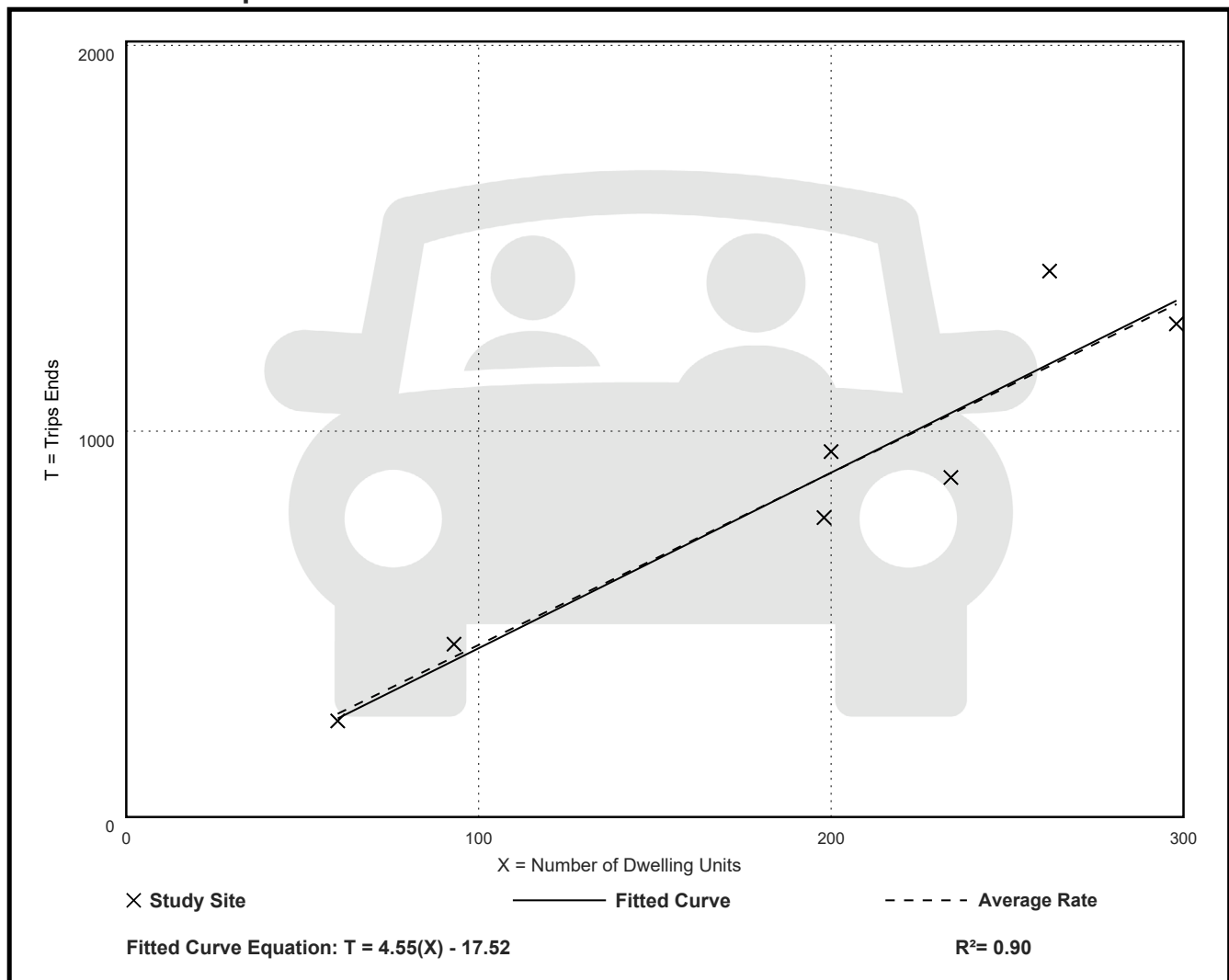
Avg. Num. of Dwelling Units: 192

Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
4.46	3.76 - 5.40	0.62

Data Plot and Equation



Multifamily Housing (Mid-Rise) Not Close to Rail Transit (221)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 20

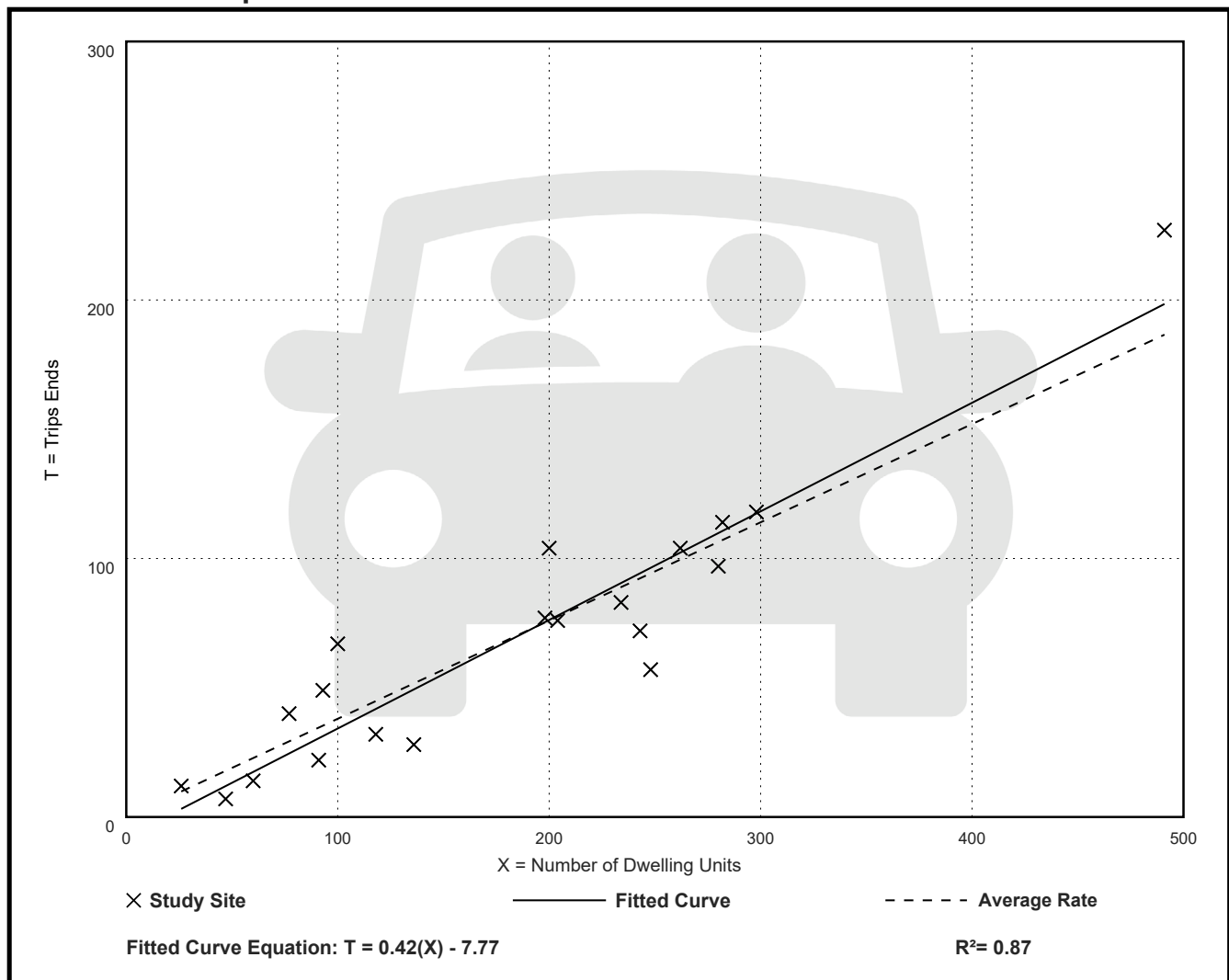
Avg. Num. of Dwelling Units: 184

Directional Distribution: 23% entering, 77% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.38	0.15 - 0.67	0.10

Data Plot and Equation



Multifamily Housing (Mid-Rise) Not Close to Rail Transit (221)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 21

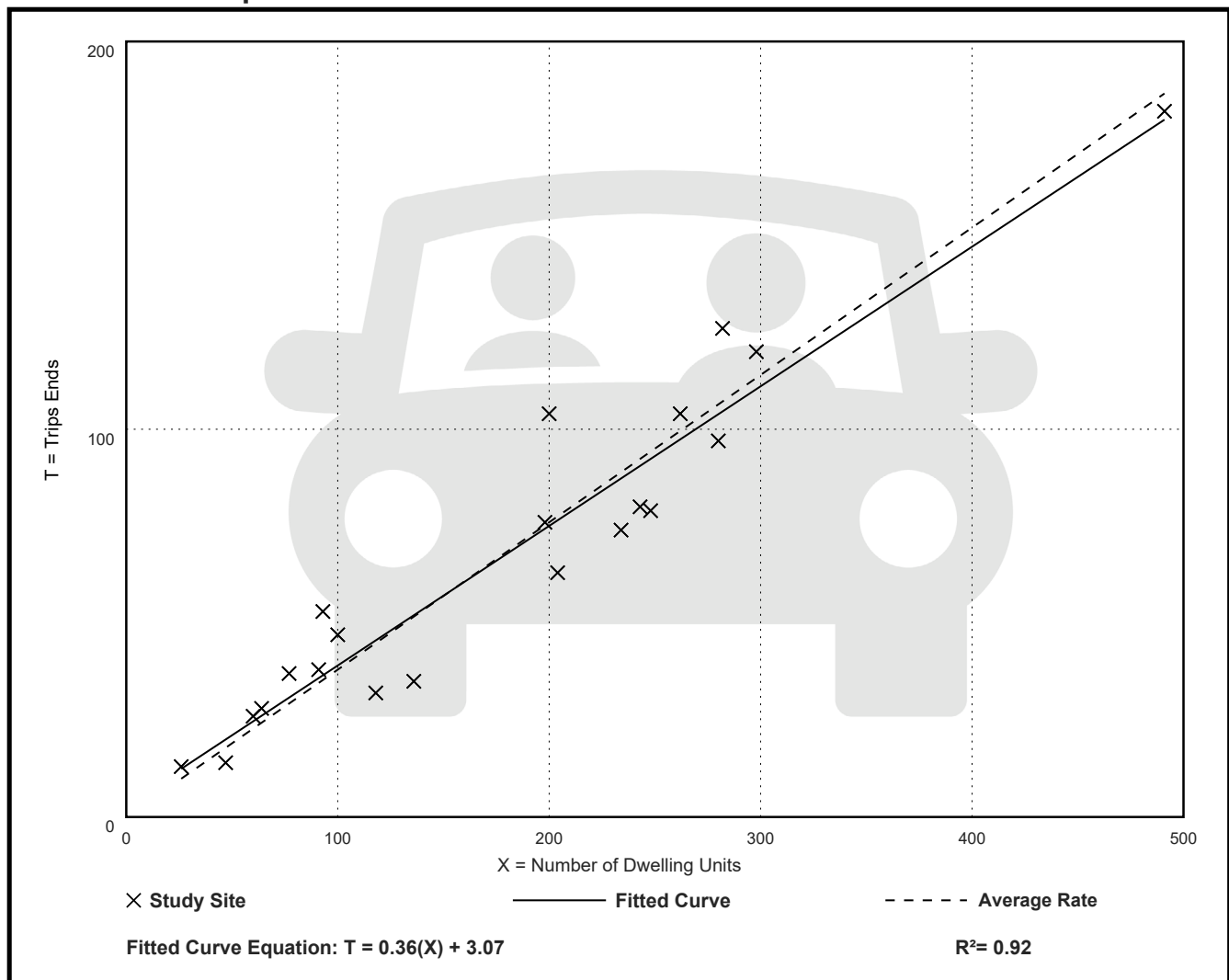
Avg. Num. of Dwelling Units: 179

Directional Distribution: 64% entering, 36% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.38	0.26 - 0.57	0.07

Data Plot and Equation



Shopping Center (>150k) (820)

Vehicle Trip Ends vs: 1000 Sq. Ft. GLA

On a: Weekday

Setting/Location: General Urban/Suburban

Number of Studies: 32

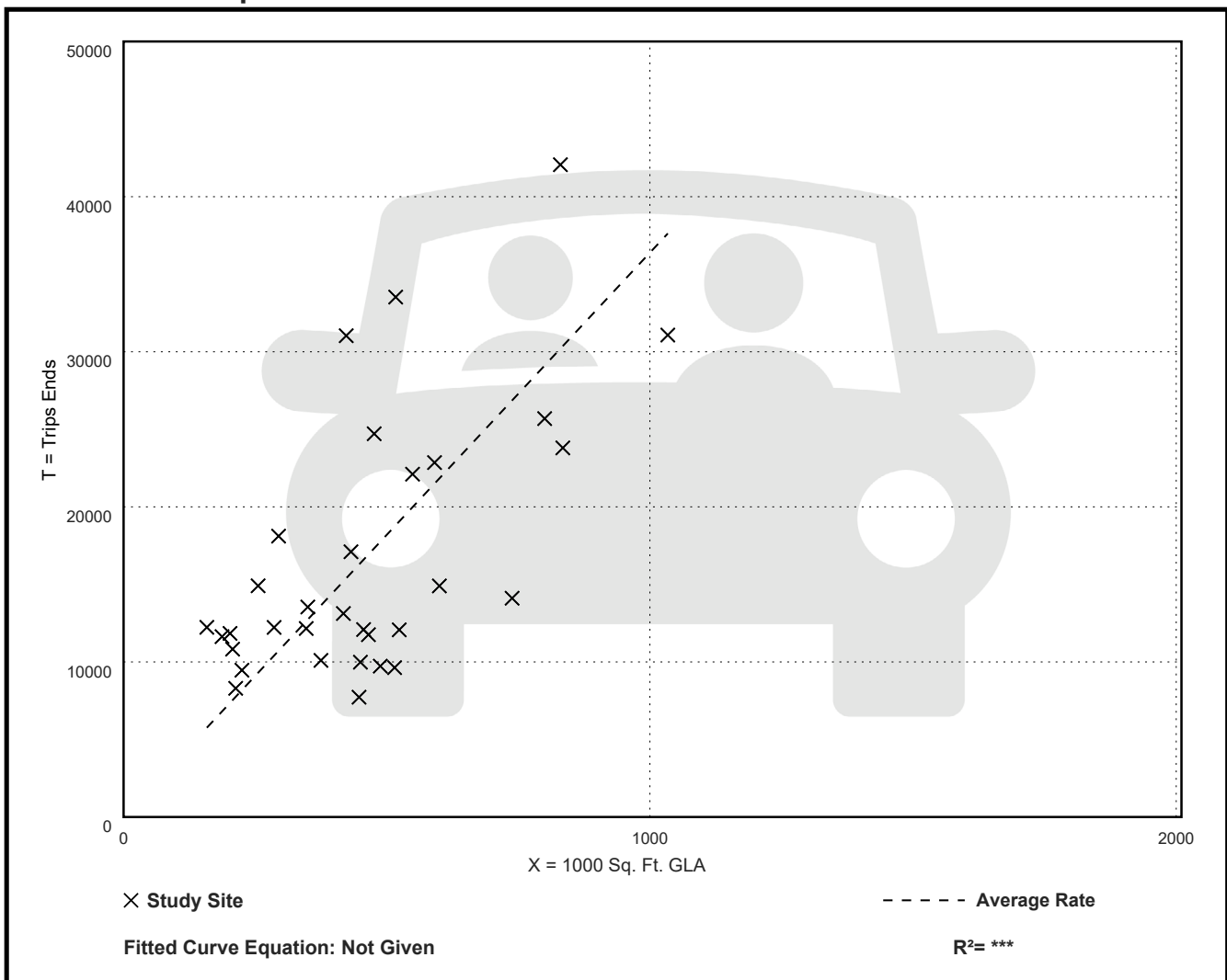
Avg. 1000 Sq. Ft. GLA: 459

Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
36.39	17.27 - 77.31	15.38

Data Plot and Equation



Shopping Center (>150k) (820)

Vehicle Trip Ends vs: 1000 Sq. Ft. GLA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 32

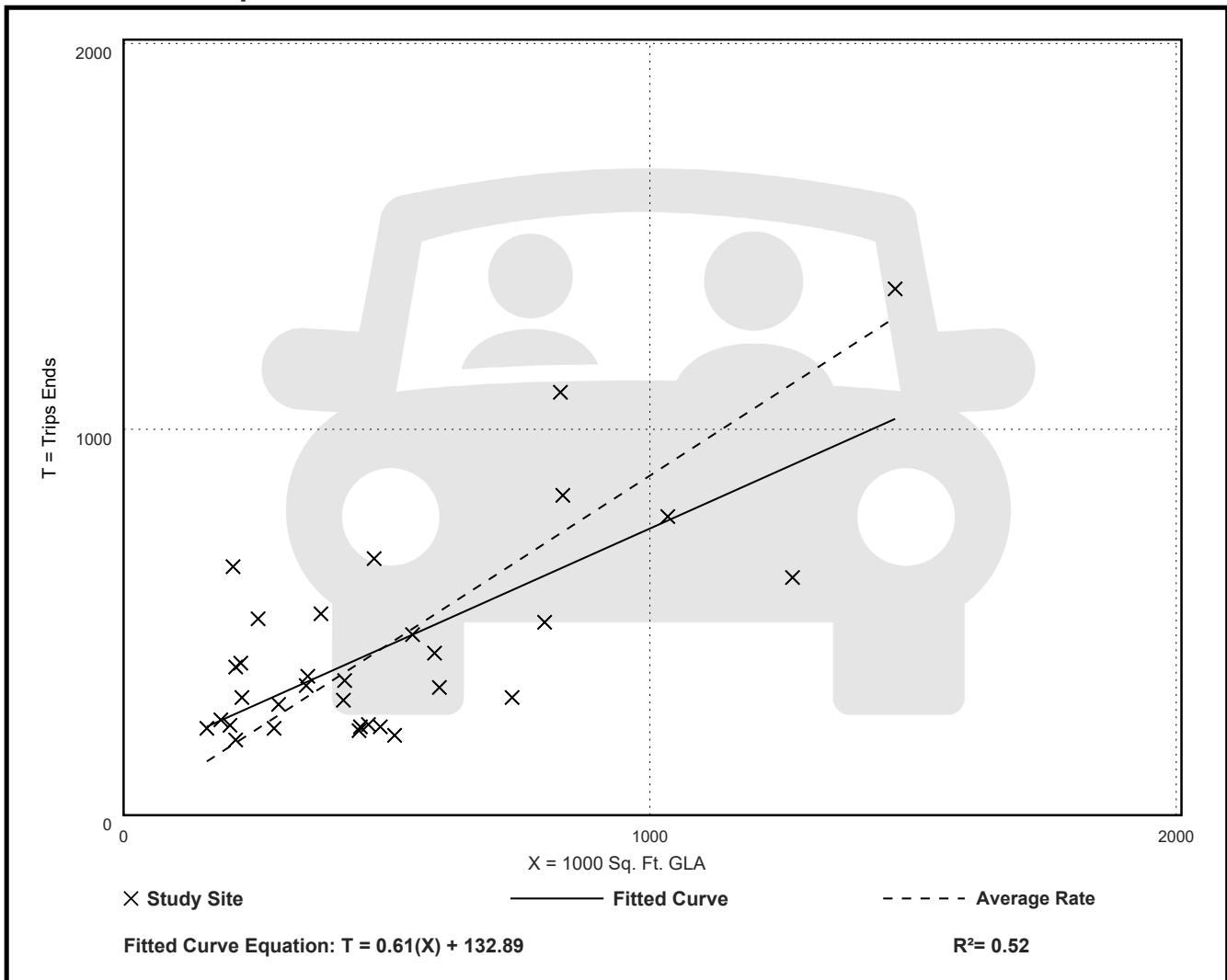
Avg. 1000 Sq. Ft. GLA: 498

Directional Distribution: 62% entering, 38% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
0.88	0.40 - 3.10	0.45

Data Plot and Equation



Shopping Center (>150k) (820)

Vehicle Trip Ends vs: 1000 Sq. Ft. GLA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 55

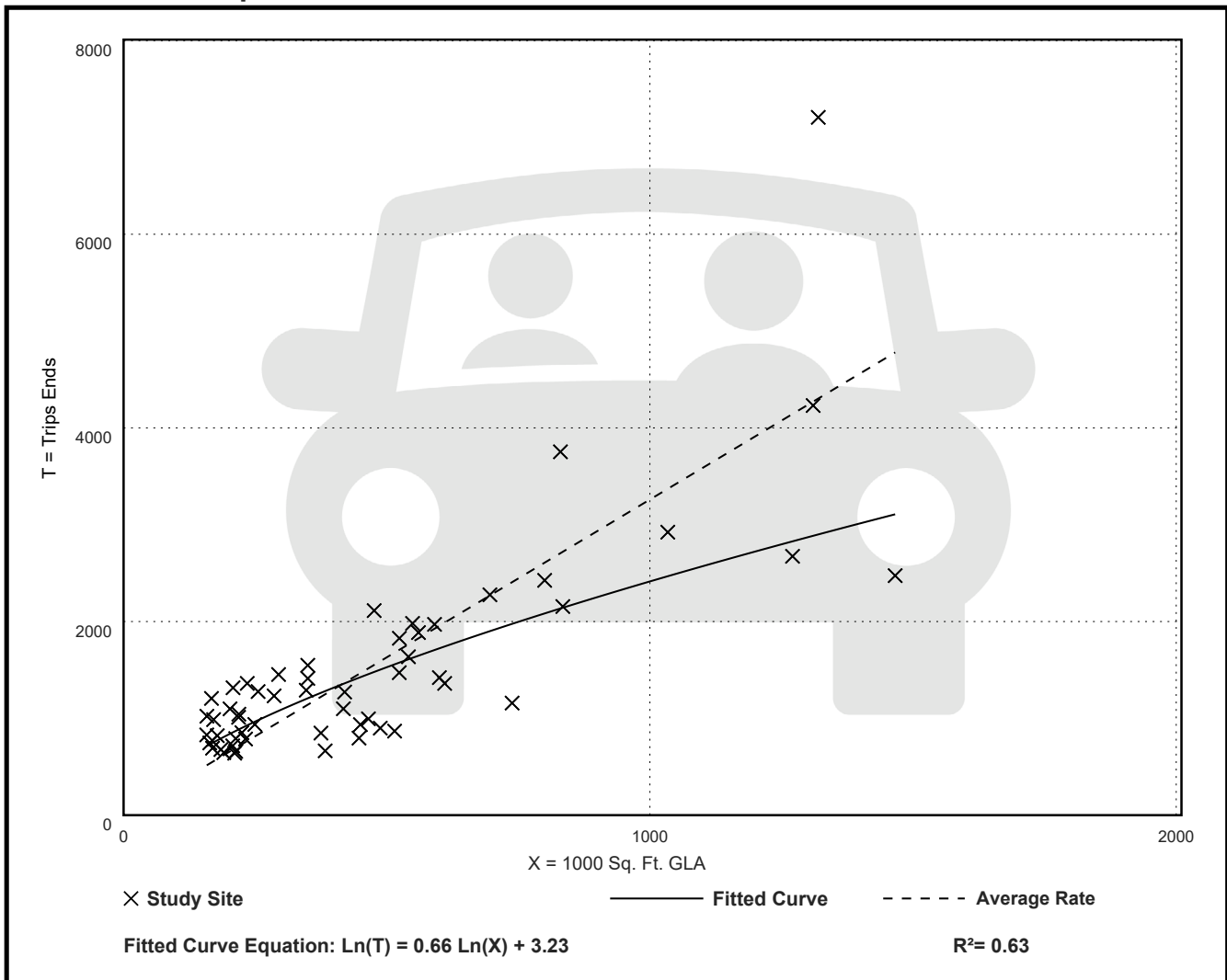
Avg. 1000 Sq. Ft. GLA: 460

Directional Distribution: 49% entering, 51% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
3.26	1.57 - 7.22	1.25

Data Plot and Equation



Vehicle Pass-By Rates by Land Use

Source: ITE *Trip Generation Manual*, 12th Edition

Land Use Code	820								
Land Use	Shopping Center (> 150k)								
Setting	General Urban/Suburban								
Time Period	Weekday PM Peak Period								
# Data Sites	8 Sites with GLA between 150 and 300k				16 Sites with GLA between 300 and 900k				
Average Pass-By Rate	29% for Sites with GLA between 150 and 300k				19% for Sites with GLA between 300 and 900k				
	Pass-By Characteristics for Individual Sites								
GLA (000)	State or Province	Survey Year	# Interviews	Pass-By Trip (%)	Non-Pass-By Trips			Adj Street Peak Hour Volume	Source
					Primary (%)	Diverted (%)	Total (%)		
213	Florida	1990	312	28	31	41	72	—	33
225	Illinois	1994	264	35	32	33	65	1970	24
227.9	Kentucky	1993	—	34	35	31	66	—	34
235	Kentucky	1993	211	35	29	36	65	2593	2
255	Iowa	1994	222	23	38	39	77	3706	24
256	Connecticut	1994	208	27	51	22	73	3422	24
293	Illinois	1994	282	24	70	6	76	4606	13
294	Pennsylvania	1994	213	24	48	18	76	4055	24
350	Massachusetts	1994	224	18	45	37	82	2112	24
361	Virginia	1994	315	17	54	29	83	2034	24
375	North Carolina	1994	214	29	48	23	71	2053	24
413	Texas	1994	228	28	51	21	72	589	24
418	Maryland	1994	281	20	50	30	80	5610	24
450	California	1994	321	23	49	28	77	2787	24
476	Washington	1994	234	25	53	22	75	3427	24
488	Texas	1994	257	12	75	13	88	1094	13
560	Virginia	1994	437	19	49	32	81	3051	24
581	Colorado	1994	296	18	53	29	82	2939	24
598	Colorado	1994	205	17	55	28	83	3840	24
633	Texas	1994	257	10	64	26	90	—	24

[illegible]