



# South Corridor TOD Master Plan

MIAMI-DADE COUNTY DEPARTMENT OF  
TRANSPORTATION AND PUBLIC WORKS (DTPW)

# Agenda

- Team Introductions
- Project Location & Scope
- Public Outreach
- Station Area Selection Process
- Five Station Areas Selected
- Development of Station Areas 1 through 5
- Q&A Session

# Team Introduction

- ***Josiel Ferrer Diaz, P.E., Interim Director & CEO***
- ***Lisa Colmenares, AICP, Chief Planning Officer***
- ***Paola Baez, P.E., Chief of Multimodal Planning***
- ***Francisco A. Arbelaez, AICP, Principal Planner/Project Manager***

# South Corridor TOD Master Plan - Project Location

## Overview

- Corridor Length: 20 miles
- Limits: Dadeland South Metrorail Station and SW 344<sup>th</sup> Street Park and Ride.

## Project Scope

The study evaluates Transit Oriented Development opportunities around these BRT stations and aligns with the improvements from the BRT project.

## Municipalities

- Unincorporated of Miami-Dade County
- Village of Pinecrest
- Village of Palmetto Bay
- Town of Cutler Bay
- City of Homestead
- City of Florida City



# South Corridor TOD Master Plan – Project Scope

## Purpose:

- The TOD study will create a strategy for
  - Economic development
  - Affordable housing
  - Urban design
  - Infrastructure improvements
- Assess the potential for TOD around the 14 BRT stations and identified 5 top station locations based on classification of area type.

## Goal:

- Recognizing BRT stations as a catalyst for major redevelopment and memorable placemaking around the station.
- Creating new mixed use urban centers, designed to fit into the physical and historical context of its neighborhood.
- Providing new commercial opportunities, affordable housing and employment.



# South Corridor TOD Master Plan - Project Scope

Master Plan includes the following study elements:



Establishes a corridor wide framework



Identifies the station area typologies and the top 5 station areas for TOD development



Evaluates the corridor Land use and Zoning



Assesses the Affordable Housing



Assesses the Economic Development



Evaluates the existing water and wastewater infrastructure



Performs a bike and ped mobility connectivity assessment



Develop station area plans



**We are here**



Conducts public engagement

# South Corridor TOD Master Plan - Public Outreach

## Virtual Public Information Meeting

- Platform: Zoom
- Date: Thursday, March 20, 2025
- Time: 6:30 p.m. to 8:00 p.m.


## Two in-person Public Information Meetings

### William F. Dickinson Community Center

- Address: 1601 N. Krome Avenue, Homestead, FL 33030
- Date: Tuesday, March 25, 2025
- Time: 6:30 p.m. to 8:00 p.m.

### Town of Cutler Bay Commission Chambers

- Address: 10720 Caribbean Boulevard, Cutler Bay, FL
- Date: Thursday, March 27, 2025
- Time: 6:30 p.m. to 8:00pm



TRANSPORTATION AND PUBLIC WORKS  
Overtown Transit Village  
701 N.W. 1<sup>st</sup> Court • 17th Floor  
Miami, Florida 33136-3922

February 28, 2025

**SUBJECT: Public Information Meeting Invitation**  
Miami-Dade County Department of Transportation and Public Works (DTPW)  
Transit-Oriented Development (TOD) Master Plan for South Corridor  
DTPW Project No. OSP2

Dear Resident or Property Owner:

The Miami-Dade County Department of Transportation and Public Works (DTPW) has scheduled **three Public Information Meetings** to discuss the TOD Master Plan for the South Corridor. The purpose of this TOD Planning Study is to create a strategy for the economic and urban improvement of several of South Dade communities' newly transit-served areas and assess the potential for TOD around future Bus Rapid Transit (BRT) stations along the South Corridor. The guiding principles for the study include economic development and implementation, proper overall land use planning, mobility and pedestrian-oriented community design and urbanism.

One virtual meeting via Zoom is scheduled for 6:30 p.m. to 8:00 p.m. on **Thursday, March 20, 2025**. Two in-person Public Information Meetings are scheduled for 6:30 to 8:00 p.m. on **Tuesday, March 25, 2025**, at the William F. Dickinson Community Center, located at 1601 N. Krome Avenue, Homestead, FL 33030 and on **Thursday, March 27, 2025**, at the Town of Cutler Bay Commission Chambers, located at 10720 Caribbean Boulevard, Cutler Bay, FL 33189.

If you wish to participate virtually, advance registration is required by going to [www.miamidade.gov/virtual-meetings](http://www.miamidade.gov/virtual-meetings). Click [Department Meetings Calendar](#), find the meeting date and time, and select the meeting you wish to attend. Once registered, participants will receive a confirmation email containing information about joining the meeting.

All participants, regardless of the method of attendance they choose, will receive the same information and be provided with the opportunity to comment. The same information will be presented at each meeting. All meeting materials, including the presentation, will be available on the project website after the public meetings by going to [www.miamidade.gov/transportation](http://www.miamidade.gov/transportation) and clicking on the "Projects A-Z" tab.

All three meetings will be conducted as an informal open house with a short presentation of the proposed project, including potential improvements as well as social, cultural, and environmental impacts, followed by requests for feedback from those in attendance. Our goal is for the meeting to be as informative and interactive as possible.

Miami-Dade Transit is committed to providing equal access to its services regardless of race, color or national origin, in accordance with Title VI of the Civil Rights Act. If you feel you have been discriminated against because of any of these conditions, you may file a complaint. Contact the DTPW Title VI Program Coordinator at (305) 275-7900 or by email at [titlevi@miamidade.gov](mailto:titlevi@miamidade.gov); or visit the Office of Civil Rights and Labor Relations located at 701 NW 1st Court, 17th Floor, Miami, Florida 33128.

### Legal Ads (Miami Herald, El Nuevo Herald, Le Floridien)

#### Public Notice

**Miami-Dade County Department of Transportation and Public Works (DTPW)**  
**Transit-Oriented Development (TOD) Master Plan for South Corridor**  
DTPW Project No. OSP2

Notice is hereby given that the Miami-Dade County Department of Transportation and Public Works (DTPW) has scheduled **two in-person public meetings and one virtual meeting** regarding the TOD Master Plan for the South Corridor. The meetings will be conducted as an informal open house with a short presentation of the proposed project, including potential improvements as well as social, cultural, and environmental impacts, followed by requests for feedback from those in attendance. Our goal is for the meeting to be as informative and interactive as possible.

Registration is required to participate in the virtual public meeting. Registration is not required to participate in person. One virtual and two in-person meetings will be held from **6:30 to 8:00 p.m. at the following locations:**

#### Virtual meeting via Zoom

##### **Thursday, March 20, 2025**

Advance registration is required for the Zoom virtual meeting. To register, go to [www.miamidade.gov/virtual-meetings](http://www.miamidade.gov/virtual-meetings). Click [Department Meetings Calendar](#), find the meeting date and time, and select the meeting you wish to attend. Once registered, participants will receive a confirmation email containing information about joining the meeting.

#### In-person locations

##### **Tuesday, March 25, 2025**

William F. Dickinson Community Center  
1601 N. Krome Avenue, Homestead, FL 33030  
and

##### **Thursday, March 27, 2025**

Town of Cutler Bay Commission Chambers  
10720 Caribbean Boulevard, Cutler Bay, FL 33189

**NOTE:** The same information will be presented at each meeting. All meeting materials, including the presentation, will be available on the project website after the public meetings. Please visit [www.miamidade.gov/transportation](http://www.miamidade.gov/transportation) and clicking on the "Projects A-Z" tab.

The purpose of the TOD Planning Study is to create a strategy for the economic and urban improvement of several of South Dade communities' newly transit-served areas and assess the potential for TOD around future Bus Rapid Transit (BRT) stations along the South Corridor. The guiding principles for the study include economic development and implementation, proper overall land use planning, mobility and pedestrian-oriented community design and urbanism.

**Public Information Meeting Invitation**  
Miami-Dade County Department of Transportation and Public Works  
Transit-Oriented Development (TOD) Master Plan for South Corridor

Miami-Dade County Department of Transportation and Public Works (DTPW) invites you to attend and participate in a public information meeting regarding the TOD Master Plan for the South Corridor. There are three meetings scheduled. The same information will be presented at each meeting. Each meeting will be conducted as an informal open house with a short presentation about the Study. The meetings will be held from 6:30 to 8:00 p.m. virtually via Zoom on

**Thursday, March 20, 2025**  
Advance registration is required for the virtual meeting. To register, go to [www.miamidade.gov/virtual-meetings](http://www.miamidade.gov/virtual-meetings). Click [Department Meetings Calendar](#), find the meeting date and time, and select the meeting you wish to attend. Once registered, participants will receive a confirmation email containing information about joining the meeting.

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To request materials in accessible format, sign language interpreters, Communication Access Real-time Translation (CART) and/or any accommodation to participate in any County-sponsored program or meeting, please contact the ADA Coordinator at 786-469-5405 or via email at [ada-adv@miamidade.gov](mailto:ada-adv@miamidade.gov) at least five days in advance to initiate your request. TTY users may also call 711 (Florida Relay Service).


If you have questions about the project, please contact the project manager via email at [SouthDadeTODStudy@miamidade.gov](mailto:SouthDadeTODStudy@miamidade.gov) or by phone at 786-469-5310.

**In-person on Tuesday, March 25, 2025**  
William F. Dickinson Community Center  
1601 N. Krome Avenue  
Homestead, FL 33030



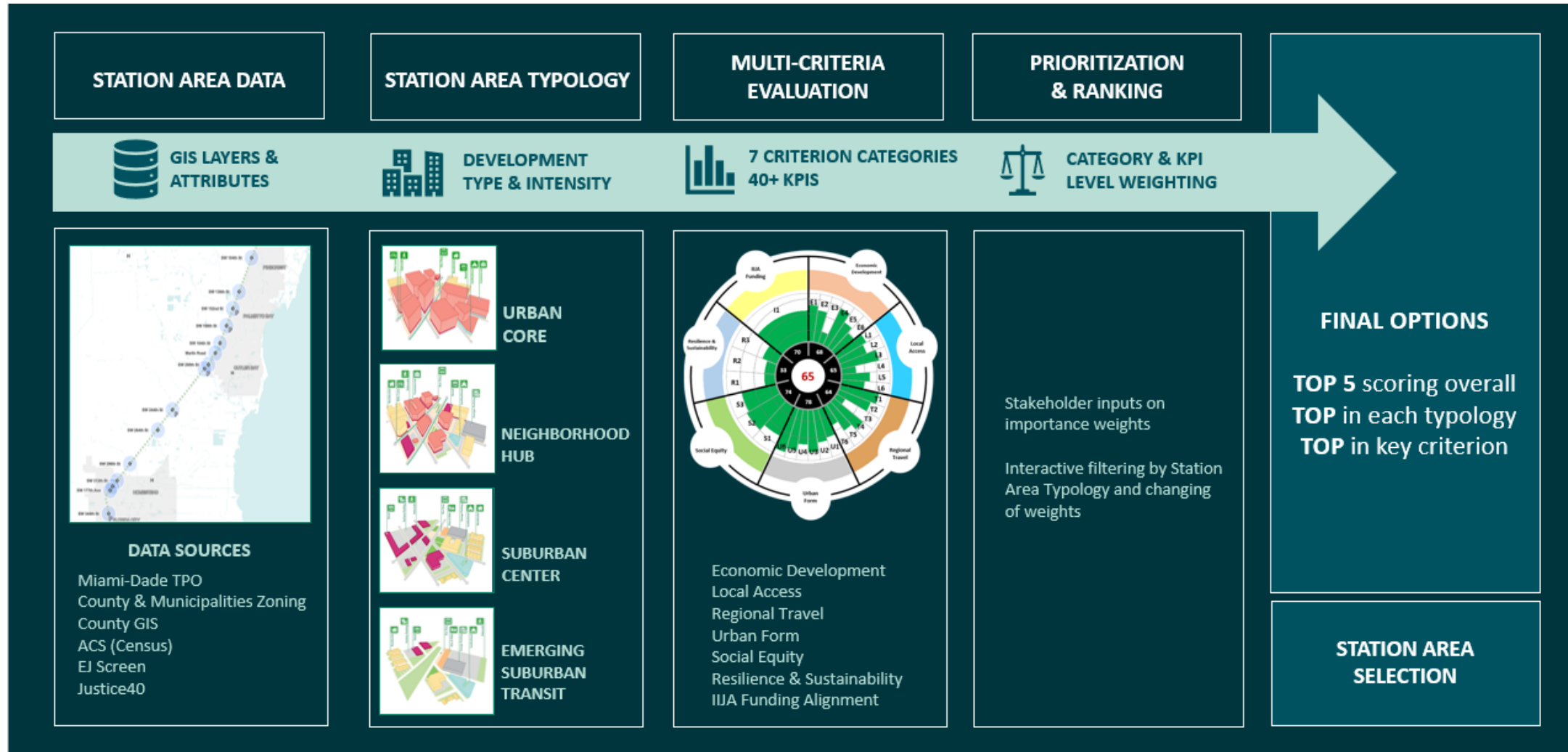
**In-person on Thursday, March 27, 2025**  
Town of Cutler Bay  
Commission Chambers  
10720 Caribbean Boulevard  
Cutler Bay, FL 33189







# South Corridor TOD Master Plan - Station Area Selection Process





# Five Selected Station Areas

## PINECREST



### SW 136<sup>th</sup> STREET Neighborhood

Number of Jobs	7,159 jobs
Number of residential units	449 dwellings
Park acreage	NA acres
Transit Boardings	269 boarding
Daily VMT	196,999 miles
Floor area ratio	0.39
Jobs:housing balance	15.94
Land use mix index	0.18
% Minority	20 %
% Below poverty line	7 %
% Households without vehicle	4 %

### STATION AREA 1

## CUTLER BAY

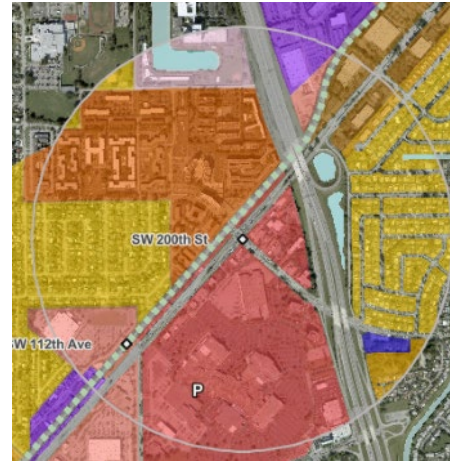


### SW 184<sup>th</sup> STREET Suburban

Number of Jobs	3,814 jobs
Number of residential units	755 dwellings
Park acreage	6 acres
Transit Boardings	665 boarding
Daily VMT	75,497 miles
Floor area ratio	0.19
Jobs:housing balance	5.05
Land use mix index	0.37
% Minority	51 %
% Below poverty line	27 %
% Households without vehicle	12 %

### STATION AREA 2

## CUTLER BAY

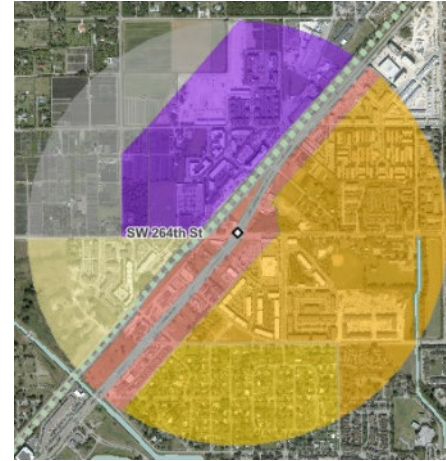


### SW 200<sup>th</sup> ST & SW 112<sup>th</sup> St. Metro Urban Center

Number of Jobs	4,902 jobs
Number of residential units	2,837 dwellings
Park acreage	NA acres
Transit Boardings	738 boarding
Daily VMT	141,684 miles
Floor area ratio	0.4
Jobs:housing balance	1.73
Land use mix index	0.2
% Minority	36 %
% Below poverty line	23 %
% Households without vehicle	16 %

### STATION AREA 3

## MIAMI-DADE

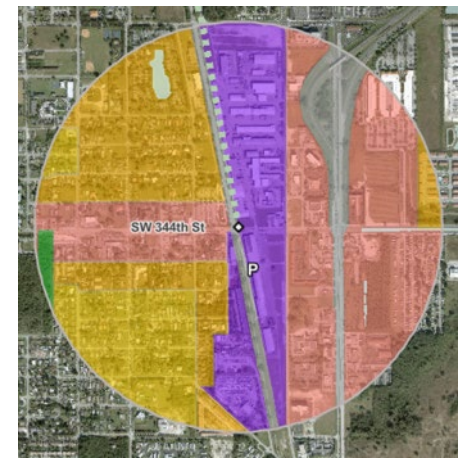


### SW 264<sup>th</sup> STREET Metro Urban Center

Number of Jobs	874 jobs
Number of residential units	1,804 dwellings
Park acreage	10 acres
Transit Boardings	322 boarding
Daily VMT	65,715 miles
Floor area ratio	0.14
Jobs:housing balance	0.48
Land use mix index	0.09
% Minority	45 %
% Below poverty line	33 %
% Households without vehicle	7 %

### STATION AREA 4

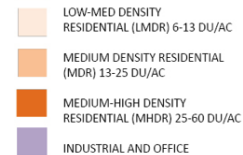
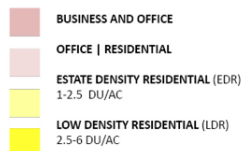
## FLORIDA CITY



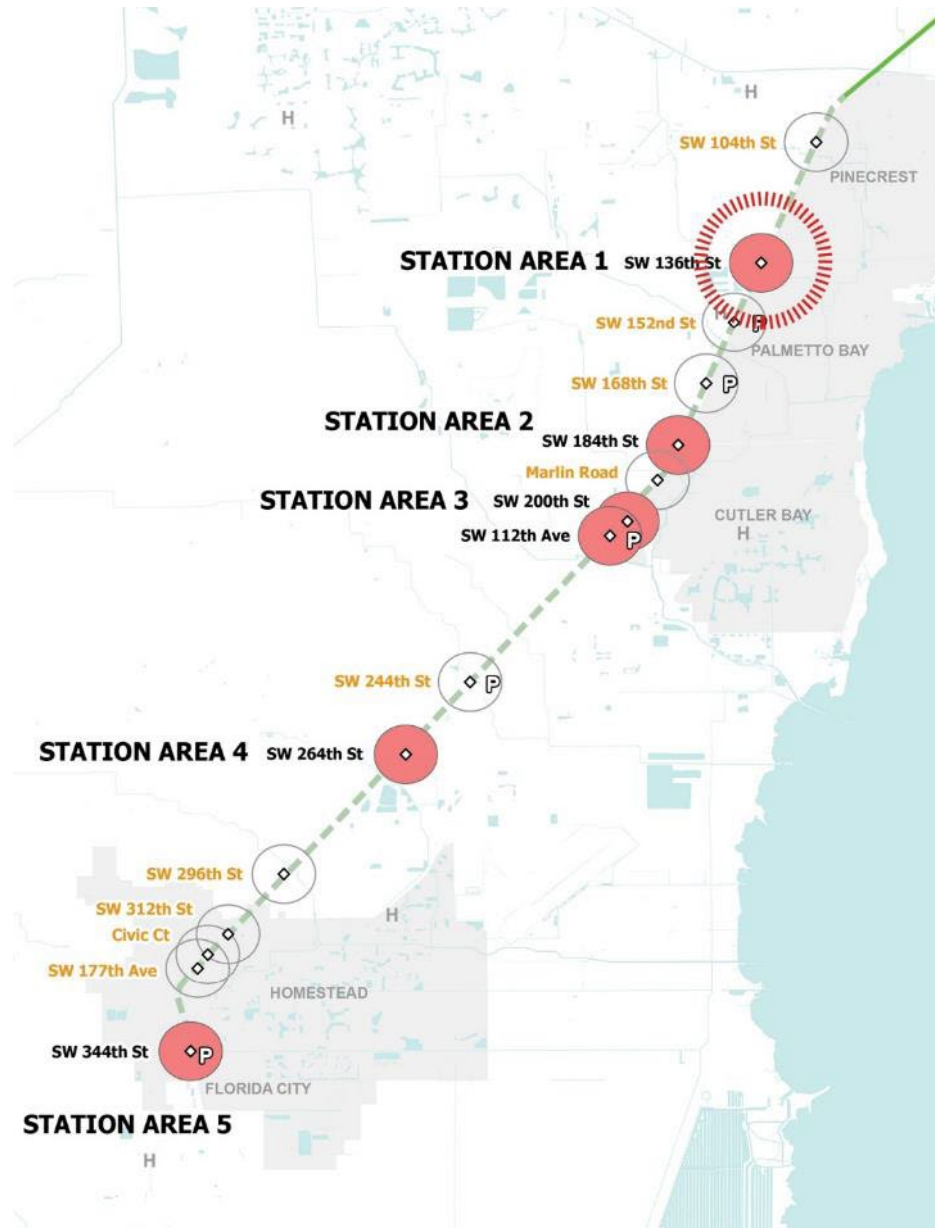
### SW 344<sup>th</sup> STREET Suburban

Number of Jobs	4,526 jobs
Number of residential units	1,310 dwellings
Park acreage	2 acres
Transit Boardings	215 boarding
Daily VMT	15,744 miles
Floor area ratio	0.15
Jobs:housing balance	3.46
Land use mix index	0.52
% Minority	53 %
% Below poverty line	21 %
% Households without vehicle	2 %

### STATION AREA 5



# South Corridor TOD Master Plan - Station Area 1



SW 136<sup>th</sup> Street  
NEIGHBORHOOD URBAN CENTER



# South Corridor TOD Master Plan - Station Area 1

## Framework Plan

- Highlighted parcels could potentially be earmarked for redevelopment .
- Surface parking lots on north side of The Falls Shopping Mall can be infilled with mixed-use residential development , To a new walkable district .
- Parks and a pedestrian bridge connect pedestrians to each side of US Route 1.
- Promote zoning classifications that allow mixed uses in existing industrial
- Encourage residential uses to be included in the business center properties to the north .

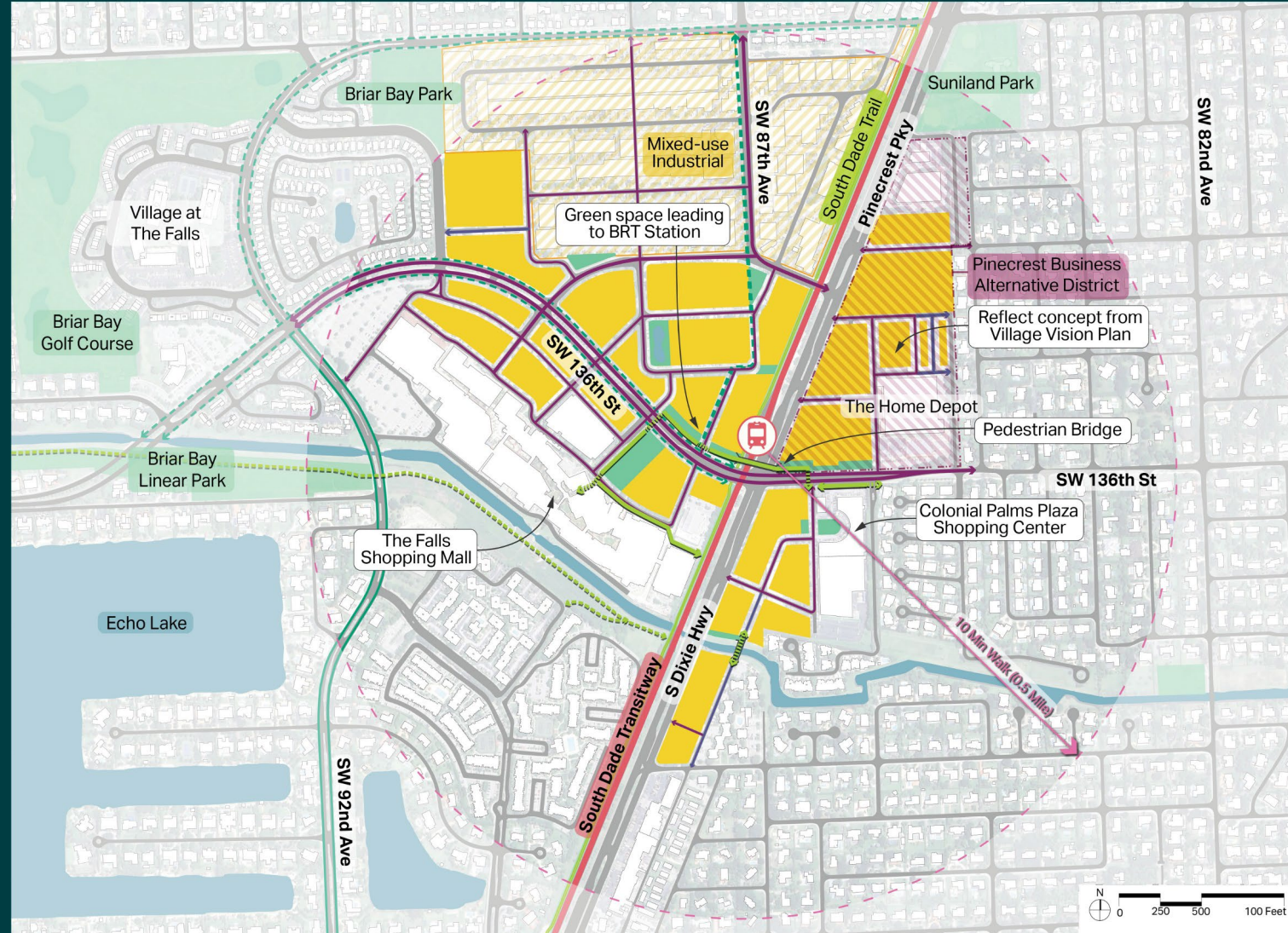
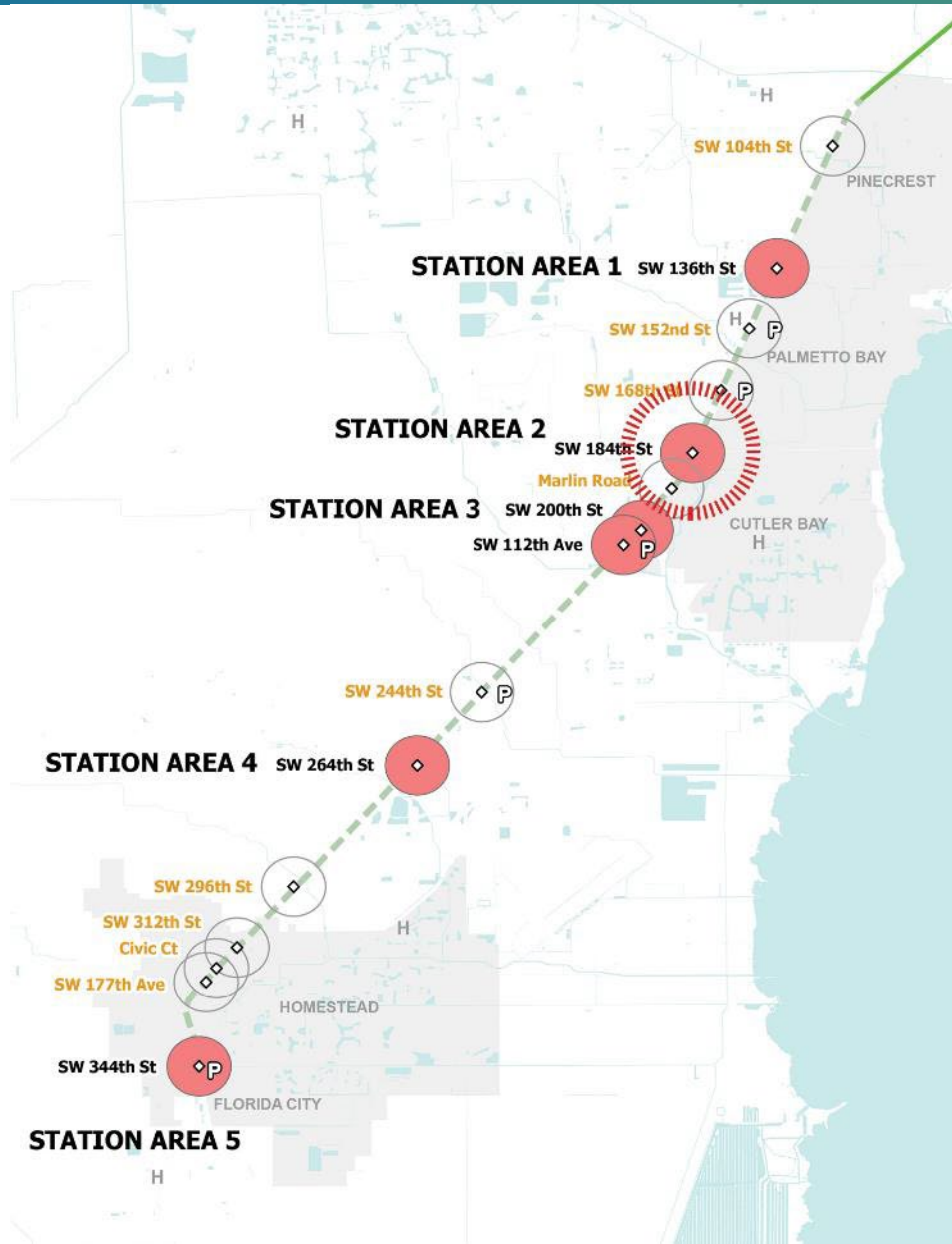


FIGURE X - STATION AREA 1  
Framework Plan

# South Corridor TOD Master Plan - Station Area 2



SW 184<sup>th</sup> Street  
SUBURBAN URBAN CENTER



# South Corridor TOD Master Plan - Station Area 2

## Framework Plan

- Highlighted parcels can be earmarked for redevelopment and an extensive open space network with key connections .
- Cutler Bay South Dade Shopping Center surface parking lot can be infilled to include mixed -use residential uses .
- A pedestrian corridor could extend west from Franjo Rd through Bel Aire
- Redevelopment each side of the transitway and South Dade Trail can provide needed density .

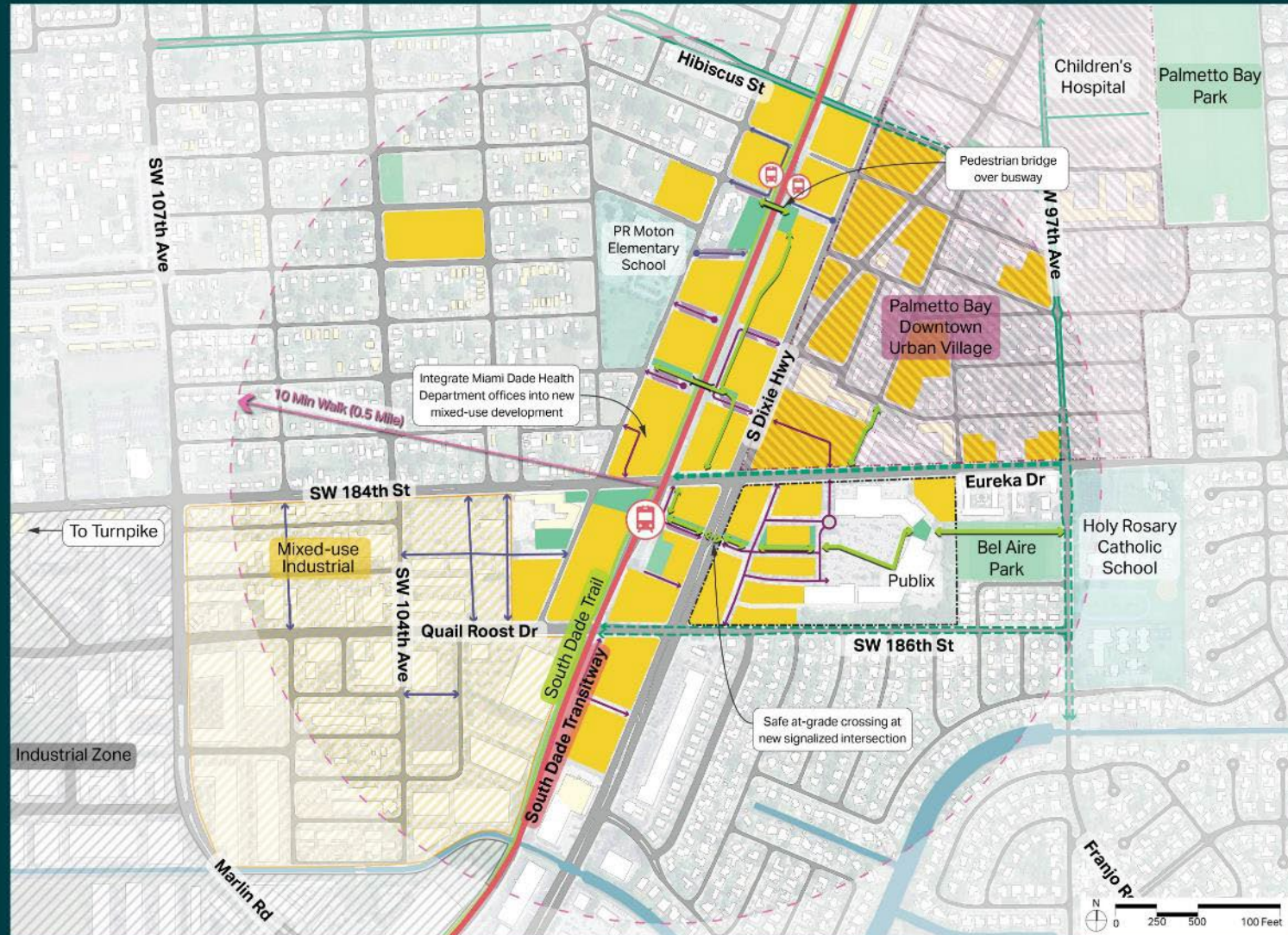
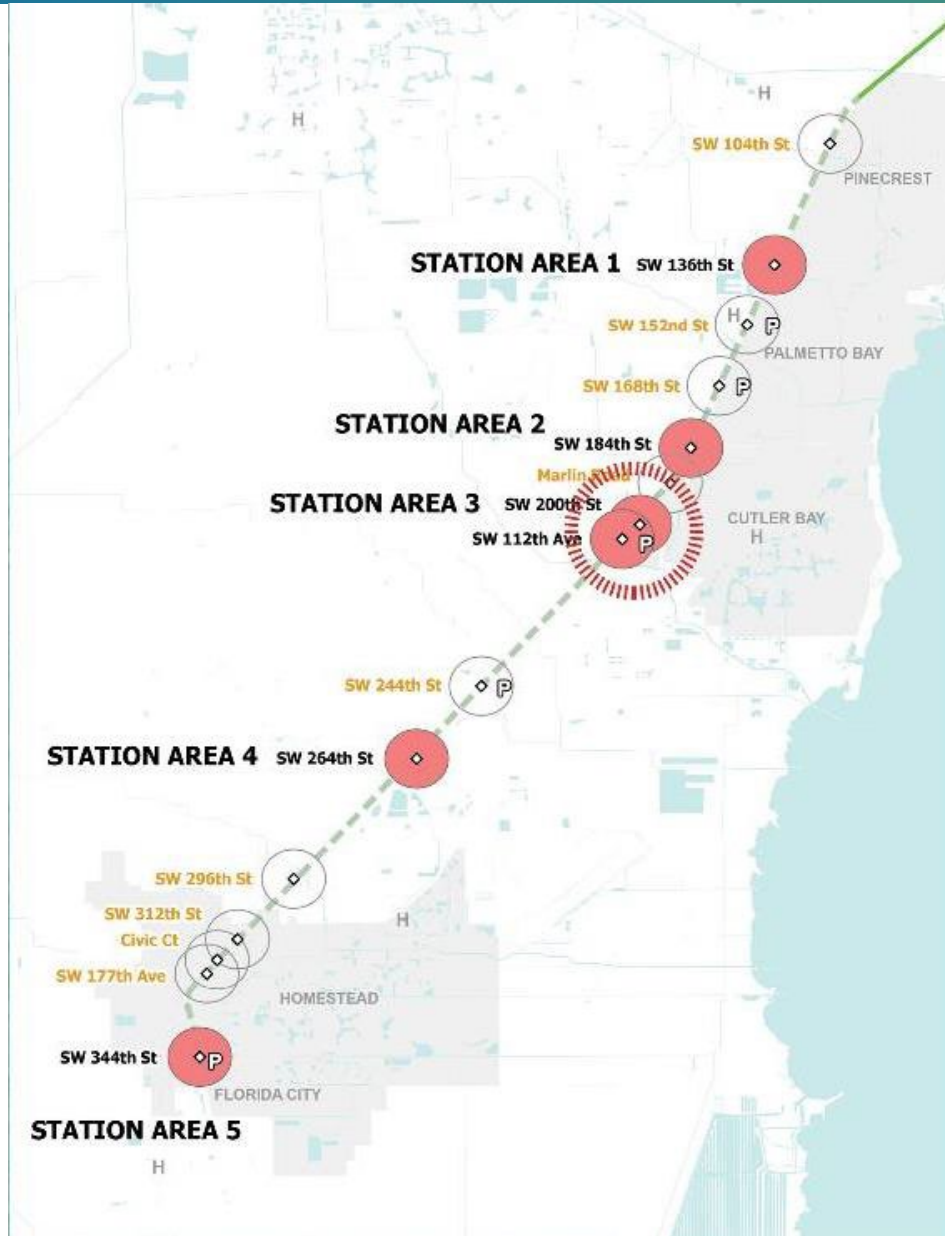


FIGURE X - STATION AREA 2  
Framework Plan

# South Corridor TOD Master Plan - Station Area 3



SW 200 Street & SW 112 Avenue  
**Metro URBAN CENTER**



# South Corridor TOD Master Plan - Station Area 3

## Framework Plan

- Highlighted parcels can be earmarked for redevelopment and an open space network with key connections .
- Mall redevelopment aligns with the SouthPlace City Center plans, adds to the open space network and water features .
- Infill development is targeted on underutilized surface parking lots around the BRT Stations .
- New Connections can be made along green space, trails and bikeways to the stations .



\*Line thickness indicates major/minor connection

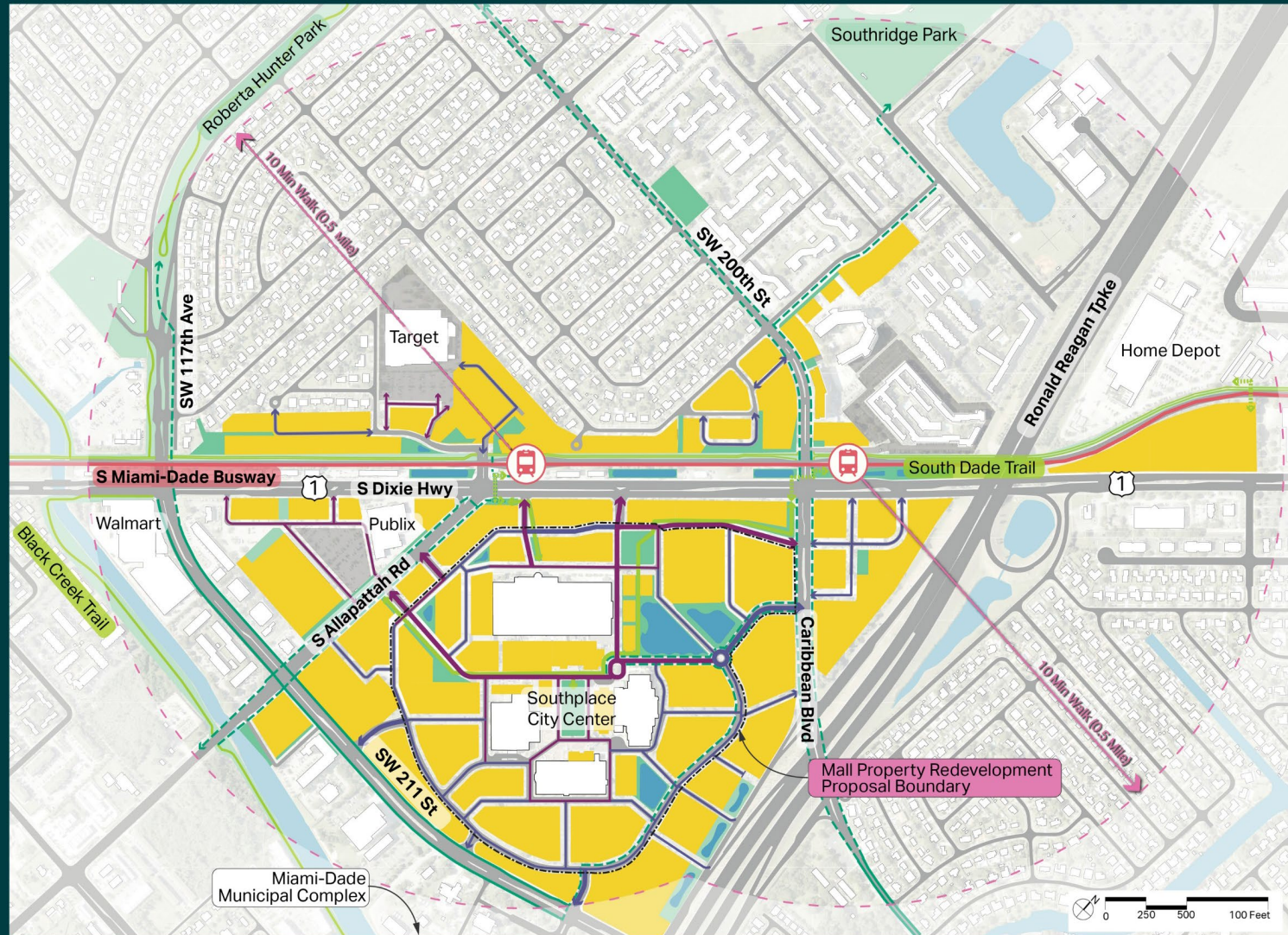


FIGURE X - STATION AREA 3  
Framework Plan



# South Corridor TOD Master Plan - Station Area 4

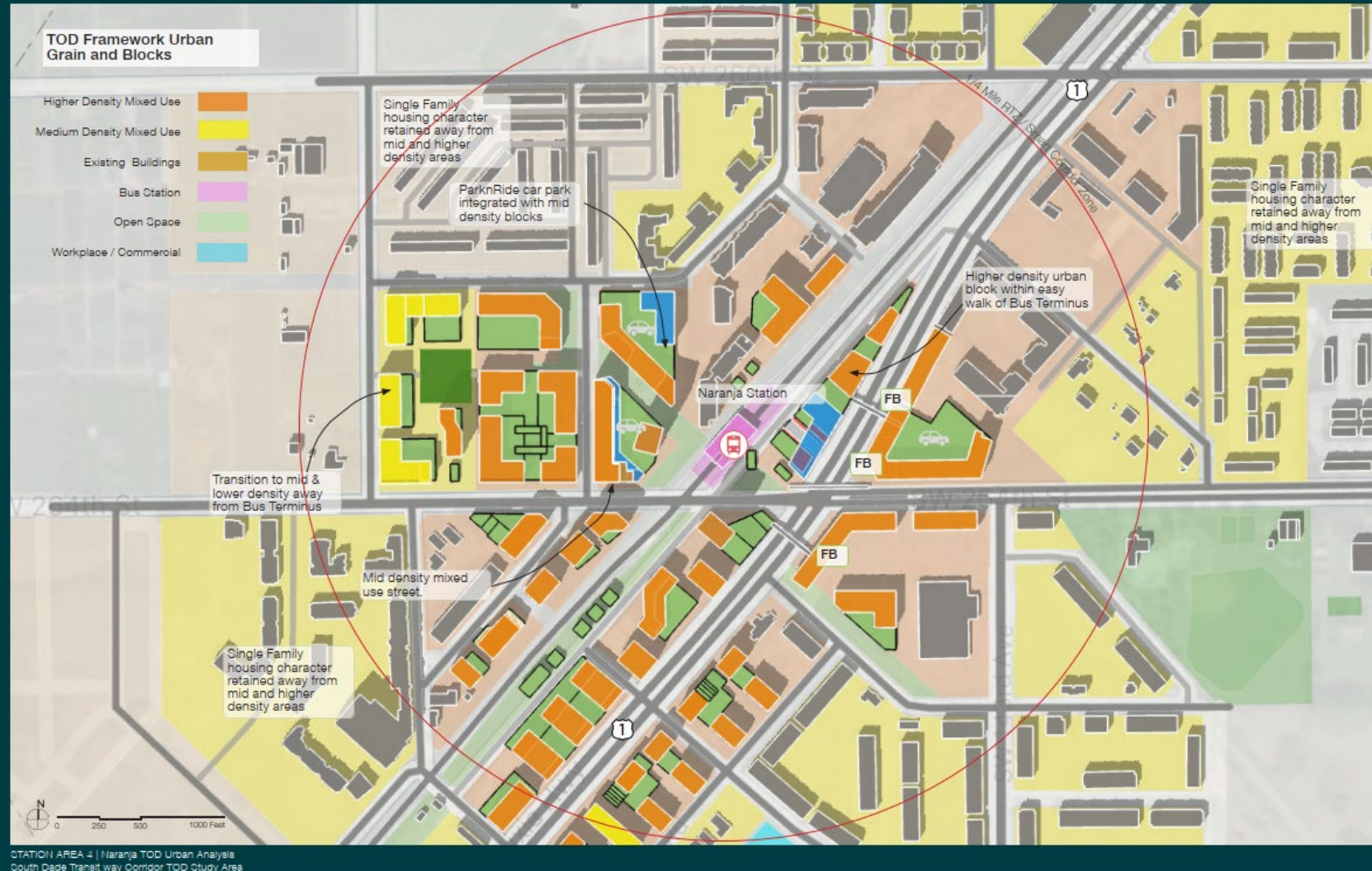


SW 264 Street  
Metro **URBAN CENTER**

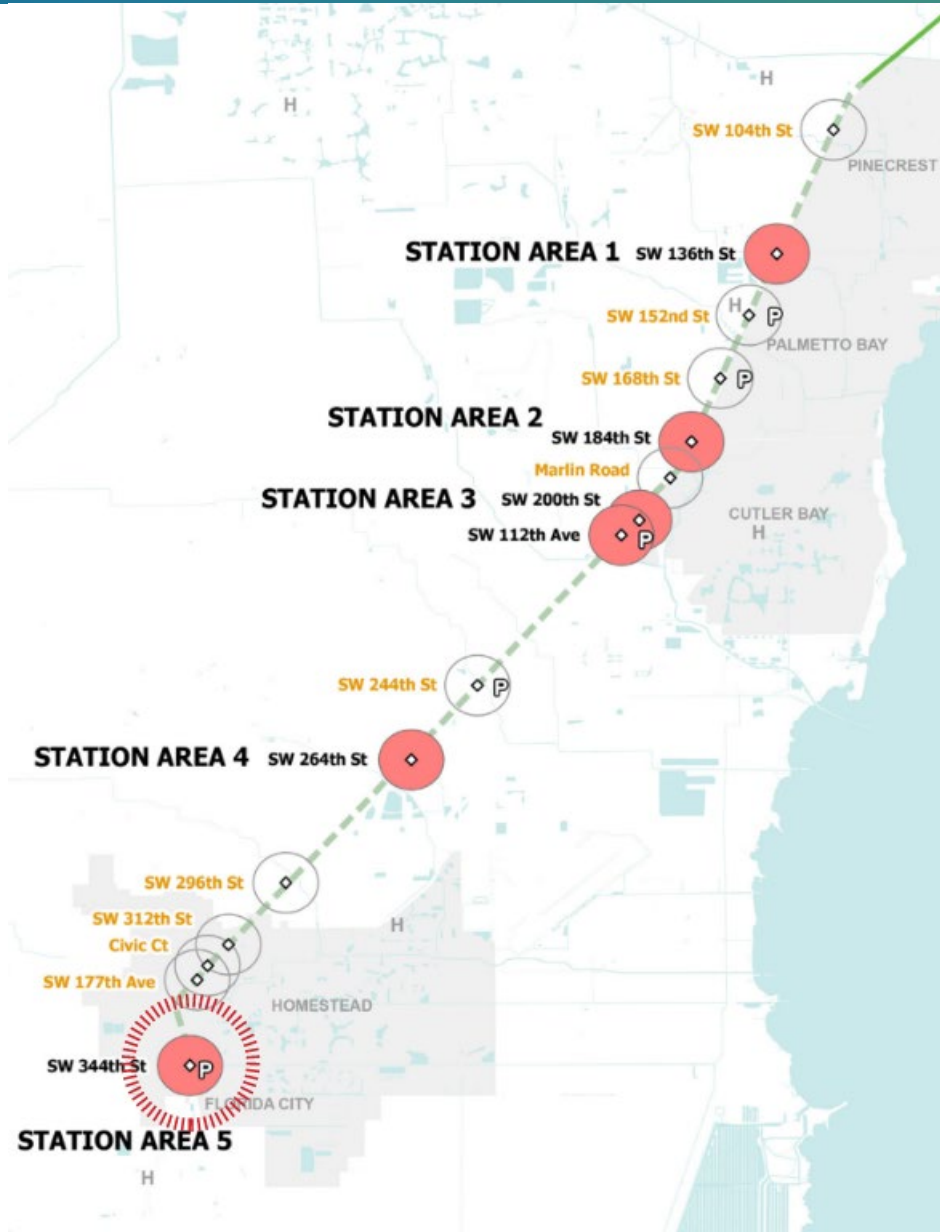
# South Corridor TOD Master Plan - Station Area 4

## Framework Plan

- Introduce new TOD opportunities at a mid density block typology in the SW 264 Street Station Area.
- Outside of the core the mid-density blocks transition to lower density residential streets.
- Surrounded by TOD the framework creates a walkable district of mid-high density infill development along the bus-way corridor.
- New walkable blocks and public spaces surround the station.



# South Corridor TOD Master Plan - Station Area 5



SW 344 Street  
SUBURBAN URBAN CENTER



# South Corridor TOD Master Plan - Station Area 5

# Framework Plan

- Introduce new TOD at a mid-density block typology to Florida City's main street and urban core .
- Outside of the core the mid-density blocks transition to lower density residential streets .
- At the heart of the TOD framework is a walkable district of mid-scale urban blocks overlooking a new central park and civic space .



Thank You



THANK YOU