



July 14, 2025

Graham Penn
Bercow Radell Fernandez Larkin & Tapanes
200 S. Biscayne Blvd., Suite 300
Miami, FL 33131

Re: Administrative Site Plan Review of Process #Z2025000110

Deficiency Letter

Zoning District: EU-M

Property Location: 8445 SW 92 Street, Miami-Dade County, Florida

Folio: 30-5003-000-0630

PURPOSE: 42 dwelling units, and 1,084 sq. ft. of retail space

Name/Date of Plans:

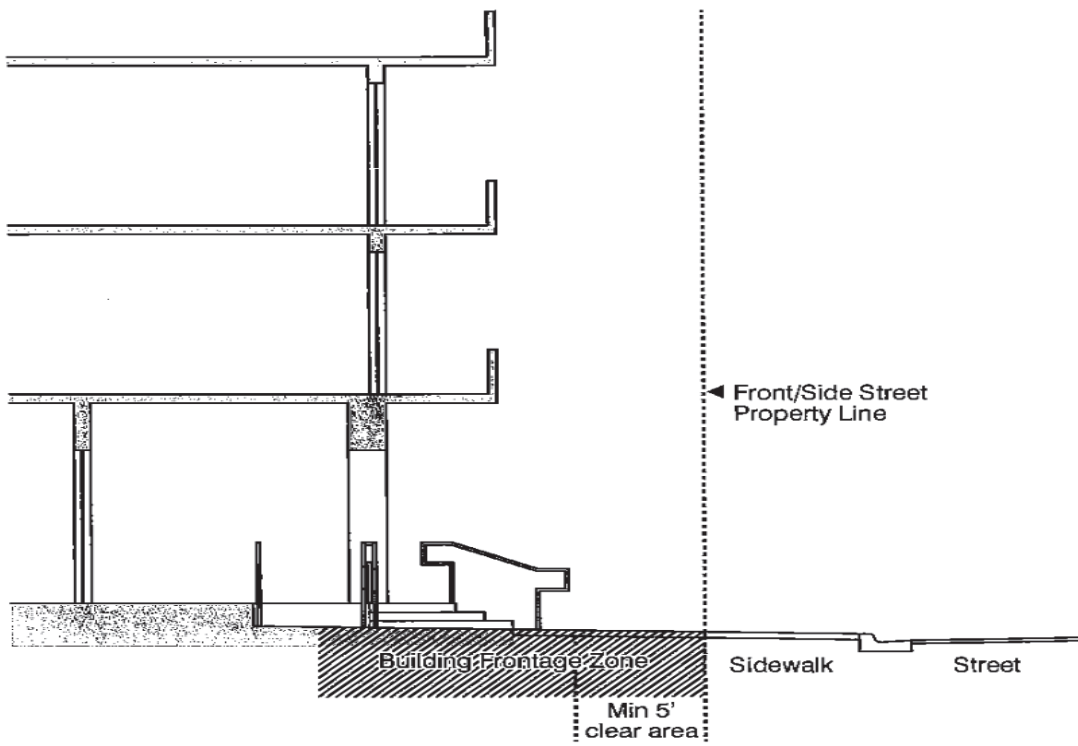
Plans entitled “**Continental Flats**” prepared by OBRAS Studio, dated stamped received June 9, 2025; and Landscape Plans, consisting of four (4) sheets dated stamped received June 9, 2025.

Dear Mr. Penn,

The staff of the Department of Regulatory and Economic Resources has reviewed the request for an Administrative Site Plan Review (ASPR) of a mixed-use development located at 8445 SW 94 Street; the project site comprises a parcel with its frontage toward SW 94 Street, in close proximity with the buffer zone of the Smart Corridor Subzone delineated for SW 88th Street and Miami-Metrorail station; as designed, the project is planned with 42 residential units, 1084sq. ft. of retail space, and 54 off street parking spaces. In order to obtain the ASPR approval the following deficiency comments shall be addressed by the applicant:

1. Procedures for approval and development standards: The proposed residential development is currently zoned as residential-low density district (EU-M), the consideration to include the property as part of the RTZ buffer map is not allowed; Section 33C-3.3(A)(1)(C) explicitly excludes from the RTZ map parcels that are zoned, or developed with single-family or two-family residences and that are not part of a mixed-use development. Please rectify the Letter of Intent and any other reference that makes the subject property comparable with the development standards set forth RTZ projects.
2. Based in the requested variances proposed in hearing application Z2025000111, the property is subject to a district boundary change, from EU-M to MCD, the review of the project plans will be in conformance with MCD standards (Code Section XLV); however, staff remark that the approval of the ASPR process is contingent upon the approval of the hearing requests.

3. Review to amend the submitted survey, the location of the property depicted in this document is wrong, the graphic depicts a parcel fronting two streets (SW 91 and 92 Street); in accordance with property records the parcel has one single frontage towards SW 94 Street.
4. The CDMP Mixed Use Development guidelines state that in vertical mixed-use projects, the residential portion must be between 20% and 85% of the total floor area. The non-residential portion can include live-work spaces, retail, services, entertainment, offices, or civic and institutional uses. In the Zoning Data chart please provide calculations showing that the proposed retail component (1,084 sq. ft.) satisfies the minimum 15% required (7,783 sq. ft. minimum required commercial area). Please clarify the equivalence and the compliance with the 15% non-residential uses as per CDMP guidelines.
5. To justify the insufficient percentage of commercial area, provide a CDMP letter of interpretation with a saturation analysis to determine if the site qualifies for single-use residential development.
6. Section 33-493. (3) and (4) indicates that the Building Placement Standards and the General Requirements in the proposed development shall follow the values and criteria applicable to the MCD (Mixed Use Corridor District), please revise the listed "required" front setbacks in Zoning Data which appears as five (5); in accordance with MCD standards the maximum building frontage zone (front setback) is 15', having a minimum of 5 feet clear width within the building frontage zone shall be at the same grade as the abutting sidewalk and kept clear for pedestrians.
7. The building frontage zone shall be hard surfaced except for tree grates or tree planters, except that the building frontage zone adjoining ground-story residential uses may be landscaped, hard-surfaced, or both, please correct the proposed landscape area that fronts the retail spaces to comply. [Sec.33-493(3)(c)(iv)].
8. All buildings, except accessory buildings, shall have frontage along or within the building frontage zone. The frontage length of a single building shall be the equivalent to 70% of the frontage length. Please revise the proposed building frontage to bring the building mass to the build-to-line zone; only the habitable area considered under the retail space counts towards In Ground Floor the building frontage requirements. Please revise accordingly.
9. A minimum of 5 feet clear width within the building frontage zone shall be at the same grade as the abutting sidewalk and kept clear for pedestrians, as shown in the following diagram:



10. Above the fourth story, the setback shall be measured from the property line, please revise the building frontage zone when it is proposed at 5' to provide an additional five (5) feet after the fourth-floor plate. Section 33-493 (4).
11. In the Ground Floor Program Diagram, please indicate dimensions for the areas planned as "retail" spaces.
12. To understand the proposed geometry for the frontage road (SW 94 Street), please provide a street sections diagram showing the required elements for the road (sidewalk width, landscape element).
13. Provide a diagram (colored) showing the areas in the development planned to meet the minimum 15% of private open space. Please do not include areas occupied by surface parking spaces and buffers between the parking islands.
14. In Zoning Data (Sheet G2.00) please provide an accurate number of units dedicated to complying with the 12.5% requirement for affordable housing or workforce housing.
15. Landscaping Legend: Revise to correct the required number of lot trees, lot trees shall be based on 16 trees per net acre of lot. In addition to the ground level, Lot Trees may be installed on building terraces and/or other areas of the subject
16. Landscape Plan, Planting List, please revise to adjust the minimum required D.B.H for the street trees (4- Pink Shower Cassia), standards criteria for MCD- urban center require a minimum of six (6) inches at the time of planting. Please follow the landscape guidelines listed by Section 33-284.86 (E); street trees shall be placed along streets at an average spacing of 25 feet on center with a minimum 6-inch diameter at breast height (D.B.H.); please correct accordingly.

Reviewed by:

María Elena Cedeño

Chief, Administrative Review Section
Development Services Division

RER