



## PLAN CORRECTIONS REPORT (Z2025000111)

### APPLICATION INFORMATION

**Date:** 7/29/2025  
**Application Date:** 05/14/2025  
**Address:** 8445 Sw 94 St  
Unincorporated County, FL 33156-7307  
**Parcel:** 3050030000630

### CONTACT INFORMATION

| Type                       | Name                 | Company                                       | Address                                                       |
|----------------------------|----------------------|-----------------------------------------------|---------------------------------------------------------------|
| Applicant                  | Walter Lista Bob Liu | 8445 Galloway, LLC                            | 7136 Sw 47 Street<br>Miami, FL 33155                          |
| Applicant's Representative | Benjamin Sherry      | Bercow Radell Fernandez<br>Larkin and Tapanes | 200 S Biscayne Blvd<br>Ste. 300 , Ste. 300<br>Miami, FL 33131 |
| Property Owner             | Walter Lista Bob Liu | 8445 Galloway, LLC                            | 7136 Sw 47 Street<br>Miami, FL 33155                          |

The plans submitted in conjunction with the above referenced zoning application #Z2025000111 have been reviewed by the Miami-Dade County Zoning Hearing and Evaluation Sections and have generated the following comments. All comments must be addressed before this application can move forward. This application will expire in 120 days if corrective action has not been taken. For any questions, please contact the Miami-Dade Department of Regulatory and Economic Resources at (305) 375-2640.

**Review Section:** Zoning BLANK

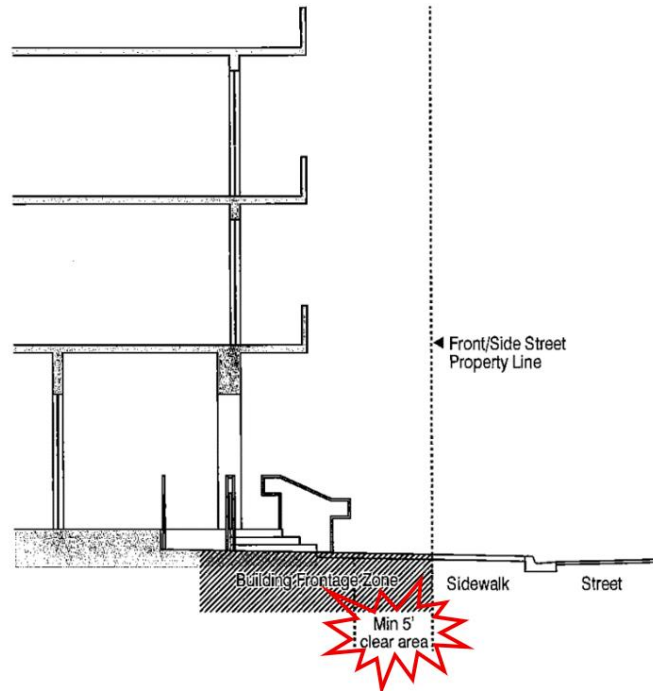
**Reviewer:** Elizabeth Alvarez Ph: 3053752678 email: Elizabeth.Alvarez3@miamidade.gov

**Correction:** Site Plan

#### Corrective Action:

1. The subject property is zoned EU-M. Pursuant to Section 33C-3.3(1)(C) of the Code, and notwithstanding any other provision to the contrary, lands that are zoned for, or developed with, single-family or two-family residences and are not part of a mixed-use development shall be excluded from the SMART Corridor Subzone. Therefore, the department recommends amending the subject application for a zoning change to MCD.
2. Please remove any reference to the SMART Corridor Subzone.
3. Please indicate the existing right-of-way dimensions.
4. Revise zoning legend to include gross and net acres.
5. Depict setbacks on site plan sheet.
6. MCD standards require buildings to occupy a minimum of 70% of the street frontage when the development fronts a single street. Revise zoning legend to include required and provided building frontage.
7. Be advised that for MCD zoned development, stories above the fourth-floor fronting on a street must setback a minimum of 15' from the street property line.

8. Pursuant to the Letter of Interpretation (CL24-42) dated September 24, 2024, the Subject Property may be developed with up to 33 units of single use residential development, provided the square footage of the proposed residential development on the Subject Property does not exceed 4,782,981 square feet. In addition, additional density of 25% may be granted as part of the workforce housing program.
9. Maximum front setback shall 15 feet and shall be measured from the property line.
10. 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.



11. Street-type development parameters shall be as follows for all streets:
  - a. The minimum sidewalk width shall be 6 feet.
  - b. Required street trees may be planted within 7 feet of each property line along the street.
  - c. Curbs and gutters are required along all streets.
12. Provide street section in accordance with the aforementioned.
13. Be advised that a minimum of 15% of the net lot shall be reserved for open space. Open spaces shall be in the form of usable green areas for passive recreation, colonnades, amenity areas open to the sky, the front setback area, except where ingress/egress is provided, and rooftop amenities on garages and buildings. Indicate the area in square feet reserved for open space in the zoning legend. Further, parking lot buffers shall not count towards the open space requirement. Parking lot buffers are those landscaped areas adjoining parking spaces, parking islands, and landscaping use for buffering dissimilar land uses. Include a diagram indicating the areas reserved for private open space.
14. Please show glazing calculations for storefront street frontages at 70% and 30% for all building street frontages [Per Sec. 33-284.86(B)]. Please provide calculations. Include the glazing calculation in the building elevations sheet(s).
15. Remove roll up doors from south elevations.
16. South elevations are incomplete.
17. Surface parking must be located outside the frontage zone. When provided, surface parking shall be buffered from the street with a 3'-6" high masonry and a minimum 5' of landscaping between the 5' clear area and the wall.
18. The primary entrance of a building shall provide access to a street. Staff recommends placing the building along SW 94 Street. Please be advised that the noted is just a recommendation and other alternatives meeting MCD and

urban center regulations are acceptable.

19. Landscaping shall be in accordance with urban center standards. At a minimum, lot trees shall be based on 16 trees per net acre and street trees shall be planted at 25' average on center.

20. Revise zoning district in the Landscape Legend to reflect the proposed zoning MCD.

21. Landscaping shall be in accordance with urban center standards. At a minimum, lot trees shall be based on 16 trees per net acre and street trees shall be planted at 25' average on center.

22. Street trees shall be planted at a maximum of twenty-five (25) feet average on center, with a minimum six (6) inch diameter at breast height. Street trees shall be planted in a 6' wide landscape strip or in the form of 24 sq. ft. tree grates in the right of way. The strip and tree grates adjoin the sidewalk and said plants may not be installed inside the boundaries of the sidewalk.

23. The landscape plans shall have a legend indicating conformance with Chapter 18A (Landscape Code) and a plant schedule indicating the quantity, botanical/common name of plants, height at planting and other specifications.

24. If wall or fences are proposed along the build to line, they cannot exceed 3'-6" in height but can be 6' once they reach the proposed build to line, along interior side and rear property lines. Chain link cannot be used along build to lines or at the build to line but can be used behind the build to line, along interior side and rear property lines at a maximum height of 6'. Please provide a detail of the fence/wall if applicable.

25. The proposed Plant List shall be separated into three categories: Street Trees and Lot Trees and shrubs.

26. Total number of shrubs must include both lot trees and street trees.

27. Zoning Legend indicates 30% reduction because the property is located  $\frac{1}{4}$  mile from a bus route. Please note that the code states within one-quarter ( $\frac{1}{4}$ ) mile of a bus stop serviced by premium transit. Provide radius map demonstrating that the property is within one-quarter ( $\frac{1}{4}$ ) mile of a bus stop serviced by premium transit.

28. Parking reduction for developments meeting more than one of the use, location, and parcel criteria shall be permitted to combine each permitted reduction; the combined reduction shall be calculated by reducing the first applicable criteria from each group in the order of the table in Sec. 33-284.86(F) (3). Please revise accordingly.

29. Commercial parking shall be calculated at a rate of 1 space/250 square feet of gross floor area. Program SQ.FT. totals indicated commercial area with 2,261 SQ.FT. Please revise the parking calculations accordingly.

30. Provide number of bedrooms for ground floor condo units.

31. Please be advised that the workforce housing units must be reserved either by proffering a covenant or through mitigation via payment in lieu. If payment in lieu is the preferred option, kindly indicate this in the zoning legend. Otherwise, please provide a Workforce Housing Covenant. For a reference covenant and an approved opinion of title template, you may contact Claudia Luna at [claudia.luna@miamidade.gov](mailto:claudia.luna@miamidade.gov).

32. Please be advised that the Zoning Resubmittal Checklist form is required at the time of resubmittal.

<https://www.miamidade.gov/zoning/library/forms/resubmittal-form.pdf>

All revisions must be submitted through the online Citizen Self Service portal:

[https://energov.miamidade.gov/EnerGov\\_Prod/SelfService#/home](https://energov.miamidade.gov/EnerGov_Prod/SelfService#/home)

Revisions submitted via email to staff will not be accepted.