

Updated: December 24, 2024

VIA ELECTRONIC SUBMITTAL

Jennifer Garcia, AICP, CNU-A
Planning Official
Planning & Zoning Division of Development Services Department
City of Coral Gables
427 Biltmore Way, 2nd Floor
Coral Gables, Florida 33134

Re: Statement of Use / Planning Division Application / Properties Identified by Miami Dade County Folio Nos. 03-4108-006-1250, 03-4108-006-1260, 03-4108-006-1270 and 03-4108-006-1280) (collectively, the “Property”)

Dear Ms. Garcia:

On behalf of Minorca Ventures LLC, owner of the Property identified above (the “**Owner**” and “**Applicant**”), please accept this as our Statement of Use in connection with the proposed mixed use development with ground floor retail and upper level multi-family residential units at the Property. Specifically, the Applicant is requesting conditional use review for the following requests: i) Remote Parking and ii) Transfer of Development Rights (TDRs), in addition to City Commission approval for access from a primary frontage (the “**Application**”).

I. PROPERTY INFORMATION

The Property is generally located at the northeast intersection of Salzedo Street. The Property consists of Lots 45, 46, 47 and 48, less than North 12 feet thereof, Block 17, of the Coral Gables Section “K”, according to the Plat thereof, as recorded in Plat Book 8, Page 33 of the Public Records of Miami-Dade County, Florida. Per the enclosed survey prepared by Royal Point Land Surveyors, Inc., the Property is comprised of a lot size consisting of approx. 10,341.5 square feet and 0.237 +/- acres is currently improved with a surface parking lot. Additionally, a twelve (12) foot wide alley, running in an East/West direction, abuts the Property to the North (the “**Alley**”)¹.

¹ Per the enclosed City Resolution Nos. 10428 and 11369, the North twelve feet (12’) of the Property was conveyed to the City for “alley purposes in the commercial area...”



Image: Property Aerial View

The Property is currently designated Commercial Medium-Rise Intensity pursuant to the City's Future Land Use Map (FLUM). Additionally, the Property is zoned Mixed-Use 2 (MX2) and is located within the Central Business District (CBD) on the City's Zoning Map as reflected in the images below.



Image: Property FLUM Designation

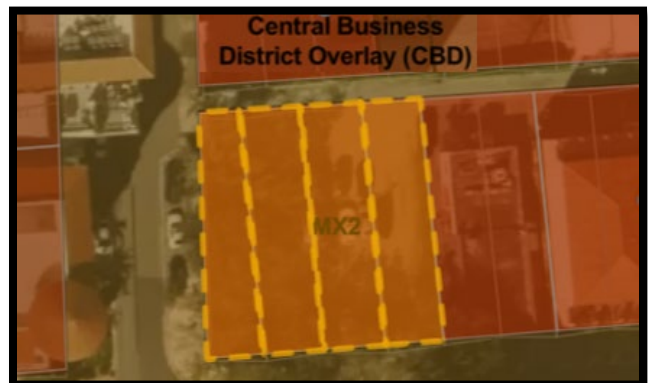


Image: Property Zoning Map Designation

II. PROPOSED PROJECT

As detailed in the updated plans prepared by Hamed Rodriguez Architects, Inc. (the “Plans”), the Applicant seeks to develop the Property with an 8-story, mixed use building containing approximately 4,820 +/- square feet of ground floor commercial space and approximately forty five (45) upper level residential units with the ability for overnight accommodations via a professionally managed operator (the “Project”) and remote parking facilities. The Project has been designed in accordance with the MX-2 zoning regulations. The Project will replace the surface parking lot at the Property with a high quality, mixed use development that integrates ground floor commercial space and upper level units within the core of the City’s Central Business District. The proposed ground floor commercial space (i.e. cafe, retail shops and/or restaurants) aims to activate the streetscape encouraging pedestrian engagement and fostering a vibrant and inviting environment for both residents, visitors and patrons. To further enhance the pedestrian experience, the right of way improvements along Salzedo Street include a 10’+ sidewalk providing ample space for alternative mobility storage options, such as bicycle and scooter parking.

The multi-family programming, designed with forty five (45) upper level residential units, offers a unique blend of upscale living that offers the flexibility for overnight accommodation rentals to meet the various housing and lodging demands within the Central Business District. This unique residential program enhances the City’s housing options by catering to individuals who seek to live within the heart of the City’s CBD, while also providing luxurious, up-scale, hotel-quality accommodations for the City’s visitors and guests.

Additionally, as reflected in the image provided below, the Project provides a Mediterranean architectural design, in accordance with the Coral Gables Mediterranean Architectural standards. The Project’s classical proportions and building massing are also consistent with the existing developments in the immediate area and will further contribute to the enhancement and beautification of this neighborhood. As such, the Board of Architects approved the preliminary design and Mediterranean Architectural Level 2 for the Project on September 12, 2024.

III. REMOTE PARKING REQUEST

The Applicant seeks conditional use review and approval for the use of remote parking to serve the Project’s off-street parking requirements, in accordance with Section 10-109(A) of the Zoning Code. The proposed programming for the Project requires approximately fifty-six (56) parking spaces. The Central Business District regulations provide for mixed-use developments in an urban area that offers multimodal alternatives, including the Coral Gables Trolley, and that contains a variety of parking garages conveniently located within walking distance of the Property. As such, the Project is designed where all of its required parking will be located at the off-site parking

garage located at 255 Alhambra Circle, conveniently located less than 500 feet from the Property and also situated within the Central Business District².

The Project is designed with an internalized valet area that has been revised with a two-lane driveway for ingress and egress purposes in addition to a dedicated loading space, per the Planning and Zoning Board's recommendation. The updated ground floor Plan allows for more streamlined and efficient vehicular circulation with minimal impact on the surrounding streets and traffic patterns³. In furtherance of these efforts, the Project will incorporate adequate bicycle parking to promote the use of and improve access to alternative forms of transportation to and from the Property.

IV. TRANSFER OF DEVELOPMENT RIGHTS – RECEIVING SITE

In connection with the Project, the Applicant is seeking the Transfer of Development Rights (“TDRs”) in accordance with Section 14-204 of the City's Zoning Code. Specifically, pursuant to Section 14-204.5(A) of the Zoning Code, the Property is eligible for TDRs as a receiver site due to its current MX2 (mixed use zoning) zoning designation and its location within the Central Business District. The Applicant intends to utilize TDRs in order to provide an additional 9,049 +/- square feet of FAR per Section 14-204.5(B) of the Zoning Code. The Applicant is working with the City to identify the historic sending sites and purchase the requisite TDRs from the City for the Project⁴.

V. CONCLUSION

Based on the foregoing, the proposed Project is consistent with the goals of the Comprehensive Plan and Mixed-Use 2 Zoning District regulations under the Zoning Code. As such, we look forward to your favorable consideration of our Application. Should you have any questions or require any additional information, please do not hesitate to contact me at 305-579-0821.

Sincerely,



Jorge L. Navarro, Esq.

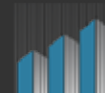
² Please refer to the enclosed Parking Occupancy and Queuing Study prepared by David Plummer & Associates dated October 10, 2024, that identifies two (2) nearby parking garages that contain surplus parking to accommodate the Project.

³ Per the previously referenced Parking Occupancy and Queuing Study.

⁴ Please note, the Project is scheduled before the Historic Preservation Board on October 16, 2024 for review of the Project as a receiving site.

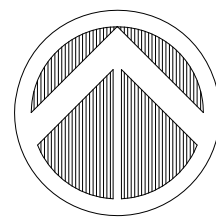


CITY COMMISSION PACKAGE
299 MINORCA AVE
CORAL GABLES, FL

 THE BOSCHETTI GROUP

CONSTELLATION
SEEKING ALPHA


HamedRodriguez
architects



NAVARRE AVENUE

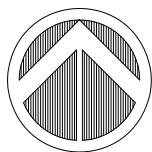
SALZEDO STREET

BLOCK 17

MINORCA AVENUE

PONCE DE LEON BOULEVARD

LOCATION MAP
NOT TO SCALE



2XX MINORCA AVENUE, CORAL GABLES, FLORIDA 33134
Folio # 03-4108-006-1250
Folio # 03-4108-006-1260
Folio # 03-4108-006-1270
Folio # 03-4108-006-1280

Lots 45, 46, 47 and 48, in Block 17, LESS the North 12 feet thereof, in Block 17, of CORAL GABLES SECTION "K", according to the Plat thereof, as recorded in Plat Book 8, Page 33, of the Public Records of Miami-Dade County, Florida.

- 2) The Legal Description to the Property was obtained from client.
- 3) This Certification is only for the lands as described. It is not a certification of Title, Zoning, Easements, or Freedom of Encumbrances. OPINION OF TITLE.
- 4) An examination of Commitment issued by OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, POLICY No.: OYFL-08 198528, effective date: December 22, 2023 @ 10:29 AM, was made to determine recorded restrictions, if any affecting this property. However, there may be additional restrictions not shown on this survey that may be found in the Public Records of this County.
- 5) Accuracy:
 - a) The Horizontal positional accuracy of well-defined improvement on this survey is $\pm 0.02'$.
 - b) The Vertical accuracy of elevations of well-defined improvement on this survey is $\pm 0.1'$.
- 6) All measurements shown herein are made in accordance with the United States Standard Feet.
- 7) Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to survey maps or reports by other than the signing party or parties are prohibited without written consent of the signing party or parties.
- 8) Underground utilities are not depicted herein, contact the appropriate authority prior to any design work or construction on the property herein described. Surveyor shall be notified as to any deviation from utilities shown herein.
- 9) Ownership subjects title to: OPINION OF TITLE.
- 10) Type of Survey: ALTA/ NSPS LAND TITLE SURVEY.
- 11) The North arrow shown herein based on recorded plat of "SECTION 1K CORAL GABLES", according to the Plat thereof, as recorded in Plat Book 8, Page 33, of the Public Records of Miami-Dade County, Florida.
- 12) Flood Zone Data: Community/ Panel # 1 206393/0234/L, Dated: 9/11/2009
- 13) Flood Zone: "K" Base Flood Elevation = NA
- 14) Legal Description shown herein as per above noted title commitment.
- 15) Present Zoning: MX2 (Commercial Medium Rise Intensity)
- 16) Elevation Setbacks: Source: City of Coral Gables Zoning Department
Front $\pm$ Side = 0 feet / Rear = 10 feet
Height = 70 feet
- 17) Subject property has access to a public dedicated right-of-ways: Minorca Avenue and Saleado Street.
- 18) Total Number of Parking Spaces = 29 standard spaces
- 19) Area of Site: 10,341 $\pm$ 5 square feet (0.237 $\pm$ acres)
- 20) Elevation shown herein are related to National Geodetic Vertical Datum (1929 Mean Sea Level)
- 21) Benchmark Used: City of Coral Gables Benchmark #407, Elevation = $\pm 11.13'$
- 22) This PLAN OF SURVEY has been prepared for the exclusive use of the entities named herein.
The Certificate does not extend to any unnamed party:

This is to certify that thap or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA / NSPS Land Title Surveys, jointly adopted by ALTA and NSPS, and that the survey is in compliance with the following provisions of the Florida Statutes, Chapter 402, Part I, Sections 402.1 thru 4.7a, 7b1, 7c, 8, 9, 13, 14, 16, 17, and 20 of Table A thereof.

I further certify that the Survey meets the intent of the required Standards of Practice as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 53-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

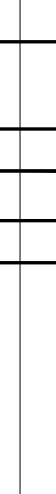
Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to the survey by other than the signing party is prohibited without written consent of the signing party.

SCHEDULE B - SECTION II
TITLE COMMITMENT PROVIDED BY:
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
POLICY No.: OYFL-08198528, effective date: December 22, 2023 @ 10:29 AM

2- Easement in favor of South Atlantic Telephone & Telegraph Company, recorded in Official Records Book 839, Page 106, of the Public Records of Miami-Dade County, Florida. (Does affect Subject Property - Not a Plottable Survey Item)

3- Easements set forth in Warranty Deed recorded in Deed Book 850, Page 207, of the Public Records of Miami-Dade County, Florida. (Does affect Subject Property - Not a Plottable Survey Item)

4- Easements set forth in Warranty Deed recorded in Deed Book 851, Page 403, of the Public Records of Miami-Dade County, Florida. (Does affect Subject Property - Not a Plottable Survey Item)

 ROYAL POINT LAND SURVEYORS, INC. LB.# 7282 info@RoyalPoint.S.com 6175 NW 153rd STREET, SUITE 321, MIAMI LAKES, FL 33014 *** TEL: 305-422-6062 *** FAX 305-427-9669										TYPE OF SURVEY: ALTA / NSPS LAND TITLE SURVEY	
PREPARED FOR: MINORCA VENTURES, LLC 2XX MINORCA AVENUE, CORAL GABLES, FLORIDA											
DRAWN: J.G.											
CHECKED: P.J.A.											
SCALE: 1" = 20'											
FIELD DATE: 05/30/2024											
JOB No.: RP24-0727											
SHEET:											
1											
OF 1 SHEET											

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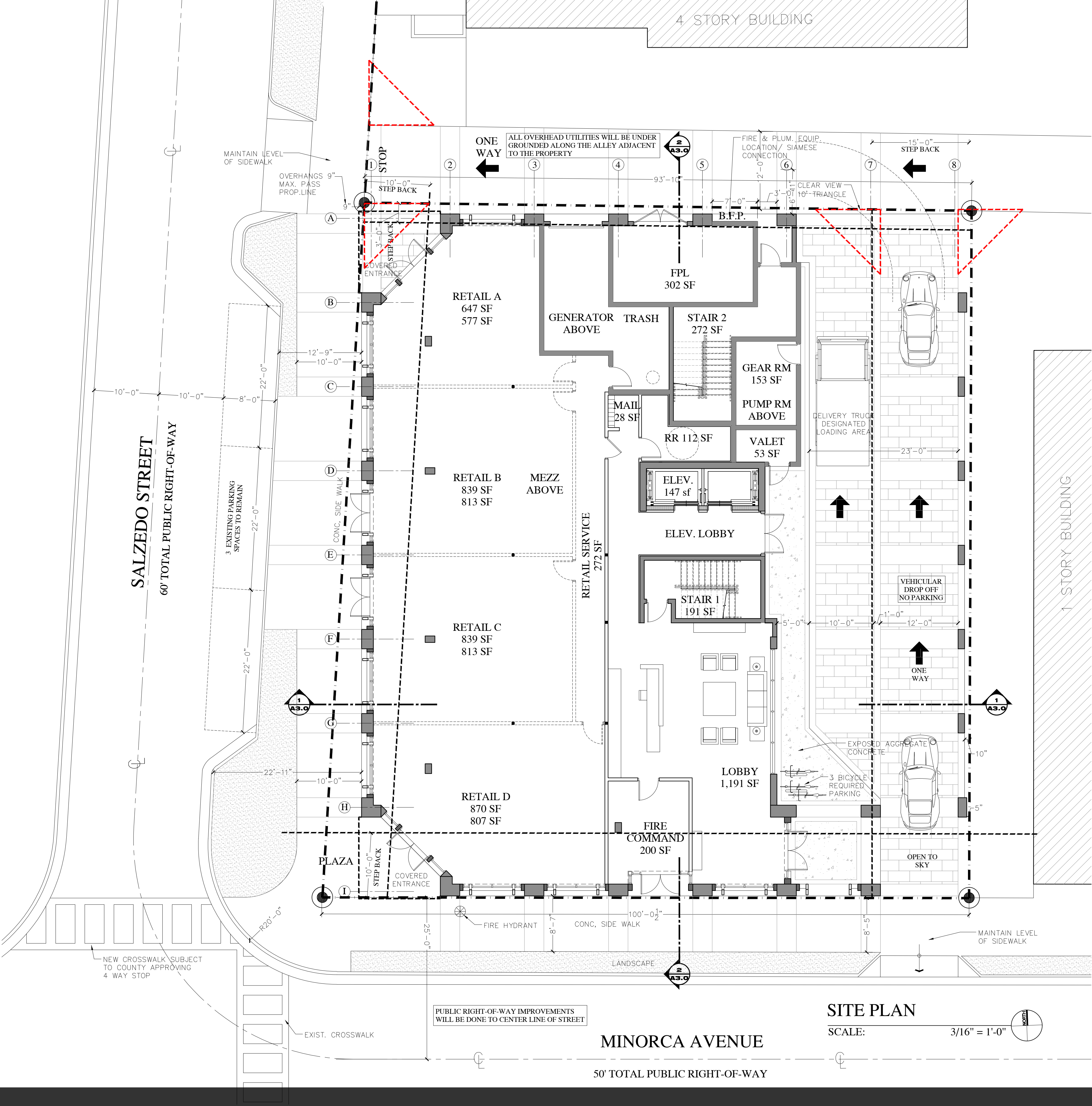
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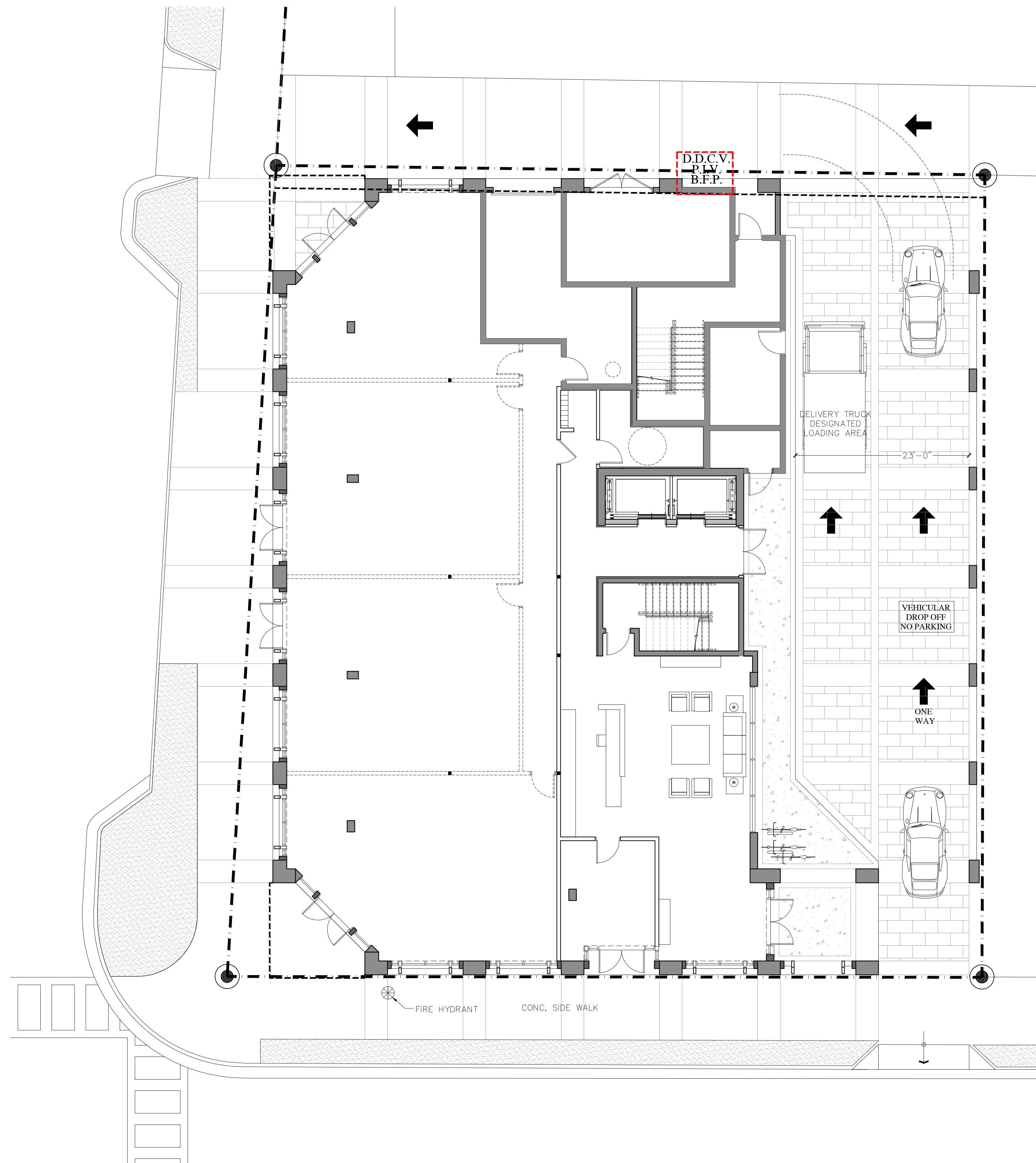
RENDERS	R0.1-R0.9
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Use categories		MX2		Proposed
A	Lot occupation			
1	Building Site Area Minimum (SF)	2,500	10,000	10,341.5
2	Building Site Width Minimum (Feet)	25	100	100
3	Ground Coverage Minimum	NA	NA	NA
4	Open Space Minimum	10%	10%	11%
B	Density			
1	Density (DU/Acre)	125	125	NA
2	Unit Size Minimum (SF)	500	500	500
3	Floor Area Ratio (FAR)	3.0	3.0	NA
4	FAR Med. Bonus I	3.2	3.2	NA
5	FAR Med. Bonus II	3.5	3.5	3.5
C	Setbacks minimums (feet)			
1	Principal Front	0	0	0
2	Side Interior	0	0	0
3	Side Street	0	0	0
4	Rear	10	10	NA
5	Rear at Alley	0	0	0
6	Waterway	35	35	NA
D	Stepbacks minimum (feet)			
1	Stepback Front	NA	10	10
2	Stepback Side	NA	15	15
3	Stepback Side Street	NA	10	10
4	Stepback Rear	NA	10	NA
5	Stepback Rear at Alley	NA	3	3
E	Building Height Maximums (Stories/ Feet)			
1	Principal Building	45	70	NA
2	Mediterranean Bonus I	5 Stories / 63.5	7 Stories / 83.5	NA
3	Mediterranean Bonus II	6 Stories / 77'	8 Stories / 97'	8 Stories / 97'

THE BUILDING WILL BE CERTIFIED NATIONAL GREEN BUILDING STANDARD (NGBS) SILVER IN COMPLIANCE WITH SECTION 3.13.1 b: All new Buildings of more than 50,000 square feet of Habitable Rooms and Habitable Space in the T5, T6, C1 and C3 zones shall be at a minimum certified as Silver or equivalent standards adopted or approved by the City.

- 3.5 = 36,195.25 SF
ADDITIONAL F.A.R. T.D.R. OF 0.875
GRAND TOTAL : 4.375 = 45,244 SF





Levels	Saleable FAR:		Countable FAR:		Area not counted in FAR:		Gross SF	
	(45) Units	Commercial						
	Unit Type	Unit SF						
1			Retail A	790 SF	Mail	28 SF	Hotel Lobby	1,191 SF
			Retail B	813 SF	RR	112 SF	Elevator + Stairs	610 SF
			Retail C	813 SF	Valet	53 SF	BOH	995 SF
			Retail D	807 SF				
			Retail Service	272 SF				
1.5 (Mezz)			Retail Storage A	389 SF	Corridor	579 SF	Elevators + Stairs	529 SF
			Retail Storage B	392 SF			Generator Room	286 SF
			Retail Storage C	258 SF			Pump Room	224 SF
2	Unit A2 (2 Bedroom)	862 SF			656 SF	Elevators + Stairs	529 SF	9,023 SF
	Unit B2 (1 Bed + Den)	713 SF		Corridor	495 SF			
	Unit C2 (1 Bed + Den)	864 SF		Gym	344 SF			
	Unit D2 (1 Bedroom)	935 SF		Work Room	90 SF			
	Unit E2 (2 Bedroom)	1,329 SF		Trash,A/C, Elec.				
	Unit F2 (1 Bedroom)	950 SF						
	Unit G2 (1 Bedroom)	928 SF						
3	Unit A3 (2 Bedroom)	1,034 SF		Corridor	613 SF	Elevators + Stairs	529 SF	7,174 SF
	Unit B3 (1 Bedroom)	537 SF		Trash,A/C, Elec.	90 SF			
	Unit C3 (1 Bed + Den)	581 SF						
	Unit D3 (1 Bedroom)	702 SF						
	Unit E3 (1 Bed+Den)	782 SF						
	Unit F3 (1 Bedroom)	725 SF						
	Unit G3 (2 Bedroom)	1,323 SF						
4 (Typical Floor)	Unit A4 (2 Bedroom)	660 SF		Corridor	613 SF	Elevators + Stairs	529 SF	6,158 SF
	Unit B4 (1 Bedroom)	537 SF		Trash,A/C, Elec.	90 SF			
	Unit C4 (1 Bed + Den)	581 SF						
	Unit D4 (1 Bedroom)	702 SF						
	Unit E4 (1 Bed+Den)	758 SF						
	Unit F4 (1 Bedroom)	724 SF						
	Unit G4 (1 Bedroom)	732 SF						
5	Unit A5 (2 Bedroom)	660 SF		Corridor	613 SF	Elevators +Stairs	529 SF	6,158 SF
	Unit B5 (1 Bedroom)	537 SF		Trash,A/C, Elec.	90 SF			
	Unit C5 (1 Bed + Den)	581 SF						
	Unit D5 (1 Bedroom)	702 SF						
	Unit E5 (1 Bed+Den)	758 SF						
	Unit F5 (1 Bedroom)	724 SF						
	Unit G5 (1 Bedroom)	732 SF						
6	Unit A6 (2 Bedroom)	660 SF		Corridor	613 SF	Elevators + Stairs	529 SF	6,158 SF
	Unit B6 (1 Bedroom)	537 SF		Trash,A/C, Elec.	90 SF			
	Unit C6 (1 Bed + Den)	581 SF						
	Unit D6 (1 Bedroom)	702 SF						
	Unit E6 (1 Bed+Den)	758 SF						
	Unit F6 (1 Bedroom)	724 SF						
	Unit G6 (1 Bedroom)	732 SF						
7	Unit A7 (2 Bedroom)	660 SF		Corridor	613 SF	Elevators + Stairs	529 SF	6,158 SF
	Unit B7 (1 Bedroom)	537 SF		Trash,A/C, Elec.	90 SF			
	Unit C7 (1 Bed + Den)	581 SF						
	Unit D7 (1 Bedroom)	702 SF						
	Unit E7 (1 Bed+Den)	758 SF						
	Unit F7 (1 Bedroom)	724 SF						
	Unit G7 (1 Bedroom)	732 SF						
8	Unit A8 (2 Bedroom)	660 SF		Corridor	569 SF	Elevators + Stairs	529 SF	4,219 SF
	Unit B8 (1 Bedroom)	537 SF		Trash,A/C, Elec, Stor	176 SF			2,026 SF
	Unit C8 (2 Bedroom)	931 SF		Restrooms	160 SF			(POOL DECK)
				Lounge	341 SF			
TOTALS:	Saleable FAR:	33,169 SF	Retail FAR:	4,534 SF	Countable FAR:	7,118 SF	Area not counted in FAR:	Total of all areas above :
		included in 85%				included in 85%		
		Saleable + Countable FAR:						
Total Proposed FAR: 44,821 SF								
MED. BONUS II 3.5 = 36,195.25 SF + ADDITIONAL F.A.R. T.D.R. 0.875								
Maximum FAR Allowed :		4.375 or 45,244 SF						
85% RESIDENTIAL= 38,458 SF								
8% MIN. RETAIL = 3,619.2 SF								

PARKING DATA		
PARKING DATA REQUIRED PER USE		
Retail	NO PARKING REQUIRED	0
Units (overnight accom.)	(23) 1 BEDROOM UNITS	23 units x 1.125 = 25.8
	(12) 1 BED + DEN UNITS	12 units x 1.125 = 13.5
	(10) 2 BEDROOM UNITS	10 units x 1.75 = 17.5
TOTAL PARKING REQUIRED		56.8
TOTAL PARKING PROVIDED		56 Remote Parking Spaces*

*Remote parking spaces subject to City Commission approval per Section 10-109.

BICYCLE PARKING	
(1) bicycle space per (20,000 SF) of non-residential use building area	
45,244 SF =	3 SPACES REQUIRED
	4 SPACES PROVIDED

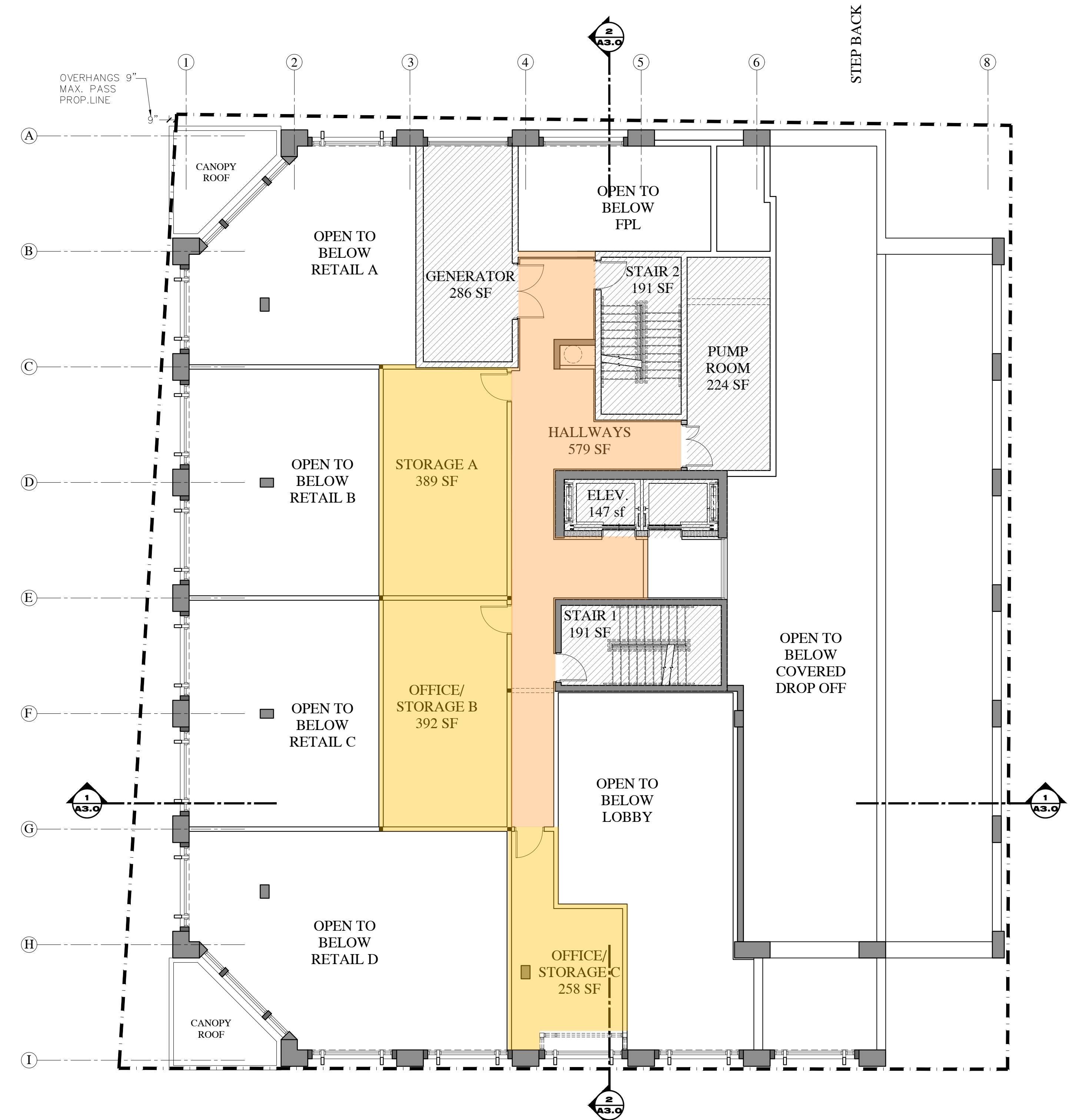


OPEN SPACE
SCALE: 3/16" = 1'-0"



GROUND FLOOR PLAN

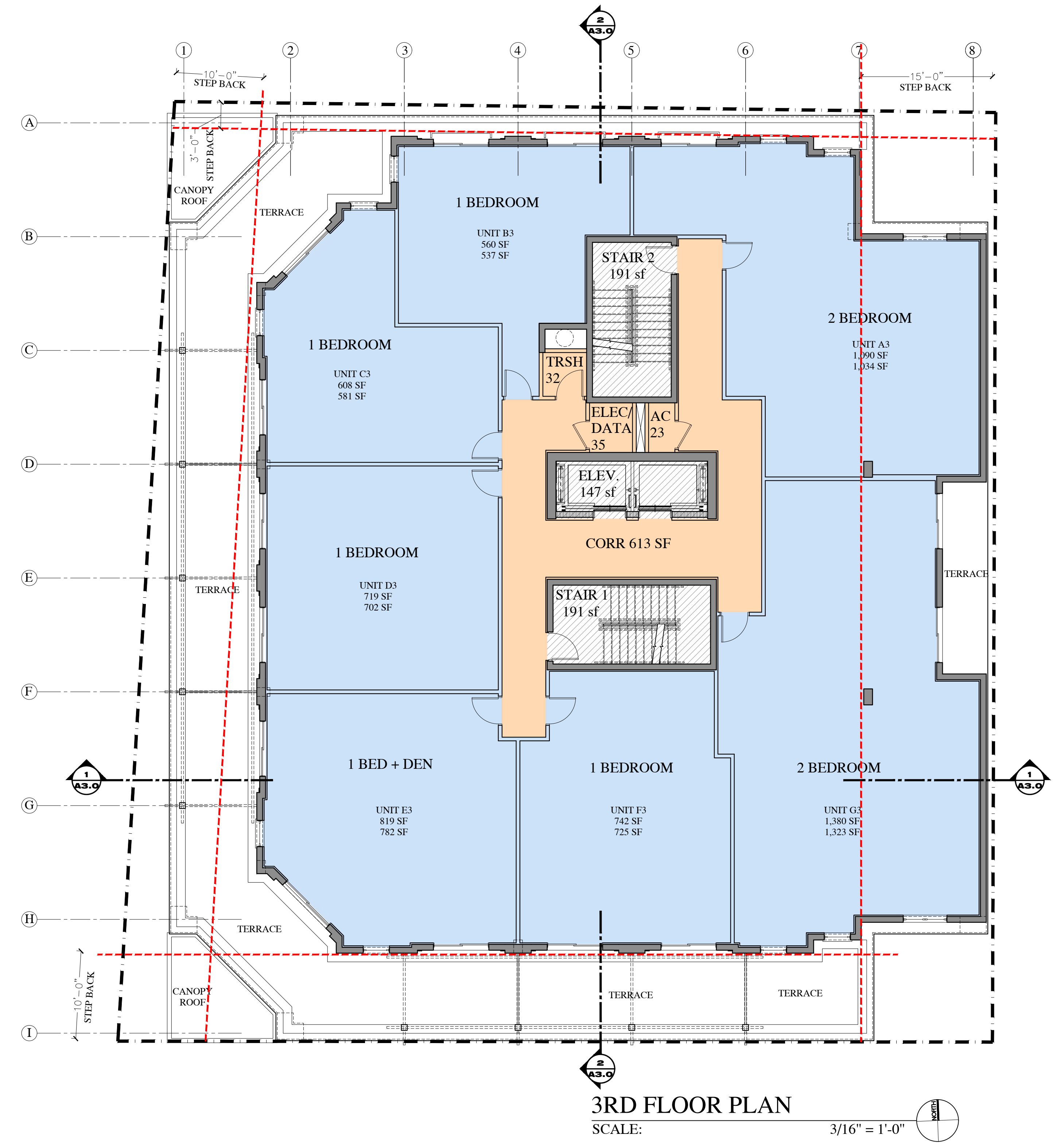
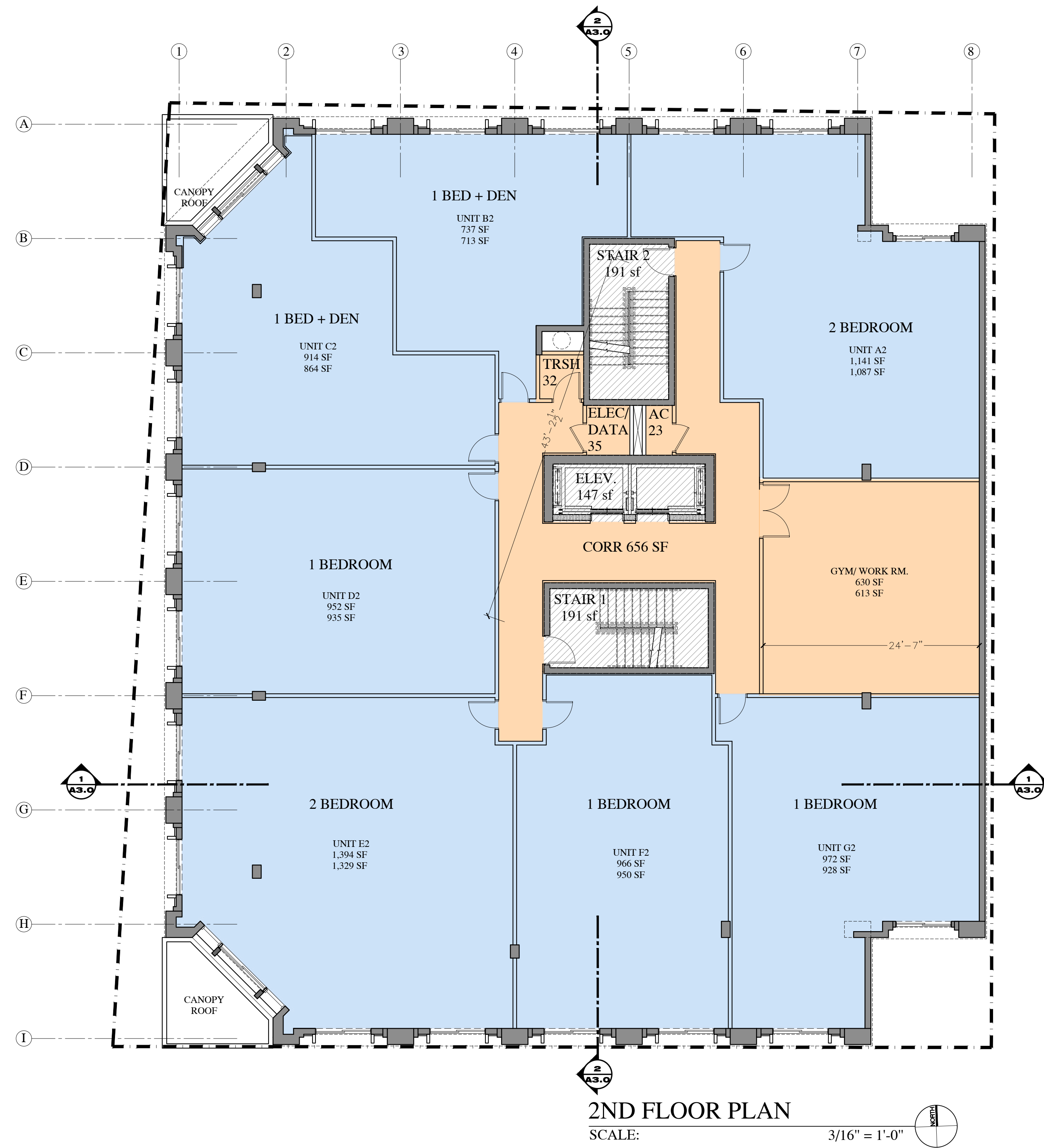
SCALE: N.T.S.



MEZZANINE FLOOR PLAN

SCALE: N.T.S.

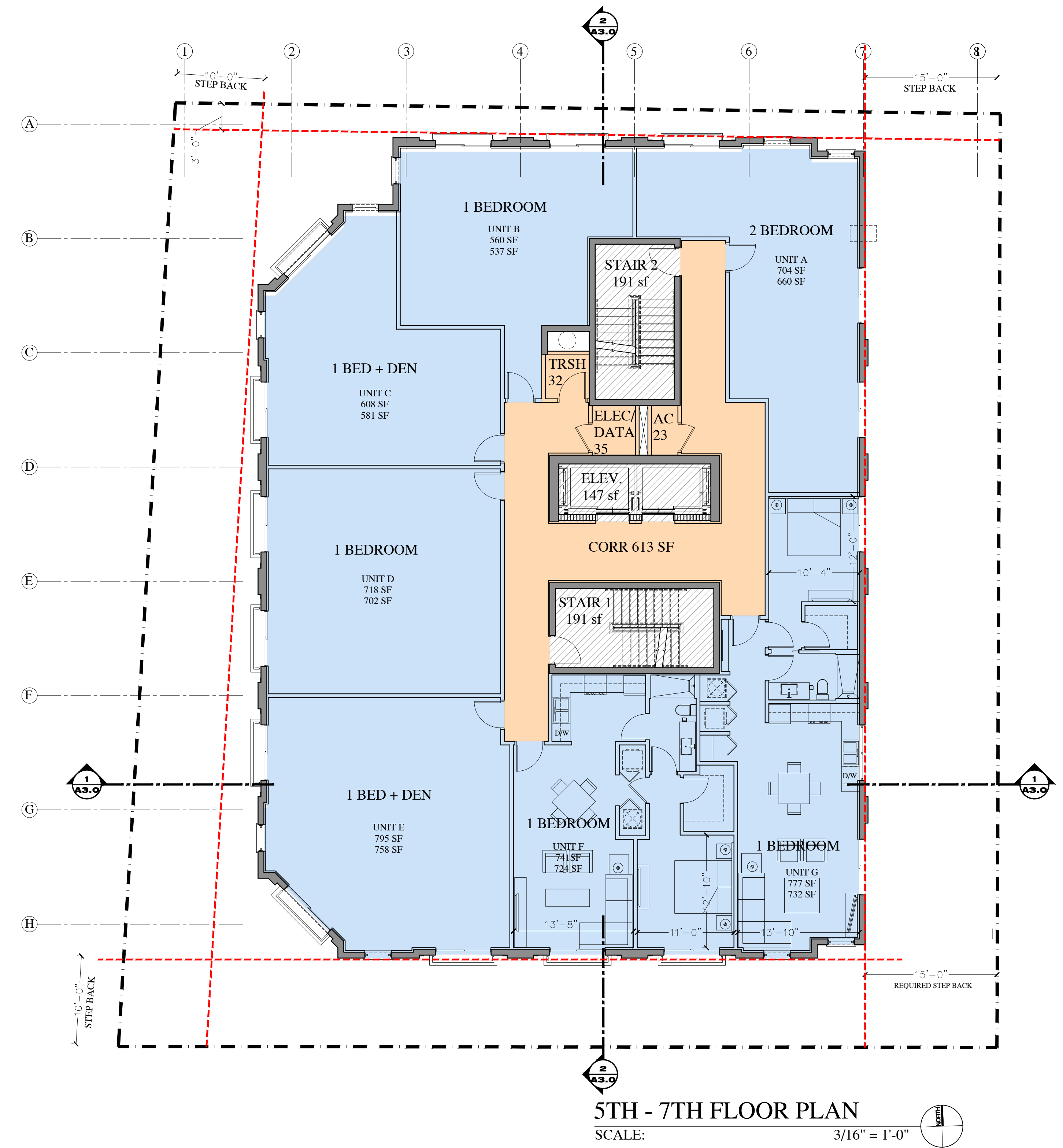
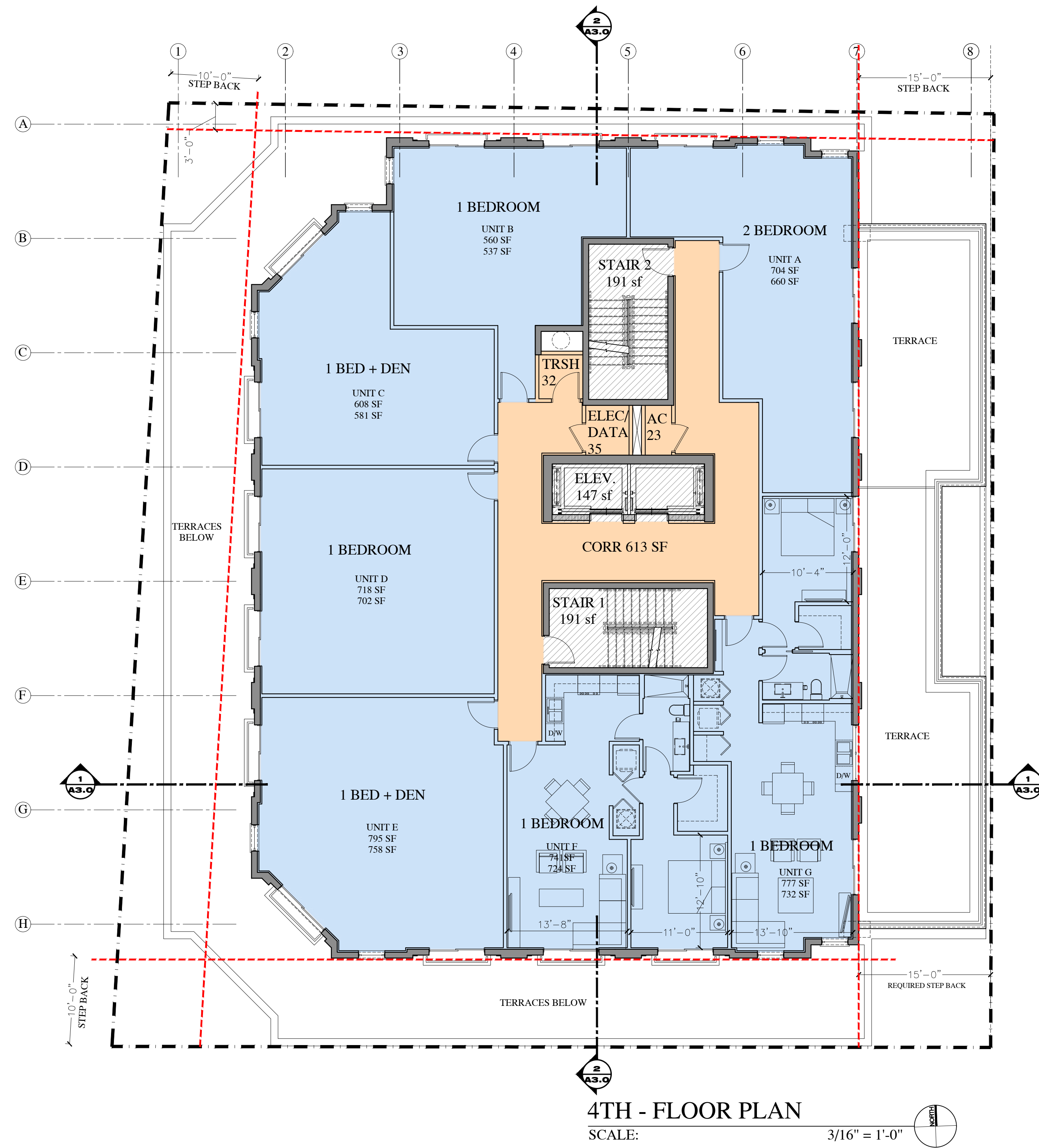


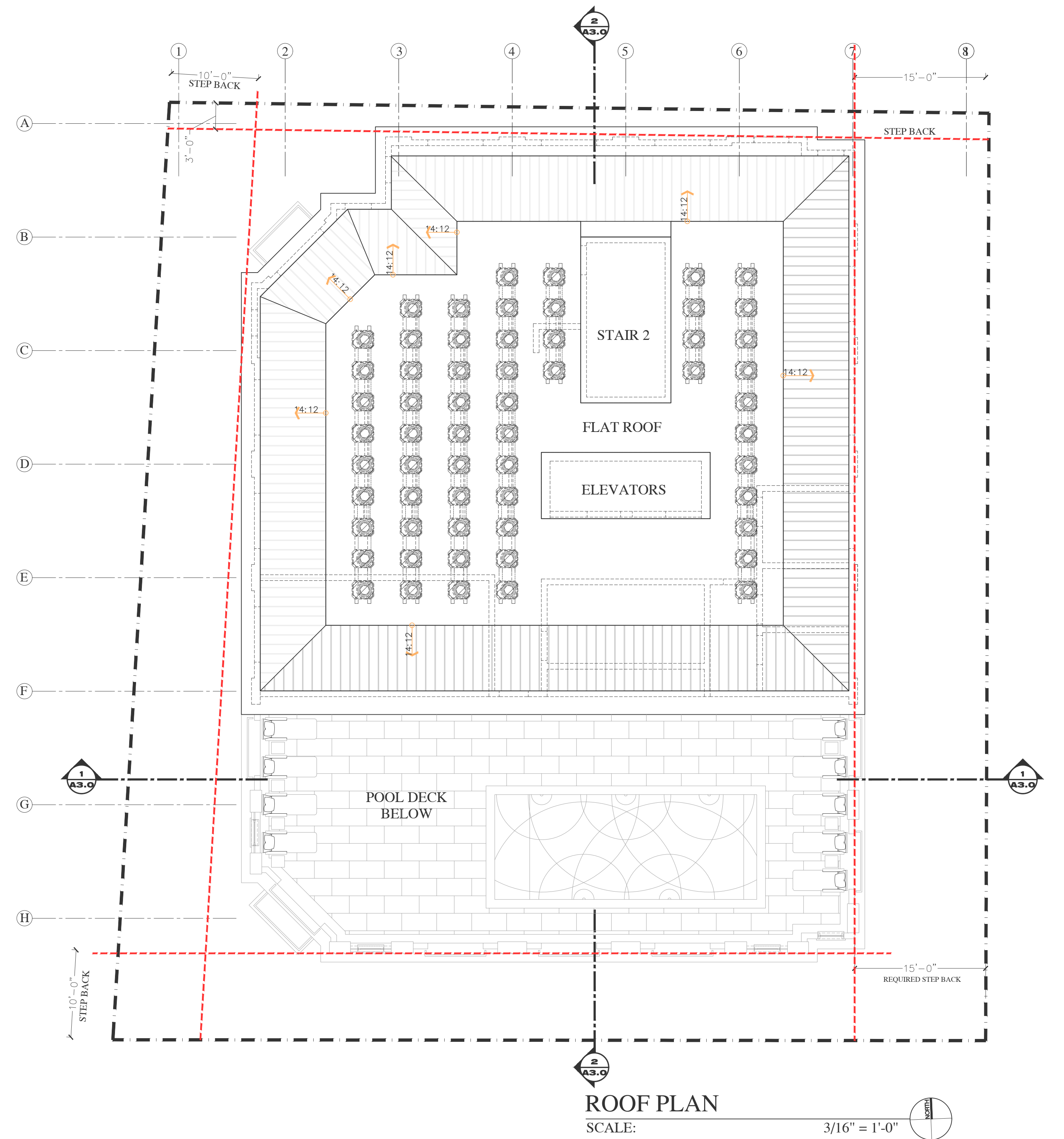
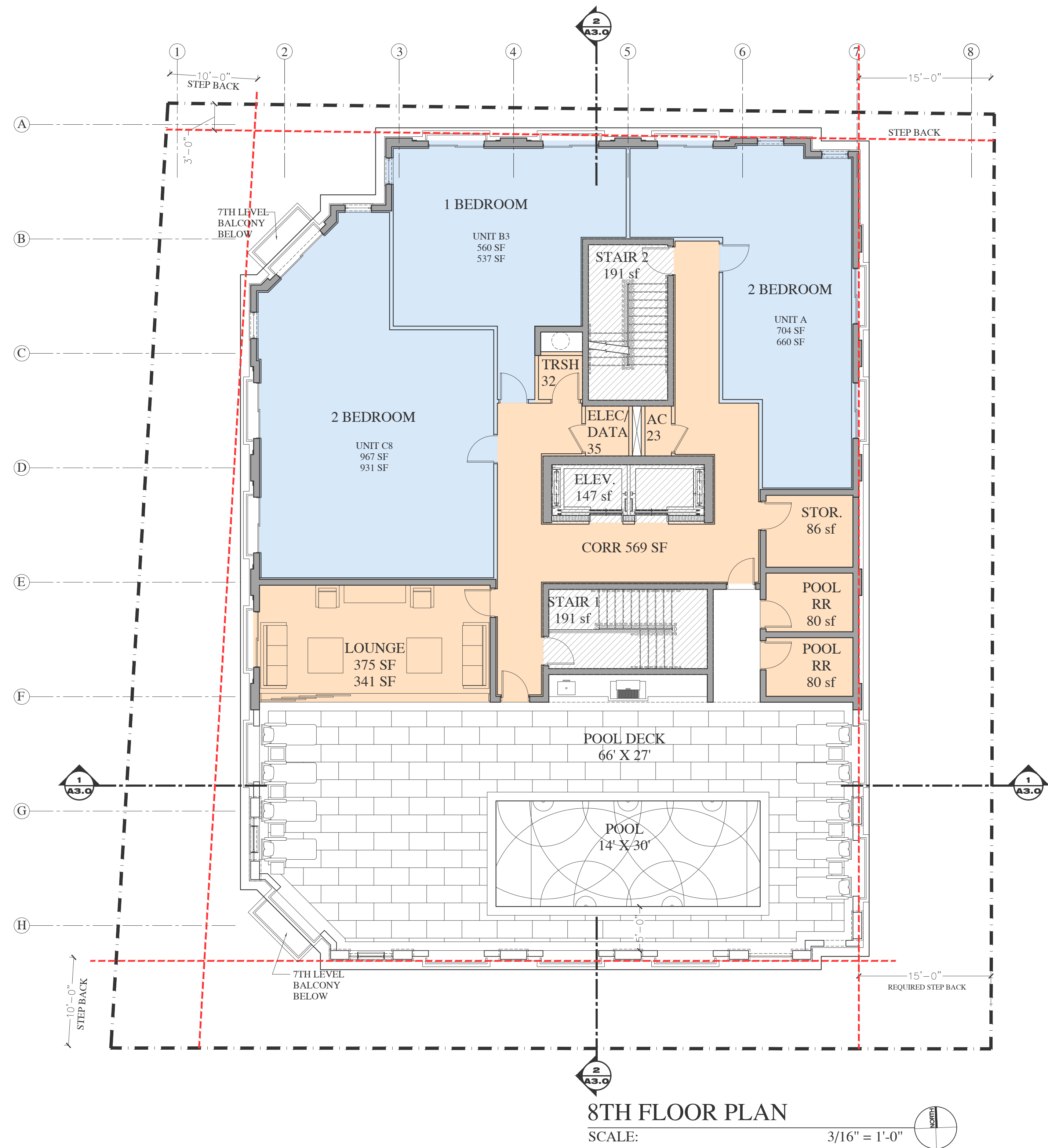


CONSTELLATION
 SEEKING ALPHA

THE BOSCHETTI GROUP

2ND + 3RD FLOOR PLANS A1.1

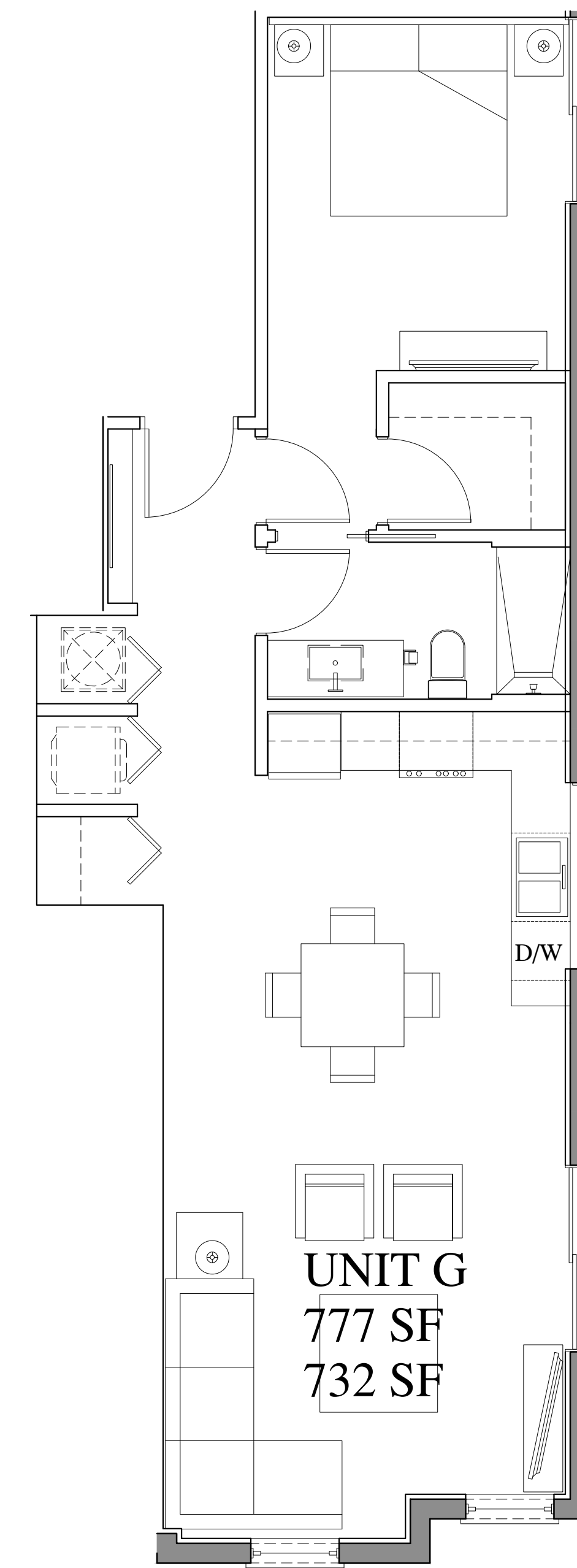
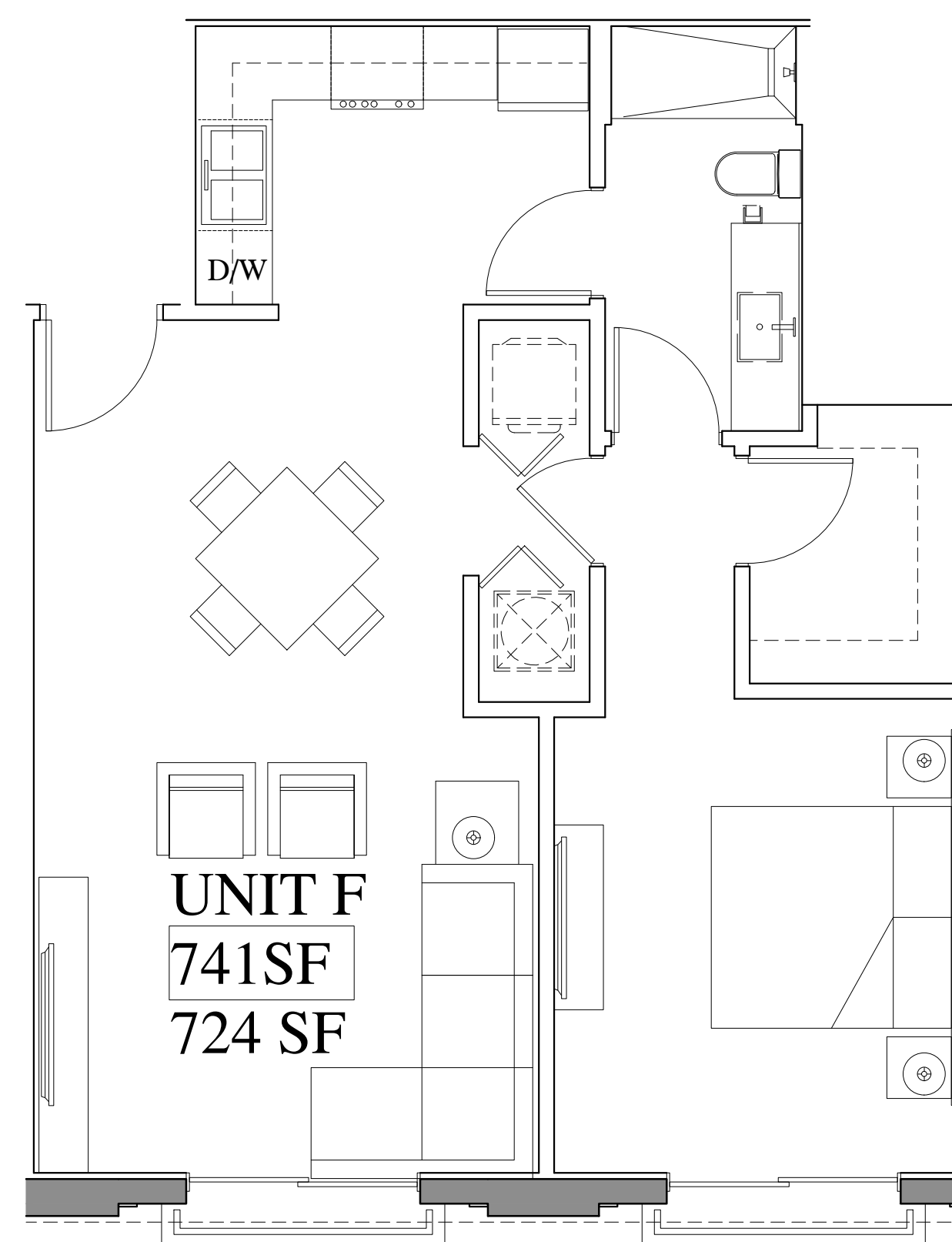




CONSTELLATION
SEEKING ALPHA

THE BOSCHETTI GROUP

8TH FLOOR PLAN + ROOF PLAN A1.3

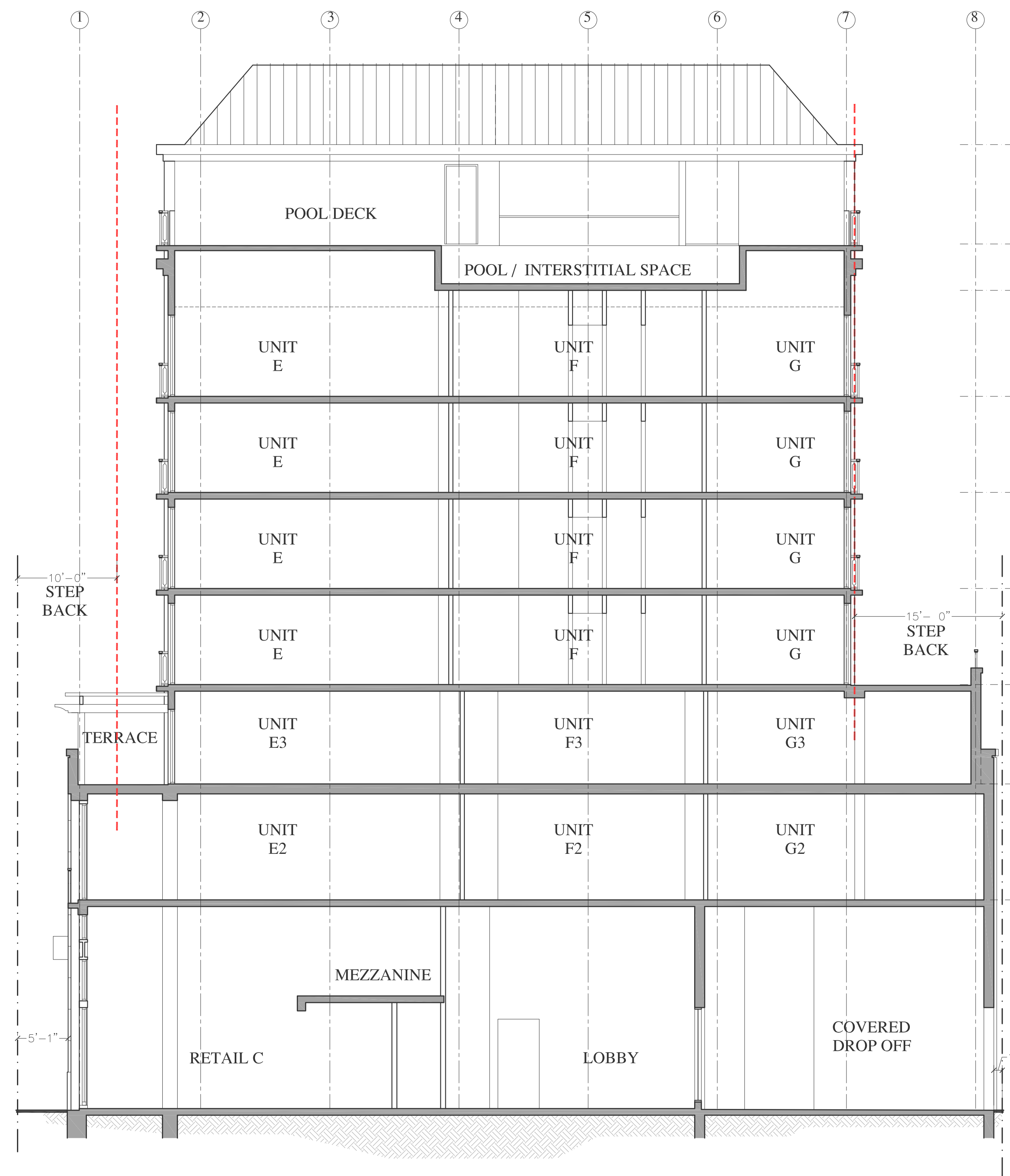


- MATERIAL LEGEND**
1. SMOOTH PAINTED STUCCO
 2. LIMESTONE
 3. BRONZE FINISH BREAK METAL
 4. BRASS FINISH METAL
 5. TERRACOTTA FLAT ROOF TILE
 6. STOREFRONT W/ CLEAR GLASS
 7. CASEMENT W/ CLEAR GLASS
 8. FRENCH DOOR W/ CLEAR GLASS
 9. METAL AWNING

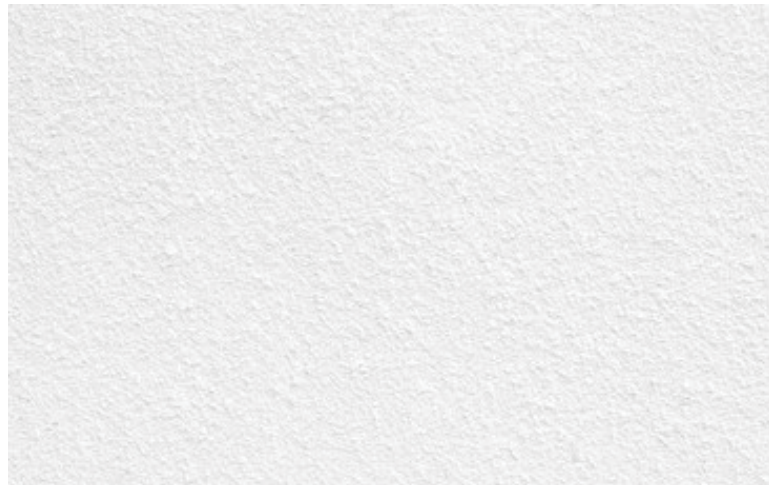


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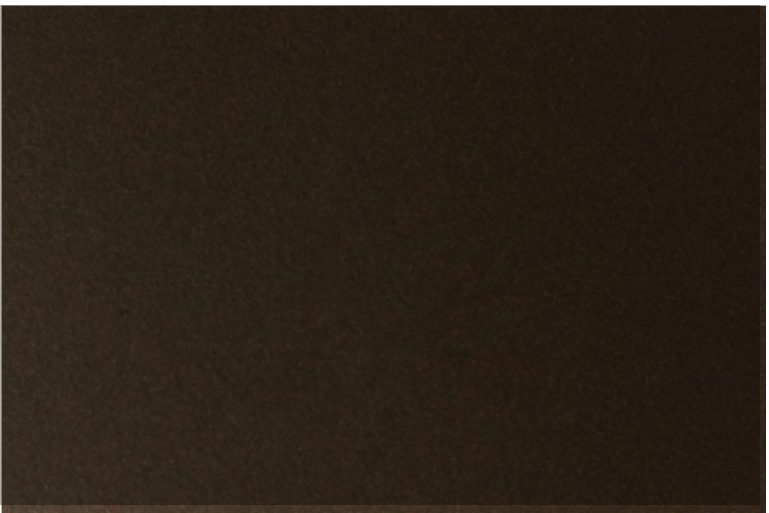
MATERIALS



1. SMOOTH PAINTED STUCCO



2. LIMESTONE



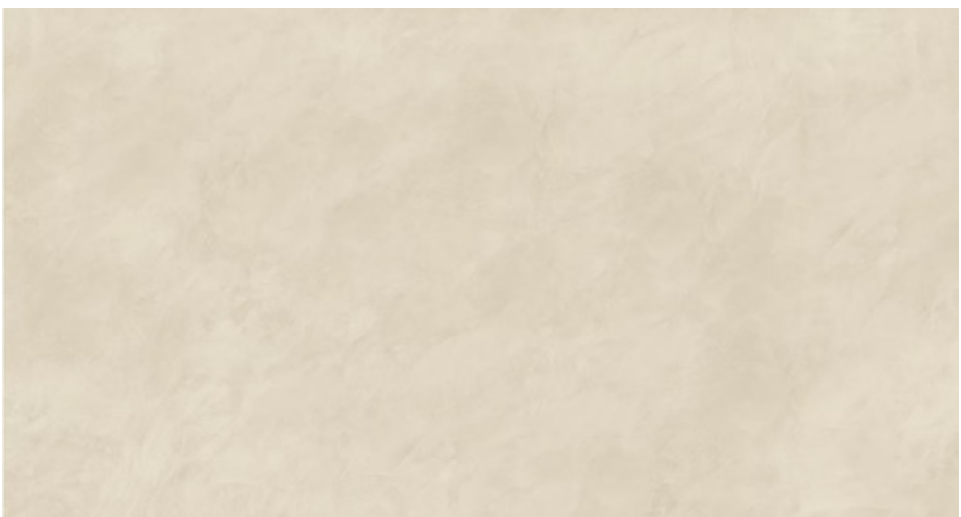
3. BRONZE FINISH BREAK METAL,
WINDOW/ DOOR FRAMES
+ RAILINGS + TRELLIS



4. BRASS METAL FINISH



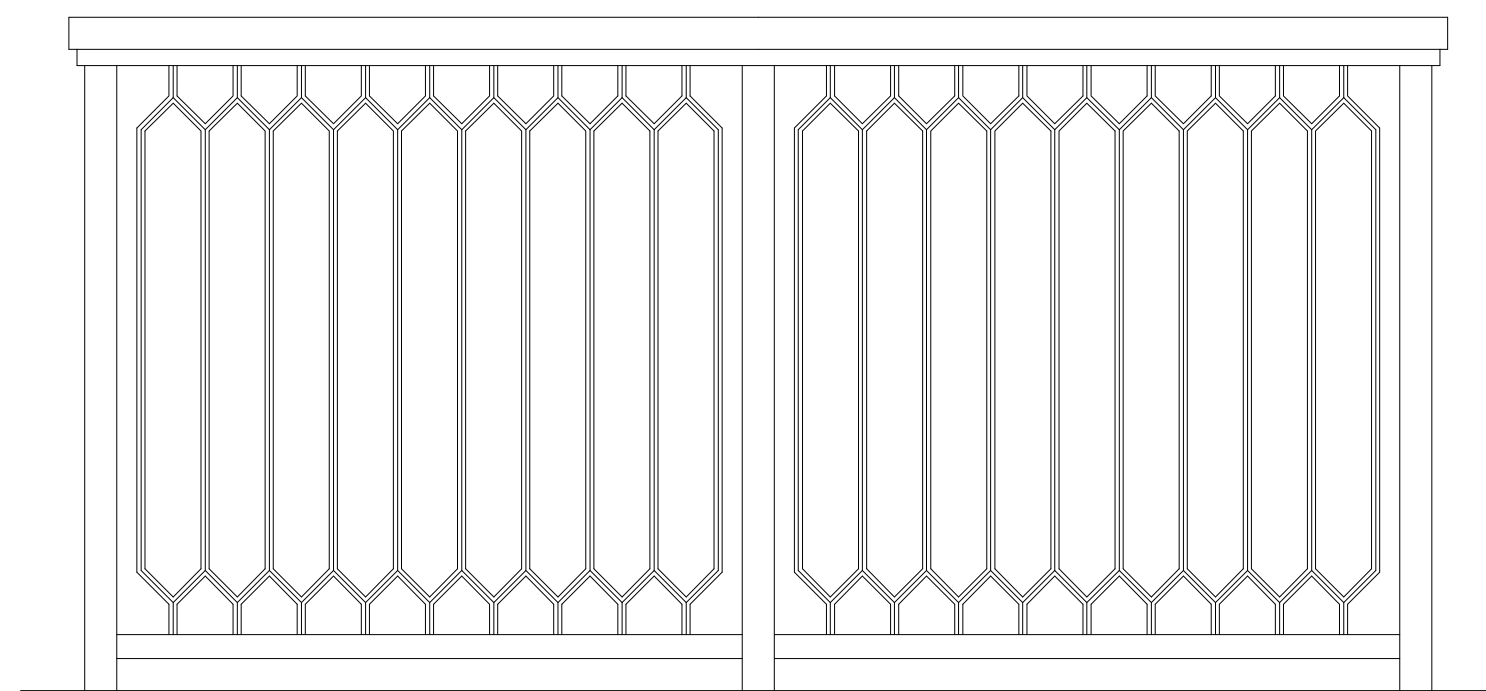
5. TERRACOTTA FLAT
ROOF TILE



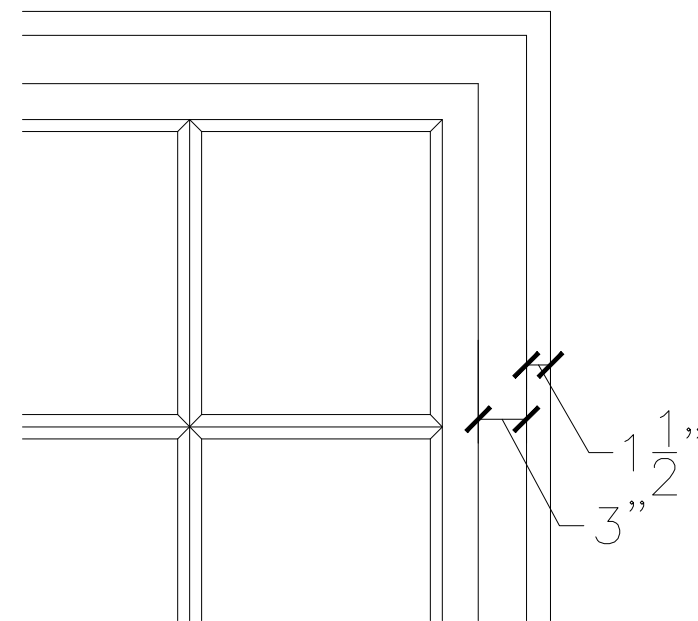
6. DEKTON TILE
(Nacre Kraftizen Collection)



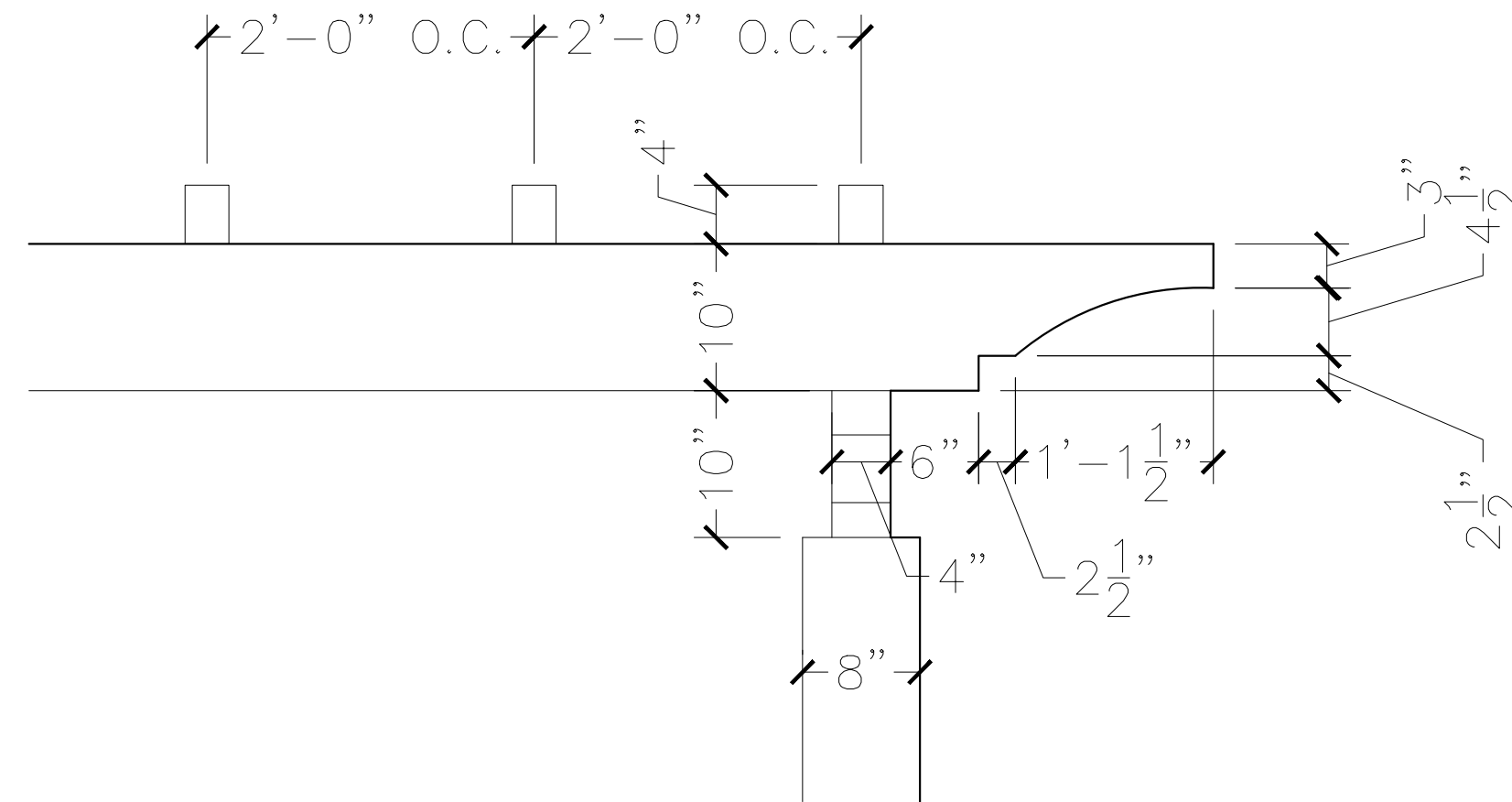
7. NITTERHOUSE Architectural Pavers
Size: 24" x 36"
Color: PG-77
<https://www.nitterhousemasonry.com/our-products/architectural-pavers/>



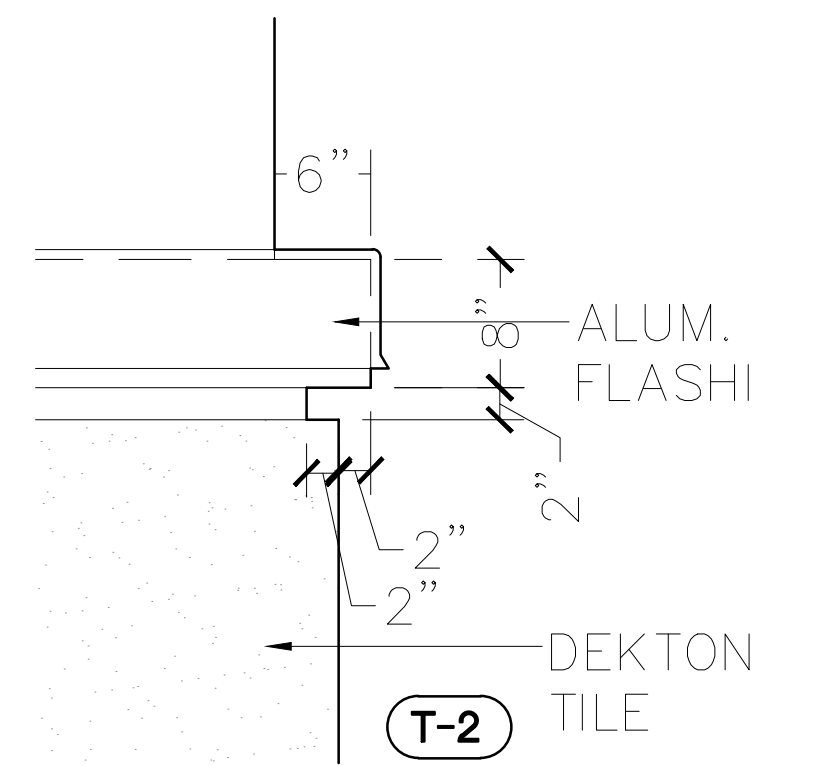
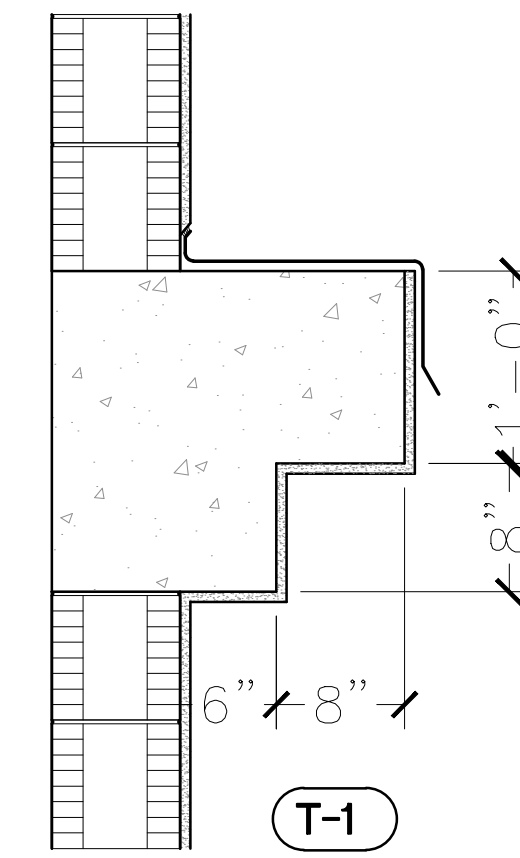
TYPICAL RAILING
SCALE 3/4"=1'-0"



WINDOW TRIM
SCALE 3/4"=1'-0"



TRELLIS STRUCTURE
SCALE 3/4"=1'-0"



TRIM DETAILS
SCALE 3/4"=1'-0"



SITE LANDSCAPE REQUIREMENTS			
1. LOT TREE REQUIREMENTS		Required	Proposed
Lot Trees Required	28 Trees / Per Acre - 28 x .24 = 7 Lot tree deficits result in payment toward the Tree Trust Fund	7	7 @ Ground Level as Street Trees 3 @ Upper Level
2. STREET TREE REQUIREMENT		Required	Proposed
Street Trees	Maximum Average Spacing of 25 Feet O.C. - Medium Size Trees	7	7
	Under Power Lines - Max Average Spacing of 25 Feet O.C. N/A	NA	NA

PROPOSED GROUND LEVEL PLANT LIST

Street Trees

ABB.	QTY	SCIENTIFIC NAME	COMMON NAME	NATIVE	XERIC	CAL/DBH	HEIGHT	SPREAD	SPECIFICATIONS
CGR	7	Caesalpinia granadillo	Bridalveil Tree	NO	HIGH	4" CAL Min	Min 16' OA	Min 8'	B&B - Min. 4' clear trunk

Shrubs & Groundcovers

	154	Ficus microcarpa	Green Island	YES	HIGH	18" OA ht. - 24" O.C.
	95	Trachelospermum asiaticum 'Minima'	Asiatic Jasmine	NO	HIGH	1 Gal. x 1"-2" OA HT. - 16" O.C.
AIM	8	Alcantarea imperialis	Imperial Bromeliad	NO	MED	7 GAL MIN. - 30" O.C
*Mulch		Organic-Nutra Mulch				As noted on plan and to be determined by contractor

* Notes: Planting bed to be mulched - "Mulches shall be applied and maintained in accordance with the most recent edition of the Florida Yards & Neighborhoods Handbook titled "A Guide to Florida Friendly Landscaping" by the University of Florida, Institute of Food and Agricultural Sciences (UF/IFAS) and available online at <http://www.floridayards.org/landscape/FYN-Handbook.pdf>. Cypress mulch shall not be used because its harvest degrades cypress wetlands".



NITTERHOUSE ARCHITECTURAL PAVERS

SIZE 24" X 36"

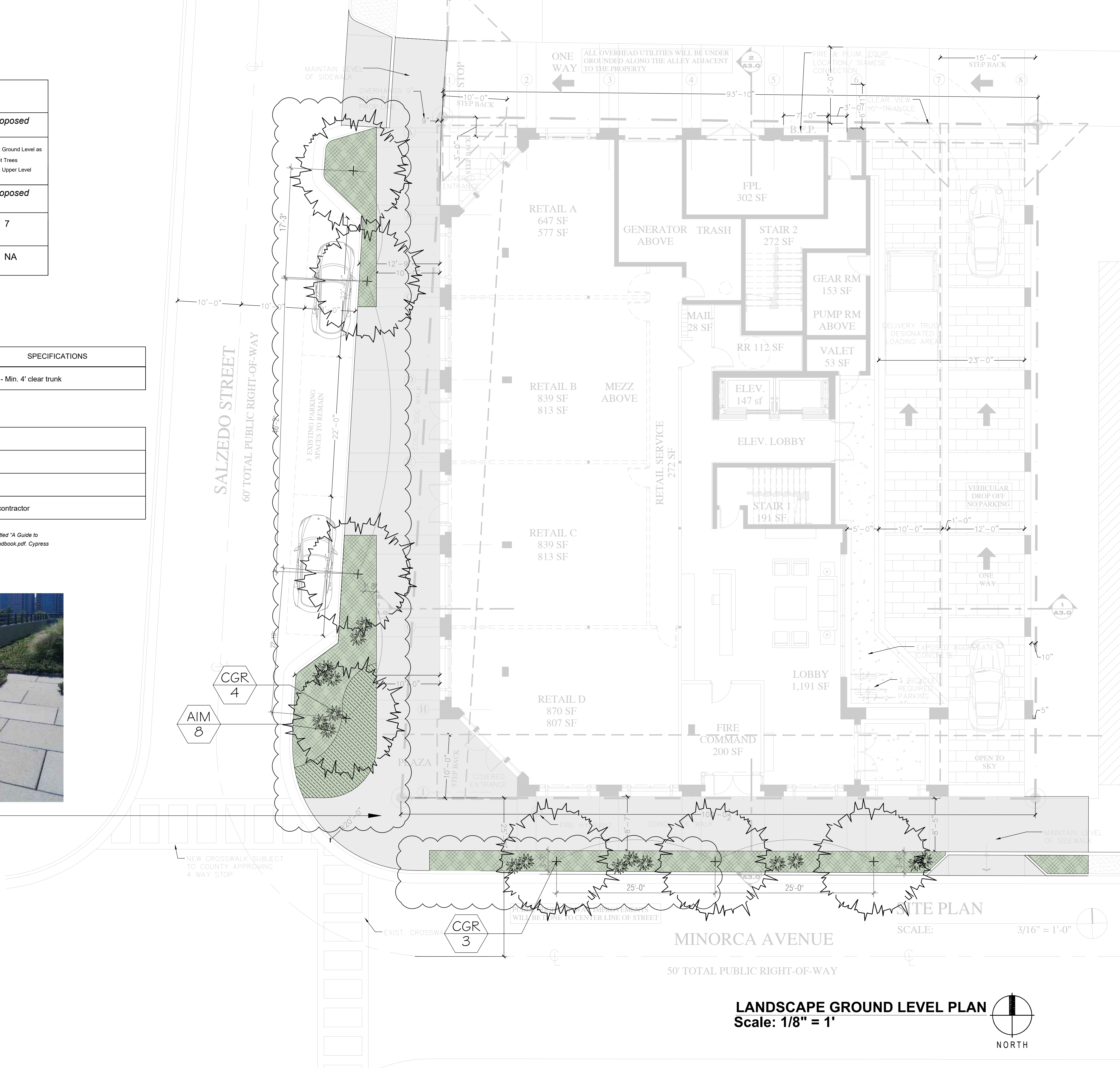
COLOR: PG-77

STRUCTURAL SOIL TO BE UTILIZED

BELOW GROUND LEVEL PAVEMENT

walk

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Suite #203
Coral Gables, FL 33143
786.536.2088



PROPOSED 3RD LEVEL PLANT LIST

Lot Trees & Palms

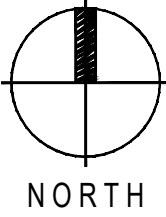
ABB.	QTY	SCIENTIFIC NAME	COMMON NAME	NATIVE	XERIC	SPECIFICATIONS
BPE	9	<i>Bougainvillea peruviana</i>	Bougainvillea	NO	HIGH	25 Gallon



CONCRETE PLANTER 30" X 30"



LANDSCAPE 3RD LEVEL PLAN
Scale: 1/8" = 1'



walk

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CONSTELLATION
SEEKING ALPHA

THE BOSCHETTI GROUP

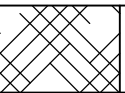
LANDSCAPE 3RD LEVEL L1.1

PROPOSED 8TH LEVEL PLANT LIST

Lot Trees & Palms

ABB.	QTY	SCIENTIFIC NAME	COMMON NAME	NATIVE	XERIC	SPECIFICATIONS
CRO	3	<i>Clusia rosea</i>	Pitch apple	YES	HIGH	Minimum: 10' Height OA - 2" DBH
DPE	1	<i>Drypis pambana</i>	Pambana	NO	MED	Minimum: 10' Height OA - Cluster

Shrubs & Groundcovers

	12	<i>Ermodea littoralis</i>	Golden Creeper	YES	MED	18" OA ht. - 24" O.C.
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CONCRETE PLANTER: (3) 36" X 36"
(2) 48" X 48"



LANDSCAPE POOL LEVEL PLAN
Scale: 1/8" = 1'
NORTH



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CONSTELLATION
SEEKING ALPHA

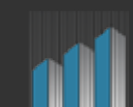
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RENDER R0.1



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CONSTELLATION
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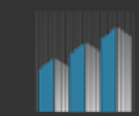
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RENDER R0.2



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CONSTELLATION
SEEKING ALPHA

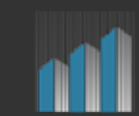
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RENDER R0.3



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RENDER R0.4



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THE BOSCHETTI GROUP

RENDER R0.5



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RENDER R0.6



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THE BOSCHETTI GROUP

RENDER R0.7



EBCO

100 ft



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RENDER R0.8



100 ft



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RENDER R0.9