Board of Adjustment Application

City of Coral Gables **Development Services Department** **Phone# 305.460.5211**

Preamble

Pursuant to the City Charter, and subject to those provisions, a Board of Adjustment is created to provide relief from hardships and errors in the application of the regulations.

Application review request

The undersigned applicant(s)/agent(s)/property owner(s) request(s) a Board of Adjustment hearing for the following application(s) (please check all that apply):

☐ Appeal
☒ Variance
☐ Other: _____

Property information

Property/project name: Via Veneto

Street address of the subject property: 915 Palermo Avenue

Property Legal Description: Lot(s): 2A and 3A

Block(s): _____

Section(s): Venetia Towers Replat

Plat Book(s)/Page(s): 76/72

Has there been a Board of Adjustment hearing on the property in the last year? No

Is this request the result of a Notice of Violation? No

Is this request the result of a deviation from an approved set of plans? Yes

Has the property owner owned the property for at least one (1) year? Yes

Current land use classification(s): Multi-family low density

Current zoning classification(s): MF3

Listing of all folio numbers for subject property:

03-4118-011-0010

Board of Adjustment Application

General information

Applicant(s)/Agent(s) Name(s): Calta Venetian, LLC

Telephone#: 7863601989 Fax#: _____ Email: gabriela @ thecaltagroup.com

Mailing Address: 3109 Ponce de Leon Blvd, Coral Gables, FL 33146
(City) (State) (ZIP Code)

Property Owner(s) Name(s): Same as above

Telephone#: _____ Fax#: _____ Email: _____ @ _____

Mailing Address: _____
(City) (State) (ZIP Code)

Property Owner(s) Name(s): _____

Telephone#: _____ Fax#: _____ Email: _____ @ _____

Mailing Address: _____
(City) (State) (ZIP Code)

Project Architect(s) Name(s): Nelson De Leon, Locus Architecture

Telephone#: 305-740-0120 Fax#: _____ Email: nel @ locusarchitecture.net

Mailing Address: 500 South Dixie Highway, Suite 307, Coral Gables, FL 33146
(City) (State) (ZIP Code)

Provide the date(s) and type(s) of application(s) previously filed with the City of Coral Gables and type of reviews, approvals, actions related to this request:

_____

_____

_____

Application received by: _____ Date: _____

Board of Adjustment Application

Application requirements and supporting information

The Development Services Department cannot accept applications that are not complete for any hearing before the Board of Adjustment. Failure to provide the information necessary pursuant to the established time frames included but not limited to application submittal, submission of revised documents, etc. for review by City Staff and the designated reviewing entity may cause application to be deferred without further review until such time the requested information is submitted.

Pre-application Meeting Requirements. A pre-application meeting is required to be held in advance of an application submittal to determine the information necessary to be filed with the application(s). The City reserves the right to request additional information as necessary.

Application submittal (order of documents). The order of the documents for the application submittal shall be as follows (required documents will be determined at pre-application meeting):

☐ Table of Contents with page numbers identifying all below documents.
☐ Completed Application.
☐ Applicant's proposal.
☐ Letter of intent.
☐ Standards for Variances #1 through #8.
☐ Owner's Affidavit.
☐ Proof of ownership if ownership of the property has changed in the last year.
☐ Full size set of plans (stamped by the Board of Architects).
☐ Plans in 11" x 17" size format (13 sets).
☐ Color photographs (35mm or digital photographs), must be labeled (13 sets).
☐ One (1) compact disc (CD) containing required plans and color photographs.
☐ Signed and sealed survey (indicate any tree disposition necessary if affected by proposed work).
☐ Aerial.
☐ Other (letter of support, rescheduling letter, etc.) _____.

Application supporting materials. The following application supporting materials shall be provided separately from the application submittal and are as follows:

☐ Application fees.
☐ One (1) original certified mailing list and signed affidavit including MDCPS.
☐ Two (2) sets of mailing labels.
☐ City of Coral Gables Annual Registration Application and Issue Application Lobbyist forms.

Posting of the property. The City shall post the subject property with a City approved sign advising of the Board of Adjustment meeting date. The public notice posting shall be in accordance with the Zoning Code. The sign shall be installed ten (10) days prior to the meeting and shall not be removed until after the meeting, at which time it is the applicant's responsibility to remove the sign.

Board of Adjustment Application

Applicant/agent/property owner/architect affirmation and consent

(I) (We) affirm and certify to all of the following:

1. The application will not be heard unless the Applicant/Agent is present at the Board of Adjustment hearing.
2. The subject property will be posted with a City approved public notice sign. The sign shall be installed a minimum of ten (10) days prior to the meeting and shall not be removed until after the meeting, at which time it is the applicant's responsibility to remove the sign.
3. No application shall be accepted during the following time periods after the denial of a substantially similar application affecting the same property or any portion thereof:
   a. Conditional uses and variances: six (6) months.
   b. Comprehensive Plan Map Amendment, Comprehensive Plan Text Amendment, Zoning Code Map Amendment, Zoning Code Text Amendment, amendments and applications for abandonment and vacation of non-fee interests: twelve (12) months (Section 3-210. Resubmission of application affecting same property).
4. That the only variance or items being requested are those that have been specified in the written application for a variance, and any other code or plan issues will be corrected by modifying the plans to comply with the respective codes and ordinances of the City of Coral Gables.
5. That the applicant will be responsible for complying with all of the conditions and restrictions imposed by the Board of Adjustment in connection with the requested variance, and will take the necessary steps to make the variance effective if approved by the Board of Adjustment.
6. That it is the responsibility of the applicant to submit a complete application with all of the documents necessary for the Board of Adjustment to hear the applicant's request.
7. That the applicant is responsible for the submission and accuracy of a certified mailing list and three (3) sets of mailing labels according to the latest ad valorem tax record of all property owners within one-thousand (1,000) feet of the property for which a public hearing before the Board of Adjustment is being requested.
8. Any variance granted by the Board of Adjustment or the City Commission shall be in effect for twelve (12) months from the date of approval. If a permit is not issued within the twelve (12) months, and work commenced, then the variance shall become null and void. One (1) twelve (12) month extension of a variance may be granted by the Development Review Official.
9. That the application fee is not refundable or any portion thereof regardless of final resolution, deferment, or non-presentation to the Board of Adjustment.
10. That all the information contained in this application and all documentation submitted herewith is true to the best of (my) (our) knowledge and belief.
11. Understand that the application, all attachments and fees become a part of the official records of the City of Coral Gables and are not returnable.
12. Failure to provide the information necessary pursuant to the established time frames included but not limited to application submittal, submission of revised documents, etc. for review by City Staff and the designated reviewing entity may cause application to be deferred without further review until such time the requested information is submitted.
13. Applicant has read and understands all of the information in the City of Coral Gables Board of Adjustment Information brochure.
14. All representatives of the application have registered with and completed lobbyist forms for the City of Coral Gables City Clerk's office.

15. Understand that under Florida Law, all the information submitted as part of the application are public records.
16. Submission of the following:
    a. Warranty deed/tax record as proof of ownership for all properties considered as a part of the application request; or
    b. Authorized as the applicant(s)/agent(s) identified herein to file this application and act on behalf of all current property owner(s) and modify any valid City of Coral Gables entitlements in effect during the entire review process.

Applicant(s)/Agent(s) Signature:	Applicant(s)/Agent(s) Print Name: Ignazio Caltagirone
Address: 3121 PONCE DE LEON BLVD CORAL GABLES FL 33134	
Telephone: 786-360-1989.	Fax:
Email: ignazio@thecaltagroup.com	

NOTARIZATION

STATE OF FLORIDA/COUNTY OF
The foregoing instrument was acknowledged before me this ____ day of _____ by _____
(Signature of Notary Public - State of Florida)

(Print, Type or Stamp Commissioned Name of Notary Public)
☐ Personally Known OR ☐ Produced Identification; Type of Identification Produced _____

Board of Adjustment Application

Property Owner(s) Signature:	Property Owner(s) Print Name: IGNAZIO CALTAGIRONE.
Property Owner(s) Signature:	Property Owner(s) Print Name:
Property Owner(s) Signature:	Property Owner(s) Print Name:
Address: 3121 PONCE DE LEON BLVD CORAL GABLES FL 33134	
Telephone: 786 · 360 - 1989	Fax:
Email: ignazio@thecaltagroup.com.	

NOTARIZATION

STATE OF FLORIDA/COUNTY OF
The foregoing instrument was acknowledged before me this ___ day of _____ by _____
(Signature of Notary Public - State of Florida)

(Print, Type or Stamp Commissioned Name of Notary Public)
☐ Personally Known OR ☐ Produced Identification; Type of Identification Produced _____

Board of Adjustment Application

Architect(s)/Engineer(s) Signature:	Architect(s)/Engineer(s) Print Name: Nelson de Leon
Address: 500 S Dixie HWY, STE 307 Cora; Gables, FL 33146	
Telephone: 305-740-0120	Fax:
Email: nel@locusarchitecture.net	

SEAL

NOTARIZATION

STATE OF FLORIDA/COUNTY OF
The foregoing instrument was acknowledged before me this ____ day of _____ by _____
(Signature of Notary Public - State of Florida)

(Print, Type or Stamp Commissioned Name of Notary Public)
☐ Personally Known OR ☐ Produced Identification; Type of Identification Produced _____

Attachments:
A. Board of Adjustment supporting information.
B. Board of Adjustment Calendar.
C. Board of Adjustment Application Fee Schedule.
D. Certified Mailing List Service Providers.

Gunster

Writer's Direct Dial Number: (305) 376-6027
Writer's E-Mail Address: mgarcia-serra@gunster.com

May 2, 2025

Ms. Arceli Redila
Secretary
Board of Adjustment
City of Coral Gables
427 Biltmore Way, 2nd Floor
Coral Gables, FL 33134

Re: 915 Palermo Avenue / Board of Adjustment Application / Statement of Use

Dear Ms. Redila:

On behalf of Calta Venetian, LLC, (the "Applicant"), the owner of the property located at 915 Palermo Avenue (the "Property"), we respectfully submit this Statement of Use in connection with the enclosed Board of Adjustment application to allow for a variance from the height limitation of Section 2-104((D)(8)(b) of the Coal Gables Zoning Code (the "Code").

The Property is further identified by Miami-Dade Tax Folio Number: 03-4118-011-0010. The Property is 40,220 square feet (.9 acres) in area and is located between Palermo Avenue and Sevilla Avenue and across the street on its North side from the Venetian Pool. The Property is currently improved with a 32-unit apartment building.

Pursuant to the City's Future Land Use Map ("FLUM"), the relevant portion of which is excerpted below in *Figure 1*, the Property is designated Multi Family Low Density.

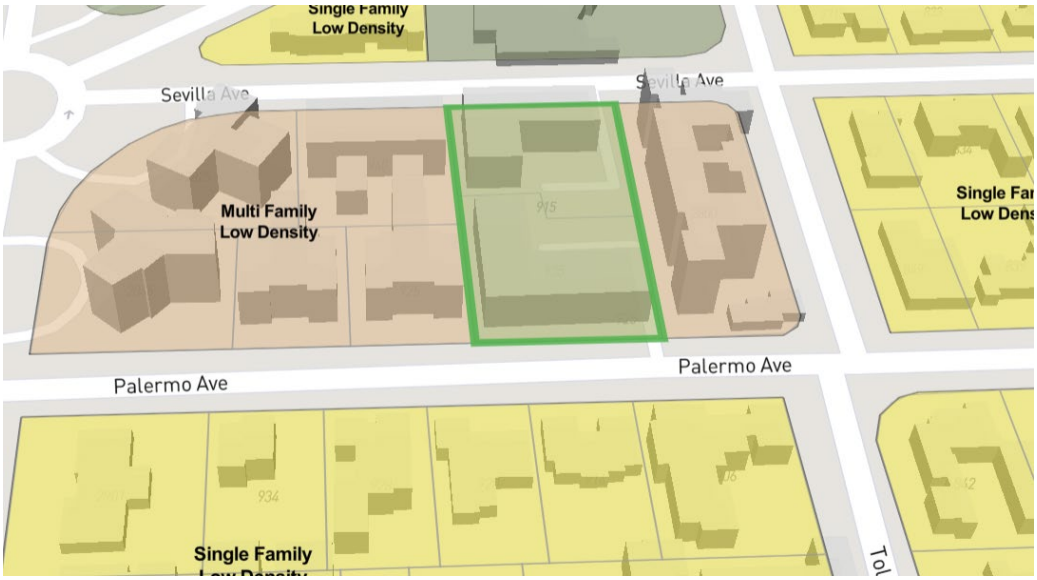


Figure 1

Pursuant to the City's Zoning Map, the relevant portion of which is excerpted below in *Figure 2*, the Property is zoned MF3.

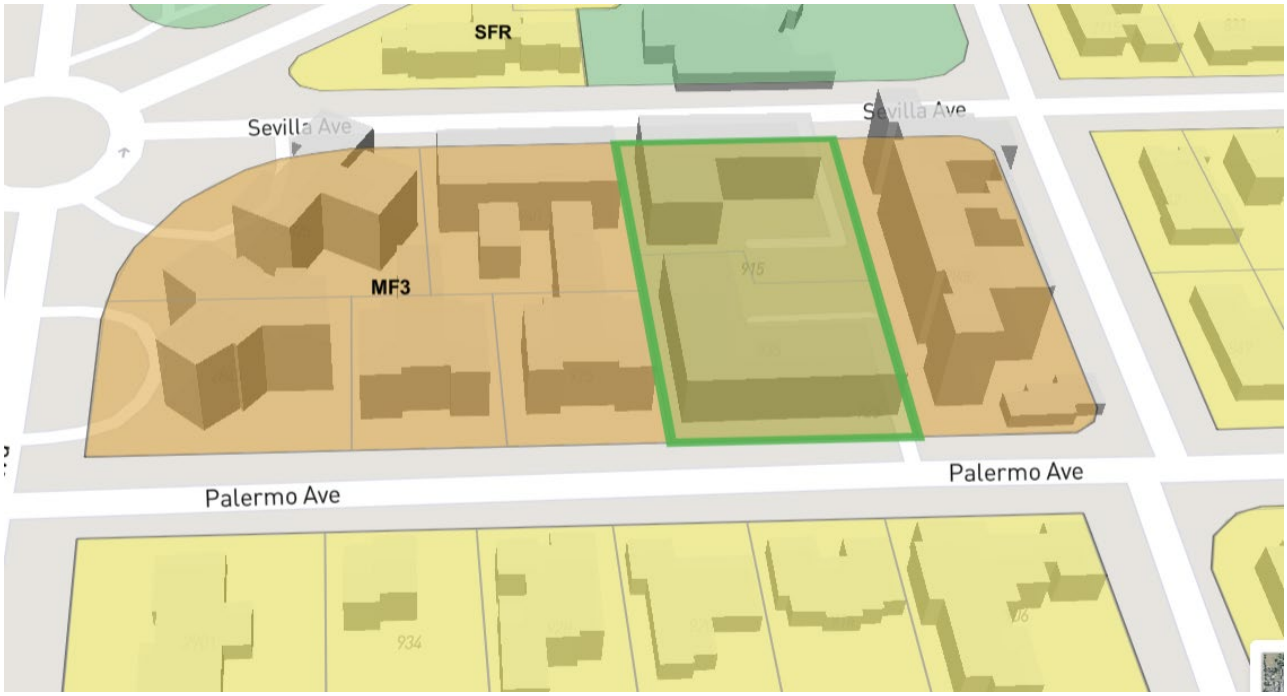


Figure 2

The proposed project will consist of 12 townhouse units, 6 parking spaces per unit, and 16,504 square feet of open space (the "Project"). The Project proposes to demolish the existing apartment building and will reduce the existing density on the Property by 20 units. The density, number of parking spaces, total floor area, and setbacks provided comply with the requirements of the Code. The Project was reviewed and approved by the Board of Architects.

The Property is a through block property with frontages on either side and as a result, is subject to different height limitations on each end of the Property. On the north side, fronting on Sevilla Avenue, the Property faces Venetian Pool which has a Special Use zoning designation which, in turn, allows that end of the Property to have a maximum height of forty-five (45) feet. However, on the south side fronting Palermo Avenue, the Property faces a SFR zoning district which limits that end of the Property to a height of thirty-five (35) feet within fifty (50) feet of the Property's front property line on Palermo Avenue. The height limitation on this portion of the Property provides significant complications in terms of building construction and aesthetic, and is not consistent with the purpose of the limitation.

Variance Requests. In order to develop a more cohesive and efficient design, the Applicant respectfully requests approval of the following:

1. Variance of Section 2-104((D)(8)(b) to allow for an increase in height above the maximum thirty (35) feet to allow for a forty (40) foot height along Palermo Avenue.

The Applicant requests the above variance as subjecting the Property to two separate height restrictions and constructing a project with separate heights would create undue hardship and not

be consistent with the intent of the Code. As mentioned above, the Property has the unusual condition of being a midblock through lot with two distinct street frontages. The height on the southern end of the Property is restricted by the SFR zoning designation across the street which creates an awkward and inefficient design of the Project. Specifically, the Code requires that MF3 properties have a height limitation of thirty-five (35) feet "within fifty (50) feet of an adjacent, abutting, or contiguous SFR property", and the fifty (50) feet is to be measured from the MF3 property line. The spirit of the restriction is meant to create a buffer and ease the transition between a single-family home which abuts an MF3 building and ensure that there is not a forty-five (45) foot tall building right next to a single-family home. In the existing situation, the Project is setback approximately ninety-five (95) feet from the single-family home across the street due to a ten (10) foot MF3 setback, a sixty (60) foot right-of-way including a sidewalk, greenspace, and a parkway, and the twenty-five (25) foot setback for SFR zoning. In addition, the Project will have significant landscaping between the proposed structure and Palermo Avenue.

The intent of the Code is to provide for a smooth transition between single family homes zoned SFR and more dense and taller MF3 projects. In the subject case, the Property's location and the project itself provides for the smooth transition. Aside from the distance between structures discussed above, the proposed project is lower in density than the existing building on the site and the proposed townhouse use is just slightly higher in intensity than the single-family homes across Palermo Avenue. Additionally, where a 45-foot height is allowed for most of the Property, the proposed project only rises to 40 feet. Instead of having a project which is 45 feet in height for 75% of its area and 35 feet in height for the remaining 25%, a very well designed townhome project of 40 feet in height for the whole structure is proposed.

Proposing to construct a structure with two different heights, especially on such a Project, will create a truly inefficient and awkward design. Given the existing conditions and the proposed design which ensures the structure is setback nearly ninety-five feet from the homes along Palermo, and includes an existing greenspace and extensive landscaping, the additionally requested five (5) feet in height for a relatively small portion of the Property is imperceptible and will not negatively impact the neighborhood. On the contrary, the variance will allow for a higher quality product and increase property values.

We respectfully submit that the applicable criteria of Section 14-207.6 of the Code are satisfied as follows:

1. *That special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structures or buildings in the same zoning district.*

The Project is a midblock through lot which has two frontages that inadvertently subject it to two separate height requirements.

2. *That the special conditions and circumstances do not result from the actions of the applicant.*

The Applicant did not create the special conditions and circumstances which are consequences of the existing building site configuration created in 1963, over 60 years prior to the Applicant's purchase of the Property, and of the wording of the Code which does not contemplate this situation.

3. *That granting the variance requested will not confer on the applicant any special privilege that is denied by these regulations to other lands, buildings or structures in the same zoning district.*

The requested variance will not provide any special privilege on the Applicant or the Property. The MF3 regulations allow for a maximum height of 45 feet. The entire Project is well below the maximum MF3 height of 45 feet.

4. *That literal interpretation of the provisions of these regulations would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of these regulations and would work unnecessary and undue hardship on the applicant.*

Applying separate height restrictions to the same Property will work an unnecessary and undue hardship and lead to an awkward design modification to an otherwise high quality project.

5. *That the variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure.*

The requested variance is the minimum variance that will make possible the reasonable use of the proposed structure. The MF3 designation allows for a maximum height of 45 feet but the Project only proposes a maximum of height of 40 feet. The variance simply seeks to relieve the additional height restriction for the south end of the Property so that both ends of the Project have matching height.

6. *That granting the variance will not change the use to one that is not permitted in the zoning district or different from other land in the same district.*

The requested variance does not impact use. The MF3 district permits townhouses.

7. *That the granting of the variance will be in harmony with the general intent and purpose of these regulations, and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.*

The requested variance will be in harmony with the Zoning Code regulations. The requested five (5) foot increase is to make the proposed height consistent on both ends of the Property, with the area of the Property subject to the variance setback ninety-five (95) feet from the nearest single-family home. Accordingly, approval of the variance will not be injurious to the public welfare. In fact, it will be nearly imperceptible to anyone from the pedestrian level. The Project was planned so that it provides a smooth transition to all neighboring properties and includes substantial landscape buffering.

8. *That the granting of the variance is appropriate for the continued preservation of an historic landmark or historic landmark district.*

Not applicable.

The requested variance will allow for a better project and is a minimum adjustment which

is in keeping with the spirit of the Code. The Property fronts Venetian Pool and is in much need of a revitalization as the existing buildings are dated and no longer in keeping with the quality of residential development for which the City of Coral Gables is known. The Project will also include streetscape improvements which will improve the appearance of this historic area of the City. We are confident that this Project will be a significant and positive new addition to the City and will quickly become one of the City's premier residential addresses. Accordingly, we respectfully request your favorable consideration of this variance application. If you have any questions, please do not hesitate to contact me at (305) 376-6061 or at mgarcia-serra@gunster.com. Thank you for your attention to this matter and we look forward to continuing to work with you on this exciting project.

Sincerely,

Mario Garcia-Serra

MAP OF BOUNDARY SURVEY

GRAPHIC SCALE

30' 15' 0 15' 30'

(IN FEET)
1 INCH = 30 FT.

LEGAL DESCRIPTION:

LOTS 2–A & 3–A, OF REPLAT OF LOT 2 OF "VENETIA TOWERS ", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 76, AT PAGE 72, OF THE PUBLIC RECORDS OF MIAMI–DADE COUNTY, FLORIDA.

PROPERTY ADDRESS:

FOLIO NO. 03–4118–011–0010

915 PALERMO AVENUE,
CORAL GABLES, FL 33134–4884

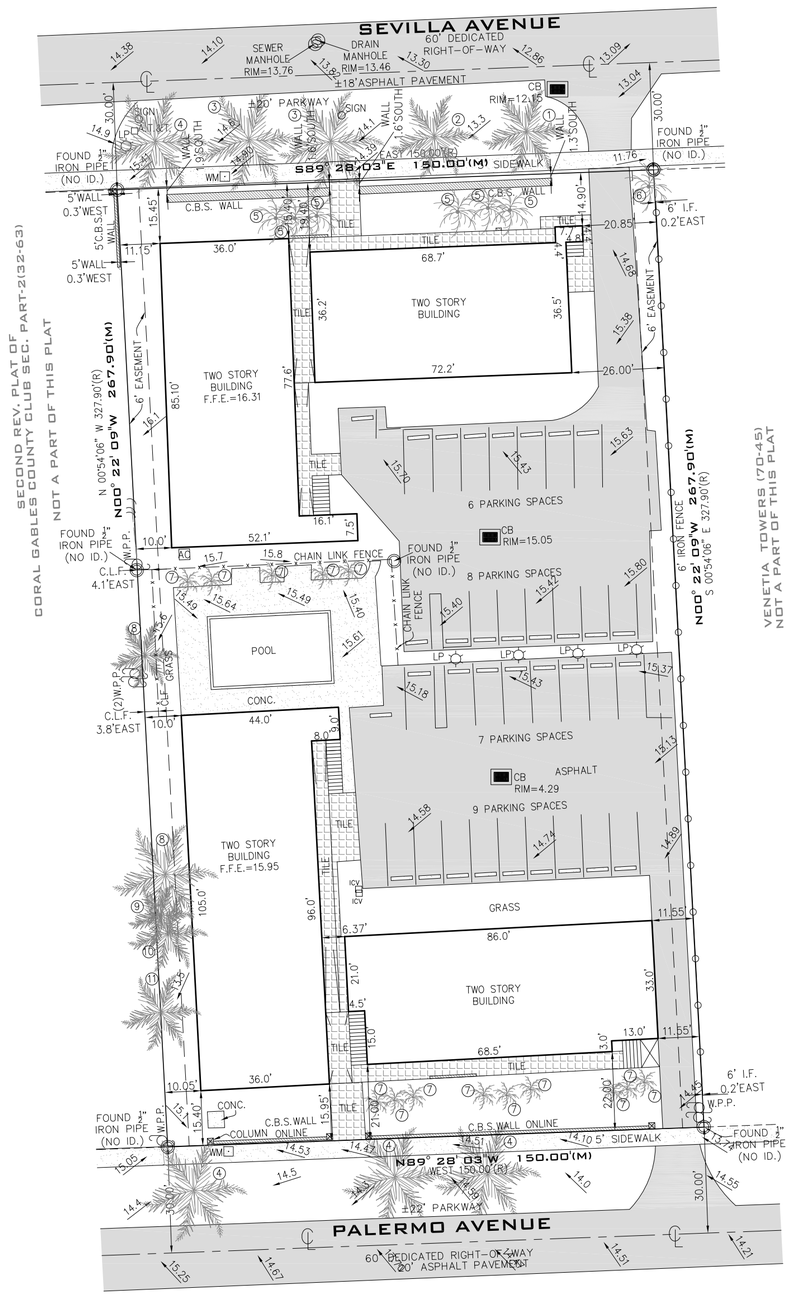
AREA OF PROPERTY: 40,180 SQUARE FEET AND/OR
0.922 ACRES MORE OR LESS.

NORTH

CERTIFIED TO:

THIS BOUNDARY SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAME HEREON. THE CERTIFICATIONS DO NOT EXTEND TO ANY UNNAMED PARTIES.

–VENETIAN FLATS LLC



LOCATION MAP

SECTION 18, TOWNSHIP 54 SOUTH, RANGE 41 EAST
LYING AND BEING IN MIAMI–DADE COUNTY FLORIDA
(NOT TO SCALE)

SURVEYOR'S NOTES:

1.) THE ABOVE CAPTIONED PROPERTY WAS SURVEYED AND DESCRIBED BASED ON THE ABOVE LEGAL DESCRIPTION: PROVIDED BY CLIENT.
2.) THIS CERTIFICATION IS ONLY FOR THE LANDS AS DESCRIBED. IT IS NOT A CERTIFICATION OF TITLE, ZONING, EASEMENTS, OR FREEDOM OF ENCUMBRANCES. ABSTRACT NOT REVIEWED.
3.) THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS BOUNDARY SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF HIS COUNTY, EXAMINATION OF ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY AFFECTING THIS PROPERTY.
4.) ACCURACY: THE EXPECTED USE OF THE LAND, AS CLASSIFIED IN FLORIDA MINIMUM TECHNICAL STANDARDS (5J–17.51FAC), IS "RESIDENTIAL".THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF BOUNDARY SURVEY IS 1 FOOT IN 7,500 FEET. THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF A CLOSED GEOMETRIC FIGURE WAS FOUND TO EXCEED THIS REQUIREMENT.
5.) FOUNDATIONS AND/OR FOOTINGS THAT MAY CROSS BEYOND THE BOUNDARY LINES OF THE PARCEL HEREIN DESCRIBED ARE NOT SHOWN.
6.) TYPE OF SURVEY: BOUNDARY SURVEY
7.) ELEVATIONS SHOWN HEREON ARE BASED ON TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (N.G.V.D.29)
8.) ALL MEASUREMENTS ARE IN ACCORDANCE WITH THE UNITED STATES STANDARD U.S. SURVEY FEET.
9.) CONTACT THE APPROPRIATE AUTHORITY PRIOR TO ANY DESIGN WORK ON THE HEREIN DESCRIBED PARCEL FOR BUILDING AND ZONING INFORMATION.
10.) UNDERGROUND UTILITIES ARE NOT DEPICTED HEREON, 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 HEREON.
11.) ENCUMBRANCES NOT SHOWN ON THE PLAT.
12.) THE WRITTEN CONSENT OF LANDMARK SURVEYING & ASSOCIATES, INC. UNDERGROUND PORTIONS OF FOOTING, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED.
13.) ONLY VISIBLE AND ABOVE GROUND ENCROACHMENTS LOCATED.
14.) WALL TIES ARE TO THE FACE OF THE WALL.
15.) FENCE OWNERSHIP NOT DETERMINED.
16.) BASIS OF BEARINGS REFERENCED TO LINE NOTED AS B.B.
17.) BOUNDARY SURVEY MEANS A DRAWING AND/OR GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD.
18.) NO IDENTIFICATION FOUND ON PROPERTY CORNERS UNLESS NOTED.
19.) THE SOURCES OF DATA USED FOR THE PREPARATION OF THIS BOUNDARY SURVEY IS "VENETIA TOWERS " RECORDED IN PLAT BOOK 76, AT PAGE 72.
20.) THIS MAP OF SURVEY IS INTENDED TO BE DISPLAYED AT A SCALE OF ONE INCH EQUALS 30 FEET .

TREE CHART

NO.	COMMON NAME	HEIGHT IN FEET	SPREAD IN FEET	DBH IN FEET
1	TREE	28	25	3.0
2	TREE	28	25	1.0
3	TREE	28	30	2.0
4	TREE	28	30	3.0
5	PALM	25	14	1.5
6	PALM	32	14	1.3
7	PALM	18	8	1.5
8	TREE	28	30	2.0
9	TREE	28	18	0.7
10	TREE	28	23	1.0
11	TREE	27	22	1.2

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS "MAP OF BOUNDARY SURVEY" IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION. THAT IT MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE STATE OF FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J–17.050 THROUGH 5J–17.052 OF THE FLORIDA ADMINISTRATIVE CODE AND ITS IMPLEMENTING LAW, PURSUANT TO CHAPTER 42.02, FLORIDA STATUTE.

SIGNED _____ FOR THE FIRM
ARTURO MENDIGUTIA, P.S.M. P.S.M. No. 5844–STATE OF FLORIDA
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 IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES IN A DIGITAL FORMAT NOT VALID WITHOUT AN AUTHENTIC ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL.

LANDMARK SURVEYING & ASSOCIATES, INC.

LB No. 7633

PROFESSIONAL SURVEYORS AND MAPPERS
1435 S.W. 87th AVENUE, SUITE "201"
MIAMI, FL 33174
PHONE: (305) 556–4002 FAX: (305) 556–4003
WWW.LMSURVEYING.COM
EMAIL–REQUEST@LMSURVEYING.COM

ABBREVIATIONS AND LEGEND:

A/C	=DENOTES AIR CONDITIONING UNIT
B.B.	=DENOTES BASIS OF BEARINGS
ASPH.	=DENOTES ASPHALT
ℙ	=DENOTES PROPERTY LINE
B.M.	=DENOTES BENCH MARK
C.B.S.	=DENOTES CONCRETE BLOCK STUCCO
CONC.	=DENOTES CONCRETE
C.&G.	=DENOTES CURVE & GUTTER
V.G.	=DENOTES VALLEY GUTTER
℄	=DENOTES CENTERLINE
M	=DENOTES MONUMENT LINE
D.M.E.	=DENOTES DRAINAGE & MAINTENANCE EASEMENT
DIA.	=DENOTES DIAMETER
D.H.	=DENOTES DRILL HOLE
(M)	=DENOTES MEASURE
(R)	=DENOTES RECORD
R/W	=DENOTES RIGHT–OF–WAY
U.E.	=DENOTES UTILITY EASEMENT
P.B.	=DENOTES PLAT BOOK
PG.	=DENOTES PAGE
P.C.P.	=DENOTES PERMANENT CONTROL POINT
P.O.B.	=DENOTES POINT OF BEGINNING
TYP.	=DENOTES TYPICAL
—//—	=DENOTES WOOD FENCE
—x—	=DENOTES CHAIN LINK FENCE
—o—	=DENOTES IRON FENCE
○	=DENOTES FOUND IRON PIPE (NO ID.)
△	=DENOTES FOUND NAIL AND DISC
	=DENOTES ASPHALT PAVEMENT
	=DENOTES BRICK
	=DENOTES CONCRETE PAD
X.XX	=DENOTES ELEVATION

ALL BEARINGS AND DISTANCES SHOWN HEREON ARE RECORD AND MEASURED UNLESS OTHERWISE NOTED.

MAP OF BOUNDARY SURVEY

FLOOD ZONE:	X
ELEVATION:	N/A
COMMUNITY:	120639
PANEL:	12086C0457
DATE OF FIRM:	09–11–2009
SUFFIX:	L
ORIGINAL FIELD WORK SURVEY DATE	04–18–2023
BENCH MARK:	N/A
ELEVATION:	N/A

DATE	DRAWN BY	SCALE
04–18–2023	J.FEE	1"=30'

REVISION / UPDATE OF SURVEY

DATE	DESCRIPTION
N/A	N/A

JOB No.

2304.0071

New Townhomes:
The Venetian Villas
915 Palermo Avenue,
Coral Gables 33134

THE VENETIAN VILLAS

Project Team

LOCUS ARCHITECTURE
INCORPORATED

ARCHITECTURE

500 South Dixie Highway, Suite 307
Coral Gables, Florida 33146
Tel (305) 740-0120
Email: nel@locusarchitecture.net
License No. AA0002733

Calta Venetian LLC

OWNER

3109 Ponce de Leon BLVD.
Coral Gables, FL 33134
Tel: 305-496-9735
Email: igor@thecaltagroup.com

Drawing Contents

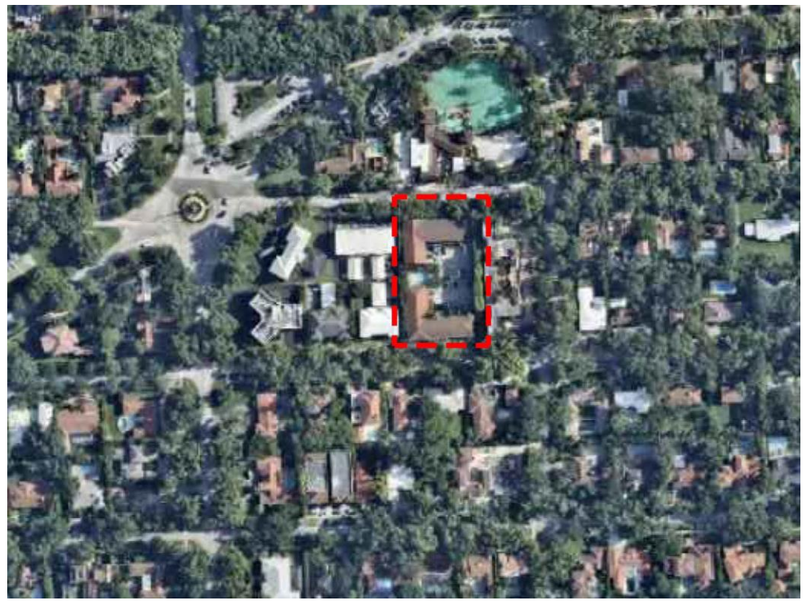
SHEET NO.	SHEET CONTENTS
	SURVEY
	SITE PHOTOS
	CONTEXT PHOTOS
	RENDERINGS 01
	RENDERINGS 02
ARCHITECTURE	
A-01.0	PROPOSED SITE PLAN AND ZONING INFORMATION
A-01.3	ENLARGED SITE PLAN A-A
A-01.4	ENLARGED SITE PLAN B-B
A-01.5	ENLARGED SITE PLAN MOTORCOURT
A-01.6	OVERALL FIRST & SECOND FLOOR PLAN
A-01.7	OVERALL THIRD FLOOR & ROOF PLAN
A-02.0	FIRST & SECOND FLOOR PLAN: UNIT A
A-02.1	PROPOSED THIRD FLOOR PLAN: UNIT A
A-05.0 A	PROPOSED FRONT ELEVATIONS
A-05.0 B	PREVIOUSLY APPROVED FRONT ELEVATIONS
A-05.1	PROPOSED REAR ELEVATION (MOTORCOURT)
A-05.2	PROPOSED SIDE ELEVATIONS
A-05.3	PARTIAL WEST SIDE ELEVATION
A-05.4	PARTIAL INTERIOR (DRIVEWAY) ELEVATION
A-05.5	PROPOSED BUILDING SECTION A-A
A-06.0	WALL SECTION: 1
LANDSCAPE	
L-01.0	LANDSCAPE PLAN
L-01.1	TREE SURVEY / DISPOSITION PLAN

BOA SUBMITTAL-VARIANCE: APRIL 1ST, 2025
BOA SUBMITTAL: FEBRUARY 12, 2024
DRC SUBMITTAL: OCTOBER 06, 2023

NELSON M DE LEON

Digitally signed by NELSON M DE LEON
Date: 2025.04.05 12:55:18 -04'00'

Property site. View from Palermo Ave.



Aerial view (915 Palermo Avenue)

Property site. View from Sevilla Ave.

Property site. Existing parking view.

Property site. Existing parking view.

BOA Preliminary Submittal: Site Photo's
Property: 915 Palermo Ave.
Coral Gables, FL, 33134

April 01, 2025

LOCUS ARCHITECTURE INCORPORATED

Corner neighbor view (2800 Toledo Street)

Neighbor view (950 Sevilla Ave.)

Neighbor view (2825 Granada Blvd.)

Neighbor view (Venetian pool)

Neighbor view (Venetian pool)

Street view (Sevilla Ave.)

BOA Preliminary Submittal: Context Photo's
Property: 915 Palermo Ave.
Coral Gables, FL, 33134

April 01, 2025

LOCUS ARCHITECTURE INCORPORATED

Neighbor view (2800 Toledo Street)

Neighbor view (925-935 Palermo Ave.)

Neighbor view (2845 Granada Blvd.)

Neighbor view (920 Palermo Ave.)

Neighbor view (928 Palermo Ave.)

Neighbor view (934 Palermo Ave.)

BOA Preliminary Submittal: Context Photo's
Property: 915 Palermo Ave.
Coral Gables, FL, 33134

April 01, 2025

LOCUS ARCHITECTURE INCORPORATED

BOA Preliminary Submittal: Rendering
Property: 915 Palermo Ave.
Coral Gables, FL, 33134

April 01, 2025

LOCUS ARCHITECTURE INCORPORATED

MOTOR COURT VIEW (SEVILLA AVE. SIDE)

AERIAL VIEW (SEVILLA AVE.)

FRONT VIEW, DRIVEWAY ENTRANCE (SEVILLA AVE.)

FRONT VIEW (SEVILLA AVE.)

NOTES

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Tel (305) 740-0120
Fax (305) 740-0520
Email locus@locusarchitecture.net

CONSULTANT(S)

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	DRC SUBMITTAL	10-05-23
1	DRC COMMENTS	01-05-24
	BOA PRELIM. SUBM.	02-12-24
	BOA SUBM. - VARIANCE	04-01-25

PROJECT

NEW TOWNHOMES

THE VENETIAN VILLAS

915 Palermo Avenue
Coral Gables, Fl 33134

DRAWING

Renderings 01
Sevilla Avenue Views

SEAL

STATE OF FLORIDA · NELSON MANUEL de LEON · AR13937 · REGISTERED ARCHITECT

Nelson de Leon
AR 13937

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NDL

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341

SHEET NO.

R-01

MOTOR COURT VIEW (SEVILLA AVE. SIDE)

AERIAL VIEW (PALERMO AVE.)

AERIAL MOTOR COURT VIEW

FRONT VIEW (PALERMO AVE.)

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	BOA SUBM. - VARIANCE	04-01-25

PROJECT

NEW TOWNHOMES

THE VENETIAN VILLAS

915 Palermo Avenue
Coral Gables, Fl 33134

DRAWING

Renderings 02
Palermo Avenue Views

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AR 13937

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341

SHEET NO.

R-02

GENERAL NOTES

A. THE TERM "WORK" AS USED IN THESE NOTES SHALL INCLUDE ALL PROVISIONS AS DRAWN OR SPECIFIED IN THESE DOCUMENTS AS WELL AS ALL OTHER PROVISIONS SPECIFICALLY INCLUDED BY THE OWNER IN THE FORM OF DRAWINGS, SPECIFICATIONS, AND WRITTEN INSTRUCTIONS AND APPROVED BY THE ARCHITECT OF RECORD.

B. THE TERM "CONTRACTOR" AS USED IN THESE NOTES SHALL REFER TO THE GENERAL CONTRACTOR OR TO THE SUBCONTRACTORS. THE OWNER MAY ELECT TO CONTRACT DIRECTLY WITH A SUBCONTRACTOR FOR ANY PART OF THE WORK.

C. THESE DRAWINGS PROVIDE FOR THE LABOR, MATERIAL, EQUIPMENT AND SUPERVISION BY THE CONTRACTOR FOR A COMPLETE LOCK AND KEY JOB WITH THE ITEMS SPECIFICALLY NOTED FURNISHED BY THE CONTRACTOR OR AS AN ALLOWANCE. THE WORK SHALL BE EXECUTED IN A THOROUGH, SUBSTANTIAL AND NEAT MANNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS.

D. IF THE CONTRACT DRAWINGS ARE FOUND TO BE UNCLEAR, AMBIGUOUS OR CONTRADICTORY, THE CONTRACTOR MUST REQUEST CLARIFICATION FROM THE ARCHITECT OF RECORD IN WRITING BEFORE PROCEEDING WITH THAT PART OF THE WORK.

E. ALL WORK SHALL BE IN CONFORMANCE WITH THE REQUIREMENTS OF THE FLORIDA RESIDENTIAL BUILDING CODE 7TH ED (2020) AND ALL AUTHORITIES HAVING JURISDICTION.

F. AIA DOCUMENT A-105 (2020) GENERAL CONDITIONS OF THE CONTRACT IS HEREBY MADE A PART OF THESE DRAWINGS AND SPECIFICATIONS.

G. THE CONTRACTOR SHALL DETERMINE THE SEQUENCE OF CONSTRUCTION ITEMS, AS WELL AS THOSE PROVIDED FOR BY SEPARATE PERMIT. THE CONTRACTOR SHALL ARRANGE FOR INSPECTION AND TESTS AS SPECIFIED OR REQUIRED BY THE BUILDING DEPARTMENT AND SHALL PAY ALL FEES AND COSTS FOR SAME. THE CONTRACTOR SHALL SECURE ALL BUILDING PERMITS AND UPON COMPLETION OF THE PROJECT (PRIOR TO FINAL PAYMENT) DELIVER TO THE OWNER A CERTIFICATE OF OCCUPANCY OR USE FROM THE BUILDING AND ZONING DEPARTMENT.

H. THE BID PRICES SHALL INCLUDE EVERYTHING NECESSARY OR PROPER FOR PERFORMING AND COMPLETING THE WORK REQUIRED AS INDICATED BY THE PLANS AND SPECIFICATIONS, TO PROVIDE FINISHED WORK. ANYTHING OMITTED THEREFROM WHICH IS CLEARLY NECESSARY FOR THE COMPLETION OF THE WORK OR ITS APPURTENANCE SHALL BE CONSIDERED A PORTION OF THE WORK ALTHOUGH NOT DIRECTLY SPECIFIED OR SHOWN ON THE DRAWINGS.

I. INSURANCE: WORKMEN'S COMPENSATION, AS REQUIRED BY LAW, AND PUBLIC LIABILITY SHALL BE CARRIED BY THE CONTRACTOR.

J. AFTER THE AWARD OF THE CONTRACT AND PRIOR TO START OF ANY WORK A PRE-WORK CONFERENCE WILL BE HELD BETWEEN THE CONTRACTOR, ARCHITECT, OWNER AND REPRESENTATIVES OF THE CONTRACTOR. THE TIME AND PLACE OF THIS CONFERENCE WILL BE SET BY THE OWNER. THE CONTRACTOR SHALL PREPARE A BRIEF WORK DESCRIPTION OF PROCEDURE TO BE USED IN THE PERFORMANCE OF THE WORK AND PROVIDE A SCHEDULE (BAR CHART) FOR THE PROJECT.

K. BEFORE CONSTRUCTION BEGINS, THE CONTRACTOR SHALL BE FAMILIAR WITH THE NATURE AND LOCATION OF THE WORK, THE GENERAL AND LOCAL CONDITIONS INCLUDING THOSE BEARING ON TRANSPORTATION, HANDLING AND STORAGE OF DEBRIS, ACCESS TO THE SITE, AND THE EQUIPMENT AND FACILITIES NEEDED TO PERFORM THE WORK.

L. SCOPE OF WORK: THE CONTRACTOR SHALL INCLUDE AND PROVIDE ALL LABOR, MATERIALS, EQUIPMENT, TRANSPORTATION AND PAY ALL EXPENSES INCURRED IN THE PROPER COMPLETION OF WORK UNLESS SPECIFICALLY NOTED TO BE THE WORK OF OTHERS. CONTRACTOR SHALL PERFORM ALL WORK NECESSARY FOR PRODUCING A COMPLETE, HABITABLE PROJECT, INCLUDING BUT NOT LIMITED TO ARCHITECTURAL, ELECTRICAL, PLUMBING AND HVAC.

M. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN SAFE ACCESS TO THE PREMISES AT ALL TIMES.

N. ALL MATERIALS AND FINISHES SHALL BE AS SPECIFIED AND/OR AS SELECTED BY THE ARCHITECT, INTERIOR DESIGNER OR OWNER.

O. THE CONTRACTOR SHALL ALLOW THE A/E TEAM A RESPONSE TIME OF 7 WORKING DAYS FOR RFI'S AND 10 WORKING DAYS FOR SHOP-DRAWING REVIEWS.

P. GUARANTEE: THE CONTRACTOR SHALL UNCONDITIONALLY GUARANTEE ALL MATERIALS, AND WORKMANSHIP FURNISHED OR INSTALLED BY HIM OR HIS SUBCONTRACTORS FOR A PERIOD OF ONE (1) YEAR FROM DATE OF ACCEPTANCE AND SHALL REPLACE ANY DEFECTIVE WORK WITHIN THAT PERIOD WITHOUT EXPENSE TO THE OWNER AND PAY FOR ALL DAMAGES TO OTHER PARTS OF THE BUILDING RESULTING FROM DEFECTIVE WORK OR REPAIRS. THE CONTRACTOR SHALL REPLACE DEFECTIVE WORK WITHIN TEN (10) DAYS AFTER IT IS BROUGHT TO HIS ATTENTION.

Q. AT COMPLETION, THE CONTRACTOR SHALL REMOVE FROM THE PREMISES ALL RUBBISH, IMPLEMENTS, EQUIPMENT, AND SURPLUS MATERIALS, LEAVING THE PROJECT "BROOM CLEAN".

R. THE CONTRACTOR IS TO PROVIDE TO THE OWNER A LIST OF ALL SUBCONTRACTORS USED, COMPLETE WITH ADDRESSES, PHONE NUMBERS AND COPIES OF ALL WARRANTIES.

S. THESE DOCUMENTS DO NOT INCLUDE THE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. SAFETY, CARE OF ADJACENT PROPERTIES DURING CONSTRUCTION, COMPLIANCE WITH STATE AND FEDERAL REGULATIONS REGARDING SAFETY AND COMPLIANCE WITH REQUIREMENTS SPECIFIED IN THE OWNER/CONTRACTOR CONTRACT IS, AND SHALL BE, THE CONTRACTOR'S RESPONSIBILITY.

T. DO NOT SCALE DRAWINGS. USE WRITTEN DIMENSIONS FOR ALL MEASUREMENTS. ALL DIMENSIONS ARE TO FACE OF STUD UNLESS OTHERWISE NOTED.

U. PROTECTION: THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS WORK AND THAT OF HIS SUBCONTRACTORS FOR LOSSES AND DAMAGES TO EQUIPMENT, TOOLS AND MATERIALS USED IN CONJUNCTION WITH THE WORK AND FOR ACTS OF HIS EMPLOYEES.

V. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IN WRITING AT LEAST ONE WEEK PRIOR TO FINAL INSPECTION. THE CONTRACTOR IS TO PROVIDE THE OWNER WITH PARTIAL RELEASE OF LIEN FOR EACH PAYMENT, AND A FINAL RELEASE OF LIEN AT COMPLETION.

W. FINAL DISBURSEMENT TO THE CONTRACTOR SHALL NOT BE MADE UNTIL THE OWNER'S PUNCH-LIST HAS BEEN SATISFIED.

SYMBOLS KEY

BUILDING SECTION — A / A-01

WALL SECTION — 1 / A-01

DETAIL — 1 / A-01

DETAIL @ SECTION — 1 / A-01

ELEVATION — ELEV. = +0'-0" FINISH FLOOR

INTERIOR ELEVATION — A-01

DOOR ID — 01

PARTITION TYPE — 1

REVISION — 1

EQUIPMENT ID — 101

GLAZING ID — A

NOTES

1. ALL RAINWATER MUST BE RETAINED ON PROPERTY.

2. LANDSCAPING WILL COMPLY WITH THE CITY OF CORAL GABLES LANDSCAPE REQUIREMENT ORD. 98-13 CHAPTER 18A. LANDSCAPING NOT ALLOWED TO GROW WITHIN TRIANGLE OF VISIBILITY BETWEEN A HEIGHT OF 30" AND 8'.

3. NEW 6 INCHES REINFORCED CORAL GABLES BEIGE CONCRETE SIDEWALK REPLACEMENT AT NEW APPROACH AREA.

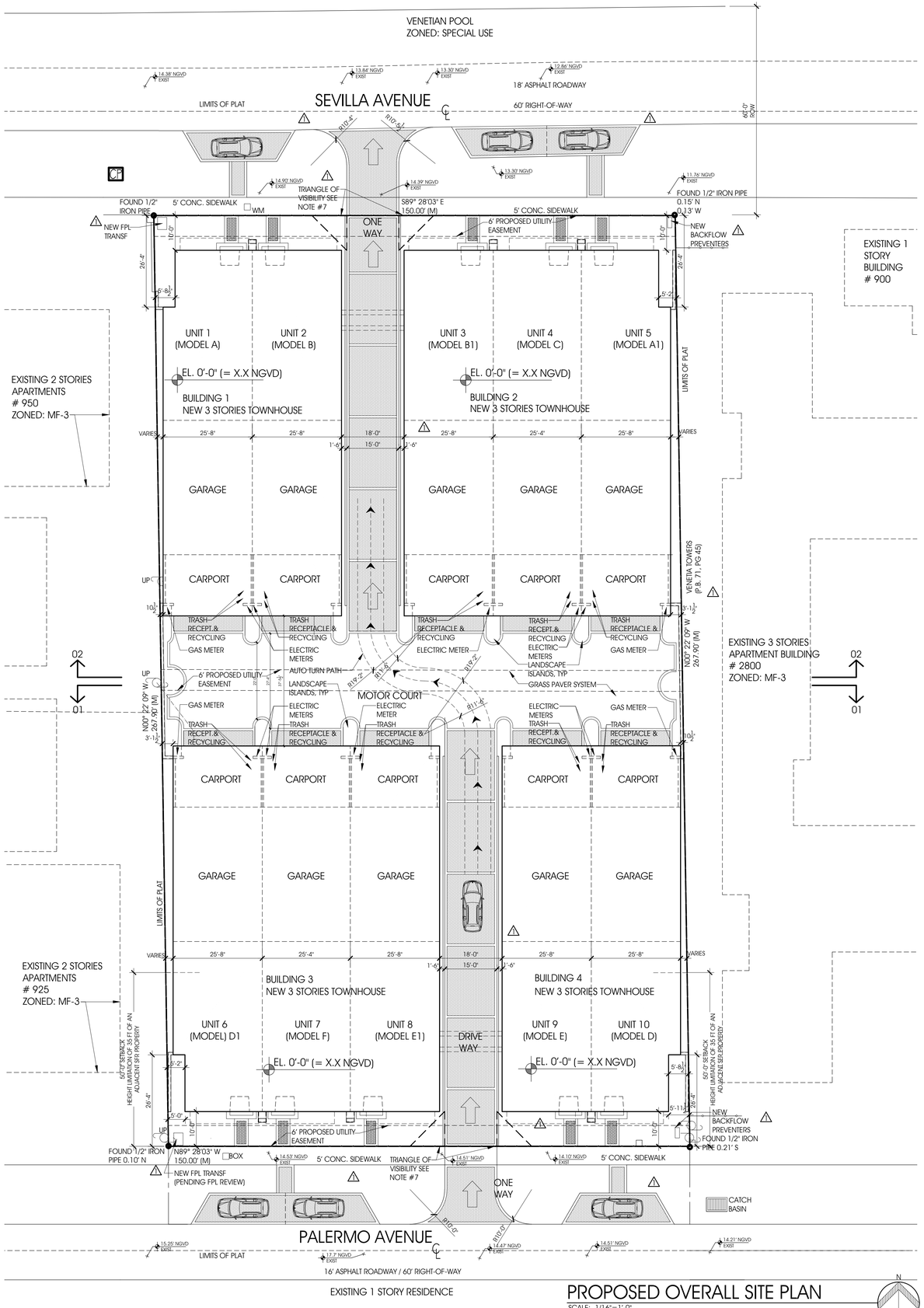
4. FILL SHALL NOT BE BROUGHT UNTO SITE.

5. SOIL TERMITE CONTROL: THE ENTIRE SOIL AREA TO BE COVERED BY FOOTINGS, SLABS, PORCHES, ETC...SHALL BE TREATED WITH FUMISEAL OR EQUAL FOR TERMITES IN ACCORDANCE WITH SPECIFICATIONS. PROVIDE OWNER WITH A PRINTED GUARANTEE AGAINST SUBTERRANEAN TERMITES FOR 5 YEARS, AND OTHER TERMITES FOR 2 YEARS, FROM DATE OF COMPLETION.

6. THE TRIANGLE OF VISIBILITY SHALL BE KEPT CLEAR OF VISUAL OBSTRUCTIONS BETWEEN A HEIGHT OF TWO AND A HALF (2 1/2) FEET AND EIGHT (8) FEET ABOVE THE ESTABLISHED GRADE

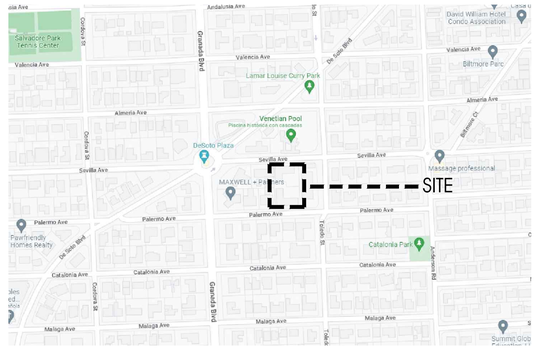
CODE:

FBC RESIDENTIAL 2023 8TH EDITION



PROPOSED OVERALL SITE PLAN

SCALE: 1/16"=1'-0"



LOCATION SKETCH

SCALE: NTS

NORTH

LEGAL DESCRIPTION

LOTS 2-A AND 3-A, OF REPLAT OF LOT 2, VENETIA TOWERS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 76, PAGE 72, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

SCOPE OF WORK

THE WORK ENTAILS A NEW 12 UNITS (3-STORIES) TOWNHOUSE RESIDENCES, EACH WITH AN OPEN-AIR COURTYARD AND A 2-CAR GARAGE, ADDITIONAL WORK INCLUDES NEW LANDSCAPING AND STREET IMPROVEMENTS PER SUBURBAN STREETSCAPE REQUIREMENTS.

ZONING INFORMATION: REQUESTING HEIGHT VARIANCE FOR UNITS FACING PALERMO (2)

ZONED:	MF3	
FLOOD ZONE:	X	
LOT SIZE	40,200 SF (0.92 AC)	
CODE:	FBC 2020, RESIDENTIAL 7TH EDITION	
FOLIO:	03-4118-011-0010	
	REQUIRED/ALLOWED	PROPOSED
LOT COVERAGE	28,140 SF MAIN HOUSE: MAX. 70% LOT	26,710.2 SF (66.4 %)
MIN. FLOOR ELEVATION	16" ABOVE CROWN-OF-ROAD (X.00' + 1.33' = x.x' MIN.	0'-0"=15.57' N.G.V.D
HEIGHT ALLOWED	45'-0" (3-STORY) AT SEVILLA AVE. 35'-0" (3-STORY) AT PALERMO AVE.	45'-0" (2) 35'-0" (REQUESTING VARIANCE FOR 40'-0")
OPEN SPACE REQUIRED	10,050 SF MIN. 25% LOT	16,909 SF
PARKING REQUIRED	2 PARKING PER UNIT	6 PARKING PER UNIT
DENSITY	20 DU/ACRE	12 U

SETBACK REQUIREMENTS

	REQUIRED/ALLOWED	PROPOSED
FRONT (SOUTH): PALERMO	10'-0"	10'-0"
SIDE: WEST	5'-00" MIN. (FIRST 25')	5'-0"
SIDE: EAST	5'-00" MIN. (FIRST 25')	5'-0"
FRONT (NORTH): SEVILLA	10'-0"	10'-0"
SIDE: WEST	5'-00" MIN. (FIRST 25')	5'-0"
SIDE: EAST	5'-00" MIN. (FIRST 25')	5'-0"
REAR (NO REAR)	-	-

AREA CALCULATIONS: TOTALS : SEE SHEET A-01.1

WASA NOTES:

TOTAL AREA UNDER A/C:
UNIT A: XX SF
UNIT B: XX SF
UNIT C: XX SF

PUBLIC WORK NOTES:

1.SIDEWALK AT NEW APPROACH TO BE 6" THICK CONCRETE W/ WIRE REINFORCED MESH, COLOR CORAL GABLES BEIGE AS PER CITY SPECS.

2. PAVER DETAIL, SEE A/A-01.0.

ZONING NOTES:

3. ALL RAINWATER MUST BE RETAINED ON PROPERTY.

4. LANDSCAPING WILL COMPLY WITH THE CITY OF CORAL GABLES LANDSCAPE REQUIREMENT ORD. 98-13 CHAPTER 18A. LANDSCAPING NOT ALLOWED TO GROW WITHIN TRIANGLE OF VISIBILITY BETWEEN A HEIGHT OF 30" AND 8'.

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7. THE TRIANGLE OF VISIBILITY SHALL BE KEPT CLEAR OF VISUAL OBSTRUCTIONS BETWEEN A HEIGHT OF TWO AND A HALF (2 1/2) FEET AND EIGHT (8) FEET ABOVE THE ESTABLISHED GRADE

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	BOA PRELIM. SUBM.	02-12-24
2	BOA SUBM. - VARIANCE	04-01-25

PROJECT

NEW TOWNHOMES

THE VENETIAN VILLAS

915 Palermo Avenue
Coral Gables, Fl 33134

DRAWING

Proposed Site Plan and Zoning Information

SEAL

STATE OF FLORIDA — LEON MANUEL DE LEON — AR13937 — REGISTERED ARCHITECT

Nelson de Leon
AR 13937

SCALE

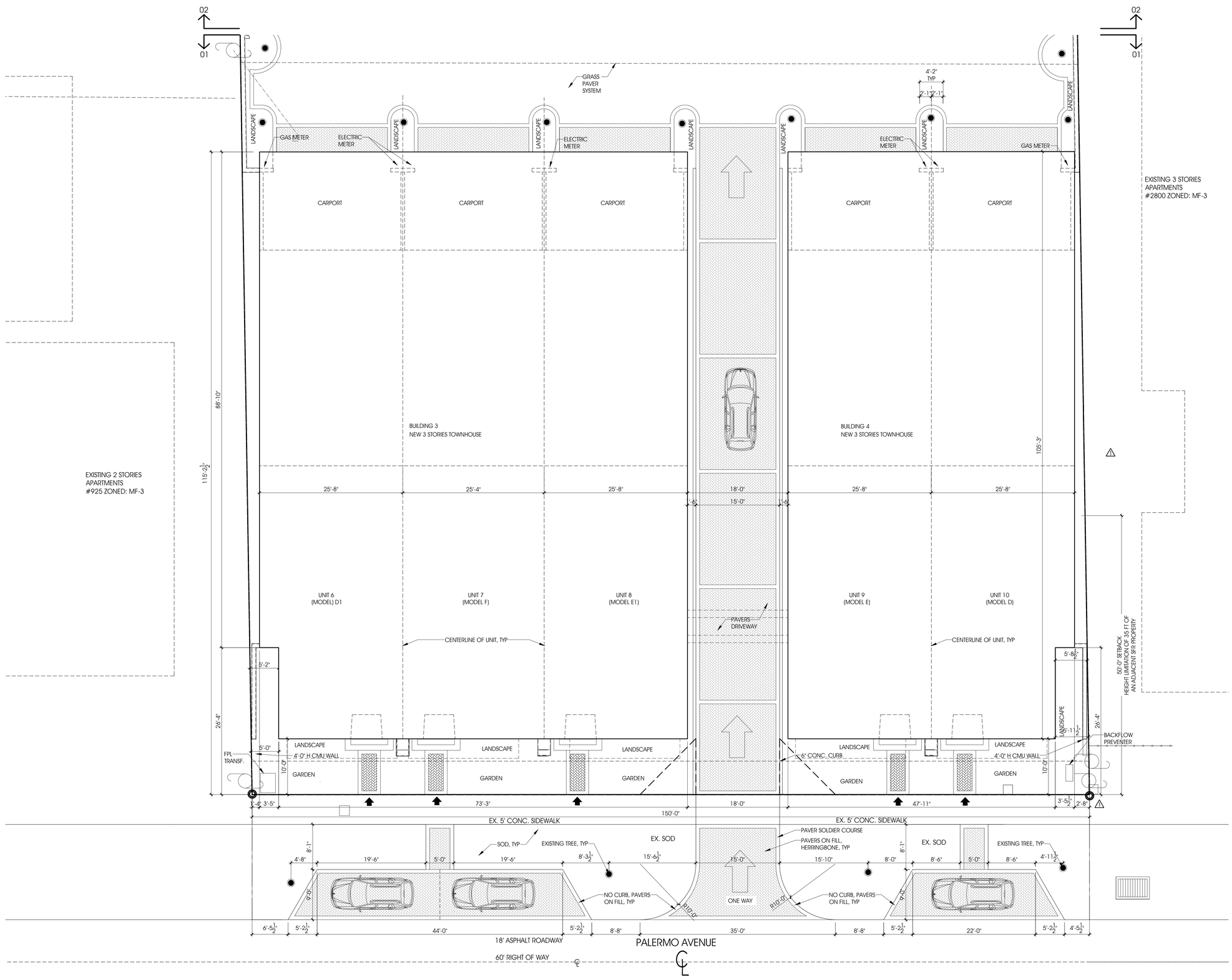
DRAWN

REVIEWED NDL

PROJ. NO. 341

SHEET NO.

A-01.0



ENLARGED SITE PLAN A-A

SCALE: 1/8"=1'-0"

NOTES

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PROJECT

NEW TOWNHOMES

THE VENETIAN VILLAS

915 Palermo Avenue
Coral Gables, Fl 33134

DRAWING

Enlarged Site Plan A-A

SEAL

STATE OF FLORIDA · NELSON MANUEL DE LEON · AR13937 · REGISTERED ARCHITECT

Nelson de Leon
AR 13937

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341

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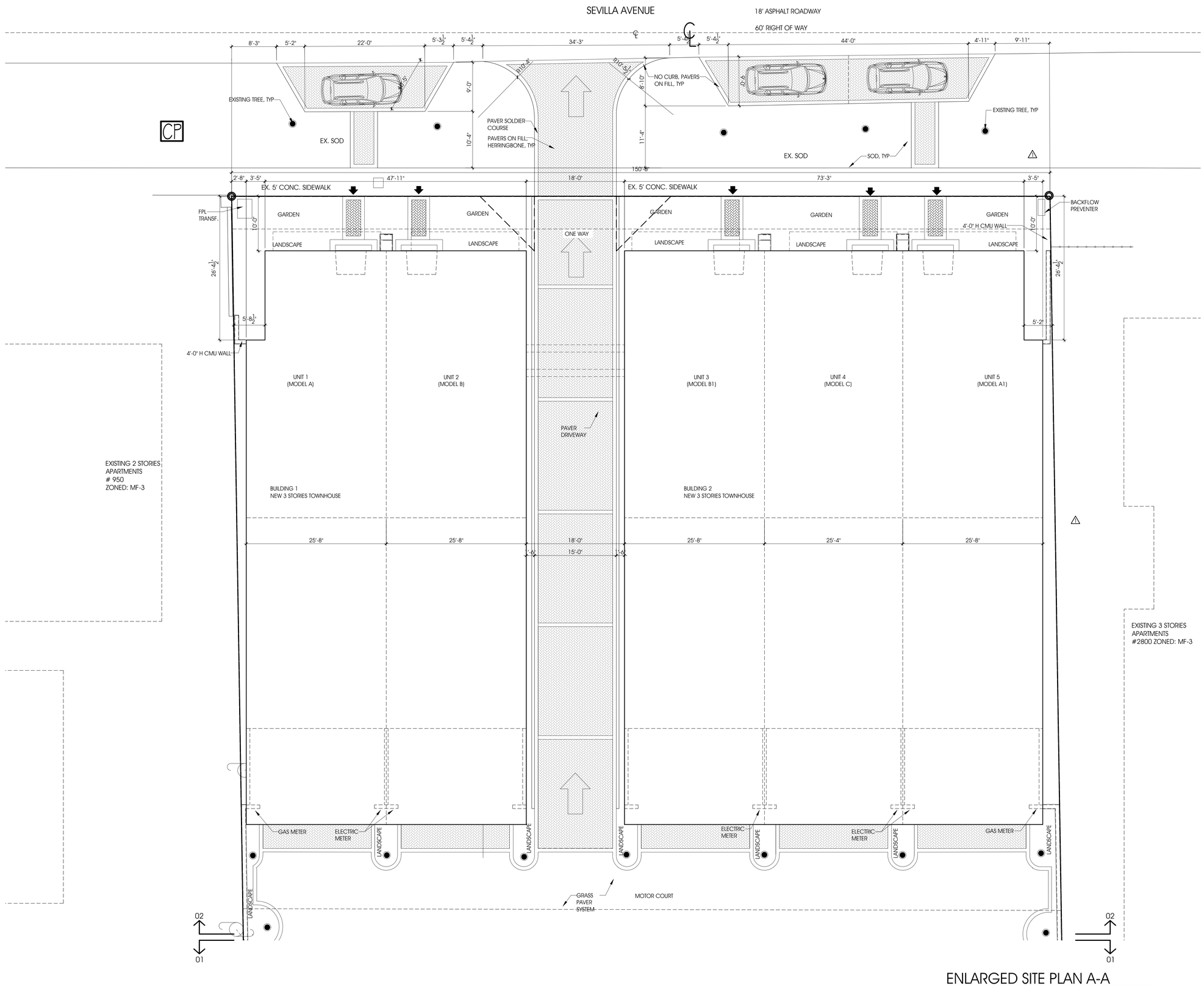

ENLARGED SITE PLAN A-A

SCALE: 1/8"=1'-0"

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PROJECT

NEW TOWNHOMES

THE VENETIAN VILLAS

915 Palermo Avenue
Coral Gables, Fl 33134

DRAWING

Enlarged Site Plan A-A

SEAL

STATE OF FLORIDA · NELSON MANUEL DE LEON · AR13937 · REGISTERED ARCHITECT

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AR 13937

SCALE

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341

SHEET NO.

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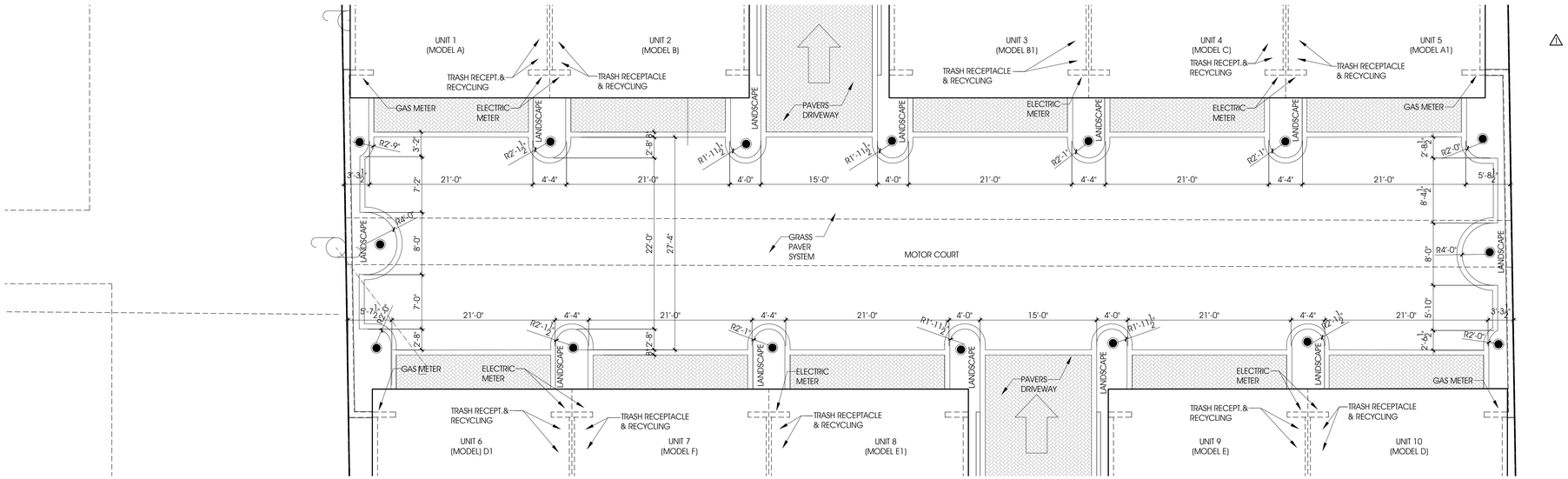

ENLARGED SITE PLAN A-A

SCALE: 1/8"=1'-0"

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PROJECT

NEW TOWNHOMES

THE VENETIAN VILLAS

915 Palermo Avenue
Coral Gables, Fl 33134

DRAWING

Enlarged Site Plan A-A

SEAL

STATE OF FLORIDA
NELSON MANUEL de LEON
AR13937
REGISTERED ARCHITECT

Nelson de Leon
AR 13937

SCALE

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REVIEWED
NDL

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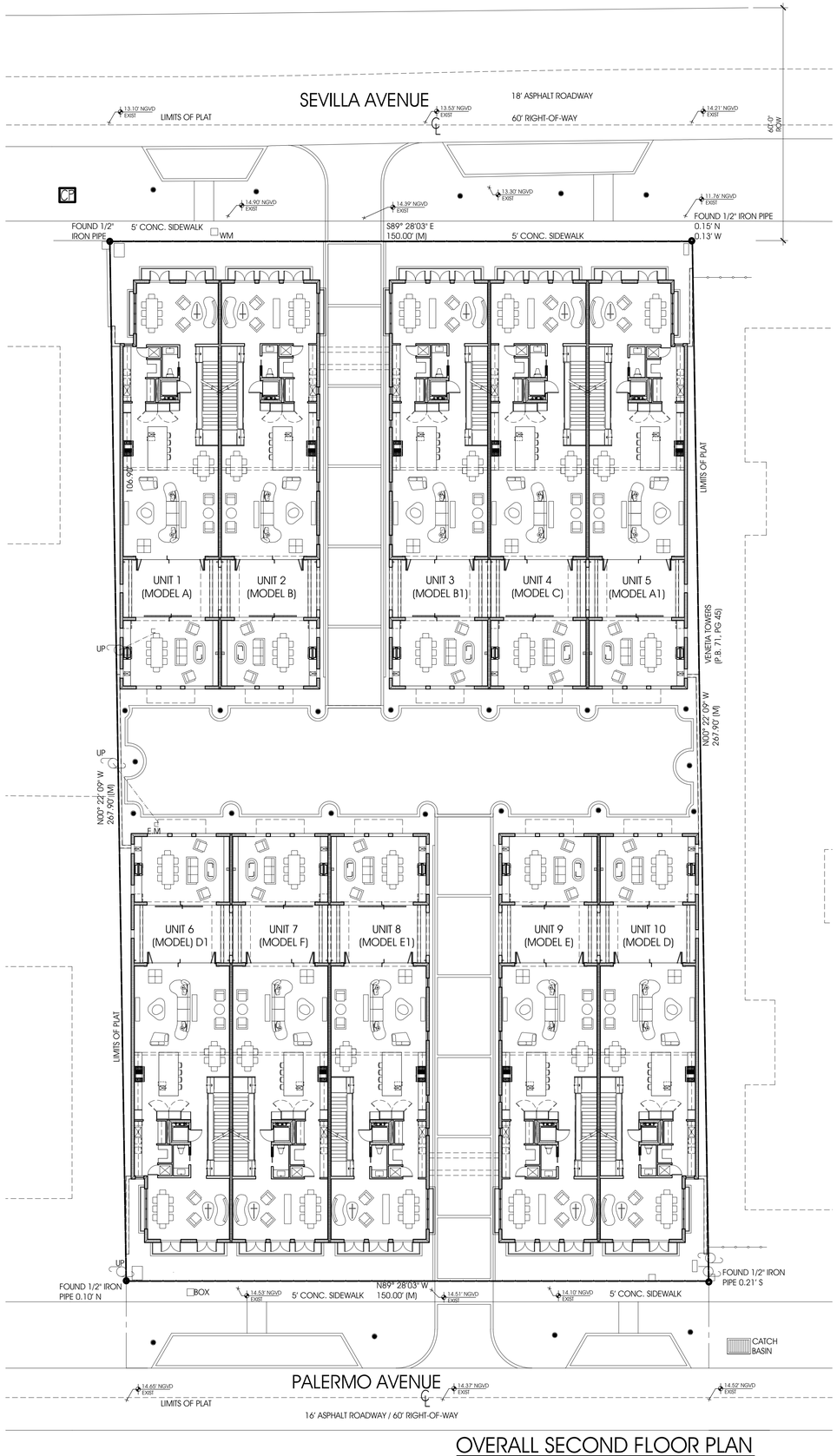
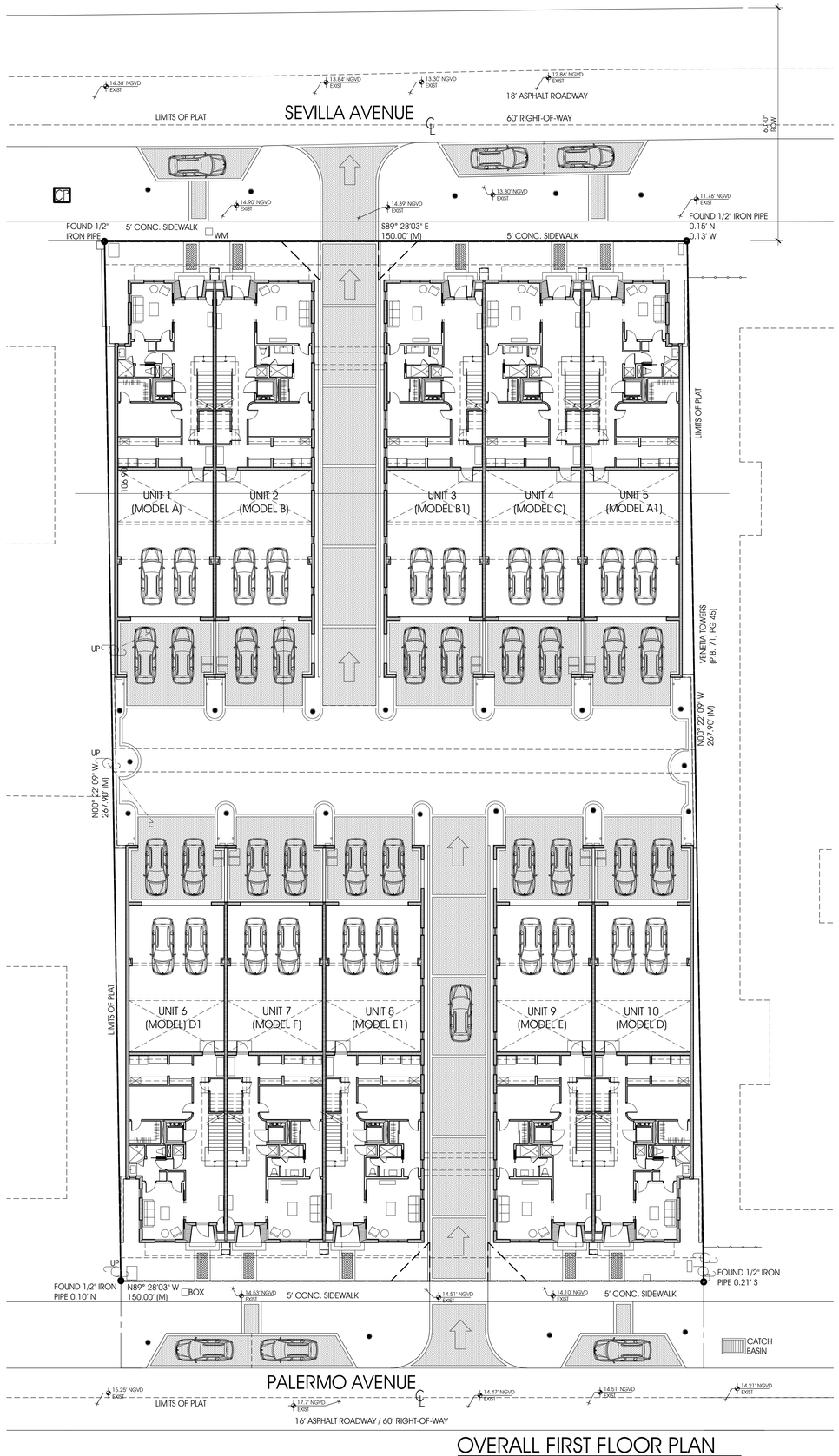
A-01.5



OVERALL SECOND FLOOR PLAN

SCALE: 1/16"=1'-0"



OVERALL FIRST FLOOR PLAN

SCALE: 1/16"=1'-0"

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PROJECT

NEW TOWNHOMES

THE VENETIAN VILLAS

915 Palermo Avenue
Coral Gables, Fl 33134

DRAWING

Overall First & Second Floor Plan

SEAL

STATE OF FLORIDA — NELSON MANUEL DE LEON — AR13937 — REGISTERED ARCHITECT

Nelson de Leon
AR 13937

SCALE	
DRAWN	
REVIEWED	NDL
PROJ. NO.	341

SHEET NO.

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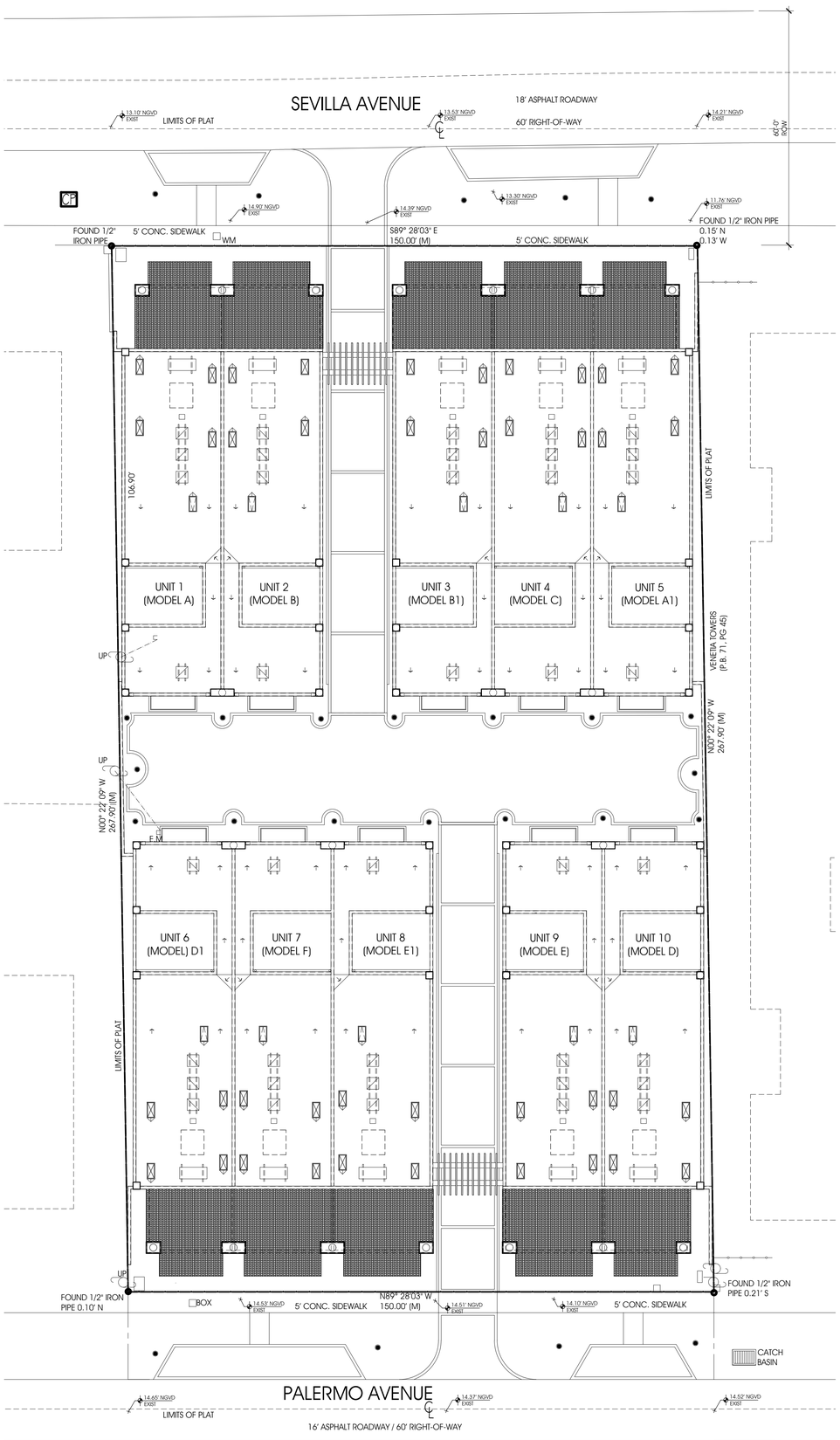
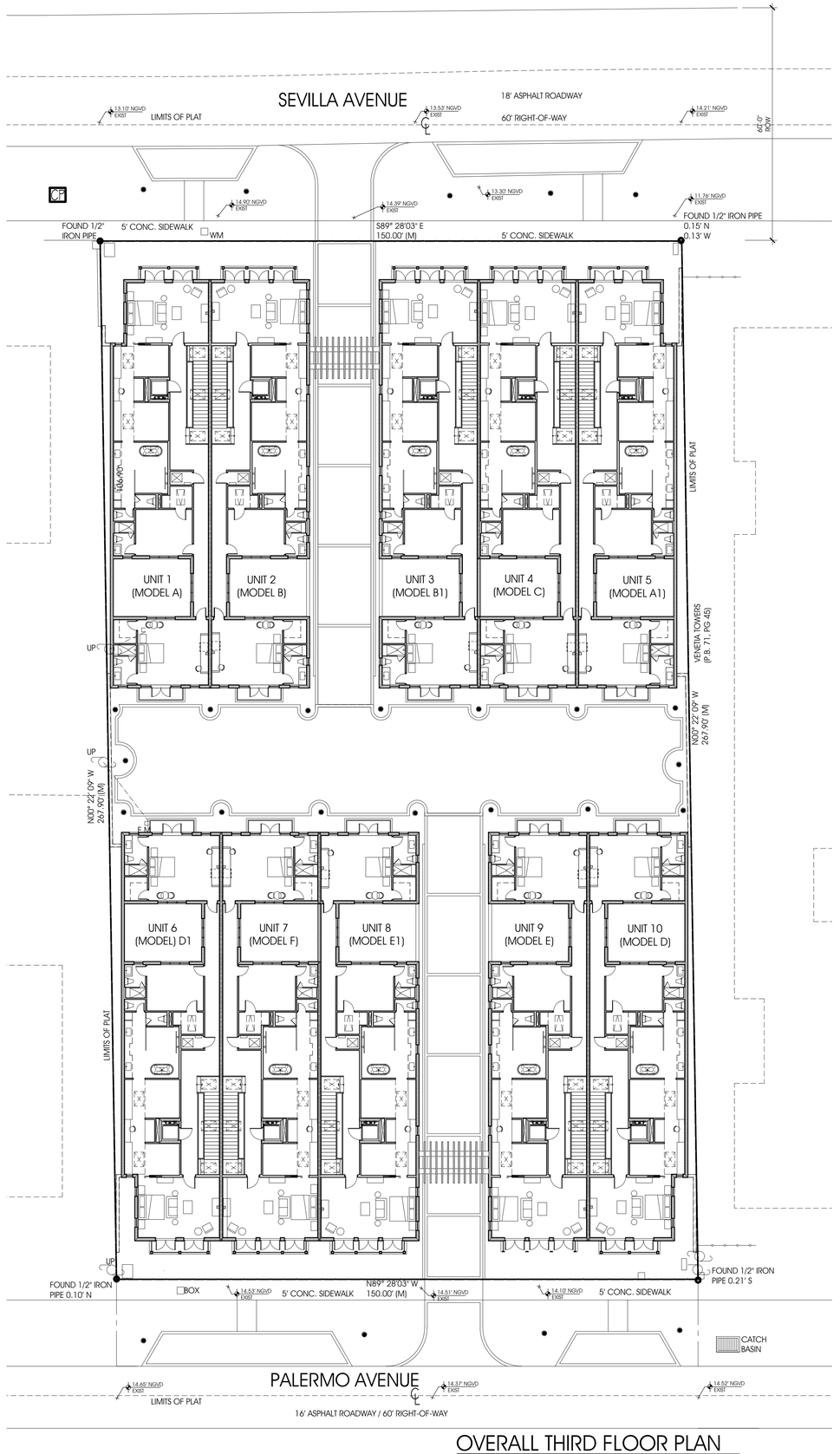


OVERALL ROOF PLAN

SCALE: 1/16"=1'-0"



OVERALL THIRD FLOOR PLAN

SCALE: 1/16"=1'-0"

NOTES

LOCUS ARCHITECTURE INCORPORATED

500 South Dixie Highway, Suite 307
Coral Gables, Florida 33146
Tel (305) 740-0120
Fax (305) 740-0520
Email locus@locusarchitecture.net

CONSULTANT(S)

NO.	REVISION/SUBMISSION	DATE
	CITY STAFF MEETING	09-15-23
	OWNER REVIEW SET	09-27-23
	DRC SUBMITTAL	10-05-23
1	DRC COMMENTS	01-05-24
	BOA PRELIM. SUBM.	02-12-24
	BOA SUBM. - VARIANCE	04-01-25

PROJECT

NEW TOWNHOMES

THE VENETIAN VILLAS

915 Palermo Avenue
Coral Gables, Fl 33134

DRAWING

Overall Third Floor Plan

SEAL

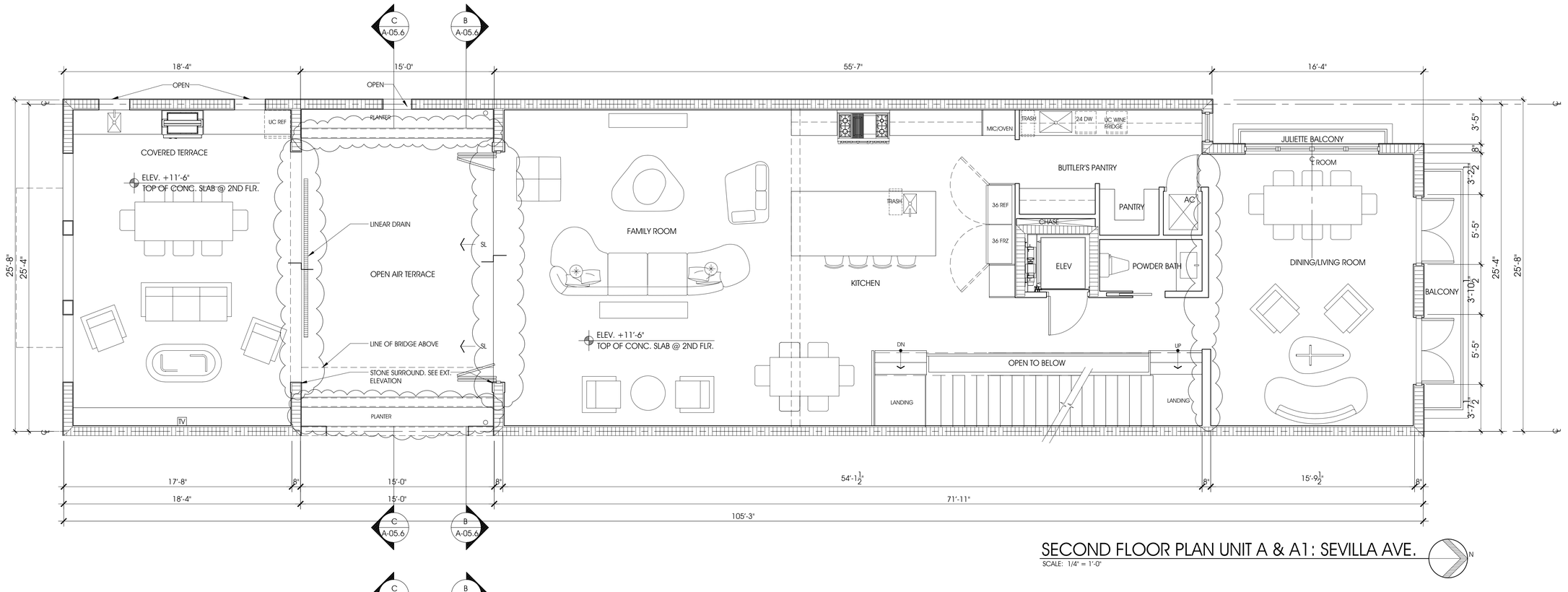
STATE OF FLORIDA — NELSON MANUEL de LEON — AR13937 — REGISTERED ARCHITECT

Nelson de Leon
AR 13937

SCALE	
DRAWN	
REVIEWED	NDL
PROJ. NO.	341

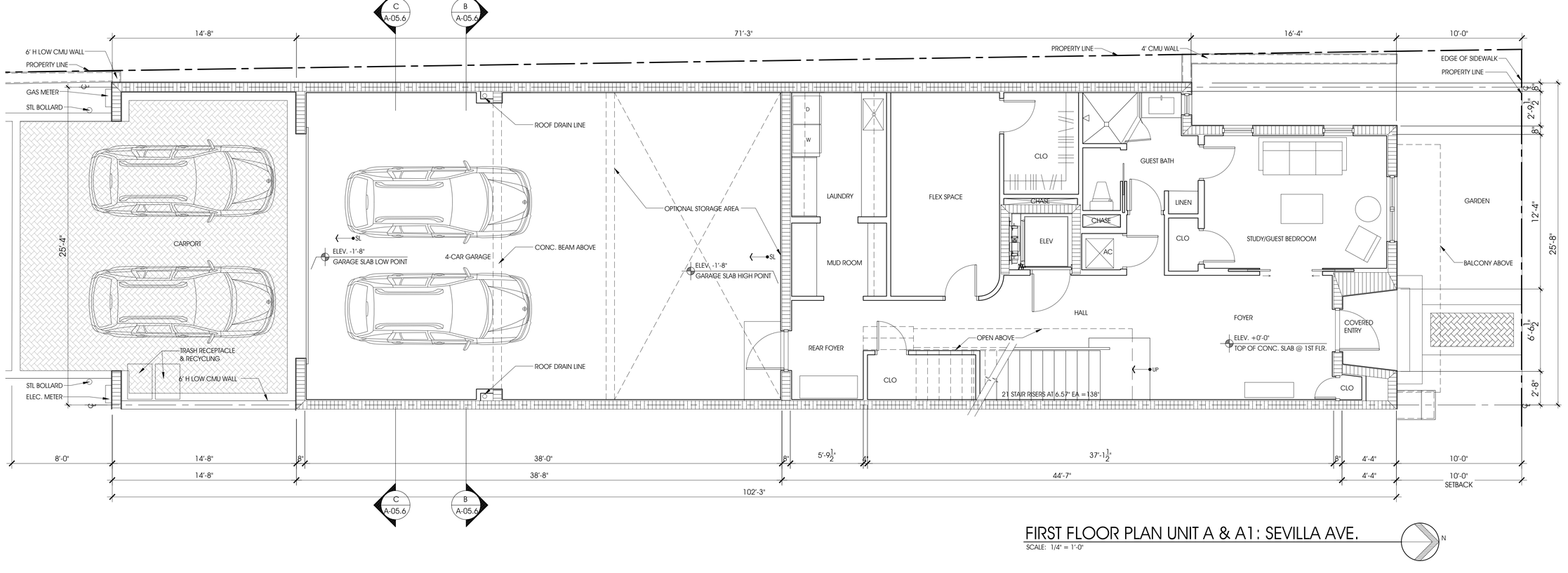
SHEET NO.

A-01.7



SECOND FLOOR PLAN UNIT A & A1: SEVILLA AVE.

SCALE: 1/4" = 1'-0"



FIRST FLOOR PLAN UNIT A & A1: SEVILLA AVE.

SCALE: 1/4" = 1'-0"

NOTES

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⚠	DRC COMMENTS	**01-05-24**
	BOA PRELIM. SUBM.	02-12-24
	BOA SUBM. - VARIANCE	04-01-25

PROJECT

NEW TOWNHOMES

THE VENETIAN VILLAS

915 Palermo Avenue
Coral Gables, Fl 33134

DRAWING

First and Second Floor Plan. Unit A

SEAL

STATE OF FLORIDA · NELSON MANUEL de LEON · AR13937 · REGISTERED ARCHITECT

Nelson de Leon
AR 13937

SCALE

DRAWN

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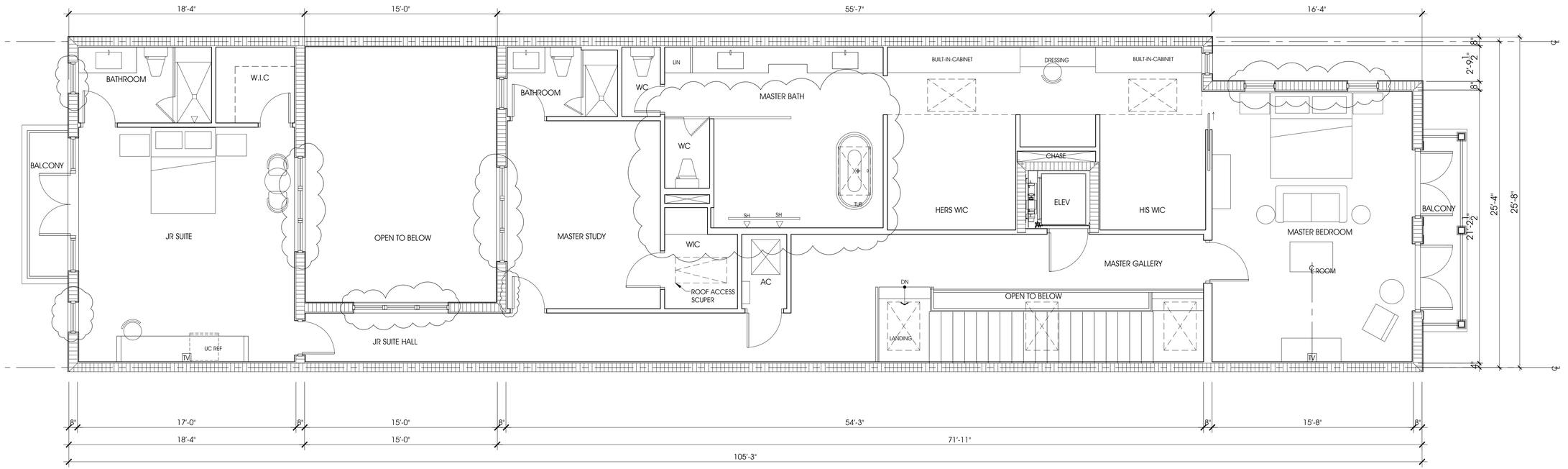
NDL

PROJ. NO.
341

SHEET NO.

A-02.0

NOTES



THIRD FLOOR PLAN UNIT A & A1: SEVILLA AVE.

SCALE: 1/4" = 1'-0"

N

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	BOA PRELIM. SUBM.	02-12-24
	BOA SUBM. - VARIANCE	04-01-25

PROJECT

NEW TOWNHOMES

THE VENETIAN VILLAS

915 Palermo Avenue
Coral Gables, Fl 33134

DRAWING

Third Floor Plan. Unit A

SEAL

STATE OF FLORIDA
NELSON MANUEL DE LEON
AR13937
REGISTERED ARCHITECT

Nelson de Leon
AR 13937

SCALE

DRAWN

REVIEWED
NDL

PROJ. NO.
341

SHEET NO.

A-02.1

PROPOSED FRONT ELEVATION (PALERMO AVENUE)

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

NOTE
REQUESTING HEIGHT VARIANCE FOR UNITS FACING PALERMO TO 40'-0" HEIGHT TO MATCH THE DESIGNED HEIGHTS OF 40'-0" OF THE UNITS FACING SEVILLA AVENUE.

PROPOSED FRONT ELEVATION (SEVILLA AVENUE)

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

NOTES

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	BOA PRELIM. SUBM.	02-12-24
2	BOA SUBM. - VARIANCE	04-01-25

PROJECT

NEW TOWNHOMES

THE VENETIAN VILLAS

915 Palermo Avenue
Coral Gables, Fl 33134

DRAWING

Proposed Front Elevations

SEAL

STATE OF FLORIDA · NELSON MANUEL DE LEON · AR13937 · REGISTERED ARCHITECT

Nelson de Leon
AR 13937

SCALE

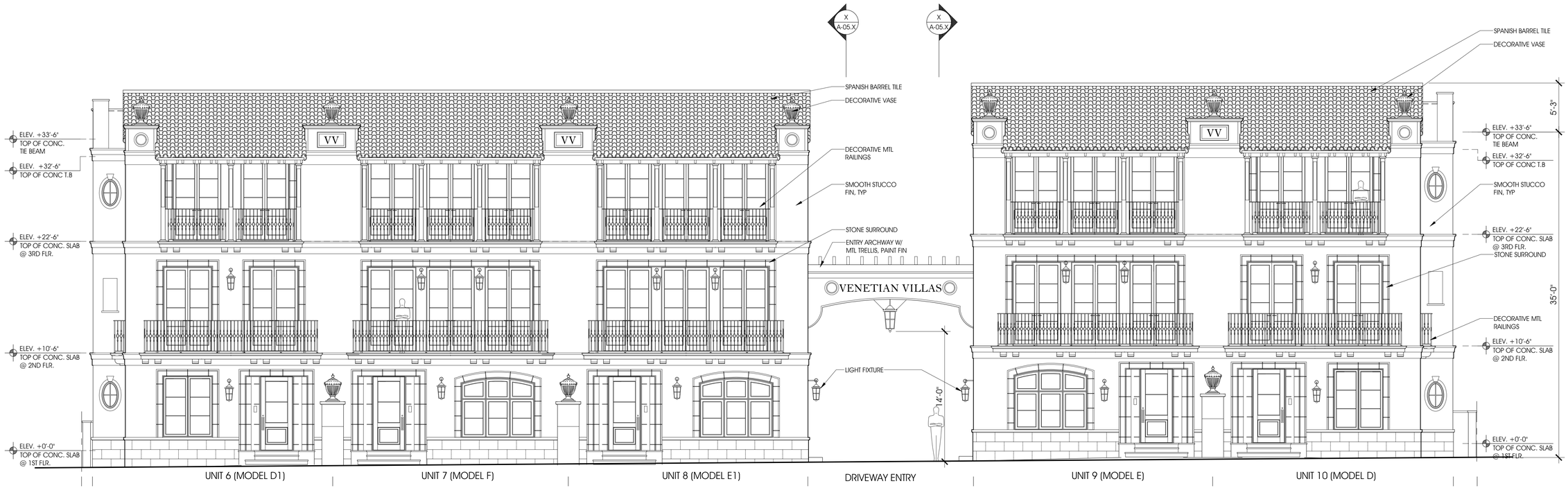
DRAWN

REVIEWED
NDL

PROJ. NO.
341

SHEET NO.

A-05.0 A



PREVIOUSLY APPROVED FRONT ELEVATION (PALERMO AVENUE)

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

PREVIOUSLY APPROVED FRONT ELEVATION (SEVILLA AVENUE)

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

NOTES

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	BOA PRELIM. SUBM.	02-12-24
	BOA SUBM. - VARIANCE	04-01-25

PROJECT

NEW TOWNHOMES

THE VENETIAN VILLAS

915 Palermo Avenue
Coral Gables, Fl 33134

DRAWING

Previously approved
Proposed Front Elevations

SEAL

STATE OF FLORIDA · NELSON, MANUEL DE LEON · AR13937 · REGISTERED ARCHITECT

Nelson de Leon
AR 13937

SCALE

DRAWN

REVIEWED
NDL

PROJ. NO.
341

SHEET NO.

A-05.0 B

NOTE

REQUESTING HEIGHT VARIANCE FOR UNITS FACING PALERMO TO 40'-0" HEIGHT TO MATCH THE DESIGNED HEIGHTS OF 40'-0" OF THE UNITS FACING SEVILLA AVENUE.

REAR ELEVATION (MOTORCOURT PALERMO AVE.)

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

REAR ELEVATION (MOTORCOURT SEVILLA AVE.)

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

NOTES

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2	BOA SUBM. - VARIANCE	04-01-25

PROJECT

NEW TOWNHOMES

THE VENETIAN VILLAS

915 Palermo Avenue
Coral Gables, Fl 33134

DRAWING

Proposed Rear Elevation (Motor Court)

SEAL

STATE OF FLORIDA — NELSON MANUEL de LEON — AR13937 — REGISTERED ARCHITECT

Nelson de Leon
AR 13937

SCALE

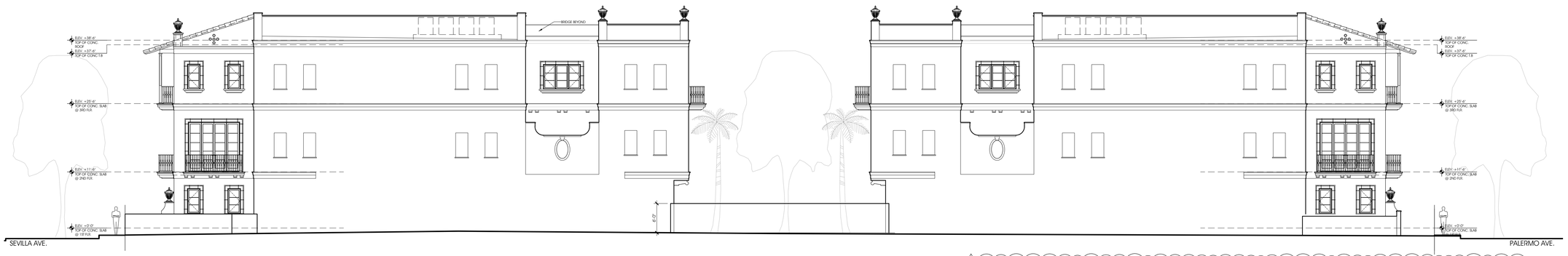
DRAWN

REVIEWED
NDL

PROJ. NO.
341

SHEET NO.

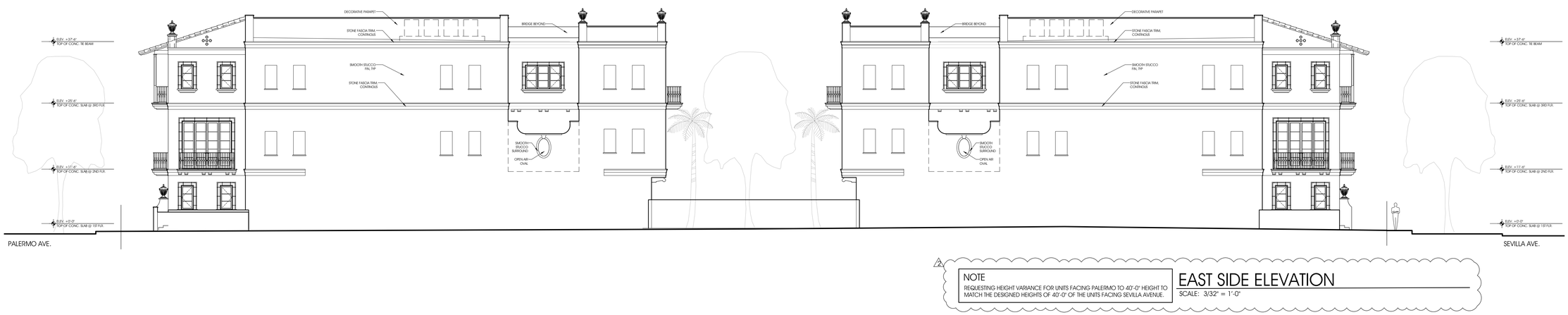
A-05.1



2 NOTE
REQUESTING HEIGHT VARIANCE FOR UNITS FACING PALERMO TO 40'-0" HEIGHT TO MATCH THE DESIGNED HEIGHTS OF 40'-0" OF THE UNITS FACING SEVILLA AVENUE.

WEST SIDE ELEVATION

SCALE: 3/32" = 1'-0"



2 NOTE
REQUESTING HEIGHT VARIANCE FOR UNITS FACING PALERMO TO 40'-0" HEIGHT TO MATCH THE DESIGNED HEIGHTS OF 40'-0" OF THE UNITS FACING SEVILLA AVENUE.

EAST SIDE ELEVATION

SCALE: 3/32" = 1'-0"

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2	BOA SUBM. - VARIANCE	04-01-25

PROJECT

NEW TOWNHOMES

THE VENETIAN VILLAS

915 Palermo Avenue
Coral Gables, Fl 33134

DRAWING

Proposed Side Elevations
East and West

SEAL

STATE OF FLORIDA
NELSON MANUEL DE LEON
AR13937
REGISTERED ARCHITECT

Nelson de Leon
AR 13937

SCALE

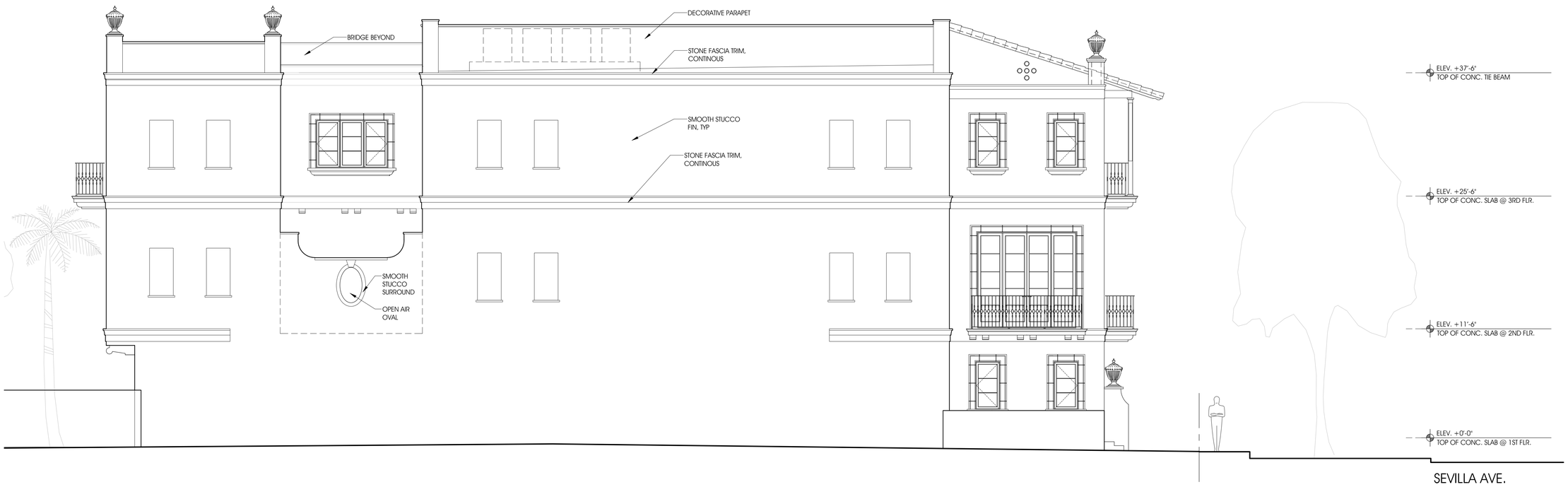
DRAWN

REVIEWED
NDL

PROJ. NO.
341

SHEET NO.

A-05.2



PARTIAL ENLARGED EAST SIDE ELEVATION (SEVILLA)

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

NOTES

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	BOA PRELIM. SUBM.	02-12-24
	BOA SUBM. - VARIANCE	04-01-25

PROJECT

NEW TOWNHOMES

THE VENETIAN VILLAS

915 Palermo Avenue
Coral Gables, Fl 33134

DRAWING

Partial East Side Elevation

SEAL

STATE OF FLORIDA
NELSON MANUEL de LEON
AR13937
REGISTERED ARCHITECT

Nelson de Leon
AR 13937

SCALE

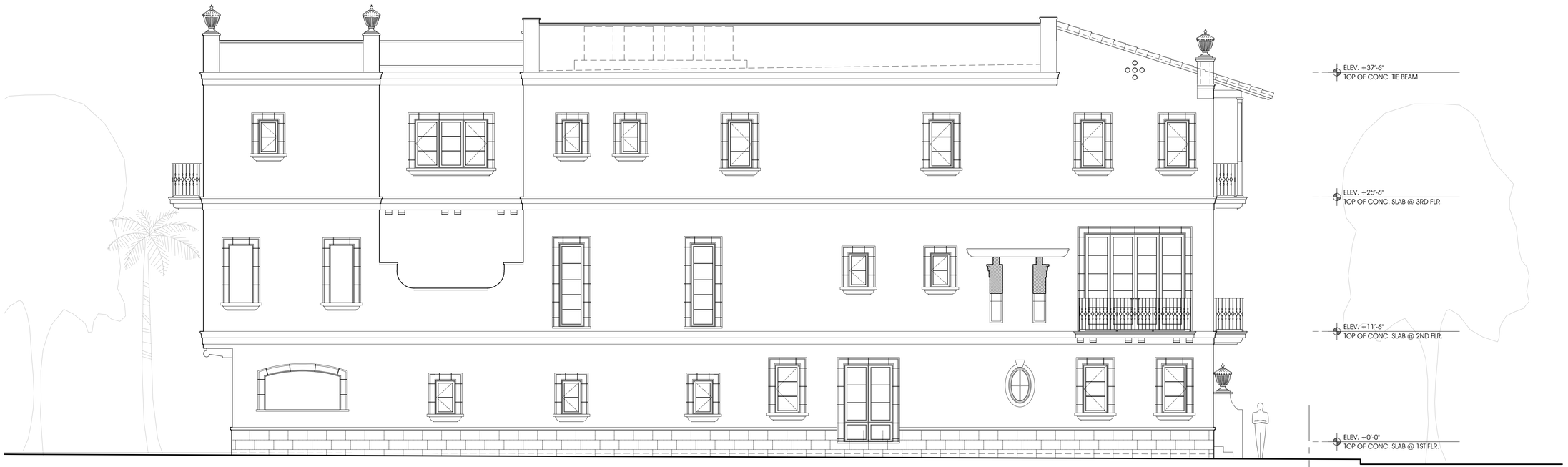
DRAWN

REVIEWED
NDL

PROJ. NO.
341

SHEET NO.

A-05.3



NOTE
REQUESTING HEIGHT VARIANCE FOR UNITS FACING PALERMO TO 40'-0" HEIGHT TO MATCH THE DESIGNED HEIGHTS OF 40'-0" OF THE UNITS FACING SEVILLA AVENUE.

PARTIAL INTERIOR ELEVATION (DRIVEWAY)

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

NOTES

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2	BOA SUBM. - VARIANCE	04-01-25

PROJECT

NEW TOWNHOMES

THE VENETIAN VILLAS

915 Palermo Avenue
Coral Gables, Fl 33134

DRAWING

Partial Interior Elevation

SEAL

STATE OF FLORIDA · NELSON MANUEL de LEON · AR13937 · REGISTERED ARCHITECT

Nelson de Leon
AR 13937

SCALE

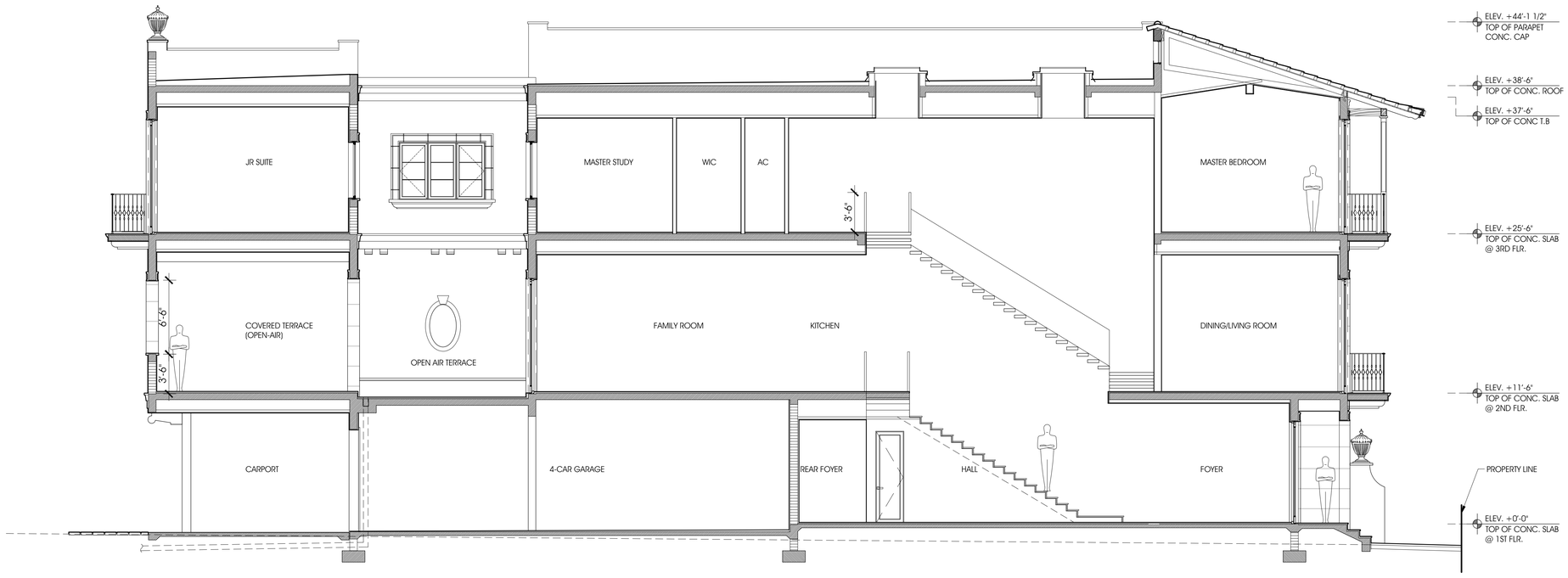
DRAWN

REVIEWED
NDL

PROJ. NO.
341

SHEET NO.

A-05.4



BUILDING SECTION: A-A

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

NOTES

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PROJECT

NEW TOWNHOMES

THE VENETIAN VILLAS

915 Palermo Avenue
Coral Gables, Fl 33134

DRAWING

Proposed Building Section A-A

SEAL

STATE OF FLORIDA · NELSON MANUEL de LEON · AR13937 · REGISTERED ARCHITECT

Nelson de Leon
AR 13937

SCALE

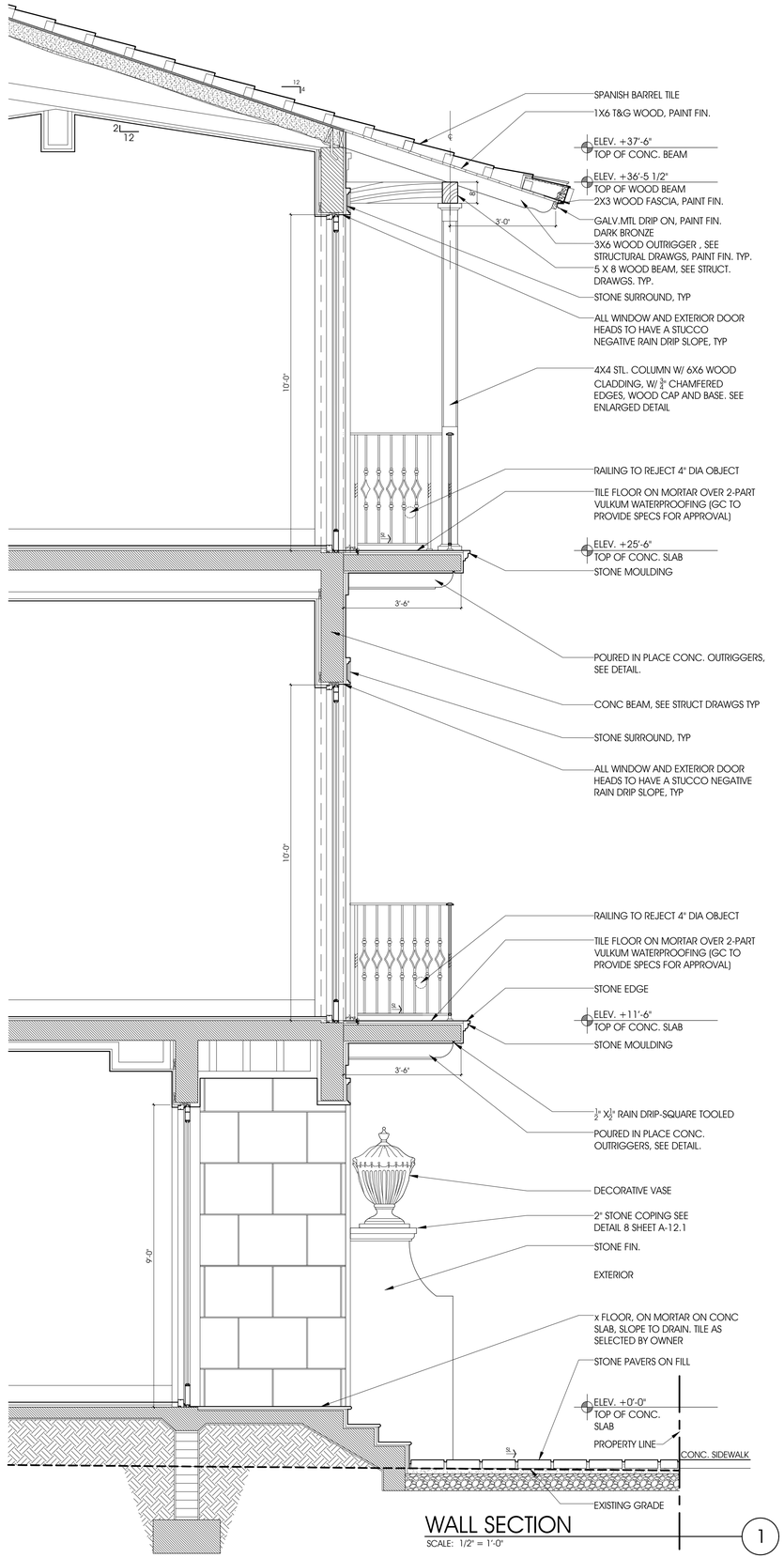
DRAWN

REVIEWED
NDL

PROJ. NO.
341

SHEET NO.

A-05.5



WALL SECTION

SCALE: 1/2" = 1'-0"

1

NOTES

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	BOA SUBM. - VARIANCE	04-01-25

PROJECT

NEW TOWNHOMES

THE VENETIAN VILLAS

915 Palermo Avenue
Coral Gables, Fl 33134

DRAWING

Wall Section: 1

SEAL

STATE OF FLORIDA · NELSON MANUEL DE LEON · AR13937 · REGISTERED ARCHITECT

Nelson de Leon
AR 13937

SCALE

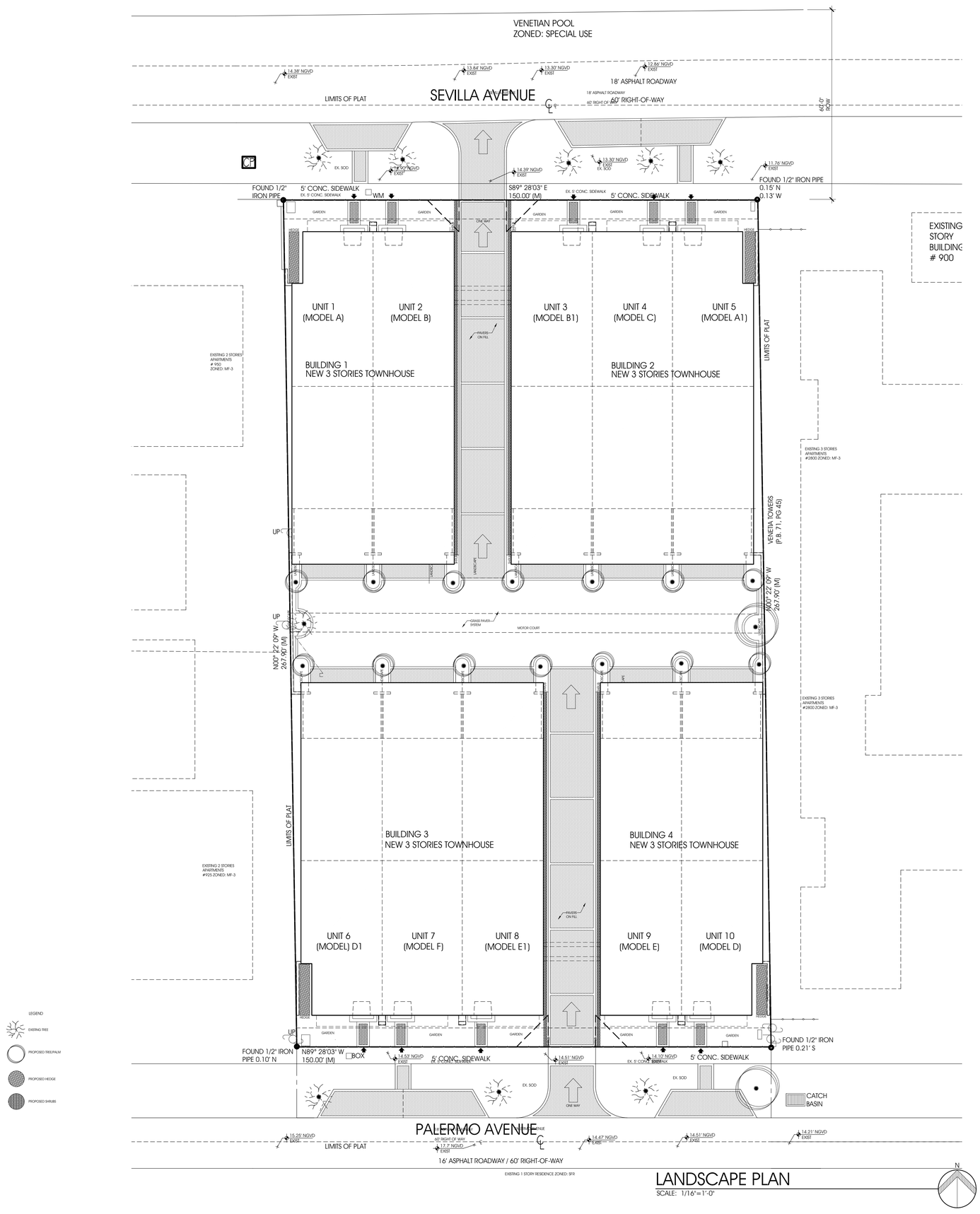
DRAWN

REVIEWED
NDL

PROJ. NO.
341

SHEET NO.

A-06.0



LEGEND

- EXISTING TREE
- PROPOSED TREE/PALM
- PROPOSED HEDGE
- PROPOSED SHRUBS

LANDSCAPE PLAN

SCALE: 1/16"=1'-0"

N

NOTES

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PROJECT

NEW TOWNHOMES

THE VENETIAN VILLAS

915 Palermo Avenue
Coral Gables, Fl 33134

DRAWING

Landscape Plan

SEAL

STATE OF FLORIDA — GUILLERMO MANUEL DE LEON — AR13937 — REGISTERED ARCHITECT

Nelson de Leon
AR 13937

SCALE

DRAWN

REVIEWED
NDL

PROJ. NO.
341

SHEET NO.

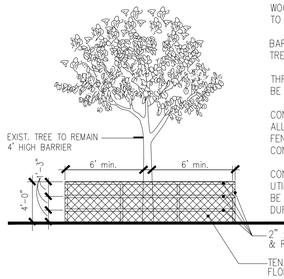
L-01.0

TREE CHART				
NO.	COMMON NAME	HEIGHT IN FEET	SPREAD IN FEET	DBH IN FEET
1	TREE	28	25	3.0
2	TREE	28	25	1.0
3	TREE	28	30	2.0
4	TREE	28	30	3.0
5	PALM	25	14	1.5
6	PALM	32	14	1.3
7	PALM	18	8	1.5
8	TREE	28	30	2.0
9	TREE	28	18	0.7
10	TREE	28	23	1.0
11	TREE	27	22	1.2

Existing Tree / Palm to remain.

Existing Tree / Palm to be removed.

Existing Tree / Palm to be relocated.



WOODEN STAKES (2"x4"x5' MIN.) on 5' CENTERS TO SUPPORT RAIL FENCING.

BARRIER TO FORM A CONTINUOUS BARRIER AROUND THE TREE OR GROUP OF TREES

THREE ROWS OF RAIL FENCING (2"X4") SPACED EQUALLY TO BE PLACED AROUND ALL EXISTING TREES TO REMAIN.

CONTRACTOR TO INSTALL PROTECTIVE FENCE BARRIER AROUND ALL EXISTING TREES TO REMAIN–AT THE START OF THE PROJECT– FENCE TO REMAIN IN PLACE THROUGHOUT THE DURATION OF CONSTRUCTION.

CONTRACTOR SHALL TAKE EXTRA CARE DURING EARTHWORK & UTILITY OPERATIONS TO PROTECT ALL EXIST. TREES–& SHALL BE RESPONSIBLE TO REPLACE ANY TREES DAMAGED DURING CONSTRUCTION.

2" x 4" PT WD POSTS & RAILS. POST SPACING AT 5'–0" MAX.

TENSAR SAFETY BARRIER FLORESCENT ORANGE EX 2050

CITY OF CORAL GABLES
TREE PROTECTION BARRICADE DETAIL

N.T.S.

Notes:

1) *Tree Protection Barricade dimensions are measured from the outside of the trunk.*

2) *Tree Protection Barricades are adjusted where necessary to account for buildings, adjacent sidewalks, & street/curb.*

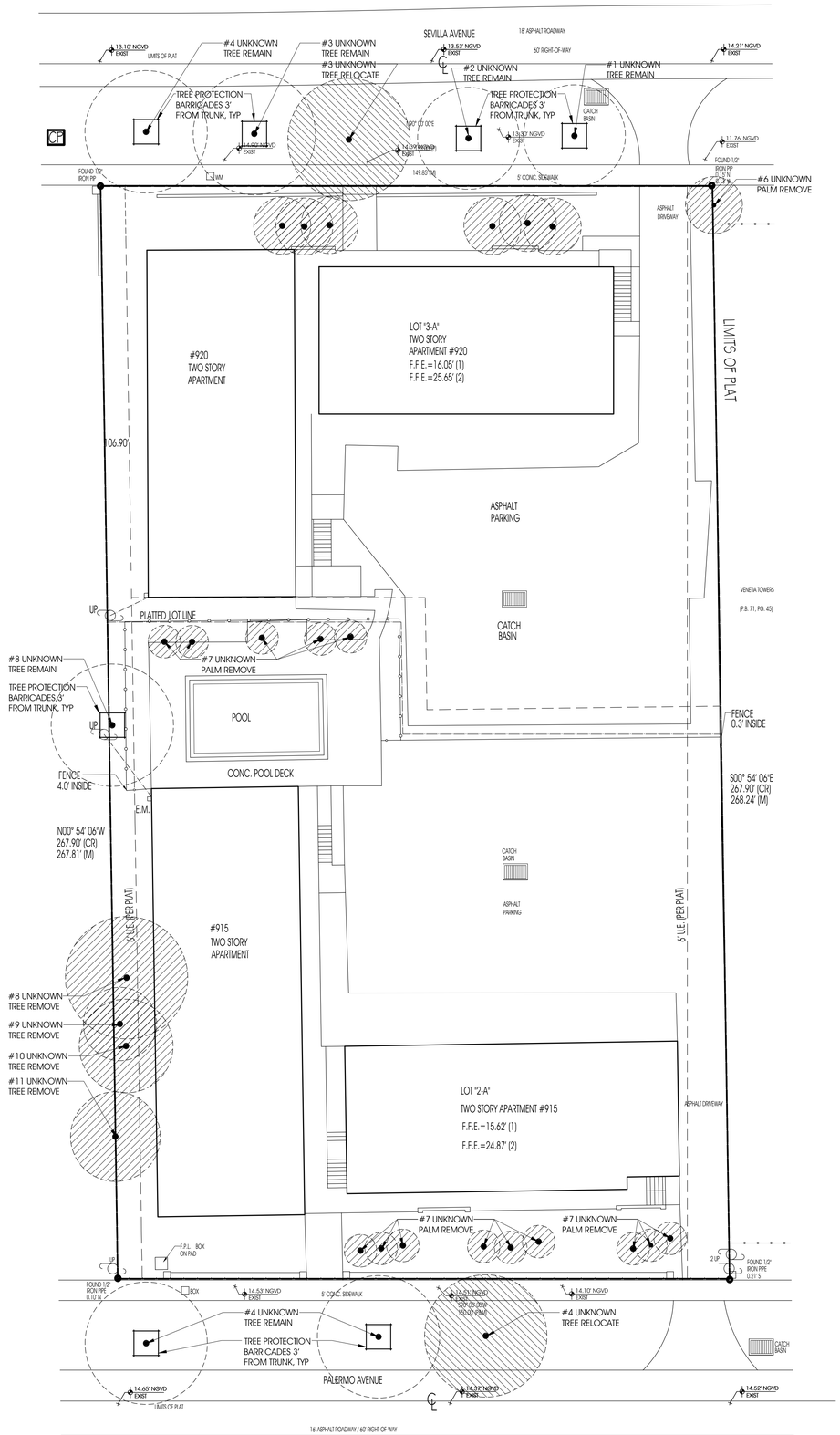
3) *No disturbance to soil or disposal of any building material/waste is permitted within the tree protection zone.*

4) *Barricades to remain in place throughout the duration of construction activities.*

5) *Barricades to be attached to existing CLF's, WD fences or concrete walls where applicable.*

6) *Barricades to be located no closer than 2' from edge of pavement.*

7) *TPZ dimensions are 6' from face of trunk for exist. trees to remain on site or in the R/W. 3' for exist. palms.*



TREE SURVEY / DISPOSITION PLAN

SCALE: 1/16"=1'-0"

N

NOTES

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	BOA SUBM. - VARIANCE	04-01-25

PROJECT

NEW TOWNHOMES

THE VENETIAN VILLAS

915 Palermo Avenue
Coral Gables, Fl 33134

DRAWING

Tree survey/Disposition Plan

SEAL

STATE OF FLORIDA · NELSON MANUEL DE LEON · AR13937 · REGISTERED ARCHITECT

Nelson de Leon
AR 13937

SCALE

DRAWN

REVIEWED NDL

PROJ. NO. 341

SHEET NO.

L-01.1

BOAR-24-02-0803
915 PALERMO AVE

DESCRIPTION:
NEW 10 - UNITS (3 STORIES) TOWNHOMES
LANDSCAPE & SITE IMPROVEMENTS /
DEMOLITION OF 2 STORY APT (32 UNITS)

DEVELOPMENT SERVICES- BOARD OF ARCHITECTS - PRELIMINARY

☒ APPROVED ☐ APPROVED AS NOTED ☐ CONTINUED

☐ DEFERRED ☐ ATTENDANCE/CANCELLED ☐ REJECTED

COMMENTS:

	SIGNATURE	DATE
JUDY CARTY MEMBER		04/24/25
PETER KILIDDJIAN MEMBER		04/24/25
GLENN PRATT MEMBER		04/24/25
CALLUM GIBB MEMBER		04/24/25
LUIS JAUREGUI MEMBER		04/24/25
HAMED RODRIGUEZ MEMBER		04/24/25
GIORGI BALLI MEMBER		04/24/25
ALAIN BARTROLI MEMBER		04/24/25
RAYMUNDO FEITO MEMBER		04/24/25

PRELIMINARY IS FOR ARCHITECTURAL DESIGN ONLY
and is approved subject to submission of final plans. Zoning Code, Florida Building code, Historic, Public Works, Fire code and all other regulations must be complied with.