

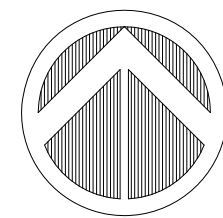


CITY COMMISSION PACKAGE
299 MINORCA AVE
CORAL GABLES, FL

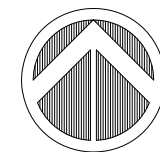
 THE BOSCHETTI GROUP

CONSTELLATION
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architects



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-081198528, effective date: December 22, 2023 @ 10:29 AM, was made to determine recorded instruments, 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.
- 4) Accuracy:
 - The Horizontal positional accuracy of well-defined improvement on this survey is $\pm 0.2'$.
 - The Vertical accuracy of elevations of well-defined improvement on this survey is $\pm 0.1'$.
- 5) All measurements shown hereon are made in accordance with the United States Standard Feet.
- 6) 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.
- 7) 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.
- 8) Ownership subjects to: **OPINION OF TITLE.**
- 9) Type of Survey: **ALTA/ NPS/ LAND TITLE SURVEY.**
- 10) The North arrow shown hereon 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.
- 11) Flood Zone Data: Community/ Panel #1 20G39/0294/L Dated: 9/11/2009
- 12) Flood Zone: "X" Base Flood Elevation = N/A
- 12) Legal Description shown hereon as per above noted title commitment.
- 13) Present Zoning: MX2 (Commercial Medium Rise Intensity)
- 14) Building Setbacks: Source: City of Coral Gables 'K' Zoning Department
 - Front $\pm$ Side = 0 feet / Rear $\pm$ 10 feet
 - Height = 70 feet
- 15) Subject property has access to a public dedicated right-of-ways: Minorca Avenue and Saleado Street.
- 16) Total Number of Parking Spaces = 29 standard spaces
- 17) Area of Site: 10.341 $\pm$ 5 square feet (0.237 $\pm$ acres)
- 18) Elevations shown hereon are related to National Geodetic Vertical Datum (1929 Mean Sea Level)
- 19) Benchmark Used: City of Coral Gables Benchmark #407, Elevation = $\pm 11.13'$
- 20) This PLAN OF SURVEY has been prepared for the exclusive use of the entities named hereon. The Certificate does not extend to any unnamed party:

This is to certify that this map 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 established and adopted by ALTA and NSPS, and includes items:

7. 781, 776, 9, 13, 4, and 5, of the said Code, and all of the same, thereof.

I further certify that this Survey meets the intent of the required Standards as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

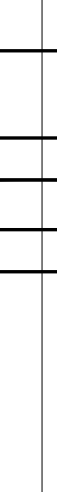
Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to this survey by other than the signing party are prohibited without written consent of the signing party.

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. L.B.#7282 info@RoyalPointLS.com 6175 NW 153rd STREET, SUITE 321, MIAMI LAKES, FL 33014 *** TEL: 305-822-6062 *** FAX: 305-827-9669										TYPE OF SURVEY: ALTA / NSPS LAND TITLE SURVEY									
PREPARED FOR: MINORCA VENTURES, LLC 2XX MINORCA AVENUE, CORAL GABLES, FLORIDA										RECORD OF REVISIONS NO. DATE DESCRIPTION BY APP.									
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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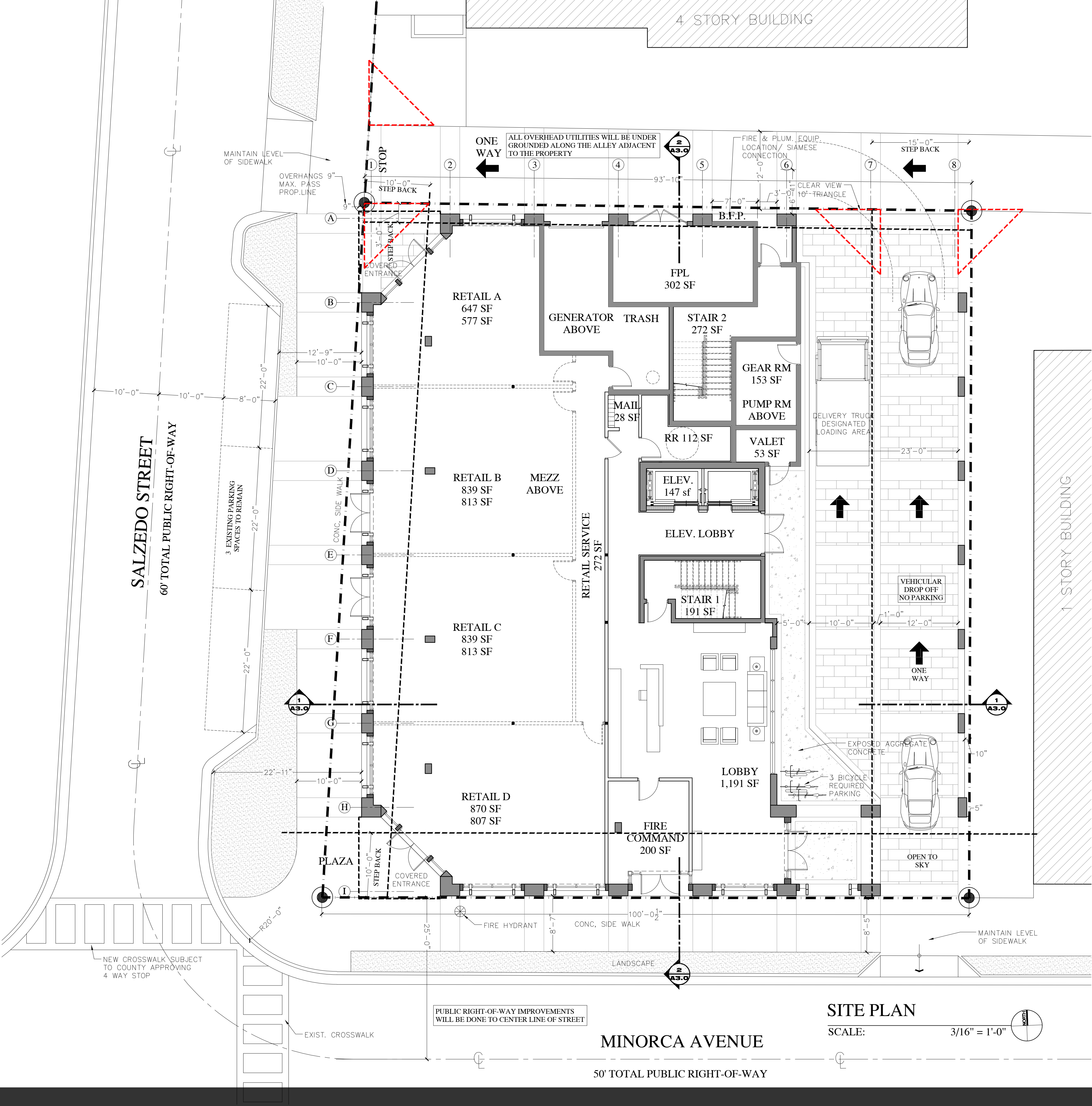
SECTIONS	A3.0
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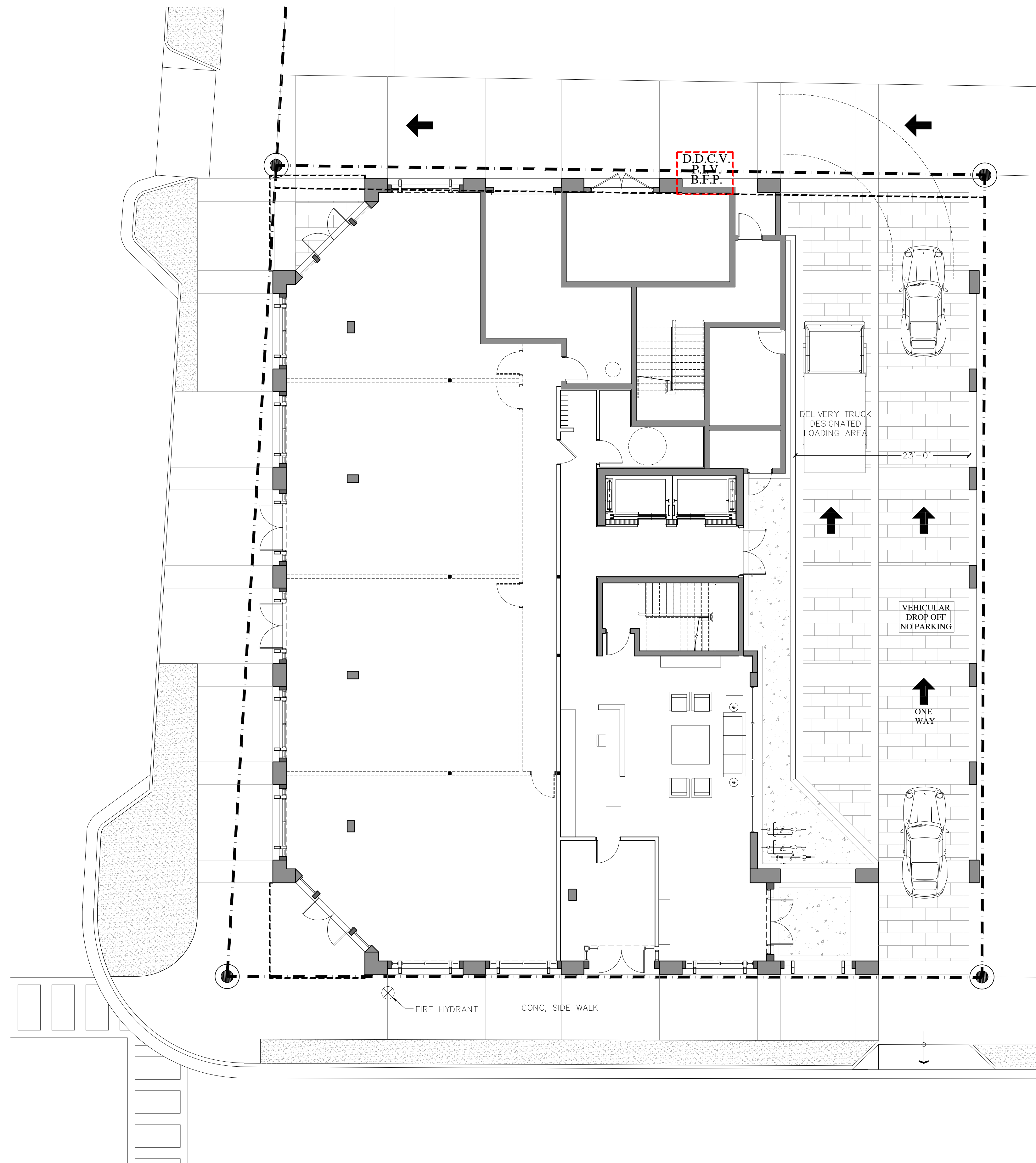
RENDERS	R0.1-R0.9
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Use categories		MX2		Proposed
A	Lot occupation			
1	Building Site Area Minimum (SF)	2,500	10,000	10,341.5
2	Building Site Width Minimum (Feet)	25	100	100
3	Ground Coverage Minimum	NA	NA	NA
4	Open Space Minimum	10%	10%	11%
B	Density			
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





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	

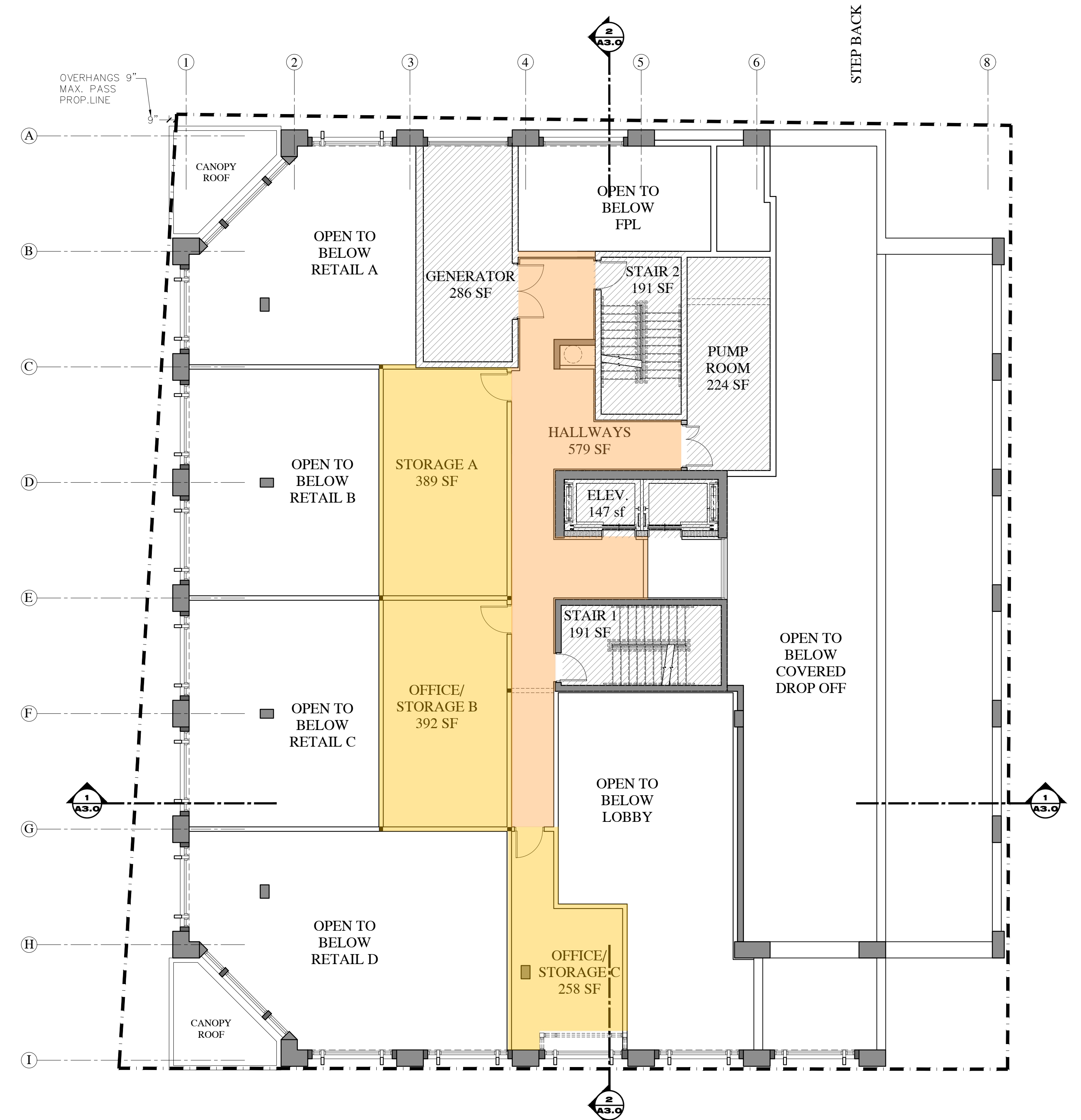
*Remote parking spaces subject to City Commission approval per Section 10-109.





GROUND FLOOR PLAN

SCALE: N.T.S.



MEZZANINE FLOOR PLAN

SCALE: N.T.S.

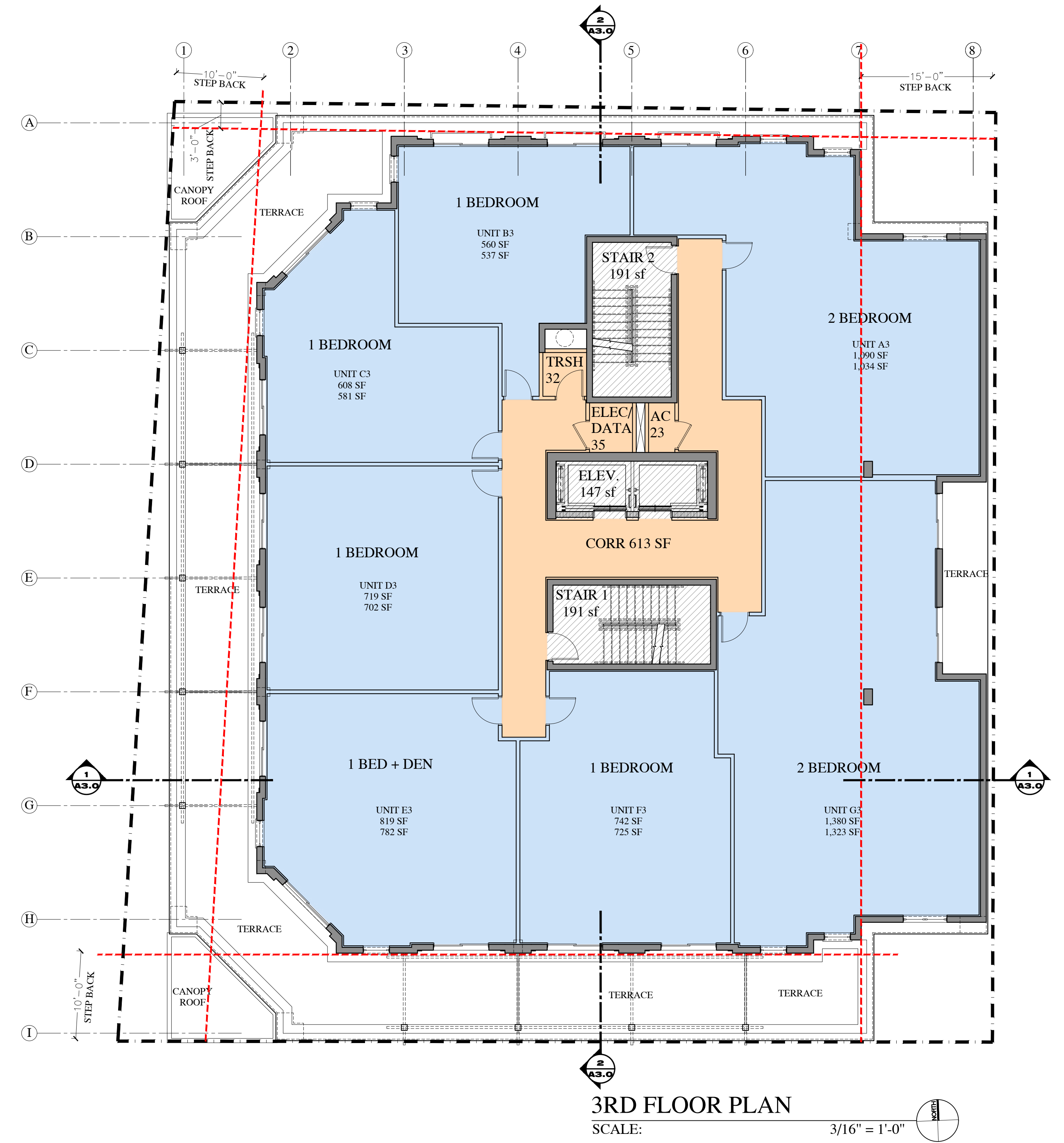
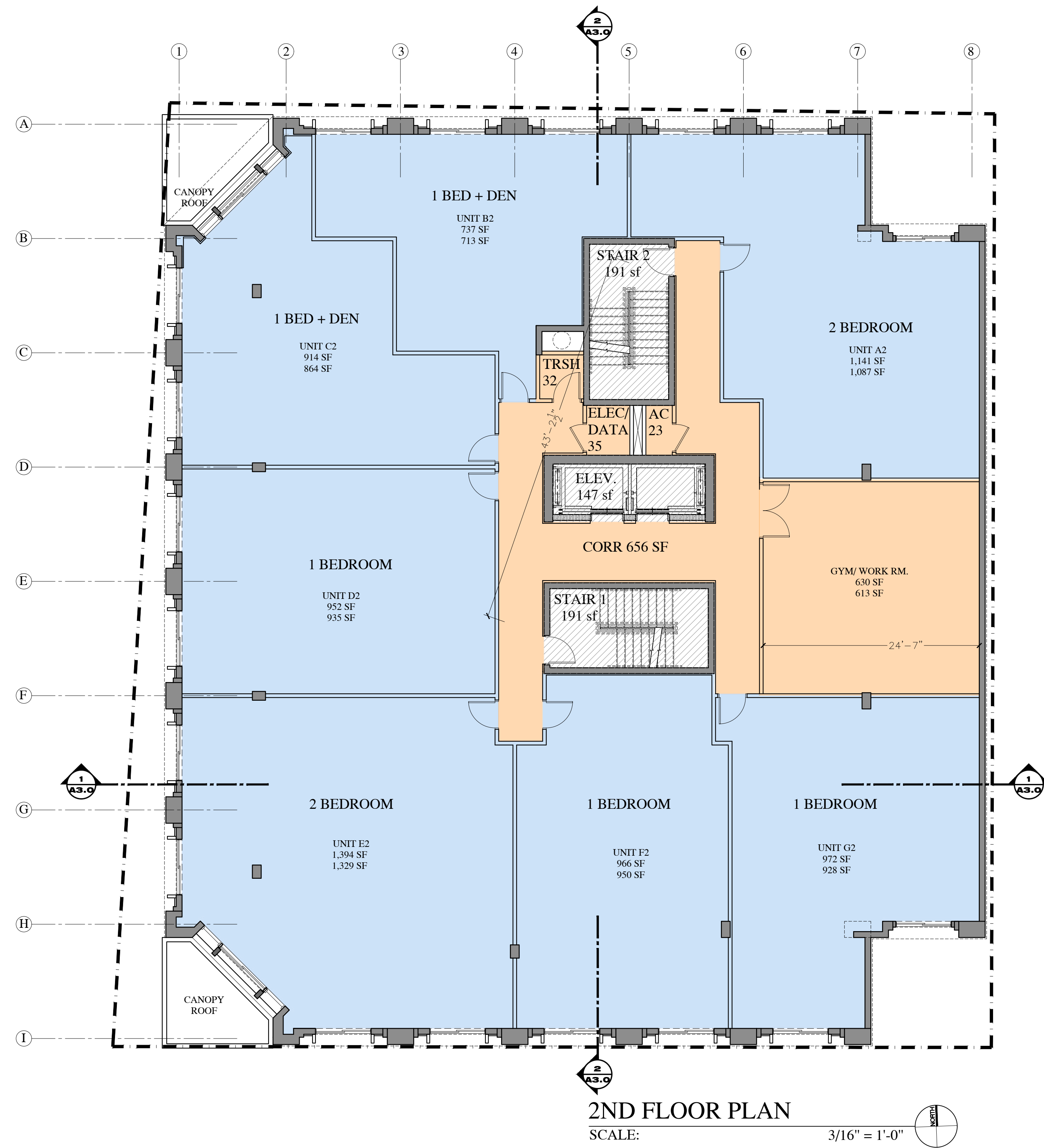


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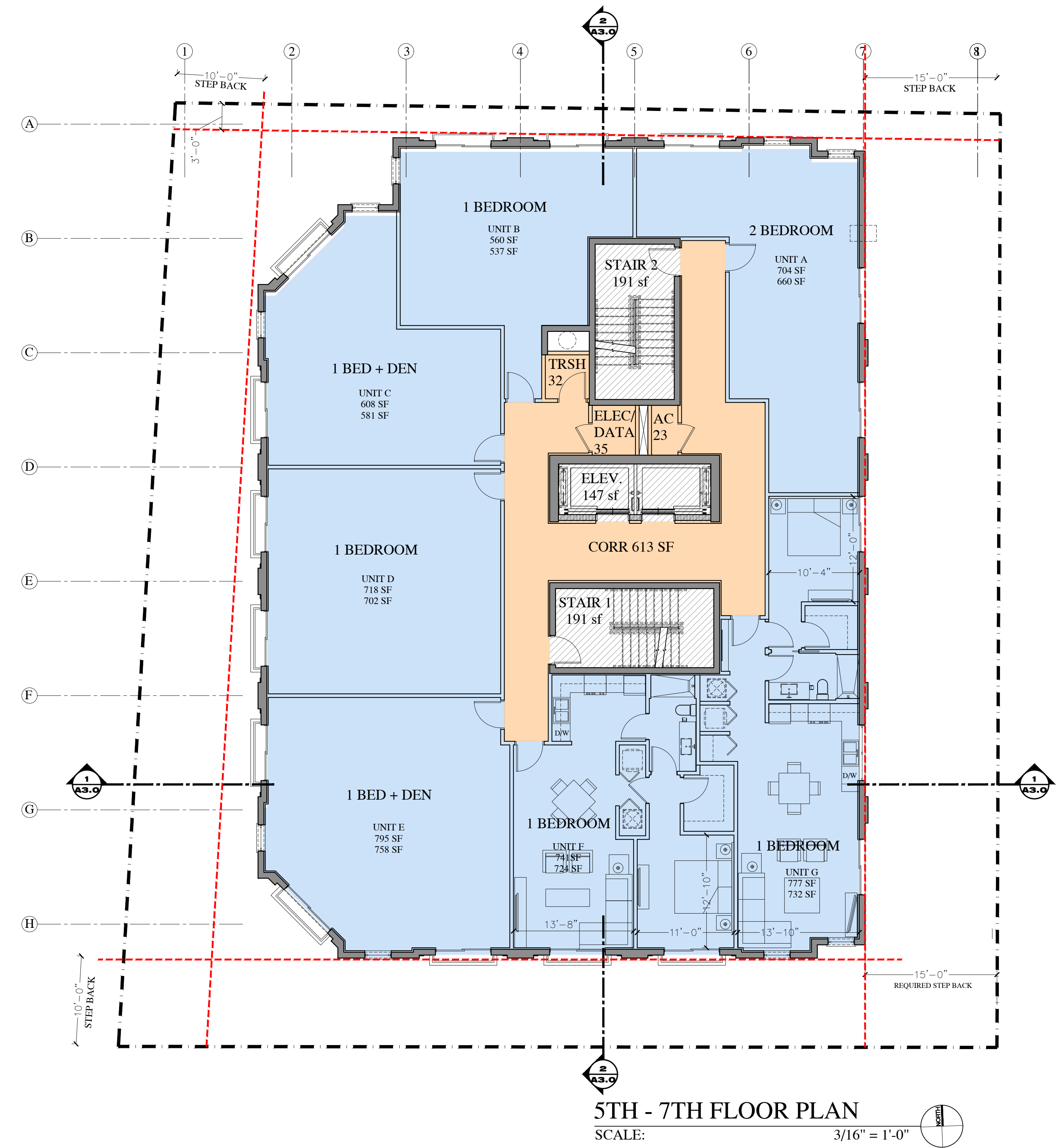
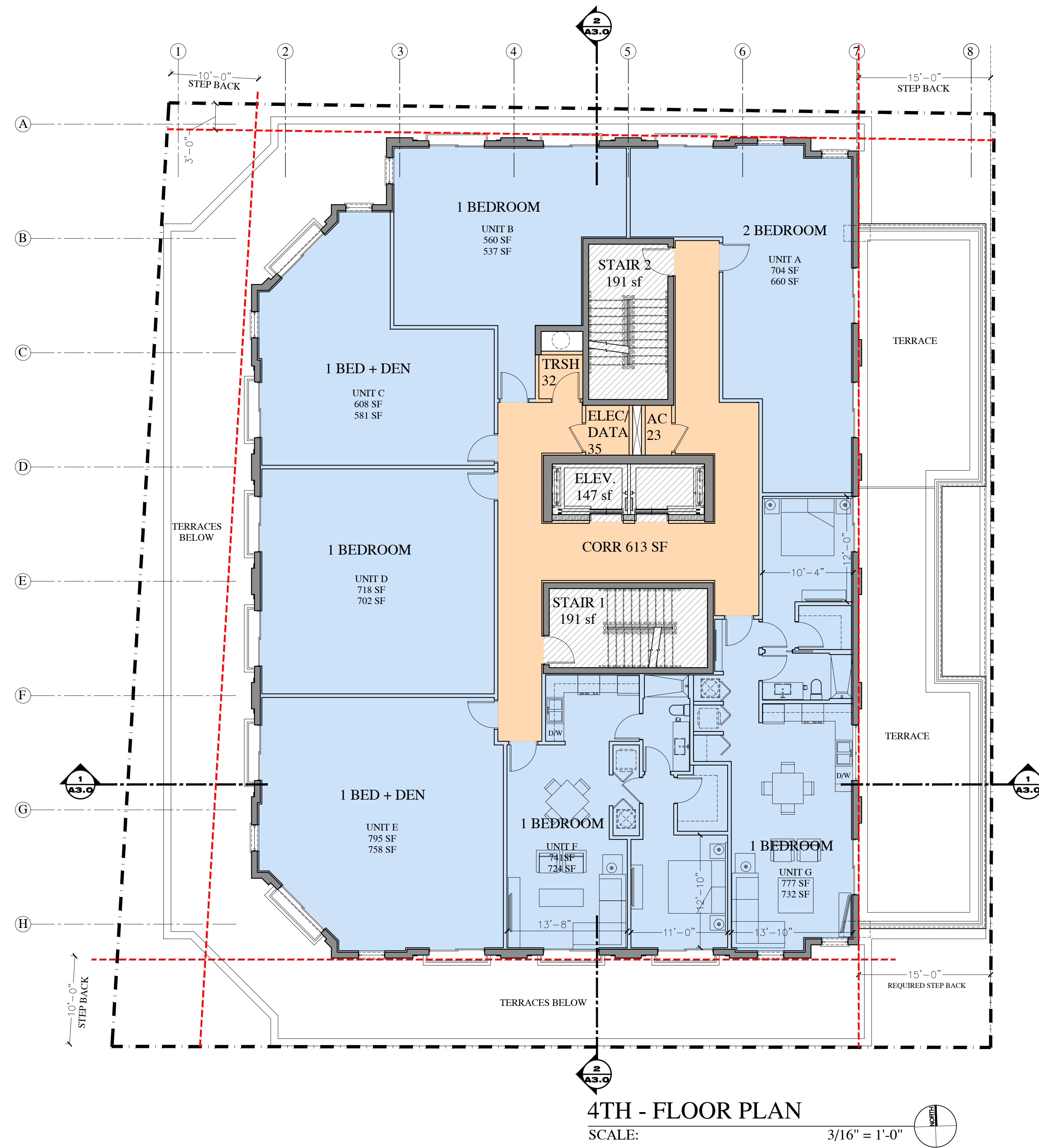
GROUND + MEZZANINE FLOOR PLANS A1.0

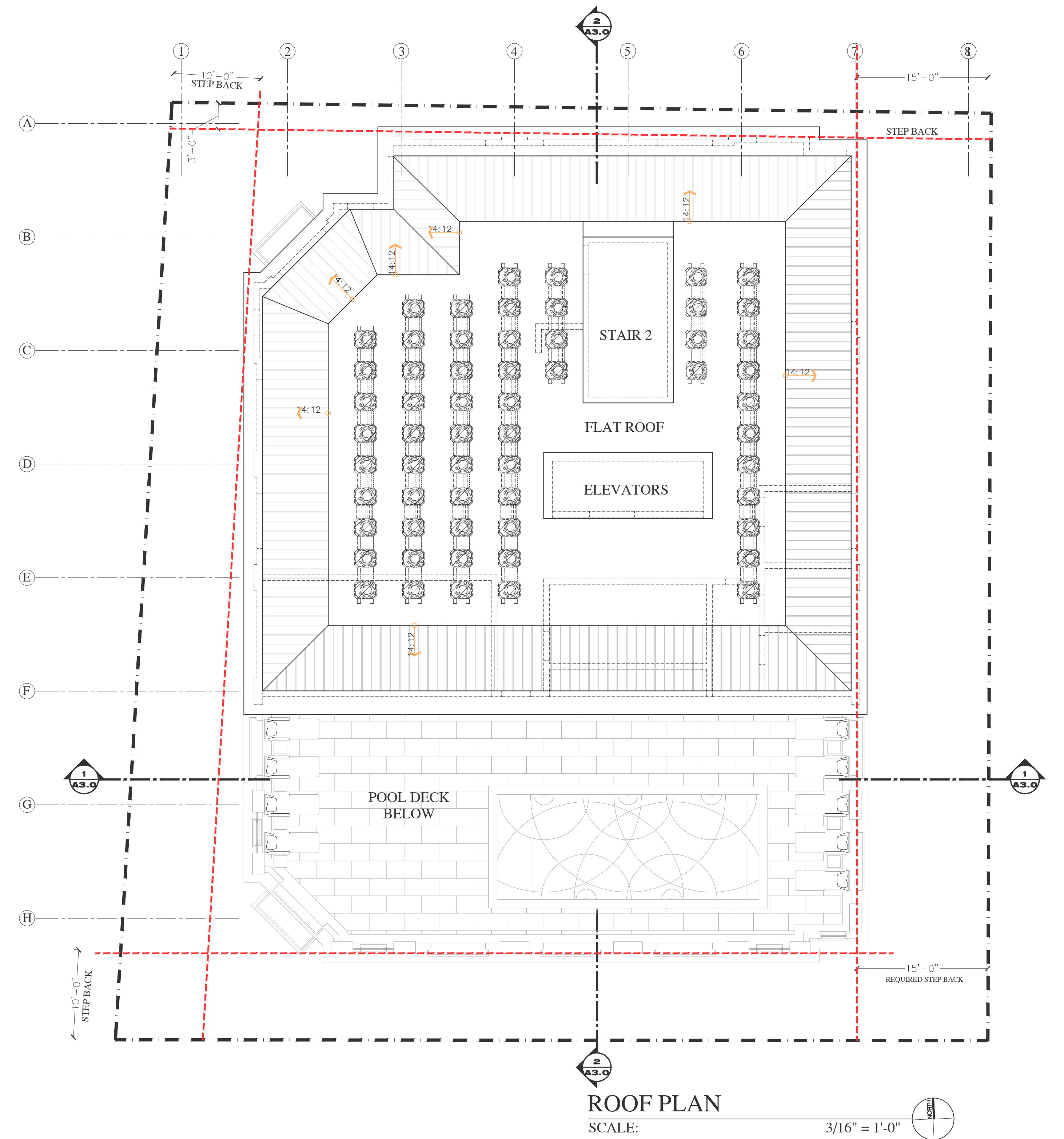
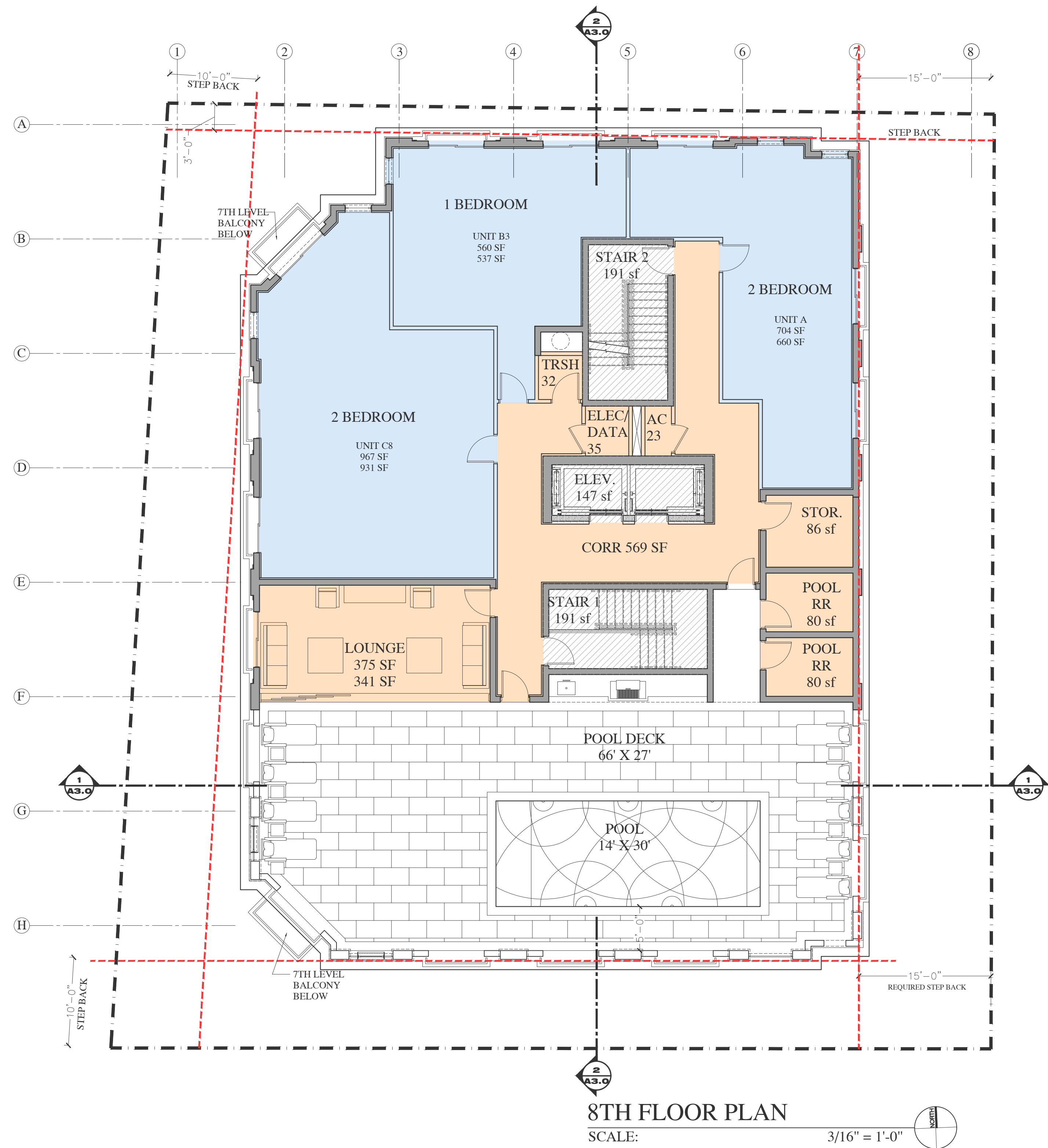


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2ND + 3RD FLOOR PLANS A1.1

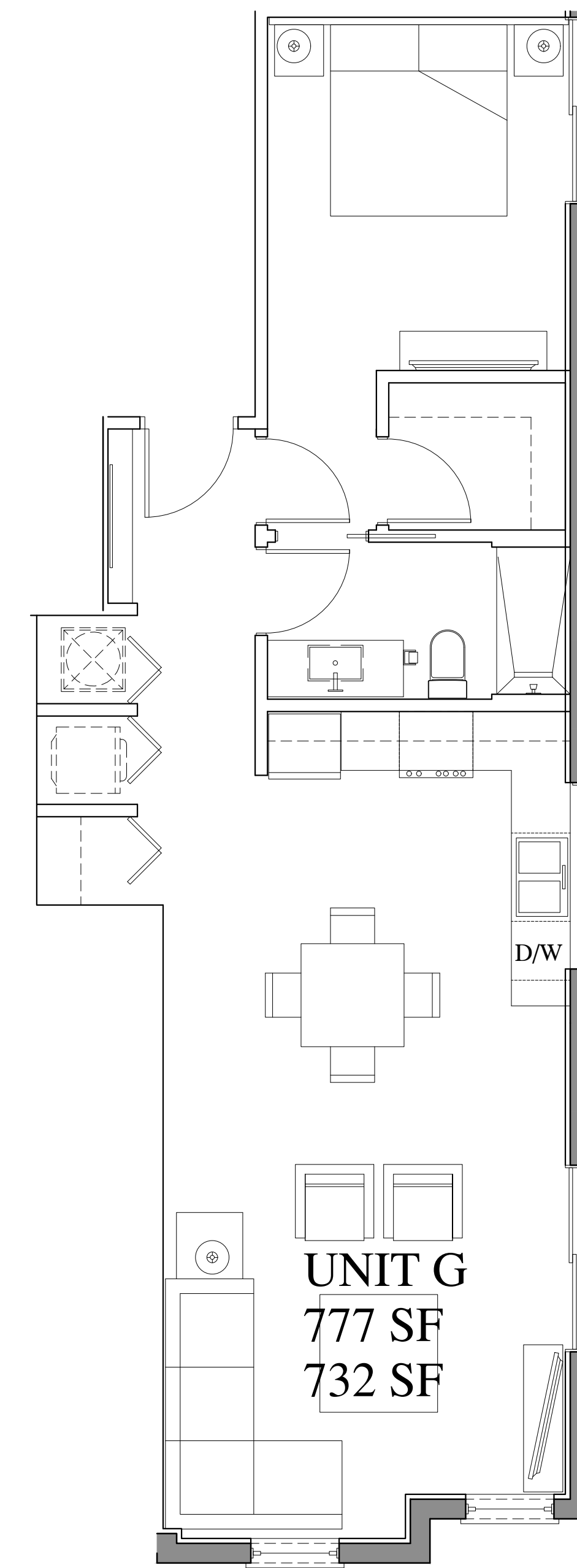
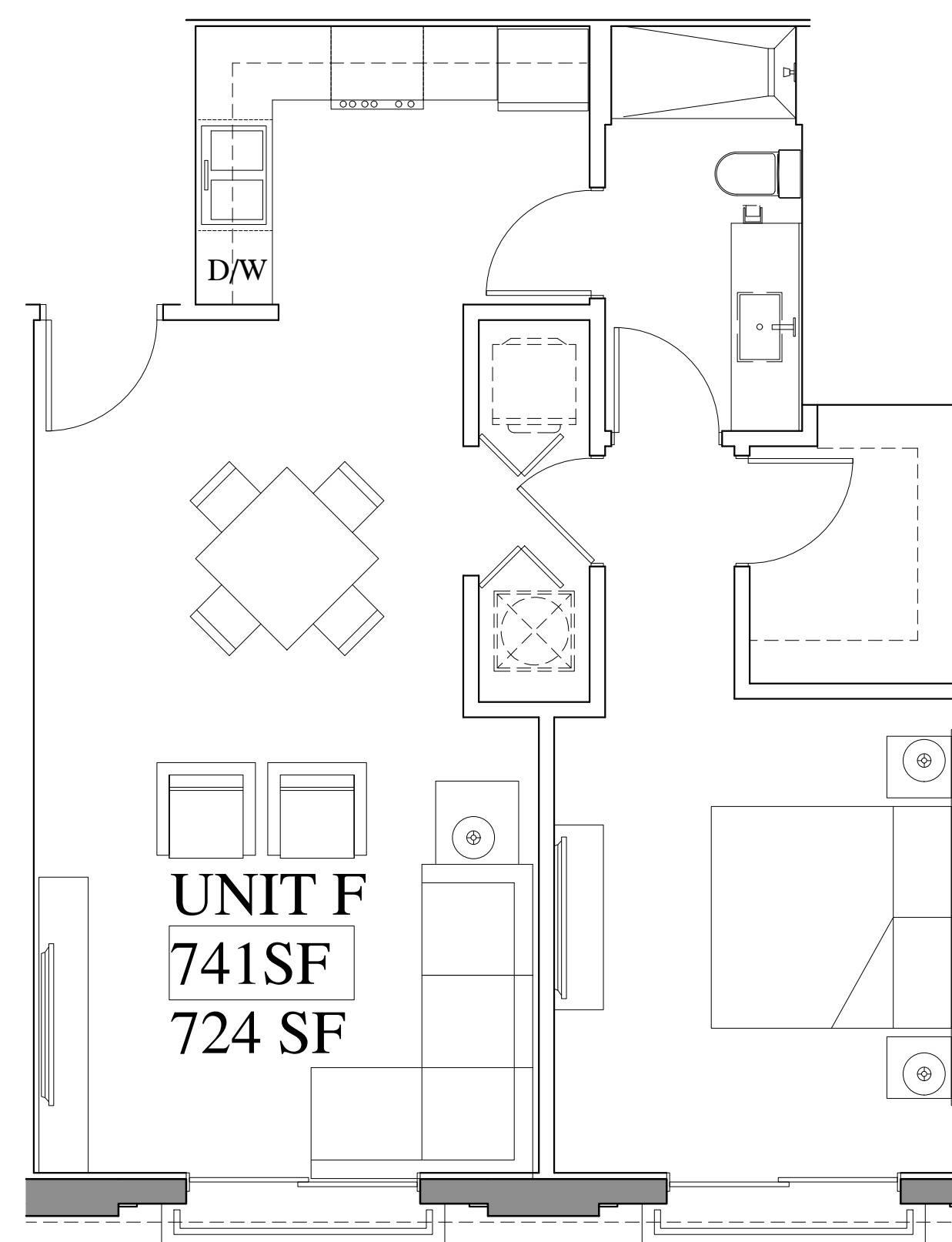




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8TH FLOOR PLAN + ROOF PLAN **A1.3**



- 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

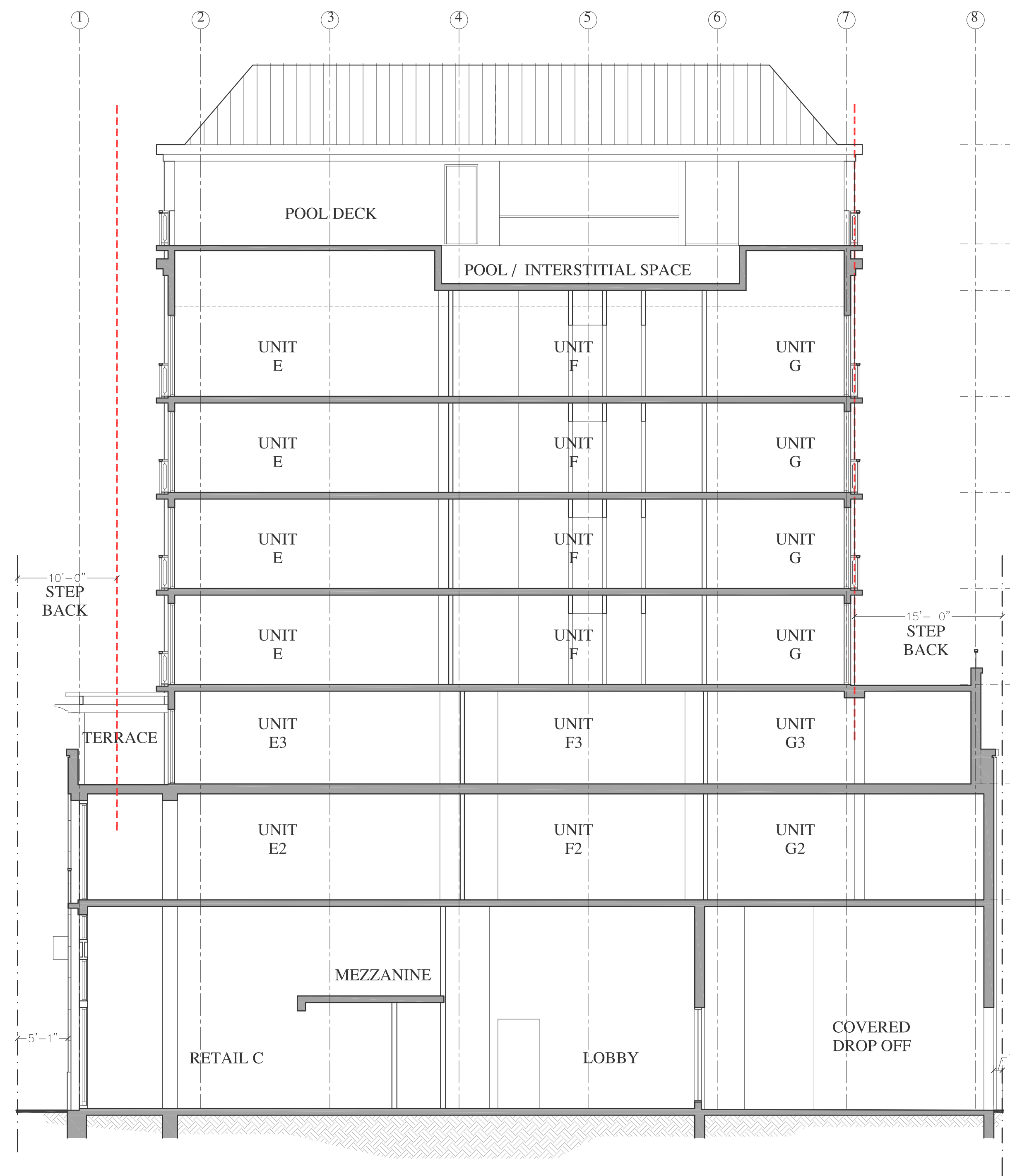


ELEVATION (WEST) SALZEDO
SCALE: 1/8" = 1'-0" 2

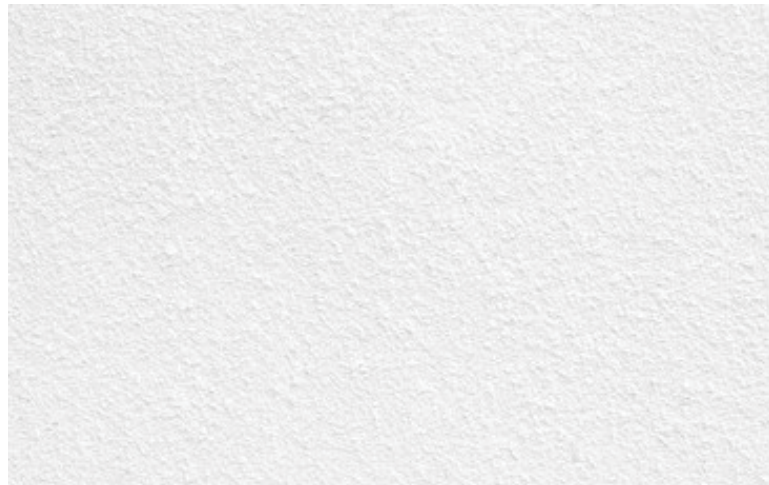
ELEVATION (SOUTH) MINORCA
SCALE: 1/8" = 1'-0" 1

- 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





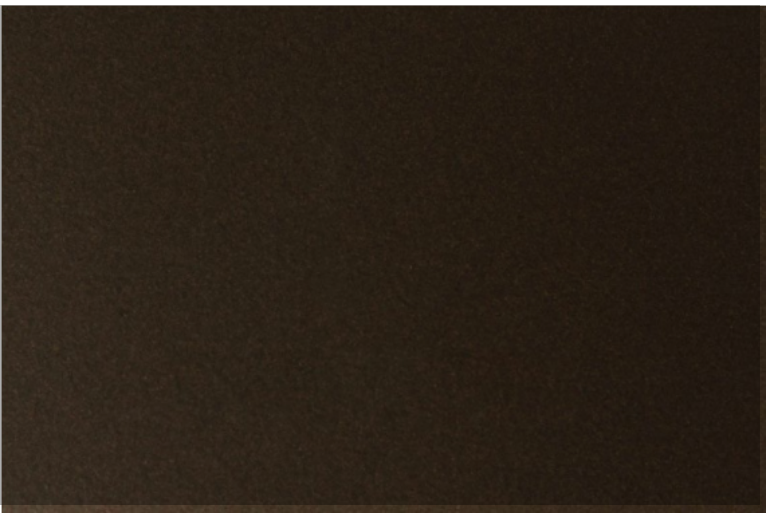
MATERIALS



1. SMOOTH PAINTED STUCCO



2. LIMESTONE



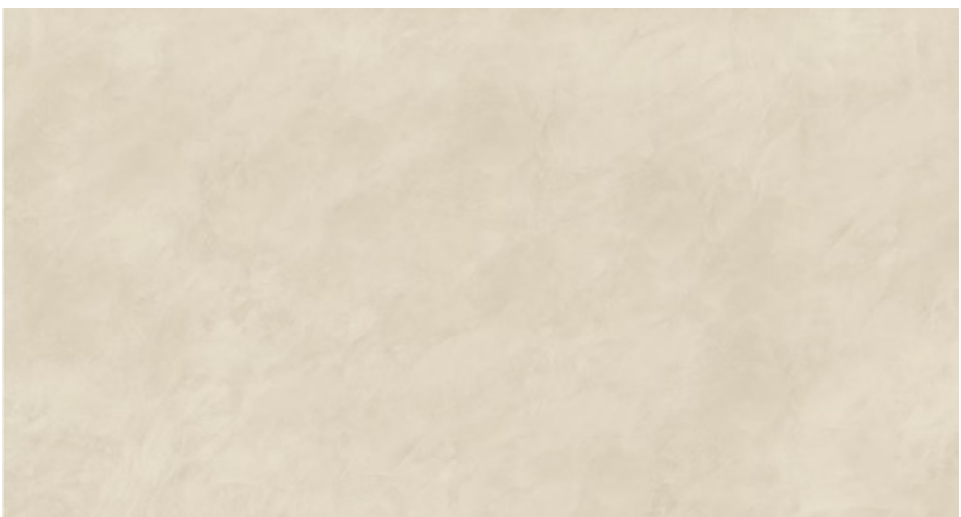
3. BRONZE FINISH BREAK METAL,
WINDOW/ DOOR FRAMES
+ RAILINGS + TRELLIS



4. BRASS METAL FINISH



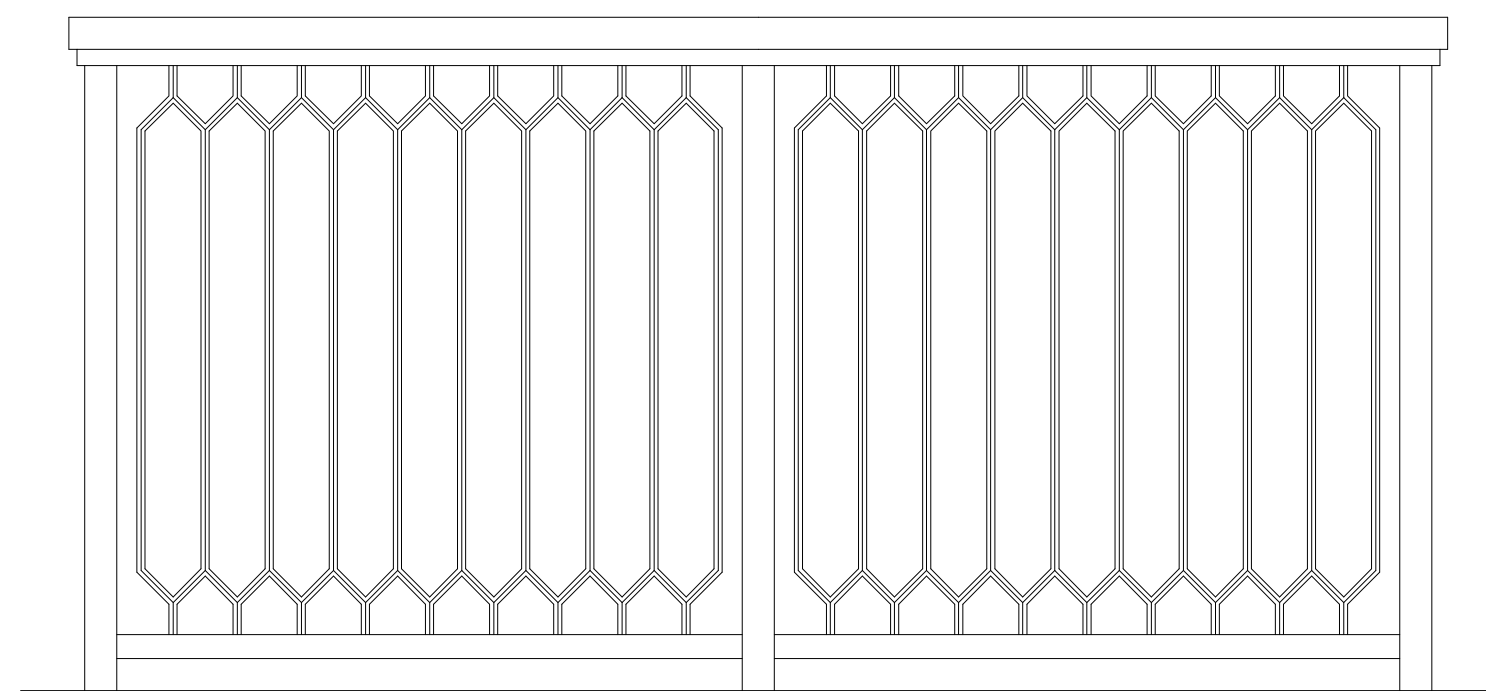
5. TERRACOTTA FLAT
ROOF TILE



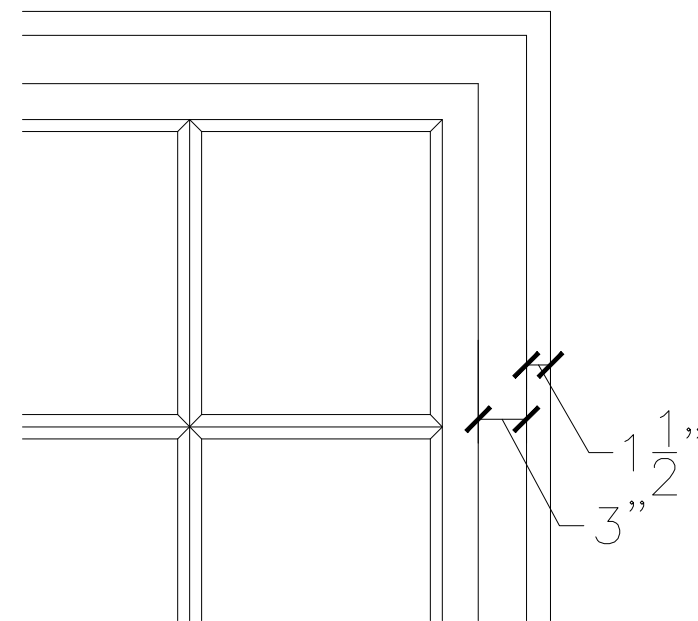
6. DEKTON TILE
(Nacre Kraftizen Collection)



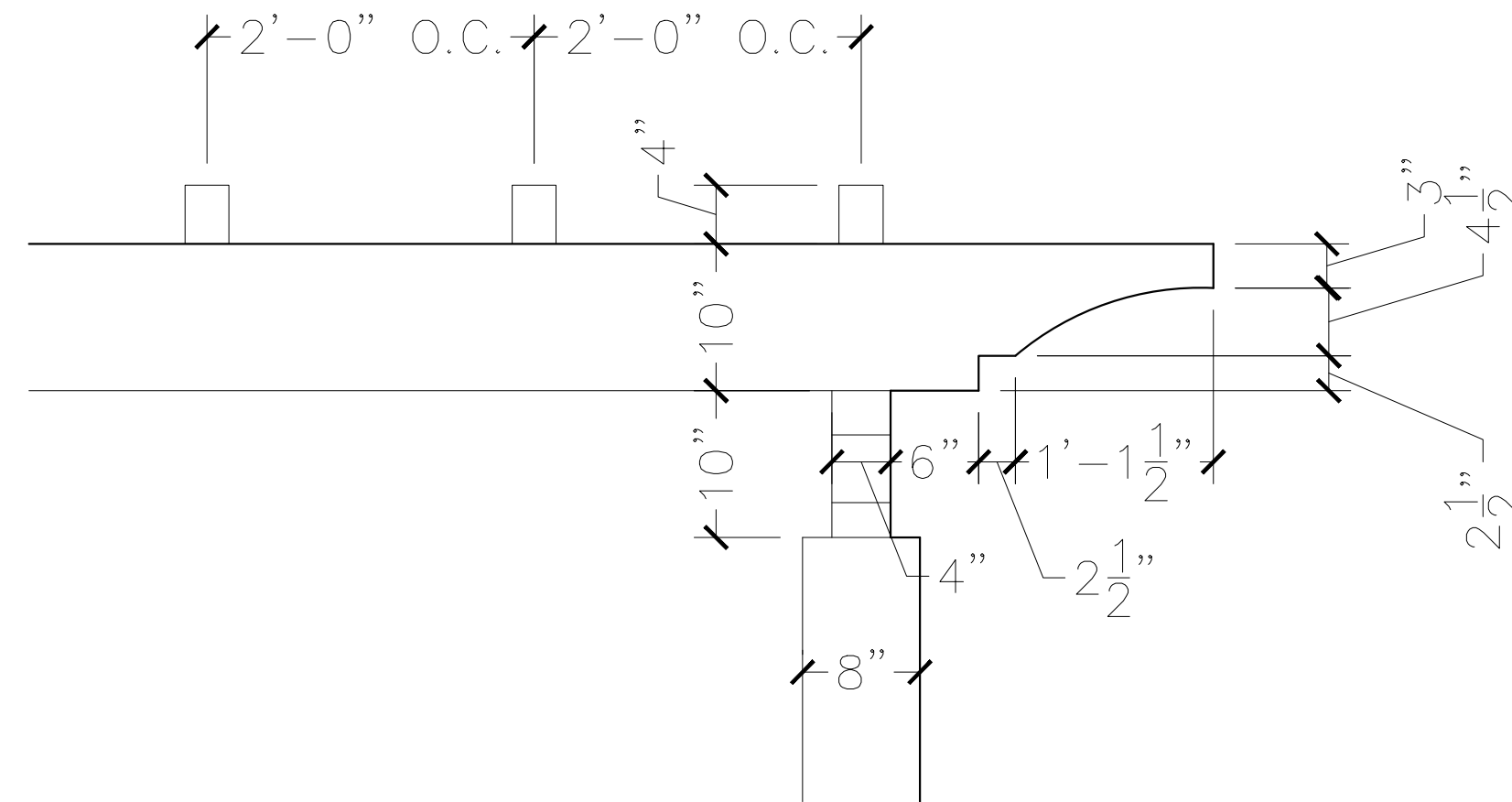
7. NITTERHOUSE Architectural Pavers
Size: 24" x 36"
Color: PG-77
<https://www.nitterhousemasonry.com/our-products/architectural-pavers/>



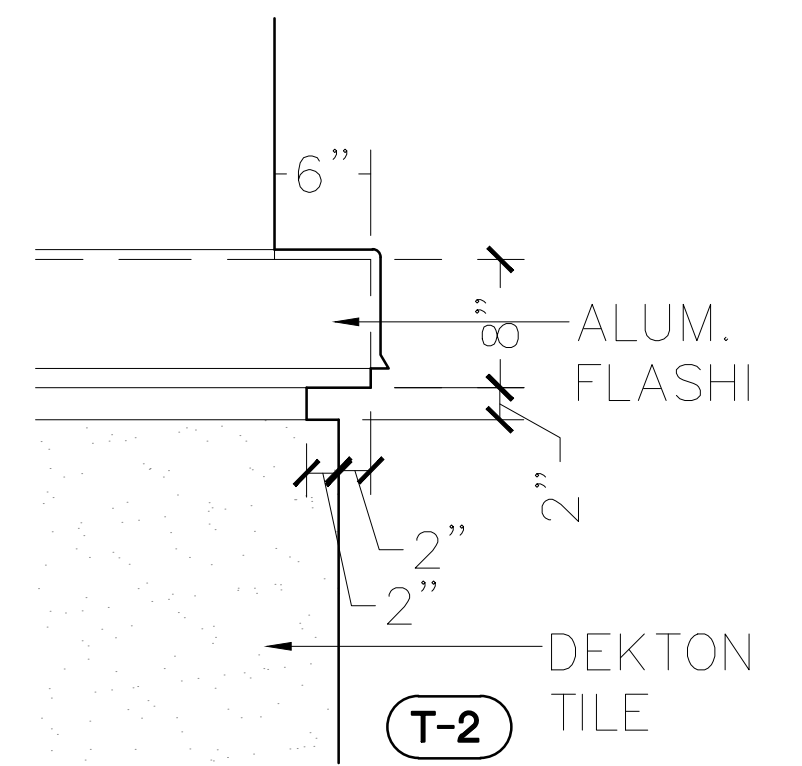
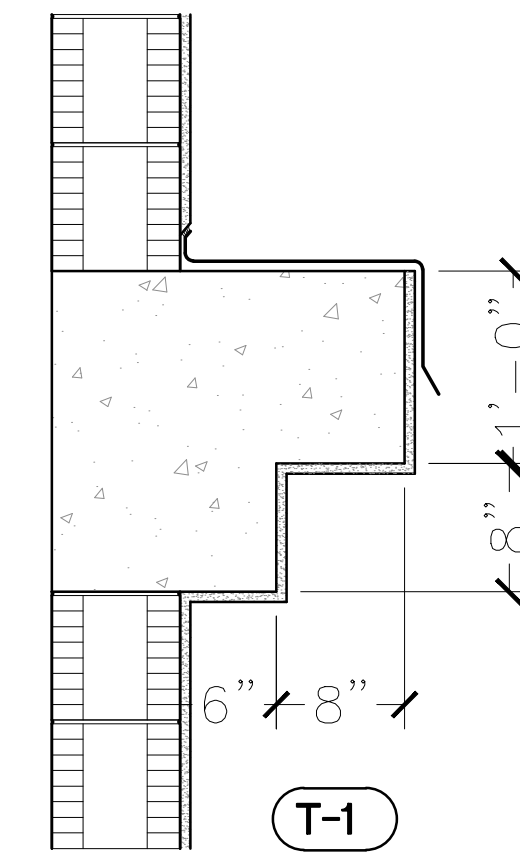
TYPICAL RAILING
SCALE 3/4"=1'-0"



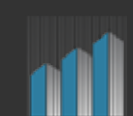
WINDOW TRIM
SCALE 3/4"=1'-0"



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



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



PROPOSED 3RD LEVEL PLANT LIST

Lot Trees & Palms

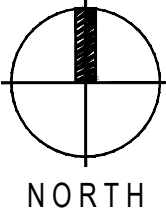
ABB.	QTY	SCIENTIFIC NAME	COMMON NAME	NATIVE	XERIC	SPECIFICATIONS
BPE	9	<i>Bougainvillea peruviana</i>	Bougainvillea	NO	HIGH	25 Gallon



CONCRETE PLANTER 30" X 30"



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



walk

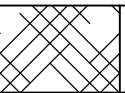
Landscape + Urban Design
Planning | Consulting
6915 SW 57TH AVENUE
Suite #203
Coral Gables, FL 33143
786.536.2088

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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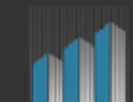
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RENDER R0.1



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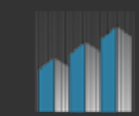
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RENDER R0.2



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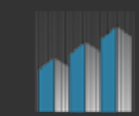
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RENDER R0.3



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RENDER R0.4



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CONSTELLATION
SEEKING ALPHA



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RENDER R0.5



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CONSTELLATION
SEEKING ALPHA

THE BOSCHETTI GROUP

RENDER R0.6



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CONSTELLATION
SEEKING ALPHA



THE BOSCHETTI GROUP

RENDER R0.7



EBCO

100 ft



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CONSTELLATION
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RENDER R0.8



100 ft



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RENDER R0.9