

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

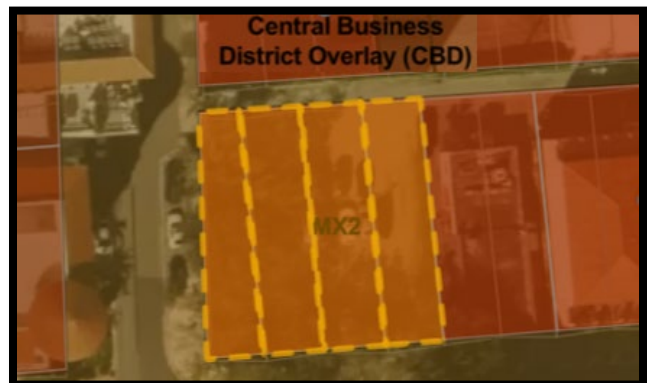


Image: Property Zoning Map Designation

## **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 District<sup>2</sup>.

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 patterns<sup>3</sup>. 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 Project<sup>4</sup>.

#### 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.

---

<sup>2</sup> 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.

<sup>3</sup> Per the previously referenced Parking Occupancy and Queuing Study.


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

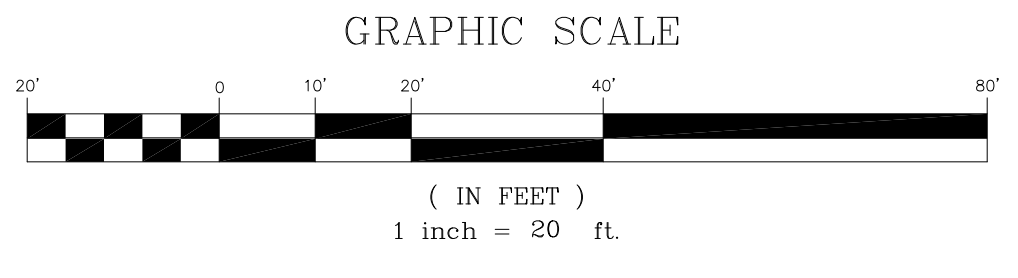


CITY COMMISSION PACKAGE  
299 MINORCA AVE  
CORAL GABLES, FL

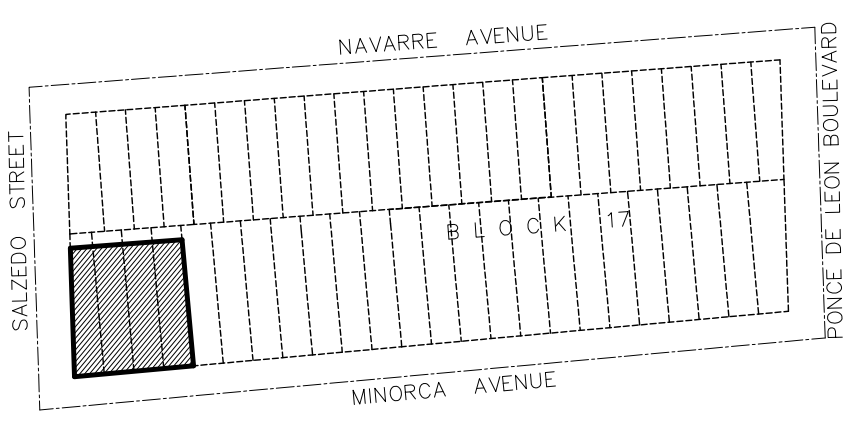
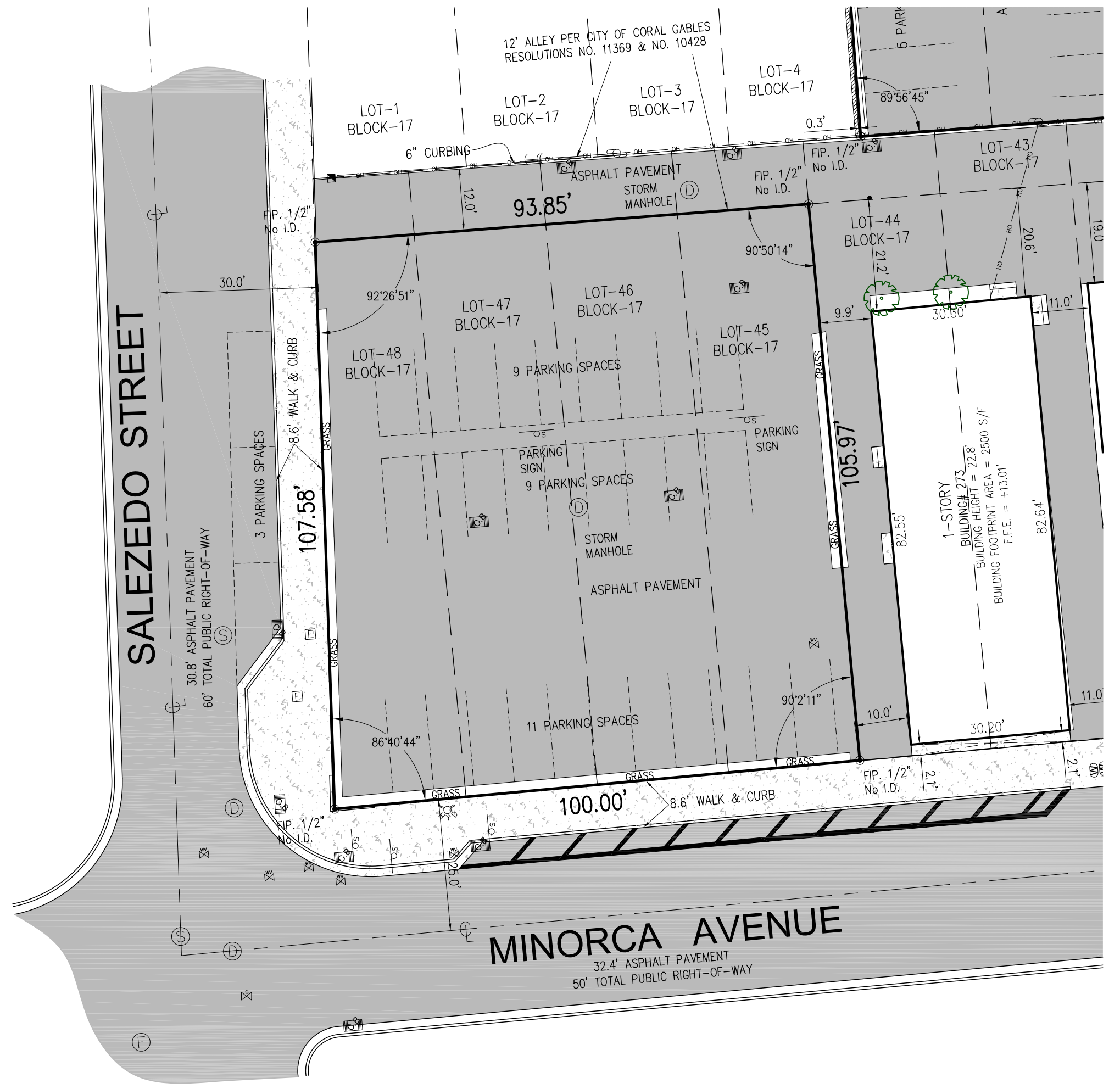
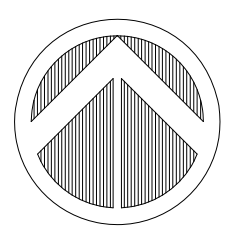
 THE BOSCHETTI GROUP

CONSTELLATION  
SEEKING ALPHA

  
HamedRodriguez  
architects



# ALTA/ NSPS LAND TITLE SURVEY



LOCATION MAP NOT TO SCALE

### PROPERTY ADDRESS:

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

### LEGAL DESCRIPTION

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.

### SURVEYOR'S NOTES:

- The Legal Description to the Property was obtained from client.
- 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.
- An examination of Commitment issued by OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, POLICY No.: OYFL-08198528, 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.
- Accuracy:  
 The Horizontal positional accuracy of well-defined improvement on this survey is +/-0.2'.  
 The Vertical accuracy of elevations of well-defined improvement on this survey is +/-0.1'.  
 All measurements shown hereon are made in accordance with the United States Standard Feet.
- 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.
- 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.
- Ownership subjects to: OPINION OF TITLE.
- Types of Survey: ALTA/ NSPS LAND TITLE SURVEY.
- The North arrow shown hereon based on recorded plat of "SECTION 'K' CORAL GABLES", according to the Plat thereof, as recorded in Plat Book 8, Page 33, of the Public Records of Miami-Dade County, Florida.
- Flood Zone Data: Community/ Panel # 120639/0294/L Dated: 9/11/2009  
 Flood Zone: "X" Base Flood Elevation = NA
- Legal Description shown hereon as per above noted title commitment.
- Present Zoning: MX2 (Commercial Medium Rise Intensity)
- Building Setbacks: Source: City of Coral Gables & Zoning Department  
 Front & Side = 0 feet / Rear = 10 feet  
 Height = 70 feet
- Subject property has access to a public dedicated right-of-ways: Minorca Avenue and Salezedo Street.
- Total Number of Parking Spaces = 29 standard spaces
- Area of Site: 10,341.5 square feet (0.237 +/- acres)
- Elevations shown hereon are relative to National Geodetic Vertical Datum (1929 Mean Sea Level)
- Benchmark Used: City of Coral Gables Benchmark #407. Elevation = +11.13'
- 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.

- MINORCA VENTURES, LLC, A FLORIDA LIMITED LIABILITY COMPANY
- MINORCA LOTS LENDING, LLC, A FLORIDA LIMITED LIABILITY COMPANY ISAOA ATIMA
- OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
- GREENBERG TRAURIG, PA

### SURVEYOR'S CERTIFICATE:

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:  
 1 thru 4, 7a, 7b1, 7c, 8, 9, 13, 14, 16, 17, and 20 of Table A thereof.  
 I further certify that this Survey meets the intent of the required Standards of Practice 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.

For the Firm Royal Point Land Surveyors, Inc LB# 7282  
 JACOB GOMIS, PROFESSIONAL SURVEYOR AND MAPPER, LS# 6231 STATE OF FLORIDA  
 PABLO J. ALFONSO, PROFESSIONAL SURVEYOR AND MAPPER, LS# 5880 STATE OF FLORIDA

### TITLE REVIEW NOTES:

#### 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

#### ITEM 1: "STANDARD EXCEPTIONS"

- 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)
- 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)
- 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)

F:\JGOMIS\ALTA SERVICES\2024\2XX MINORCA AVENUE\UPDATE TITLE COMMITMENT\_854-027.dwg 7/31/2024

### LEGEND

- |           |                    |   |                    |        |                               |
|-----------|--------------------|---|--------------------|--------|-------------------------------|
| —●—●—●—   | Overhead Wire Line | ⊕ | Disturb Elevations | AC     | Ar Contactor                  |
| —/—/—/—/— | Wood Fence         | ⊗ | Galch Blom         | Conc.  | Concrete                      |
| —x—x—x—x— | Chain Link Fence   | ⊙ | Water Meter        | C.B.S. | Concrete Block # 5ucco        |
| —○—○—○—○— | Iron Fence         | ⊖ | Electric Box       | D      | Ditch                         |
| —+—+—+—+— | Monument Line      | ⊕ | Sprinkler Manhole  | D.E.   | Drainage Easement             |
| —○—○—○—○— | Centerline         | ⊕ | Sanitary Manhole   | D.M.E. | Drainage Maintenance Easement |
| —○—○—○—○— | Property Line      | ⊕ | Sprinkler Pump     | F.D.N. | Found Ditch Pipe              |
|           |                    | ⊕ | Wood Pole          | F.F.E. | Fresh Floor Elevation         |
|           |                    | ⊕ | Conc. Pole         | F.I.P. | Found Iron Pipe/Pin           |
|           |                    | ⊕ | Light Pole         | F.I.R. | Found Iron Rebar              |
|           |                    | ⊕ | Tire Hydrant       | F.N.   | Found Nail                    |
|           |                    | ⊕ | Water Valve        | F.N.D. | Found Nail & Disc             |
|           |                    | ⊕ | Well               | F.P.L. | Florida Power Light           |
|           |                    | ⊕ | Electric Meter Box | H      | Height                        |
|           |                    | ⊕ | Cable Tv Box       | L.M.E. | Lake Maintenance Easement     |
|           |                    | ⊕ | Electric Motor Box | MJ     | Measured                      |
|           |                    | ⊕ | Traffic Signal Box | PI     | Pitched                       |
|           |                    | ⊕ | Gas Valve          | P.O.B. | Point of Beginning            |
|           |                    | ⊕ | Monitoring Valve   | P.O.C. | Point of Commencement         |
|           |                    | ⊕ | Manhole            | Res.   | Residence                     |
|           |                    |   |                    | SPRK   | Set Iron Pipe/Rebar           |
|           |                    |   |                    | S      | Symbol                        |
|           |                    |   |                    | U.Z.   | Utility Easement              |

**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

---

MINORCA VENTURES, LLC  
 2XX MINORCA AVENUE, CORAL GABLES, FLORIDA

---

TYPE OF SURVEY: ALTA / NSPS LAND TITLE SURVEY

---

NO.	DATE	DESCRIPTION	BY	APP. NO.	DATE	DESCRIPTION	BY

---

DRAWN: J.G.  
 CHECKED: P.J.A.  
 SCALE: 1" = 20'  
 FIELD DATE: 05/30/2024  
 JOB No.: RP24-0727

---

SHEET:  
1  
 OF 1 SHEET

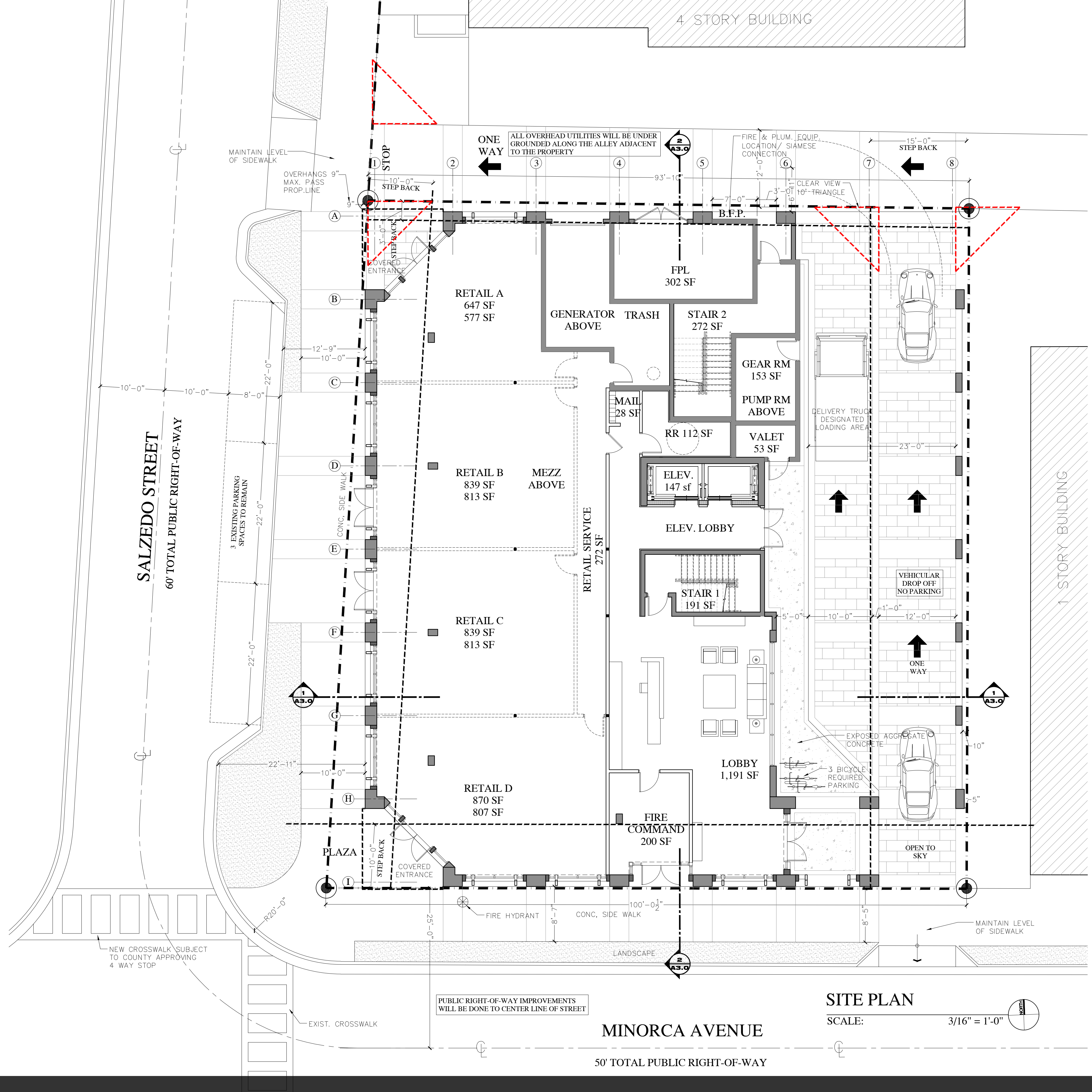
# INDEX

LOCATION	A0.1
ZONING DATA + SITE PLAN	A0.2
BACK FLOW LOCATION	A0.3
FAR DATA + OPEN SPACE DIAGRAM	A0.4
GROUND + MEZZANINE FLOOR PLANS	A1.0
2ND + 3RD FLOOR PLANS	A1.1
4TH + TYPICAL (5TH-7TH) FLOOR PLANS	A1.2
8TH FLOOR PLAN + ROOF PLAN	A1.3
TYPICAL UNITS	A1.4
SOUTH + WEST ELEVATION	A2.0
NORTH + EAST ELEVATION	A2.1
SECTIONS	A3.0
MATERIALS	A4.0
DETAILS	A4.1
RENDERS	R0.1-R0.9

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

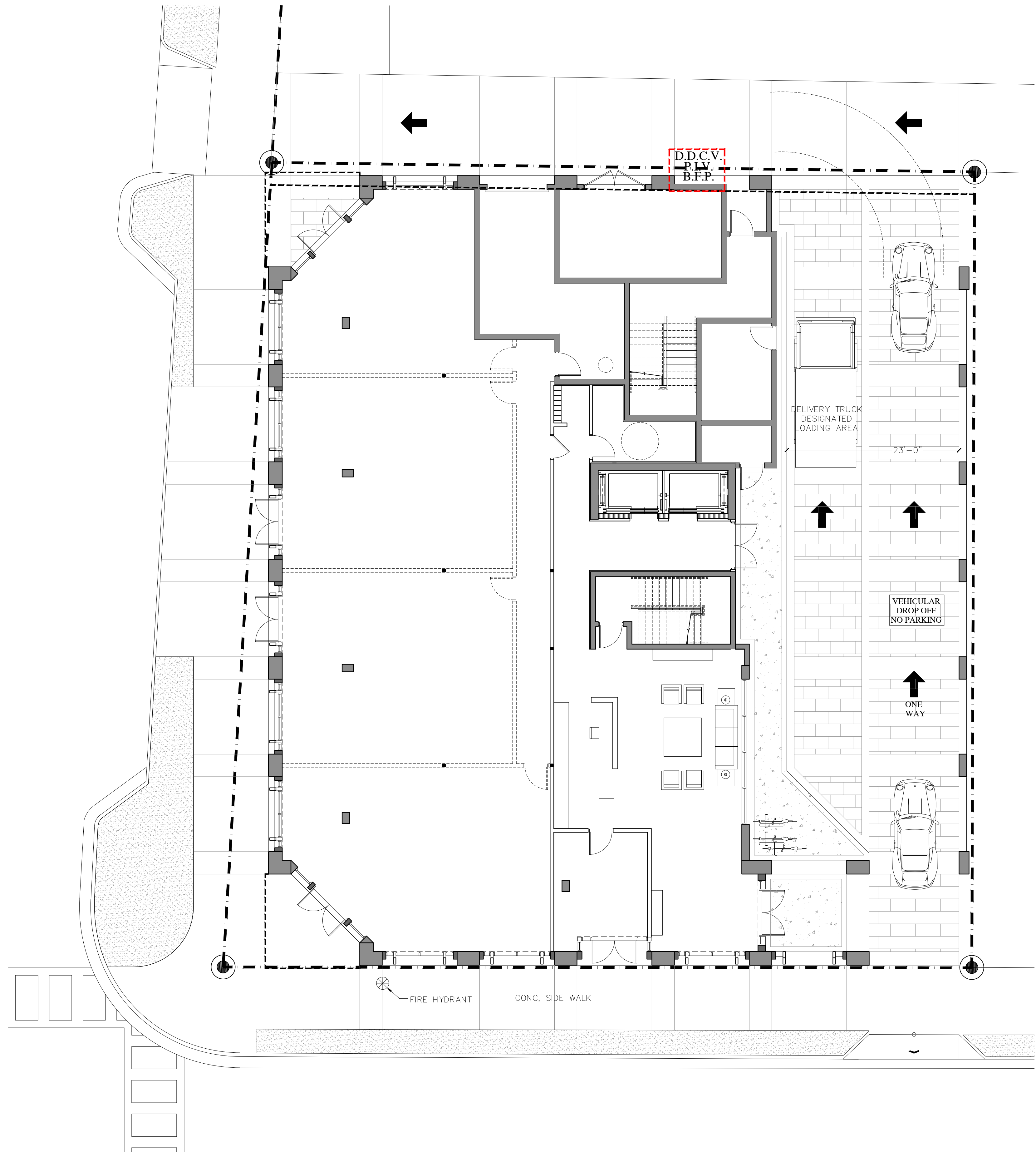
THE BUILDING WILL BE CERTIFIED NATIONAL GREEN BUILDING STANDARD (NGBS) SILVER IN COMPLIANCE WITH SECTION 3.13.1 b: All new Buildings of more than 50,000 square feet of Habitable Rooms and Habitable Space in the T5, T6, C1 and C3 zones shall be at a minimum certified as Silver or equivalent standards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



**SITE PLAN**  
 SCALE: 3/16" = 1'-0"





Levels	Saleable FAR:		Countable FAR:		Area not counted in FAR:		Gross SF		
	(45) Units	Commercial							
	Unit Type	Unit SF							
1			Retail A Retail B Retail C Retail D Retail Service	790 SF 813 SF 813 SF 807 SF 272 SF	Mail RR Valet	28 SF 112 SF 53 SF	Hotel Lobby Elevator + Stairs BOH	1,191 SF 610 SF 995 SF	9,008 SF
1.5 (Mezz)			Retail Storage A Retail Storage B Retail Storage C	389 SF 392 SF 258 SF	Corridor	579 SF	Elevators + Stairs Generator Room Pump Room	529 SF 286 SF 224 SF	2,489 SF (less than 1/3 floor below)
2	Unit A2 (2 Bedroom) Unit B2 (1 Bed +Den) Unit C2 (1 Bed +Den) Unit D2 (1 Bedroom) Unit E2 (2 Bedroom) Unit F2 (1 Bedroom) Unit G2 (1 Bedroom)	862 SF 713 SF 864 SF 935 SF 1,329 SF 950 SF 928 SF		Corridor Gym Work Room Trash,A/C, Elec.	656 SF 495 SF 344 SF 90 SF		Elevators + Stairs	529 SF	9,023 SF
3	Unit A3 (2 Bedroom) Unit B3 (1 Bedroom) Unit C3 (1 Bed +Den) Unit D3 (1 Bedroom) Unit E3 (1 Bed+Den) Unit F3 (1 Bedroom) Unit G3 (2 Bedroom)	1,034 SF 537 SF 581 SF 702 SF 782 SF 725 SF 1,323 SF		Corridor Trash,A/C, Elec.	613 SF 90 SF		Elevators + Stairs	529 SF	7,174 SF
4 (Typical Floor)	Unit A4 (2 Bedroom) Unit B4 (1 Bedroom) Unit C4 (1 Bed +Den) Unit D4 (1 Bedroom) Unit E4 (1 Bed+Den) Unit F4 (1 Bedroom) Unit G4 (1 Bedroom)	660 SF 537 SF 581 SF 702 SF 758 SF 724 SF 732 SF		Corridor Trash,A/C, Elec.	613 SF 90 SF		Elevators + Stairs	529 SF	6,158 SF
5	Unit A5 (2 Bedroom) Unit B5 (1 Bedroom) Unit C5 (1 Bed +Den) Unit D5 (1 Bedroom) Unit E5 (1 Bed+Den) Unit F5 (1 Bedroom) Unit G5 (1 Bedroom)	660 SF 537 SF 581 SF 702 SF 758 SF 724 SF 732 SF		Corridor Trash,A/C, Elec.	613 SF 90 SF		Elevators + Stairs	529 SF	6,158 SF
6	Unit A6 (2 Bedroom) Unit B6 (1 Bedroom) Unit C6 (1 Bed +Den) Unit D6 (1 Bedroom) Unit E6 (1 Bed+Den) Unit F6 (1 Bedroom) Unit G6 (1 Bedroom)	660 SF 537 SF 581 SF 702 SF 758 SF 724 SF 732 SF		Corridor Trash,A/C, Elec.	613 SF 90 SF		Elevators + Stairs	529 SF	6,158 SF
7	Unit A7 (2 Bedroom) Unit B7 (1 Bedroom) Unit C7 (1 Bed +Den) Unit D7 (1 Bedroom) Unit E7 (1 Bed+Den) Unit F7 (1 Bedroom) Unit G7 (1 Bedroom)	660 SF 537 SF 581 SF 702 SF 758 SF 724 SF 732 SF		Corridor Trash,A/C, Elec.	613 SF 90 SF		Elevators + Stairs	529 SF	6,158 SF
8	Unit A8 (2 Bedroom) Unit B8 (1 Bedroom) Unit C8 (2 Bedroom)	660 SF 537 SF 931 SF		Corridor Trash,A/C, Elec. Stor Restrooms Lounge	569 SF 176 SF 160 SF 341 SF		Elevators + Stairs	529 SF	4,219 SF 2,026 SF (POOL DECK)
TOTALS:	Saleable FAR:	33,169 SF	Retail FAR:	4,534 SF	Countable FAR:	7,118 SF	Area not counted in FAR:	7,538 SF	Total of all areas above : 58,571 SF
		included in 85%				included in 85%			Saleable + Countable FAR: 40,287 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

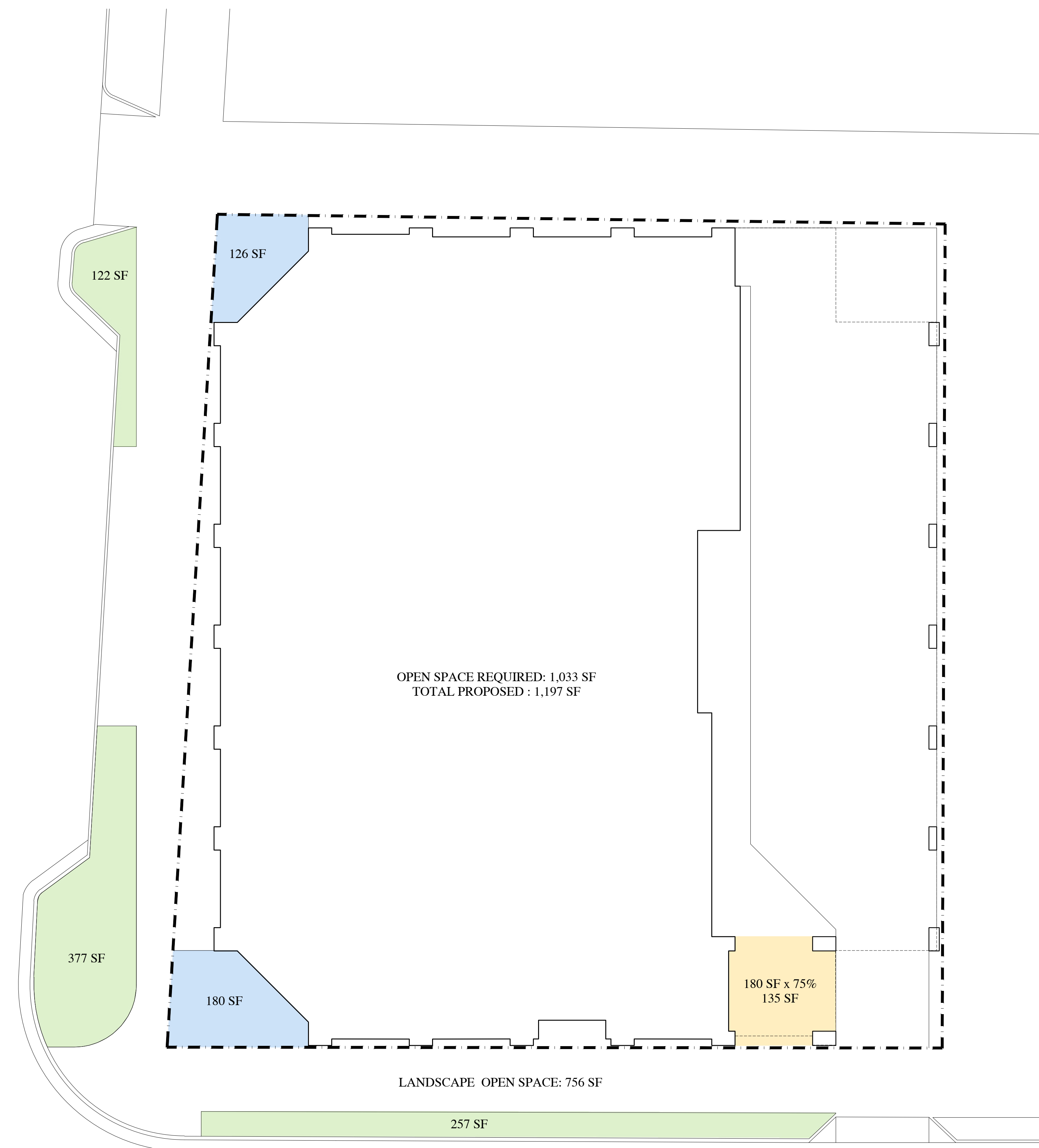
85% RESIDENTIAL= 38,458 SF

8% MIN. RETAIL = 3,619.2 SF

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.

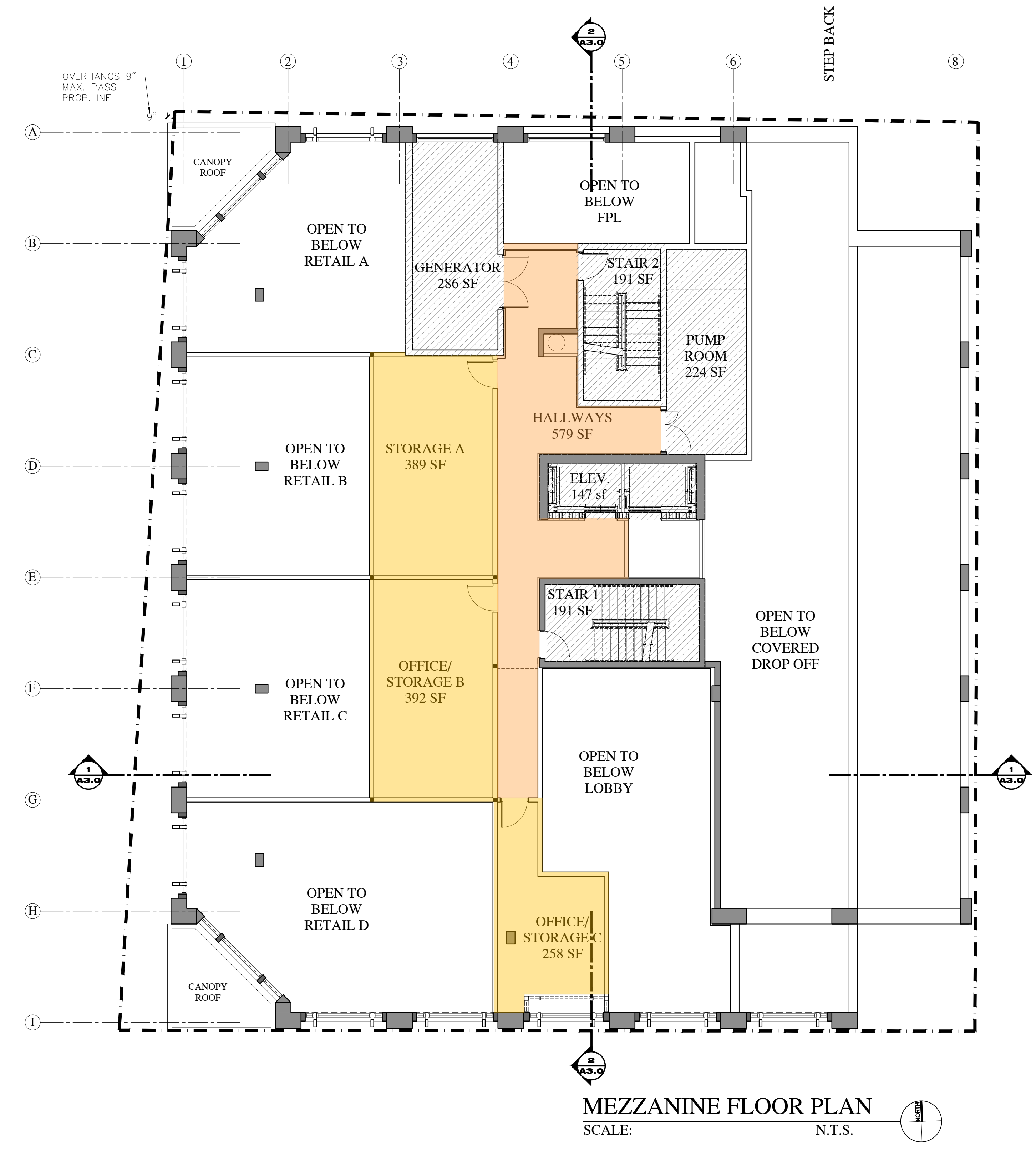
BICYCLE PARKING	
(1) bicycle space per (20,000 SF) of non-residential use building area	
45,244 SF =	3 SPACES REQUIRED
	4 SPACES PROVIDED



OPEN SPACE

SCALE:

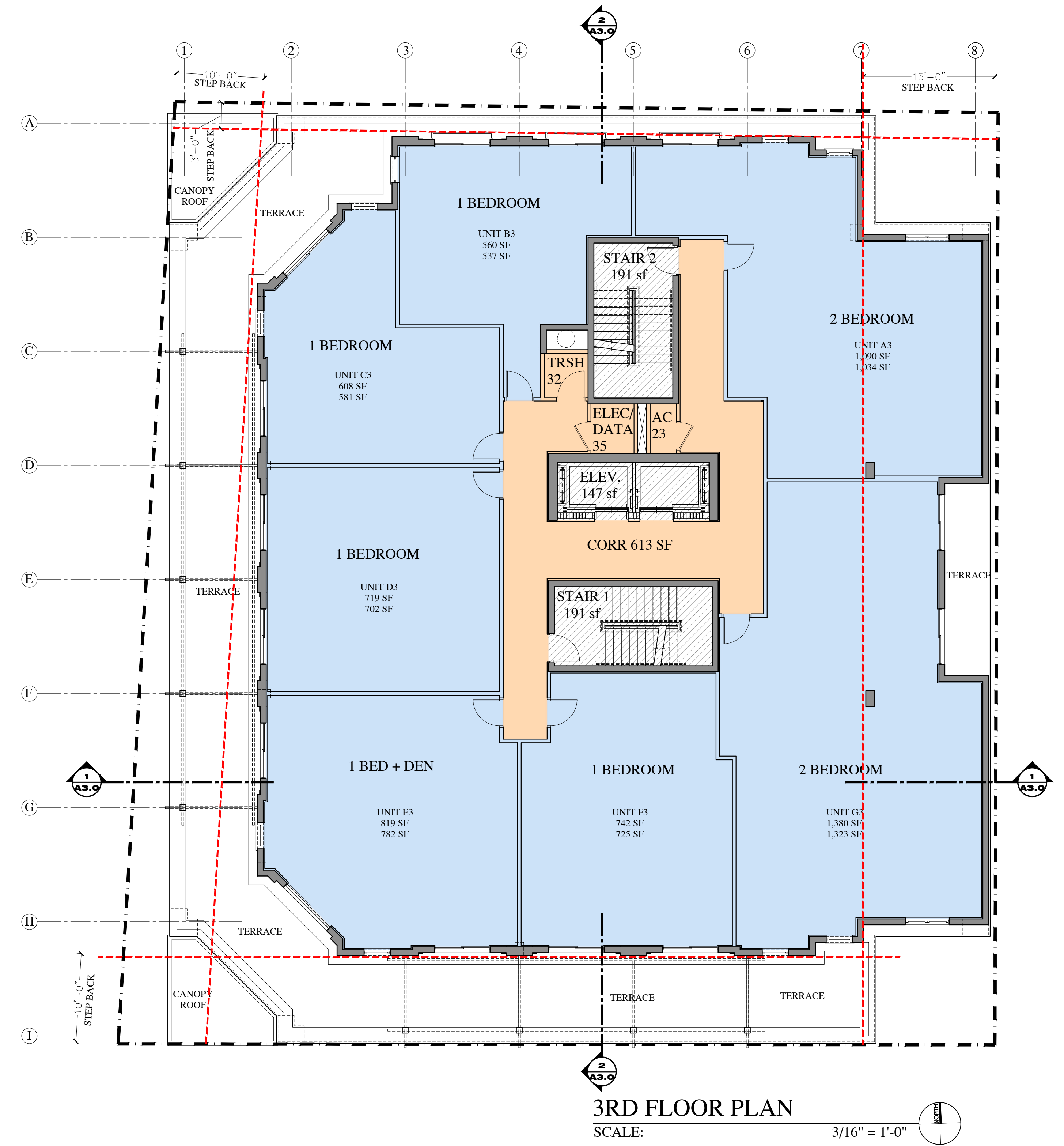
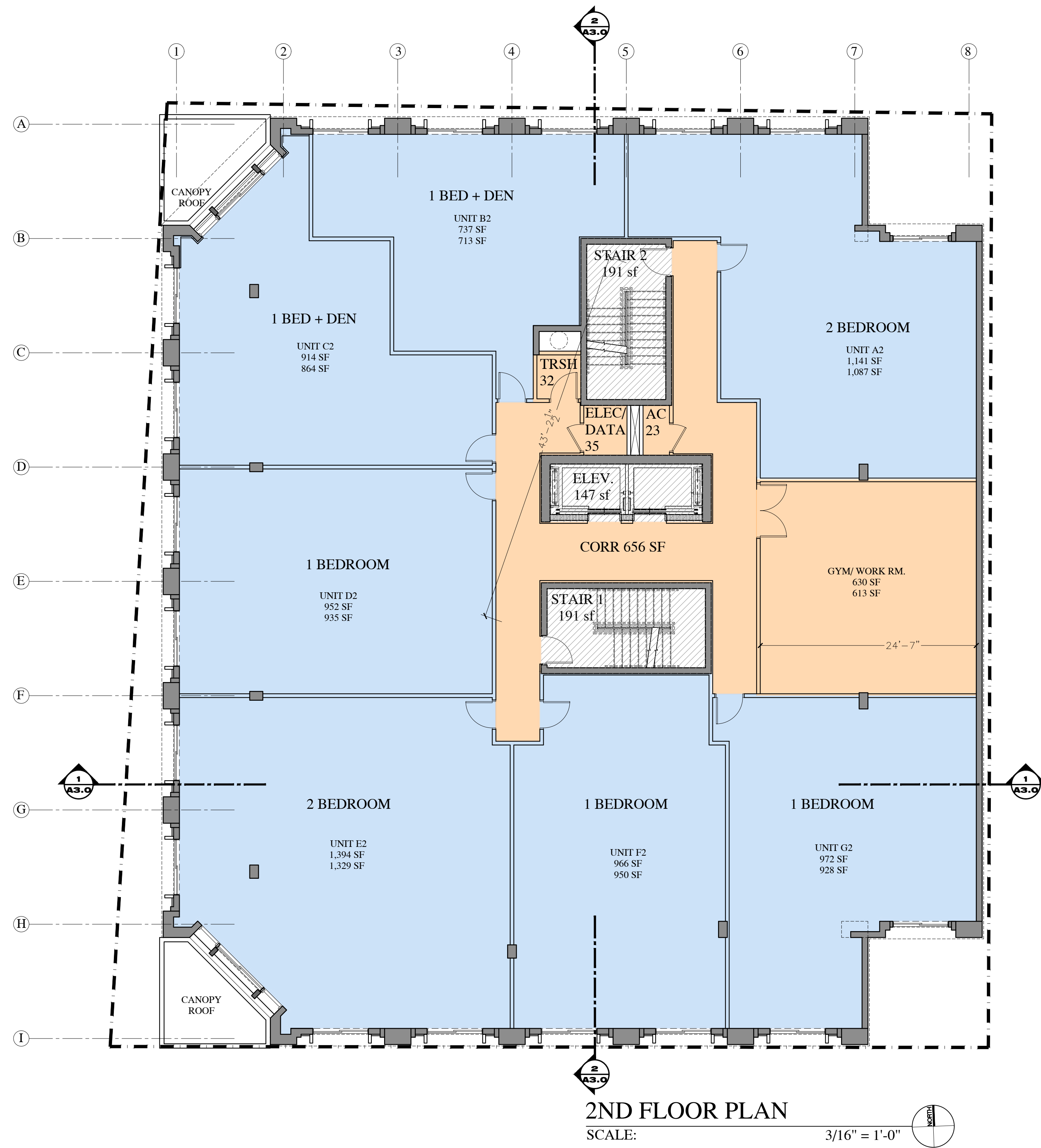
3/16" = 1'-0"



**CONSTELLATION**  
SEEKING ALPHA

**THE BOSCHETTI GROUP**

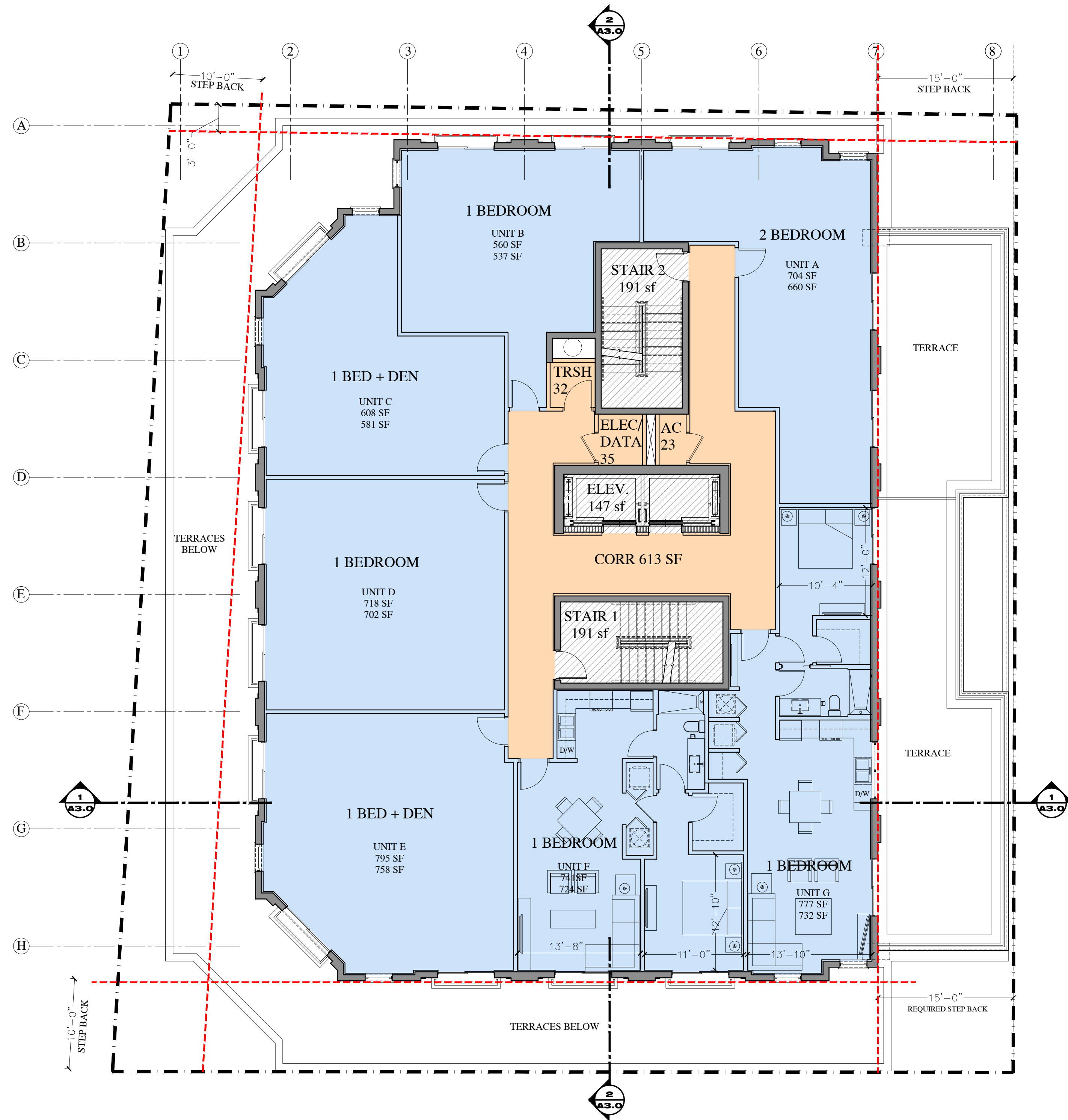
GROUND + MEZZANINE FLOOR PLANS **A1.0**



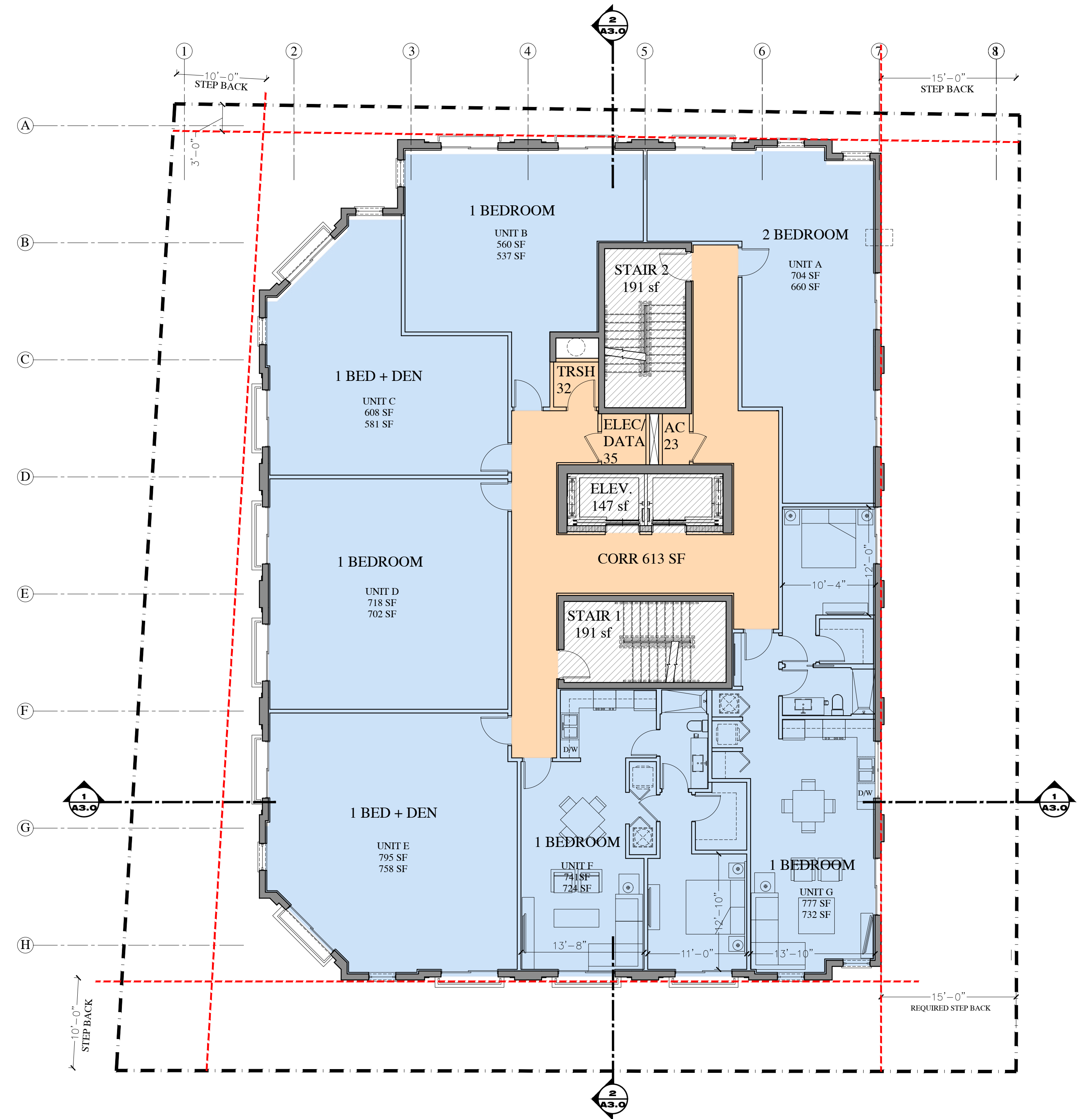
**CONSTELLATION**  
SEEKING ALPHA

**THE BOSCHETTI GROUP**

2ND + 3RD FLOOR PLANS **A1.1**



**4TH - FLOOR PLAN**  
SCALE: 3/16" = 1'-0"



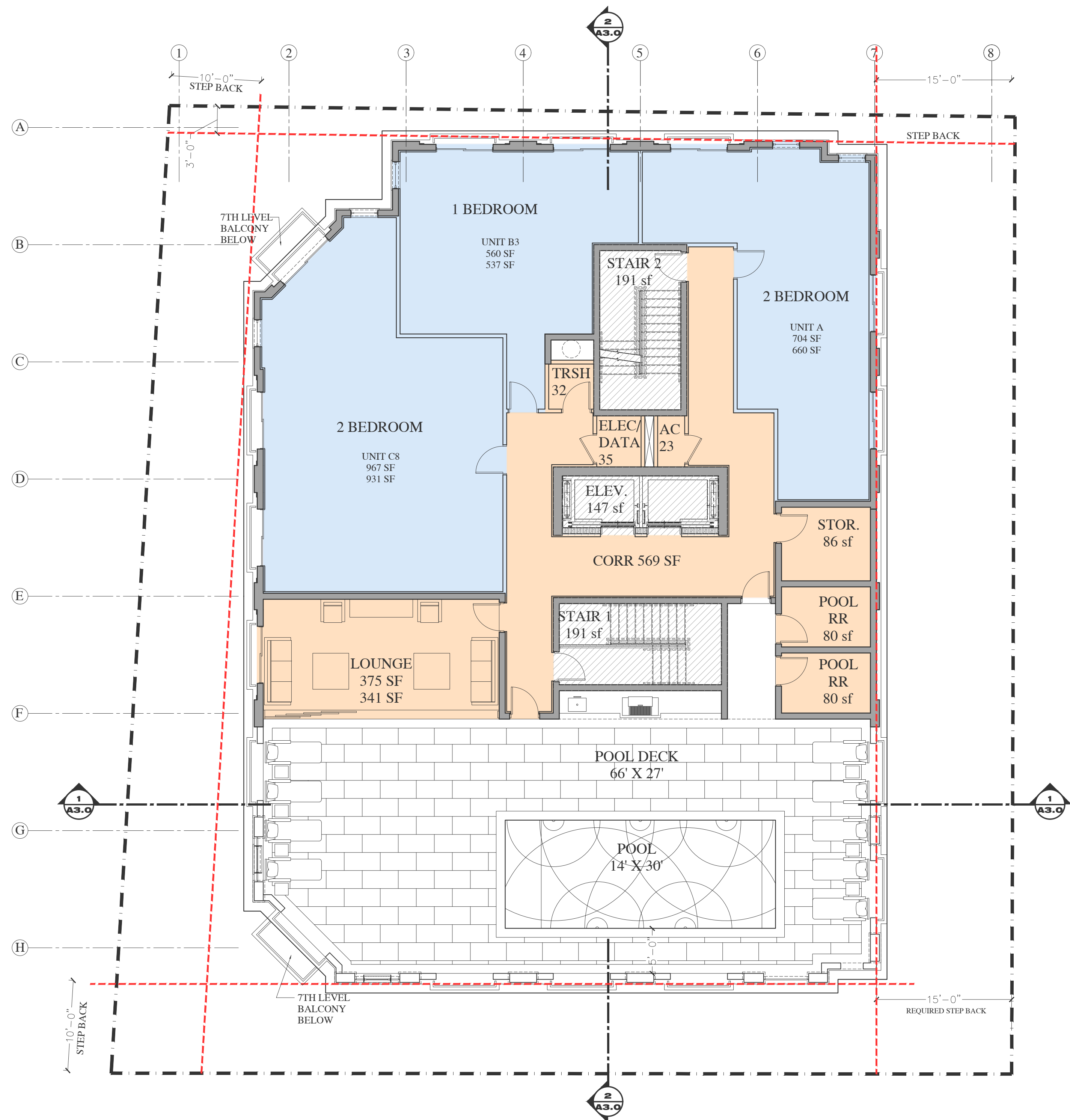
**5TH - 7TH FLOOR PLAN**  
SCALE: 3/16" = 1'-0"



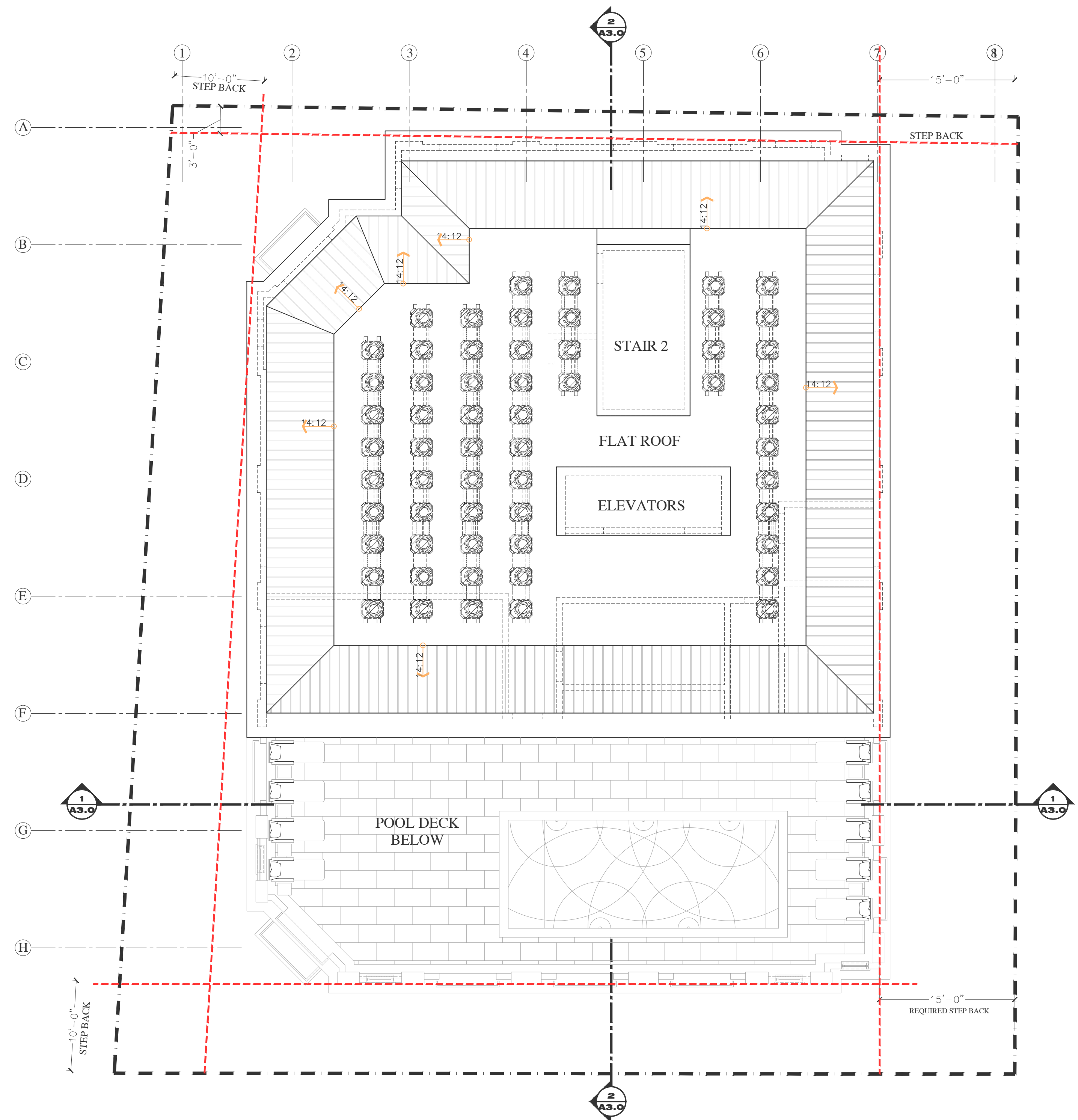
**CONSTELLATION**  
SEEKING ALPHA

**THE BOSCHETTI GROUP**

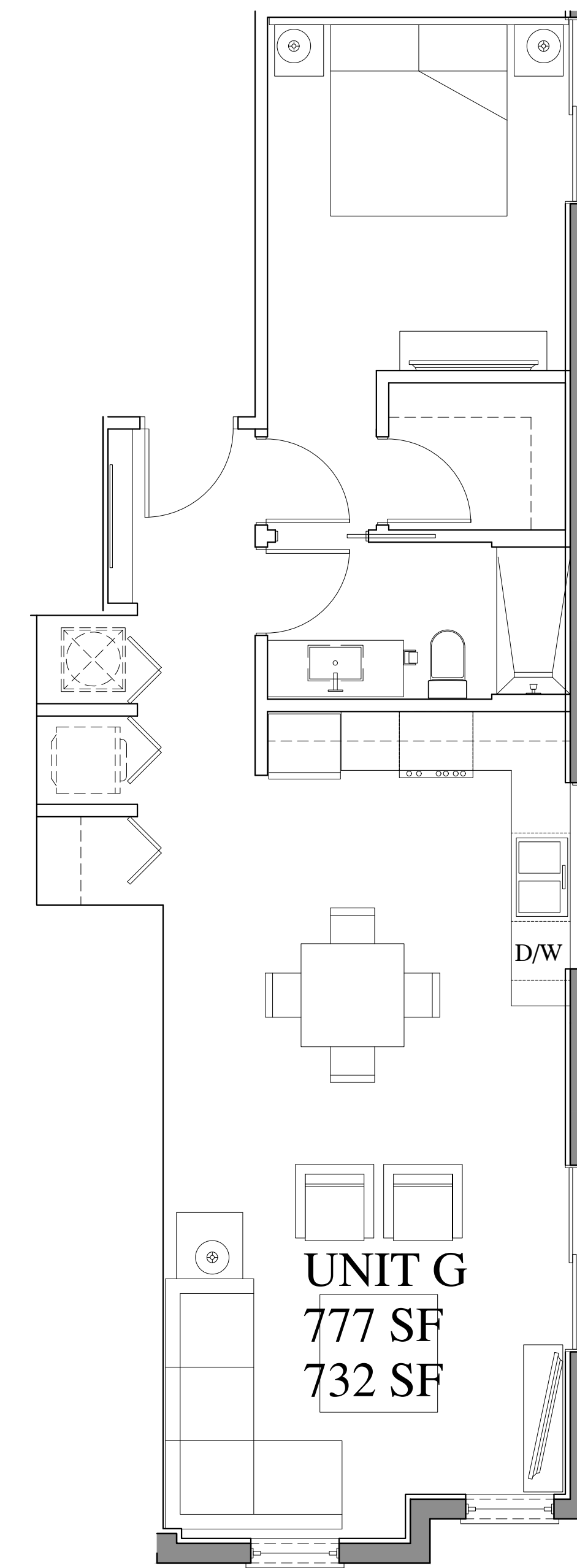
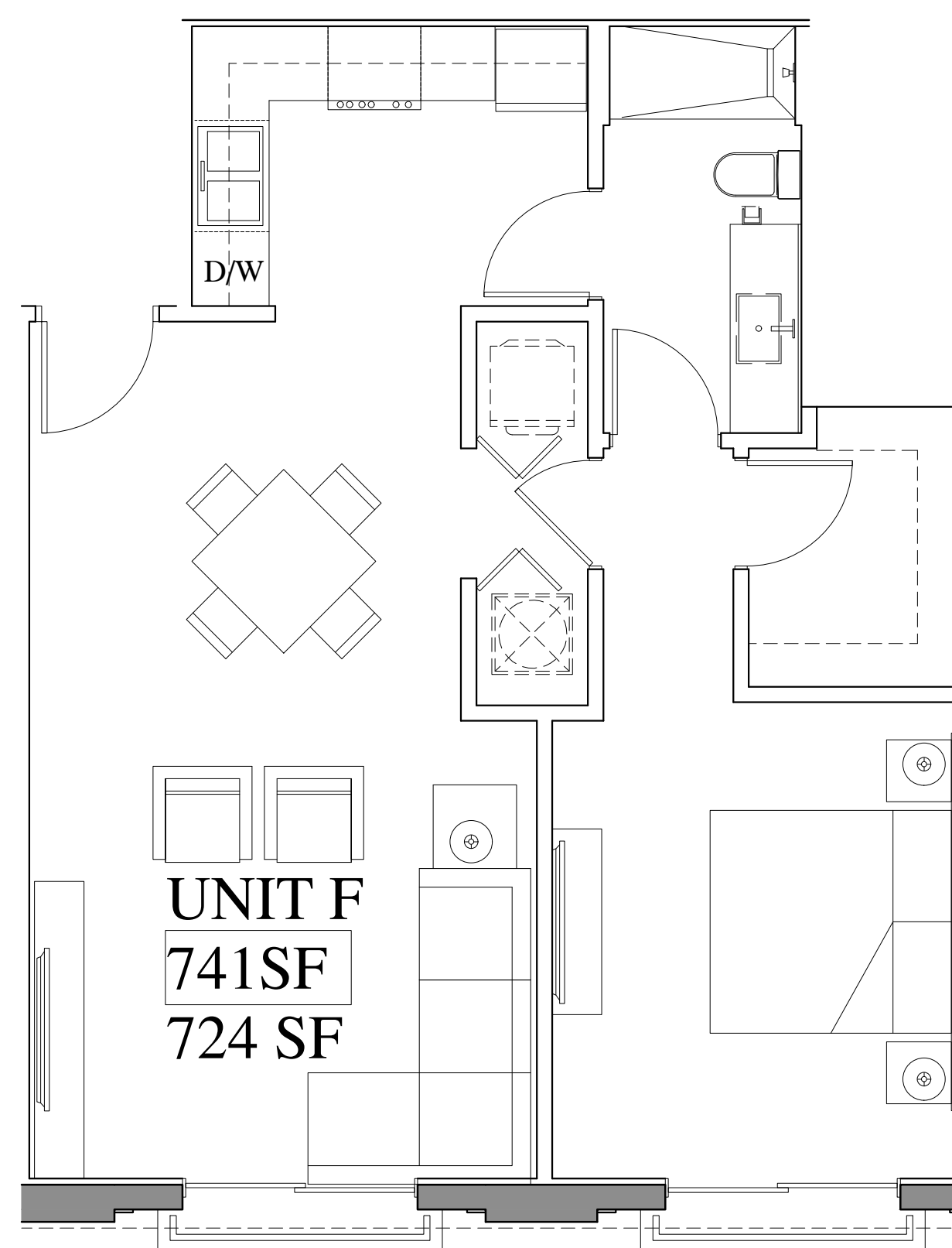
HamedRodriguez  
architects



**8TH FLOOR PLAN**  
SCALE: 3/16" = 1'-0"



**ROOF PLAN**  
SCALE: 3/16" = 1'-0"



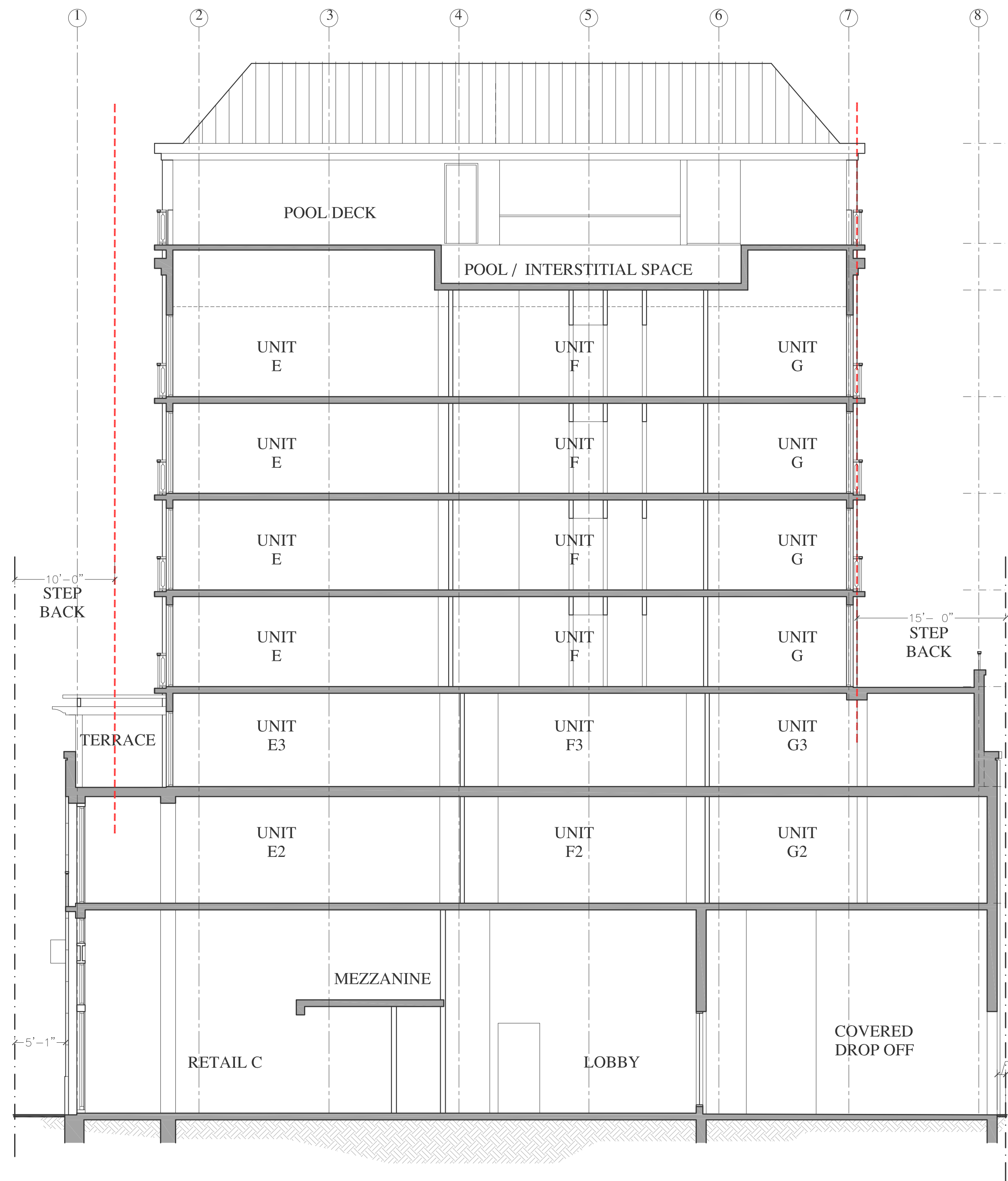
- MATERIAL LEGEND**
1. SMOOTH PAINTED STUCCO
  2. LIMESTONE
  3. BRONZE FINISH BREAK METAL
  4. BRASS FINISH METAL
  5. TERRACOTTA FLAT ROOF TILE
  6. STOREFRONT W/ CLEAR GLASS
  7. CASEMENT W/ CLEAR GLASS
  8. FRENCH DOOR W/ CLEAR GLASS
  9. METAL AWNING





- 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





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



SECTION 2  
SCALE: 3/16" = 1'-0"

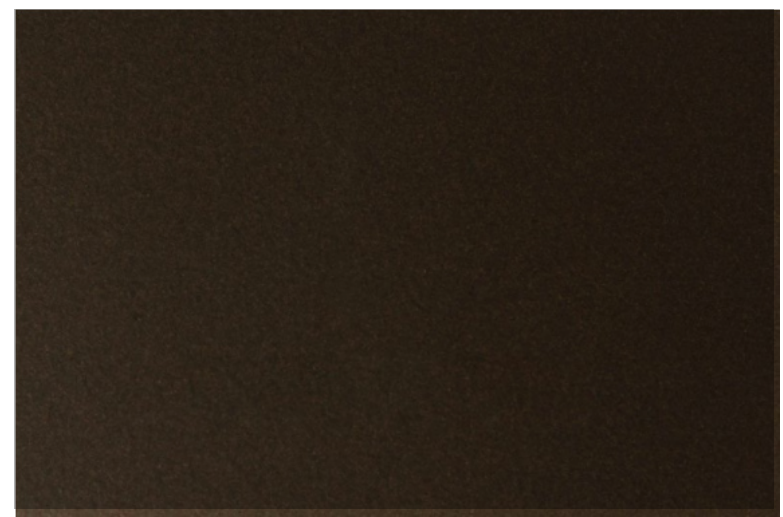
## MATERIALS



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

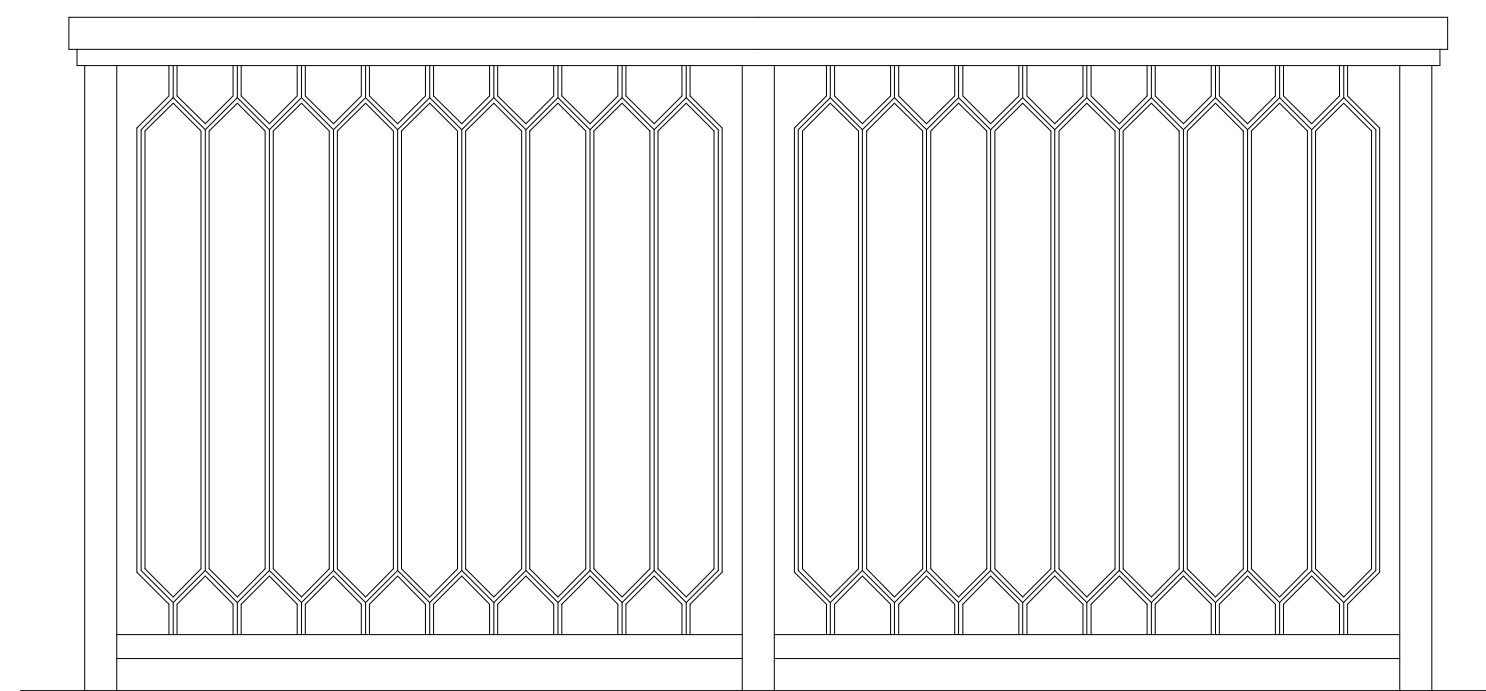


6. DEKTON TILE  
(Nacre Kraftizen Collection)

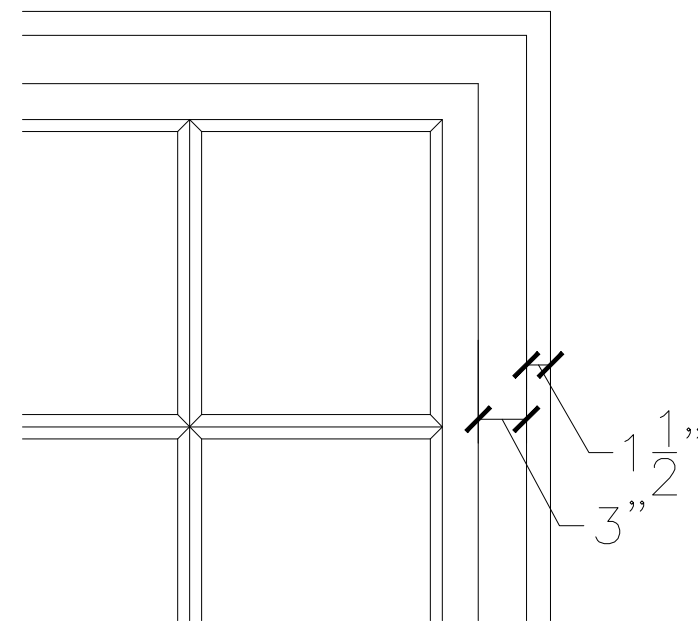


7. NITTERHOUSE Architectural Pavers  
Size: 24" x 36"  
Color: PG-77  
<https://www.nitterhousemasonry.com/our-products/architectural-pavers/>

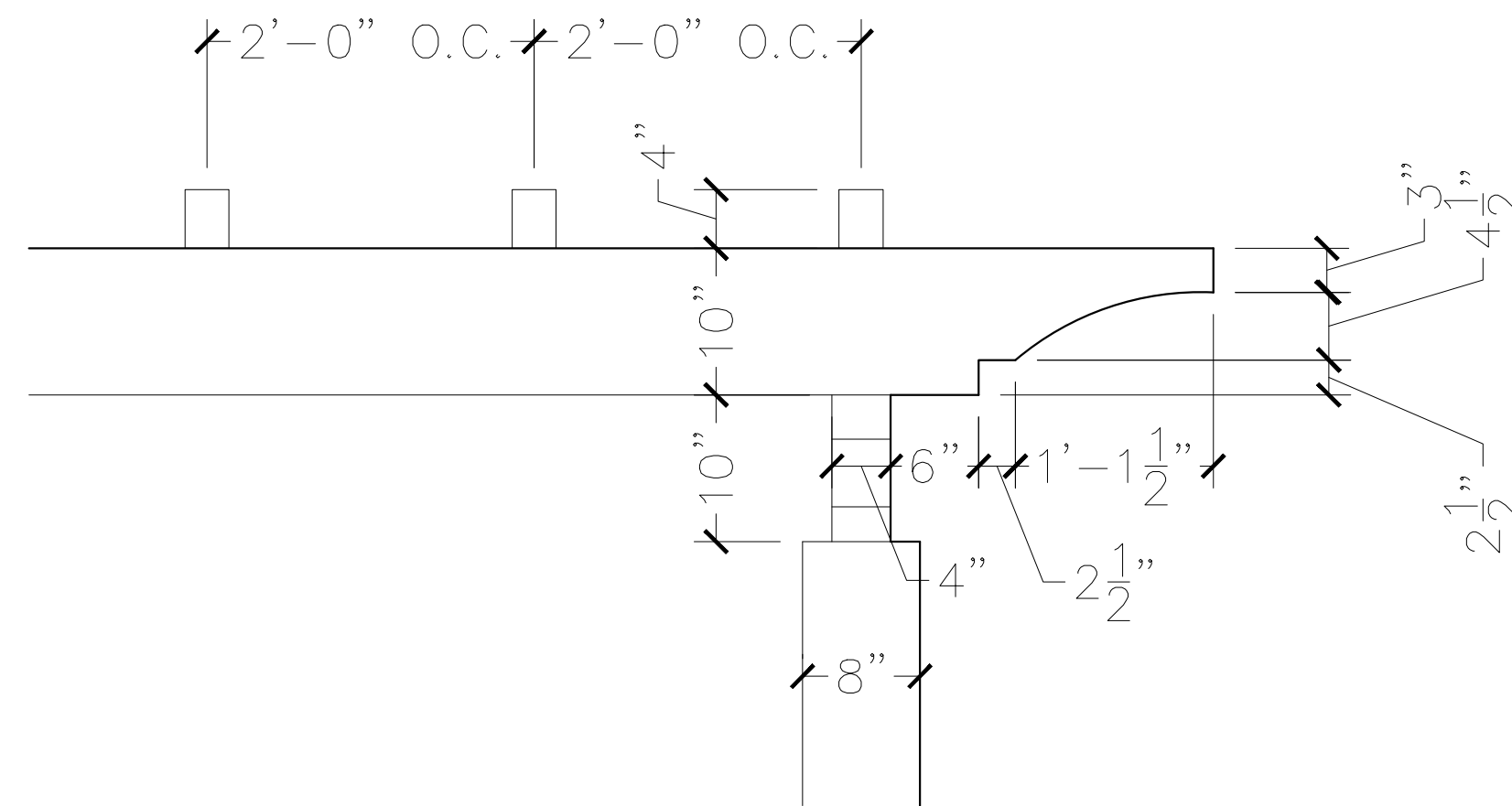




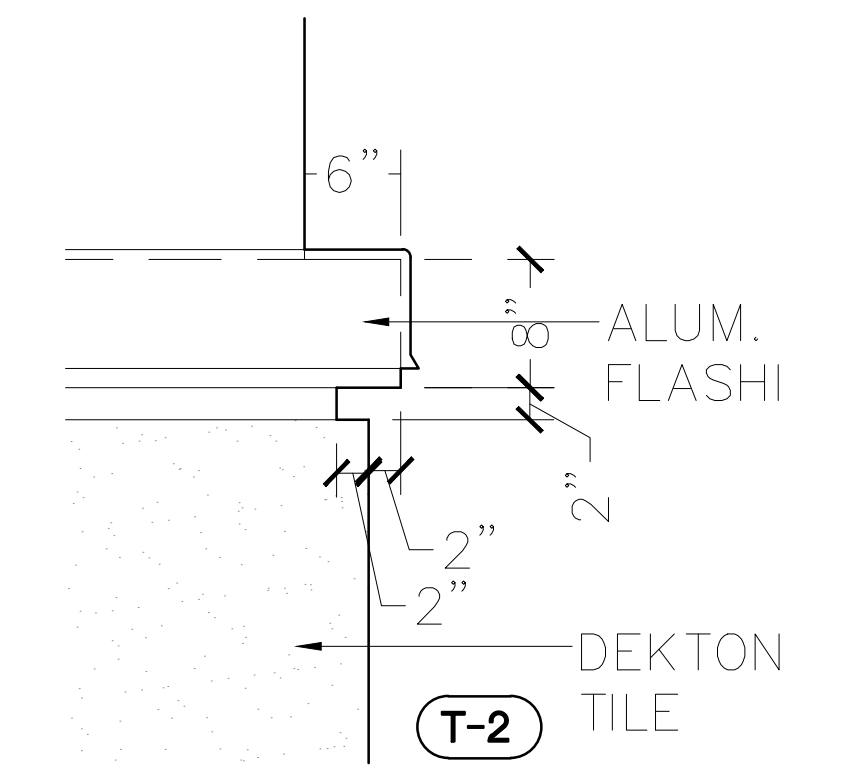
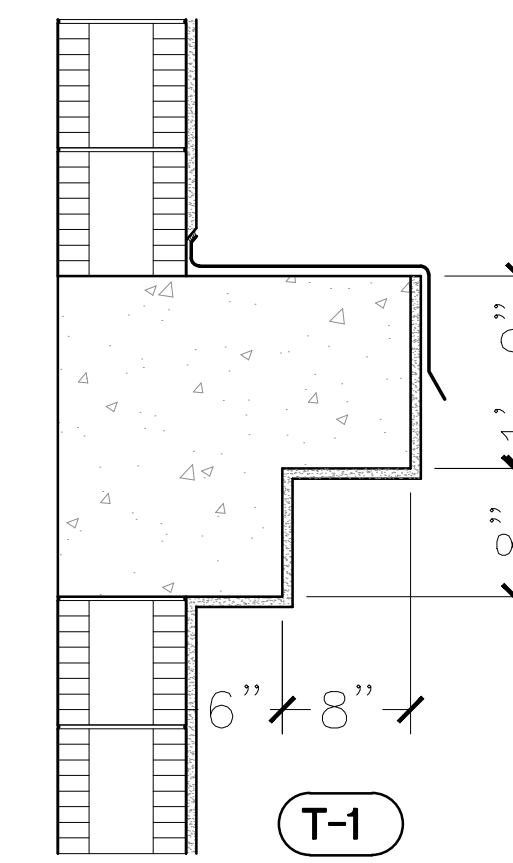
**TYPICAL RAILING**  
SCALE 3/4"=1'-0"



**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	<i>Caesalpinia granadillo</i>	Bridalveil Tree	NO	HIGH	4" CAL Min	Min 16' OA	Min 8'	B&B - Min. 4' clear trunk

**Shrubs & Groundcovers**

154	<i>Ficus microcarpa</i>	Green Island	YES	HIGH	18" OA ht. - 24" O.C.
95	<i>Trachelospermum asiaticum 'Minima'</i>	Asiatic Jasmine	NO	HIGH	1 Gal. x 1"-2" OA HT. - 16" O.C.
AIM	8	<i>Alcantarea imperialis</i>	Imperial Bromeliad	NO	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/landscaping/FYN-Handbook.pdf>. Cypress mulch shall not be used because its harvest degrades cypress wetlands".



**NITTERHOUSE ARCHITECTURAL PAVERS**

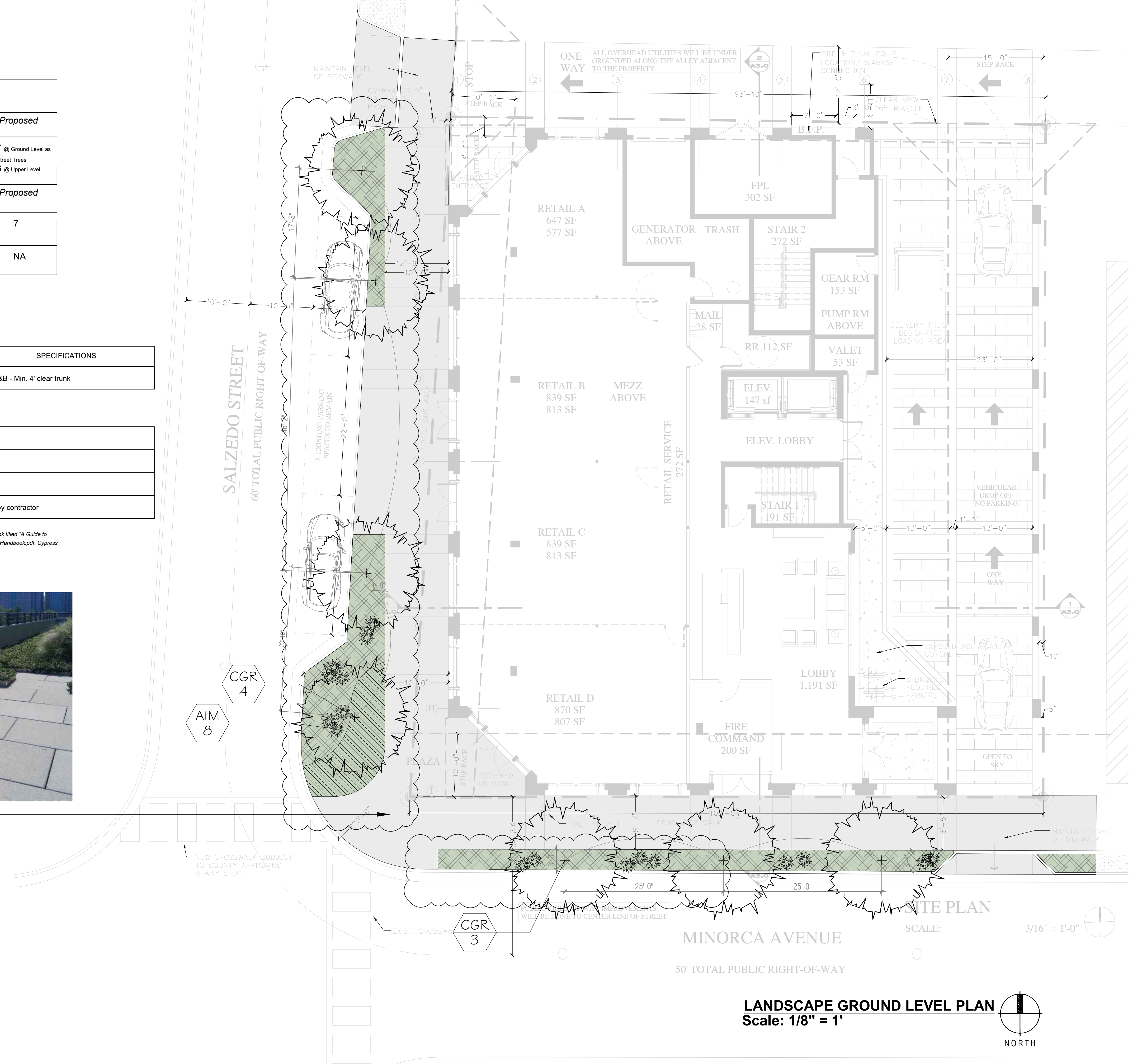
**SIZE 24" X 36"**

**COLOR: PG-77**

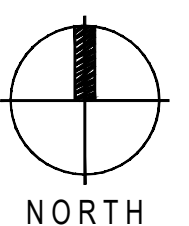
**STRUCTURAL SOIL TO BE UTILIZED  
BELOW GROUND LEVEL PAVEMENT**

**walk**

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



**LANDSCAPE GROUND LEVEL PLAN**  
Scale: 1/8" = 1'



PROPOSED 3RD LEVEL PLANT LIST

Lot Trees & Palms

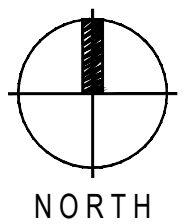
ABB.	QTY	SCIENTIFIC NAME	COMMON NAME	NATIVE	XERIC	SPECIFICATIONS
BPE	9	<i>Bougainvillea peruviana</i>	Bougainvillea	NO	HIGH	25 Gallon



CONCRETE PLANTER 30" X 30"



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



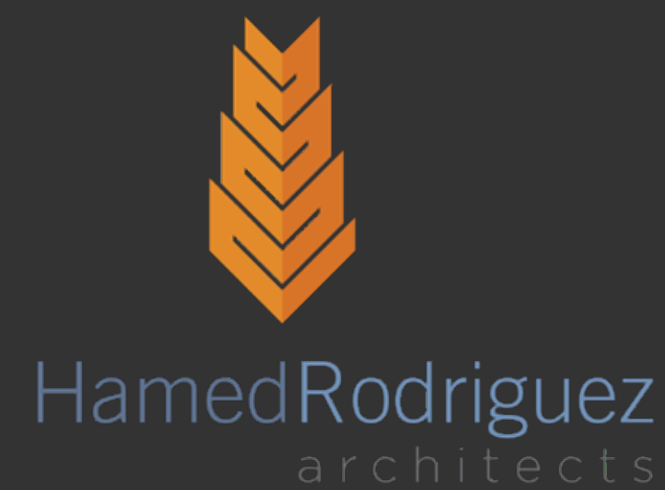
walk

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

CONSTELLATION  
SEEKING ALPHA

THE BOSCHETTI GROUP

LANDSCAPE 3RD LEVEL L1.1

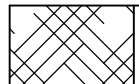


**PROPOSED 8TH LEVEL PLANT LIST**

**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>Dyopsis pembana</i>	Pembana	NO	MED	Minimum: 10' Height OA - Cluster

**Shrubs & Groundcovers**

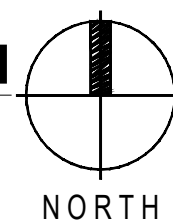
	12	<i>Erodia littoralis</i>	Golden Creeper	YES	MED	18" OA ht. - 24" O.C.
---	----	--------------------------	----------------	-----	-----	-----------------------



**CONCRETE PLANTER:**  
 (3) 36" X 36"  
 (2) 48" X 48"



**LANDSCAPE POOL 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

**CONSTELLATION**  
 SEEKING ALPHA

**THE BOSCHETTI GROUP**

LANDSCAPE POOL LEVEL **L1.2**





HamedRodriguez  
architects

CONSTELLATION  
SEEKING ALPHA

THE BOSCHETTI GROUP

RENDER R0.1





HamedRodriguez  
architects

CONSTELLATION  
SEEKING ALPHA

THE BOSCHETTI GROUP

RENDER R0.2



HamedRodriguez  
architects

CONSTELLATION  
SEEKING ALPHA

THE BOSCHETTI GROUP

RENDER R0.3



HamedRodriguez  
architects

CONSTELLATION  
SEEKING ALPHA

THE BOSCHETTI GROUP

RENDER R0.4





HamedRodriguez  
architects

CONSTELLATION  
SEEKING ALPHA

THE BOSCHETTI GROUP

RENDER R0.6



HamedRodriguez  
architects

CONSTELLATION  
SEEKING ALPHA

THE BOSCHETTI GROUP

RENDER R0.7



EBCO

100 ft



HamedRodriguez  
architects

CONSTELLATION  
SEEKING ALPHA

THE BOSCHETTI GROUP

RENDER R0.8



100 ft



HamedRodriguez  
architects

CONSTELLATION  
SEEKING ALPHA

THE BOSCHETTI GROUP

RENDER R0.9