



# ESPLANADE

PROPOSED MULTIFAMILY PROJECT

BISCAYNE BOULEVARD AND N.E. 112 TH ST  
NORTH MIAMI, FLORIDA 33161



**frances · anillo · toledo, llc**

architecture & planning

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F.A.T. TEAM

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**A-01**

# ORIGINAL ZONING LEGEND

ZONING:	RU-4A / BU-1A	
NET LOT AREA:	266,354 SQ.FT. (6.115 ACRES)	
DENSITY:	ALLOWED	PROVIDED
50 UNITS PER ACRE (6.115 ACRES)	433 UNITS PERMITTED W/25% BONUS FOR WORKFORCE HOUSING	402 UNITS

WORKFORCE UNITS (12.5% OF UNITS PROVIDED)	PROVIDED
1 BEDROOM	20 UNITS
2 BEDROOM	21 UNITS
3 BEDROOM	10 UNITS
TOTAL	51 UNITS

SETBACKS:	REQUIRED	PROVIDED
FRONT YARD (EAST)	50'-10" AS PER SECTION 33-220 MIAMI DADE COUNTY, 99'-8"-35'=64'-8" 40% 64'-8"=25.86' 25.86' +25' =50.86'	133'-1"
REAR YARD (WEST)	31'-0"	58'-0"
SIDE YARD (NORTH, 63 DEGREES)	45'-6"	53'-10"
SIDE YARD (SOUTH, 63 DEGREES)	45'-6"	53'-6"
BETWEEN BUILDINGS	30'-0"	N/A

FLOOR AREA RATIO:	ALLOWED	PROVIDED
FOR 9 STORY BUILDING (2 X LOT AREA)	532,708.00 SQ.FT.	525,000.00 SQ.FT.

PARKING:	REQUIRED	PROVIDED
1 BEDROOM 127 UNITS X 1.5	190.5 SPACES	
2 BEDROOM 239 UNITS X 1.75	418.25 SPACES	
3 BEDROOM 36 UNITS X 2	72 SPACES	
TOTAL	681 SPACES	686 SPACES INCLUDING 76 SPACES (SITE) AND 610 IN PARKING GARAGE
HANDICAP PARKING SPACES:	14 SPACES	14 SPACES INCLUDED IN THE 686 SPACES PROVIDED

OPEN SPACE:	REQUIRED	PROVIDED
RU-4A 40% OF LOT AREA (APPROXIMATE 206,837 SQ.FT.X 0.40)	82,734.8 SQ.FT.	
BU-1A 16% OF LOT AREA (APPROXIMATE 59,517 SQ.FT.X 0.16)	9,552.0 SQ.FT.	
TOTAL	92,286.8 SQ.FT.	95,117.0 SQ.FT.

MINIMUM LOT AREA:	REQUIRED	PROVIDED
	10,000.00 SQ.FT.	266,354.00 SQ.FT.
LOT COVERAGE:	ALLOWED	PROVIDED
40% OF LOT AREA (266,354.00 X 0.4)	106,541.60 SQ.FT.	RESIDENTIAL 55,332.00 SQ.FT. GARAGE 33,451.00 SQ.FT. TOTAL 88,783.00 SQ.FT.

BUILDING HEIGHT:	ALLOWED	PROVIDED
	AS PER SECTION 33-221 MIAMI DADE COUNTY CODE OF ORDINANCES	9 STORIES 99'-8" (TOP OF PARAPET)
BUILDING FINISH FLOOR ELEVATION:	0'-0" = BASE FLOOR ELEVATION + 1'-0"	

# PROPOSED ZONING LEGEND FOR SUBSTANTIAL COMPLIANCE

ZONING LEGEND		
PROPERTY ADDRESS:	11150 BISCAYNE BOULEVARD MIAMI DADE COUNTY, FL.	
LEGAL DESCRIPTION:	<p>PARCEL A: THE NORTH 45.40 FEET OF THE SOUTH 1/2 OF TRACT "A", LESS THE WEST 35 FEET FOR RIGHT-OF-WAY, OF THE REVISED PLAT OF SEARENTO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 34, PAGE 21, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.</p> <p>PARCEL B: PARCEL 1: THE PART OF THE SOUTH 1/2 OF TRACT "A" OF REVISED PLAT OF SEARENTO, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 34, PAGE 21, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WEST LINE OF BISCAYNE BOULEVARD WHICH POINT IS 55.07 FEET WEST OF THE CENTER LINE OF BISCAYNE BOULEVARD AND 50 FEET SOUTH OF THE NORTHEAST CORNER OF SAID SOUTH 1/2 OF TRACT "A" OF SEARENTO, THENCE RUN WEST PARALLEL WITH AND 45.40 FEET SOUTH OF THE NORTH LINE OF THE SAID SOUTH 1/2 OF TRACT "A" A DISTANCE OF 794.41 FEET TO THE WEST LINE OF THE SAID SOUTH 1/2 OF TRACT "A"; THENCE RUN SOUTH AND ALONG THE WEST LINE OF SAID SOUTH 1/2 OF TRACT "A" OF SEARENTO A DISTANCE OF 119.65 FEET TO THE SOUTHWEST CORNER OF SAID SOUTH 1/2 OF TRACT "A" OF SEARENTO; THENCE RUN EAST AND ALONG THE SOUTH LINE OF SAID SOUTH 1/2 OF TRACT "A" TO THE WEST LINE OF BISCAYNE BOULEVARD; THENCE RUN NORTHEASTERLY AND ALONG THE WEST LINE OF BISCAYNE BOULEVARD A DISTANCE OF 131.73 FEET MORE OR LESS TO THE POINT OF BEGINNING.</p> <p>PARCEL 2: BEGINNING AT A POINT 825 FEET SOUTH OF THE NORTHWEST CORNER OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 52 SOUTH, RANGE 42 EAST, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF THE SOUTH 1/2 OF TRACT "A" OF SEARENTO ACCORDING TO THE REVISED PLAT THEREOF, RECORDED IN PLAT BOOK 34, PAGE 21 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE RUN SOUTH ALONG THE WEST LINE OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 52 SOUTH, RANGE 42 EAST A DISTANCE OF 47.4 FEET; THENCE RUN EAST A DISTANCE OF 717.90 FEET MORE OR LESS TO THE WEST LINE OF BISCAYNE BOULEVARD WHICH SAID POINT ON THE WEST LINE OF BISCAYNE BOULEVARD IS 55.05 FEET WEST OF THE CENTER LINE OF BISCAYNE BOULEVARD; THENCE RUN NORTHEASTERLY AND ALONG THE WEST LINE OF BISCAYNE BOULEVARD 53.09 FEET TO THE SOUTHEAST CORNER OF THE SOUTH 1/2 OF TRACT "A" OF SEARENTO; THENCE RUN WEST AND ALONG THE SOUTH LINE OF SAID SOUTH 1/2 OF TRACT "A" OF SEARENTO TO THE SOUTHWEST CORNER OF SAID SOUTH 1/2 OF TRACT "A" OF SEARENTO, BEING THE POINT OF BEGINNING; SAID TRACT OF LAND BEING IN THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 52 SOUTH, RANGE 42 EAST. LESS: THAT PORTION OF THE PROPERTY CONVEYED TO MIAMI-DADE COUNTY BY DEED RECORDED IN OFFICIAL RECORDS BOOK 9031, PAGE 1929, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.</p>	
ZONING:	RU-4A / BU-1A	
NET LOT AREA:	266,354 SQ.FT. (6.115 ACRES)	

DENSITY:	ALLOWED	PROVIDED
50 UNITS PER ACRE (6.115 ACRES)	433 UNITS PERMITTED W/25% BONUS FOR WORKFORCE HOUSING	402 UNITS

WORKFORCE UNITS (12.5% OF UNITS PROVIDED)	PROVIDED
1 BEDROOM	24 UNITS
2 BEDROOM	24 UNITS
3 BEDROOM	3 UNITS
TOTAL	51 UNITS

MINIMUM LOT AREA:	REQUIRED	PROVIDED
	10,000.00 SQ.FT.	266,354.00 SQ.FT.

FLOOR AREA RATIO:	ALLOWED	PROVIDED
FOR 8 STORY BUILDING (1.8 X LOT AREA) ENCLOSED BALCONIES	479,437.20 SQ.FT. 5,953.46 SQ.FT.	438,400.00 SQ.FT. 5,953.46 SQ.FT.
TOTAL S.F. PROVIDED	444,353.46 SQ.FT.	

PARKING:	REQUIRED	PROVIDED
1 BEDROOM 167 UNITS X 1.5	250.5 SPACES	
2 BEDROOM 232 UNITS X 1.75	406 SPACES	
3 BEDROOM 3 UNITS X 2	6 SPACES	
TOTAL	663 SPACES	663 SPACES INCLUDING 74 SPACES (SITE) AND 589 IN PARKING GARAGE

HANDICAP PARKING SPACES:	14 SPACES	14 SPACES INCLUDED IN THE 663 SPACES PROVIDED
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OPEN SPACE:	REQUIRED	PROVIDED
RU-4A 40% OF LOT AREA (APPROXIMATE 206,837 SQ.FT.X 0.40)	82,734.8 SQ.FT.	
BU-1A 16% OF LOT AREA (APPROXIMATE 59,517 SQ.FT.X 0.16)	9,552.0 SQ.FT.	
TOTAL	92,286.8 SQ.FT.	132,727.00 SQ.FT.

LOT COVERAGE:	ALLOWED	PROVIDED
40% OF LOT AREA (266,354.00 X 0.4)	106,541.60 SQ.FT.	RESIDENTIAL 54,800.00 SQ.FT. GARAGE 31,300.00 SQ.FT. TOTAL 86,100.00 SQ.FT.

BUILDING HEIGHT:	ALLOWED	PROVIDED
	AS PER SECTION 33-221 MIAMI DADE COUNTY CODE OF ORDINANCES	8 STORIES 91'-0" (TOP OF PARAPET)

BUILDING FINISH FLOOR ELEVATION:	0'-0" = 9.00' NGVD	
SETBACKS:	REQUIRED	PROVIDED
FRONT YARD (EAST)	50'-10" AS PER SECTION 33-220 MIAMI DADE COUNTY, 99'-8"-35'=64'-8" 40% 64'-8"=25.86' 25.86' +25' =50.86'	135'-0"
REAR YARD (WEST)	31'-0"	58'-0"
SIDE YARD (NORTH, 63 DEGREES)	40'-5"	54'-0"
SIDE YARD (SOUTH, 63 DEGREES)	40'-5"	54'-0"
BETWEEN BUILDINGS	30'-0"	N/A

TYPE FLOOR	A-1	A-2	A-3	B-1	B-2	B-3	B-4	B-5	C-1	TOTAL
	1Bed /1Bath (680 s.f.) *	1Bed /1Bath (720 s.f.) *	1Bed /1Bath (710 s.f.) *	2Bed /2Bath (980 s.f.) *	2Bed /2Bath (1,015 s.f.) *	2Bed /2Bath (1,005 s.f.) *	2Bed /2Bath (990 s.f.) *	2Bed /2Bath (1,145 s.f.) *	3Bed /2Bath (1,425 s.f.) *	
GROUND	16	1	1	19	0	1	0	0	1	39
2ND	20	1	1	23	4	1	0	0	1	51
3RD	20	1	1	24	4	1	0	0	1	52
4TH	20	1	0	24	4	1	1	1	0	52
5TH	20	1	0	24	4	1	1	1	0	52
6TH	20	1	0	24	4	1	1	1	0	52
7TH	20	1	0	24	4	1	1	1	0	52
8TH	20	1	0	24	4	1	1	1	0	52
TOTAL UNITS	156	8	3	186	28	8	5	5	3	402
%	38.80%	2%	0.75%	46.26%	6.96%	2%	1.24%	1.24%	0.75%	
TOTAL RENTABLE	106,080 s.f.	5,760 s.f.	2,130 s.f.	182,280 s.f.	28,420 s.f.	8,040 s.f.	4,950 s.f.	5,725 s.f.	4,275 s.f.	347,660 s.f.

\* SQUARE FOOT NUMBERS ARE APPROXIMATE AND DEPICT AVERAGE UNIT SIZES FOR REFERENCE PURPOSES ONLY.

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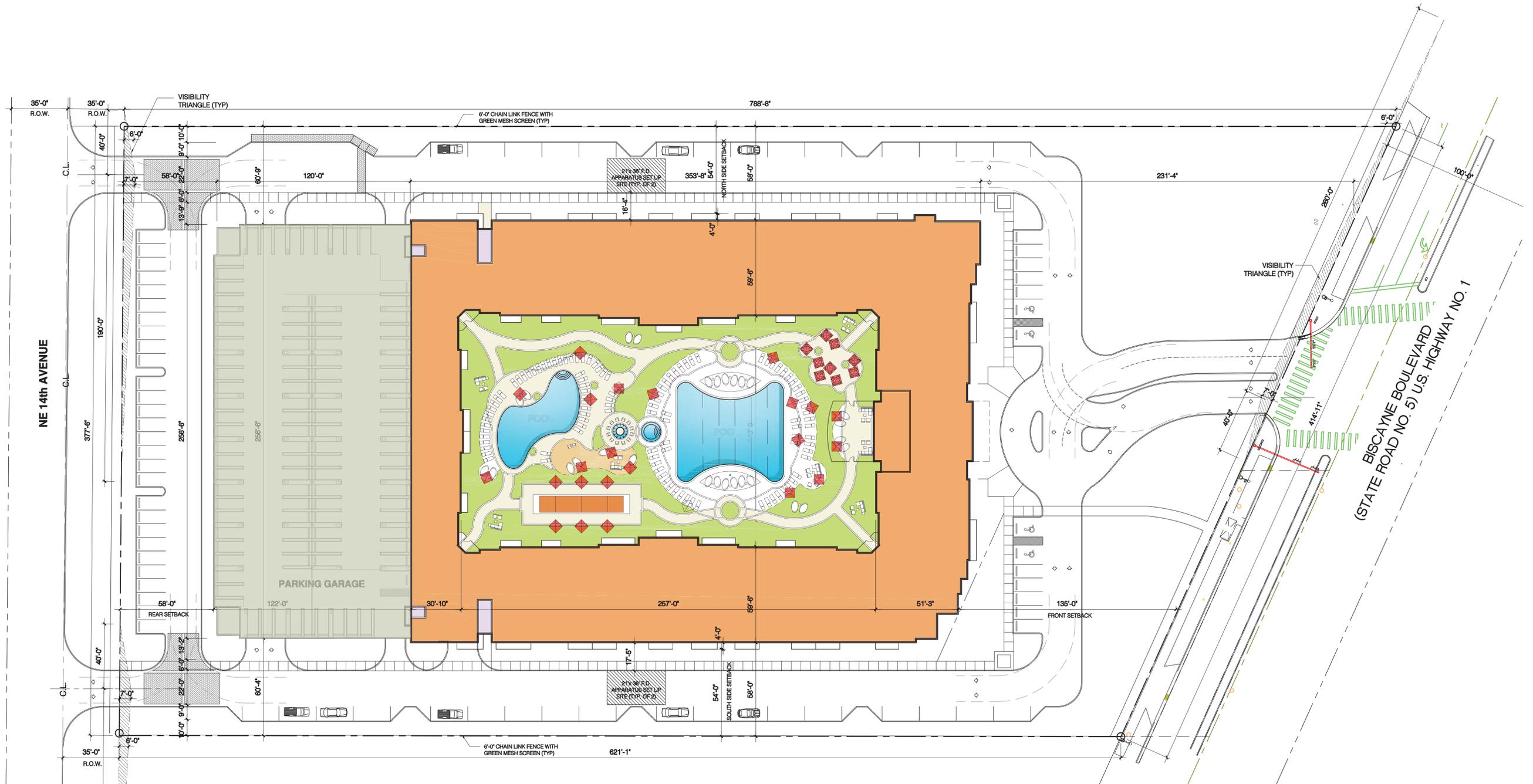
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A-02



**Site Plan**

SCALE 1" = 30'-0"



LANDSCAPE TREES SHOWN ON SCHEMATIC SITE PLAN ARE FOR PRESENTATION PURPOSES ONLY. REFER TO LANDSCAPE PLANS FOR ACTUAL PLANTING DESIGN.

FOR DRIVEWAY DIMENSIONS REFER TO SHEET A-2.1a  
 FOR PARKING DETAILS REFER TO SHEET A-6.1



**Location Plan**

NOT TO SCALE



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