



GABLES STATION
DEVELOPMENT REVIEW COMMITTEE 12-29-15
251 S. DIXIE HWY. CORAL GABLES, FL

A DEVELOPMENT BY NP-INTERNATIONAL, USA

GABLES STATION

251 S. DIXIE HIGHWAY,
 CORAL GABLES, FL

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 1221 Brickell Avenue 6800 SW 81st Street
 Suite 400 Miami, FL 33143
 Miami, Florida 33131 United States
 United States United States
 Tel 305.535.7743 Tel 305.665.9688

△ Date Description

December 29th, 2015

Walter Trujillo, AIA, REG. FL. NO. AR96188

**NOT FOR
 CONSTRUCTION**

Project Name
 GABLES STATION

Project Number
 06.8843.021

Description

Scale

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T.O.C.

SECTION 1



Client Number: 41229.00001
 Writer's Direct Dial Number: (305) 376-6061
 Writer's E-Mail Address: mgarcia-serra@gunster.com

December 30, 2015

VIA HAND DELIVERY

Mr. Ramon Trias
 Planning and Zoning Director
 City of Coral Gables
 427 Biltmore Way, 2nd Floor
 Coral Gables, FL 33134

Re: "Gables Station" / 215 and 251 South Dixie Highway / Statement of Use

Dear Mr. Trias:

On behalf of NP International USA, LLC, (the "Applicant"), we respectfully submit this Statement of Use in connection with the enclosed Development Review Committee application for site plan review of a proposed mixed use development to be located at 251 and 215 South Dixie Highway (the "Property"). The Property is identified by the following Miami-Dade County Tax Folio Numbers: 03-4120-026-0010, 03-4120-027-0010, and 03-4120-027-0020. The Applicant is the contract purchaser of the Property and proposes to demolish the existing one-story structure and to construct a new mixed use development tentatively named "Gables Station," (the "Project"), on the approximately 4.31 acre site. The Property has frontages on South Dixie Highway, Ponce de Leon Boulevard, and South Grand Avenue.

Pursuant to the City's Future Land Use Map ("FLUM"), the relevant section of which is attached as **Exhibit A**, the Property is designated Industrial, and pursuant to the City's Zoning Map, the relevant section of which is attached as **Exhibit B**, the Property is zoned as Industrial and within the South Industrial Mixed Use Overlay District. The existing one-story structure has been determined to not have any historic significance by the Coral Gables Historical Resources Department. Accordingly, we believe that redevelopment of this Property is overdue, desirable, and of mutual benefit to the City and the Applicant.

The purpose of this letter is to request Level 1 review of the proposed project by the Development Review Committee. The land use and zoning approvals necessary for the project will include: (1) a change of the Property's land use designation from "Industrial" to "Mixed Use;" (2) the rezoning of the Property from Industrial (I) to Commercial (C) and its removal from the South Industrial Mixed-Use Overlay District; (3) the approval of a mixed use site plan;

Mr. Ramon Trias
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and (4) text amendments to the Site Specific regulations so as to permit a maximum height of 155 feet, a density of 128.5 units/acre, and the deletion of certain setback restrictions. A copy of the proposed Zoning Code Text Amendment is attached as **Exhibit C** to this letter.

Specifically, the Applicant is proposing a mixed use residential/hotel/retail project, which will be composed of three towers with a maximum height of 155 feet with approximately 168 hotel units totaling 111,583 square feet, 554 luxury condominium residences, and 87,900 square feet of retail space (the "Project"). The Project is also premised upon the inclusion of an abutting 30-foot-wide strip of property owned by Miami-Dade County (the "County"), which is currently leased to the City and which we are requesting to be subleased to the applicant and is part of the Right of Way for the Metrorail public rail transit service ("MetroRail Right of Way Property") as part of the Project site. The Applicant is proposing to improve the Metrorail Right of Way Property with public amenities that will be incorporated into the proposed "Underline" pedestrian and bicycle path improvements which will be open to and for the use of the general public.

We respectfully submit that the proposed mixed use site plan complies with the applicable conditional use criteria as set forth in Section 3-408 of the Zoning Code as follows:

A. The proposed conditional use is consistent with and furthers the goals, policies, and objectives of the Comprehensive Plan and furthers the purposes of these regulations and other City ordinances and actions designed to implement the Comprehensive Plan.

The development is consistent with the Comprehensive Plan and will help realize the following goals, objectives, and policies thereof:

Goal FLU-1. Protect, strengthen, and enhance the City of Coral Gables as a vibrant community ensuring that its neighborhoods, business opportunities, shopping, employment centers, cultural activities, historic value, desirable housing, open spaces, and natural resources make the City a very desirable place to work, live, and play.

Objective FLU-1.7. When amendments to the Zoning Code are processed, discourage the proliferation of urban sprawl by including a regulatory framework for encouraging future infill and redevelopment within existing developed areas. In drafting the infill/redevelopment program, the City shall coordinate public and private resources necessary to initiate needed improvements and/or redevelopment within these areas.

Policy FLU-1.7.1. Encourage effective and proper high quality development of the Central Business District, the Industrial District and the University of Miami employment centers which offer potential for local employment in proximity to protected residential neighborhoods.

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Objective FLU-1.11. Maintain a pattern of overall low density residential use with limited medium and high density residential uses in appropriate areas to preserve the low intensity and high quality character of the residential neighborhoods.

Objective DES-1.1. Preserve and promote high quality, creative design and site planning that is compatible with the City's architectural heritage, surrounding development, public spaces and open spaces.

Policy DES-1.1.2. Provide for rigorous design guidelines, standards, and review processes via the City's Zoning Code that ensure high quality design of buildings and spaces.

Objective DES-1.2. Preserve the Coral Gables Mediterranean design and architecture.

Policy DES-1.2.1. Continue the award of development bonuses and/or other incentives to promote Coral Gables Mediterranean design character providing for but not limited to the following: creative use of architecture to promote public realm improvements and pedestrian amenities; provide a visual linkage between contemporary architecture and the existing and new architectural fabric; encourage landmark opportunities; and creation of public open spaces.

Policy MOB-1.1.1. Promote mixed use development to provide housing and commercial services near employment centers, thereby reducing the need to drive.

Policy MOB-1.1.2. Encourage land use decisions that encourage infill, redevelopment, and reuse of vacant or underutilized parcels that support walking, bicycling, and public transit use.

Policy MOB-1.1.3. Locate higher density development along transit corridors and near multimodal stations.

B. The available use to which the property may be put is appropriate to the property that is subject to the proposed conditional use and compatible with existing and planned uses in the area.

The proposed mixed residential, retail and hotel use is appropriate and compatible with the surrounding area, which is characterized by relatively new residential and retail uses and is designated for further mixed use development. This property is one of the largest redevelopment sites in the City and is in a key "gateway" location.

C. The proposed conditional use does not conflict with the needs and character of the neighborhood and the City.

The proposed development will not conflict with the needs and character of the neighborhood and City; instead it will be complimentary as discussed above.

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D. The proposed conditional use will not adversely or unreasonably affect the use of other property in the area.

The proposed development will enhance the other properties in the area by increasing property values, providing new customers for existing business, and new retail options for existing residents. It will also better utilize a severely underutilized site which has been a vast barren surface parking lot along one of the busiest roadways in the City for most of the City's history.

E. The proposed use is compatible with the nature, condition and development of adjacent uses, buildings and structures and will not adversely affect the adjacent uses, buildings or structures.

The proposed mixed use is compatible with adjacent uses, buildings, and structures and will not have an adverse impact on them as discussed above.

F. The parcel proposed for development is adequate in size and shape to accommodate all development features.

The parcel is more than adequate to accommodate the development.

G. The nature of the proposed development is not detrimental to the health, safety and general welfare of the community.

The proposed development is not detrimental to the health, safety and general welfare of the community. None of the residential and retail uses proposed constitute nuisances or noxious uses.

H. The design of the proposed driveways, circulation patterns and parking is well designed to promote vehicular and pedestrian circulation.

The proposed development has been designed to carefully address traffic related issues including circulation, parking and pedestrian traffic and the public amenities proposed to be incorporated into the Underline will be a major catalyst to improve pedestrian activity not only in the City but throughout all of Miami-Dade County.

I. The proposed conditional use satisfies the concurrency standards of Article 3, Division 13 and will not adversely burden public facilities, including the traffic-carrying capacities of streets, in an unreasonable or disproportionate manner.

The proposed project will comply with the City's concurrency standards. A concurrency impact statement is included along with this submittal.

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Exhibit A

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We are confident that Gables Station will be a "game changing" type project not just for the City but for all of Miami-Dade County. At long last, the City will have a high quality hotel in close proximity to the Village of Merrick Park, vacant parking lots which have been a longtime scar along one of the major traffic arteries of the City will be converted into the largest single new addition into the City's exciting and emerging mixed use district and the first ever full segment of the ambitious Underline project will come to fruition in the City Beautiful. Coral Gables will, as it has so many other times in the past on varying issues, lead the way in providing this new greenbelt for pedestrians and cyclists through the heart of Miami-Dade County.

Accordingly, we respectfully request your favorable consideration of this application and look forward to working with you on this exciting project. If you have any questions, please do not hesitate to contact me at (305) 376-6061. Thank you for your attention to this matter.

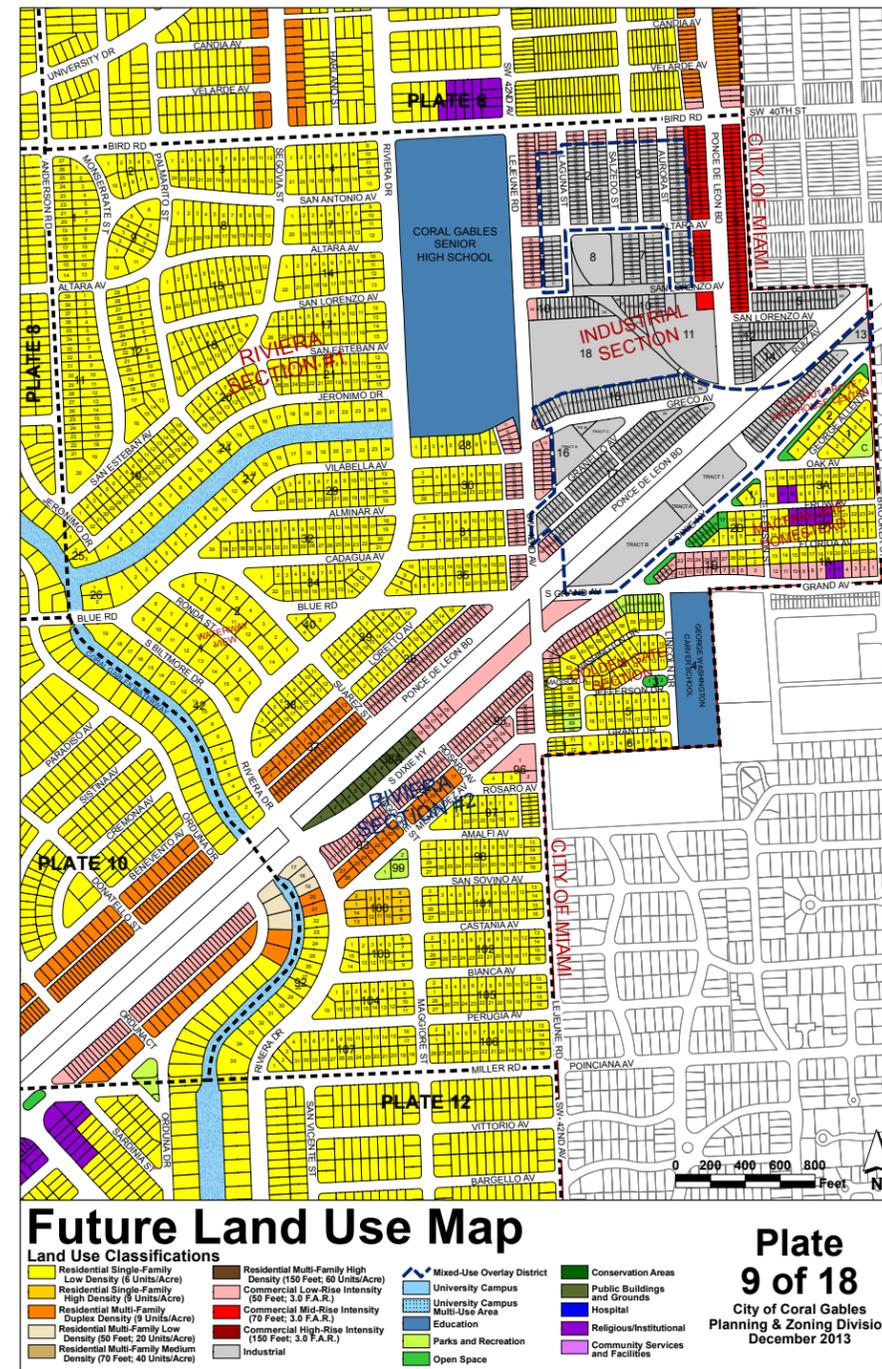
Sincerely,

Mario Garcia-Serra
Mario Garcia-Serra

cc: Mr. Brent Reynolds
Mr. Lou Dorso
Mr. Walter Trujillo

Enclosures

MIA_ACTIVE 4403715.1



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Exhibit B

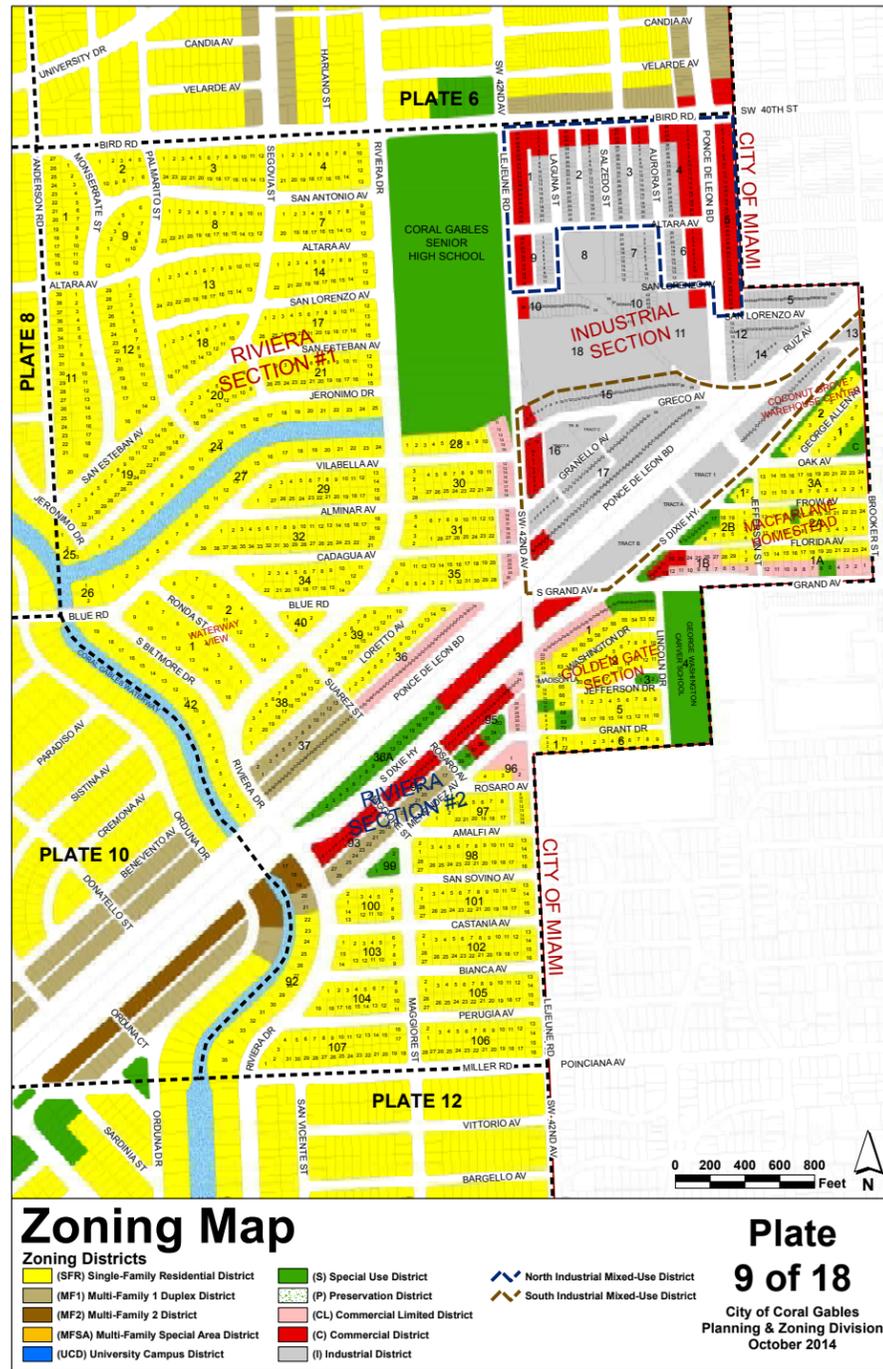


Exhibit C

Section A-66 – MacFarlane Homestead.

- ***
- C. Height of buildings.
- No commercial, residential, or mixed use buildings and/or structures shall be erected or altered on the following described property to exceed ~~six (6) stories or seventy-two (72) one hundred and fifty-five (155) feet in height, whichever is less:~~
 MacFarlane Homestead and St. Albans Park.
 - Tracts A and B, Block 5.
 - Tract 1.

- ***
- E. Setbacks-Minimum front.
- ~~On all building sites abutting Grand Avenue Twenty (20) feet from Grand Avenue.~~

- ***
- G. Density
- On the following properties, a maximum residential density of 128.5 units/acre shall be permitted:
 MacFarlane Homestead and St. Albans Park
 - Tracts A and B, Block 5.
 - Tract 1.

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SECTION 2

| | | | |
|---|--------|--------------------------|---|
|  | Level | 1 | Development Review Committee Application |
| | Review | planning@coralgables.com | 305.460.5211 |

Preamble

The Development Review Committee (DRC) is an administrative and technical committee which reviews policy and technical issues raised by a development project. The DRC is intended to streamline and coordinate the review of the development process by identifying, addressing, providing input, advice and comments regarding all applicable provisions and regulations. The review of the projects and comments on development proposals by the DRC shall not be construed to be an approval of any project presented to the Committee.

Application review request

The undersigned applicant(s)/agent(s)/property owner(s) request(s) Level One (1) Development Review Committee consideration and review for the following application(s) (please check all that apply):

- Abandonment and Vacations
- Annexation
- Comprehensive Plan Map Amendment - Small Scale
- Comprehensive Plan Map Amendment - Large Scale
- Conditional Use with Site Plan
- Conditional Use without Site Plan
- Coral Gables Mediterranean Architectural Design Special Locational Site Plan
- Development Agreement
- Development of Regional Impact
- Development of Regional Impact - Notice of Proposed Change
- Mixed Use Site Plan
- Planned Area Development Designation and Site Plan
- Planned Area Development Major Amendment
- Separation/Establishment of a Building Site
- Site Plan
- Subdivision Review for a Tentative Plat and Variance
- Transfer of Development Rights Receiving Site Plan
- University Campus District Modification to the Adopted Campus Master Plan
- Zoning Code Map Amendment
- Other: Zoning Code Text Amendment to Site Specific Regulations

Property information

Street address of the subject property: 215 and 251 South Dixie Highway

Property/project name: Gables Station

Current land use classification(s): Industrial

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| | | | |
|---|--------|--------------------------|---|
|  | Level | 1 | Development Review Committee Application |
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Current zoning classification(s): (I) Industrial District

Proposed land use classification(s) (if applicable): Mixed Use

Proposed zoning classification(s) (if applicable): (C) Commercial District

Previous use(s)/current use(s) of the property/building(s): Vacant / Parking Lot

Proposed use(s) of the property/building(s): Mixed Use Development, including hotel, retail and residential

Size of property (square feet/acres) Approximately 4.31 acres

Total non-residential (i.e., commercial, office, etc.) floor area (total square feet/FAR): 3.5

Total number of residential units per acre and total number of unit's 128.5 units per acre / 554 units

Estimated cost of the existing/proposed building/project: \$160,000,000

Application(s) and date(s) of all previous City of Coral Gables submittals and type of actions related to existing/proposed building/project:

Board of Architects Approval/Permit issued AB-10-11-2958; Ord. No. 1862; Res. No. 2013-125; 2013-126

All of the above approvals were in connection with a previously approved retail project named "Gables Station."

Project Legal Description: Lot(s): See attached survey.

Block(s): See attached survey.

Section(s): See attached survey.

Listing of all folio numbers for subject property:

03-4120-027-0020; 03-4120-027-0010; 03-4120-026-0010

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| | 1 | 427 Biltmore Way, 2 nd Floor, Coral Gables, Florida 33134 | |
| Review | planning@coralgables.com | 305.460.5211 | |

General information

Applicant(s)/Agent(s) Name(s): Mario Garcia-Serra

Telephone Contact No: (305) 376-6061 Fax No. _____ Email mgarcia-serra@gunster.com

Mailing Address: 600 Brickell Ave, Suite 3500, Miami, FL 33131

 (City) (State) (ZIP Code)

Property Owner(s) Name(s): Gables Station LLC

Telephone Contact No: (305) 854-2800 Fax No. _____ Email jberkowitz@berkowitzdev.com

Mailing Address: 2655 South Bayshore Drive, Suite 1200, Coconut Grove, FL 33133

 (City) (State) (ZIP Code)

Applicant
 Property Owner(s) Name(s): NP International USA, LLC

Telephone Contact No: (952) 767-7500 Fax No. _____ Email breynolds@np-international.com

Mailing Address: 2903 Salzedo St, Coral Gables, FL 33134

 (City) (State) (ZIP Code)

Project Architect(s) Name(s): Gensler

Telephone Contact No: (305) 350-7063 Fax No. _____ Email walter_trujillo@gensler.com

Mailing Address: 801 Brickell Avenue, Suite 2280, Miami, FL 33131

 (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:

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Application requirements and supporting information

Application submittal dates and meeting dates. Applications for the DRC shall be submitted in no later the first Friday of each month to be scheduled for the same monthly DRC meeting. DRC meetings are held the last Friday of each month, 9:30 a.m. City Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida 33134. Applicants and/or agents shall be required to attend the meeting to present the application request and respond to City Staff questions. All applications shall be complete at time of submittal.

Preapplication Conference Requirements. A Pre-application Conference is required with the Planning and Zoning Division in advance of 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.
- Statement of use and/or cover letter.
- DRC Application.
- Aerial.
- Photographs of property, adjacent uses and/or streetscape.
- Property survey and legal description.
- Zoning chart and supporting information (including on-street parking analysis).
- Site Plan.
- Landscape plan and vegetation assessment.
- Architectural/building elevations.
- Building floor plans.
- Pedestrian amenities and streetscape plan.
- Lighting plan and signage plan.
- Underground utilities plan and/or statement.
- Ordinances, resolutions, covenants, development agreements, etc. previously granted for the property.
- Historical significance letter.
- City Concurrency Impact Statement (CIS).
- Traffic study.
- Name and contact information for property owner, applicant, architect, attorney, etc.
- City of Coral Gables Annual Registration Application and Issue Application Lobbyist forms.
- Warranty deed.
- Application fee equal to one tenth of one percent (.001) of the estimated total building construction cost as determined by the City (\$100.00 minimum fee and \$10,000.00 maximum fee). Payment shall be in check form, payable to the City of Coral Gables. Submit copy of check.
- Other: _____

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Posting of the property. The City shall provide a City approved sign to the applicant to post the subject property advising of the DRC meeting date. The public notice posting shall be in accordance with the Zoning Code. The sign shall be installed by the applicant 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.

Application submittal requirements

- Hard copies. Sixteen (16) hard copies of the entire application shall be submitted including all the items identified in the pre-application conference. Plans and drawings shall be in 11" x 17" format.
- Digital media copies.
 - Two (2) compact discs (CDs) of the entire application including all items identified in the Pre-application Conference. The documents provided in the digital media copy shall be the same size (11" x 17" max for plans and drawings) and in the same order as the hard copy submittal. The total file size shall not exceed 30 MB. All discs shall be labeled "DRC Application" and include the applicant(s) name, project name and date of submittal.
 - One (1) compact disc (CDs) of all drawings, plans, etc. in AutoCAD format.

Applicant/agent/property owner/architect affirmation and consent

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

- Submission of the following:
 - Warranty deed/tax record as proof of ownership for all properties considered as a part of the application request; or
 - 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.
- This request, application, application supporting materials and all future supporting materials complies with all provisions and regulations of the Zoning Code, Comprehensive Land Use Plan and Code of Ordinances of the City of Coral Gables unless identified and approved as a part of this application request or other previously approved applications. Applicant understands that any violation of these provisions renders the application invalid.
- That all the information contained in this application and all documentation submitted herewith is true to the best of (my) (our) knowledge and belief.
- 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.
- 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.
- All representatives of the application have registered with and completed lobbyist forms for the City of Coral Gables City Clerk's office.
- Understand that under Florida Law, all the information submitted as part of the application are public records.

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|---|--------------------------|--|--|
|  | Level | Development Review Committee Application | |
| | 1 | 427 Biltmore Way, 2 nd Floor, Coral Gables, Florida 33134 | |
| Review | planning@coralgables.com | 305.460.5211 | |

- The subject property will be posted with a City approved public notice sign. The public notice posting is in accordance with the Zoning Code. The sign shall be installed by the applicant 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.
- The application will not be heard unless the Applicant and/or agent is present at the DRC meeting.

| | |
|---|---|
| Applicant(s)/Agent(s) Signature: <i>Mario Garcia-Serra</i> | Applicant(s)/Agent(s) Print Name: Mario Garcia-Serra |
| Address: 600 Brickell Ave, Suite 3500, Miami, FL 33131 | |
| Telephone: (305) 376-6061 | Fax: |
| Email: mgarcia-serra@gunster.com | |
| NOTARIZATION | |
| STATE OF FLORIDA/COUNTY OF | |
| The foregoing instrument was acknowledged before me this <u>15th</u> day of <u>December</u> by <u>Mario Garcia-Serra</u> (Signature of Notary Public - State of Florida) | |
|   | |
| (Print, Type or Stamp Commissioned Name of Notary Public) | |
| <input checked="" type="checkbox"/> Personally Known OR <input type="checkbox"/> Produced Identification; Type of Identification Produced _____ | |

GABLES STATION

251 S. DIXIE HIGHWAY,
CORAL GABLES, FL

Gensler

MAIN OFFICE Tel 415.433.3700
2 Harrison Street Fax 415.836.4599
Suite 400
San Francisco, CA 94105
United States

SATELLITE OFFICE
801 Brickell Ave.
Suite 2300
Miami, Florida 33131
United States
Tel 305.350.7070
Fax 305.350.7071

M. Arthur Gensler Jr. & Associates
FL Lic. No. AA0002837

Kimley-Horn Geomatics Designs, Inc.
1221 Brickell Avenue 6800 SW 81st Street
Suite 400 Miami, FL 33143
Miami, Florida 33131 United States
United States Tel 305.665.9688
Tel 305.535.7743

△ Date Description

December 29th, 2015

Walter Trujillo, AIA, REG. FL. NO. AR96188

**NOT FOR
CONSTRUCTION**

Project Name

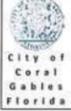
GABLES STATION

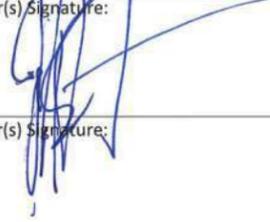
Project Number

06.8843.021

Description

Scale

| | | |
|---|--------------------|--|
|  | Level | Development Review Committee Application 427 Biltmore Way, 2 nd Floor, Coral Gables, Florida 33134 planning@coralgables.com 305.460.5211 |
| | 1 Review | |

| | |
|---|--|
| Property Owner(s) Signature:  | Property Owner(s) Print Name: Jeffery Berkowitz, Gables Station LLC |
| Property Owner(s) Signature: | Property Owner(s) Print Name: |
| Property Owner(s) Signature: | Property Owner(s) Print Name: |

Address: 2655 South Bayshore Drive, Suite 1200, Coconut Grove, FL 33133

Telephone: (305) 854-2400 Fax:

Email: jberkowitz@berkowitzdev.com

NOTARIZATION

STATE OF FLORIDA/COUNTY OF
 The foregoing instrument was acknowledged before me this 23 day of December 2015 by Jeffrey L. Berkowitz
 (Signature of Notary Public - State of Florida)

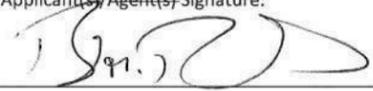




(Print, Type or Stamp Commissioned Name of Notary Public)
 Personally Known OR Produced Identification; Type of Identification Produced _____

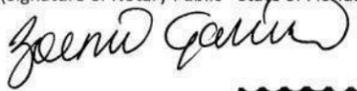
| | | |
|---|--------------------|--|
|  | Level | Development Review Committee Application 427 Biltmore Way, 2 nd Floor, Coral Gables, Florida 33134 planning@coralgables.com 305.460.5211 |
| | 1 Review | |

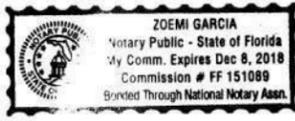
- The subject property will be posted with a City approved public notice sign. The public notice posting is in accordance with the Zoning Code. The sign shall be installed by the applicant ten (10) days prior to the meeting and shall not be removed until after the meeting, at which time it is the applicant's responsibility to remove the sign.
- The application will not be heard unless the Applicant and/or agent is present at the DRC meeting.

| | |
|---|--|
| Applicant(s)/Agent(s) Signature:  | Applicant(s)/Agent(s) Print Name: Brent Reynolds NP International USA, LLC |
| Address: 2903 Salzedo St, Coral Gables, FL 33134 | |
| Telephone: (952) 767-7500 | Fax: |
| Email: breynolds@np-international.com | |

NOTARIZATION

STATE OF FLORIDA/COUNTY OF
 The foregoing instrument was acknowledged before me this 18th day of December by Brent Reynolds
 (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 _____

GABLES STATION

251 S. DIXIE HIGHWAY,
CORAL GABLES, FL

Gensler

MAIN OFFICE Tel 415.433.3700
 2 Harrison Street Fax 415.836.4599
 Suite 400
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Kimley-Horn Geomantic Designs, Inc.
 1221 Brickell Avenue Suite 400
 Miami, Florida 33131 United States
 United States Tel 305.665.9688
 Tel 305.535.7743

| Date | Description |
|---------------------|-------------|
| December 29th, 2015 | |

Walter Trujillo, AIA, REG. FL. NO. AR96188

**NOT FOR
CONSTRUCTION**

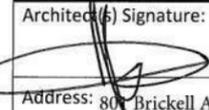
Project Name
GABLES STATION

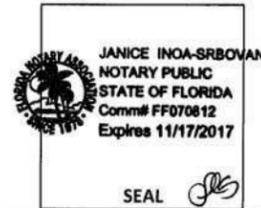
Project Number
06.8843.021

Description

Scale

| | | |
|---|-------------|--|
|  | Level | Development Review Committee Application 427 Biltmore Way, 2 nd Floor, Coral Gables, Florida 33134 planning@coralgables.com 305.460.5211 |
| | 1 Review | |

| | |
|---|--------------------------|
| Architect(s) Signature: | Architect(s) Print Name: |
|  | Walter Trujillo, Gensler |
| Address: 800 Brickell Ave, Suite 2290, Miami, FL 33131 | |
| Telephone: (305) 350-7063 | Fax: |
| Email: walter_trujillo@gensler.com | |



NOTARIZATION

STATE OF FLORIDA/COUNTY OF
 The foregoing instrument was acknowledged before me this 17 day of Dec. by 2015
 (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 FL Driver's License



Our File Number: 000041229.00001
 Writer's Direct Dial: (305) 376-6061
 Writer's E-Mail Address: MGarcia-Serra@gunster.com

December 30, 2015

VIA HAND DELIVERY

Mr. Ramon Trias
 Planning and Zoning Director
 City of Coral Gables
 427 Biltmore Way, 2nd Floor
 Coral Gables, Florida 33134

Re: **"Gables Station" / 251 South Dixie Highway / Art in Public Places Statement**

Dear Mr. Trias:

The "Gables Station" project anticipates that it will be providing the Code required Art in Public Places contribution of 1% of hard construction costs to the City prior to issuance of a building permit for the project. If you have any questions, please contact me at (305) 376-6061.

Sincerely,

PP: 
 Mario Garcia-Serra

MIA_ACTIVE 4421145.1

GABLES STATION

251 S. DIXIE HIGHWAY,
 CORAL GABLES, FL

Gensler

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 Miami, Florida 33131 United States
 United States Tel 305.665.9688
 Tel 305.535.7743

| Date | Description |
|---------------------|-------------|
| December 29th, 2015 | |

Walter Trujillo, AIA, REG. FL. NO. AR96188

NOT FOR CONSTRUCTION

Project Name

GABLES STATION

Project Number

06.8843.021

Description

Scale

SECTION 3



CONTEXT PLAN

SCALE: N.T.S.

Site Section

GABLES STATION

251 S. DIXIE HIGHWAY,
CORAL GABLES, FL

Gensler

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Tel 305.535.7743

| Date | Description |
|------|-------------|
|------|-------------|

December 29th, 2015

Walter Trujillo, AIA, REG. FL. NO. AR96188

**NOT FOR
CONSTRUCTION**

Project Name

GABLES STATION

Project Number

06.8843.021

Description

Scale

SP 1.0



AERIAL PHOTO
SCALE: N.T.S.

GABLES STATION

251 S. DIXIE HIGHWAY,
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Tel 305.535.7743

| Date | Description |
|------|-------------|
|------|-------------|

| | |
|---------------------|--|
| December 29th, 2015 | |
|---------------------|--|

Walter Trujillo, AIA, REG. FL. NO. AR96188

**NOT FOR
CONSTRUCTION**

Project Name
GABLES STATION

Project Number
06.8843.021

Description

Scale

SP 1.0a

SECTION 4

GABLES STATION

251 S. DIXIE HIGHWAY,
CORAL GABLES, FL

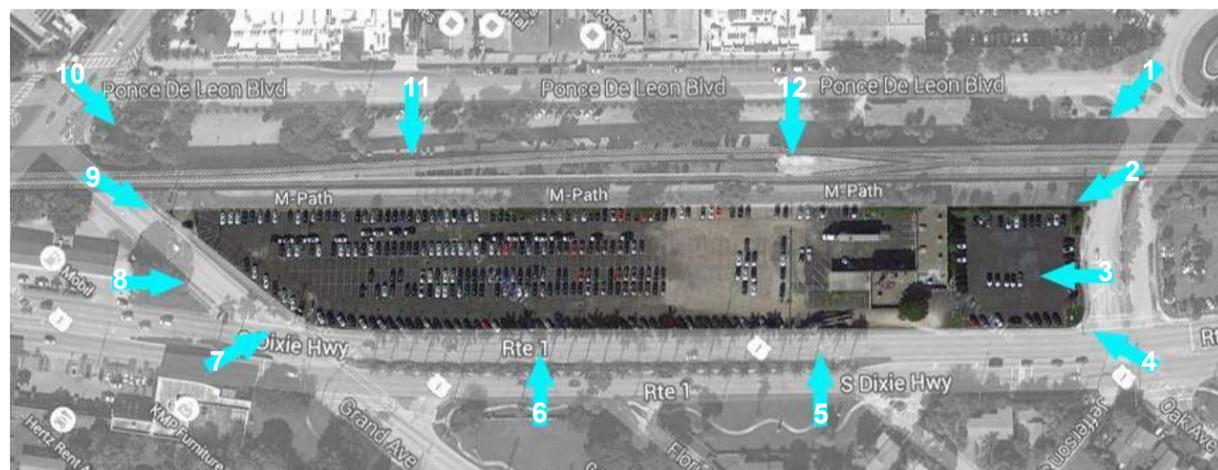
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United States

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Suite 400 Miami, FL 33143
Miami, Florida 33131 United States
United States Tel 305.665.9688
Tel 305.535.7743



EXISTING CONDITIONS PHOTOS
SCALE: N.T.S.

| Date | Description |
|---------------------|-------------|
| December 29th, 2015 | |

Walter Trujillo, AIA, REG. FL. NO. AR96188

**NOT FOR
CONSTRUCTION**

Project Name
GABLES STATION

Project Number
06.8843.021

Description

Scale

SP 1.0b

GABLES STATION

251 S. DIXIE HIGHWAY,
CORAL GABLES, FL

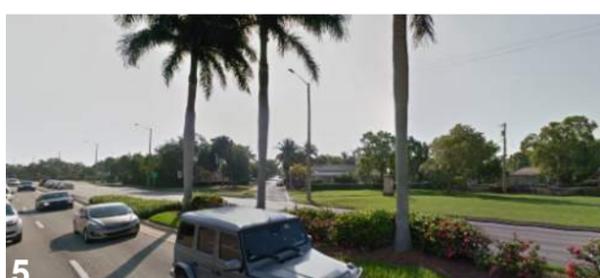
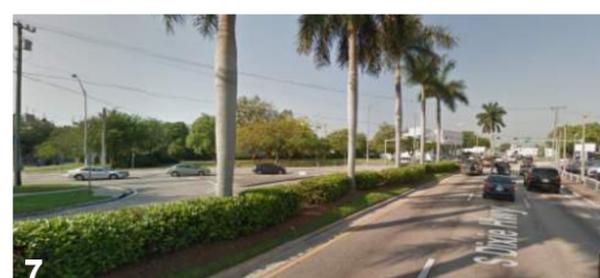
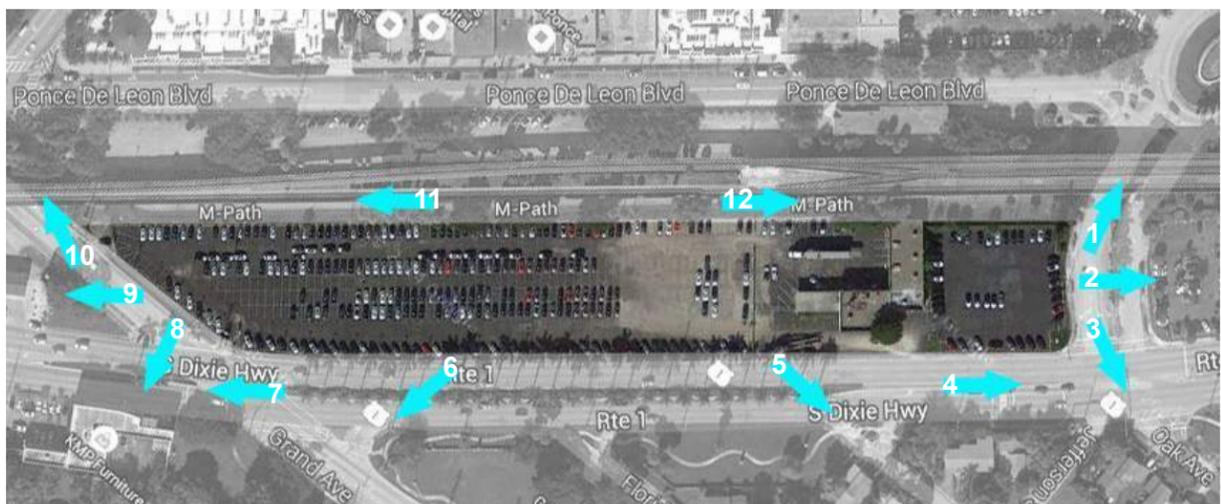
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United States Tel 305.665.9688
Tel 305.535.7743



EXISTING CONDITIONS PHOTOS
SCALE: N.T.S.

| Date | Description |
|---------------------|-------------|
| December 29th, 2015 | |

Walter Trujillo, AIA, REG. FL. NO. AR96188

**NOT FOR
CONSTRUCTION**

Project Name
GABLES STATION

Project Number
06.8843.021

Description

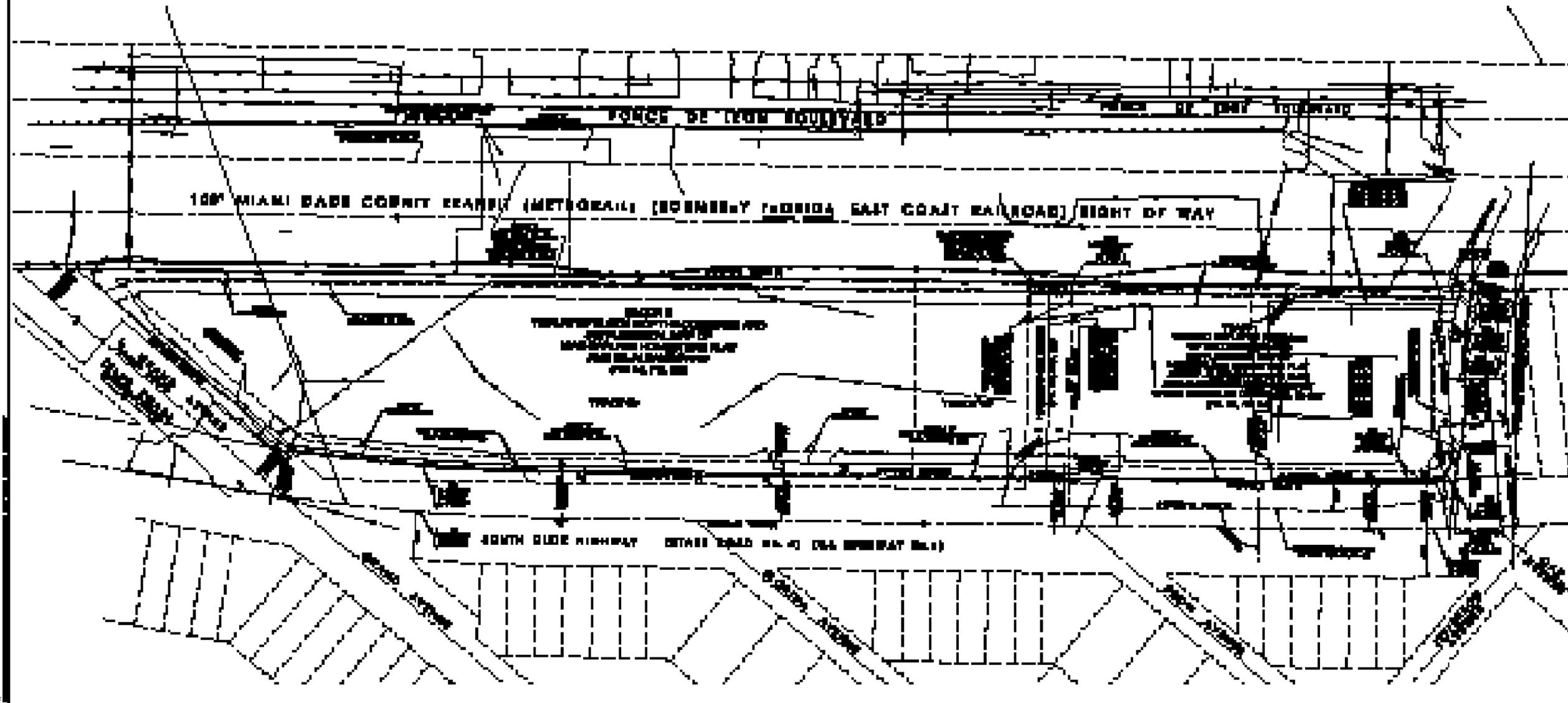
Scale

SP 1.0c

SECTION 5

MAP OF BOUNDARY SURVEY

APORTION OF TRACTS 24 & 25 OF THE PLAN OF BLOCK 9 OF THE CORNER AND SUPPLEMENTAL MAP OF MACY PLANE HOMESTEAD PLAT AND ST. ALBANS PARK, AND THE BLACKCROWN-STRIMPHORN AN
 BAYVIEW ESTATES, INCORPORATED, INCORPORATED BY CITY OF CORAL GABLES RESOLUTION NO. 8884, AND A PORTION OF TRACT 1 OF THE PLAT OF PORTIONS OF CORNER & SUPPLEMENTAL MAP OF MACY PLANE
 HOMESTEAD PLAT & ST. ALBANS PARK, INCORPORATED IN PLATBOOK 42, AT PAGE 44, ALL INCORPORATED IN MIAMI-DADE COUNTY RECORDS,
 LIBER 1436000 24, TRACTS 24 & 25, LIBER 41 1082, PAGE 41 1082, CITY OF CORAL GABLES, MIAMI-DADE COUNTY, FLORIDA.



LANDTRAC
 REGISTERED
 THE ONLY LAND TRAC SYSTEM
 THAT CAN BE USED FOR
 ALL TYPES OF SURVEYS AND
 RECORDS IN FLORIDA

NOTE:
 This document is a draft and subject
 to change without notice. (This is not a contract.)

| SYMBOL | DESCRIPTION | SYMBOL | DESCRIPTION | SYMBOL | DESCRIPTION |
|----------|--------------|----------|--------------|----------|--------------|
| (Symbol) | 1/4" = 1'-0" | (Symbol) | 1/4" = 1'-0" | (Symbol) | 1/4" = 1'-0" |
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| (Symbol) | 1/4" = 1'-0" | (Symbol) | 1/4" = 1'-0" | (Symbol) | 1/4" = 1'-0" |

GABLES STATION
 251 S. DIXIE HIGHWAY,
 CORAL GABLES, FL

Gensler
 MAIN OFFICE
 2 Harrison Street
 Suite 400
 San Francisco, CA 94105
 United States
 Tel 415.433.3700
 Fax 415.836.4599

SATELLITE OFFICE
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 Suite 2300
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 Suite 400
 Miami, Florida 33131
 United States
 Tel 305.535.7743
 Geomatics Designs, Inc.
 6800 SW 81st Street
 Miami, FL 33143
 United States
 Tel 305.665.9688

| Date | Description |
|---------------------|-------------|
| December 29th, 2015 | |

Walter Trujillo, AIA, REG. FL. NO. AR96188

**NOT FOR
 CONSTRUCTION**

Project Name
 GABLES STATION

Project Number
 06.8843.021

Description

Scale

SP 1.0d

SECTION 6

GABLES STATION

251 S. DIXIE HIGHWAY,
CORAL GABLES, FL

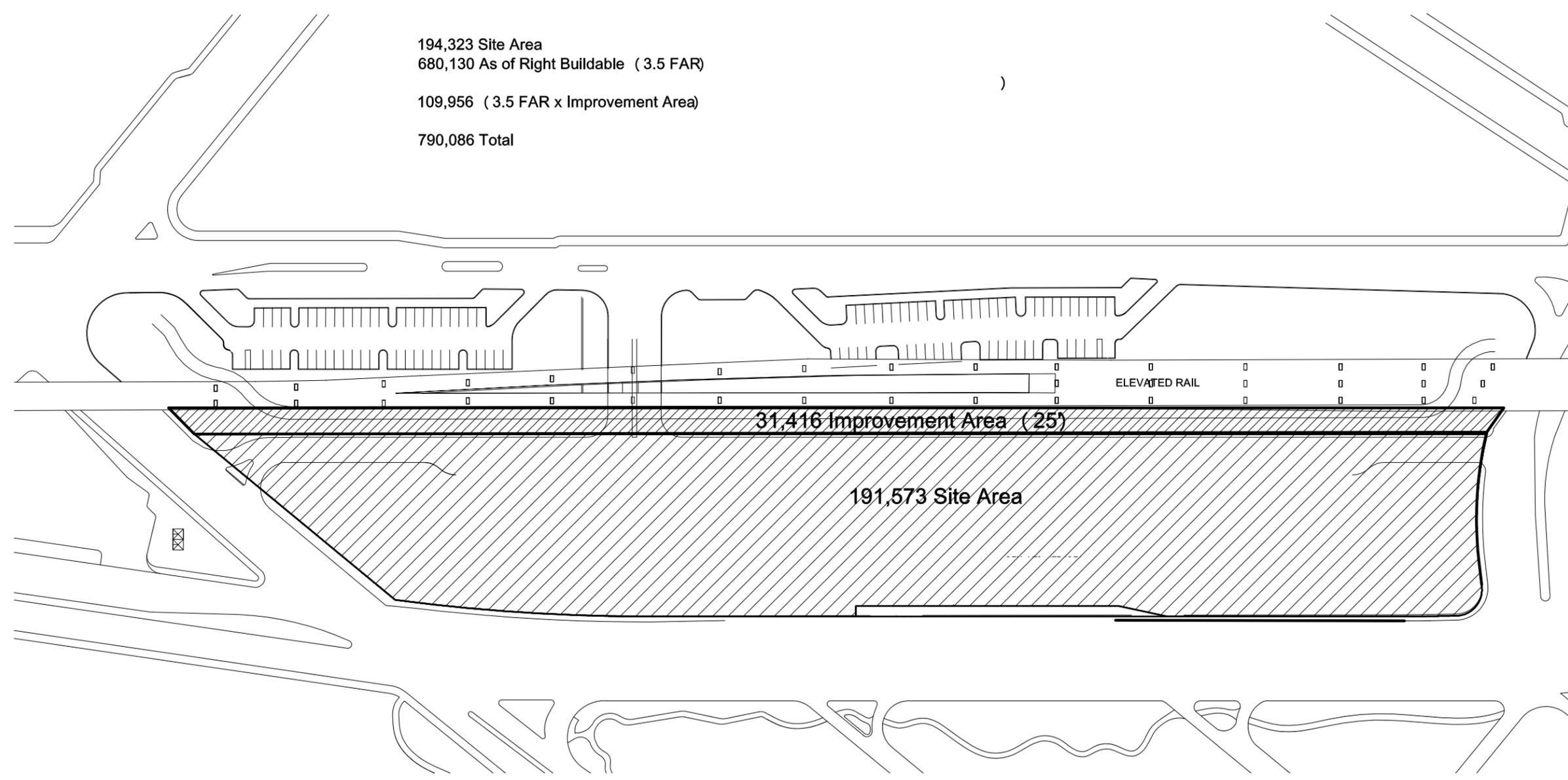
Gensler

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2 Harrison Street Fax 415.836.4599
Suite 400
San Francisco, CA 94105
United States

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801 Brickell Ave.
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1221 Brickell Avenue 6800 SW 81st Street
Suite 400 Miami, FL 33143
Miami, Florida 33131 United States
United States Tel 305.665.9688
Tel 305.535.7743



SUB-LEASE AREA
SCALE: N.T.S.

SCALE FEET: 0 10 20 50 100

| Date | Description |
|---------------------|-------------|
| December 29th, 2015 | |

Walter Trujillo, AIA, REG. FL. NO. AR96188

**NOT FOR
CONSTRUCTION**

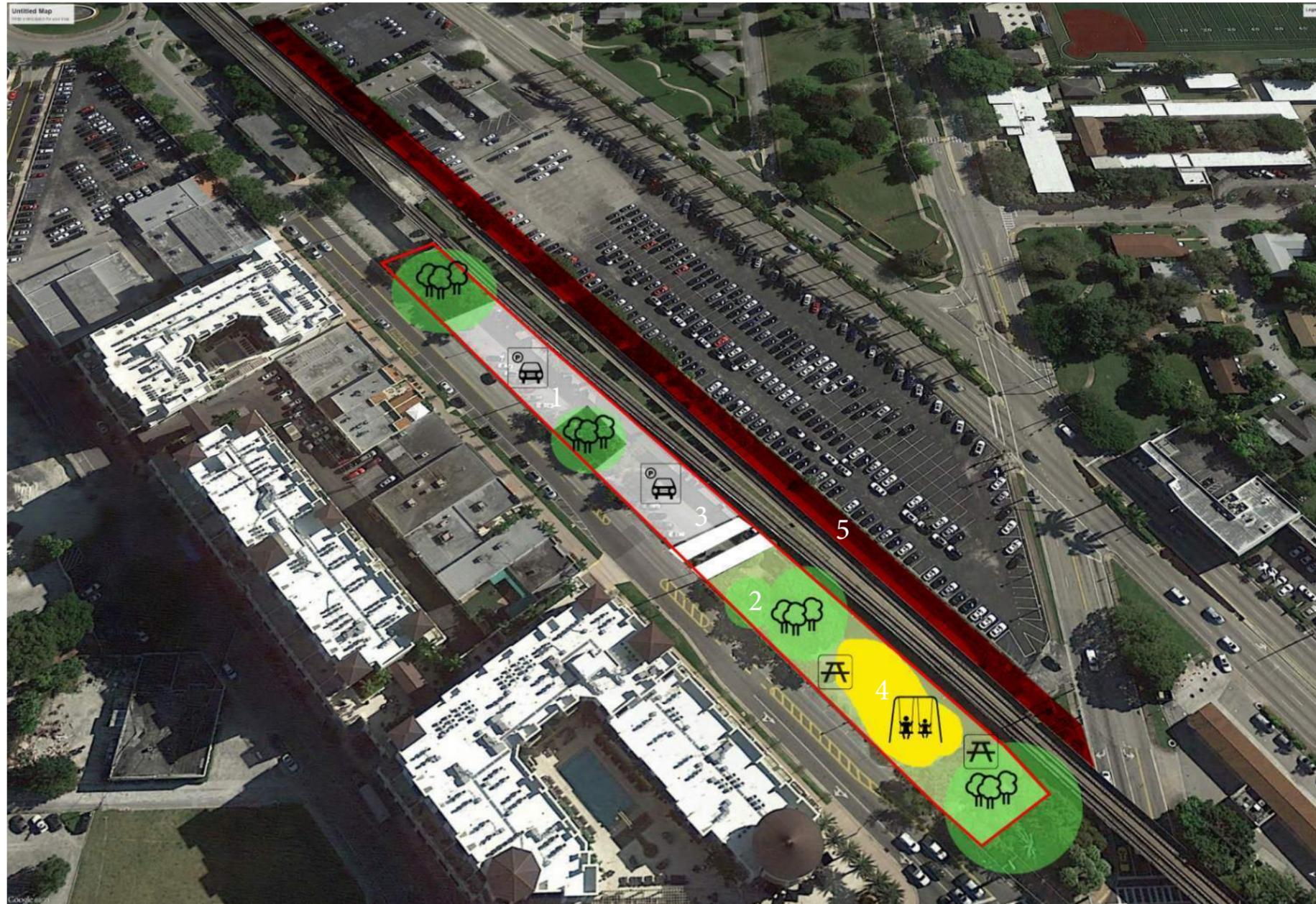
Project Name
GABLES STATION

Project Number
06.8843.021

Description

Scale

SP 1.0e



- 1-CONSOLODATED PARKING
- 2-MAINTAIN EXISTING TREES
- 3-SITE CUT THROUGH
- 4-PLAY GROUND/PICNIC AREA
- 5-AREA BEING DEVELOPED AS PART OF THE UNDERLINE

GABLES STATION

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CORAL GABLES, FL

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United States
Tel 305.665.9688

| Date | Description |
|------|-------------|
|------|-------------|

| | |
|---------------------|--|
| December 29th, 2015 | |
|---------------------|--|

Walter Trujillo, AIA, REG. FL. NO. AR96188

**NOT FOR
CONSTRUCTION**

Project Name

GABLES STATION

Project Number

06.8843.021

Description

Scale

SP 1.0f

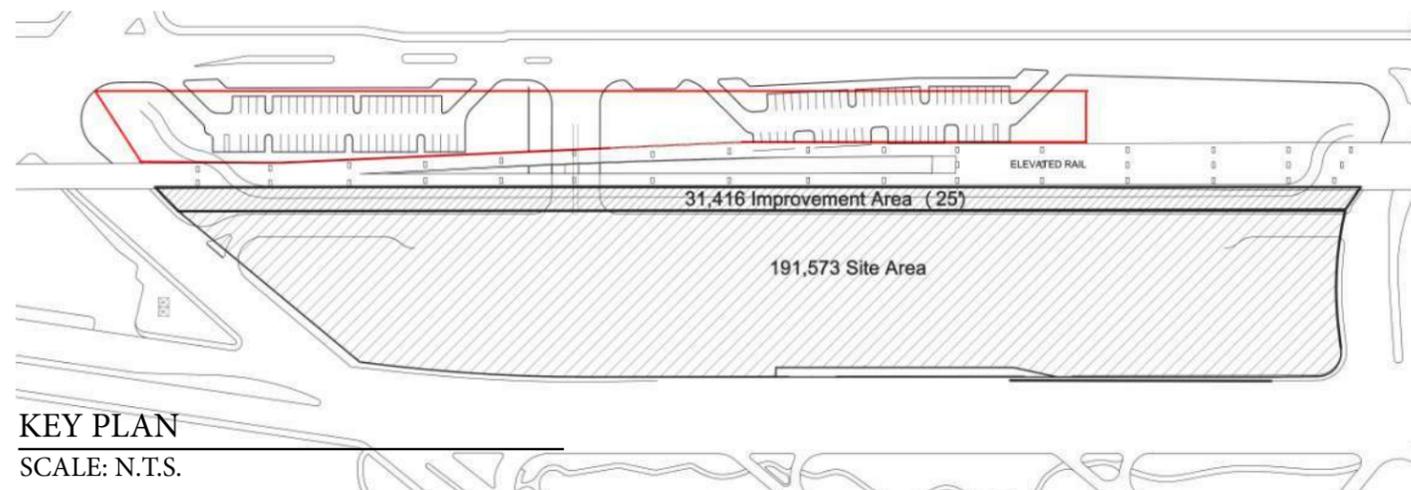
© 2015 Gensler

AERIAL PHOTO / DIAGRAM

SCALE: N.T.S.

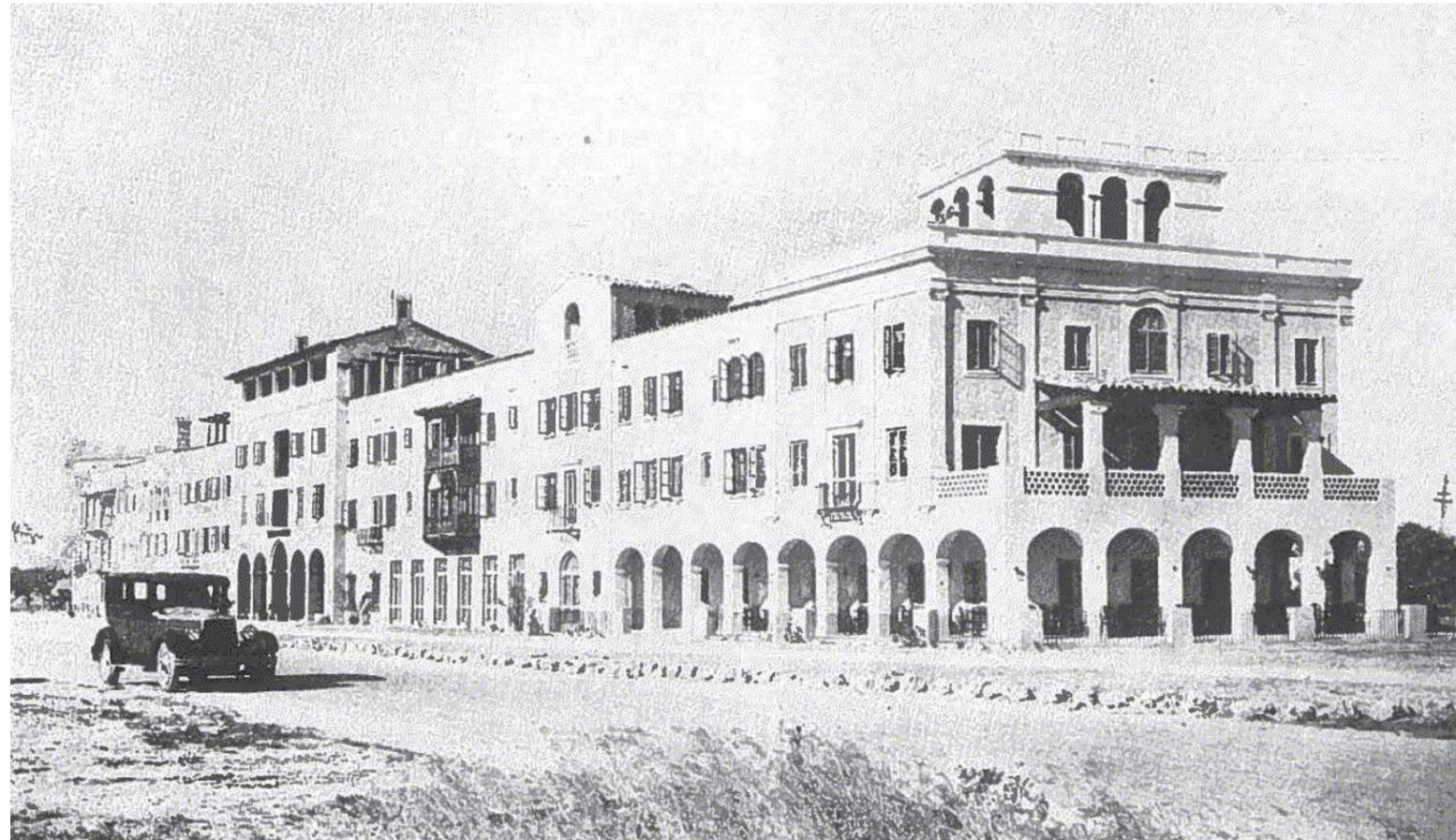
THE PROJECT CONTEMPLATES THE RE-PLANNING OF THE ADJACENT CITY OWNED PARKING AREA INTO A PUBLIC AMENITY.

THIS WOULD BE DEVELOPED IN CONJUNCTION WITH THE PLANNED UNDERLINE PARK AND THE CITY. CONSOLIDATING PARKING TO THE NORTH END OF THE SITE CREATES AN OPPORTUNITY FOR A PLAYGROUND, PICNIC AREA AND OTHER AMENITIES.

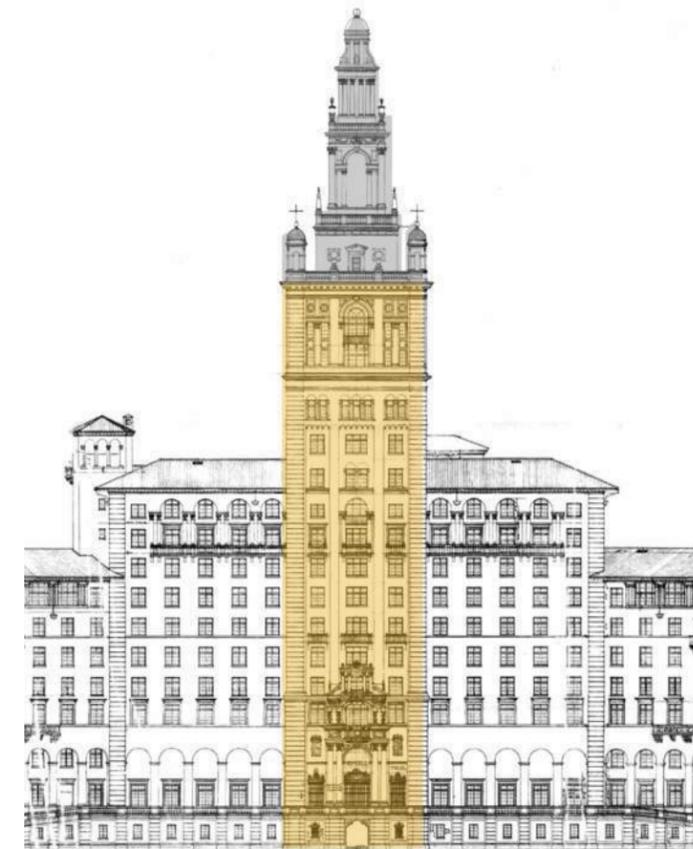


KEY PLAN

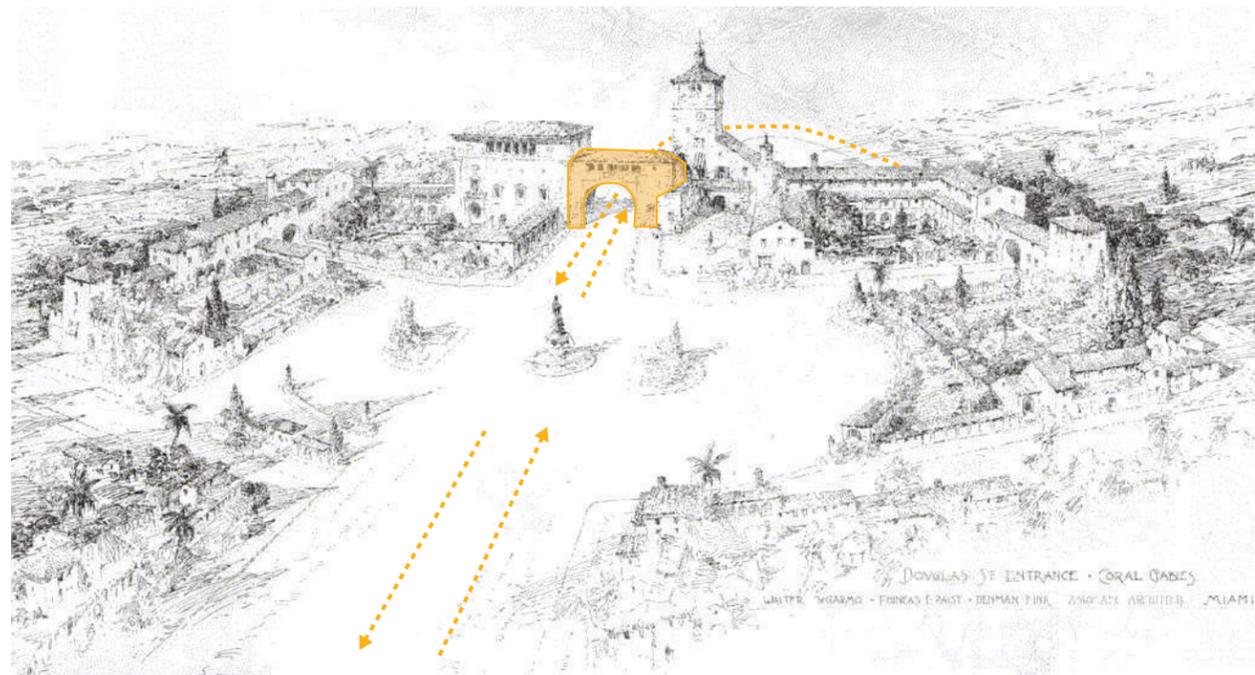
SCALE: N.T.S.



THE SAN SEBASTIAN APARTMENTS, 1926



THE BILTMORE HOTEL, 1926



THE DOUGLAS GATE, 1925

GABLES STATION

251 S. DIXIE HIGHWAY,
CORAL GABLES, FL

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Miami, Florida 33131 United States Miami, FL 33143
United States United States
Tel 305.535.7743 Tel 305.665.9688

| Date | Description |
|---------------------|-------------|
| December 29th, 2015 | |

Walter Trujillo, AIA, REG. FL. NO. AR96188

**NOT FOR
CONSTRUCTION**

Project Name
GABLES STATION

Project Number
06.8843.021

Description

Scale

SP 1.0g

GABLES STATION

251 S. DIXIE HIGHWAY,
CORAL GABLES, FL

Gensler

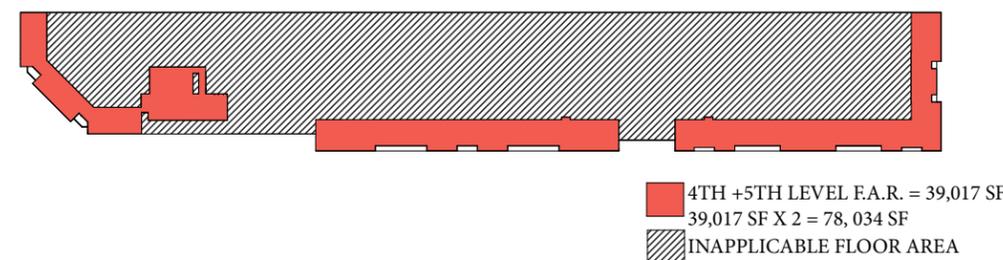
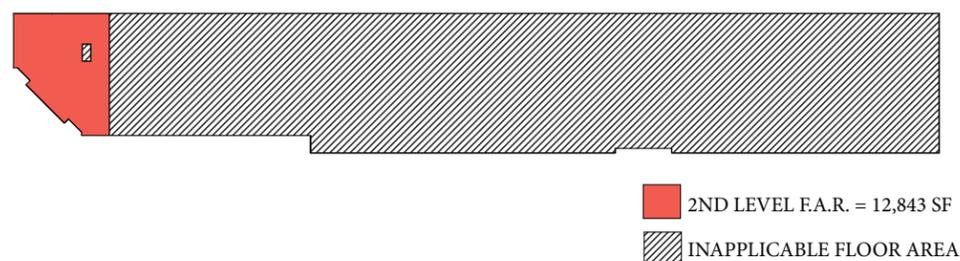
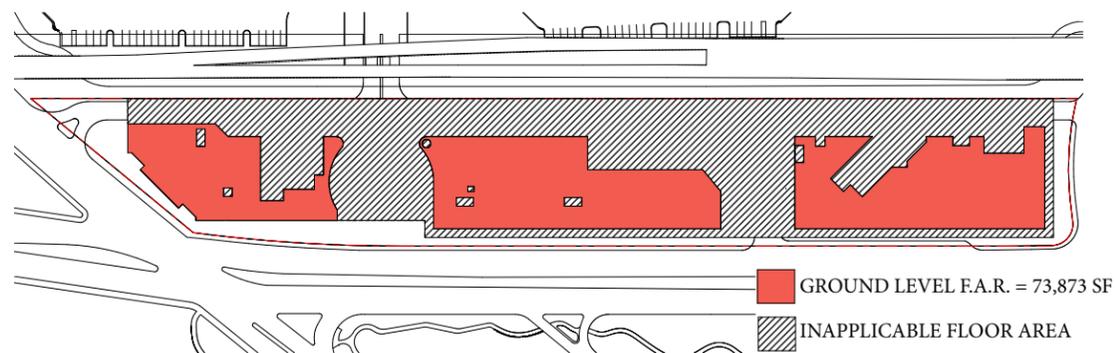
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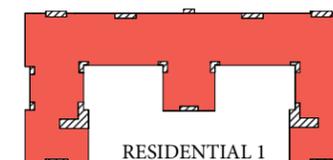
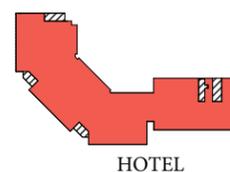
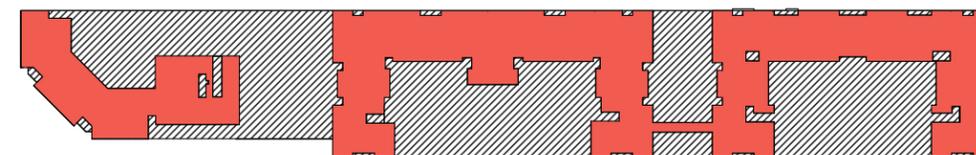
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Tel 305.665.9688



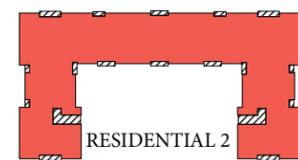
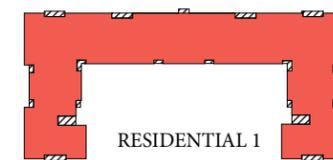
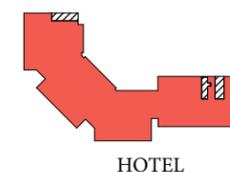
LEGAL DESCRIPTION:

A PORTION OF TRACTS "A" & "B" OF "REPLAT OF BLOCK 5 OF THE COMBINED AND SUPPLEMENTAL MAP OF MACFARLANE HOMESTEAD PLAT AND ST. ALBAN'S PARK", AND THE ADJOINING STREET KNOWN AS HARDING CROSSING, VACATED BY CITY OF CORAL GABLES RESOLUTION No. 21925, AND A PORTION OF TRACT 1 OF "REVISED PLAT OF PORTIONS OF COMBINED & SUPPLEMENTAL MAP OF MACFARLANE HOMESTEAD PLAT & ST. ALBAN'S PARK, RECORDED IN PLAT BOOK 42, AT PAGE 44, ALL RECORDED IN MIAMI-DADE COUNTY RECORDS, LYING IN SECTION 20, TOWNSHIP 54 SOUTH, RANGE 41 EAST, CITY OF CORAL GABLES, MIAMI-DADE COUNTY, FLORIDA



HOTEL LEVELS 7-10 F.A.R. = 16,283 X 4 = 65,132 SF
RES. 1 LEVELS 7-10 F.A.R. = 35,018 X 4 = 140,072 SF
RES. 2 LEVELS 7-10 F.A.R. = 30,056 X 4 = 120,224 SF
325,428 SF

INAPPLICABLE FLOOR AREA



HOTEL LEVEL 11 F.A.R. = 16,283 X 1 = 16,283 SF
RES. 1 LEVELS 11-14 F.A.R. = 32,344 X 4 = 129,376 SF
RES. 2 LEVELS 11-13 F.A.R. = 30,056 X 3 = 90,168 SF
235,287 SF

INAPPLICABLE FLOOR AREA

ZONING INFORMATION

| | | |
|-----------|---|--|
| DISTRICT: | A CHANGE OF FUTURE LAND USE MAP DESIGNATION FROM "INDUSTRIAL" TO "MIXED USE" | |
| | THE REZONING OF THE PROPERTY FROM INDUSTRIAL (I) TO COMMERCIAL (C) AND ITS REMOVAL FROM THE SOUTH INDUSTRIAL MIXED-USE OVERLAY DISTRICT | |

FLOOD ZONE: X

LOT AREA: 191,573 SF

| | REQUIRED | PROPOSED |
|--|-------------------------|-------------------------|
| SETBACKS | | |
| FRONT: | 10'-0" | 10'-0" |
| SIDE STREET: | 15'-0" | 15'-0" |
| REAR: | NONE | 0'-0" |
| MAXIMUM LOT COVERAGE | NO MIN. OR MAX. | 168,487 SF |
| MAXIMUM FLOOR AREA RATIO: (3.5 W/MED BONUS) | 3.5 RATIO 670,506 SF | 4.1 RATIO 806,944 SF |
| MAXIMUM ARCHITECTURAL ELEMENT HEIGHT: | 25'-0" | 25'-0" |
| BASE FLOOD ELEVATION: | N/A | 12.05 FEET (NGVD 29) |
| HEIGHT: | 100 FEET | 155 FEET |

Date Description

December 29th, 2015

Walter Trujillo, AIA, REG. FL. NO. AR96188

**NOT FOR
CONSTRUCTION**

Project Name
GABLES STATION

Project Number
06.8843.021

Description

Scale

SP 1.2

GABLES STATION

251 S. DIXIE HIGHWAY,
CORAL GABLES, FL

Gensler

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Miami, Florida 33131 United States
United States Tel 305.665.9688
Tel 305.535.7743

| Date | Description |
|---------------------|-------------|
| December 29th, 2015 | |

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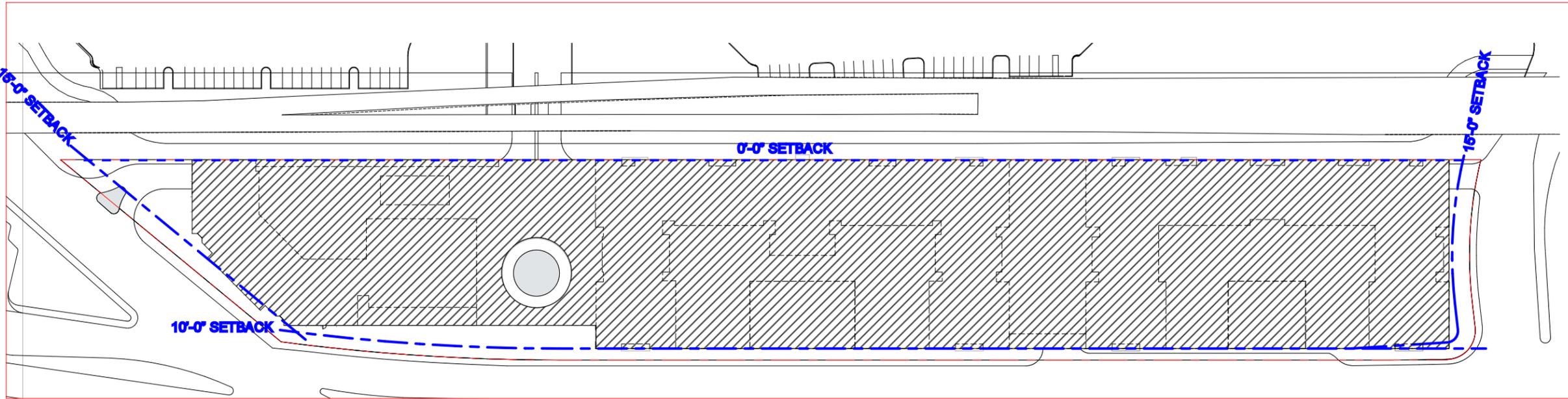
Project Name
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Project Number
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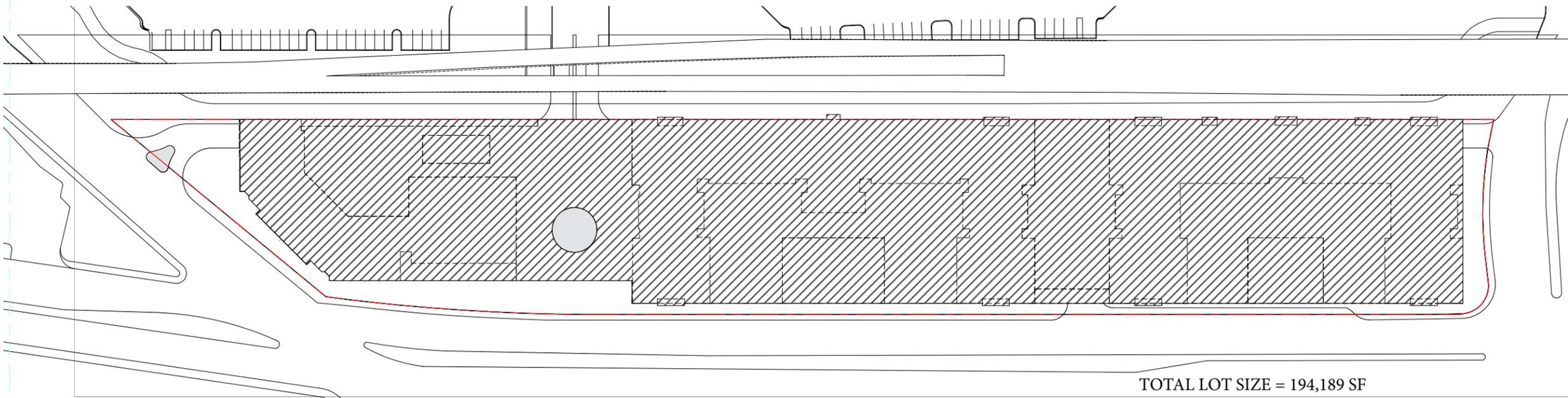
Description

Scale

SP 1.3



SETBACKS



TOTAL LOT SIZE = 194,189 SF
TOTAL LOT COVERAGE = 168,487 SF

LOT COVERAGE DIAGRAM

GABLES STATION

251 S. DIXIE HIGHWAY,
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Gensler

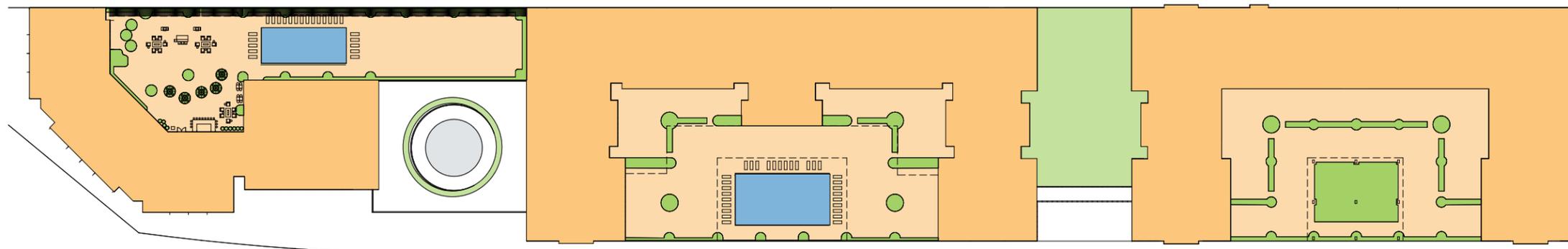
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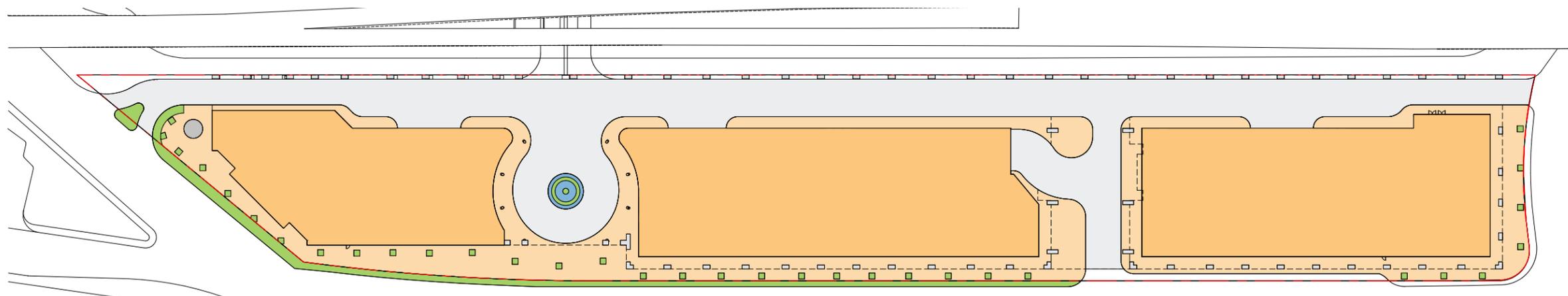
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Tel 305.665.9688



OPEN SPACE LEVEL 6

| | | |
|-------------------------------|----------|-------------------|
| HARDSCAPE - DECK PAVERS | = | 86,068 SF |
| LANDSCAPE | = | 9,094 SF |
| POOLS | = | 3,907 SF |
| LANDSCAPE/HARDSCAPE 4TH LEVEL | = | 9,101 SF |
| TOTAL | = | 108,170 SF |



OPEN SPACE GROUND LEVEL

REQUIRED

10% OF THE AREA OF BUILDING SITE = 194,189 SF X 10% = 19,419 SF

PROVIDED

| | | |
|-----------------------------|----------|------------------|
| HARDSCAPE - SIDEWALK PAVERS | = | 44,516 SF |
| LANDSCAPE | = | 837 SF |
| WATER FEATURE | = | 708 SF |
| TOTAL | = | 46,061 SF |

LEGEND

| | | | |
|---|------------------------------|---|-----------------|
|  | SIDEWALK/POOL DECK PAVERS |  | LANDSCAPE BELOW |
|  | CONCRETE PAVERS |  | FOUNTAIN / POOL |
|  | LANDSCAPE |  | SCULPTURE |

| △ Date | Description |
|---------------------|-------------|
| December 29th, 2015 | |

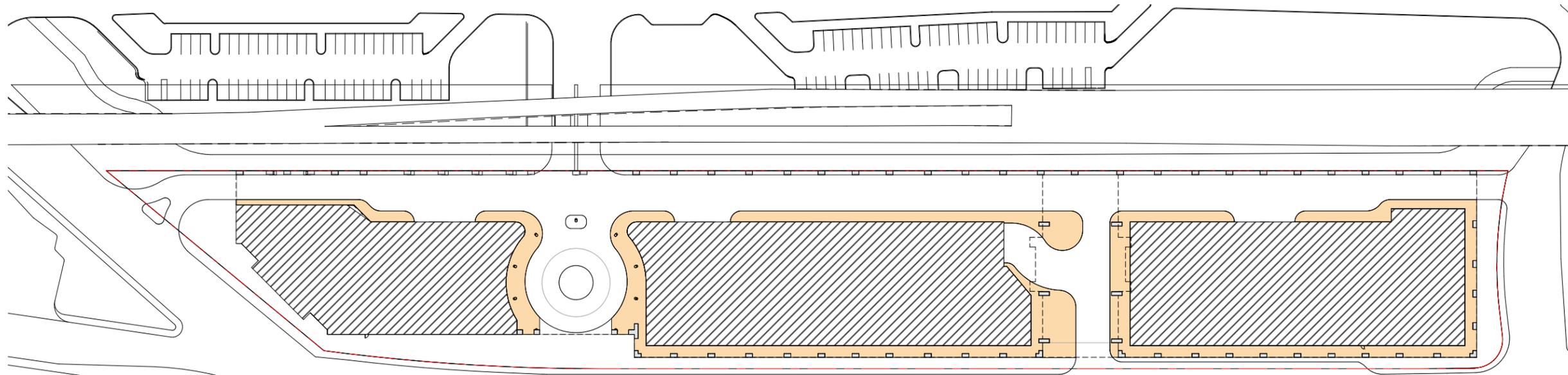
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| Project Name | GABLES STATION |
| Project Number | 06.8843.021 |
| Description | |

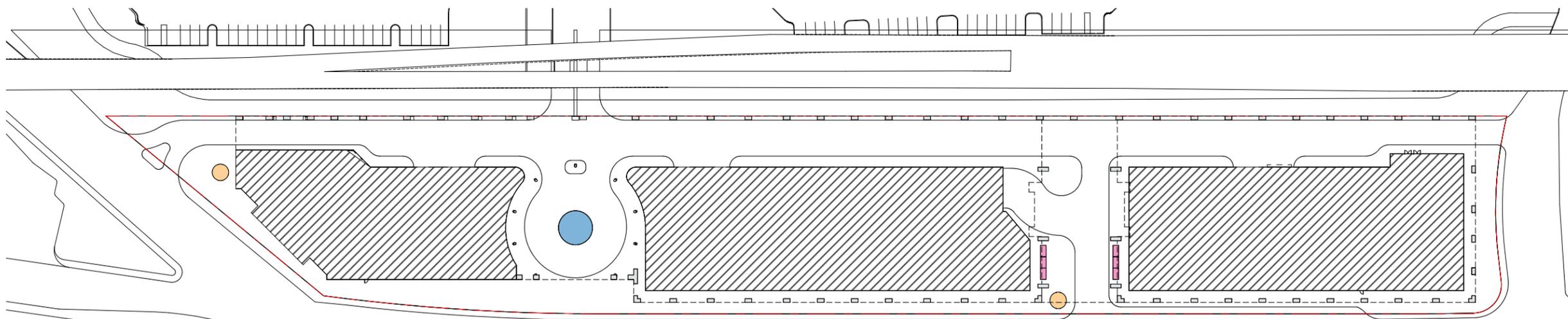
Scale

SP 1.4



 TOTAL ARCADE SQUARE FOOTAGE = 23,982 SF

ARCADE DIAGRAM



AMENITIES LEGEND

-  SCULPTURE
-  FOUNTAIN
-  BICYCLE RACKS*

*REQUIRED BICYCLES FOR PROJECT ARE
 (1) 10 FOOT BICYCLE RACK PER 250 CARS
 PROVIDE (6) 10 FOOT BICYCLE RACKS

PEDESTRIAN AMENITIES DIAGRAM

GABLES STATION

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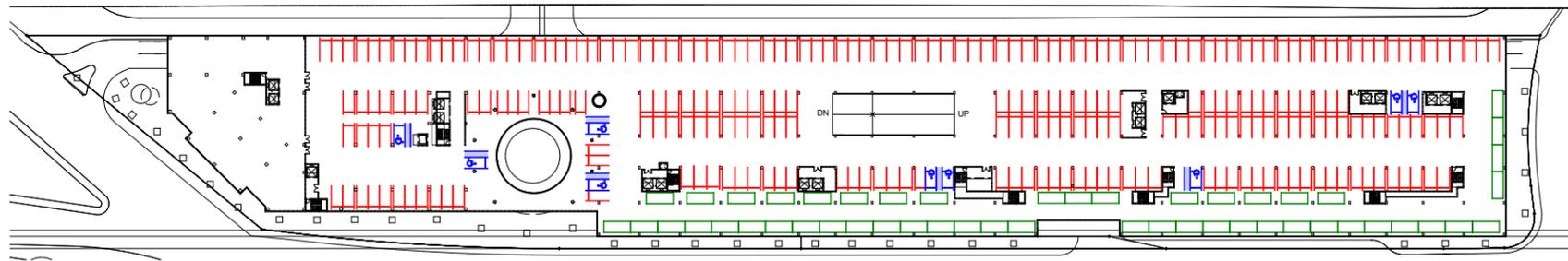
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Project Number
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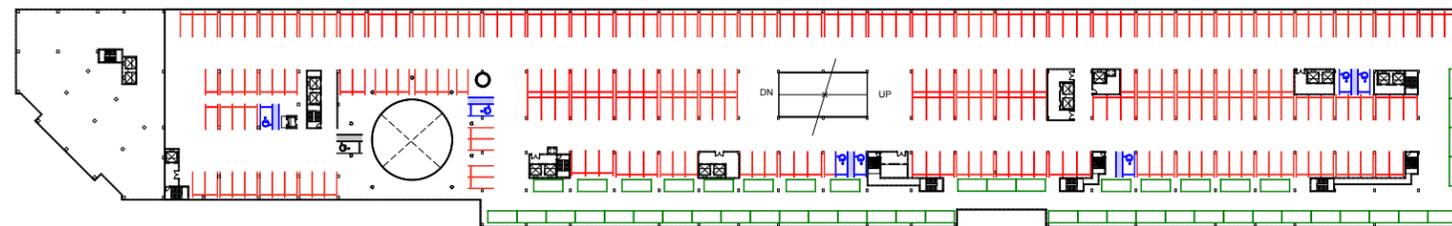
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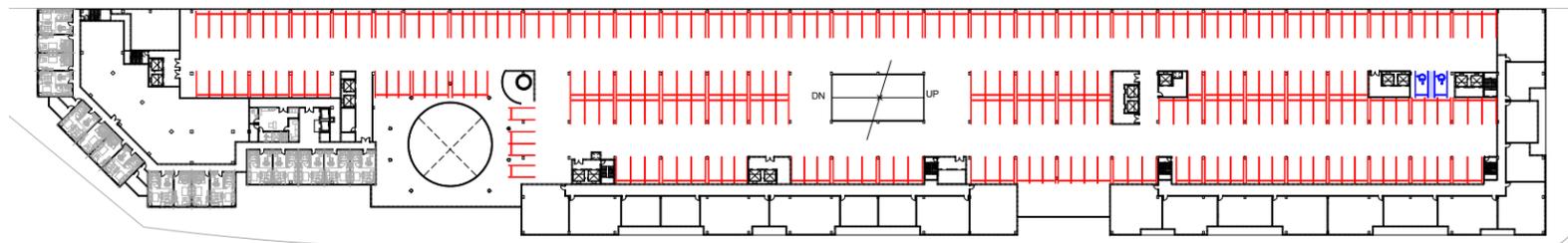
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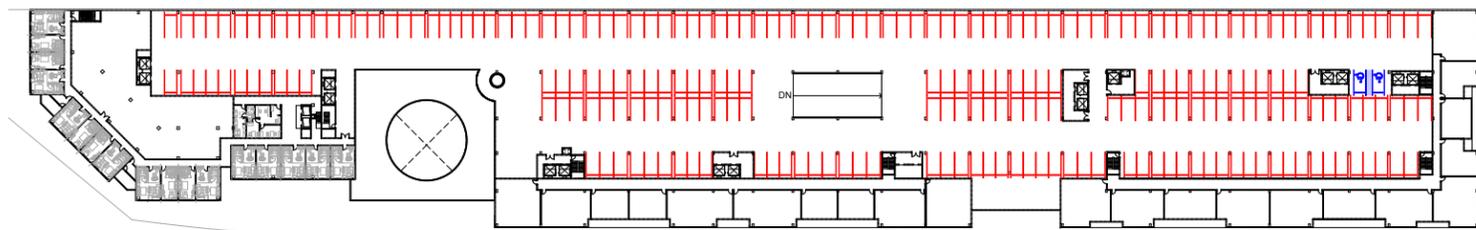
LEVEL 2 PARKING



LEVEL 3 PARKING



LEVEL 4 PARKING



LEVEL 5 PARKING

PARKING LEGEND

- PARKING SPACES
- HANDICAP PARKING SPACES
- VALET PARKING SPACES

PARKING CALCULATIONS

| | | FACTOR | TOTAL |
|---------------------------------|--------|--------|--------------|
| RESIDENTIAL B | | | |
| 0-2 beds | 196 | 1.75 | 343 |
| 2+ Beds | 52 | 2.25 | 117 |
| RESIDENTIAL A | | | |
| 0-2 Beds | 249 | 1.75 | 436 |
| 2+ Beds | 56 | 2.25 | 126 |
| Hotel | | | |
| Keys | 160 | 1.13 | 180 |
| Employees | 20 | 1.00 | 20 |
| Retail | | | |
| | 87,900 | 1/250 | 352 |
| Total Parking Required | | | 1,574 |
| Total Parking Provided: | | | |
| | | | 1,016 |
| | | | 21 |
| | | | 100 |
| | | | 226 |
| Total Parking Provided | | | 1,363 |
| + Shared Parking for 211 spaces | | | 211 |
| Total Parking Provided | | | 1,574 |

GABLES STATION

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United States Tel 305.665.9688
Tel 305.535.7743

△ Date Description

December 29th, 2015

Walter Trujillo, AIA, REG. FL. NO. AR96188

**NOT FOR
CONSTRUCTION**

Project Name
GABLES STATION

Project Number
06.8843.021

Description

Scale

SP 1.7

SECTION 7

GABLES STATION

251 S. DIXIE HIGHWAY,
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SITE PLAN
SCALE: N.T.S.



| Date | Description |
|---------------------|-------------|
| December 29th, 2015 | |

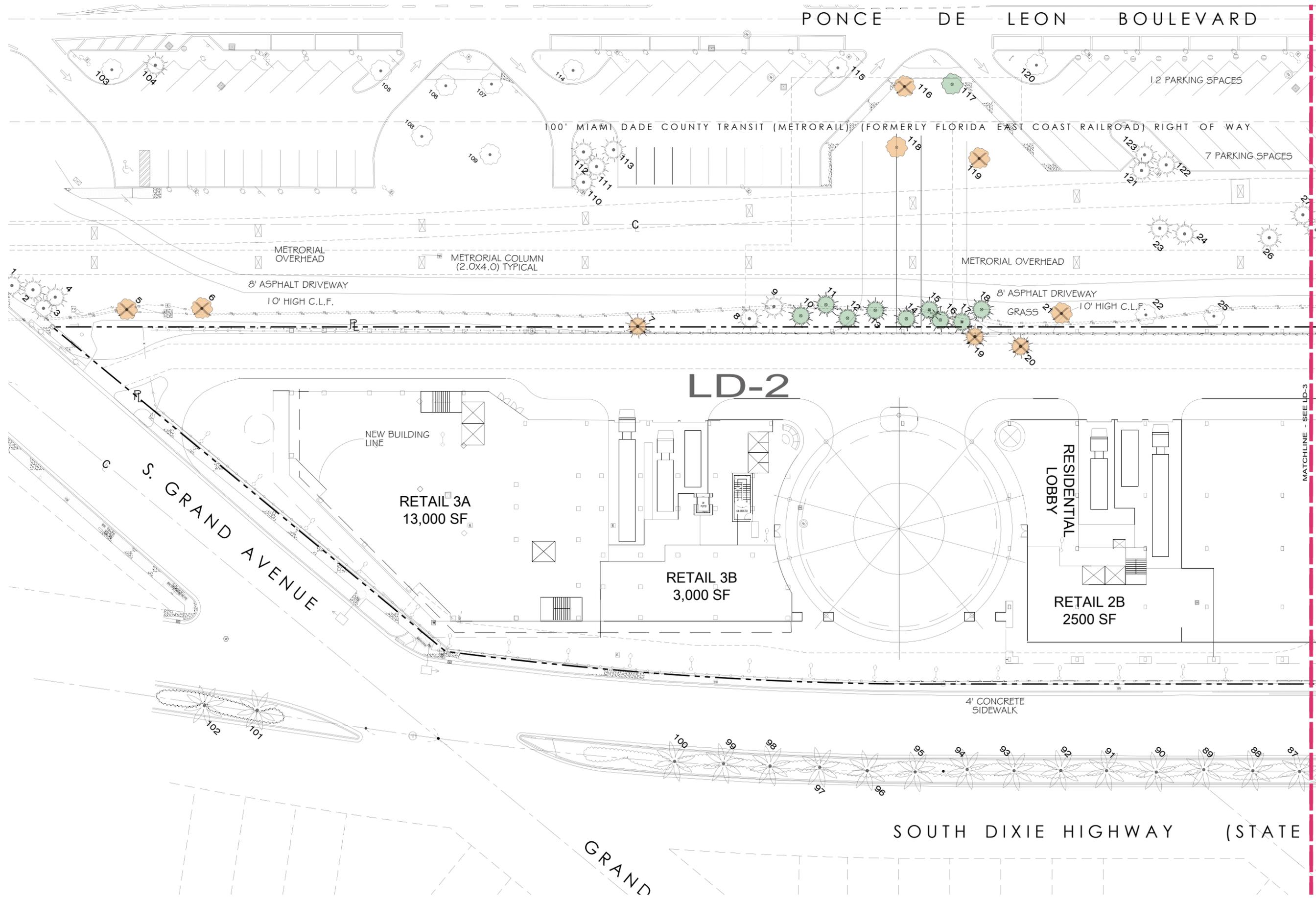
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| Project Name | GABLES STATION |
| Project Number | 06.8843.021 |
| Description | |
| Scale | |

SP 1.1

SECTION 8



LD-2

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GEOMANTIC DESIGN, INC.
 LANDSCAPE ARCHITECTURE
 ROBERT PARKLEY, A.S.L.A.
 6000 N.W. 11TH AVENUE, SUITE 110
 MIAMI, FL 33147
 PHONE: 305.442.0000 FAX: 305.442.0020

SEAL

SHEET TITLE
LANDSCAPE TREE DISPOSITION PLAN

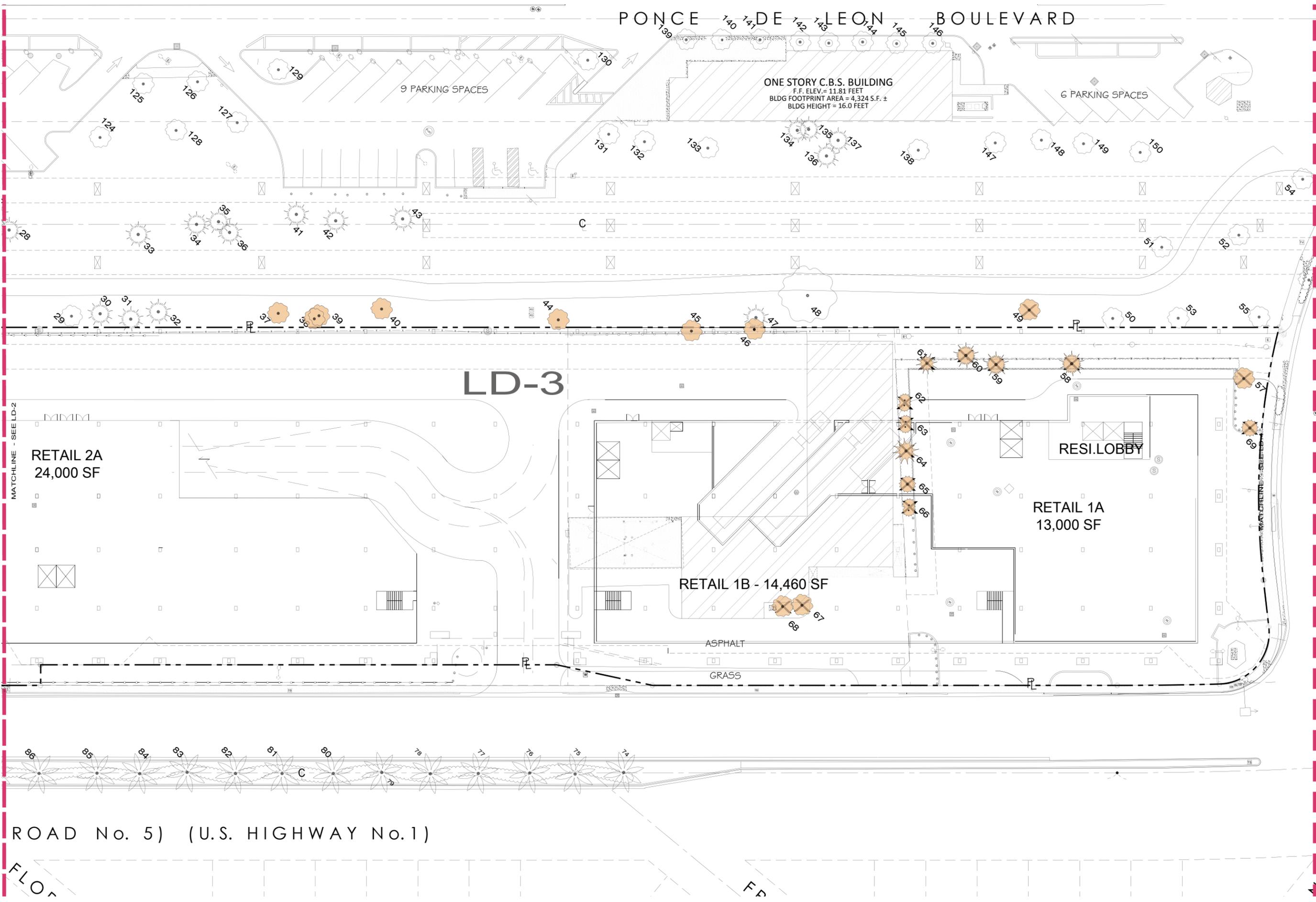
PROJECT TITLE
GABLES STATION
 US-1 AND GRAND AVENUE

REVISION DATE(S)
 DATE
 12-23-15

LD-2

TREE DISPOSITION PLAN
 SCALE: 1" = 20'

MATCHLINE - SEE LD-3



PONCE DE LEON BOULEVARD

ONE STORY C.B.S. BUILDING
 F.F. ELEV. = 11.81 FEET
 BLDG FOOTPRINT AREA = 4,324 S.F. ±
 BLDG HEIGHT = 16.0 FEET

LD-3

RETAIL 2A
 24,000 SF

RESI. LOBBY

RETAIL 1A
 13,000 SF

RETAIL 1B - 14,460 SF

ASPHALT

GRASS

ROAD No. 5) (U.S. HIGHWAY No.1)

FLOOR

F.D.

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SEAL

LANDSCAPE
 TREE DISPOSITION PLAN

GABLES STATION
 US-1 AND GRAND AVENUE

PROJECT TITLE
 REVISION DATE(S)
 DATE
 12-23-15

LD-3

TREE DISPOSITION PLAN

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5, 6



7



8,9



10-18



19



20



21



22



25



29



30,31,32



37



38,39



40



119



118



116



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46,47



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62,63



64



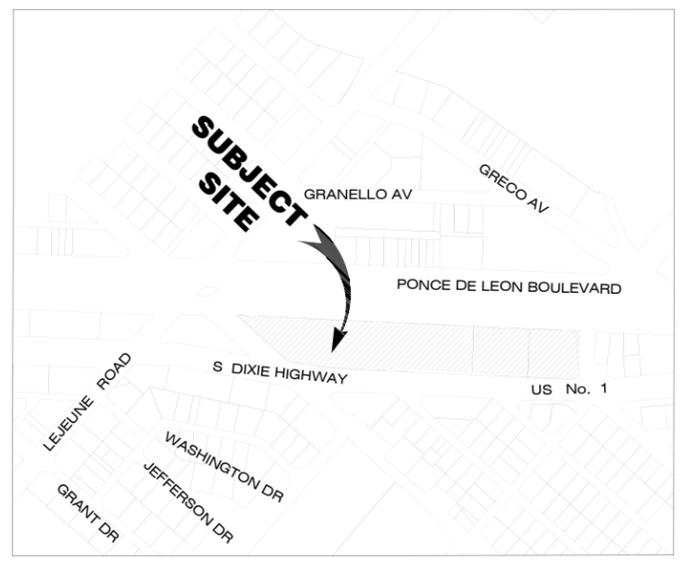
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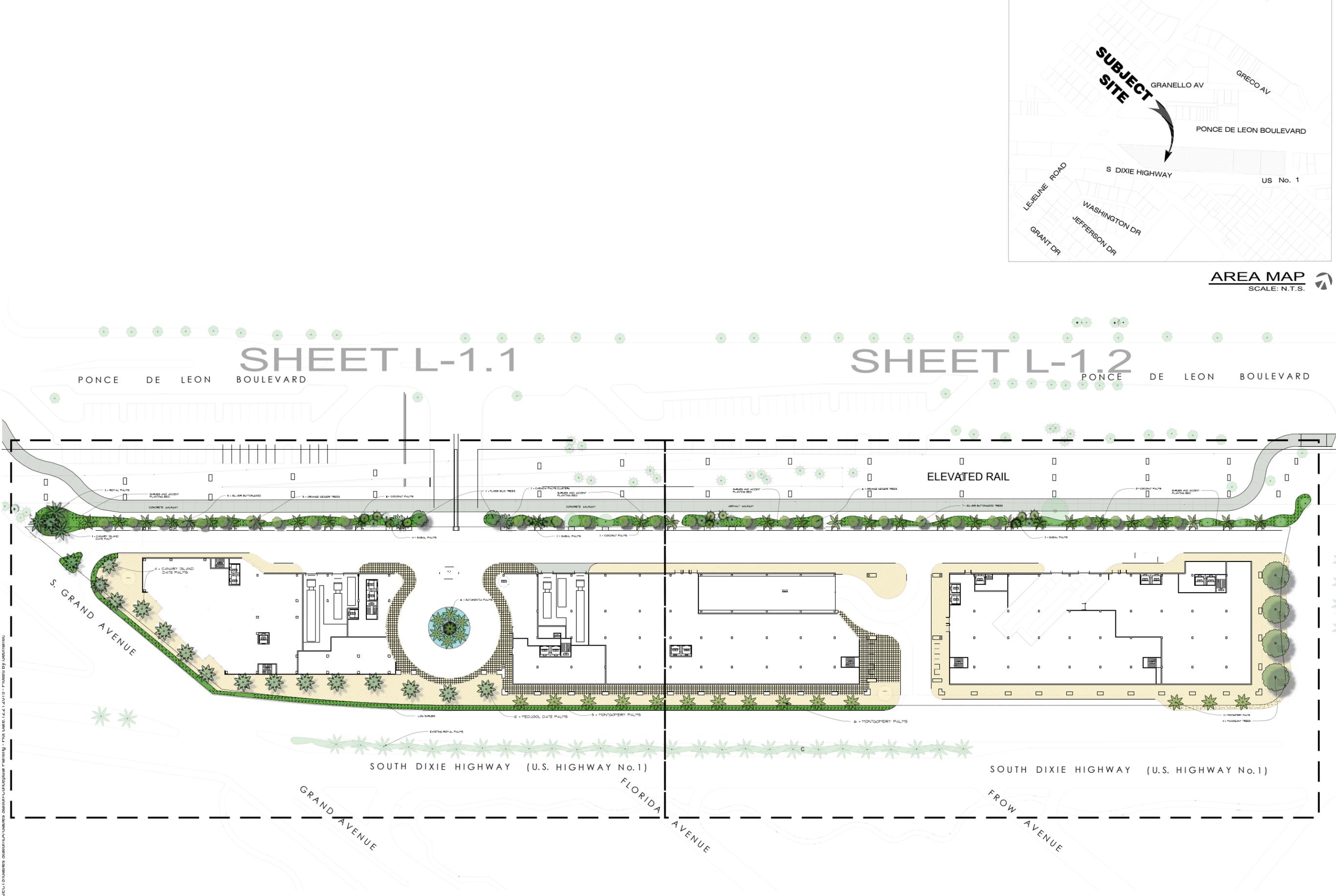
67

**LANDSCAPE
 OVERALL DISPOSITION PLAN**

**GABLES STATION USE AND GRAND
 ADDRESS**



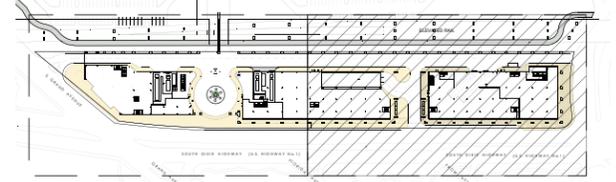
AREA MAP
 SCALE: N.T.S.



OVERALL GROUND FLOOR PLANTING PLAN
 SCALE: 1" = 40'

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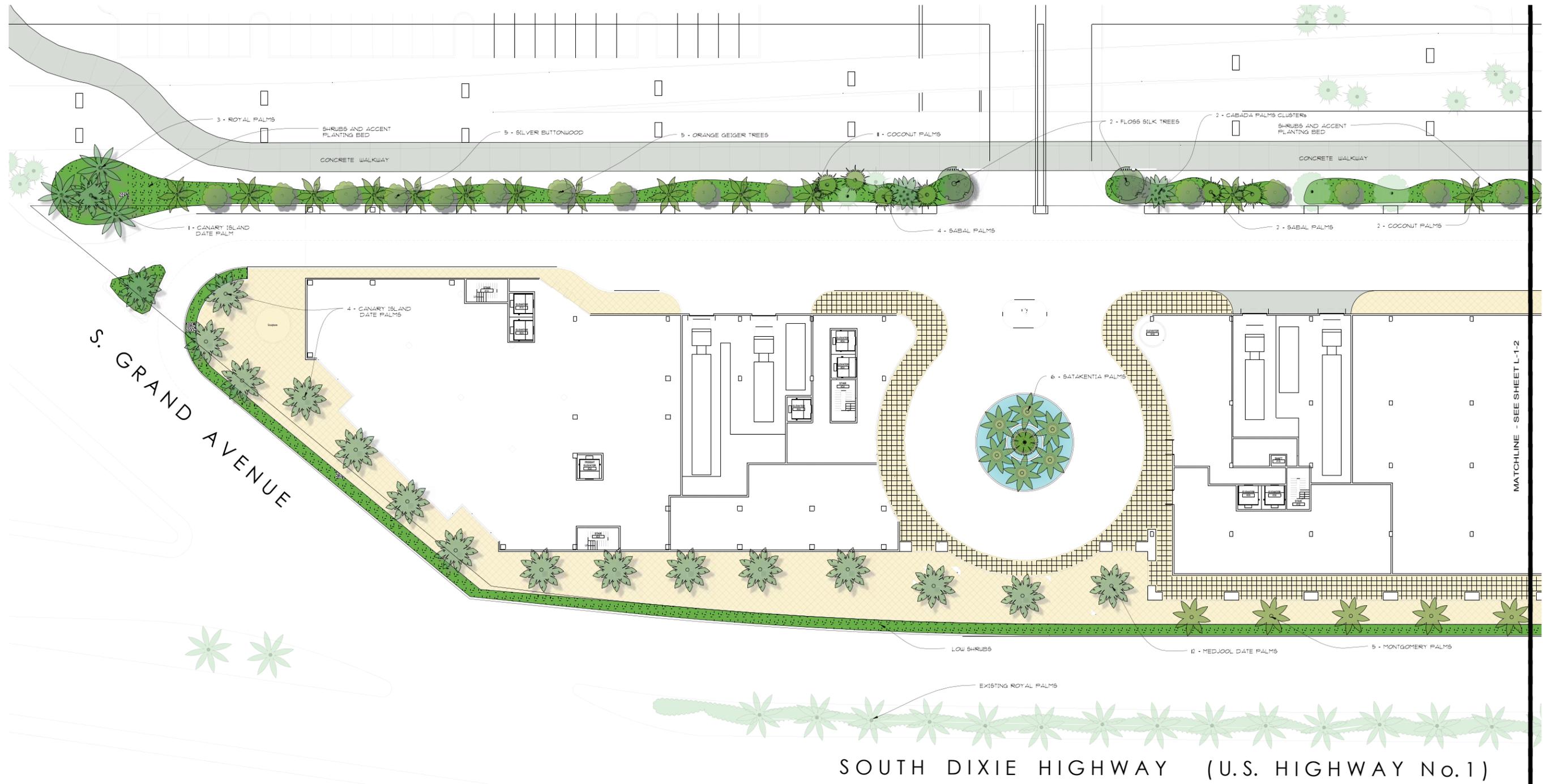
L-1.1 L-1.2



KEY MAP
SCALE: 1"=100'

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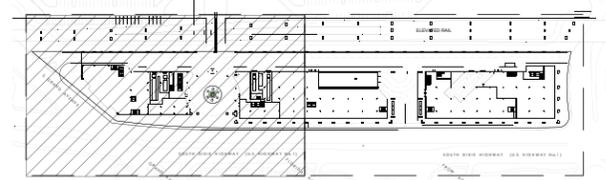


LANDSCAPE
GROUND FLOOR TREE PLANTING PLAN

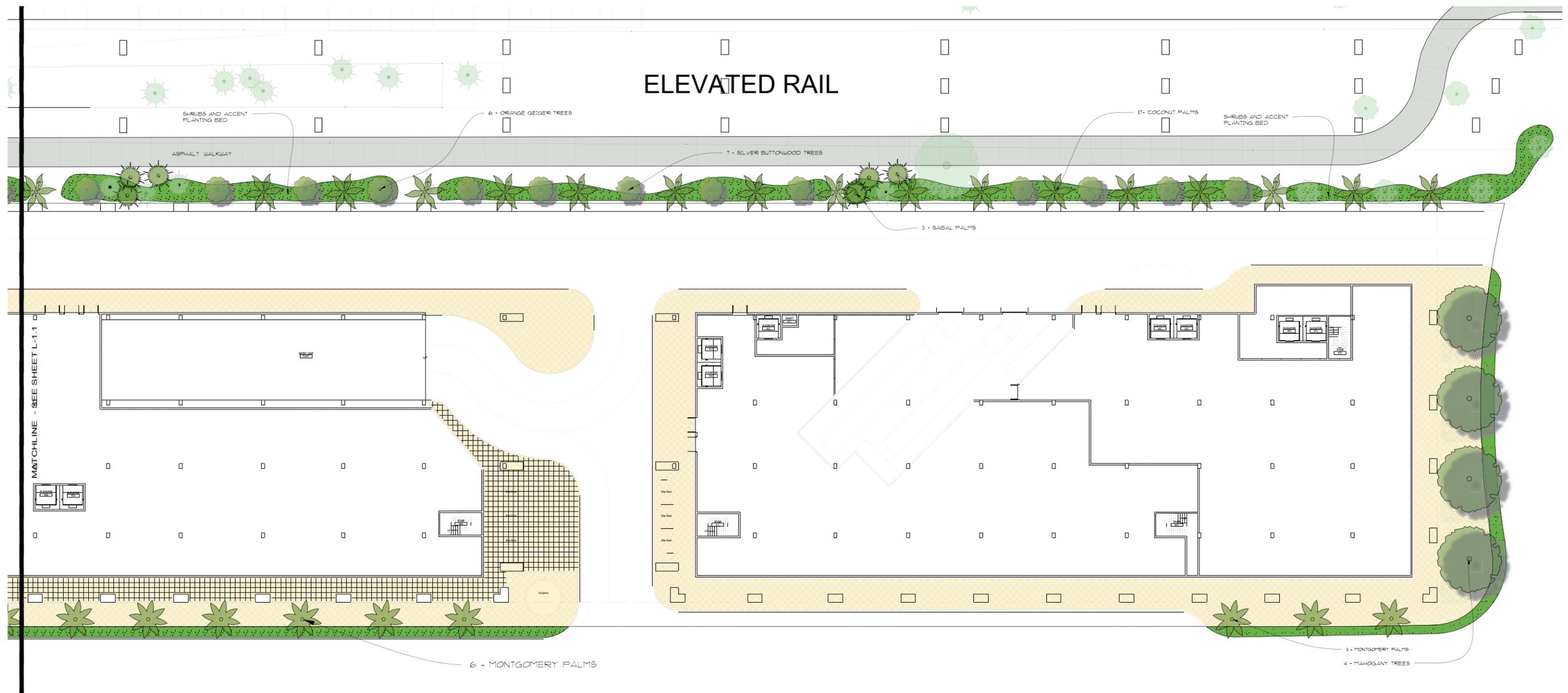
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US-1 AND GRAND AVENUE

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L-1.1 L-1.2



KEY MAP
SCALE: 1"=100'



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LANDSCAPE
GROUND FLOOR PLANTING PLAN

GABLES STATION
US-1 AND GRAND AVENUE

GROUND FLOOR PLANTING PLAN
SCALE: 1"=20'

L-1.2

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Mahogany



Live Oak Tree



Weeping Podocarpus



Seagrape



Coconut Palm



Orange Geiger



Royal Palm



Sabal Palmetto Palm



Floss Silk Tree



Medjool Date Palms



Montgomery Palms



Satakentia Palm



Cabada Palm

SHRUBS, GROUNDCOVERS, & ACCENTS



Ponytail Palm



Lady Palm



Dracaena arborea



Jamaican Caper



Dwarf Wild Coffee



Podocarpus



Coontie Cycad



Ficus 'Green Island'



Foxtail Asparagus



Wax Jasmine



Philodendron Burle Marx



False Agave



Imperial Bromeliad

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LANDSCAPE ARCHITECTURE
 PROJECT TITLE: GABLES STATION
 US-1 AND GRAND AVENUE
 DATE: 12-23-15
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