



GABLES STATION

PLANNING AND ZONING SUBMITTAL 05.12.2016
251 S. DIXIE HWY. CORAL GABLES, FL

A DEVELOPMENT BY NP-INTERNATIONAL, USA

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SECTION 01

INTRODUCTION

STATEMENT OF USE



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May 4, 2016

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 / Planning and Zoning Board Application / Statement of Use and Zoning Code Text Amendment Justification

Dear Mr. Trias:

On behalf of NP International USA, LLC, (the "Applicant"), we respectfully submit this Statement of Use in connection with the enclosed Planning and Zoning Board 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 4.46 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 Property is designated Industrial, and pursuant to the City's Zoning Map, 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. 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 the Planning and Zoning Board review of the proposed project. 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

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Mixed-Use Overlay District; (3) the approval of a Planned Area Development ("PAD") and a mixed use site plan; and (4) text amendments to the Site Specific regulations so as to (a) permit a maximum height of 160 feet, a maximum FAR of 3.5, and a maximum density of 104 units per acre, and to (b) delete certain setback restrictions (the "Zoning Code Text Amendment").

Specifically, the Applicant is proposing a mixed use residential/hotel/retail project, which will be composed of three towers with a maximum height of 160 feet with approximately 147 hotel units, 460 luxury condominium residences, and 60,000 square feet of retail space (the "Project"). The Project includes a public access drive along the north boundary of the Property (the "Access Drive Easement"), in a County-owned right of way and a driveway from Ponce de Leon Boulevard to the Property over the same County-owned right of way (the "Connection Easement"). The Connection Easement was previously approved as part of a predecessor project and will be incorporated into the Project in its approved form. The Access Drive Easement requires approval from the County. The Applicant is also proposing to improve the entire County-owned Metrorail Right of Way and City Right of Way that lies to the north of the Property (the "Metrorail and City 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. The improvements to the Metrorail Right of Way Property will require approvals from the County's Bicycle Path Advisory Committee. Even though the Applicant proposes to improve these spaces to the north of the project, the Applicant is not factoring or including this area as part of its lot area for purposes of floor area or density calculations. The proposed FAR of 3.5 is based solely on the Property as referenced in the first paragraph of this letter. Additionally, the Project will comply with LEED requirements.

Comprehensive Plan Analysis

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.

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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.

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.

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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.

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. To the contrary, the proposed development will enhance adjacent properties, 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. It is one of the largest infill development sites in the City.

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. Instead, the proposed development and its amenities—including the upgrades to the Metrorail Right of Way—will enhance the health, safety and general welfare of the community.

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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.

Zoning Code Text Amendment Justification

We respectfully submit that the proposed Zoning Code Text Amendment, attached as **Exhibit A**, which permits height a maximum height of 160 feet and deletes a setback requirement for one side of the Property, complies with the standards set forth in Section 3-1405 as follows:

A. Promotes the public health, safety, and welfare.

The Property's current use as a parking lot is not an efficient use of the Property, nor does it promote the public health, safety, and welfare of the City and its residents. In fact, as a parking lot, the Property is underutilized and does not take advantage of the Property's location on South Dixie Highway which renders it a sort of "gateway" to the City. By amending the text of the Zoning Code as proposed, the Property can be developed in a way that promotes public health, safety and welfare. Specifically, the mix of uses proposed for this Project along with the amenities provided as part of the Underline improvements, will encourage a pedestrian and bicycling community that will greatly enhance public health, safety and welfare.

B. Does not permit uses the Comprehensive Plan prohibits in the area affected by the district boundary change or text amendment.

The Zoning Code Text Amendment does not permit any uses that are not already permitted under the Comprehensive Plan. The Zoning Code Text Amendment only modifies the height permitted and the setbacks and does not modify the uses permitted.

C. Does not allow densities or intensities in excess of the densities or intensities which are permitted by the future land use categories of the affected property.

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The Zoning Code Text Amendment, which only affects the maximum height and the setbacks, does not allow densities or intensities in excess of the densities or intensities which are permitted by the future land use categories of the affected property.

D. Will not cause a decline in the level of service for public infrastructure which is the subject of a concurrency requirement to a level of service which is less [than] the minimum requirements of the Comprehensive Plan.

As demonstrated by the Concurrency Impact Statement included along with this submittal, the Zoning Code Text Amendment will not cause a decline in the level of service for public infrastructure which is the subject of a concurrency requirement to a level of service which is less than the minimum requirements of the Comprehensive Plan.

E. Does not directly conflict with an objective or policy of the Comprehensive Plan.

The Zoning Code Text Amendment does not directly conflict with an objective or policy of the Comprehensive Plan. Please see the section above entitled "Comprehensive Plan Analysis" for a full analysis of how the Project advances the objectives and policies of the Comprehensive Plan.

District Boundary Change Justification

We respectfully submit that the proposed District Boundary Change, so that the Property is Commercial rather than Industrial, complies with the standards set forth in Section 3-1404 as follows:

A. It is consistent with the Comprehensive Plan in that it:

- i. Does not permit uses which are prohibited in the future land use category of the parcel proposed for development.**
- ii. Does not allow densities or intensities in excess of the densities and intensities which are permitted by the future land use category of the parcel proposed for development.**
- iii. Will not cause a decline in the level of service for public infrastructure to a level of service which is less than the minimum requirements of the Comprehensive Plan.**
- iv. Does not directly conflict with any objective or policy of the Comprehensive Plan.**

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The District Boundary Change is consistent with the Comprehensive Plan. The change to Commercial does not permit any uses which are prohibited in the Mixed Use future land use category. It also does not permit densities or intensities in excess of those permitted by the future land use category. The District Boundary Change will not cause a decline in the level of service for public infrastructure to a level of service less than the minimum requirements of the Comprehensive Plan and it does not directly conflict with any objective or policy of the Comprehensive Plan. Instead, it is consistent with the objectives and policies of the Comprehensive Plan as set forth above in the section titled "Comprehensive Plan Analysis."

B. Will provide a benefit to the City in that it will achieve two or more of the following objectives:

- i. Improve mobility by reducing vehicle miles traveled for residents within a one-half (1/2) mile radius by:**
- **Balancing land uses in a manner that reduces vehicle miles traveled.**
 - **Creating a mix of uses that creates an internal trip capture rate of greater than twenty percent (20%).**
 - **Implement specific objectives and policies of the Comprehensive Plan.**

The change from Industrial to Commercial for this Property will allow a development that will benefit the City by improving mobility, reducing vehicle miles traveled for residents within half a mile radius. Specifically, the Project will balance land uses by providing a mix of uses including hotel, retail, and residential which creates a self-sustaining community where residents can live, work and play. As discussed above in the section titled "Comprehensive Plan Analysis" this development implements specific objectives and policies of the Comprehensive Plan.

C. Will not cause a substantial diminution of the market value of adjacent property or materially diminish the suitability of adjacent property for its existing or approved use.

The Project will increase the market value and sustainability of adjacent properties as it will provide new retail opportunities for the adjacent residents, and provide new customers for the existing commercial uses.

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

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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

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

Enclosures

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Exhibit A

Section A-66 – MacFarlane Homestead.

C. Height of buildings.

1. 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 sixty (160) feet in height, whichever is less:
MacFarlane Homestead and St. Albans Park.
 - a. Tracts A and B, Block 5.
 - b. Tract 1.

E. Setbacks-Minimum front.

1. ~~On all building sites abutting Grand Avenue Twenty (20) feet from Grand Avenue.~~

G. Floor area ratio (FAR) Provisions for mixed use buildings.

1. Maximum floor area ratio (FAR) for mixed use buildings on the following described property shall not exceed 3.5 MacFarlane Homestead and St. Albans Park.
 - a. Tracts A and B, Block 5.
 - b. Tract 1.

H. Density Requirements.

1. The density for mixed use buildings on the following described property shall not exceed 104 units per acre. MacFarlane Homestead and St. Albans Park.
 - a. Tracts A and B, Block 5.
 - b. Tract 1.

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SCALE

PAGE NUMBER 8

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PLANNING DIVISION APPLICATION



City of Coral Gables Planning Division Application
 305.460.5211 planning@coralgables.com www.coralgables.com

Application request

The undersigned applicant(s)/agent(s)/property owner(s) request City of Coral Gables consideration and review of the following application(s) (please check all that apply):

- Abandonment and Vacations
- Annexation
- Coral Gables Mediterranean Architectural Design Special Locational Site Plan
- Comprehensive Plan Map Amendment - Small Scale
- Comprehensive Plan Map Amendment - Large Scale
- Comprehensive Plan Text Amendment
- Conditional Use - Administrative Review
- Conditional Use without Site Plan
- Conditional Use with 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
- Restrictive Covenants and/or Easements
- Site Plan
- Separation/Establishment of a Building Site
- 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
- Zoning Code Text Amendment
- Other: _____

General information

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

Property/project name: Gables Station

Legal description: Lot(s) See attached

Block(s) _____ Section (s) _____

Property owner(s): Gables Station, LLC

Property owner(s) mailing address: 2655 South Bayshore Dr., Suite 1200, Coconut Grove, FL 33133

Telephone: Business 305-854-2400 Fax _____

Other _____ Email jberkowitz @ berkowitzdev.com



City of Coral Gables Planning Division Application

Applicant(s)/agent(s): NP International USA, LLC

Applicant(s)/agent(s) mailing address: 2903 Salzedo St., Coral Gables, FL 33134

Telephone: Business 952-767-7500 Fax _____

Other _____ Email breyolds @ np-international.com

Property information

Current land use classification(s): Industrial

Current zoning classification(s): Industrial (I)

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

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

Supporting information (to be completed by Planning Staff)

A Preapplication Conference is required with the Planning Division in advance of application submittal to determine the information necessary to be filed with the application(s). Please refer to the Planning Division Development Review Process Handbook, Section 3.0, for an explanation of each item. If necessary, attach additional sheets to application. The Planning Division reserves the right to request additional information as necessary throughout the entire review process.

- Aerial.
- Affidavit providing for property owner's authorization to process application.
- Annexation supporting materials.
- Application fees.
- Application representation and contact information.
- Appraisal.
- Architectural/building elevations.
- Building floor plans.
- Comprehensive Plan text amendment justification.
- Comprehensive Plan analysis.
- Concurrency impact statement.
- Encroachments plan.
- Environmental assessment.
- Historic contextual study and/or historical significance determination.
- Landscape plan.
- Lighting plan.
- Massing model and/or 3D computer model.
- City of Coral Gables Annual Registration Application and Issue Application Lobbyist forms.
- Ordinances, resolutions, covenants, development agreements, etc. previously granted for the property.
- Parking study.
- Photographs of property, adjacent uses and/or streetscape.
- Plat.
- Property survey and legal description.

JOB NAME AND LOCATION
GABLES STATION
 251 S. DIXIE HIGHWAY, CORAL GABLES, FL 33134

PROPERTY OWNER
NP INTERNATIONAL
 2903 Salzedo Street, Coral Gables, FL 33134
 952.767.7500
www.np-international.com

ARCHITECT

Gensler
 801 Brickell Avenue
 Suite 2300
 Miami, FL 33131
 305-350-7070

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 LANDSCAPE ARCHITECTURE
 ROBERT PARSLEY A.S.L.A.
 6900 S.W. 81 STREET MIAMI, FL 33143
 PHONE: 305-665-9888 FAX: 305-665-6426

ASSOCIATE ARCHITECT
JORGE L. HERNANDEZ ARCHITECT
 FLORIDA REGISTRATION # 9843
 337 PALMETTO AVENUE
 Coral Gables, Florida 33134
 305.774.0022

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TRAFFIC CONSULTANT
DAVID PLUMMER & ASSOCIATES
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DATE	DESCRIPTION
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PROJECT NAME GABLES STATION

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PLANNING DIVISION APPLICATION

 **City of Coral Gables Planning Division Application**

- Property owners list, notification radius map and two sets of labels.
- Public Realm Improvements Plan for mixed use projects.
- Public school preliminary concurrency analysis (residential land use/zoning applications only).
- Sign master plan.
- Site plan and supporting information.
- Statement of use and/or cover letter.
- Streetscape master plan.
- Traffic accumulation assessment.
- Traffic impact statement.
- Traffic impact study.
- Traffic stacking analysis.
- Utilities consent.
- Utilities location plan.
- Vegetation survey.
- Video of the subject property.
- Zoning Analysis (Preliminary).
- Zoning Code text amendment justification.
- Warranty Deed.
- Other: _____

Application submittal requirements

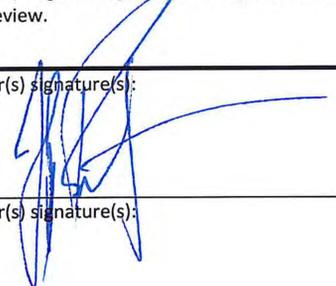
1. Hard copies. The number of application binders to be submitted shall be determined by Staff at the preapplication meeting. The application shall include all the items identified in the preapplication meeting.
2. Digital media copies. Two (2) compact discs (CD ROMs) of the entire application including all the items identified in the Preapplication Conference. Each document shall be separated into PDF files (i.e., application; site plan, landscape plan; etc.). Please include a "Table of Contents" identifying all PDF file name(s). Each PDF file size shall not exceed 10 Mb. All discs shall be labeled with the applicant(s) name, project name and date of submittal.

Applicant/agent/property owner affirmation and consent

- (I) (We) affirm and certify to all of the following:
1. Submission of the following:
 - a. Warranty deed/tax record as proof of ownership for all properties considered as a part of the application request; or
 - b. Authorized as the applicant(s)/agent(s) identified herein to file this application and act on behalf of all current property owner(s) and modify any valid City of Coral Gables entitlements in effect during the entire review process.
 2. 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.
 3. That all the information contained in this application and all documentation submitted herewith is true to the best of (my) (our) knowledge and belief.
 4. 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.

 _____

5. 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.
6. All representatives of the application have registered with and completed lobbyist forms for the City of Coral Gables City Clerk's office.
7. Understand that under Florida Law, all the information submitted as part of the application are public records.
8. Additional costs in addition to the application fees may be assessed associated with the review of applications by the City. These are costs that may be incurred by the applicant due to consultant fees paid by City to review the application. The types of reviews that could be conducted may include but are not limited to the following: property appraisals; traffic impact analyses; vegetation/environmental assessments; archeological/historic assessments; market studies; engineering studies or reports; and legal fees. Such fees will be assessed upon finalization of the City application review.

Property owner(s) signature(s): 	Property owner(s) print name: Gables Station, LLC by: Jeffrey Berkowitz
Property owner(s) signature(s):	Property owner(s) print name:
Property owner(s) signature(s):	Property owner(s) print name:

Address: 2665 Bayshore Drive, Suite 1200, Coconut Grove, FL 33133

Telephone: 305-854-2400 Fax: (305) 859-8300 Email: jberkowitz@berkowitzdev.com

NOTARIZATION

STATE OF FLORIDA/COUNTY OF _____

The foregoing instrument was acknowledged before me this 18th day of April 2016 by Jeffrey Berkowitz

(Signature of Notary Public - State of Florida)

  **EVA GASCON**
MY COMMISSION # EE 859288
EXPIRES: December 18, 2016
Bonded Thru Budget Notary Services

(Print, Type or Stamp Commissioned Name of Notary Public)

Personally Known OR Produced Identification; Type of Identification Produced _____

JOB NAME AND LOCATION
GABLES STATION
251 S. DIXIE HIGHWAY, CORAL GABLES, FL 33134
PROPERTY OWNER
NP INTERNATIONAL
2903 Salzedo Street, Coral Gables, FL 33134
952 767 7500
www.np-international.com

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801 Brickell Avenue
Suite 2300
Miami, FL 33131
305-350-7070

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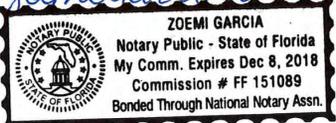
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PLANNING DIVISION APPLICATION

City of Coral Gables Planning Division Application

Contract Purchaser(s) Signature: (Applicant) 		Contract Purchaser(s) Print Name: NP International USA, LLC By: Brent Reynolds	
Contract Purchaser(s) Signature:		Contract Purchaser(s) Print Name:	
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 <u>19th</u> day of <u>April</u> by <u>Brent Rey</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 _____			
Applicant(s)/Agent(s) Signature: 		Applicant(s)/Agent(s) Print Name: Mario Garcia-Serra, Esq.	
Address: 600 Brickell Avenue, Suite 3500, Miami, FL 33131			
Telephone: 305-376-6061	Fax: 305-376-6010	Email: MGarcia-Serra@gunster.com	
NOTARIZATION			
STATE OF FLORIDA/COUNTY OF			
The foregoing instrument was acknowledged before me this <u>13th</u> day of <u>April</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 _____			

September 2014

Page 5 of 5



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,


Mario Garcia-Serra

MIA_ACTIVE 442148.1

Brickell World Plaza 600 Brickell Avenue, Suite 3500 Miami, FL 33131 p 305-376-6000 f 305-376-6010 GUNSTER.COM
Fort Lauderdale | Jacksonville | Miami | Orlando | Palm Beach | Stuart | Tallahassee | Tampa | The Florida Keys | Vero Beach | West Palm Beach

JOB NAME AND LOCATION

GABLES STATION

251 S. DIXIE HIGHWAY, CORAL GABLES,
FL 33134

PROPERTY OWNER

NP INTERNATIONAL
2903 Salzedo Street, Coral Gables, FL 33134
952 767 7500
www.np-international.com

ARCHITECT

Gensler

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LANDSCAPE ARCHITECT



ASSOCIATE ARCHITECT

JORGE L. HERNANDEZ ARCHITECT

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Kimley Horn

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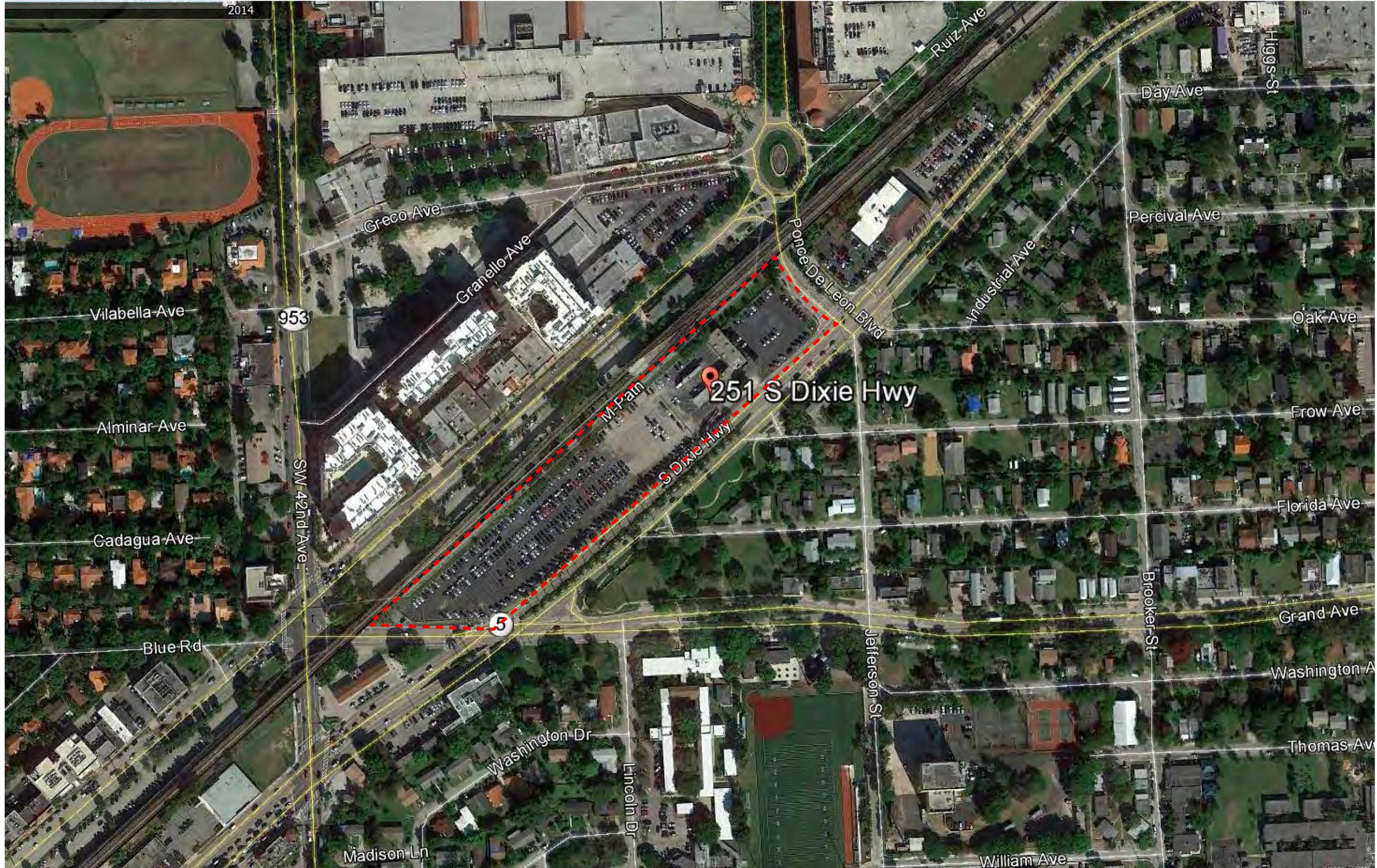
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SECTION 02
SURVEY AND ZONING DIAGRAMS

AERIAL



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100 FT 300 FT



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AERIAL



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GABLES STATION

251 S. DIXIE HIGHWAY, CORAL GABLES, FL 33134

PROPERTY OWNER

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2903 Salzedo Street, Coral Gables, FL 33134
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LANDSCAPE ARCHITECT



**GEOMATIC
DESIGNS, INC.**
LANDSCAPE ARCHITECTURE
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PHONE: 305-665-9888 FAX: 305-665-0420

ASSOCIATE ARCHITECT

JORGE L. HERNANDEZ ARCHITECT

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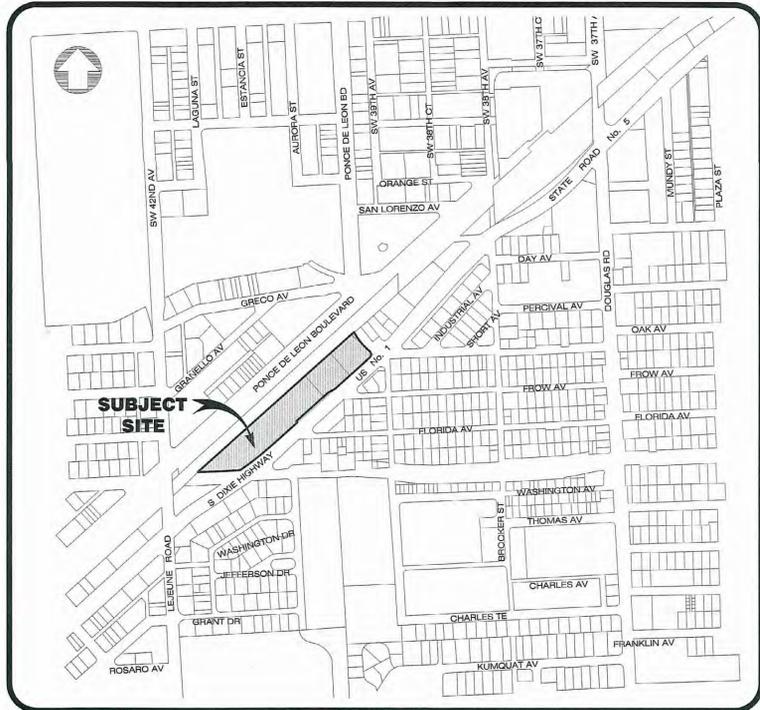
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BOUNDARY SURVEY

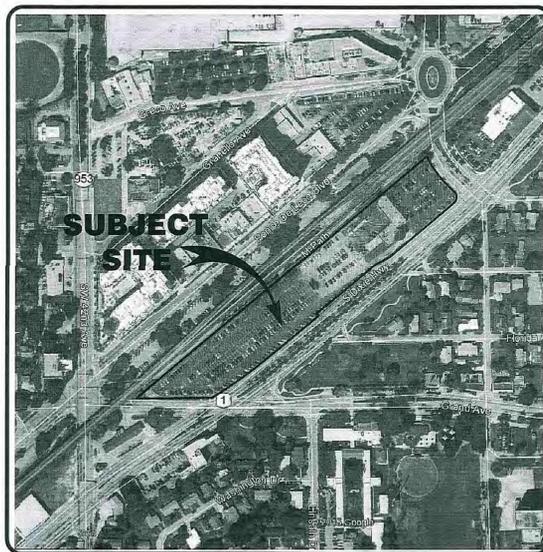
ALTA / ACSM LAND TITLE SURVEY

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

SECTION 20 - TOWNSHIP 54 SOUTH - RANGE 41 EAST



VICINITY MAP
NOT TO SCALE



LOCATION MAP
NOT TO SCALE

SURVEYOR'S NOTES:

DATE OF FIELD SURVEY:

The date of completion of original field survey was on July 23, 2015 and the date of completion of the CAD file was on July 29, 2015.
Revision 1: This Map of Survey was revised on August 3, 2015 to add and update Schedule B title encroachments.

LEGAL DESCRIPTION:

TRACTS A AND B OF THE REPLAT OF BLOCK 5 OF THE COMBINED AND SUPPLEMENTAL MAP OF MACFARLANE HOMESTEAD PLAT AND ST. ALBAN'S PARK, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 42, PAGE 44, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LESS THAT PORTION DEDICATED FOR STATE ROAD NO. 5 (U.S. NO. 1).

AND

BEGINNING AT A MONUMENT AT THE MOST WESTERLY CORNER OF TRACT 1, AS SHOWN ON REVISED PLAT OF PORTIONS OF COMBINED & SUPPLEMENTAL MAP OF MACFARLANE HOMESTEAD PLAT & ST. ALBAN'S PARK (P.B. 5-81) AND AMENDED PLAT OF COCONUT GROVE WAREHOUSE CENTER (P.B. 25-66), ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 42, PAGE 44, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE NORTHEASTERLY ALONG THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE FORMER FLORIDA EAST COAST RAILWAY, A DISTANCE OF 158.75 FEET TO A PIPE; THENCE DEFLECTING TO THE RIGHT 87° 29' 30" AND IN A SOUTHWESTERLY DIRECTION, A DISTANCE OF 203.12 FEET TO A PIPE IN THE NORTHWESTERLY LINE OF SOUTH DIXIE HIGHWAY; THENCE DEFLECTING TO THE RIGHT 92° 39' 18" AND IN A SOUTHWESTERLY DIRECTION ALONG THE NORTHWESTERLY LINE OF THE FORESAID SOUTH DIXIE HIGHWAY, A DISTANCE OF 188.78 FEET TO A PIPE AT THE INTERSECTION OF THE NORTHWESTERLY LINE OF SOUTH DIXIE HIGHWAY AND THE NORTHEASTERLY LINE OF HARDING CROSSING; THENCE DEFLECTING TO THE RIGHT 90° 1' 19" AND IN A NORTHWESTERLY DIRECTION ALONG THE NORTHWESTERLY LINE OF HARDING CROSSING, A DISTANCE OF 199.92 FEET TO POINT OF BEGINNING; LESS AND EXCEPTING THEREFROM THE SOUTHEASTERLY 26 FEET THEREOF, ACQUIRED FOR WIDENING OF STATE ROAD NO. 5, ACCORDING TO RIGHT-OF-WAY MAP RECORDED IN PLAT BOOK 37, PAGE 65, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

AND

THAT CERTAIN STREET DESIGNATED AS "HARDING CROSSING" DESCRIBED AS THAT STREET BOUNDED ON THE NORTHWEST BY THE SOUTHWESTERLY RIGHT-OF-WAY OF THE FORMER FLORIDA EAST COAST RAILWAY, ON THE SOUTHWEST BY SAID TRACT A, AND ON THE SOUTHEAST BY THE NORTHWESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 5, AND ON THE NORTHEAST BY SAID TRACT 1.

AND

A PORTION OF TRACT 1 OF REVISED PLAT OF PORTIONS OF COMBINED & SUPPLEMENTAL MAP OF MACFARLANE HOMESTEAD PLAT & ST. ALBAN'S PARK (P.B. 5-81) AND AMENDED PLAT OF COCONUT GROVE WAREHOUSE CENTER (P.B. 25-66), ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 42, AT PAGE 44, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; TOGETHER WITH A PORTION OF THAT STREET RIGHT-OF-WAY LYING NORTHEASTERLY OF AND ADJACENT TO SAID TRACT 1, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWESTERLY LINE OF SAID TRACT 1, EXTENDED FOR A DISTANCE OF 21.81 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND HERENAFTER DESCRIBED, SAID POINT BEING SITUATED ON THE ARC OF CIRCULAR CURVE CONVEX TO THE NORTHEAST AND HAVING FOR ITS ELEMENTS A RADIUS OF 350.00 FEET AND A CENTRAL ANGLE OF 20° 16' 01"; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 123.89 FEET TO A POINT OF TANGENCY ON THE NORTHWESTERLY LINE OF SAID TRACT 1; SAID POINT BEING 45.04 FEET NORTHWEST OF AS MEASURED ALONG THE NORTHWESTERLY LINE OF SAID TRACT 1; THE MOST EASTERLY CORNER OF SAID TRACT 1; THENCE RUN SOUTH 50° 47' 44" EAST ALONG THE NORTHWESTERLY LINE OF SAID TRACT 1 FOR A DISTANCE OF 22.71 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE WEST AND HAVING FOR ITS ELEMENTS A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 99° 03' 47"; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 41.48 FEET TO A POINT OF COMPOUND CURVATURE WITH ANOTHER CIRCULAR CURVE CONVEX TO THE NORTHWEST AND HAVING FOR ITS ELEMENTS A RADIUS OF 187.58 FEET AND A CENTRAL ANGLE OF 1° 31' 41"; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 49.81 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 49° 47' 44" WEST FOR A DISTANCE OF 100.60 FEET TO A POINT; THENCE RUN NORTH 48° 50' 28" WEST FOR A DISTANCE OF 174.18 FEET TO A POINT ON THE NORTHWESTERLY LINE OF SAID TRACT 1; THENCE RUN NORTH 49° 47' 44" EAST ALONG THE NORTHWESTERLY LINE OF SAID TRACT 1 FOR A DISTANCE OF 187.58 FEET TO THE POINT OF BEGINNING, SAID TRACT OF LAND LYING AND BEING SITUATED IN THE CITY OF CORAL GABLES, MIAMI-DADE COUNTY, FLORIDA.

LESS AND EXCEPT THE PROPERTY CONVEYED TO FOOT FOR RIGHT TURN LANE IN DEED RECORDED IN OFFICIAL RECORDS BOOK 28/19, PAGE 4921, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
(Exhibit "A" of Commitment for Title Insurance prepared by First American Title Insurance Company, Order No. NCS-73437-CAS1, with an effective date of June 22, 2015 of 8:00 A.M.)

Containing 191,249 Square Feet or 4.39 Acres (Net Area) and 328,559 Square Feet or 7.54 Acres (Gross Area), more or less, by calculations.

PROPERTY ADDRESS:

251 South Dixie Highway, Coral Gables, Florida 33133
Folio No's. 03-4120-026-0010, 03-4120-026-0012, 03-4120-027-0010, 03-4120-027-0012 and 03-4120-027-0020

ZONING INFORMATION:

Zoning Designation: I (South Industrial Mixed Use District)
Existing Land Use: Auto Dealership
(Zoning designation was based upon the City of Coral Gables Zoning Map, Plate 9 of 18 and found on the City of Coral Website Website.)

The following information was extracted from the City of Coral Gables Zoning Code, Article 4, Zoning Districts, Section 4-303, Industrial District (I).

Section 4-303. Industrial District (I).
A. Purpose. The purpose of the Industrial (I) District is to accommodate related industrial uses in the City.
B. Permitted uses. The following uses are permitted subject to the standards in this section and other applicable regulations in Article 5:

- Accessory uses, buildings or structures as provided in Article 4, Table No. 2.
- Accessory uses, building or structures customarily associated with permitted uses within this Zoning District and not listed within the Table No. 2 may be permitted subject to Development Review Official review and approval.
- Alcoholic beverage sales, including wine shops and similar uses.
- Animal grooming or boarding.
- Automobile service stations.
- Camp.
- Commercial laundry.
- Community center.
- Day care.
- Governmental uses.
- Indoor recreation/entertainment.
- Manufacturing.
- Medical clinic.
- Municipal facilities.
- Offices.
- Outdoor recreation/entertainment.
- Outdoor retail sales, display and/or storage.
- Overnight accommodations.
- Parking garages.
- Parking lots.
- Public transportation facility.
- Research and technology uses.
- Restaurants.
- Restaurants, fast food.
- Retail, sales and service.
- Self-storage warehouses.
- Servicing, repair or an accessory use.
- Temporary uses.
- Video studios.
- Utility/infrastructure facilities.
- Utility substations.
- Vehicle sales/displays.
- Vehicle sales/displays, major.
- Vehicle service, major.
- Veterinary offices.
- Wholesale/distribution/warehouse facility.

C. Conditional uses. The following uses are permitted in the Industrial District as conditional uses, if approved under the provisions of Article 3, Division 4, subject to the standards in this section and other applicable regulations in Article 5:

- Adult uses.
- Kidstop.
- Mixed use building(s).

D. Performance Standards:

- Minimum parcel of land:
 - Less than forty-five (45) feet in height shall provide a minimum of two-thousand five-hundred (2,500) square feet.
 - Greater than forty-five (45) feet in height shall provide a minimum of two-thousand (200) feet of primary street frontage and area of twenty-thousand (20,000) square feet.
- Minimum parcel dimensions:
 - Width, Twenty (20) feet.
 - Depth, One-hundred (100) feet.
- Minimum setbacks. The following setbacks shall be provided for all buildings in the Industrial District:
 - Front:
 - Up to fifteen (15) feet in height: None.
 - The portion of a building above fifteen (15) feet shall be set back ten (10) feet from the property line or the lower of: a) a cornice line above fifteen (15) feet; b) the top of a parking pedestal; or c) forty (40) feet.
 - Side.
 - Interior side: None.
 - Side street: Fifteen (15) feet.
- Rear:
 - Abutting a dedicated alley or street: None.
 - Not abutting dedicated alley or street: Ten (10) feet.
- balconies.
 - Overlaid open balconies may project into the required setback areas a maximum of six (6) feet.
- Height.
 - Any structure within one hundred (100) feet of single-family residential: thirty-five (35) feet.
 - Other uses: seventy-two (72) feet.
 - Manufacturing: forty-five (45) feet.
- Floor area ratio (FAR): 3.0.

Section 5-1409. Amount of required parking.

- Vehicle sales/displays.
One (1) space per three-hundred (300) square feet of office floor area, plus one (1) space per six-hundred (600) square feet of showroom floor area, plus one (1) space per five (500) square feet of all other floor area.
- Vehicle sales/displays, major.
One (1) space per three-hundred (300) square feet of office floor area, plus one (1) space per one thousand (1,000) square feet of all other floor area.
- Vehicle service, major.
One (1) space per three-hundred (300) square feet of office floor area, plus one (1) space per five hundred (500) square feet of all other floor area.

ACCURACY:

The accuracy obtained by field measurement methods and office calculations of closed geometric figures meets and exceeds the Minimum Technical Standards requirement for Commercial/High-Risk areas, (Intersect 1 foot to 10,000 feet) as defined in Rule 5A-17.051 of the Florida Administrative Code.

Elevations of well identified features as depicted on the Survey Map were measured to an estimated vertical position accuracy of 1/100 of a foot on hard surfaces and 1/10 of a foot on ground surfaces.

Well identified features as depicted on the Survey Map were measured to an estimated horizontal position accuracy of 1/10 of a foot.

This Map of Survey is intended to be displayed at a scale of one inch equals forty feet or smaller.

LIMITATIONS:

Notice is hereby given that the building setback lines, as depicted on the Map of Survey, were located according to the best interpretation by the record surveyor of the zoning ordinances as enacted by the proper governmental authority and must be verified prior to any design or construction activities.

Since no other information was furnished other than that is cited in the Pertinent information, the Client is hereby advised that there may be legal restrictions on the subject property that are not shown on the Survey Map that may be found in the Public Records of Miami-Dade County.

The Surveyor makes no representation as to ownership or possession of the Subject Property by any entity or individual that may appear on the Public Records of this County.

No excavation or determination was made as to how the Subject Property is served by utilities.

No improvements were located, other than those shown. No underground foundations, improvements and/or utilities were located or shown hereon.

SURVEYOR'S OPINION AS TO UTILITIES:

Based on above ground physical evidence, it is the undersigned surveyor's professional opinion that the subject property is served by the following utilities:

- Berkeley: Florida Power & Light Company
- Telephone & Cable TV: AT&T, AT&T-Verizon, Comcast
- Water & Sewer: Miami-Dade Water and Sewer Department

PERTINENT INFORMATION USED FOR THE PREPARATION OF THE MAP OF SURVEY:

North arrow direction is based on an assumed Meridian.
Bearings shown hereon are based upon the centerline of South Dixie Highway (U.S. No. 1) with an assumed bearing of N42°47'44", said line to be considered a well established and monumented line.

This property appears to be located in Flood Zone "X", as per Federal Emergency Management Agency (FEMA) Community/Hazard Number 120659 (City of Coral Gables), Map No. 0457, Suffolk, Map Revised Date: September 11, 2009.

Plat of "COMBINED AND SUPPLEMENTAL MAP OF MACFARLANE HOMESTEAD PLAT AND ST. ALBAN'S PARK", recorded in Plat Book 5, at Page 181, of the Public Records of Miami-Dade County Florida.

Plat of "AMENDED PLAT COCONUT GROVE WAREHOUSE CENTER", recorded in Plat Book 25, at Page 66, of the Public Records of Miami-Dade County Florida.

Plat of "REVISED PLAT OF PORTIONS OF COMBINED AND SUPPLEMENTAL MAP OF MACFARLANE HOMESTEAD PLAT AND ST. ALBAN'S PARK (P.B. 5-81) AND AMENDED PLAT COCONUT GROVE WAREHOUSE CENTER (P.B. 25-66)", recorded in Plat Book 42, at Page 44, of the Public Records of Miami-Dade County Florida.

Plat of "REPLAT OF BLOCKS 5 OF THE COMBINED AND SUPPLEMENTAL MAP OF MACFARLANE HOMESTEAD PLAT AND ST. ALBAN'S PARK", recorded in Plat Book 44, at Page 22, of the Public Records of Miami-Dade County Florida.

Florida Department of Transportation Right-of-Way Corridor for State Road No. 5, Section 8703, Sheet 1 of 7 Sheets, last dated on December, 1954.

Florida Department of Transportation Right-of-Way Corridor for State Road No. 5, Section 8703, Pages 5 & 6 of 24 Sheets, last dated on December, 2006.

The related record Plats and Right of Way Maps were consulted and reviewed for the preparation of the tract of land's Geometry.

For Vertical Control:

Benchmark: I-209
Elevation: 12.05 feet (NGVD 29)
Description: 1/2" x 1/2" x 1/2" aluminum washer located in concrete casting of utility manhole at of the Northeast corner of the intersection of SW 42nd Avenue and South Dixie Highway, City of Coral Gables, Miami-Dade County, Florida.

Benchmark: L-399
Elevation: 12.84 feet (NGVD 29)
Description: NGS brass disc in concrete abutment located at Ponce de Leon Boulevard and South Dixie Highway, City of Coral Gables, Miami-Dade County, Florida.

STATEMENT OF ENCROACHMENTS:

This survey shows the location of all buildings, structures and other improvements situated on the attached premises. There are no visible encroachments on the subject property, or upon adjacent land abutting the property.

SCHEDULE B - SECTION II, DOCUMENT REVIEW COMMENTS:

Subject to the following:
The exceptions of Schedule B-ii of the Title Commitment prepared by First American Title Insurance Company, File No: NCS-73437-CAS1, with an effective search date covering up to June 22, 2015 of 8:00 A.M. and furnished to the undersigned Professional Surveyor and Mapper to show any matters of record affecting the subject property, the same being more detailed as follows:

Items # 1 through # 8, inclusive, contain general conditions that have not been addressed on this Survey Map or falls outside the purview of the Land Surveying profession.

Item # 9. Dedications contained in Revised Plat of Portions of Combined & Supplemental Map of MacFarlane Homestead Plat and St. Alban's Park (P.B. 5-81) and Amended Plat of Coconut Grove Warehouse Center (P.B. 25-66), recorded in Plat Book 42, Page 44 of the Public Records of Miami-Dade County, Florida.
Affects the Subject Property and, if applicable, as shown on the Map of Survey.

Item # 10. Dedication and reservations contained in Replat of Block 5 of the Combined and Supplemental Map of MacFarlane Homestead Plat and St. Alban's Park, recorded in Plat Book 44, Page 22 of the Public Records of Miami-Dade County, Florida.
Affects the Subject Property and, if applicable, as shown on the Map of Survey.

Item # 11. This item has been intentionally deleted.

Item # 12. The easement(s), terms and conditions contained in that certain Easement Agreement (Ponce access), including covenants, conditions and restrictions, with Miami-Dade recorded in Official Records Book 28076, Page 3818.
Contains blanket conditions that affect the Subject Property and also plottable items as shown on the Map of Survey.

Item # 13. The easement(s), terms and conditions, including, without limitation, maintenance obligations, contained in that certain Sidewalk Easement and Maintenance Agreement with FDOT for US 1 recorded in Official Records Book 28730, Page 3470.
Contains blanket conditions that affect the Subject Property and also plottable items as shown on the Map of Survey.

Item # 14. The easement(s), terms and conditions, including, without limitation, maintenance obligations, contained in that certain Sidewalk Easement and Maintenance Agreement with the City of Coral Gables for Oak Avenue recorded in Official Records Book 28731, Page 3461.
Contains blanket conditions that affect the Subject Property and also plottable items as shown on the Map of Survey.

Item # 15. The easement(s), terms and conditions, including, without limitation, maintenance obligations, contained in that certain Right of Way Encroachment Agreement (Ponce access) with the City of Coral Gables recorded in Official Records Book 28731, Page 3461.
Contains blanket conditions that affect the Subject Property and also plottable items as shown on the Map of Survey.

Item # 16. The easement(s), terms and conditions contained in that certain Grant of Easement (sewer) with the City of Coral Gables recorded in Official Records Book 28732, Page 2608.
Contains blanket conditions that affect the Subject Property and also plottable items as shown on the Map of Survey.

Item # 17. The terms and conditions contained in that certain Agreement for Water Facilities (WASA) recorded in Official Records Book 28749, Page 2466.
Contains blanket conditions that affect the Subject Property.

Item # 18. The covenants, conditions and restrictions contained in that certain Declaration of Restrictive Covenants (regarding compliance with City documents) recorded in Official Records Book 28798, Page 3078.
Contains blanket conditions that affect the Subject Property.

Item # 19. The covenants, conditions and restrictions contained in that certain Unity of Title recorded in Official Records Book 28858, Page 4938.
Contains blanket conditions that affect the Subject Property.

Item # 20. Any additional ad valorem tax year taxes resulting from the tax assessor challenging the validity of any reduction in the assessed value of the land granted by the Value Adjustment Board.
This item not addressed.

Item # 21. Grant of Utility Easement to Consumer Water Company recorded in Official Records Book 5545, Page 442, as assigned to Miami-Dade County by Quit-Claim Deed recorded in Official Records Book 10315, Page 415.
Affects the Subject Property as shown on the Map of Survey.

Item # 22. Grant of Utility Easement to Southern Bell Telephone and Telegraph Company recorded in Official Records Book 5545, Page 446.
Affects the Subject Property as shown on the Map of Survey.

Item # 23. Grant of Utility Easement to Florida Power and Light Company recorded in Official Records Book 5545, Page 448.
Affects the Subject Property as shown on the Map of Survey.

Item # 24. Terms and conditions of that certain License Agreement between the State of Florida Department of Transportation, as Licensor, and Gables Station, LLC, a Florida limited liability company, as Licensee, dated June 18, 2013 for temporary parking.
This item not addressed. No record document provided for review.

Item # 25. The right of the City of Coral Gables to maintain existing sewer facilities on the subject property until new sewer facilities are installed, conveyed to and accepted by the City of Coral Gables.
This item not addressed. No record document provided for review.

SURVEYOR'S CERTIFICATE:

I, the undersigned, being a duly qualified and licensed Professional Surveyor and Mapper in the State of Florida, do hereby certify that I am the author of this Survey Map and that I am a duly qualified and licensed Professional Surveyor and Mapper in the State of Florida.

Gables Station, LLC, a Florida limited liability company
NP International USA, LLC, and its successors and assigns
First American Title Insurance Company
Malkenson Gunn Martin, LP

(i) This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items from Items 1, 2, 3, 4, 4(b), (as provided by the Municipal Code Corporation, MINICOD), 7(a), 7(b)(1), 7(c), 8, 9, 11(a), 13, 16, 17, 18, 19 and 21 of Table A Thereof.

(ii) The field work was completed on July 23, 2015.

(iii) Based on the Federal Emergency Management Agency (FEMA), Community Hazard Number 120659, Map Number 0457, Suffolk, L, and revised on September 11, 2009, the subject property is not located in a special flood hazard area.

(iv) The location of all set-back lines have been delineated on the survey.

(v) The Zoning Classification and the name of that district are shown on the survey.

(vi) This survey correctly shows the location of all buildings, structures and other improvements situated on the above premises. There are no visible encroachments on the subject property or upon adjacent land abutting the property except as shown hereon. This Survey was made in accordance with laws and/or Minimum Standards of the State of Florida.

(vii) The subject property is the same as the property described in the Schedule "A" of the Title Commitment filed on the LEGAL DESCRIPTION SECTION of this Surveyor's Report. I have plotted all easements, covenants and restrictions referenced in the Title Search Report and Longitude Surveyors, LLC search efforts and I have otherwise noted their effect on the subject property.

(viii) The subject property is contiguous with direct access to South Dixie Highway (U.S. No. 1) and Ponce de Leon Boulevard.

(ix) There is no observed evidence of current earth moving work, building construction or building additions on the Subject Property.

(x) There is no observed evidence of changes in street right of way lines or recent street or sidewalk construction otherwise shown in Map of Survey.

(xi) There is no observed evidence on the Subject Site to be used as a solid waste dump, dump or sanitary landfill.

(xii) There is no observed evidence of Wetlands in the Subject Site.

(xiii) There are a total of 457 regular parking spaces and no handicap parking spaces.

LONGITUDE SURVEYORS LLC, a Florida Limited Liability Company
Florida Certificate of Authorization Number LB7335

By: *[Signature]*
Date: 05/10/16
Signature Date:
Registered Surveyor and Mapper License:
State of Florida

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

JOB NAME AND LOCATION

GABLES STATION

251 S. DIXIE HIGHWAY, CORAL GABLES, FL 33134

PROPERTY OWNER

NP INTERNATIONAL
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Gensler

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CIVIL ENGINEERS

Kimley»Horn

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DATE DESCRIPTION

04.15.2016 Board of Architects Review Application

NOTE:

Lot area prior to dedication of deceleration lane is 194,223 sq ft.

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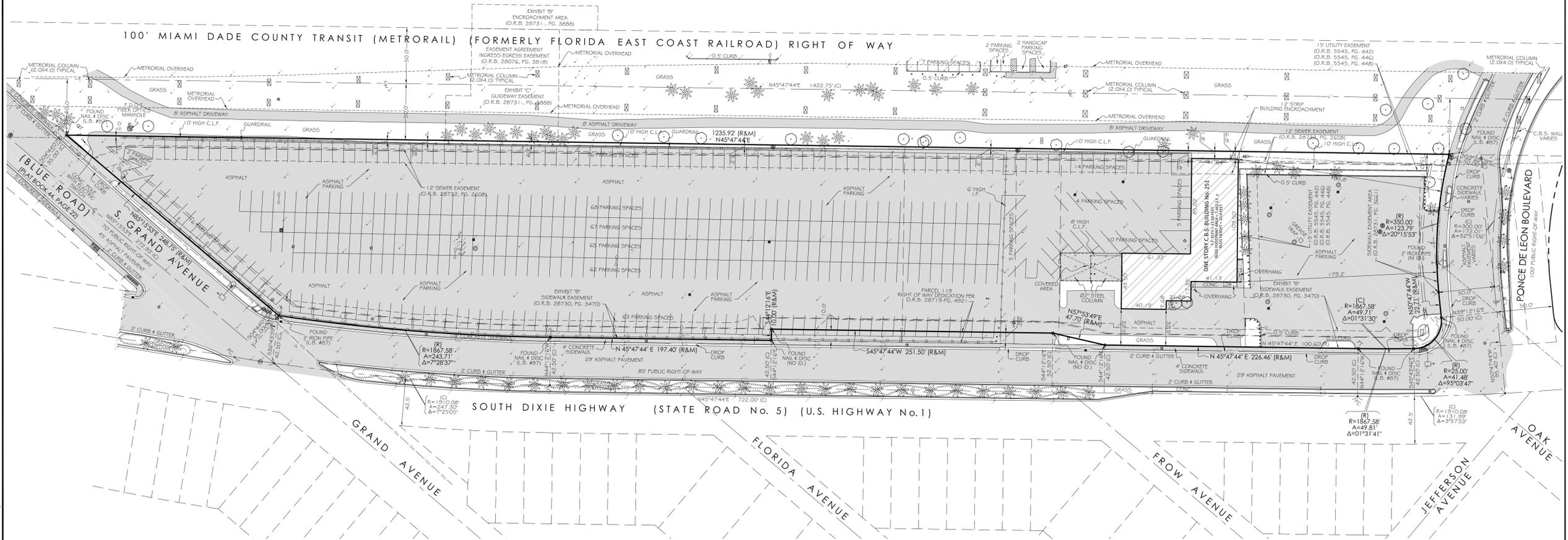
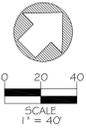
NOTE

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BOUNDARY SURVEY

ALTA / ACSM LAND TITLE SURVEY

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



11/13/2016 12:11 South Dixie Highway, Coral Gables, FL 33134 ALTA / ACSM LAND TITLE SURVEY 2016 08/03/16 10:48 AM 40x60 PLOT 001

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JOB NO.: 15391 DRAWN BY: JL
FIELD BOOK: EFB SHEET 2 OF 3

NOTICE:
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LEGEND		
CONC. = CONCRETE	ORNAMENTAL PLANT	TEMPORARY SITE BENCHMARK
R = RECORDED VALUE	BOLLARD	MEDGE OR LANDSCAPED AREA
M = MEASURED VALUE	SIGN	CLEAN OUT
(C) = CALCULATED	PALM TREE	SANITARY SEWER MANHOLE
C.B.S. = CONCRETE BLOCK STUCCO	TREE	STORM DRAINAGE MANHOLE
CL = CENTERLINE	CHAIN LINK FENCE	UNKNOWN MANHOLE
P.B. = PLAT BOOK	WOOD FENCE	FPL MANHOLE
P.F. = PAGE	METAL FENCE	C.L.F. = CHAIN LINK FENCE
M.F. = METAL FENCE	METAL FENCE	M.F. = METAL FENCE
W.P. = WOOD POWER POLE	COLLUM	W.F. = WOOD FENCE
GUY ANCHOR	GAS VALVE	WATER VALVE
CONCRETE POWER POLE	CATCH BASIN	WATER METER
		FIRE HYDRANT
		SIGNAL MAST ARM
		STREET LIGHT SIGNAL
		BRICK
		CONCRETE
		PAVER
		TILE
		STAMPED CONCRETE
		ASPHALT
		ARC
		LENGTH
		ANGLE OF THE CURVE
		ORNAMENTAL LIGHT POLE

NOTE:
There exist 457 regular parking spaces and no handicapped parking spaces on the subject property.

JOB NAME AND LOCATION
GABLES STATION

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Kimley Horn

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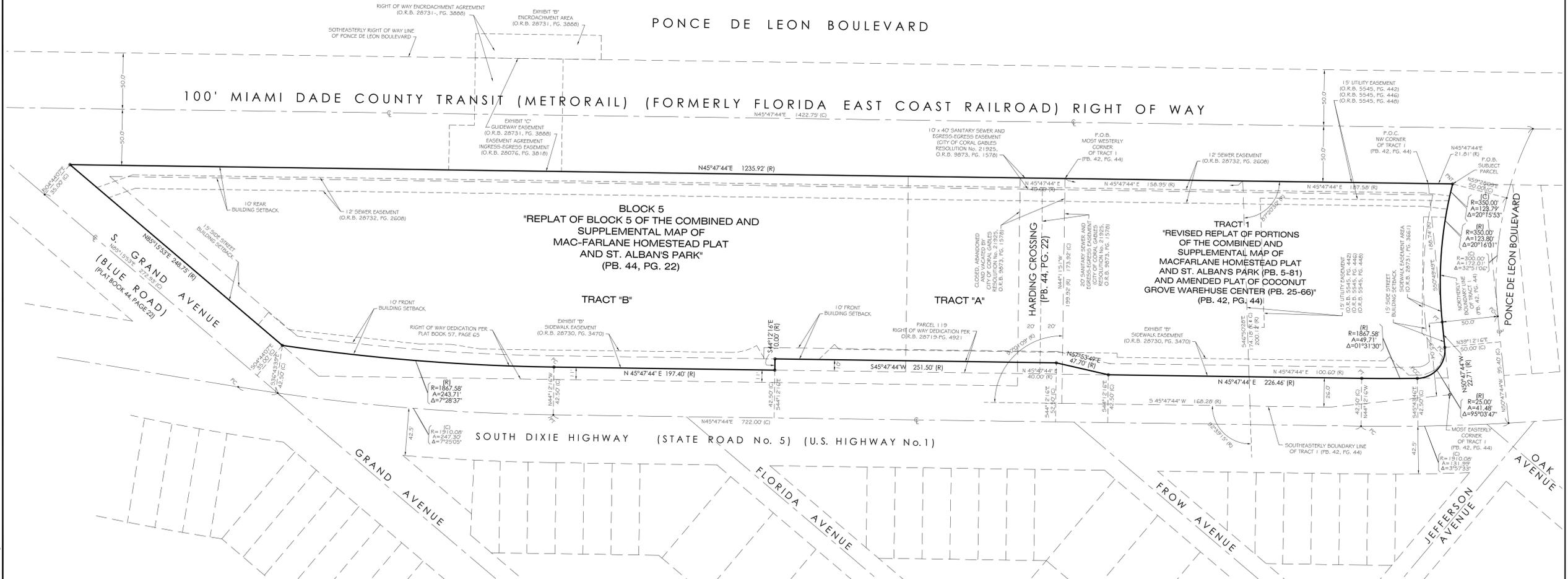
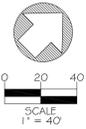
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LEGEND		
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LIGHT POLE	FLAG POLE	BRICK
RADIUS	IDENTIFICATION	CONCRETE
LP = LIGHT POLE	MONUMENT LINE	PAVER
OVERHEAD WIRE	WATER VALVE	TILE
WATER METER	WATER METER	STAMPED CONCRETE
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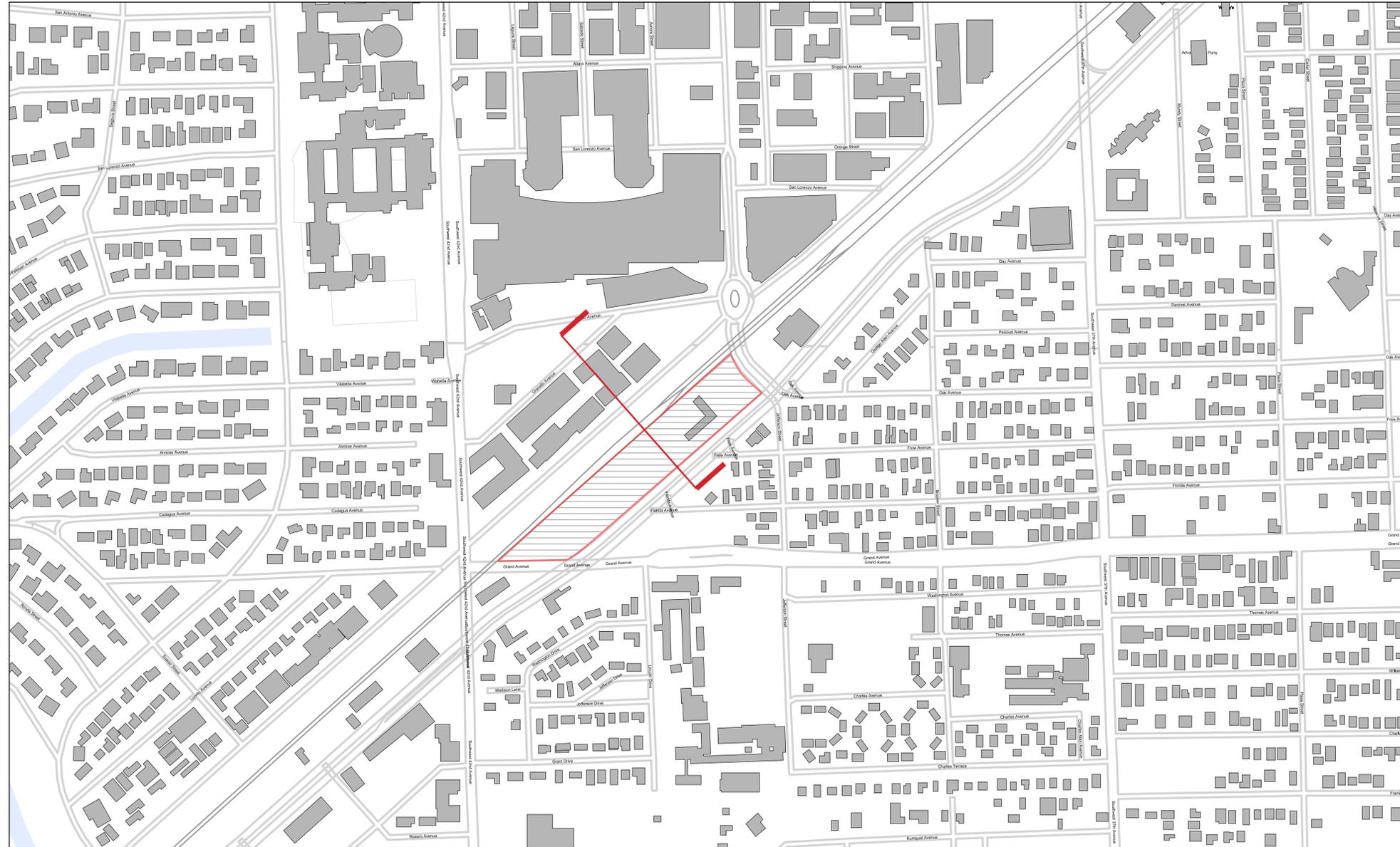
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PAGE NUMBER
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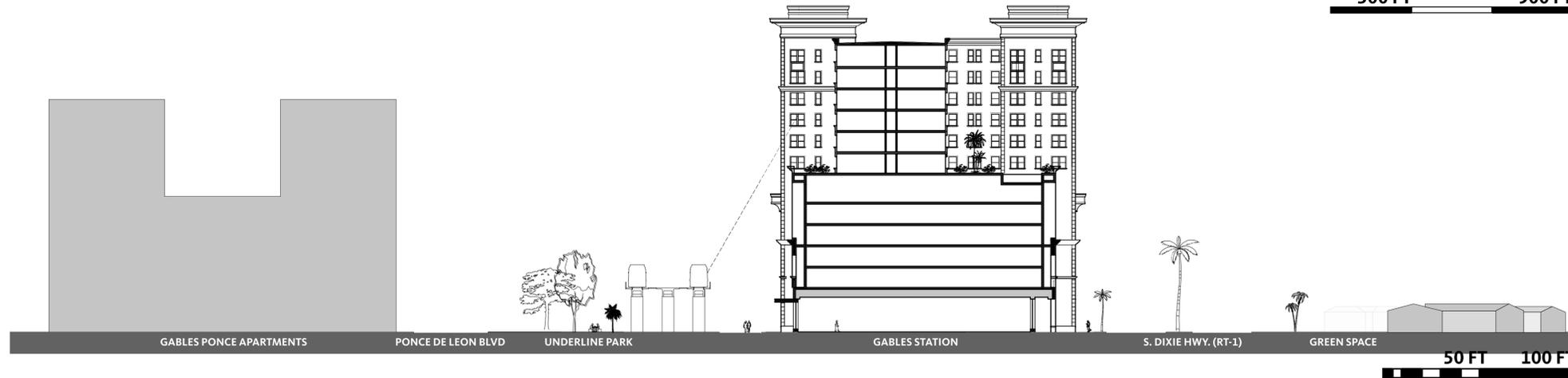
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NOLLI PLAN AND SITE SECTION



300 FT 900 FT



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DRAWING

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EXISTING SITE ZONING



LEGEND

- SINGLE FAMILY RESIDENTIAL DISTRICT (SFR)
- SPECIAL USE DISTRICT (S)
- INDUSTRIAL DISTRICT (I)
- COMMERCIAL LIMITED DISTRICT (CL)
- COMMERCIAL DISTRICT (C)
- SOUTH INDUSTRIAL MIXED-USE DISTRICT
- NORTH INDUSTRIAL MIXED-USE DISTRICT
- SITE AREA

100 FT 300 FT



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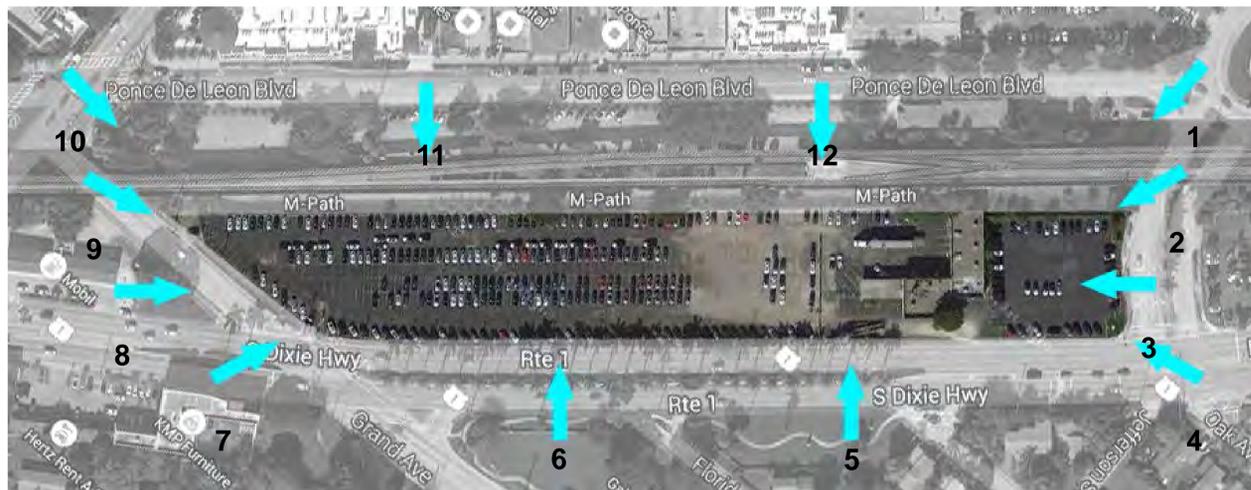
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EXISTING SITE CONDITIONS



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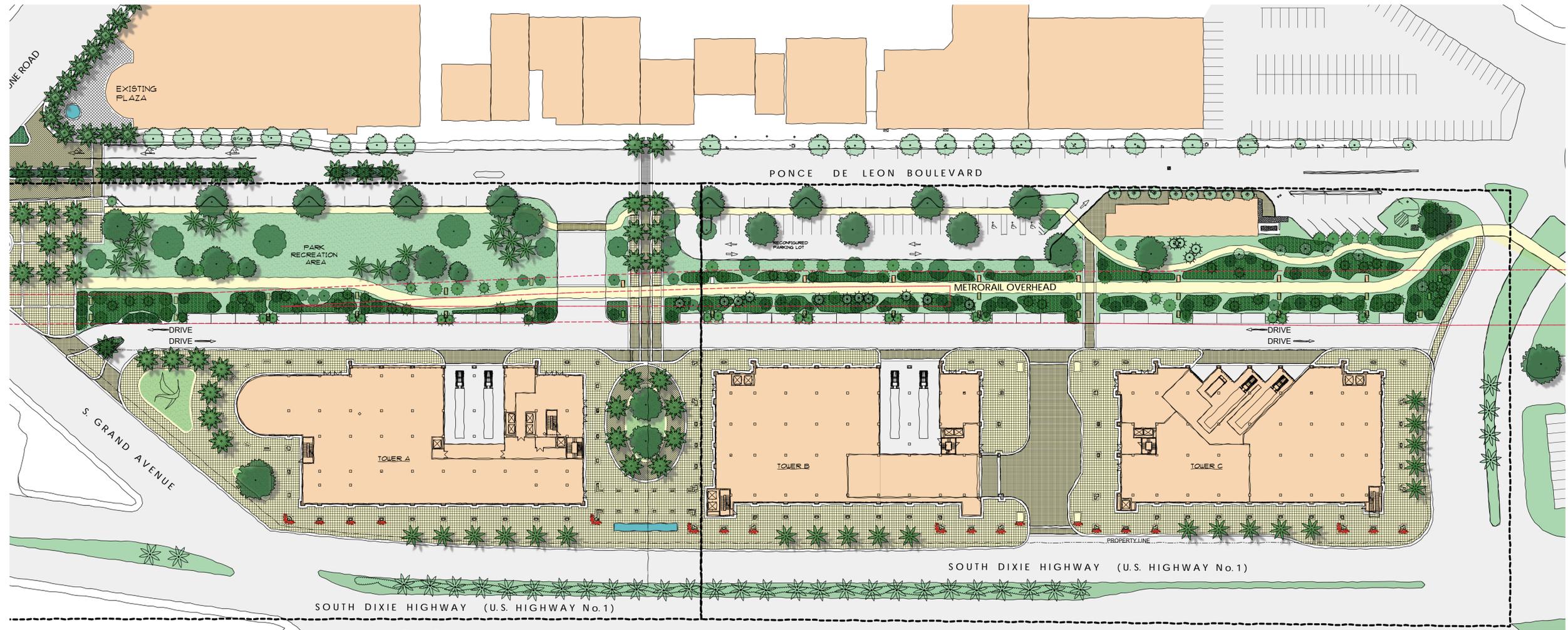
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SITE PLAN



SITE PLAN

SCALE: 1"=50'-0"

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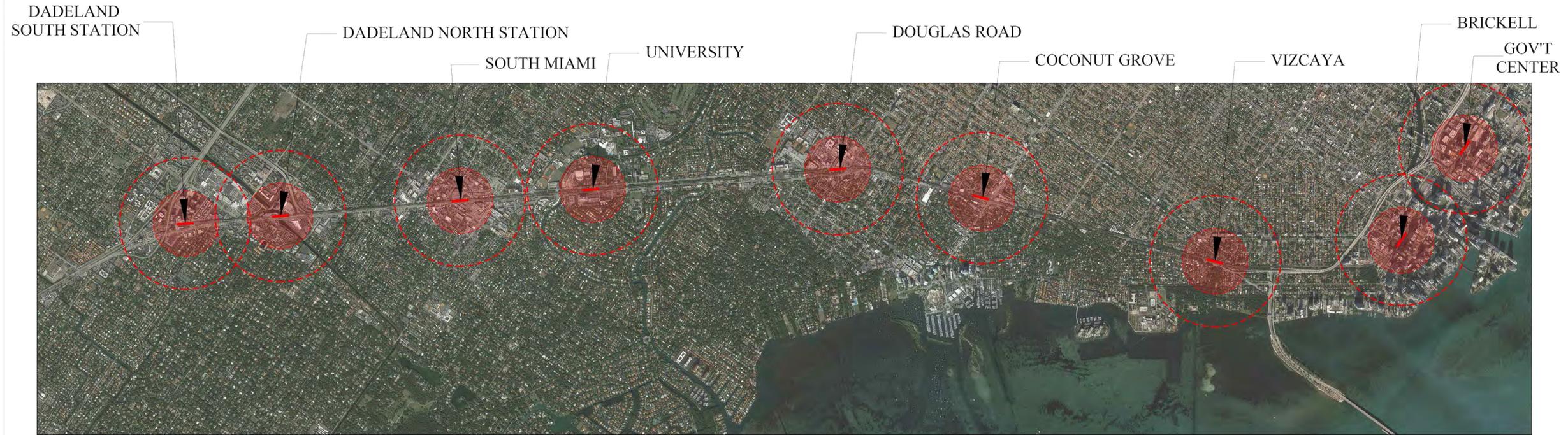
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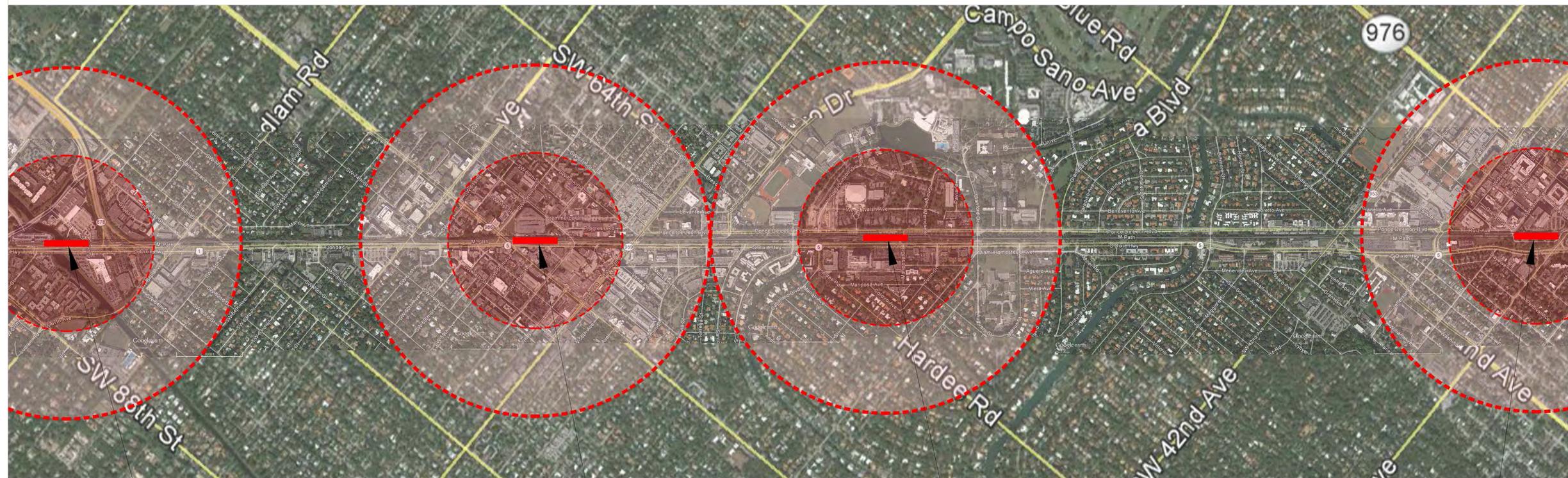
UNDERLINE/PUBLIC TRANSIT

TRANSIT STATIONS ALONG US NO.1 CORRIDOR



TRANSIT STATIONS- DADELAND SOUTH TO GOV'T CENTER
SCALE 1:2000

*FIVE MINUTE WALK (1/4 MILE RADIUS) AND TEN MINUTE WALK (1/2 RADIUS) SHOWN



TRANSIT STATIONS- DADELAND NORTH TO DOUGLAS ROAD
SCALE 1:750

*FIVE MINUTE WALK (1/4 MILE RADIUS) AND TEN MINUTE WALK (1/2 MILE RADIUS) SHOWN

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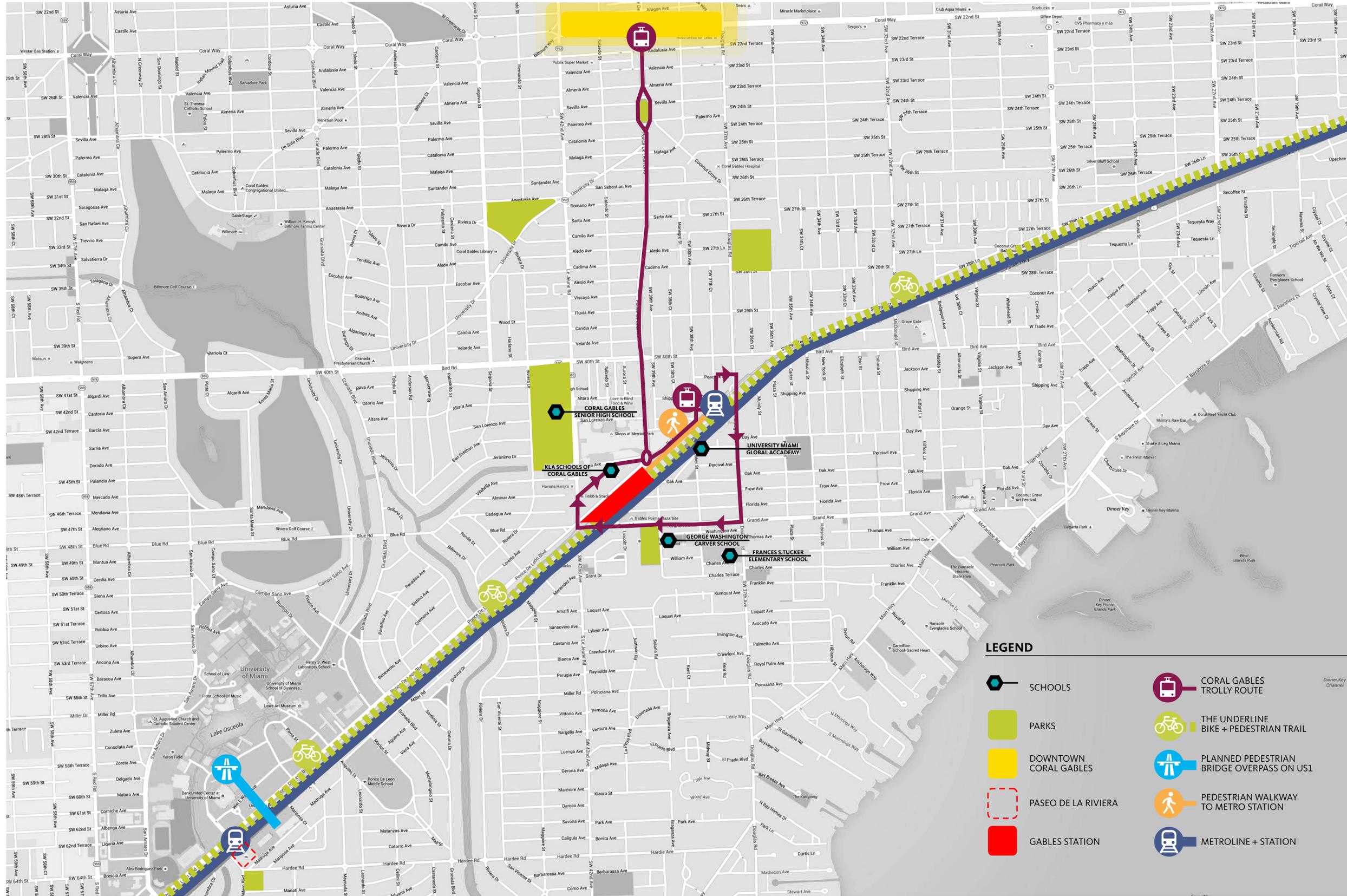
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UNDERLINE/PUBLIC TRANSIT



LEGEND

- SCHOOLS
- PARKS
- DOWNTOWN CORAL GABLES
- PASEO DE LA RIVIERA
- GABLES STATION
- CORAL GABLES TROLLEY ROUTE
- THE UNDERLINE BIKE + PEDESTRIAN TRAIL
- PLANNED PEDESTRIAN BRIDGE OVERPASS ON US1
- PEDESTRIAN WALKWAY TO METRO STATION
- METROLINE + STATION

500 FT 1500 FT



GABLES STATION

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CORAL GABLES TROLLEY EXTENSION



UNDERLINE/PUBLIC TRANSIT

THE UNDERLINE

The Underline is a new, visionary linear park that spans over 10 miles beneath the Metrorail right-of-way. The Underline will serve as a recreational green spine to the greater Miami area. It will link Douglas Station (and several other Metrorail stations) with verdant bicycle, exercise and pedestrian trails. All of the municipalities along the Underline have incorporated the project in their respective comprehensive plans.

The Gables Station project not only implements 1400 linear feet of planned underline, it expands the vision with the creation of new park in place of the existing municipal parking located between the Metrorail and Ponce de Leon Blvd. The resulting 2.5 acre park will be one of the largest in Coral Gables, and provide a recreational amenity to the neighborhood, an enhanced connection between the Gables Station project and the Douglass Road Metro Station, as well as improving the entrance to Coral Gables with a lush green plaza in place of a parking lot.

More information about the Underline is available at www.theunderline.org

A. UNIVERSITY STATION NOW



B. UNIVERSITY STATION AFTER UNDERLINE



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UNDERLINE/PUBLIC TRANSIT



RENDERINGS OF THE UNDERLINE
10 MILE LINEAR PARK AND URBAN TRAIL

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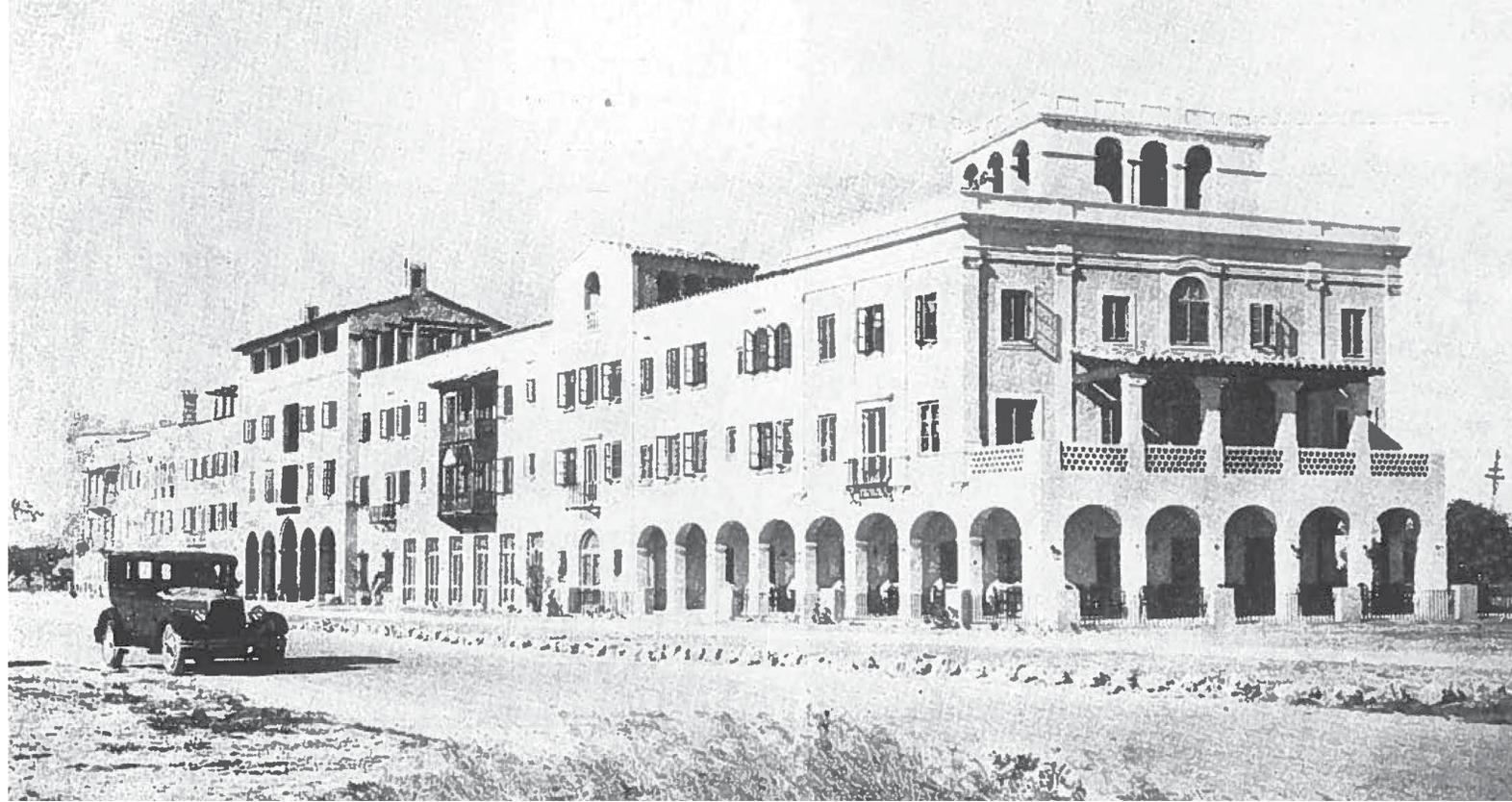
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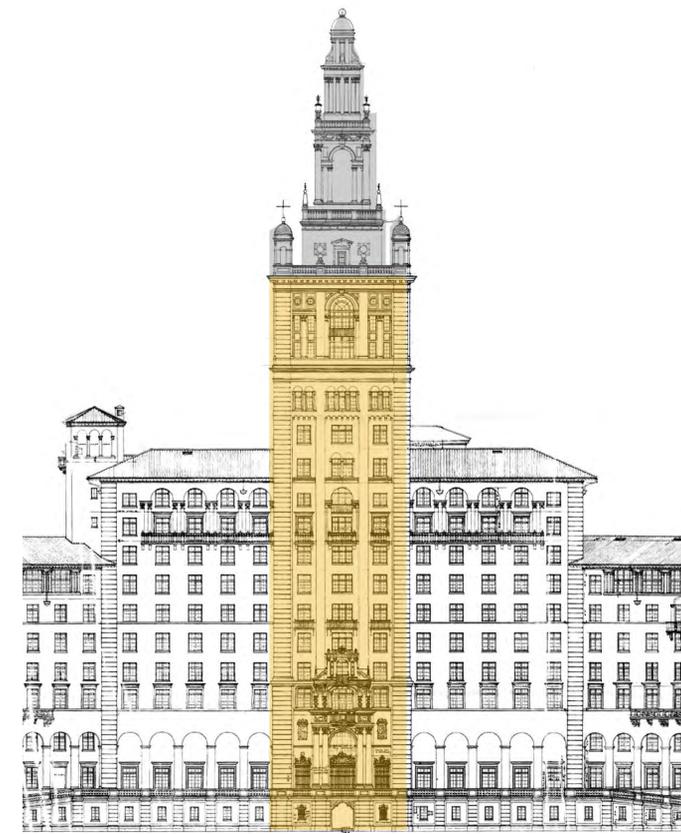
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HISTORIC PRECEDENTS



THE SAN SEBASTIAN APARTMENTS, 1926



THE BILTMORE HOTEL, 1926



CORAL GABLES CITY HALL, 1928



THE DOUGLAS GATE, 1925

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ARTIST RENDERINGS



VIEW # 2

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