

The Gables Club Board of Adjustment

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Board of Adjustment Application

City of Coral Gables

Development Services Department

Phone# 305.460.5211

Preamble

Pursuant to the City Charter, and subject to those provisions, a Board of Adjustment is created to provide relief from hardships and errors in the application of the regulations.

Application review request

The undersigned applicant(s)/agent(s)/property owner(s) request(s) a Board of Adjustment hearing for the following application(s) (please check all that apply):

- Appeal
- Variance
- Other: _____

Property information

Property/project name: The Gables Club

Street address of the subject property: 10 Edgewater Drive and 60 Edgewater Drive, Coral Gables, FL

Property Legal Description: Lot(s): All of Blocks 3 & 4 and the East 235' of Block 5

Block(s): _____

Section(s): Revised Plat of Sunset Harbour

Plat Book(s)/Page(s): 65 / 22

Has there been a Board of Adjustment hearing on the property in the last year? No

Is this request the result of a Notice of Violation? No

Is this request the result of a deviation from an approved set of plans? No

Has the property owner owned the property for at least one (1) year? Yes

Current land use classification(s): Multi Family Low Density and Commercial High Rise

Current zoning classification(s): MF3 and MX3

Listing of all folio numbers for subject property:

03-4129-066-0001

Board of Adjustment Application

General information

Applicant(s)/Agent(s) Name(s): Laura L. Russo, Esq., PLLC

Telephone#: 305-476-8300 Fax#: 305-476-8383 Email: LauraR@Laurarussolaw.com

Mailing Address: 2334 Ponce de Leon Blvd., Suite 240, Coral Gables, FL 33134
(Street Address) (City) (State) (ZIP Code)

Property Owner(s) Name(s): The Gables Club Association, Inc. c/o Jorge Averhoff

Telephone#: 305-740-9111 x 222 Fax#: _____ Email: generalmanager@thegablesclub.org

Mailing Address: 10 Edgewater Drive, Coral Gables, FL 33133
(Street Address) (City) (State) (ZIP Code)

Property Owner(s) Name(s): _____

Telephone#: _____ Fax#: _____ Email: _____

Mailing Address: _____
(Street Address) (City) (State) (ZIP Code)

Project Architect(s) Name(s): Burton Hersh, AIA

Telephone#: 305-491-1133 Fax#: _____ Email: burton@burtonhersh.com

Mailing Address: 130 Miracle Mile, Suite 200, Coral Gables, FL 33134
(Street Address) (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:

April 30, 2026: Board of Architects (BOAR-26—01-1363) Preliminary Approval.

Application received by: _____ Date: _____

Board of Adjustment Application

Application requirements and supporting information

The Development Services Department cannot accept applications that are not complete for any hearing before the Board of Adjustment. 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.

Pre-application Meeting Requirements. A pre-application meeting is required to be held in advance of an 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.
- Completed Application.
- Applicant's proposal.
- Letter of intent.
- Standards for Variances #1 through #8.
- Owner's Affidavit.
- Proof of ownership if ownership of the property has changed in the last year.
- Full size set of plans (stamped by the Board of Architects).
- Plans in 11" x 17" size format (13 sets).
- Color photographs (35mm or digital photographs), must be labeled (13 sets).
- One (1) compact disc (CD) containing required plans and color photographs.
- Signed and sealed survey (indicate any tree disposition necessary if affected by proposed work).
- Aerial.
- Other (letter of support, rescheduling letter, etc.) _____.

Application supporting materials. The following application supporting materials shall be provided separately from the application submittal and are as follows:

- Application fees.
- One (1) original certified mailing list and signed affidavit including MDCPS.
- Two (2) sets of mailing labels.
- City of Coral Gables Annual Registration Application and Issue Application Lobbyist forms.

Posting of the property. The City shall post the subject property with a City approved sign advising of the Board of Adjustment meeting date. The public notice posting shall be in accordance with the Zoning Code. The sign shall be installed 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.

Board of Adjustment Application

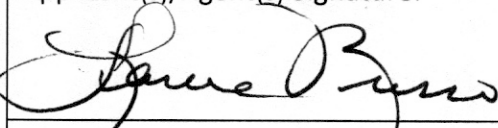
Applicant/agent/property owner/architect affirmation and consent

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

1. The application will not be heard unless the Applicant/Agent is present at the Board of Adjustment hearing.
2. The subject property will be posted with a City approved public notice sign. The sign shall be installed a minimum of 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.
3. No application shall be accepted during the following time periods after the denial of a substantially similar application affecting the same property or any portion thereof:
 - a. Conditional uses and variances: six (6) months.
 - b. Comprehensive Plan Map Amendment, Comprehensive Plan Text Amendment, Zoning Code Map Amendment, Zoning Code Text Amendment, amendments and applications for abandonment and vacation of non-fee interests: twelve (12) months (Section 3-210. Resubmission of application affecting same property).
4. That the only variance or items being requested are those that have been specified in the written application for a variance, and any other code or plan issues will be corrected by modifying the plans to comply with the respective codes and ordinances of the City of Coral Gables.
5. That the applicant will be responsible for complying with all of the conditions and restrictions imposed by the Board of Adjustment in connection with the requested variance, and will take the necessary steps to make the variance effective if approved by the Board of Adjustment.
6. That it is the responsibility of the applicant to submit a complete application with all of the documents necessary for the Board of Adjustment to hear the applicant's request.
7. That the applicant is responsible for the submission and accuracy of a certified mailing list and three (3) sets of mailing labels according to the latest ad valorem tax record of all property owners within one-thousand (1,000) feet of the property for which a public hearing before the Board of Adjustment is being requested.
8. Any variance granted by the Board of Adjustment or the City Commission shall be in effect for twelve (12) months from the date of approval. If a permit is not issued within the twelve (12) months, and work commenced, then the variance shall become null and void. One (1) twelve (12) month extension of a variance may be granted by the Development Review Official.
9. That the application fee is not refundable or any portion thereof regardless of final resolution, deferment, or non-presentation to the Board of Adjustment.
10. That all the information contained in this application and all documentation submitted herewith is true to the best of (my) (our) knowledge and belief.
11. 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.
12. 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.
13. Applicant has read and understands all of the information in the City of Coral Gables Board of Adjustment Information brochure.
14. All representatives of the application have registered with and completed lobbyist forms for the City of Coral Gables City Clerk's office.

Board of Adjustment Application

- 15. Understand that under Florida Law, all the information submitted as part of the application are public records.
- 16. 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.

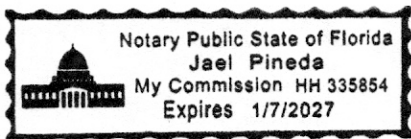
Applicant(s)/Agent(s) Signature: 	Applicant(s)/Agent(s) Print Name: Laura L. Russo
Address: 2334 Ponce de Leon Blvd., Suite 240 Coral Gables, FL 33134	
Telephone: 305-476-8300	Fax: 305-476-8383
Email: LauraR@LauraRussoLaw.com	

NOTARIZATION

STATE OF FLORIDA/COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 1st day of June, 2020 by Laura L. Russo
(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 _____

Board of Adjustment Application

Property Owner(s) Signature: <i>Robert Stone, President</i>	Property Owner(s) Print Name: The Gables Club Condominium, Inc.
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Property Owner(s) Signature:	Property Owner(s) Print Name:
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Property Owner(s) Signature:	Property Owner(s) Print Name:
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Address: 10 Edgewater Drive
Coral Gables, FL 33133

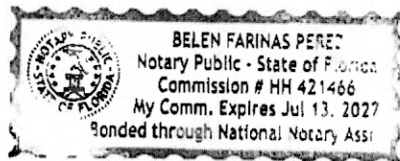
Telephone: 305-490-5047 Fax:

Email: generalmanager@thegablesclub.org

NOTARIZATION

STATE OF FLORIDA/COUNTY OF

The foregoing instrument was acknowledged before me this 28 day of May ²⁰²⁰ by Belen Farinas Perez
(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 _____

Board of Adjustment Application

Architect(s)/Engineer(s) Signature:

Burton Hersh

Architect(s)/Engineer(s) Print Name:

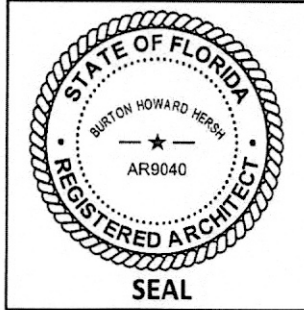
Burton Hersh, AIA

Address: 130 Miracle Mile, #200
Coral Gables, FL 33134

Telephone: 305-446-4877

Fax:

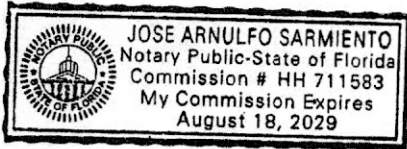
Email: burton@burtonhersh.com



NOTARIZATION

STATE OF FLORIDA/COUNTY OF

The foregoing instrument was acknowledged before me this 2nd day of May, 2019 *[Signature]*
(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 _____

Attachments:

- A. Board of Adjustment supporting information.
- B. Board of Adjustment Calendar.
- C. Board of Adjustment Application Fee Schedule.
- D. Certified Mailing List Service Providers.

Applicant's Proposal

Applicant is proposing a +/- 25' high structure to house a new cooling system for the 2 high rise residential towers at the Gables Club.

Variations Requested

Applicant is requesting a variance from Section 2-201.D.5a. of the Zoning Code to allow an auxiliary structure to be located closer to the front street (at 43'6") than the principal building's structure vs. "In no case shall an accessory building or structures be located closer to the front or side street than the main or principal building."

Applicant is requesting a variance from Section 2-104.D.11d of the Zoning Code to allow the façade of the proposed cooling tower enclosure to have louvers facing the street vs. "Exhaust air fans and louvers shall not be allowed at the front of the property at the front street, and may be allowed only to face side streets and shall be above the first floor."

Letter of Intent

The Gables Condominium and Club Tower I was built in 1996 and Tower II was completed in 2003 with an underground well water cooling system for the 2 high rise residential towers. The towers house 198 residential units - 99 per building. Due to rising ground water temperatures, the cooling system has become increasingly ineffective and now presents a critical infrastructure issue. The Association has expended numerous hours researching alternative cooling systems and conferring with many experts in the field. The Board of Directors have concluded that the cooling tower is the only viable long-term solution. The Association hired architect Burton Hersh to design a structure (to house the cooling system) that is compatible with the architecture of the residential towers and the surrounding neighborhood. The Board of Architects approved the design on April 30, 2026.

Standards for Variance

1. Special conditions and circumstances exist which are peculiar to the land, structure of building involved.

The Gables Club Tower I was built in 1996 with numerous variances. At the time the Zoning Code did not have a site plan review process. The project was designed and built with an underground well water cooling system. Due to increased water temperatures, the cooling system is failing.

2. These special conditions and circumstances do not result from the actions of the applicant.

The warming of the ground water causing the cooling system to fail is not the result of any action by the Gables Club.

3. The granting of these variances will not confer on the Gables Club any special privilege that is denied by these regulations to other lands, buildings, or structures and the same zoning district. Other lands and buildings have changed or added cooling towers – the Biltmore Hotel and the University of Miami.

4. The literal interpretation of the provisions of these regulations would deprive the Gables Club of rights commonly enjoyed by other properties in the same zoning district and endure unnecessary and undue hardship in the Gables Club.

The Gables Club is fully developed and built and has been occupied for almost 30 years. The front setback of the residential towers is +/- 113 feet, considerably farther than the

typical M3 setback at 0 feet at ground level and a 10' setback above 45'. The proposed structure that will house the new cooling system will be 43'6" from the front property line in the NW corner of the property. It will be adjacent to a neighboring surface parking lot. The side setback to the parking lot is 10'. Existing fire flow equipment and underground plumbing prevent the proposed structure from being moved further back from the front property line to align it with the residential towers. The front of the proposed structure will have additional landscaping on the street side.

5. These variances are the minimum variances that will make possible the reasonable use of the structure. The site has been built out for over 30 years. There is no other location on the property that as removed from neighboring duplexes, condominiums and apartment units. The proposed location is 43'6" from the sidewalk (farther than the usual setback of 0 feet). Located next to a surface parking lot and heavily landscaped between the structure and the street.
6. The granting of these variances does not change the uses of the property. The use of the buildings continue to be multifamily and the proposed structure is an accessory building to accommodate a new cooling system for the entire project.
7. The granting of these variances is in harmony with the general intent and purpose of these regulations and the variances will not be injurious to the area involved or otherwise determinantal to the public welfare. The cooling system be be housed in the proposed structure is state of the art engineering and designed for facility of access and repair.



LOBBYIST REGISTRATION CERTIFICATE
CITY OF CORAL GABLES
CITY CLERK'S OFFICE

405 Biltmore Way - Coral Gables, FL 33134
305-460-5210 cityclerk@coralgables.com

LOBBYIST NAME: Laura L. Russo

LOBBYIST ADDRESS: 2334 Ponce De Leon Boulevard, Suite 240, Coral Gables, FL 33134

PRINCIPAL NAME: Gables Condominium and Club Association, Inc.

PRINCIPAL ADDRESS: 10 Edgewater Drive, Coral Gables, FL 33133

PRINCIPAL ISSUE: House cooling tower for A/C system

REGISTERED DATE: 5/11/2026

EXPIRATION DATE: 12/31/2026

State of Florida, City of Coral Gables
I HEREBY CERTIFY, that the foregoing is an official copy
of a lobbyist record electronically filed in this office.

This 11th day of May AD 2026

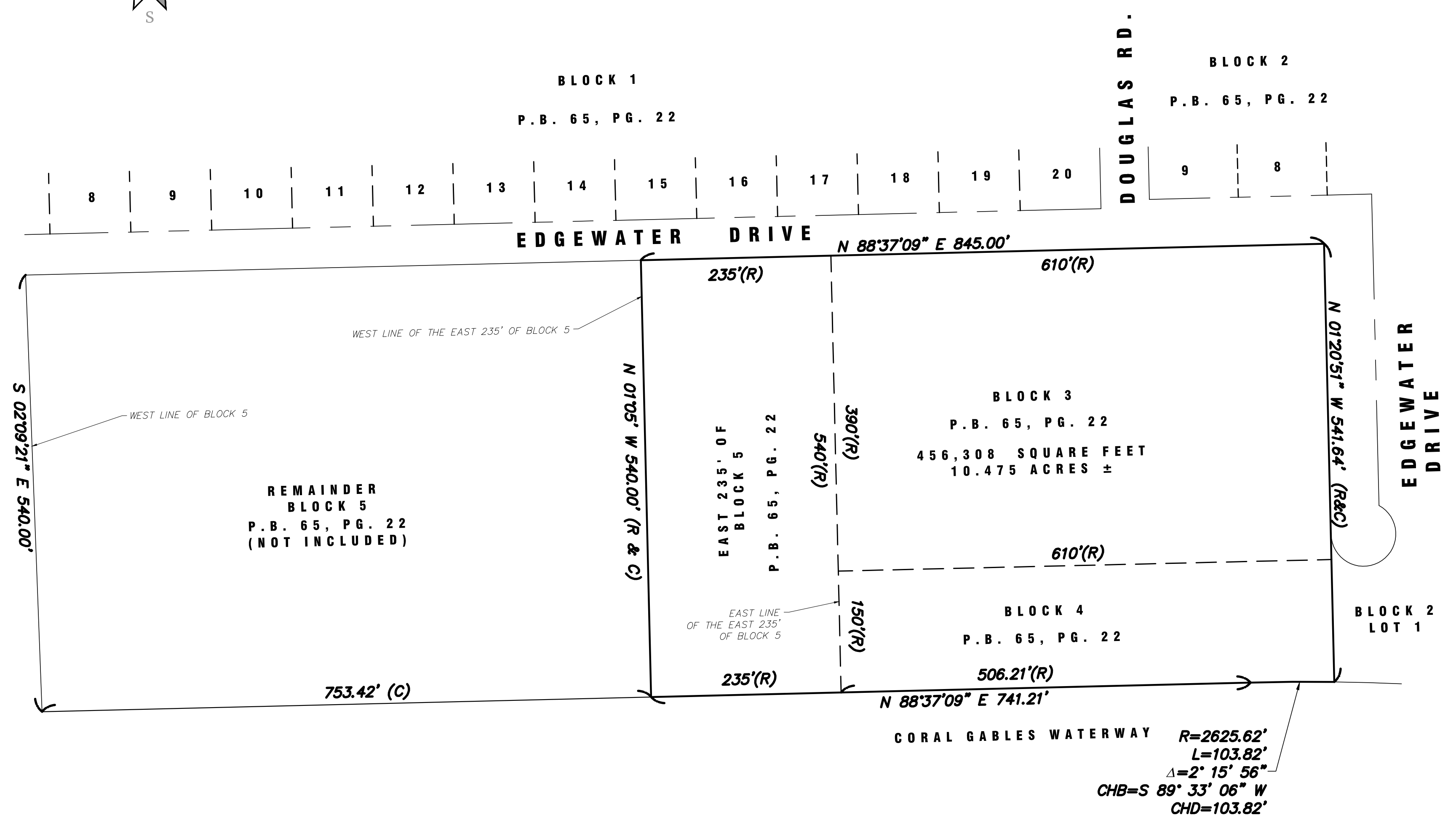
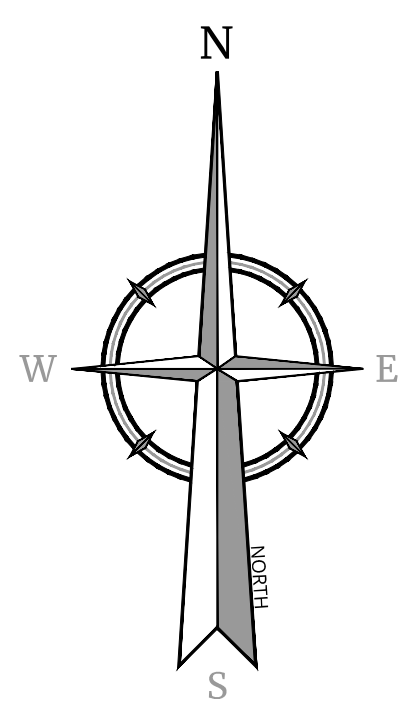
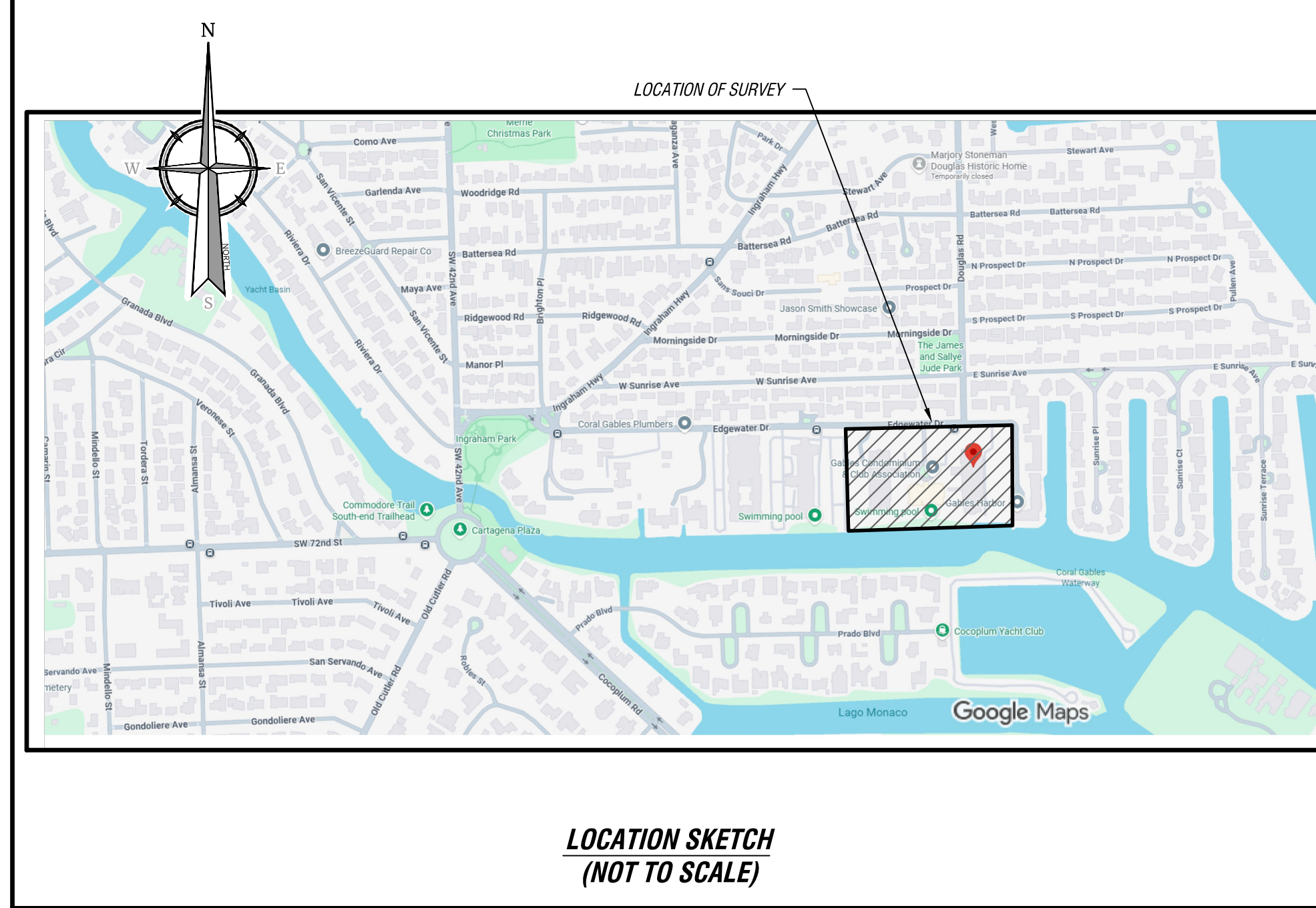
A handwritten signature in black ink, appearing to read "Billy Y Urquia", is written over the large, faint watermark of the City of Coral Gables seal.

Billy Y Urquia, City Clerk

OATH

I do solemnly swear that all facts contained on this Annual Lobbyist Registration form and principal are true and correct; and that I have read and am familiar with the Ordinance 2017-44 of the Code of

City of Coral Gables.



LEGAL DESCRIPTION: (PER O.R.B. 17318, PG. 1720)

ALL OF BLOCKS 3 AND 4 AND THE EAST 235 FEET OF BLOCK 5, OF "REVISED PLAT OF SUNRISE HARBOUR", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 65 AT PAGE 22, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

SURVEYOR'S NOTES:

NO UNDERGROUND FOOTINGS WERE LOCATED.

BEARINGS ARE BASED ON FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE (0901), NORTH AMERICAN DATUM OF 1983 (NAD 83) 2011 ADJUSTMENT AS REFERENCED TO FLORIDA PERMANENT REFERENCE NETWORK (FPRN). A BEARING OF N88°37'09"E WAS ESTABLISHED FOR THE NORTH LINE OF THE PROPERTY AS SHOWN HEREON.

OWNERSHIP IS SUBJECT TO OPINION OF TITLE.

NO ENCROACHMENTS WERE NOTED BY THIS SURVEY, EXCEPT AS SHOWN HEREON.

ANY NOTORIOUS EVIDENCE OF OCCUPATION AND/OR USE OF THE DESCRIBED PARCEL FOR RIGHT-OF-WAY, INGRESS OR EGRESS IS SHOWN ON THIS SURVEY DRAWING. HOWEVER, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY RECORDED INSTRUMENTS OR RIGHT-OF-WAY OTHER THAN SHOWN ON THE RECORDED PLAT OR STATED IN THE LEGAL DESCRIPTION AS IT APPEARS ON THIS DRAWING.

THE OWNERSHIP OF THE FENCES AND/OR WALLS AS SHOWN HEREON WAS NOT DETERMINED.

ADDITIONS OR DELETIONS TO SURVEY MAPS AND REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES ARE PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

ALL MEASUREMENTS ARE IN US SURVEY FOOT.

THE NATIONAL FLOOD INSURANCE RATE MAP 12086C0459L FOR MIAMI-DADE COUNTY - COMMUNITY 120639 (CITY OF CORAL GABLES), PANEL NUMBER 0459L, FIRM DATE 09/11/2009, DELINEATES THE HEREIN DESCRIBED LAND TO BE SITUATED WITHIN ZONES "AE", ELEVATION 11.00' NGVD.

ELEVATIONS ARE REFERRED TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). MORE SPECIFICALLY NATIONAL GEODETIC SURVEY (NGS) CG-15 REPORTED ELEVATION OF 19.66 FEET NAVD88 AND W-317 REPORTED ELEVATION OF 11.38 FEET NAVD88 WITH A CLOSED .435 MILES MORE OR LESS LEVEL LOOP TO THE SITE AND BACK WITH A RAW CLOSURE ERROR OF 0.015 FEET.

ELEVATIONS SHOWN ON THE SURVEY ARE FROM THE ORIGINAL DATE OF SURVEY DATED JANUARY 19, 2022.

ABBREVIATIONS

- ⊕ = CENTERLINE
- CONC. = CONCRETE
- (R) = RECORD
- (C) = CALCULATED
- TYP. = TYPICAL
- OVH = OVERHEAD
- ELEC. = ELECTRIC
- R = RADIUS
- L = LENGTH
- Δ = DELTA
- CHB = CHORD BEARING
- CHD = CHORD DISTANCE
- MHD = STORM MANHOLE
- MHS = SEWER MANHOLE
- CB = CATCH BASIN
- X = SPOT ELEVATIONS
- CO = CLEAN OUT
- WPB = WIRE PULL BOX
- = CATCH BASIN/DRAIN
- DR = DRAIN
- W/V = WATER VALVE
- G/V = GAS VALVE
- WM = WATER METER
- EB = ELECTRIC BOX

- ⊙ = SEWER MANHOLE
- ⊙ = STORM MANHOLE
- ⊙ = GAS MANHOLE
- ⊙ = ELECTRIC MANHOLE
- ⊙ = TELEPHONE MANHOLE
- IRR = IRRIGATION VALVE
- ⊙ = SIGN
- ⊙ = LIGHT POLE
- ⊙ = BACK FLOW PREVENTER
- ⊙ = WELL
- ⊙ = FIRE HYDRANT
- ⊙ = REFLECTOR
- ⊙ = CABLE BOX
- ⊙ = TRASH
- ⊙ = TREE
- ⊙ = PALM

TREE #	Common Name	Botanical Name	DBH (INCHES)	HEIGHT (FEET)	DIAMETER CANOPY (FEET)
1	Pink Tabebuia	Tabebuia heterophylla	10	25	18
2	Screwpine	Pandanus utilis	8	27	17
3	Calophyllum	Calophyllum antillarum	15	36	40
4	Calophyllum	Calophyllum antillarum	18	30	35
5	Sabal Palm	Sabal palmetto	12	10CT 160A	11
6	Pink Tabebuia	Tabebuia heterophylla	18	27	30
7	Pink Tabebuia	Tabebuia heterophylla	16	25	25
8	Calophyllum	Calophyllum antillarum	16	36	50
9	Washingtonia spp.	Washingtonia spp.	12	55CT 630A	10
10	Yellow Tabebuia	Tabebuia caraiba	12	30	30
11	Queen Palm	Syagrus romanzoffiana	9	23CT 300A	20
12	Queen Palm	Syagrus romanzoffiana	7	25CT 330A	18

JOSE D. MORALES
PROFESSIONAL SURVEYOR AND MAPPER #6733
STATE OF FLORIDA
NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL OF A LICENSED FLORIDA SURVEYOR AND MAPPER.

BOUNDARY SURVEY
FOR
THE GABLES
CONDOMINIUM AND
CLUB ASSOCIATION

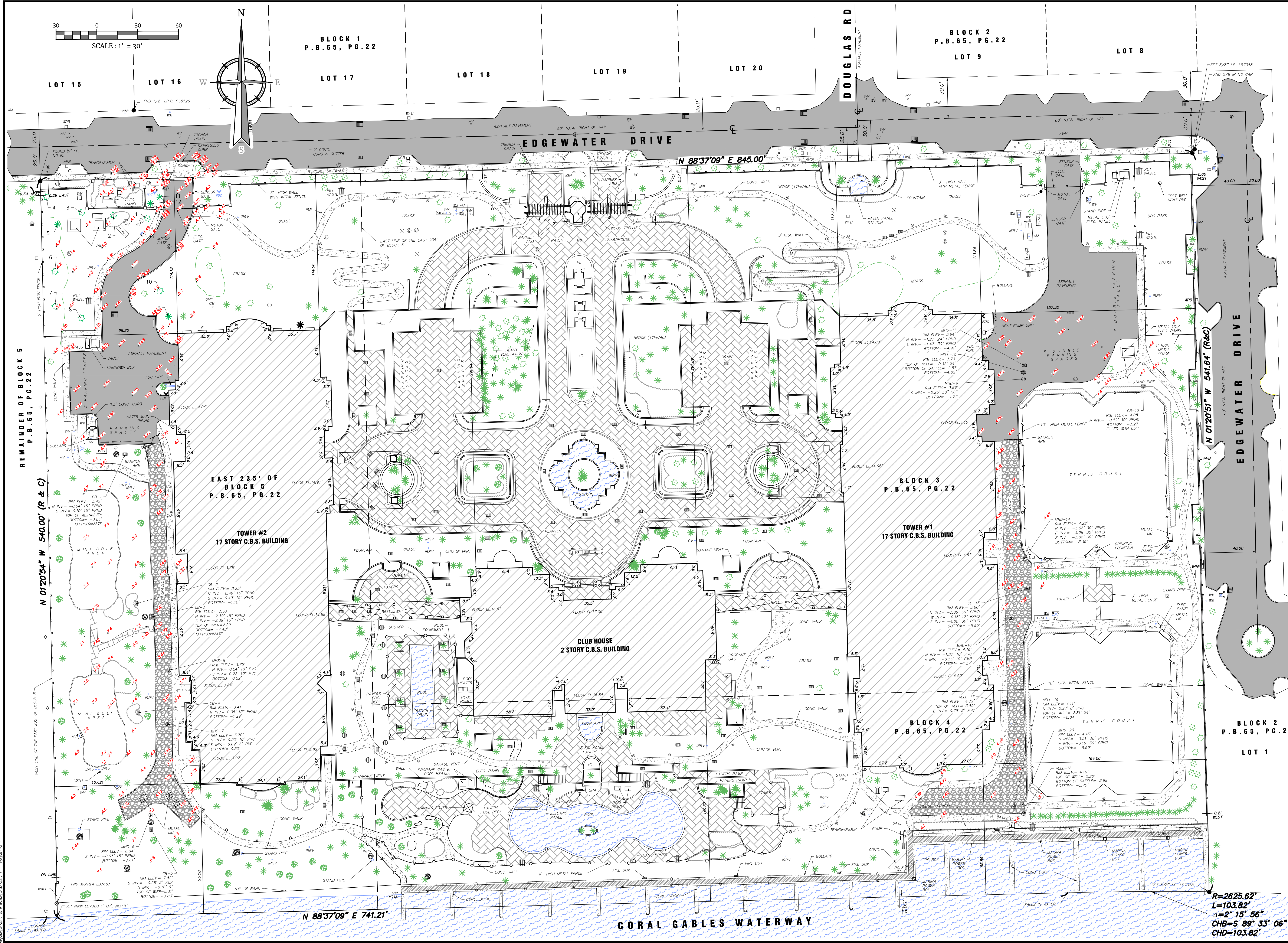
10 EDGEWATER DRIVE

CORAL GABLES, FL 33133

Colliers MIAMI
8290 NW
64th Street
Miami, FL 33166
Phone: 305.597.9701
COLLIERS ENGINEERING & DESIGN, INC.
DOING BUSINESS AS MASER CONSULTING

SCALE: AS SHOWN	DATE: 10/08/25	DRAWN BY: MCH & EP	CHECKED BY: JM
PROJECT NUMBER: 21007705A	DRAWING NUMBER: V-SURV-BNDY-RS	SHEET TITLE: COVER SHEET	

SHEET NUMBER: 1 of 2



Colliers
Engineering & Design
www.colliersengineering.com

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Doing Business as **MASER**
CONSULTING

811
PROTECT YOURSELF
ALL STATES REQUIRE NOTIFICATION OF EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN ANY STATE.
Know what's below.
Call before you dig.
FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

REV.	DATE	DRAWN BY	DESCRIPTION
1	02/19/22	JDM	REV COUNTY ON FEMA NOTE SHEET.
2	02/20/23	MCH/EP	ADDED SPOT ELEVATION AND INVERTS.
3	03/02/23	JDM	CB-1 AND 3 UPDATE.
4	10/07/23	MCH	UPDATED BOUNDARY SURVEY.
5	03/24/25	JDM	ADDED ELEVATIONS TO NW ENTRANCE.

BOUNDARY SURVEY
FOR
THE GABLES
CONDOMINIUM AND
CLUB ASSOCIATION

BLOCK 2
P.B. 65, PG. 2
10 EDGEWATER DRIVE
LOT 1
CORAL GABLES, FL 33133

Colliers
Engineering & Design
MIAMI
8290 NW
54th Street
Miami, FL 33166
Phone: 305.597.9701
COLLIERS ENGINEERING & DESIGN INC.
DOING BUSINESS AS MASER CONSULTING

SCALE: AS SHOWN DATE: 10/08/25 DRAWN BY: MCH & EP CHECKED BY: JM
PROJECT NUMBER: 21007705A DRAWING NAME: V-SURV-BNDY-RS
SHEET TITLE: BOUNDARY SURVEY
SHEET NUMBER: 2 of 2

$R=2625.62'$
 $L=103.82'$
 $\Delta=2^{\circ} 15' 56''$
 $CHB=S 89^{\circ} 33' 06''$
 $CHD=103.82'$

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

PROJECT

Cooling Building at Gables Club Condo

10 EDGEWATER DRIVE
CORAL GABLES, FL 33133

OWNER


**THE GABLES CLUB
CONDOMINIUM AND CLUB
ASSOCIATION**

10 EDGEWATER DRIVE
CORAL GABLES, FL 33133
.....
.....
.....

Master Drawing Index

Architectural	
SHEET	SHEET NAME
A-000	Cover Sheet
A-001	Notes and Standards
A-002	Site Context Photographs
A-002.1	Context Study of Neighborhood
A-003	Survey
AS-101	Site Plan
AS-102	Existing And Proposed Site Plan
A-101	Floor Plan
A-102	Roof Plan
A-201	Building Elevations
A-202	Building Elevations
A-300	Wall Sections
A-301	Wall Sections
A-400	Louvers And Gate Details
A-500	Details
A-500	Isometrics
LD-1	Landscape Existing Tree Disposition Plan
L-1	Landscape Concept Planting Plan
L-2	Landscape Concept Planting Images



 Location Map N.T.S.

Legal Description

10 EDGEWATER DRIVE SUITE #6 CORAL GABLES, FL 33133

FOLIO NUMBER: 03-4129-066-0001

STRUCTURAL ENGINEER

ARCHITECT

MEP ENGINEER



SEAL/SIGNATURE/DATE



BURTON H. HERSH, AIA	AR9040
VANESSA I. ESTRADA, AIA	AR93717
JOSE A. SARMIENTO, AIA	AR97362
BOA PRELIMINARY REVIEW SET	01/13/26
BOA RE-REVIEW SET	04/09/26

Written Statement

THE PROPOSED COOLING TOWER FOR THE GABLES CLUB CONDOMINIUM HAS BEEN DESIGNED IN RESPONSE TO THE OWNER'S VISION AND WITH CAREFUL CONSIDERATION OF THE ARCHITECTURAL CHARACTER OF CORAL GABLES AND THE EXISTING DEVELOPMENT.

THE TWO-STORY COOLING TOWER SHELL BUILDING IS DESIGNED TO COMPLEMENT THE ARCHITECTURAL LANGUAGE OF THE EXISTING CONDOMINIUM, INCORPORATING MEDITERRANEAN-INSPIRED ELEMENTS SUCH AS DECORATIVE LOUVERED OPENINGS AT THE SECOND LEVEL, CONCRETE LOUVER VENTILATION BLOCKS AT THE GROUND LEVEL, AND PRECAST STONE MOLDINGS.

THE SMALL-SCALE COOLING TOWER BUILDING IS STRATEGICALLY PLACED IN FRONT THE HIGH-RISE TOWER NEAR EDGEWATER DRIVE, TO FUNCTION AS A TRANSITIONAL ELEMENT THAT SOFTENS AND MITIGATES THE DIFFERENCE IN SCALE BETWEEN THE EXISTING HIGH-RISE DEVELOPMENT AND THE SMALLER-SCALE BUILDINGS LOCATED ACROSS THE STREET.

THE PROPOSED COOLING TOWER IS AN ORIGINAL ARCHITECTURAL DESIGN THAT IS COMPATIBLE WITH, BUT NOT A DUPLICATION OF, THE EXISTING STRUCTURES.

Scope of work

NEW ENCLOSURE TO HOUSE COOLING TOWER



51 Edgewater Dr

35 Edgewater Dr

21 Edgewater Dr

6848 Edgewater Dr

6850 Edgewater Dr

Edgewater Drive North View (Across from Site)



6853 Edgewater Dr

6855 Edgewater Dr

6901 Edgewater Dr

Edgewater Drive East View



Clubhouse from Entry Roundabout



CONSULTANTS

SEAL/SIGNATURE/DATE



BURTON H. HERSH, AIA AR9040
VANESSA I. ESTRADA, AIA AR93717
JOSE A. SARMIENTO, AIA AR97362

PROJECT

**Gables Condo
Cooling Tower**

10 EDGE WATER DRIVE,
CORAL GABLES, FL 33133

OWNER

THE GABLES CLUB CONDO
AND ASSOCIATION
10 EDGE WATER DRIVE,
CORAL GABLES, FL 33133

DISTRIBUTION	DATE
PRELIMINARY BOA SET	01.13.26
BOA RE-REVIEW SET	04.09.26

PROJECT NO. 25002.00

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DRAWING SCALE:

NTS

SHEET TITLE:

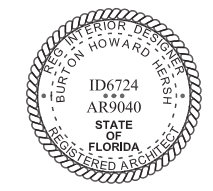
**Context Study of
Neighborhood**

A-002.1

SHEET OF

CONSULTANTS

SEAL/SIGNATURE/DATE



BURTON H. HERSH, AIA AR9040
VANESSA I. ESTRADA, AIA AR93717
JOSE A. SARMIENTO, AIA AR97362

PROJECT
Gables Condo Cooling Tower
10 EDGE WATER DRIVE,
CORAL GABLES, FL 33133

OWNER
**THE GABLES CLUB CONDO
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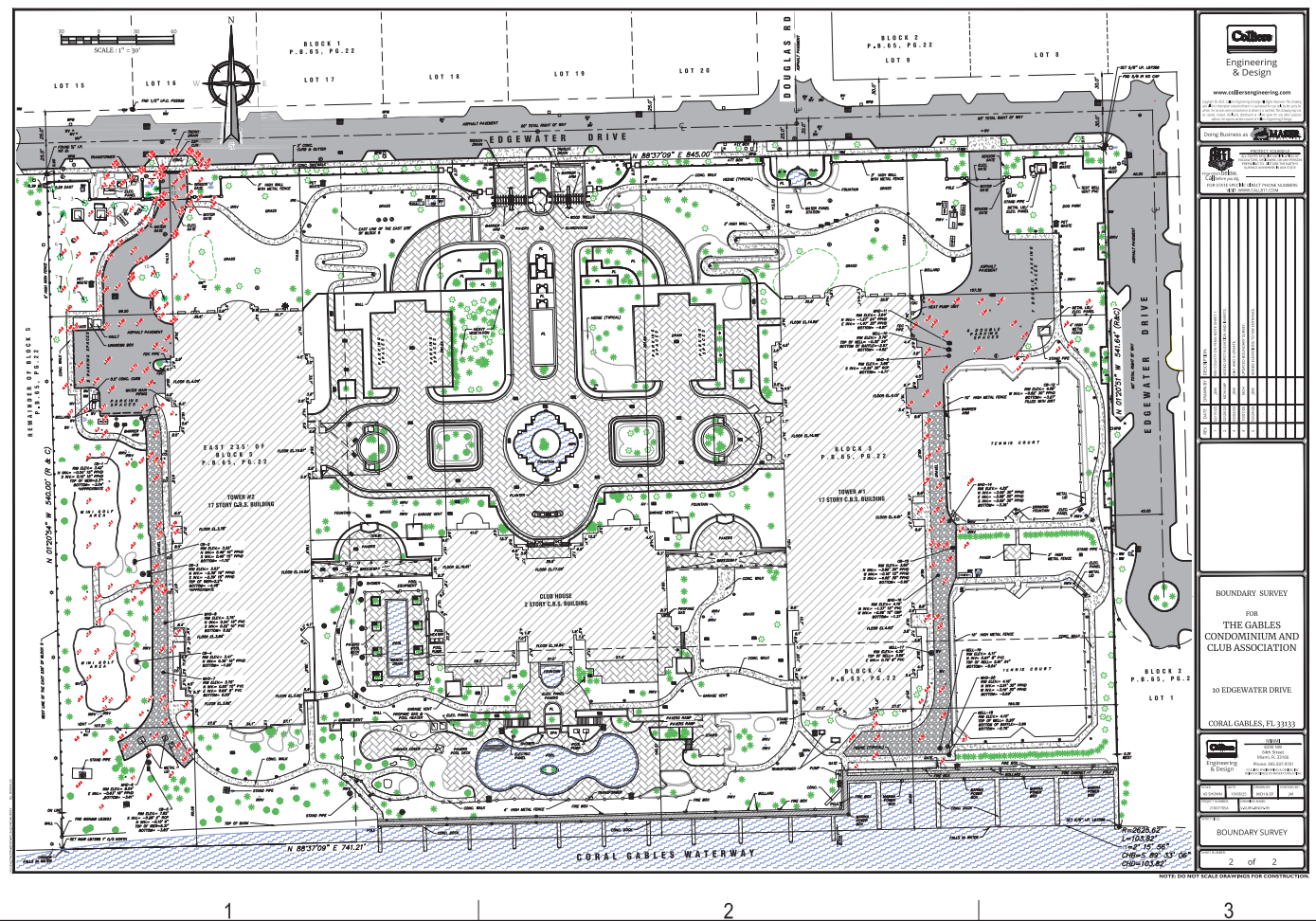
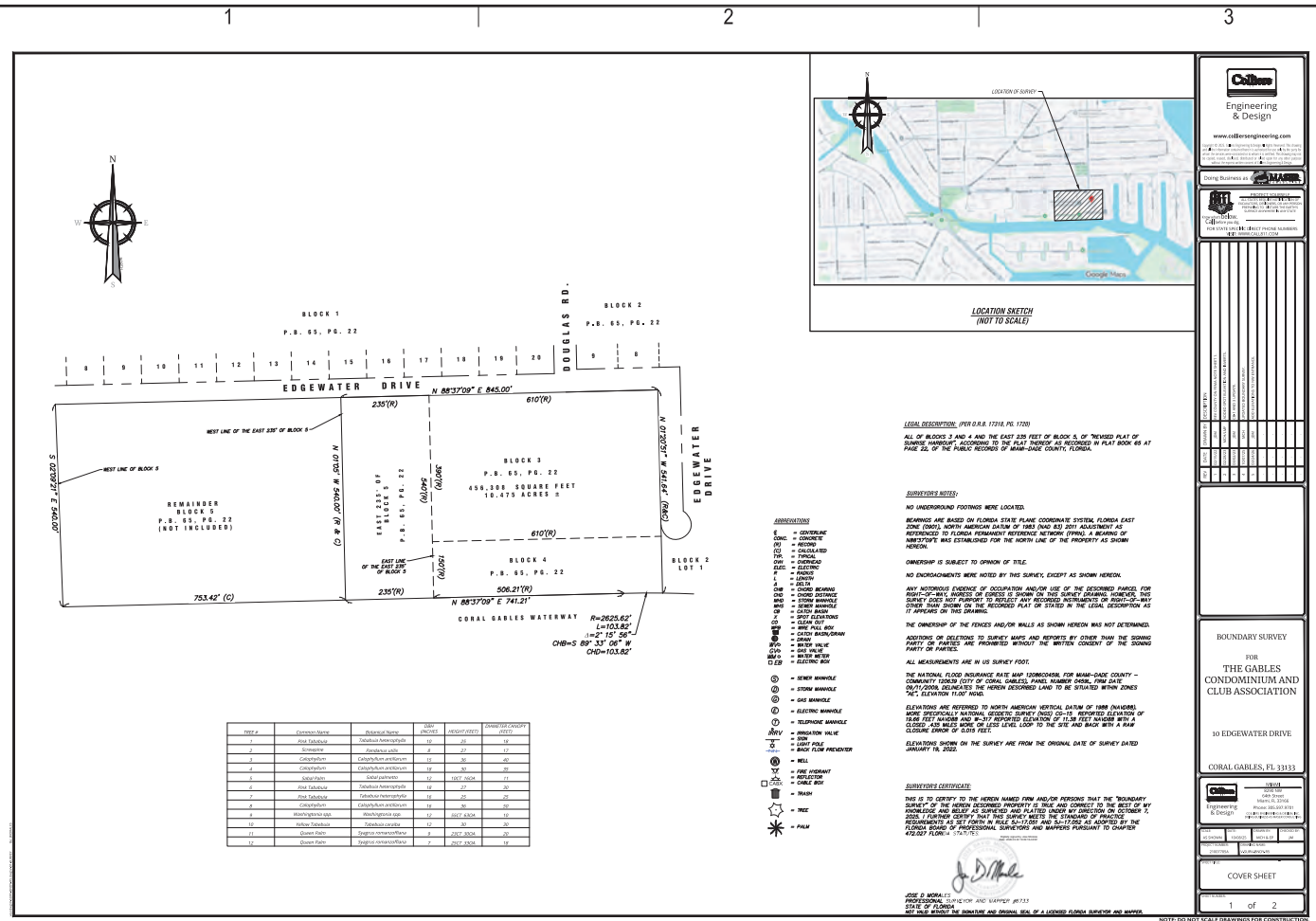
DISTRIBUTION DATE
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BOA RE-REVIEW SET 04.09.26

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DRAWING SCALE:
NTS
SHEET TITLE:

Survey

A-003
SHEET OF



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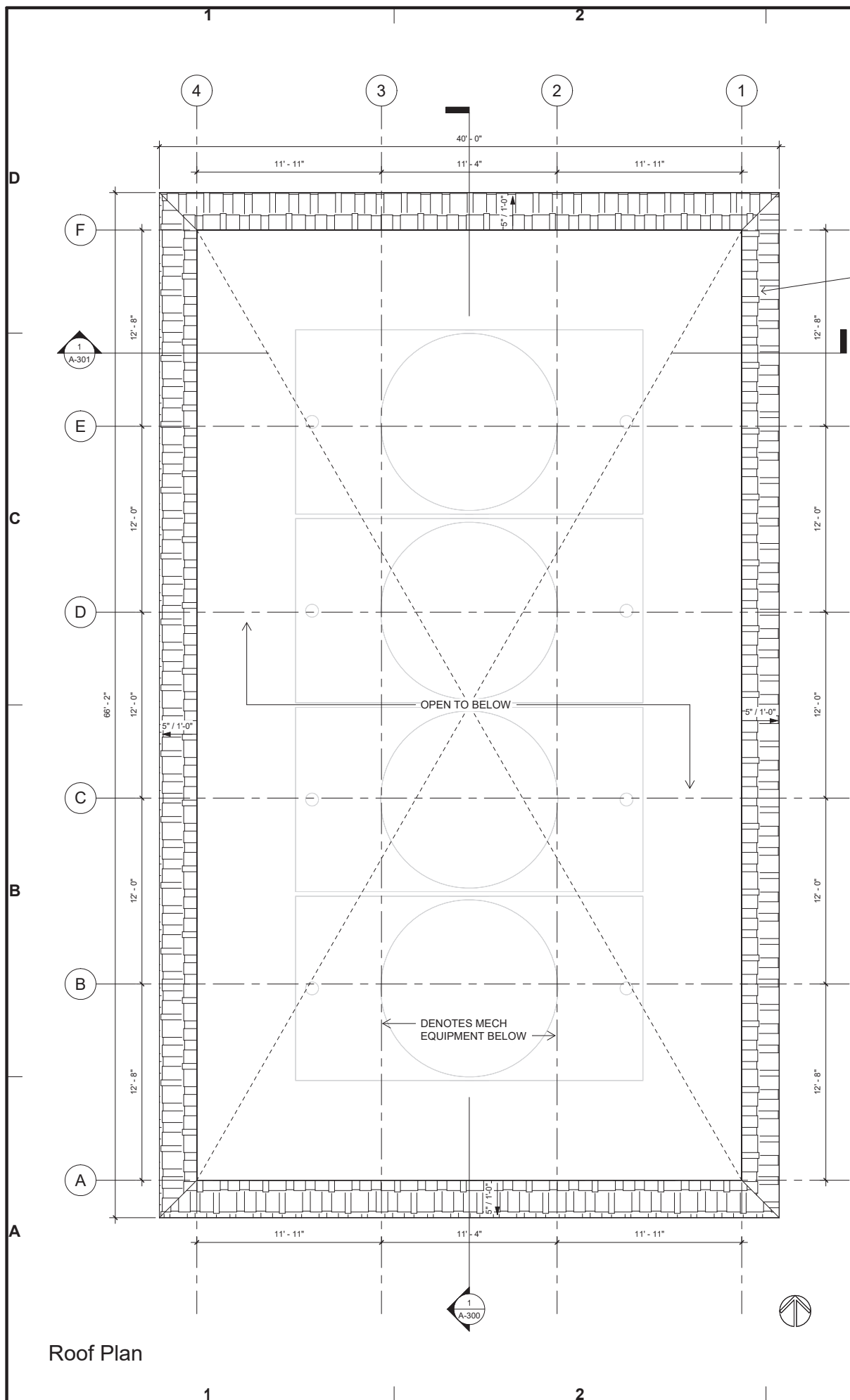
BOUNDARY SURVEY
FOR
THE GABLES
CONDOMINIUM AND
CLUB ASSOCIATION
10 EDGEWATER DRIVE
CORAL GABLES, FL 33133

COVER SHEET
1 of 2

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BOUNDARY SURVEY
FOR
THE GABLES
CONDOMINIUM AND
CLUB ASSOCIATION
10 EDGEWATER DRIVE
CORAL GABLES, FL 33133

BOUNDARY SURVEY
2 of 2



CLAY SPANISH BARREL "S" TILE WITH NATURAL COLOR VARIATION TO MATCH EXISTING CLUBHOUSE AND TOWERS WITH MIAMI DADE NOA/FL PRODUCT APPROVAL

OPEN TO BELOW

DENOTES MECH EQUIPMENT BELOW

General Notes

- CONTRACTOR SHALL VERIFY ALL EXISTING PROPERTY BOUNDARY DIMENSIONS AND OVERALL BUILDING DIMENSIONS PRIOR TO COMMENCEMENT OF LAYOUT AND SHALL INFORM THE ARCHITECT OF ANY DISCREPANCIES WITH THE DRAWINGS BEFORE PROCEEDING WITH THE WORK.
- LOUVER AND DOOR MANUFACTURERS SHALL FIELD VERIFY ALL MASONRY OPENINGS PRIOR TO FABRICATION.

Legend

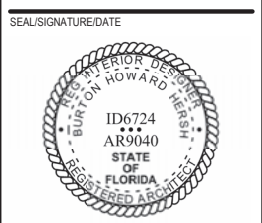
- NEW CBS CONSTRUCTION AS PER STRUCTURAL DRAWINGS
- INDICATES OBJECT ABOVE.

CONSULTANTS
CIVIL ENGINEER

STRUCTURAL ENGINEER

MEP ENGINEER

LANDSCAPE ARCHITECT



BURTON H. HERSH, AIA AR9040
VANESSA I. ESTRADA, AIA AR93717
JOSE A. SARMIENTO, AIA AR97362

PROJECT
**Cooling Building at
Gables Club Condo**
10 EDGEWATER DRIVE
CORAL GABLES, FL 33133
OWNER
THE GABLES CLUB
CONDOMINIUM AND CLUB
ASSOCIATION
10 EDGEWATER DRIVE
CORAL GABLES, FL 33133

DISTRIBUTION	DATE
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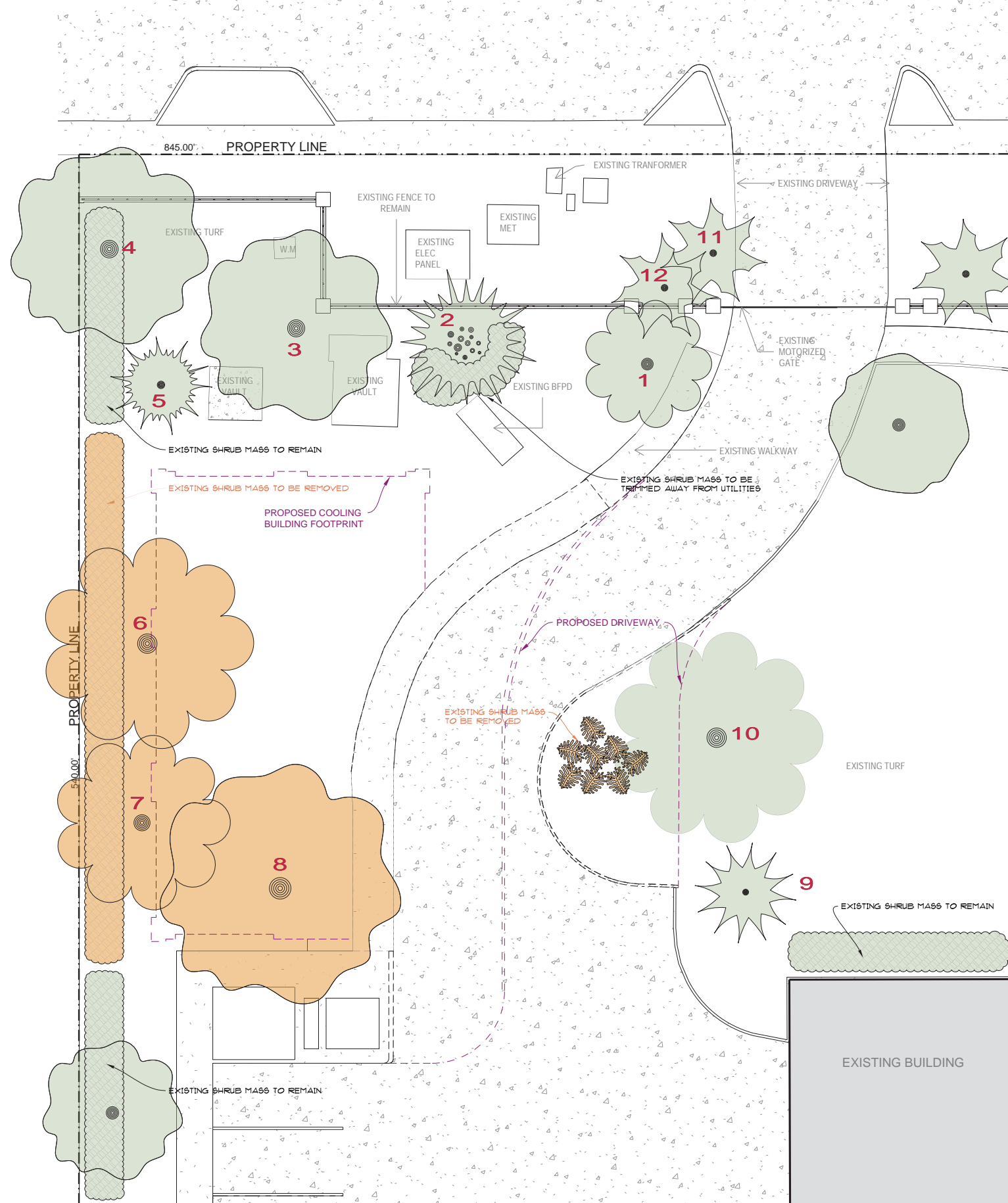
DRAWING SCALE:
1/4" = 1'-0"

SHEET TITLE:
Roof Plan

A-102

Roof Plan

Gables Club Condo - Cooling Building								
Existing Tree Disposition List								
No.	Common Name	Botanical Name	Height (Ft.)	Spread (Ft.)	DBH (In.)	Condition	Disposition	Canopy Sq. Ft.
1	Pink Tabebuia	<i>Tabebuia heterophylla</i>	25'	18'	10"	Good	Remain	
2	Screwpine	<i>Pandanus utilis</i>	27'	17'	8"	Good	Remain	
3	Calophyllum	<i>Calophyllum antillarum</i>	36'	40'	15"	Good	Remain	
4	Calophyllum	<i>Calophyllum antillarum</i>	30'	35'	18"	Good	Remain	
5	Sabal Palm	<i>Sabal palmetto</i>	10' CT 16' OA	11'	12"	Good	Remain	
6	Pink Tabebuia	<i>Tabebuia heterophylla</i>	27'	30'	18"	Good	Remove*	TBD
7	Pink Tabebuia	<i>Tabebuia heterophylla</i>	25'	25'	16"	Good	Remove	TBD
8	Calophyllum	<i>Calophyllum antillarum</i>	36'	50'	16"	Good	Remove	TBD
9	Washingtonia Palm	<i>Washingtonia spp.</i>	55' CT 63' OA	10'	12"	Good	Remain	
10	Yellow Tabebuia	<i>Tabebuia caraiba</i>	30'	30'	12"	Good	Remain	
11	Queen Palm	<i>Syagrus romanzoffiana</i>	23' CT 30' OA	20'	9"	Good	Remain	
12	Queen Palm	<i>Syagrus romanzoffiana</i>	25' CT 33' OA	18'	7"	Good	Remain	
(* indicates specimen with canopy doubled) Total Sq. Ft. of Canopy to Mitigate:								TBD



DISPOSITION LEGEND



EXISTING TREE DISPOSITION PLAN
SCALE: 1/8" = 1'-0"



SEAL

PROJECT TITLE
LANDSCAPE
EXISTING TREE DISPOSITION PLAN

PROJECT TITLE
GABLES CLUB CONDO
COOLING BUILDING
 10 EDGEWATER DRIVE CORAL GABLES, FLORIDA 33133

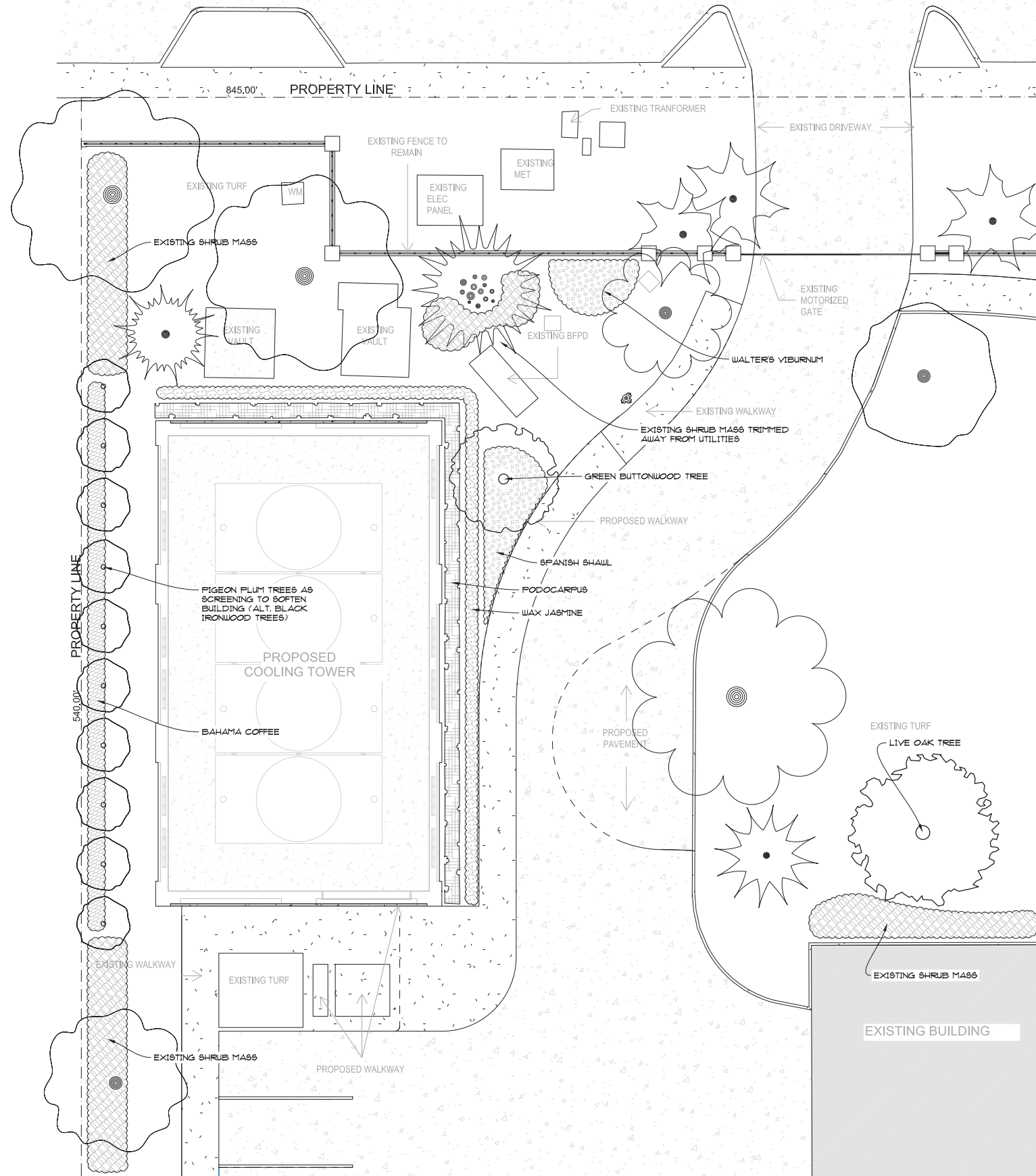
PROJECT NO.
25002.00

REVISION DATE(S)

DATE
4/2/2026

LD-1

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PLANTING LEGEND



CONCEPT PLANTING PLAN
SCALE: 1/8" = 1'-0"



**GEOMANTIC
DESIGNS, INC.**
LANDSCAPE ARCHITECTURE
ROBERT PARSLEY A.S.L.A.
LANDSCAPE ARCHITECT
2332 GALLIANO STREET - 2nd FLOOR
CORAL GABLES, FLORIDA 33134
PHONE: (305)665-9888

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**LANDSCAPE
CONCEPT PLANTING PLAN**

**GABLES CLUB CONDO
COOLING BUILDING**
10 EDGEWATER DRIVE CORAL GABLES, FLORIDA 33133

PROJECT NO.	25002.00
REVISION DATE(S)	
DATE	4/2/2026
L-1	



WALTER'S VIBURNUM



PODOCARPUS



GREEN BUTTONWOOD TREE



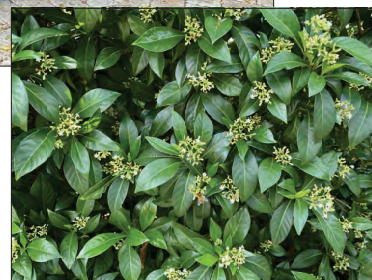
PIGEON PLUM TREES



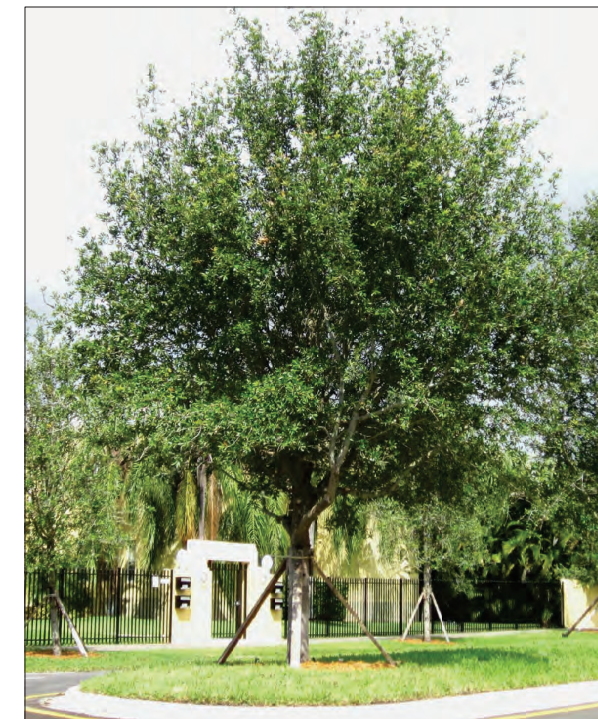
WAX JASMINE



BAHAMA COFFEE



SPANISH SHAWL



LIVE OAK TREE



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LANDSCAPE ARCHITECTURE
ROBERT PARSLEY A.S.L.A.
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LANDSCAPE
CONCEPT PLANTING IMAGES

PROJECT TITLE
GABLES CLUB CONDO
COOLING BUILDING
10 EDGEWATER DRIVE CORAL GABLES, FLORIDA 33133

PROJECT NO.
25002.00

REVISION DATE(S)

DATE
4/2/2026

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CONCEPT PLANTING IMAGES