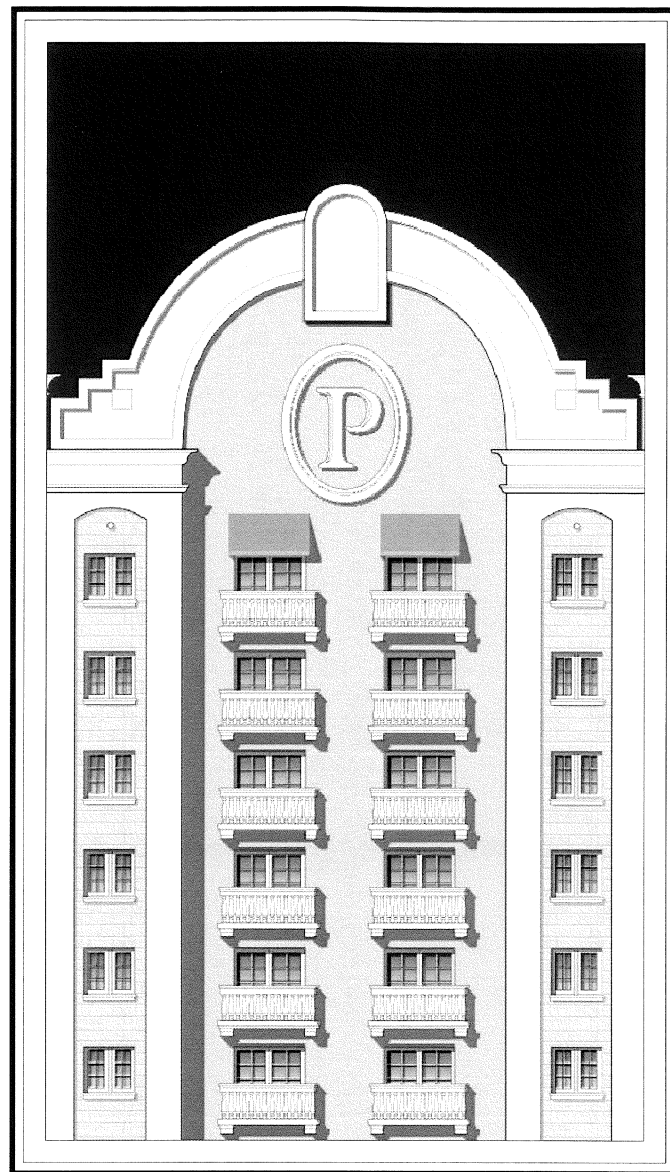
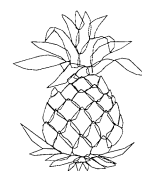




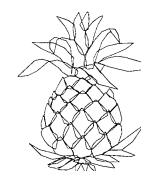
Planning and Zoning Board

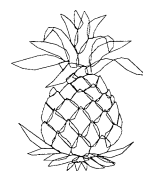
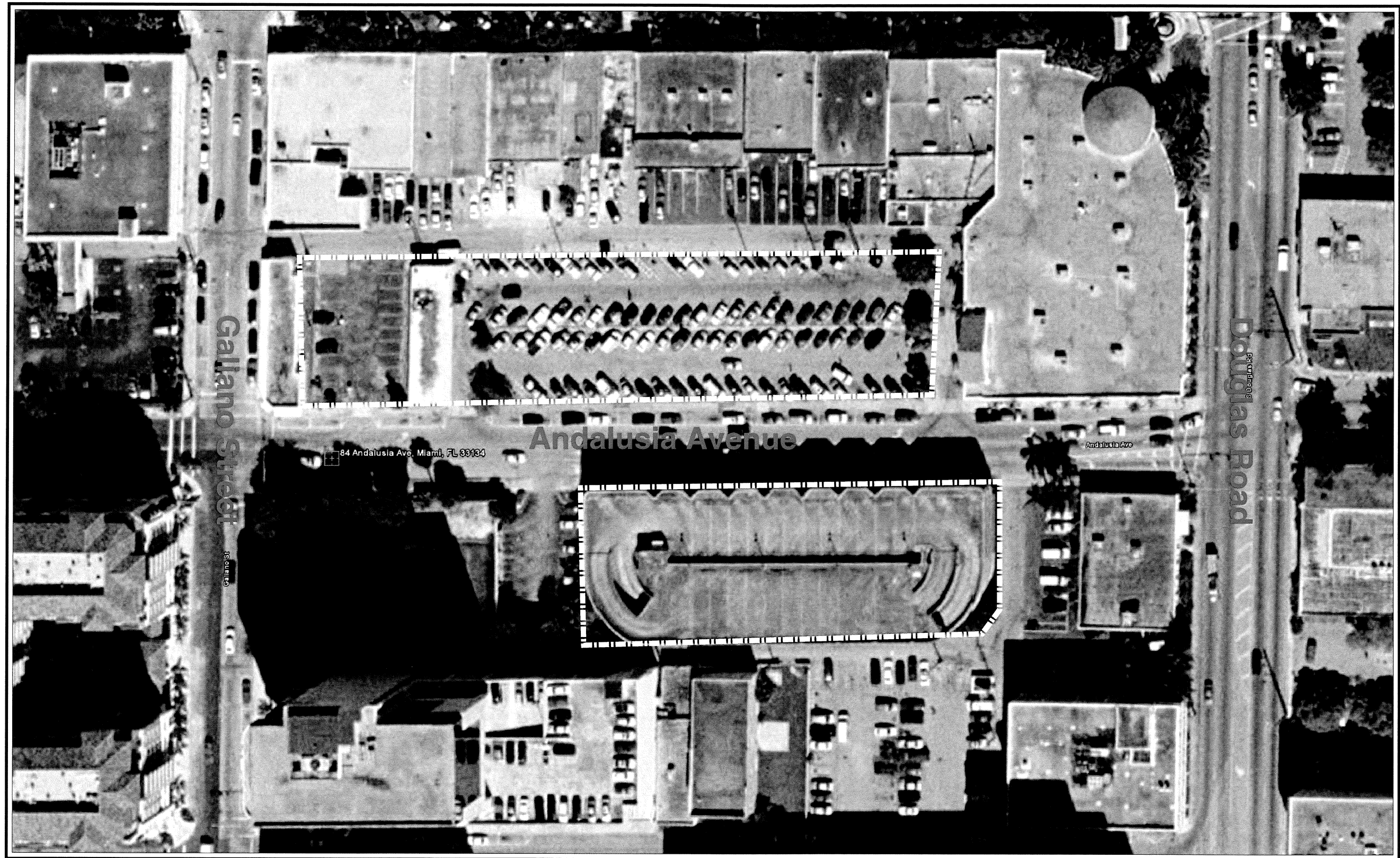
PAD and Comp Plan Ammendment

February 11th 2009

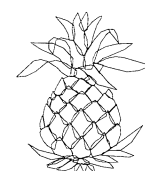


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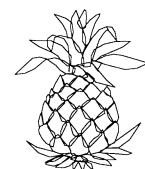
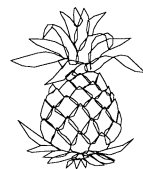
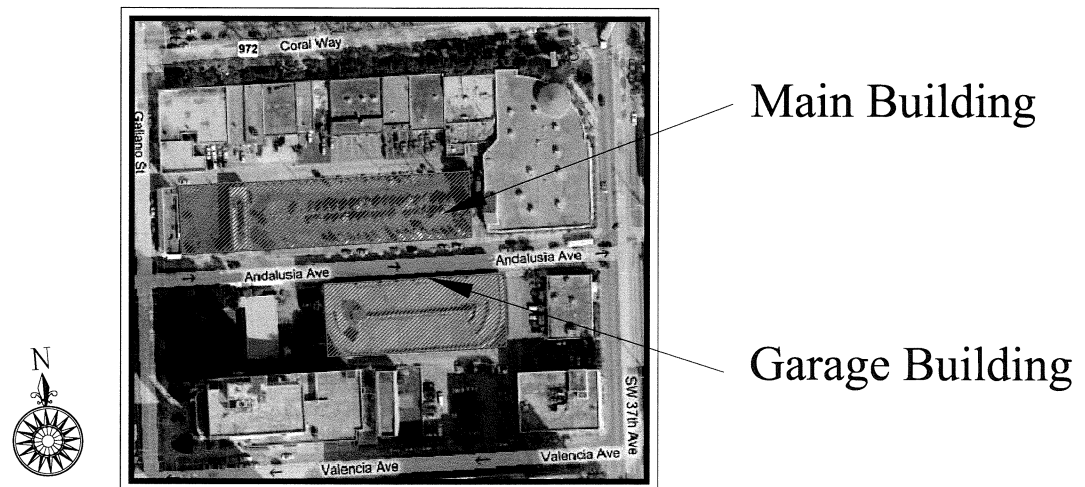


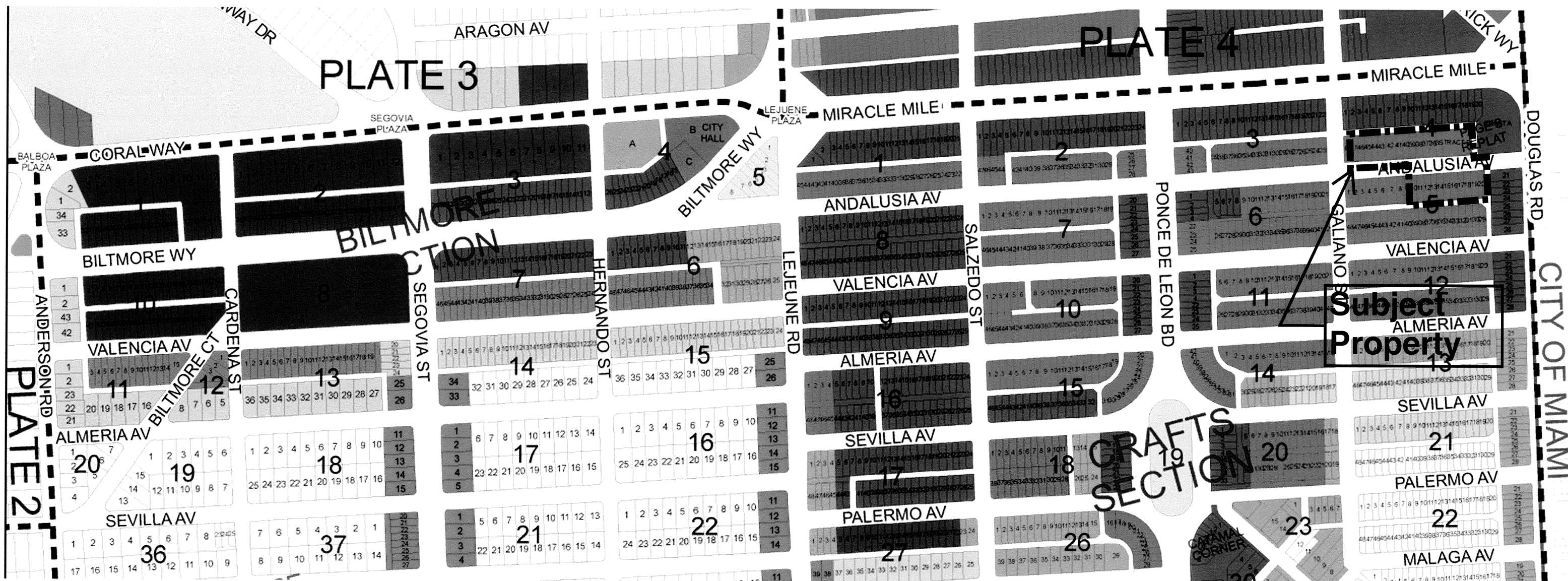


North Viewing Panoramic



South Viewing Panoramic





0 150 300 450 600
Feet

Land Use Classifications

Commercial Use

- Low-Rise Intensity
(4 Stories; 3.0 F.A.R.)
- Mid-Rise Intensity
(6 Stories; 3.0 F.A.R.)
- High-Rise Intensity
(13 Stories; 3.0 F.A.R.)
- Parks and Recreational Use
- Open Space
- Conservation Areas
- Public Buildings and Grounds

Residential Use (Multi-Family)

- Duplex Density
(9 Units/Acre)
- Low Density
(4 Stories; 20 Units/Acre)
- Medium Density
(6 Stories; 40 Units/Acre)
- High Density
(13 Stories; 60 Units/Acre)
- Residential Use (Single-Family)
- Low Density
(6 Units/Acre)
- High Density
(9 Units/Acre)

- Industrial Use
- University Use
- Educational Use
- Hospital Use
- Religious/Institutional

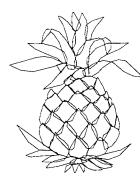
Plate 6 of 18

Land Use Map

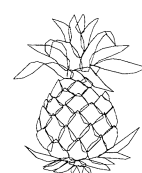
City of Coral Gables

Planning Department

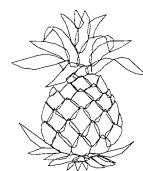
January 2007



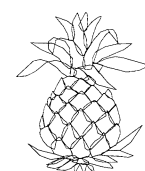
The Palace - Coral Gables

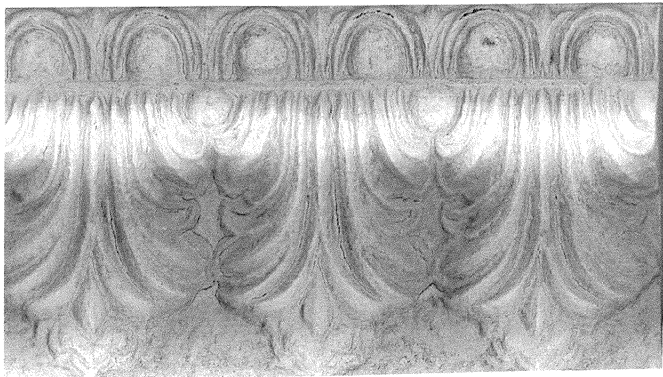


Main Building
Rendering 1

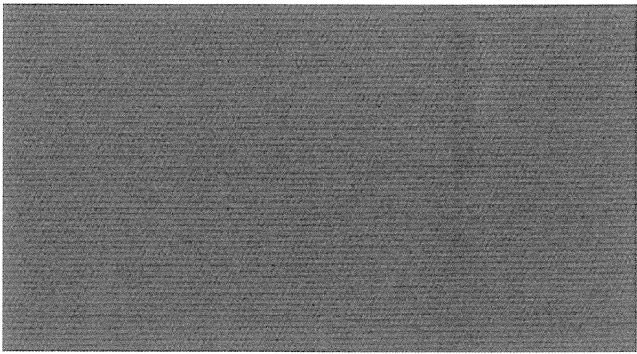


The Palace - Coral Gables





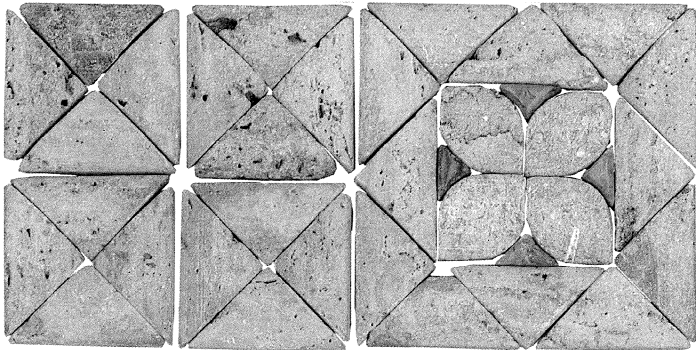
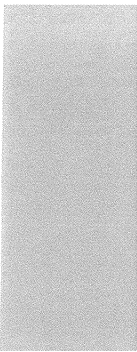
Decorative Precast Molding



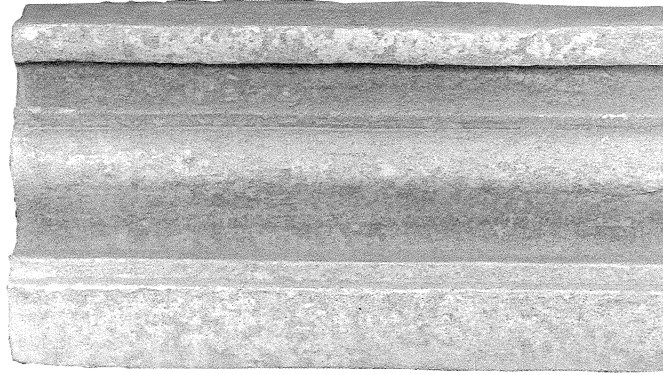
Sunbrella "Persian Green" Canvas Awning



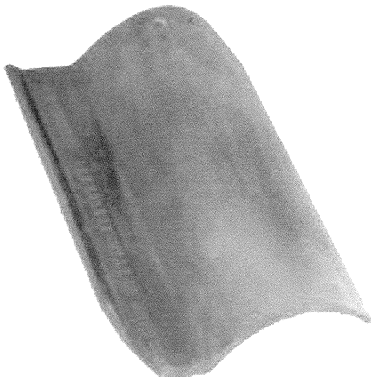
Building Colors



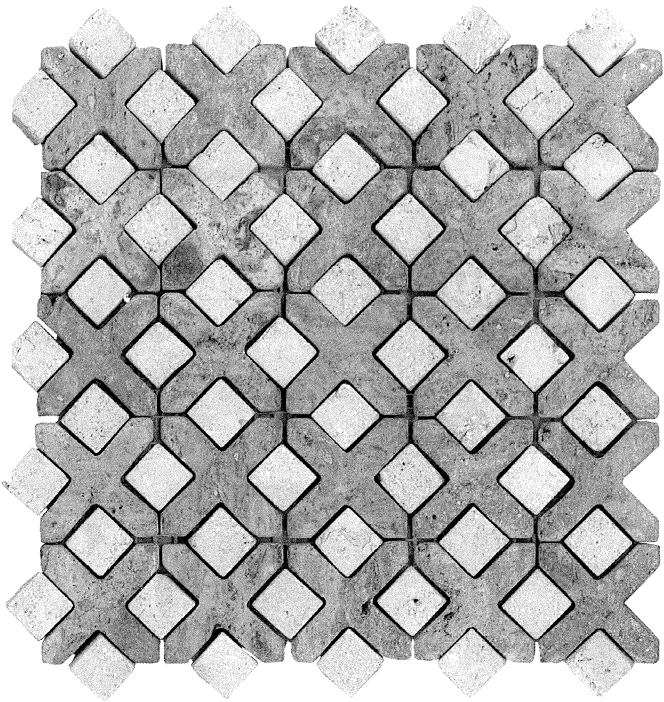
Decorative Floor Inlay



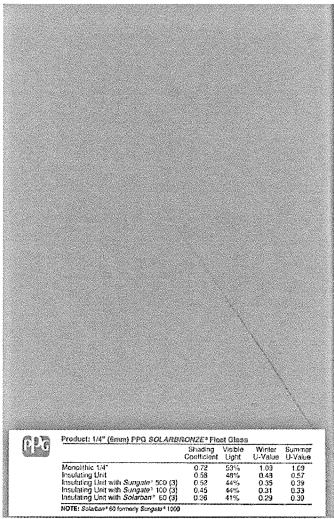
Precast Molding



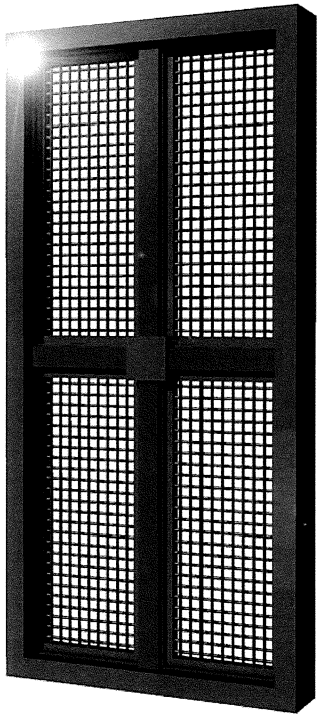
Altusa "Flamenco" S-Tile



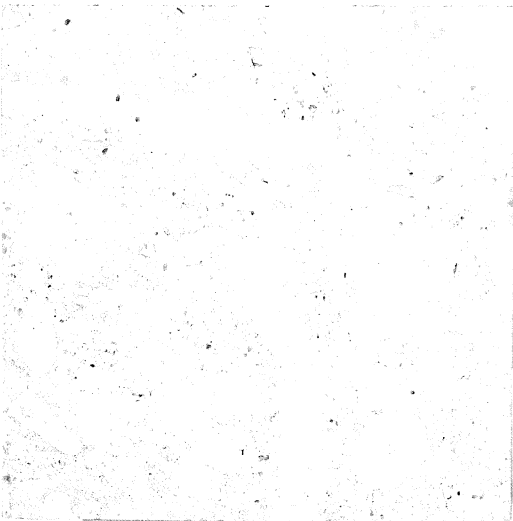
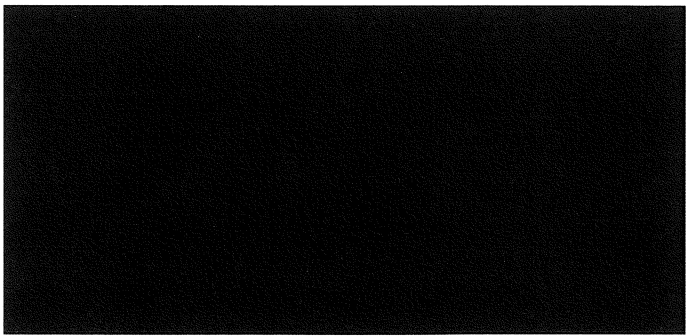
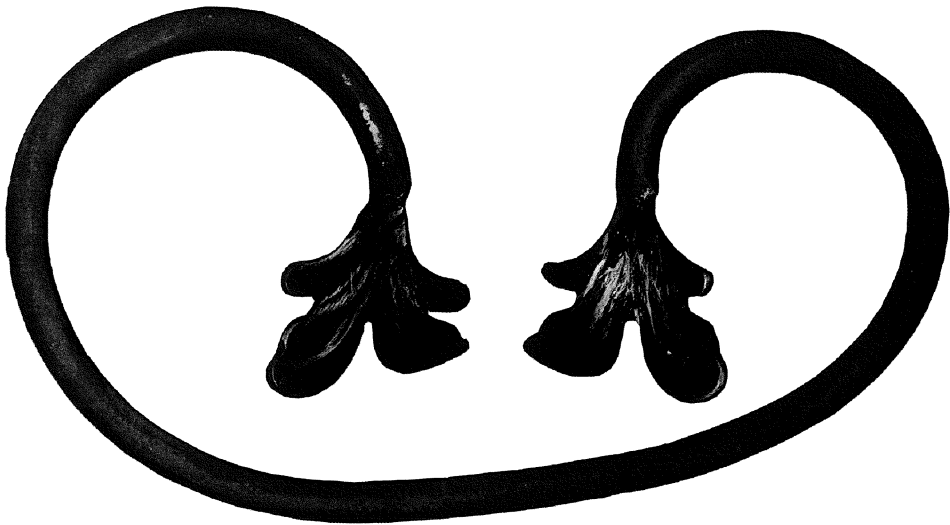
Decorative Floor Inlay



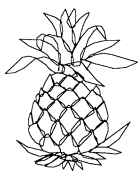
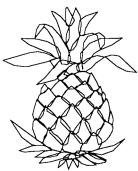
Bronze Color Glass



Garage Parking Grilles

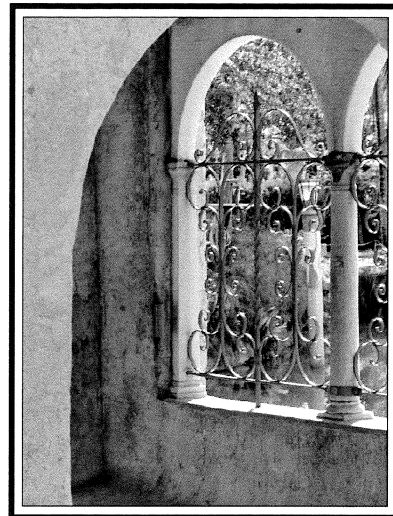


Shell Stone Column Inserts

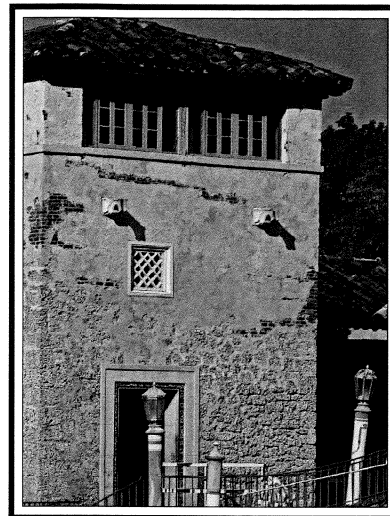




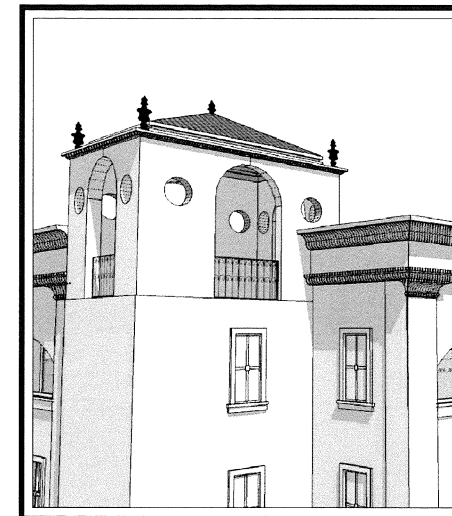
Biltmore Hotel



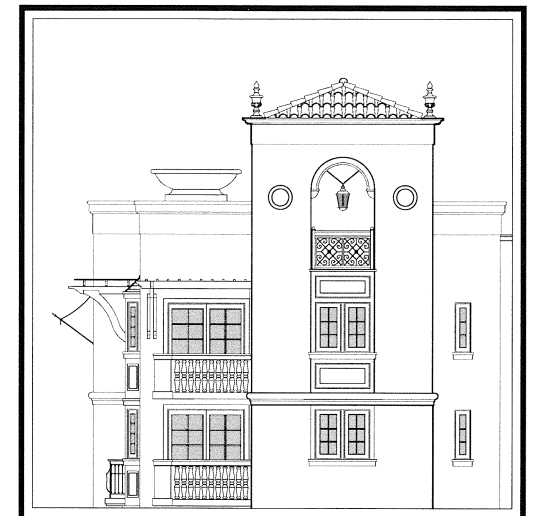
Wrought Iron Ventian Pool



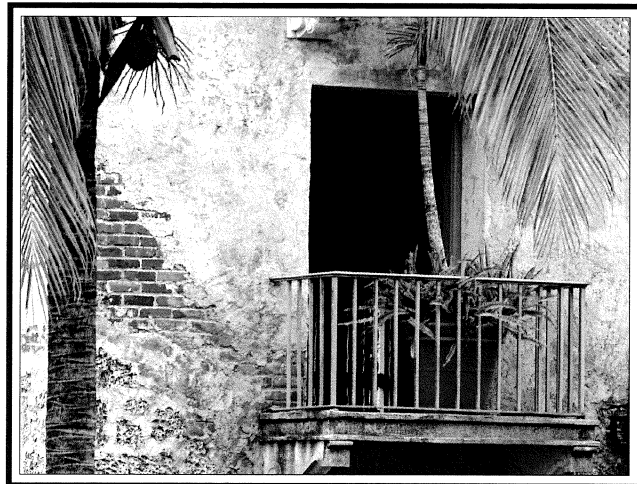
Tower Ventian Pool



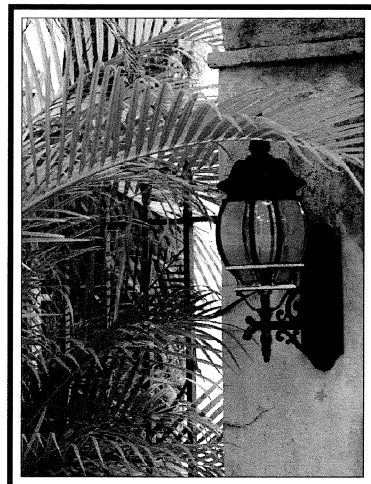
Detail of Tower - Garage



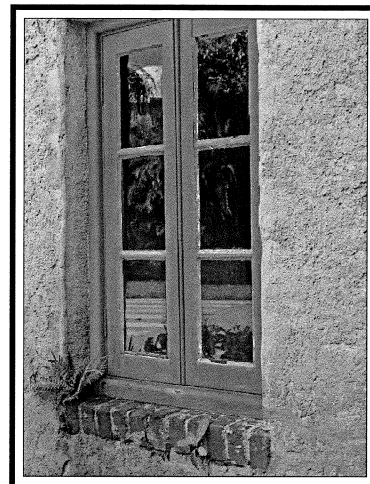
Detail of Tower - Main Building



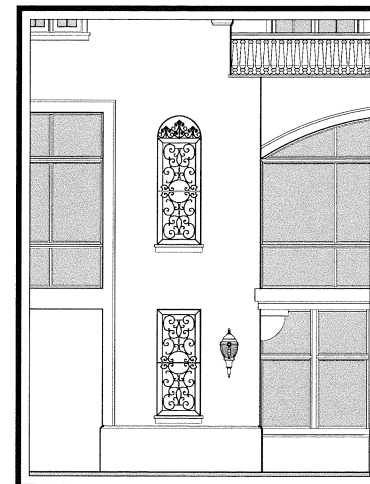
Balcony at Venetian Pool



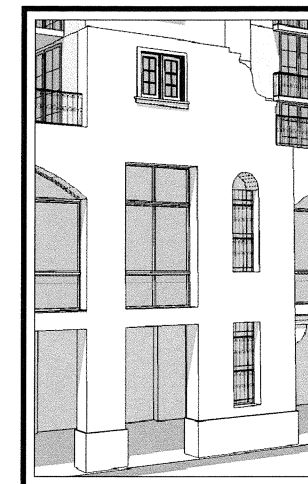
Sconce Light



Casement Window



Wrought Iron Panels and Sconces - Main Building



Various Details



Loggia at Biltmore Pool



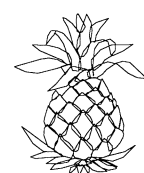
Loggia along Andalusia Avenue

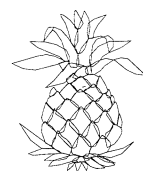
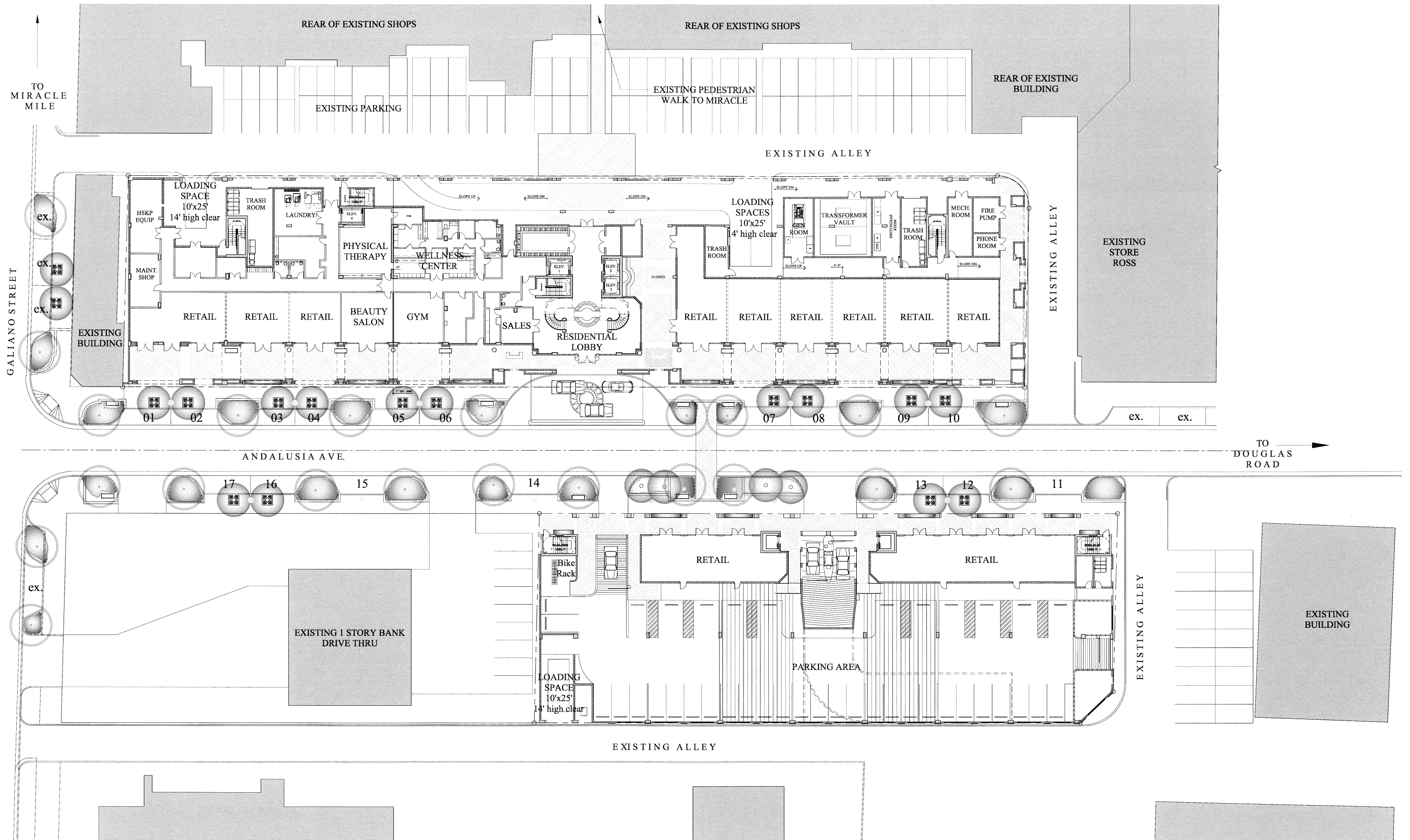


Loggia along Andalusia Avenue

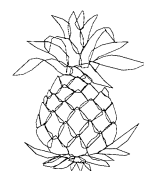


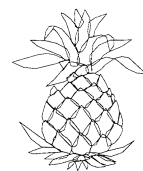
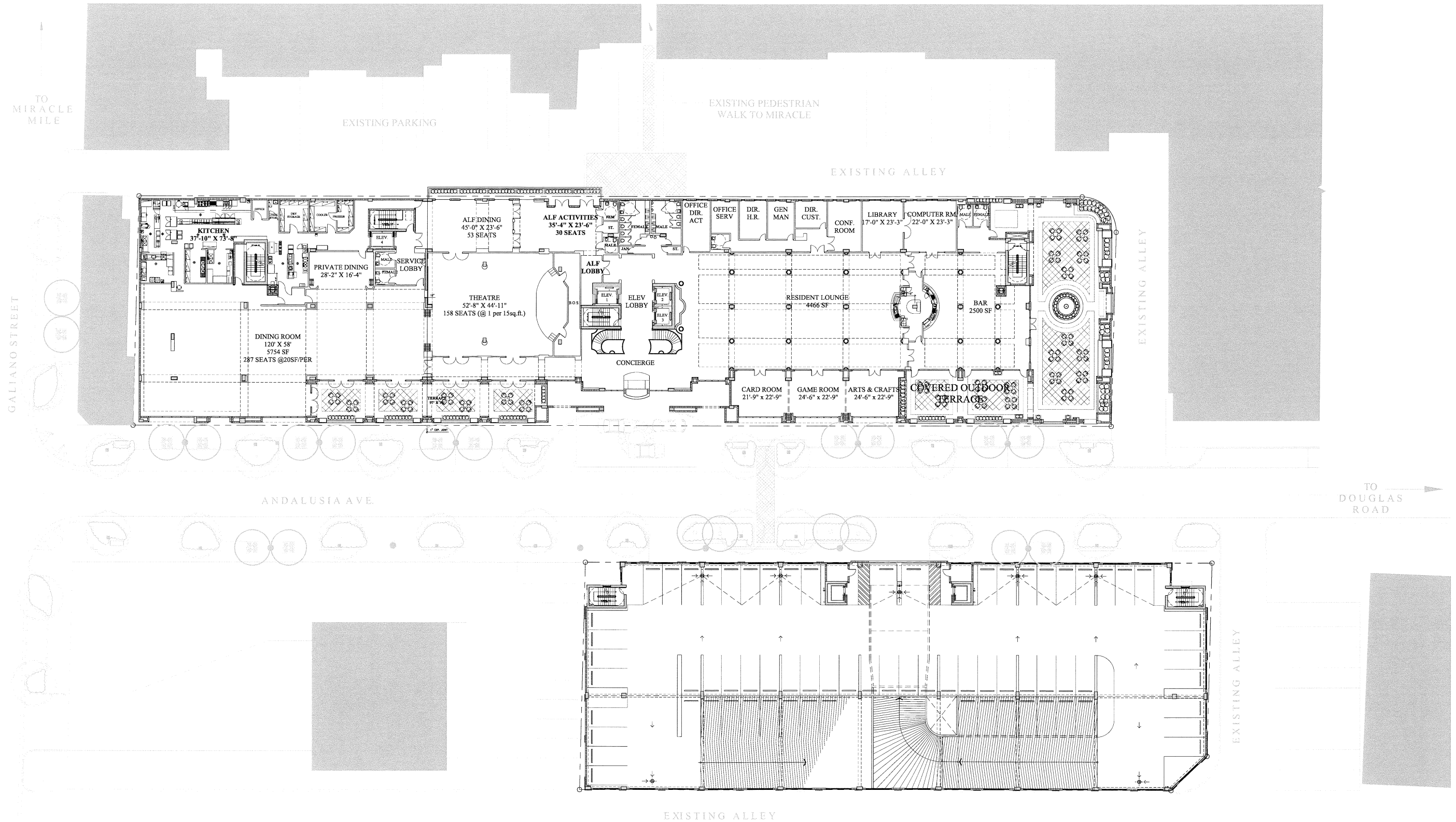
Entry into Garage along Andalusia Avenue



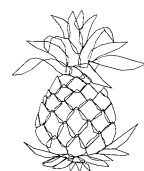


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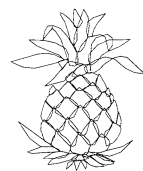
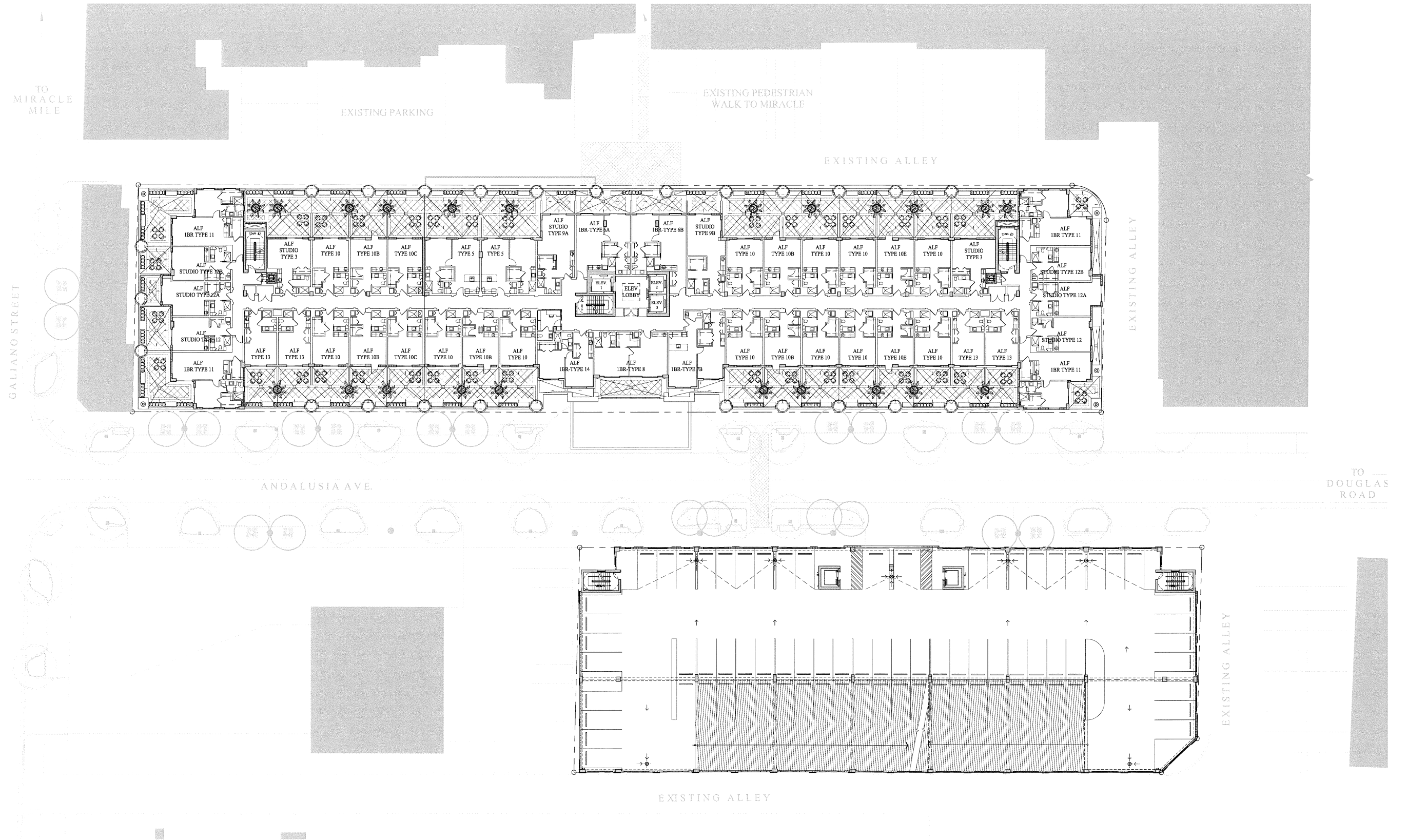


The Palace - Coral Gables

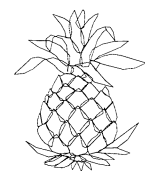


Second Floor
Floor Plan

Scale : 1" = 20'



The Palace - Coral Gables



TO
MIRACLE
MILE

EXISTING PARKING

EXISTING PEDESTRIAN
WALK TO MIRACLE

EXISTING ALLEY

GALIANO STREET

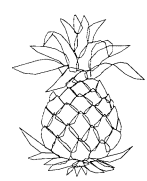
EXISTING ALLEY

ANDALUSIA AVE.

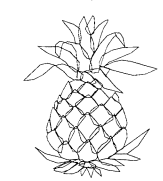
TO
DOUGLAS
ROAD

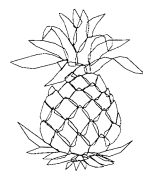
EXISTING ALLEY

EXISTING ALLEY

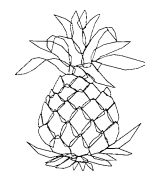


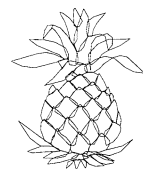
The Palace - Coral Gables



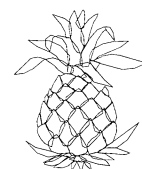


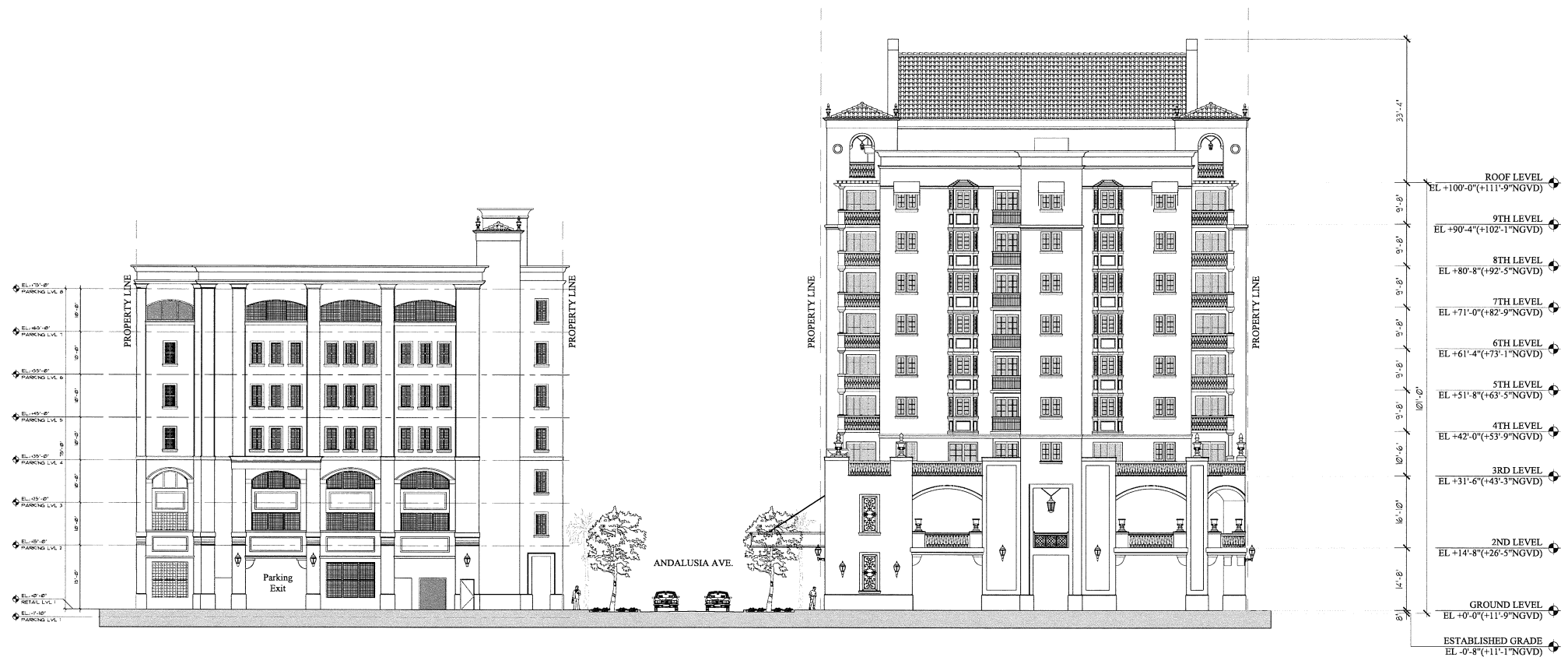
The Palace - Coral Gables





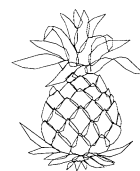
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Parking Building

Main Building



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