

August 15, 2014

AA 26000522

Planning and Zoning Board
City of Coral Gables
427 Biltmore Way, 2nd Floor
Coral Gables, Florida 33134

Re: PLANNING DIVISION APPLICATION – STATEMENT OF USE FOR:

**MIXED USE DEVELOPMENT PROJECT
4225 AND 4311 PONCE DE LEON BOULEVARD
CORAL GABLES, FLORIDA**

Dear Members of the Planning and Zoning Board:

On behalf of 4225 Properties, LLC and 4311 Ponce De Leon, LLC, Owners of the above referenced project, please accept this letter as our request for your review of the proposed design and construction of a new Mixed-Use project located at the SE corner of Ponce De Leon Blvd. and San Lorenzo Avenue, at 4311 Ponce De Leon Blvd., Coral Gables, Florida.

The 20,000 s.ft. site is currently zoned under the Commercial District (C), within the North Industrial Mixed-Use District Overlay, and under the Future Land Use Map, it is labeled Commercial Mid-Rise Intensity (70 Feet; 3.0 FAR), within the MXD Mixed-Use Overlay District.

There are currently two small structures, one each of both 4225 Ponce and 4311 Ponce, and Historical Significance letter findings as required, are included in this submittal.

The proposed development project consists ground level Retail Space, three levels of Parking, two levels of Office Space and a Roof Terrace that includes 8 Residential, 2-story, 2-Bedroom Apartments. All required parking is provided on site.

The proposed development has been designed to meet the Coral Gables Building and Zoning Code and is allowed by Right, without the need or request of any Mediterranean Bonuses that may be available for the development of the site. Nevertheless, **the project fully complies with all the requirements of Article 4, Section 4-201, and in particular, all of the requirements as outlined in Table 1, Reference 1-17.** The proposed development is below the FAR allowed, below the height allowable, exceeds the parking requirements per uses, exceeds minimum retail frontage requirements and meets all other minimum and maximum limitations per code. **The Project was APPROVED by the City of Coral Gables Board of Architects on June 12, 2014.**

The 4311 Ponce Mixed-Use Development Project design, in an unique and dual purpose solution, proposes to create a series of unique “vertical topiary” screens, that wrap around the structure along the primary corner site, as our “Art in Public Places” proposal, while simultaneously, meeting the necessity of “visually covering” and screening parking structures from primary streets, as required by the code, in the City of Coral Gables. A landscape artist, Jefré, approved by the City’s Art in Public Places Committee, has been commissioned to work with the Architect in the design of the “vertical topiary” screens.

We believe that the 4311 Ponce Mixed-Use Development Project will be a positive and exciting contributor to the urban fabric of Coral Gables, adding a new, unique and vibrant addition to the quality and diversity of life that Coral Gables has to offer.

We look forward to meeting and discussing our project with you at our scheduled date of presentation.

Sincerely,



Roney J. Mateu, FAIA
MATEU Architecture, Inc.
RJM/rm