

## RC Acquisitions, LLC and P&J Enterprise Holdings, LLC

Luis Hernandez <accountingmanager@fornaris.com>

Mon 3/4/2024 3:04 PM

To: Planning <planning@coralgables.com>

Cc: Martha Fornaris <mfornaris@fornaris.com>

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Dear Sirs:

We are the owner / occupant of the property located at 65 Almeria Avenue, Coral Gables, Florida.

We are in receipt of your notice regarding the Public Hearing on March 12<sup>th</sup>, 2024, regarding the above referenced applicant's application[s] regarding the properties located at 3000 Ponce De Leon Blvd., 216 and 224 Cataonia Avenue, 203 University Drive, and 225 Malaga Avenue.

We specifically object to Item 6, Tentative Plat, specifically the portions of such item dealing with 'together with a 1,318 square feet portion of University Drive that runs north of the Malaga Avenue right of way and west of the Ponce De Leon Boulevard right-of-way and dedication of 1,725 square feet'. Closing the section of University Drive which fronts 3000 Ponce De Leon Blvd. [Folio 03-4117-005-7170], the adjacent lot [Folio 03-4117-005-7180], and 203 University Drive [Folio 03-4117-005-7230] would create traffic issues for evening rush hour traffic heading south southwest on Ponce turning right on University Drive. The only alternative for traffic heading southwest on University Drive would be a right hand turn on Ponce. This would cause traffic on Ponce to back up northbound.

Accordingly, we object to Item 6, Tentative Plat of the application which will be the subject of a Public Hearing on March 12<sup>th</sup>, 2024, at 09:00AM.

Luis F Hernandez  
Fornaris Law Firm, P.A.  
65 Almeria Avenue  
Coral Gables, Florida 33134  
Phone: (305) 442-4899  
Fax: (305) 442-8181

## 3000 Ponce De Leon Blvd

Frankie and Wally's <frankieandwally@gmail.com>

Tue 3/5/2024 7:55 AM

To: Planning <planning@coralgables.com>

Cc: City Clerk <CityClerk@coralgables.com>

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Hello, my name is Wally Henriquez, I am the owner of 216 Palmero Ave. I am reaching out to express my enthusiasm and support for the proposed 3000 Ponce De Leon Blvd project. As someone deeply invested in the local community, I believe that this development would have a positive impact on the entire area.

At 216 Palmero Ave, we are in the process of establishing a market and deli, and I genuinely believe that the presence of the 3000 Ponce De Leon Blvd project would be highly beneficial for our business. The prospect of having more residents close to our establishment is exciting, as it could potentially bring in a surge of customers, fostering a thriving local economy. The increased foot traffic would not only contribute to the success of our market but also create a vibrant atmosphere that encourages more people from the community to explore and enjoy our offerings.

Beyond the direct benefits for our business, I am confident that the high-quality project like 3000 Ponce De Leon Blvd project would elevate the overall value of the surrounding area. This, in turn, would be advantageous not only for us but also for the various new establishments in the Ponce Circle vicinity. The synergy created by such a development could result in a flourishing community hub, where businesses complement each other, and residents have access to a diverse range of amenities.

In conclusion, I support the 3000 Ponce De Leon Blvd project and believe it has the potential to be a catalyst for positive change in our local neighborhood. I am optimistic about the mutually beneficial relationship that could develop between our market, the proposed project, and the broader community.

Thank you,

Wally Henriquez

3000 Ponce de Leon Blvd

Jonathan Magolnick <jonathanmagolnick@gmail.com>

Wed 4/3/2024 2:31 PM

To: Planning <planning@coralgables.com>; City Clerk <CityClerk@coralgables.com>

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To whom it may concern,

My Name is Jonathan Magolnick, and I am the owner of 321 Romano Ave, Coral Gables, FL, 33134. I am writing to express my enthusiastic support for the proposed Ponce Park condo project located on Ponce de Leon. As a longtime resident of this beautiful community, I am excited about the potential enhancements this project will bring to the neighborhood.

The proposed design and architecture of this building will be an amazing addition to our city and of a particular quality that we have not seen for some time. This building will be a great feature and entrance to the business district as you drive north down Ponce de Leon.

Furthermore, the developer's pledge to enhance Ponce Circle Park will bring a stunning and tremendous amenity to the surrounding area and neighborhood. These investments will undoubtedly enrich our community and provide residents with valuable outdoor spaces to enjoy.

Sincerely,  
Jonathan Magolnick

3000 Ponce de Leon Blvd

Bianca Padilla <biancalpadilla@gmail.com>

Wed 4/3/2024 2:34 PM

To:Planning <planning@coralgables.com>;City Clerk <CityClerk@coralgables.com>

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To whom it may concern,

My Name is Bianca Padilla, and I am the owner of 321 Romano Ave, Coral Gables, FL, 33134. I am writing to express my enthusiastic support for the proposed Ponce Park condo project located on Ponce de Leon. As a longtime resident of this beautiful community, I am excited about the potential enhancements this project will bring to the neighborhood.

The proposed design and architecture of this building will be an amazing addition to our city and of a particular quality that we have not seen for some time. This building will be a great feature and entrance to the business district as you drive north down Ponce de Leon.

Furthermore, the developer's pledge to enhance Ponce Circle Park will bring a stunning and tremendous amenity to the surrounding area and neighborhood. These investments will undoubtedly enrich our community and provide residents with valuable outdoor spaces to enjoy.

Sincerely,  
Bianca Padilla

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Bianca Padilla

## Coral Gables Project - 3000 Ponce de Leon Blvd

Mateo Nunez <mateo@nunezconstruction.co>

Thu 4/4/2024 2:13 PM

To:Planning <planning@coralgables.com>;City Clerk <CityClerk@coralgables.com>

**CAUTION: External Sender. Please do not click on links or open attachments from senders you do not trust.**

Dear City Commission,

I am writing to you to show support of the proposed Ponce Park Residences. The project's focus on maintaining a boutique feel with just 57 units allows for an appropriate amount of density in the area which also leads to a reduced impact on traffic. In addition to a beautiful building, we will also be able to enjoy new open green space which the neighborhood could benefit from.

I believe that this condo project will not only enhance the quality of life for residents by contributing public park space, but also add significant value to the Coral Gables community. I urge you to support this initiative for the betterment of our city.

Sincerely,

Carlos Mateo Nunez

3501 Durango Street, Coral Gables, FL 33134

**From:** [jmviyella@aol.com](mailto:jmviyella@aol.com)  
**To:** [Planning](#); [City Clerk](#)  
**Subject:** Coral Gables Condo Project  
**Date:** Sunday, April 7, 2024 9:49:05 PM

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Dear Coral Gables City Commission,

I am sending this email to voice my support of the proposed project located at 3000 Ponce de Leon Blvd, Ponce Park Residences. The building exudes a timeless elegance, featuring a classic design that stands as a testament to true Mediterranean architecture. Its details and thoughtful proportions make it an iconic landmark, serving as the ideal introduction to Coral Gables. The project not only enhances the visual landscape but also pays homage to the city's rich heritage and distinctive charm of classic architecture.

Sincerely,

Jose Viyella

10 Aragon Ave, Apt 1101, Coral Gables FL 33134

**From:** [James Meyer](#)  
**To:** [Planning](#)  
**Subject:** Ponce Park Residences  
**Date:** Monday, April 8, 2024 2:55:06 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)

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Dear Planning Department,

As a resident of Coral Gables, I am writing to encourage your approval of Ponce Park Residences, located at 3000 Ponce de Leon Blvd. Coral Gables currently lacks sufficient park spaces and the developer's dedication to enhancing Ponce Circle Park will introduce a remarkable and much-needed amenity to the neighborhood. Coral Gables boasts only a handful of public parks, making the redesign of Ponce Circle Park a highly anticipated and welcomed addition for its residents.

Respectfully,

James M. Meyer  
Florida Bar Board Certified Specialist  
International Law  
Harper Meyer LLP  
201 S. Biscayne Boulevard - Suite 800  
Miami, Florida 33131  
Phone (305) 577-3443  
Direct (305) 577-5752  
Fax: (305) 577-9921  
[www.harpermeyer.com](http://www.harpermeyer.com)

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**Harper Meyer LLP**

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**From:** [Richard Bermont](#)  
**To:** [Planning](#); [City Clerk](#)  
**Subject:** Letter in favor of...  
**Date:** Tuesday, April 9, 2024 5:18:38 PM

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**CAUTION: External Sender. Please do not click on links or open attachments from senders you do not trust.**

Dear Coral Gables Commissioners,

I am writing to express my support for the proposed Ponce Park Residences condominium project located at 3000 Ponce de Leon Blvd. As a resident of our beloved community, I am thrilled about the proposal and feel the project will add a tremendous amount of value to the area.

The envisioned Mediterranean design and architecture of this project provides a true level of elegance, boasting a level of quality and excellence that is synonymous with Coral Gables. Serving as a landmark feature at the entrance to the business district along Ponce de Leon, this building is poised to make a striking impression. The decision to limit the building's height at 115'-8" and offer a modest 57 units is a by-product of a thoughtful, community-driven design approach. Furthermore, the commitment to underground parking emphasizes the priority for preserving a pedestrian-friendly atmosphere and further enhances the ground level retail experience.

In addition to a beautifully crafted project, the developer's commitment to completing the long-desired improvement to Ponce Circle Park will create an invaluable amenity for the surrounding neighborhood. These investments are bound to enrich our community, providing residents with quality outdoor spaces.

Very truly yours,

*RBB*

Richard B. Bermont  
10 Edgewater Drive  
Coral Gables, FL 33133