



South Florida developer plans Coral Gables' first Live Local Act project

Ponce 8 to feature a Mediterranean design along city's Douglas Road entrance



Shoma Group is planning Coral Gables' first Live Local Act project, a 16-story mixed-use multifamily tower featuring a Mediterranean-influenced design. (Shoma Group)

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Developer Masoud Shojaee's Shoma Group is proposing Ponce 8, a new multifamily development at the entrance of Coral Gables, Florida, and the city's first Live Local Act project.

Expected to occupy the block between Ponce De Leon Boulevard and Douglas Road at 3808-3850 SW 8th St., plans for Ponce 8 call for 201 units ranging from 500 square feet to 1,255 square feet. Construction is expected to begin sometime in the second quarter of next year, with completion anticipated in the second quarter of 2028.

According to the developer, Ponce 8 is the first Live Local Act project planned for Coral Gables. The law provides density bonuses and tax incentives for multifamily and mixed-use developments where 40% of units have been set aside for those making up to 120% of the area's median income. In Miami-Dade County, the area's median income is \$87,200, according to the latest county and HUD figures.

Shoma Group has previously attempted to use the Live Local Act in other parts of Miami for [Shoma 88](#), as well as in Orlando, but like other developers, faced local pushback. Shojaee told Costar News [at](#)

the time that local governments weren't “willing to cooperate” even if projects met all of the law’s requirements.

That kind of pushback led to additional updates to the Live Local Act in 2024 and 2025, further pre-empting the ability of local governments to stop new projects under the law.

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At Ponce 8, plans call for an additional 18,000 square feet of space set aside for non-residential uses, including shops, dining and office uses. Planned amenities include a sixth-floor amenity deck with a resort-style pool, resident clubhouse and coworking spaces.

Designed by PPKS Architects, the 16-story apartment tower features a number of Mediterranean design influences typical of Coral Gables and nearby landmarks, such as the Biltmore Hotel. Arched openings and detailed facades are planned, as is a public loggia along Eighth Street.

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