



February 9, 2024

Via On-Line Submittal

Anna Pernas, *Director*
Historical Resources and Cultural Arts Department
City of Coral Gables
2327 Salzedo Street, 2nd Floor
Coral Gables, FL 33134

Re: Revised Letter of Intent - Historic Preservation Board ("Board") Submittal – Ponce Park Residences – 3000 Ponce de Leon Boulevard, 224 & 216 Catalonia Avenue, 203 University Drive, & 225 Malaga Avenue (the "Property").

Dear Ms. Pernas:

Our firm represents RC Acquisitions, LLC, P & J Enterprise Holdings, LLC, and KP Ponce Park FL LLC (collectively, the "Applicants"). On January 31, 2024, Applicants presented their application before the Board in connection with the proposed redevelopment of the Property. Given that the Property is located within 500 feet of a local historic landmark, Applicants now submit this revised letter of intent to the Board for its further review and consideration.

Historic Preservation Board

On January 31, the undersigned presented before the Board which voted to: (i) deny the vacation and abandonment of the existing 20-foot-wide alley that presently bisects the Property and runs from Catalonia Avenue to University Drive by a vote of 5-to-0; and (ii) approve the abandonment and vacation of that portion of University Drive north of Malaga Avenue right-of-way and east of Ponce de Leon Boulevard right-of-way totaling approximately 1,318 sq. feet and acceptance of companion dedication of 1,725 sq. feet by a vote of 5-to-0. Regarding the requested approval of the transfer of development rights to the Property ("TDRs"), the Board voted to deny the requested approval 4-to-1, which vote, pursuant to s. 14-105.3.B, City Zoning Code, required an automatic continuance of the matter to the next meeting.

Request: Transfer of Development Rights (TDRs)

Applicant is seeking approval of the TDRs to the Property. As noted previously, the TDRs which are the subject of the request were created as the result of the Dispute Resolution Agreement entered into between Mundomed, S.A., South High Cliff Corp., and the City, dated May 2, 2017, recorded in Official Records Book 30586, at Page 3354, in the Public Records of Miami-Dade County, Florida. The Agreement did not involve a local historic landmark or a contributing property within a local historic district. Rather, the Agreement involved certain real property which the City rezoned to a less intensive use.

The Property, which would be the designated receiving site, is located within 500 feet of local historic landmarks, and, therefore, its impact on the historic, architectural, or aesthetic character of the surrounding historic properties must be reviewed by this Board. In our prior submittal, Applicants

mistakenly represented the location of the historic White Way Light by representing its location in position of conflict with the service area egress door and near the loading dock.

Upon further examination of current plans against the prior plans and Property survey, it became clear that the actual location of the historic landmark (the White Way Light) was not in a position of conflict with any aspect of the proposed Building. As such, the receipt of the TDRs on this site will have no negative impact on the historic White Way Light or the other historic landmarks located within 500 feet of the proposed development, specifically: (i) 2901 Ponce de Leon Boulevard; and (ii) 247 Malaga Avenue.

Thank you for your assistance with this submittal. We look forward to working with staff and earning its approval for this Project. Should you have any questions regarding this submittal or require additional information, please do not hesitate to contact me at (305) 761-2274 or via e-mail at jfernandez@smgqlaw.com.

Sincerely,

A handwritten signature in blue ink, consisting of a large, stylized loop followed by a horizontal line extending to the right.

Javier E. Fernández, Esq.
For the Firm