

LAW FIRM

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Via Electronic Mail and Regular Mail

January 18, 2011

Mr. Glenn Kephart
Director of Public Works
The City of Coral Gables
2800 S.W. 72nd Avenue
Miami, Florida 33145

Re: Ponce Cat – Zoning/Encroachments Request
Property: Lots 26, 27, 28, 29, 30, 31 less the west 20 feet thereof, Block 26,
Coral Gables Crafts Section
Located at 2990 Ponce de Leon Boulevard, Coral Gables, FL
Our File No: 10L-115

Dear Mr. Kephart:

On behalf of my client, Ponce Cat, LLC, the owner of the referenced property, I submit this letter requesting permission to encroach onto and over a portion of the alley in, and public right of way adjacent to, Block 26, Coral Gables Crafts Section. The six encroachment requests are graphically illustrated in the site plan attached hereto as Exhibit A. The requests in written form are as follows:

- A 6-foot 4-inch aerial projection of the second, third and fourth floor levels of the parking garage on to Catalonia Avenue with an above grade clearance of 12 feet.
- A 50-foot 8-inch long aerial projection across the adjacent 20-foot wide alley connection the office complex with the parking garage with a vertical clearance of 19.5 feet above grade. Encroachment includes the third through the sixth floors and roof structures.
- A 2-foot projection water feature encroachment beyond the corner radius property line at the southeast corner of the property. Encroachment height shall be no greater than 1-foot 6-inches above grade.
- Non-standard surface treatment and pavers for the full width of the alley between the westernmost property line and the right-of-way line of Catalonia Avenue and the full length of the sidewalk on Catalonia Avenue and Ponce de Leon Boulevard adjacent to the property.
- Irrigation and low voltage lighting systems in the street planters on Catalonia Avenue and Ponce de Leon Boulevard adjacent to the property.

Mr. Glenn Kephart

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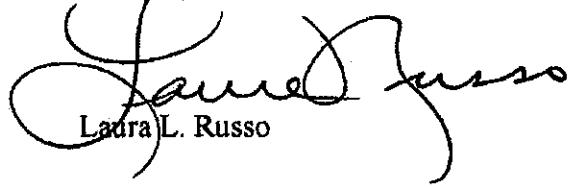
- A 5-foot 0-inch eyebrow projection for shade purposes at the sixth floor level roof adjacent to both Catalonia Avenue and Ponce de Leon Boulevard.

These encroachments are shown on the set of plans that the Board of Architects approved on January 6, 2011 for both preliminary approval and Mediterranean architecture.

The various and sundried requests enhance the public alleys and rights of ways and provide a continuance of the project's pedestrian amenities and improve the quality of the existing street experience. The paved alley will appear as a paseo to the pedestrian on the sidewalk while still maintaining an auto court for all of the alley's usual functions. The spanning of the alley with the building allows for a more creative and aesthetically pleasing design solution for use of the subject property's two parcels separated by the alley. The resulting design spreads the massing of the allowed square footage and enhances the articulation of the building's Mediterranean style. The proposed tower fountain and reflecting pool punctuate an important street corner at the base of Ponce Circle Park.

Ponce Cat would like the encroachment requests to be heard at the City Commission's February 8th meeting. I enclose our client's check in the amount of \$300.00 representing the fee for the request along with the required twenty (20) sets of plans. Should you need additional information, please do not hesitate to contact me.

Sincerely,



Laura L. Russo

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Enclosures

Cc: Maria Menendez, Assistant City Manager
Jim Kay, P.E., Public Works
Marshall Bellin, AIA
Glenn Pratt, AIA
J. C. Mas, Ponce Cat, L.L.C

Appendix "B"

- A 6-foot 4-inch aerial projection of the second, third and fourth floor levels of the parking garage on to Catalonia Avenue with an above grade clearance of 12 feet.
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