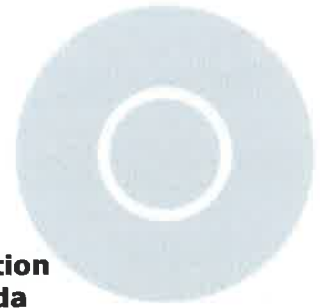


June 19, 2014

City of Coral Gables
Public Works Department
2800 S.W. 72 Avenue
Miami, FL 33155

**Re: Application #BL-14-01-2361
New Dental Offices - 3326 Ponce de Leon Blvd.
Lots 24 & 25, Block 10, Coral Gables Coconut Grove Section
Part I, Plat Book 14, Page 25, Miami-Dade County, Florida**



LETTER OF INTENT

On behalf of the Owner, Matrix 7 Properties LLC, we submit this Letter of Intent along with the enclosed information and materials required for your review and recommendation.

As background, the referenced property consists of a single-story, masonry building which has functioned as medical offices since its construction in the late 1940's. The proposed improvements include reconstruction of the interior partition layout and exterior remodeling which includes raising of the building approximately 36", replacement [and increase of size] of the windows, refinishing and painting of exterior walls, and construction of a concrete eyebrow over entry and lobby area of the new dental office suite.

The eyebrow will be constructed of concrete, and shall encroach and extend over the public sidewalk at a maximum of 24" over a portion of its approximate 34' length along Ponce De Leon Boulevard and Camilo Avenue at the southeast rounded corner of the building. The height of the eyebrow over the sidewalk below will be approximately 8'-4". The eyebrow will function to provide rain protection near the entry. The eyebrow also adds a distinct design line and enhancement to the main elevation of the building and serves as a perfect "seat" for the new signage designed for the building.

This design received the Board of Architect's final approval on January 16, 2014. The construction drawings are currently being reviewed for permit.

Thank you for your consideration and attention to our request. If there are any questions or comments, please contact me.

Respectfully submitted,

Oxios Architect, P.A.

Gib Oxios
President

Attached:

One (1) 24x36 set of the current construction permit drawings
(15) 11x17 sets of same.