

**SAUL EWING**  
**ARNSTEIN**  
**& LEHR**<sup>LLP</sup>

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February 28, 2019

Mr. Ed Santamaira, PE CGC, LEED AP, ENV SP  
Director, Department of Public Works  
City of Coral Gables  
2800 SW 72nd Avenue  
Miami, FL 33155

***Re: Cocoplum Homeowners Association, Inc./Cocoplum Entry Fixture Gates and Monument/Amended Letter Of Request***

Dear Mr. Santamaria:

We represent the Cocoplum Homeowner's Association, Inc. ("Applicants"). This shall constitute our Amended Letter of Request on behalf of the Applicants in connection with a *Property Owner's Encroachment and Restrictive Covenant Agreement* application for improvements at the entrance of Cartagena Circle and the median and swales of Cocoplum Road and Los Pinos Boulevard and Prado Boulevard, filed on November 29, 2018 ("Encroachment Application").

On January 10, 2019, the Board of Architects ("BOA") denied proposed plans for the replacement of the southernmost entrance feature at the community entrance located on Cartagena Circle, and the proposed addition of metal gates and updated signage on the existing pillars on the median and swales of Cocoplum Road, southeast of the intersection of Los Pinos Boulevard and Prado Boulevard.

On January 18, 2019, the Applicants appealed the BOA's denial per City code. On February 6, 2019, a Conflict Resolution Meeting was held pursuant to Section 2-203(D), City of Coral Gables Zoning Code, and the Applicants presented updated plans addressing all of the comments made by the BOA at the January 10, 2019 meeting. The updated plans generally consist of wing walls and pavers at the intersection of Cocoplum Road and Los Pinos Boulevard and Prada Boulevard at the location of the existing right-of-way encroachment, and for new signage at the Cartagena Circle entrance. Said updated plans were subsequently approved by the City Architect and the Planning and Zoning Director. Please see attached Exhibit "A."

Southeast Financial Center ♦ 200 S. Biscayne Blvd., Suite 3600 ♦ Miami, FL 33131  
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Through its application, the Applicants seek to beautify “The Islands of Cocoplum” and “Cocoplum” communities and enhance their presence. We respectfully request your enthusiastic recommendation for approval of this application. Should you have any questions or need additional information, please do not hesitate to contact me at your convenience.

Sincerely,

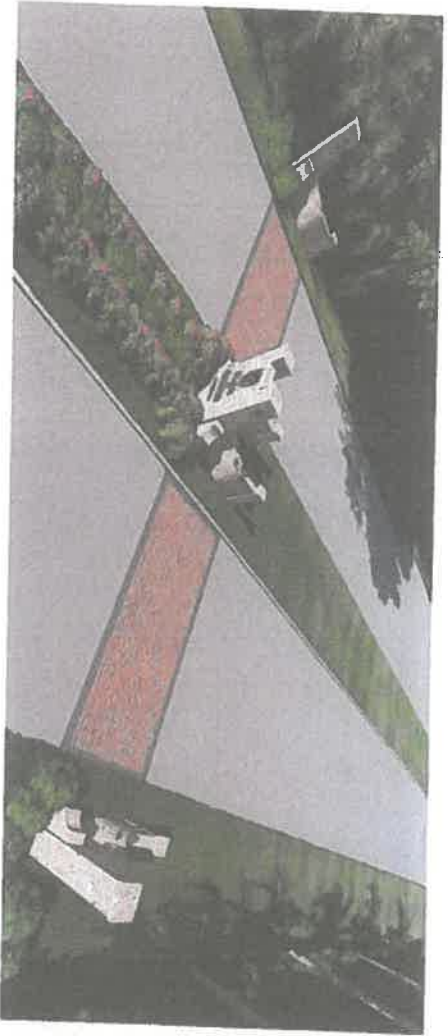
A handwritten signature in black ink, appearing to read 'MDP', with a stylized flourish at the end.

Miguel Diaz De la Portilla  
Partner

mdp:ar







**BIRD VIEW**



**SIGN ELEVATION**



**ENTRANCE ELEVATION**



**PACHECO-MARTINEZ  
& ASSOCIATES LLC.**

**ISLANDS OF COCOPULUM  
COCOPULUM ROAD APPROACH**



**PACHECO-MARTINEZ  
& ASSOCIATES LLC.**

**RIGHT SIDE**

**ISLANDS OF COCOPLUM SIGNAGE  
AT CARTAGENA PLAZA**



**PACHECO-MARTINEZ  
& ASSOCIATES LLC**

**LEFT SIDE**

**ISLANDS OF COCOPLUM SIGNAGE  
AT CARTAGENA PLAZA**

