

December 22, 2011

Via Hand DeliveryMr. Eric Riel, Jr.
Director, Planning Department
City of Coral Gables
427 Biltmore Way, 2nd Floor
Coral Gables, Florida 33134**Re: Gables Gateway Phase II / 4535 Ponce de Leon Boulevard and 298-300
Granello Avenue / Mixed Use Site Plan Submittal**

Dear Mr. Riel:

On behalf of LG Coral Gables, LLC, (the “Applicant”), we respectfully submit this letter of intent in connection with the enclosed application to the Planning Department for site plan review of a proposed mixed use development to be located at the above referenced address, (the “Property”). The proposed development is an amendment to and a new Phase II for the “Gables Gateway” project previously approved by the City Commission via Resolution Nos. 2006-146 and 2008-58, which approved a mixed use site plan, consisting of 250 residential rental units, 9,775 Sq. Ft. of retail and 1,776 Sq. Ft. of office, and which is presently under construction. The proposed development is immediately adjacent to and will be integrated into the Gables Gateway project in design, function, and aesthetics. This phase of the development will consist of 119 residential rental units and 20,800 Sq. Ft. of office space for a total development of 369 residential rental units, 29,775 Sq. Ft. of retail and 22,576 Sq. Ft. of office. The site plan will require the review of the Development Review Committee, the Board of Architects, the Planning and Zoning Board, and the City Commission.

We respectfully submit that the proposed mixed use site plan complies with the conditional use criteria as set forth in Section 3-408 of the Zoning Code as follows:

A. The proposed conditional use is consistent with and furthers the goals, policies and objectives of the Comprehensive Plan and furthers the purposes of these regulations and other City ordinances and actions designed to implement the Plan.

The development is consistent with the Comprehensive Plan and will help realize the following goals, objectives and policies thereof:

Goal FLU-1. Protect, strengthen, and enhance the City of Coral Gables as a vibrant community ensuring that its neighborhoods, business opportunities, shopping, employment centers, cultural activities, historic value, desirable housing, open spaces, and natural resources make the City a very desirable place to work, live and play.

Objective FLU-1.7. When amendments to the Zoning Code are processed, discourage the proliferation of urban sprawl by including a regulatory framework for encouraging future infill and redevelopment within existing developed areas. In drafting the infill/redevelopment program, the City shall coordinate public and private resources necessary to initiate needed improvements and/or redevelopment within these areas.

Policy FLU-1.7.1. Encourage effective and proper high quality development of the Central Business District, the Industrial District and the University of Miami employment centers which offer potential for local employment in proximity to protected residential neighborhoods.

Objective FLU-1.11. Maintain a pattern of overall low density residential use with limited medium and high density residential uses in appropriate areas to preserve the low intensity and high quality character of the residential neighborhoods.

Objective DES-1.1. Preserve and promote high quality, creative design and site planning that is compatible with the City's architectural heritage, surrounding development, public spaces and open spaces.

Policy DES-1.1.2. Provide for rigorous design guidelines, standards, and review processes via the City's Zoning Code that ensure high quality design of buildings and spaces.

Objective DES-1.2. Preserve the Coral Gables Mediterranean design and architecture.

Policy DES-1.2.1. Continue the award of development bonuses and/or other incentives to promote Coral Gables Mediterranean design character providing for but not limited to the following: creative use of architecture to promote public realm improvements and pedestrian amenities; provide a visual linkage between contemporary architecture and the existing and new architectural fabric; encourage landmark opportunities; and creation of public open spaces.

Policy MOB-1.1.1. Promote mixed use development to provide housing and commercial services near employment centers, thereby reducing the need to drive.

Policy MOB-1.1.2. Encourage land use decisions that encourage infill, redevelopment and reuse of vacant or underutilized parcels that support walking, bicycling and public transit use.

Policy MOB-1.1.3. Locate higher density development along transit corridors and near multimodal stations.

B. The available use to which the property may be put is appropriate to the property that is subject to the proposed conditional use and compatible with existing and planned uses in the area.

The proposed mixed residential, retail and office use is appropriate and compatible with the surrounding area, which is characterized by residential, office, and commercial uses. Please note that the property is located within the City's Mixed Use Overlay District.

C. The proposed conditional use does not conflict with the needs and character of the neighborhood and the City.

The proposed development will not conflict with the needs and character of the neighborhood and City, but will be compatible and complimentary as discussed above.

D. The proposed conditional use will not adversely or unreasonably affect the use of other property in the area.

The proposed development will enhance the other properties in the area by increasing property values, providing new customers for existing businesses, and new retail options for existing residents.

E. The proposed use is compatible with the nature, condition and development of adjacent uses, buildings and structures and will not adversely affect the adjacent uses, buildings or structures.

The proposed mixed use is compatible with adjacent uses, buildings, and structures as discussed above and will not have an adverse impact on them.

F. The parcel proposed for development is adequate in size and shape to accommodate all development features.

The parcel is adequate to accommodate the development and is to scale with similar nearby developments.

G. The nature of the proposed development is not detrimental to the health, safety and general welfare of the community.

The proposed development is not detrimental to the health, safety, and welfare of the community. Please note that the residential and retail uses proposed do not constitute nuisances or noxious uses.

H. The design of the proposed driveways, circulation patterns and parking is well defined to promote vehicular and pedestrian circulation.

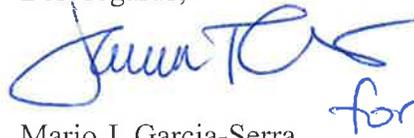
The proposed development has been designed to carefully address traffic related issues including circulation and parking.

I. The proposed conditional use satisfies the concurrency standards of Article 3, Division 13 and will not adversely burden public facilities, including the traffic-carrying capacities of streets, in an unreasonable or disproportionate manner.

The proposed project will comply with the City's concurrency standards.

Concurrently with this site plan submittal, we are also submitting an application to the Public Works Department for a proposed pedestrian bridge over a public alley accessway that will unify the two phases of the project. We respectfully submit that Phase II of the Gables Gateway project is a necessary and appropriate addition to the new mixed use neighborhood which is developing around the Village of Merrick Park and that it will provide additional housing, retail, and office options for the Coral Gables community while being constructed in a Mediterranean style fitting of the neighborhood. Accordingly, we respectfully request your favorable consideration of this application. Thank you for your attention to this matter.

Best regards,



Mario J. Garcia-Serra

cc: Mr. Fabio Rodriguez
Mr. Robert Behar
Javier Avino, Esq.