

Law Firm

LAURAL. RUSSO, ESQ., LLC

Gables International Plaza
2655 Le Jeune Road
Suite: PH 2-B
Coral Gables, Florida 33134-5837

Telephone: 305-476-8300
Telefax: 305-476-8383

laura@laurarussolaw.com

March 5, 2015

Mr. Ramon Trias
Planning and Zoning Director
The City of Coral Gables
427 Billmore Way
Coral Gables, Florida 33134

Re: Paseo de la Riviera - Zoning
Property: 1350 South Dixie Highway, Coral Gables, FL
File No.: 14L-164

Dear Mr. Trias:

My office represents NP International ("NPI") the contract purchaser of the referenced property.

NPI is proposing an innovative mixed-use and pedestrian friendly redevelopment project for the property located on the corner of U.S. 1 and Caballero - the current location of the Holiday Inn (the "Project Site"). The Project Site represents 2.66 acres, which translates to approximately 115,870 square feet. The project is called Paseo de la Riviera and is named for the approximately 72 foot wide by 325 foot long paseo that serves as the organizing concept of the design. In addition to the hotel and residential components, the project also includes 35,671 square feet of retail space, public art (3 sculptures) and parking.

The goal of the project is to retain in Coral Gables those working professionals who would otherwise be living in Downtown Miami. The project is strategically located walking distance to the Metrorail at the University station.

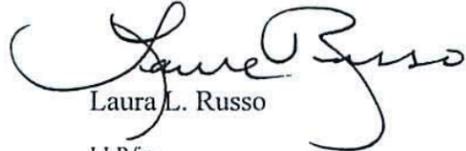
The project will require approval of the following applications: a Change in Land Use from Commercial Low Rise Intensity to Commercial High Rise Intensity for the height, a Zoning Code Text Amendment to delete the subject property from site specific requirements, Mixed Use - Site Plan Approval and a Planned Area Development Approval. In addition we are requesting the release of a 1962 parking Covenant that applies to the existing hotel and a 2000 Declaration that applies to the signage.

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Jorge Hernandez, the design architect, has given special attention and consideration to the stated purposes of the Mixed Use District and Planned Area Development (PAD) regulations. The project will create a diversity of uses within walking distance: hotel, residential, work places, neighborhood retail and public open spaces that will enhance the U.S. 1 streetscape as well as the surrounding area to the east.

We submit for the Planning & Zoning Board's consideration our application package.

Sincerely,



Laura L. Russo
LLR/jp