



February 8, 2018

4407 Bee Caves Road 1-122
Austin, Texas 78746
Tel: 512 583-9520
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VIA HAND DELIVERY

Mr. Eduardo Santamaria, Director
Public Works Department
City of Coral Gables
2800 SW 72nd Avenue
Miami, Florida 33155

**Re: The Henry/ 4131 Laguna Street, Coral Gables, Florida / Request for
Permission for Encroachment into the Right-of-Way**

Dear Mr. Santamaria

On behalf of Terrace Mountain Investors IV, LLC, (the "Applicant"), which is the owner of the 43,495 square-foot property consisting of Lots 22 through 38 of Block 2 of Revised Plat of Coral Gables Industrial Section, as recorded in Plat Book 28, Page 22 of the Public Records of Miami-Dade County (the "Property"), we hereby request permission to encroach into the abutting right-of-way of Altara Avenue, Laguna Street, and the public Alley of Block 2 for the installation sidewalks, curbing, asphalt paving, structural soil, landscaping, irrigation, public lighting, and underground utilities. Specifically, as part of the construction of one hundred and twenty units and approximately 10,195 square feet of Retail (collectively, the "Project"), the applicant intends to construct (collectively, the "Encroachment") as depicted by the plans attached in **Exhibit A**. Please also find enclosed ten sets of plans to be submitted to the City Commission and a check for the \$300.00 application fee. The Board of Architects reviewed the plans and approved them on December 14, 2017.

Accordingly, we respectfully invite your favorable consideration of this request for encroachment into the right-of-way. If you have any questions, please do not hesitate to contact me at (305) 376-6061. Thank you for your attention to this matter.

Sincerely,

Frank R. Trabold
Managing Member
Terrace Mountain Investors

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The Henry/ 4131 Laguna Street, Coral Gables, Florida/ Request for Permission for Encroachment into the Right-of-Way

- a. **Legal description and street address:** Lots 22 through 38 of Block 2 of Revised Plat of Coral Gables Industrial Section, as recorded in Plat Book 28, Page 22 of the Public Records of Miami-Dade County
- b. **Owner of said property:** Terrace Mountain Investors IV, LLC
- c. **Name of Building:** The Henry
- d. **Description of all proposed encroachments, or special improvements within the right-of-way giving exact dimensions of encroachment into, over or under the right- of-way, and the length along the right-of-way, giving the name of the street:** Encroachment into public right-of-way Altara Avenue, Laguna Street, and the public Alley of Block 2 for the installation sidewalks, curbing, asphalt paving, structural soil, landscaping, irrigation, public lighting, and underground utilities. Specifically, as part of the construction of one hundred and twenty units and approximately 10,195 square feet of Retail (collectively, the "Project"), the applicant intends to construct (collectively, the "Encroachment") as depicted by the plans attached in Exhibit A.
- e. **Architectural Board approval date:** December 14, 2017
- f. **Historical Board approval date:** N/A
- g. **Miami-Dade County approval:** N/A
- h. **Florida Department of Transportation approval:** N/A

Exhibit A

- A-1.0 SITE PLAN (Ground site plan and (roof site plan)
- A-1.01 GROUND FLOOR PLAN (Ground and Second)
- A-2.0 SOUTHWEST AND NORTH WEST ELEVATION
- A-2.1 NORTHEAST ELEVATION AND SOUTHEAST ELEVATION
- L-1 LANDSCAPE GROUND FLOOR
- L-1 LANDSCAPE DETAILS
- E-1 ELECTRICAL SITE PLAN
- E-1.01A GROUND LEVEL LIGHTING PLAN
- E-1.01B GROUND FLOOR LIGHTING PLAN