

*Guilford & Associates, P.A.*  
*Attorneys at Law*

F.W. ZEKE GUILFORD  
E-MAIL: ZGUILFORD@GUILFORDASSOC.COM

400 UNIVERSITY DRIVE  
SUITE 201  
CORAL GABLES, FLORIDA 33134  
TEL (305) 446-8411  
FAX (305) 445-0563

September 7, 2016

Mr. Ramon Trias  
Planning and Zoning Director  
City of Coral Gables  
405 Biltmore Way  
Coral Gables, FL 33134

**RE: The Henry – 4115-4131 Laguna Street – MXD Site Plan Approval**

Dear Mr. Trias:

This firm represents Terrace Mountain Investors, LLC, relative to the above referenced property. We are requesting site plan approval under the MXD regulations to allow a mixed use development for the property. As part of that process, the Planning and Zoning Board must recommend the application and site plan, prior to the application being heard by the City Commission.

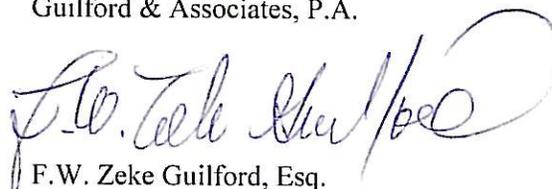
As a means of background, the property consists of approximately one acre of land, which constitutes a majority of the block. The property has a land use map and zoning designation of industrial. The property is currently improved with one and two story structures, which are not occupied. As part of the development of the property, these structures will be removed. There was a prior application for a mixed use development that was approved by the city, but never constructed.

Once demolition has occurred, it is intended that the property be developed as a Mediterranean designed mixed-use ten-story structure. The development consists twelve thousand five hundred eighty-six (12,586) square feet of which retail is 10,014 square feet and office is 2,572 square feet of ground floor commercial use. Parking will occur on the ground floor as well as three levels. Floors four (4) through ten (10) will be one hundred and twenty-two (122) residential units.

The proposed project is consistent with the requirement set-forth under the MXD regulations including but not limited to arcades, loggias and other public realm improvements, the land use regulations and the zoning code. No variances are being requested for the development.

If you have any questions or need any additional information, please do not hesitate to contact me.

Very sincerely,  
Guilford & Associates, P.A.



F.W. Zeke Guilford, Esq.