



The Henry

CORAL GABLES

4015 LAGUNA STREET



TERRACE MOUNTAIN
INVESTORS

BEHAR • FONT

PARTNERS, P.A.
ARCHITECTURE • PLANNING • INTERIORS

4533 PONCE DE LEON BLVD. CORAL GABLES, FLORIDA 33146

Tel: 305.740.5442 Fax: 305.740.5443

E-Mail: info@beharfont.com

21 SCOTT STREET. BUFORD, GEORGIA 30518

Tel Fax: 678.765.2008

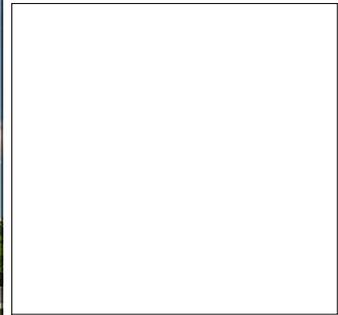
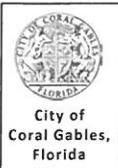


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9. Name & Contact Information
10. Lobbyist Registration
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Level
1
Review

Development Review Committee Application

Address: 427 Biltmore Way, 2nd Floor, Coral Gables, Florida 33134
 Email: planning@coralgables.com Phone: 305.460.5211

Preamble

The Development Review Committee (DRC) is an administrative and technical committee which reviews policy and technical issues raised by a development project. The DRC is intended to streamline and coordinate the review of the development process by identifying, addressing, providing input, advice and comments regarding all applicable provisions and regulations. The review of the projects and comments on development proposals by the DRC shall not be construed to be an approval of any project presented to the Committee.

Application review request

The undersigned applicant(s)/agent(s)/property owner(s) request(s) Level One (1) Development Review Committee consideration and review for the following application(s) (please check all that apply):

- Abandonment and Vacations
- Comprehensive Plan Map Amendment - Small Scale
- Comprehensive Plan Map Amendment - Large Scale
- Comprehensive Plan Text Amendment
- Conditional Use with Site Plan
- Conditional Use without Site Plan
- Coral Gables Mediterranean Architectural Design Special Locational Site Plan
- Development Agreement
- Development of Regional Impact
- Development of Regional Impact - Notice of Proposed Change
- Mixed Use Site Plan
- Planned Area Development Designation and Site Plan
- Planned Area Development Major Amendment
- Separation/Establishment of a Building Site
- Site Plan
- Subdivision Review for a Tentative Plat and Variance
- Transfer of Development Rights Receiving Site Plan
- University Campus District Modification to the Adopted Campus Master Plan
- Zoning Code Map Amendment
- Zoning Code Text Amendment
- Other: _____

Property information

Street address of the subject property: 4015 & 4131 Laguna Street

Property/project name: The Henry



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Review

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Address: 427 Biltmore Way, 2nd Floor, Coral Gables, Florida 33134
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Current land use classification(s): Industrial/Mixed Use Overlay District

Current zoning classification(s): (I) Industrial/North Industrial Mixed Use District

Proposed land use classification(s) (if applicable): No Change Proposed

Proposed zoning classification(s) (if applicable): No Change Proposed

Previous use(s)/current use(s) of the property/building(s): Retail/Commercial/Office

Proposed use(s) of the property/building(s): Luxury Rental

Size of property (square feet/acres) 43,516 sq.ft. / 0.999 acres

Total non-residential (i.e, commercial, office, etc.) floor area (total square feet/FAR): 10,954

Total number of residential units per acre and total number of unit's 123 units provided

Estimated cost of the existing/proposed building/project: \$33,000,000.00

Application(s) and date(s) of all previous City of Coral Gables submittals and type of actions related to existing/proposed building/project:

Resolution No. 22757 approved encroachments over public right-of-way of brick pavers, landscaping

planters, canvas awnings and door openings at 4015 Laguna Street. Approved December 11, 1979

Project Legal Description: Lot(s): 22 through 38

Block(s): 2

Section(s): Coral Gables Industrial

Listing of all folio numbers for subject property:

03-4120-017-0480

03-4120-017-0450



Level
1
Review

Development Review Committee Application

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 Email: planning@coralgables.com Phone: 305.460.5211

General information

Applicant(s)/Agent(s) Name(s): Frank R. Trabold

Telephone Contact No: 512.583.9521 Fax No. 512.583.9529 Email frank @ terracemountaininvestors.com

Mailing Address: 4407 Bee Caves Road, Suite 1-122, Austin, Texas 78746
 (City) (State) (ZIP Code)

Property Owner(s) Name(s): Terrace Mountain Investors IV, LLC.

Telephone Contact No: 512.583.9521 Fax No. 512.583.9529 Email frank @ terracemountaininvestors.com

Mailing Address: 4407 Bee Caves Road, Suite 1-122, Austin, Texas 78746
 (City) (State) (ZIP Code)

Property Owner(s) Name(s): _____

Telephone Contact No: _____ Fax No. _____ Email _____ @ _____

Mailing Address: _____
 (City) (State) (ZIP Code)

Project Architect(s) Name(s): Behar Font & Partners, P.A.

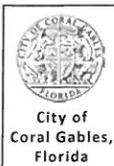
Telephone Contact No: 305.740.5442 Fax No. 305.740.5443 Email reception @ beharfont.com

Mailing Address: 4533 Ponce de Leon Boulevard, Coral Gables, Florida 33146
 (City) (State) (ZIP Code)

Provide the date(s) and type(s) of application(s) previously filed with the City of Coral Gables and type of reviews, approvals, actions related to this request:

Resolution No. 2006-37 request for mixed use site plan referred to as Villa Laguna on Lots 22-038,

Block 2, Industrial Section, approved February 28, 2006.



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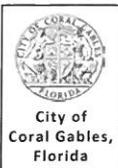
Application requirements and supporting information

Application submittal dates and meeting dates. Applications for the DRC shall be submitted in no later the first Friday of each month to be scheduled for the same monthly DRC meeting. DRC meetings are held the last Friday of each month, 9:30 a.m. City Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida 33134. Applicants and/or agents shall be required to attend the meeting to present the application request and respond to City Staff questions. All applications shall be complete at time of submittal.

Preapplication Conference Requirements. A Pre-application Conference is required with the Planning and Zoning Division in advance of application submittal to determine the information necessary to be filed with the application(s). The City reserves the right to request additional information as necessary.

Application submittal (order of documents). The order of the documents for the application submittal shall be as follows (required documents will be determined at pre-application meeting):

- Table of Contents with page numbers identifying all below documents.
- DRC Application.
- Statement of use and/or cover letter.
- Aerial.
- Photographs of property, adjacent uses and/or streetscape.
- Property survey and legal description.
- Zoning chart and supporting information.
- Site Plan.
- Landscape plan and vegetation assessment.
- Tree survey and relocation plan.
- Architectural/building elevations.
- Building floor plans.
- Pedestrian amenities and streetscape plan.
- On-street parking analysis.
- Art in Public Places plan and/or statement.
- Lighting plan and signage plan.
- Underground utilities plan and/or statement.
- Ordinances, resolutions, covenants, development agreements, etc. previously granted for the property.
- Historical significance letter.
- City Concurrency Impact Statement (CIS).
- Traffic study.
- Name and contact information for property owner, applicant, architect, attorney, etc.
- City of Coral Gables Annual Registration Application and Issue Application Lobbyist forms.
- Warranty deed. or Tax ID
- Application fee equal to one tenth of one percent (.001) of the estimated total building construction cost as determined by the City (\$100.00 minimum fee and \$10,000.00 maximum fee). Payment shall be in check form, payable to the City of Coral Gables.
- Other: _____



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Posting of the property. The City will post the subject property with a sign in accordance with the requirements of the Zoning Code indicating the DRC meeting date and location. The sign will be installed ten (10) days prior to the meeting and shall not be removed until after the meeting has been held, at which time it is the applicant's responsibility to remove the sign.

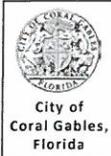
Application submittal requirements

1. Hard copies. Three (3) hard copies of the entire application shall be submitted including all the items identified in the pre-application conference. Plans and drawings shall be in 11" x 17" format.
2. Electronic copy. One (1) PDF of the entire application shall be submitted including all items provided within the hard copies. The documents provided in the electronic copy shall be the same size (11" x 17" maximum for plans and drawings) and in the same order as the hard copy submittal. The total file size shall not exceed 30 MB.

Applicant/agent/property owner/architect affirmation and consent

(I) (We) affirm and certify to all of the following:

1. Submission of the following:
 - a. Warranty deed/tax record as proof of ownership for all properties considered as a part of the application request; or
 - b. Authorized as the applicant(s)/agent(s) identified herein to file this application and act on behalf of all current property owner(s) and modify any valid City of Coral Gables entitlements in effect during the entire review process.
2. This request, application, application supporting materials and all future supporting materials complies with all provisions and regulations of the Zoning Code, Comprehensive Land Use Plan and Code of Ordinances of the City of Coral Gables unless identified and approved as a part of this application request or other previously approved applications. Applicant understands that any violation of these provisions renders the application invalid.
3. That all the information contained in this application and all documentation submitted herewith is true to the best of (my) (our) knowledge and belief.
4. Understand that the application, all attachments and fees become a part of the official records of the City of Coral Gables and are not returnable.
5. Failure to provide the information necessary pursuant to the established time frames included but not limited to application submittal, submission of revised documents, etc. for review by City Staff and the designated reviewing entity may cause application to be deferred without further review until such time the requested information is submitted.
6. All representatives of the application have registered with and completed lobbyist forms for the City of Coral Gables City Clerk's office.
7. Understand that under Florida Law, all the information submitted as part of the application are public records.
8. The subject property will be posted by the City in accordance with Zoning Code requirements. The sign shall be installed by the City ten (10) days prior to the meeting and shall not be removed until after the meeting, at which time it is the applicant's responsibility to remove the sign.
9. The application will not be heard unless the Applicant and/or agent is present at the DRC meeting.



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Email: planning@coralgables.com Phone: 305.460.5211

Applicant(s)/Agent(s) Signature: 	Applicant(s)/Agent(s) Print Name: Terrace Mountain Investors IV, LLC Frank R. Trabold, Manager
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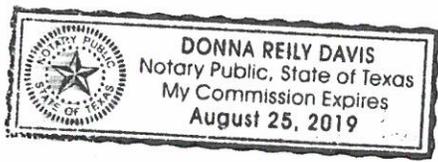
Address: 4407 Bee Caves Road 1-122
Austin, Texas 78746

Telephone: 512.583.9521	Fax: 512.583.9529
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Email: frank@terracemountaininvestors.com

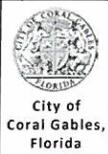
NOTARIZATION

Texas
STATE OF ~~FLORIDA~~/COUNTY OF *Trawis*
The foregoing instrument was acknowledged before me this 14th day of January ²⁰¹⁶ by Frank R. Trabold
(Signature of Notary Public - State of Florida)



(Print, Type or Stamp Commissioned Name of Notary Public)

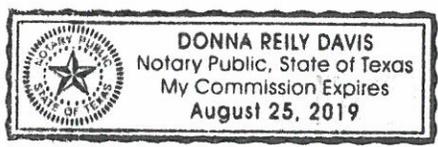
Personally Known OR Produced Identification; Type of Identification Produced _____

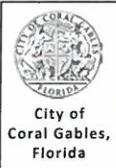


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Property Owner(s) Signature: 	Property Owner(s) Print Name: Terrace Mountain Investors IV, LLC. Frank R. Trabold, Manager
Property Owner(s) Signature:	Property Owner(s) Print Name:
Property Owner(s) Signature:	Property Owner(s) Print Name:
Address: 4407 Bee Caves Road 1-122 Austin, Texas 78746	
Telephone: 512.583.9521	Fax: 512.583.9529
Email: frank@terracemountaininvestors.com	
NOTARIZATION	
<p><i>Texas</i> STATE OF FLORIDA/COUNTY OF <i>Travis</i> The foregoing instrument was acknowledged before me this <u>14th</u> day of <u>January</u> ²⁰¹⁶ by <u>Frank R. Trabold</u> (Signature of Notary Public - State of Florida)</p>	
	
(Print, Type or Stamp Commissioned Name of Notary Public)	
<input checked="" type="checkbox"/> Personally Known OR <input type="checkbox"/> Produced Identification; Type of Identification Produced _____	

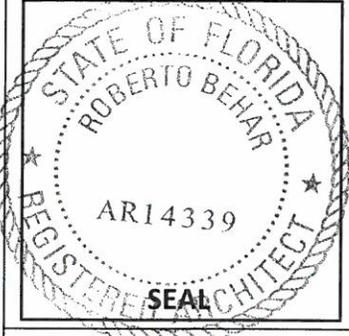


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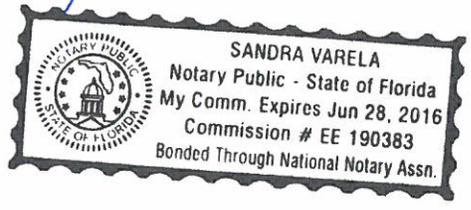
Architect(s) Signature: 	Architect(s) Print Name: Robert Behar
Address: 4533 Ponce de Leon Boulevard Coral Gables, Florida 33146	
Telephone: 305.740.5442	Fax: 305.740.5443
Email: reception@beharfont.com	



NOTARIZATION

STATE OF FLORIDA/COUNTY OF Miami-Dade
The foregoing instrument was acknowledged before me this 6 day of January by 2016
(Signature of Notary Public - State of Florida)

Sandra Varela



(Print, Type or Stamp Commissioned Name of Notary Public)
 Personally Known OR Produced Identification; Type of Identification Produced _____

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

February 4, 2016

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

RE: Villa Laguna – 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.

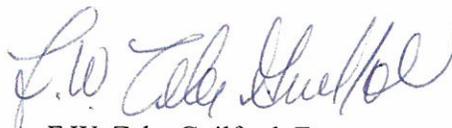
As a means of background, the property consists of approximately one acre of land, which constitutes a majority of the block. The property has a land use map and zoning designation of industrial. The property is currently improved with one and two story structures, which are not occupied. As part of 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 thirteen thousand two hundred seventy five (13,275) square feet of ground floor retail. Parking will occur on the ground floor as well as three levels. Floors four (4) through ten (10) will be one hundred and twenty three (123) 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.



PICTURE # 1



PICTURE # 5



PICTURE # 9



PICTURE # 11



PICTURE # 2



PICTURE # 6



PICTURE # 10



PICTURE # 12



PICTURE # 3



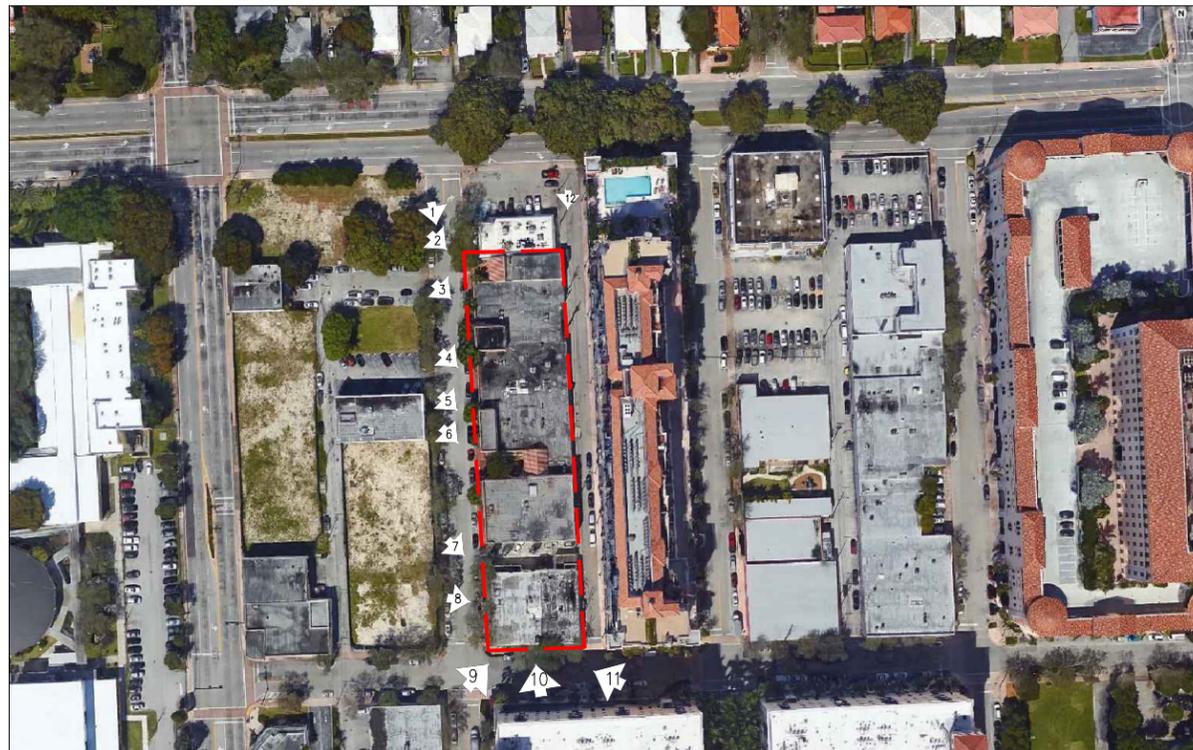
PICTURE # 7



PICTURE # 4



PICTURE # 8



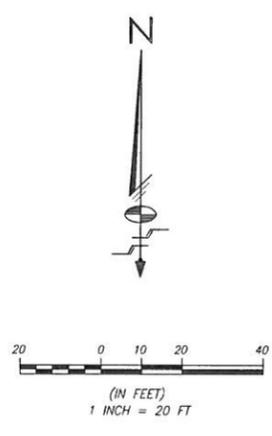
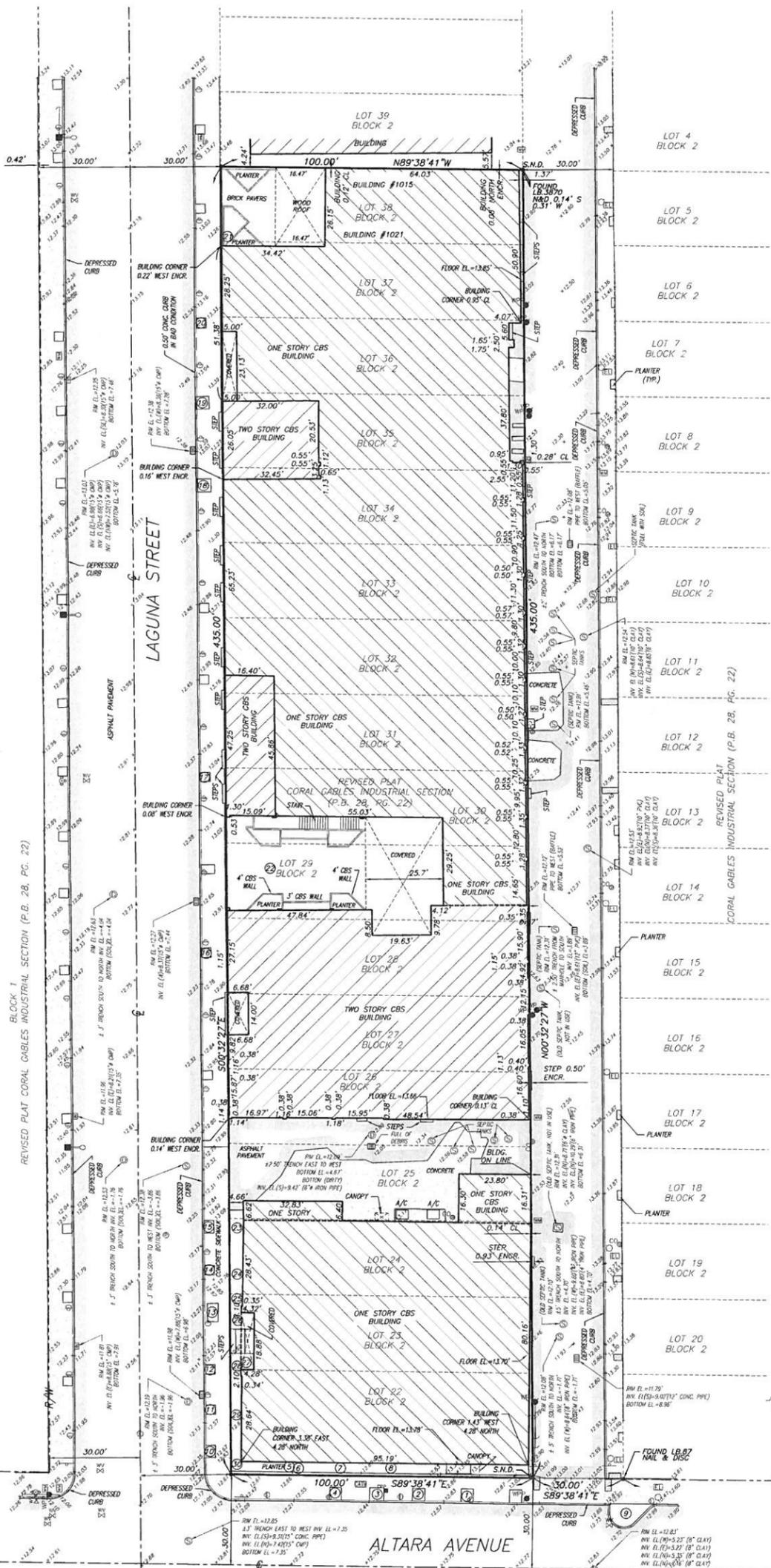
SITE MAP
SCALE: NTS

SEAL:

ROBERT BEHAR AR No. 14339

LEGAL DESCRIPTION:

LOTS 22, 23, 24, AND THE SOUTH 4.9 FEET OF LOT 25, THE NORTH 20.1 FEET OF LOT 25, ALL OF LOTS 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, INCLUSIVE, BLOCK 2, REVISED PLAT OF CORAL CABLES INDUSTRIAL SECTION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 28, AT PAGE 22, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.



CERTIFIED TO:
 - TERRACE MOUNTAIN INVESTORS IV, LLC, A TEXAS LIMITED LIABILITY COMPANY
 - FIRST AMERICAN TITLE INSURANCE COMPANY

SURVEYOR'S NOTES:

- THE BEARINGS SHOWN HEREON RELATE TO AN ASSUMED BEARING OF S89°38'41"E.
- LEGAL DESCRIPTION SHOWN HEREON WAS PROVIDED BY CLIENT.
- THE AREA OF PROPERTY AS DESCRIBED HEREON: 43,495± sq.ft. (0.999 ACRES±).
- UNLESS OTHERWISE NOTED, THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTINGS AND/OR FOUNDATIONS.
- THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON. THE ATTACHED CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PARTIES.
- THE PROPERTY SHOWN HEREON FALLS WITHIN FEDERAL FLOOD HAZARD ZONE "X" PER FLOOD INSURANCE RATE MAP NO. 12086C0457L, MAP DATED SEPTEMBER 11, 2009 INDEX MAP DATED SEPTEMBER 11, 2009.
- VISIBLE INDICATORS OF UTILITIES ARE SHOWN HEREON, HOWEVER, NO ATTEMPT HAS BEEN MADE TO LOCATE UNDERGROUND ITEMS.
- DISTANCES ALONG BOUNDARY OF SUBJECT PROPERTY ARE RECORD AND/OR MEASURED UNLESS OTHERWISE STATED.
- THIS SURVEY REFLECTS ALL PLOTTABLE EASEMENTS, RIGHTS OF WAY, AND OTHER MATTERS LISTED AS EXCEPTIONS IN SCHEDULE B-2 IN THAT CERTAIN TITLE INSURANCE POLICY FILE NUMBER 1062-3322849 ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY AND HAVING AN EFFECTIVE DATE OF APRIL 27th, 2015 AT 8:47 AM.
- FOLIO NUMBER: 03-4120-017-0480 MIAMI DADE PROPERTY APPRAISER.
- PROPERTY ADDRESS #4015 LAGUNA STREET.
- ELEVATIONS SHOWN HEREON REFER TO NATIONAL GEODETIC VERTICAL DATUM OF 1929 (N.G.V.D.)

GENERAL LEGEND:

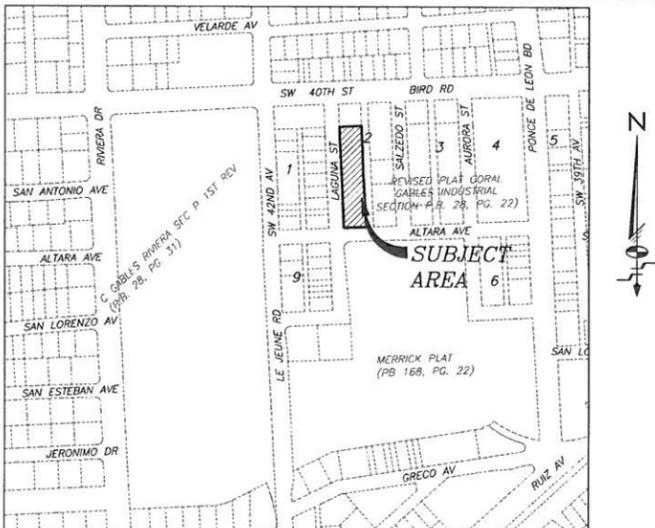
- ALUMINUM TARGET
- ALUMINUM LIGHT POST (SINGLE)
- ALUMINUM LIGHT POST (DOUBLE)
- ALUMINUM LIGHT POST (TRIPLE)
- ALUMINUM LIGHT POST (QUAD)
- ARCH/BOLT WIRE
- BACKFLOW PREVENTER ASSEMBLY
- CABLE TELEVISION BOX
- CATCH BASIN
- CENTERLINE
- CHECK VALVE ASSEMBLY
- CIRCULAR DRAIN
- COLUMN (CIRCULAR)
- COLUMN (SQUARE)
- CONCRETE LIGHT POLE
- CONCRETE LIGHT POLE (DOUBLE)
- CONCRETE POWER POLE
- CONTROL POINT
- CURB INLET
- ELECTRIC BOX
- ELECTRIC HAND HOLE
- ELEVATIONS (SEE NOTES FOR DATUM)
- FIRE HYDRANT
- FLAGPOLE
- FLOW LINE
- FORCE MAIN MANHOLE
- FORCE MAIN VALVE
- F.P.L. ELECTRIC MANHOLE
- F.P.L. TRANSFORMER PAD
- F.P.L. TRANSMISSION POLE
- GAS MANHOLE
- GAS METER
- GAS PUMP
- GAS VALVE
- GREASE TRAP MANHOLE
- GROUND LIGHTING
- GROUND POST
- IRRIGATION HAND HOLE
- IRRIGATION VALVE
- MAILBOX
- MONITOR WELL
- MONUMENT (APPROXIMATE)
- P-5 RILEY
- P-6 RILEY
- PARKING METER
- PEDESTRIAN CROSSING SIGNAL
- PERMANENT REFERENCE MONUMENT
- PROPERTY LINE
- POST INDICATOR VALVE
- VACUUM BREAKER ASSEMBLY
- RIGIDITY LINE
- SANITARY SEWER CLEANOUT
- SANITARY SEWER MANHOLE
- SEWER CONNECTION
- SIGN
- SPOONHOLE PUMP
- STAIRWELL
- STORM SEWER MANHOLE
- STREET LIGHT HAND HOLE
- TELEPHONE BOX (SOUTHERN BELL)
- TELEPHONE HAND HOLE
- TELEPHONE MANHOLE (SO. BELL)
- TELEPHONE PATHWAY
- TRAFFIC HAND HOLE
- TRAFFIC UTILITY BOX
- TRAFFIC SIGNAL POST
- UNDERGROUND UTILITY MARKER
- UNKNOWN UTILITY MANHOLE
- UNKNOWN UTILITY HAND HOLE
- WATER METER
- WATER METER
- WOOD LIGHT POLE
- WOOD POWER POLE
- HANDICAP PARKING
- STROLLER PARKING

ABBREVIATIONS:

- (D) denotes DISTANCE
- (L) denotes DISTANCE BY LEGAL DESCRIPTION
- (M) denotes MEASURED DISTANCE
- (N) denotes RECORD OR PLATTED DISTANCE
- (P) denotes UNDERGROUND UTILITIES (APPROXIMATE)

UTILITIES:

- COMMUNICATION
- ELECTRICAL
- FORCE MAIN
- GAS
- IRRIGATION
- NATURAL GAS
- SANITARY SEWER
- TRAFFIC



LOCATION MAP
 A PORTION OF SECTION 20, TOWNSHIP 54 SOUTH, RANGE 41 EAST
 MIAMI-DADE COUNTY, FLORIDA
 NOT TO SCALE

TREE INVENTORY:

(1) = TREE IDENTIFICATION NUMBER AND APPROX. LOCATION

TREE NO.	COMMON NAME	SPECIES	DIA. AT CROWN	HGT.	HT.	HT.
1	Live Oak	Quercus virginiana	12	20	15	15
2	Live Oak	Quercus virginiana	18	25	18	18
3	Live Oak	Quercus virginiana	15	20	15	15
4	Live Oak	Quercus virginiana	12	20	15	15
5	Live Oak	Quercus virginiana	15	20	15	15
6	Traveller's Palm	Ravenea fastigiatissima	10	15	8	8
7	Live Oak	Quercus virginiana	12	20	15	15
8	Live Oak	Quercus virginiana	15	20	15	15
9	Live Oak	Quercus virginiana	12	20	15	15
10	Live Oak	Quercus virginiana	15	20	15	15
11	Live Oak	Quercus virginiana	12	20	15	15
12	Live Oak	Quercus virginiana	15	20	15	15
13	Live Oak	Quercus virginiana	12	20	15	15
14	Live Oak	Quercus virginiana	15	20	15	15
15	Live Oak	Quercus virginiana	12	20	15	15
16	Live Oak	Quercus virginiana	15	20	15	15
17	Live Oak	Quercus virginiana	12	20	15	15
18	Live Oak	Quercus virginiana	15	20	15	15
19	Live Oak	Quercus virginiana	12	20	15	15
20	Live Oak	Quercus virginiana	15	20	15	15
21	Live Oak	Quercus virginiana	12	20	15	15
22	Live Oak	Quercus virginiana	15	20	15	15
23	Live Oak	Quercus virginiana	12	20	15	15
24	Live Oak	Quercus virginiana	15	20	15	15
25	Live Oak	Quercus virginiana	12	20	15	15
26	Live Oak	Quercus virginiana	15	20	15	15
27	Live Oak	Quercus virginiana	12	20	15	15
28	Live Oak	Quercus virginiana	15	20	15	15
29	Live Oak	Quercus virginiana	12	20	15	15
30	Live Oak	Quercus virginiana	15	20	15	15
31	Live Oak	Quercus virginiana	12	20	15	15
32	Live Oak	Quercus virginiana	15	20	15	15
33	Live Oak	Quercus virginiana	12	20	15	15
34	Live Oak	Quercus virginiana	15	20	15	15
35	Live Oak	Quercus virginiana	12	20	15	15
36	Live Oak	Quercus virginiana	15	20	15	15
37	Live Oak	Quercus virginiana	12	20	15	15
38	Live Oak	Quercus virginiana	15	20	15	15
39	Live Oak	Quercus virginiana	12	20	15	15

SURVEYOR'S CERTIFICATION:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS" FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2011 AND INCLUDES ITEMS 1, 2, 3, 4, 5, 8 AND 11(A) OF TABLE A THEREOF PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION. UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF FLORIDA, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN. THIS SURVEY COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS ADOPTED BY THE FLORIDA STATE BOARD OF SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE.

Schwelbke Shiskin & Associates, Inc.
 By: *Mark Steven Johnson*
 MARK STEVEN JOHNSON, PRINCIPAL
 PROFESSIONAL LAND SURVEYOR NO. 4775
 STATE OF FLORIDA

REVISIONS

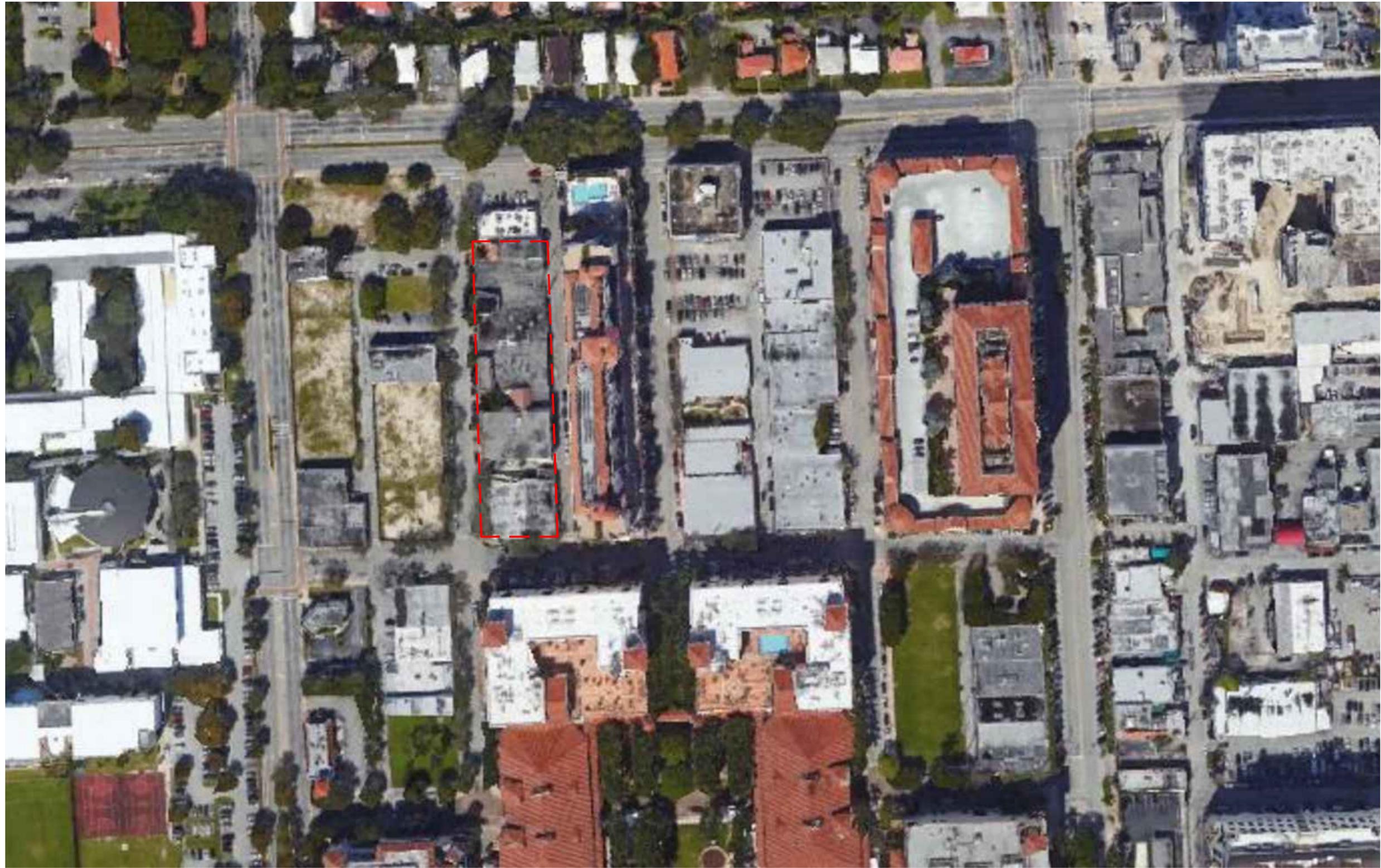
Date	Drawn By	Field Book	Revisions
11/25/13	20410	SD-5310	ADD THIS REVISION TO SURVEY

ALTA/ACSM LAND TITLE SURVEY
 PREPARED FOR: TERRACE MOUNTAIN INVESTORS
 Section 20, Township 54 South, Range 41 East, Miami-Dade County, Florida

Schwelbke Shiskin & Associates, Inc.
 LAND PLANNERS ENGINEERS LAND SURVEYORS
 3240 CORPORATE WAY, MIRAMAR, FLORIDA 33025 TEL: (954) 435-7010 FAX: (954) 438-3288

NOTE: This sketch is not valid unless it bears the signature and the original raised seal of a Florida licensed surveyor and mapper.

Drawn By: *MSJ* Date: 09-21-15
 Order No. 20410 F.B. No. SD 538
 Scale: AS SHOWN
 File No. AJ-5310 Sheet 1 of 1 Sheet(s)



AERIAL SITE MAP

SCALE: NTS

SEAL:

ROBERT BEHAR AR No. 14339



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DATE: 02-02-16

PROJECT NO: 15-076

DRAWING NAME:

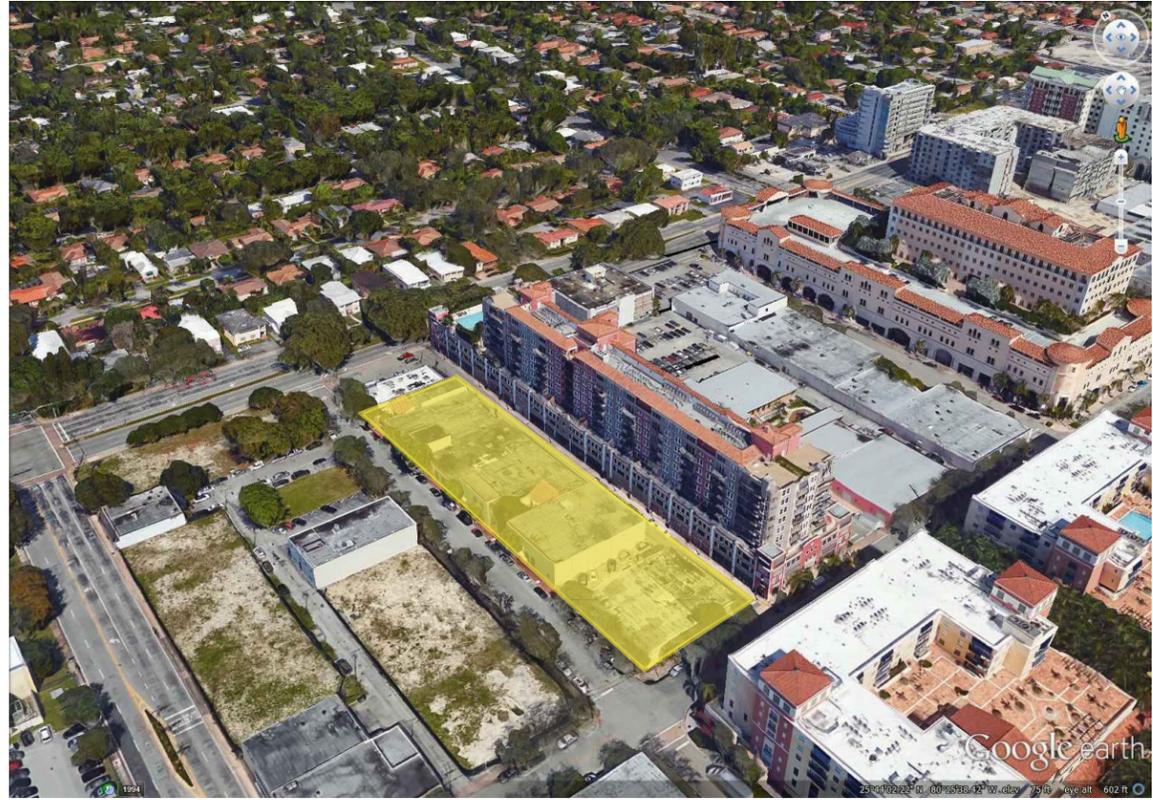
SHEET NO:

CP-1.0



AERIAL PHOTOGRAPH

— SITE



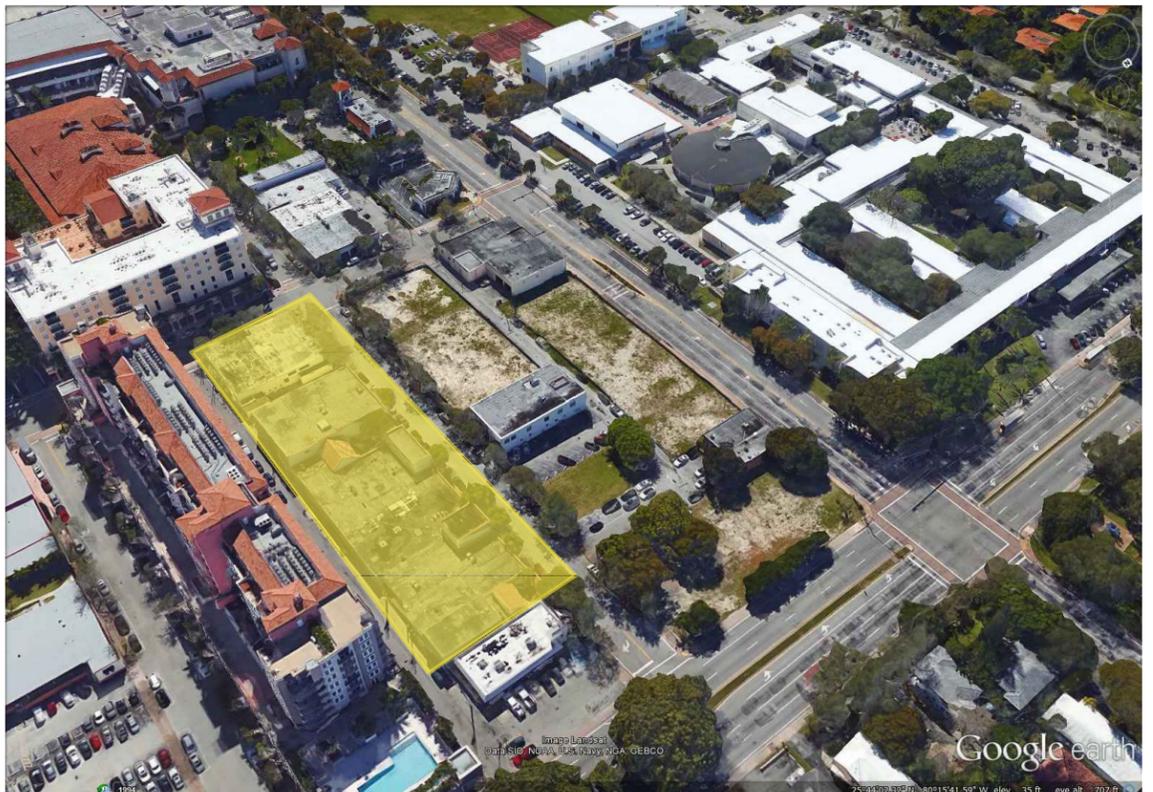
AERIAL PHOTOGRAPH

— SITE



AERIAL PHOTOGRAPH

— SITE



AERIAL PHOTOGRAPH

— SITE

BEHAR · FONT
PARTNERS, P. A.
ARCHITECTURE · PLANNING · INTERIORS

4633 Ponce de Leon Blvd.
Coral Gables, Florida 33146
TEL: (305) 740-5442 FAX: (305) 740-5443
E-MAIL: info@beharfont.com

SEAL:

ROBERT BEHAR AR No. 14339

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The Henry
CORAL GABLES
4015 LAGUNA STREET



DATE: 02-02-16

PROJECT NO: 15-076

DRAWING NAME:

SHEET NO:

CP-2.0

ZONING INFORMATION				
PROJECT NAME:	THE HENRY			
PROPERTY ADDRESS:	4101 LAGUNA STREET. CORAL GABLES			
ZONING:	"I" W/ MXD OVERLAY			
LAND USE DESIGNATION:	INDUSTRIAL			
NET LOT AREA:	43,495 SQ.FT.		0.998 Acres	
MAXIMUM F.A.R.				
			ALLOWED	PROVIDED
CORAL GABLES:	43,495.00 SQ.FT.	X 3.0	130,485.00	
MED BONUS:	43,495.00 SQ.FT.	X0.5	21,747.50	
	TOTAL		152,232.50	152,229.77
F.A.R. CALCULATIONS				
FLOOR	SQ.FT.	EXEMPT	# FLOORS	TOTAL
BASEMENT	0.00			0.00
GROUND FL	13,275.00			13,275.00
2ND FL	0.00			0.00
3RD FL	0.00			0.00
4TH FL	21,697.00	1,050.24		20,646.76
5TH-8TH FL	21,994.00	1,067.50	4.00	83,706.01
9TH FL	19,642.00	1,032.00		18,610.00
10TH FL	17,024.00	1,032.00		15,992.00
TOTAL				152,229.77
BUILDING SETBACKS				
	REQUIRED	PROVIDED		
<i>(As per 4-201.E.14 City of Coral Gables Zoning Code)</i>				
FRONT (LAGUNA STREET)	UP TO 45'-0" IN HEIGHT=0'-0"	0'-0" UP TO 44'-2"		
	OVER 45'-0" IN HEIGHT=10'-0"	10'-0" UP TO 119'-6"		
SIDE STREET (ALTARA AVENUE)	15'-0"	15'-0"		
INTERIOR SIDE (ADJACENT PROPERTY)	0'-0"	8'-7"		
REAR (ALLEY)	0'-0"	0'-0"		
MIXED USE PERCENTAGES				
	REQUIRED	PROVIDED		
<i>(As per 4-201.D.5 City of Coral Gables Zoning Code)</i>				
<i>Min. 8% Total SQ.FT. Total F.A.R.</i>				
	152,229.77 x.008=	12,178.38	12,178.38	12,574.00

ZONING CHART

PARKING	REQUIRED	PROVIDED
UNIT PARKING		
ST-1BR-2BR UNITS @ 1.75	194.25	
3BR UNITS @ 2.25	27.00	
RETAIL PARKING		
1 PER 250 SQ.FT.		
RETAIL #1: 6,555 SQ.FT./250 =	26.22	
RETAIL #2: 3,204 SQ.FT./250	12.82	
#3 DOG SPA: 1,353 SQ.FT./250	5.41	
LEASING OFFICE		
1 PER 300 SQ. FT.		
1,080 SQ. FT./300=	3.60	
TOTAL	269.30	271
HANDICAPPED PARKING		
<i>(As per Florida Accessibility Code For Building Const.)</i>		
HANDICAPPED PARKING	7	7
# OF HANDICAPPED SPACES		
REQUIRED TO BE VAN ACCESSIBLE		
(1 PER 6 REQ. HC PARKING SPACES) 7/6= 1.17	1.17= 2	2
TOTAL HANDICAPPED PARKING	7	7
LOADING SPACES		
<i>(As per 5-1409.D City of Coral Gables Zoning Code)</i>		
	1	1
TOTAL PARKING SPACES PROVIDED PER FLOOR		
	# SPACES PROVIDED	
GROUND FLOOR	14	(2 HC SPACES)
PARKING LEVEL 2	90	(2 HC SPACES)
PARKING LEVEL 3	98	(2 HC SPACES)
PARKING LEVEL MEZZANINE	69	(1 HC SPACES)
TOTAL	271	(7 HC SPACES)
LANDSCAPE OPEN SPACE		
<i>(As per 5-604.B.8 City of Coral Gables Zoning Code)</i>		
	10% OF TOTAL LOT AREA	
	10% OF 43,495	
	4,349.5 SQ.FT.	13,669
LOT COVERAGE		
<i>(As per 4-201.D.4 City of Coral Gables Zoning Code)</i>		
	ALLOWED	PROVIDED
	NO MINIMUM OR MAXIMUM REQUIRED	39,737
HEIGHT OF BUILDING		
	ALLOWED	PROVIDED
	120'-0"	120'-0"

SEAL:

ROBERT BEHAR AR No. 14339



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DATE: 02-02-16

PROJECT NO: 15-076

DRAWING NAME:

SHEET NO:

A-0.0



SEAL:

ROBERT BEHAR AR No. 14339

The Henry
 CORAL GABLES
 4018 LAGUNA STREET

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DATE: 02-02-16
 PROJECT NO: 15-076
 DRAWING NAME:
 SHEET NO:
CP-4.0

MASSING STUDY
 SCALE: NTS



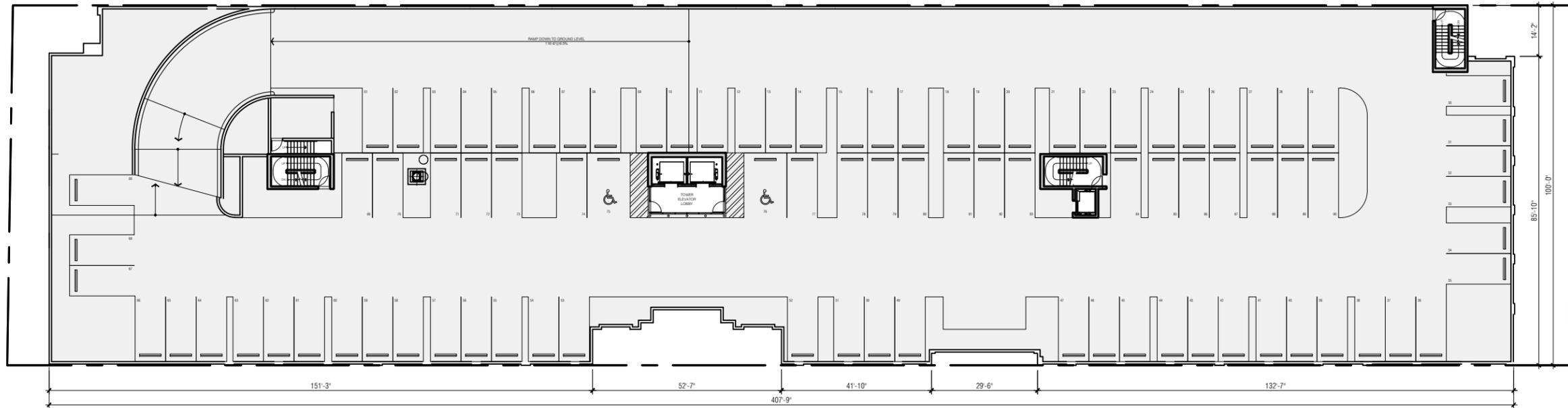
OVERALL SITE PLAN
SCALE: NTS

SEAL:

ROBERT BEHAR AR No. 14339

SEAL:

ROBERT BEHAR AR No. 14339



SECOND FLOOR PLAN (PARKING)

SCALE: NTS

The Henry
CORAL GABLES
4015 LAGUNA STREET

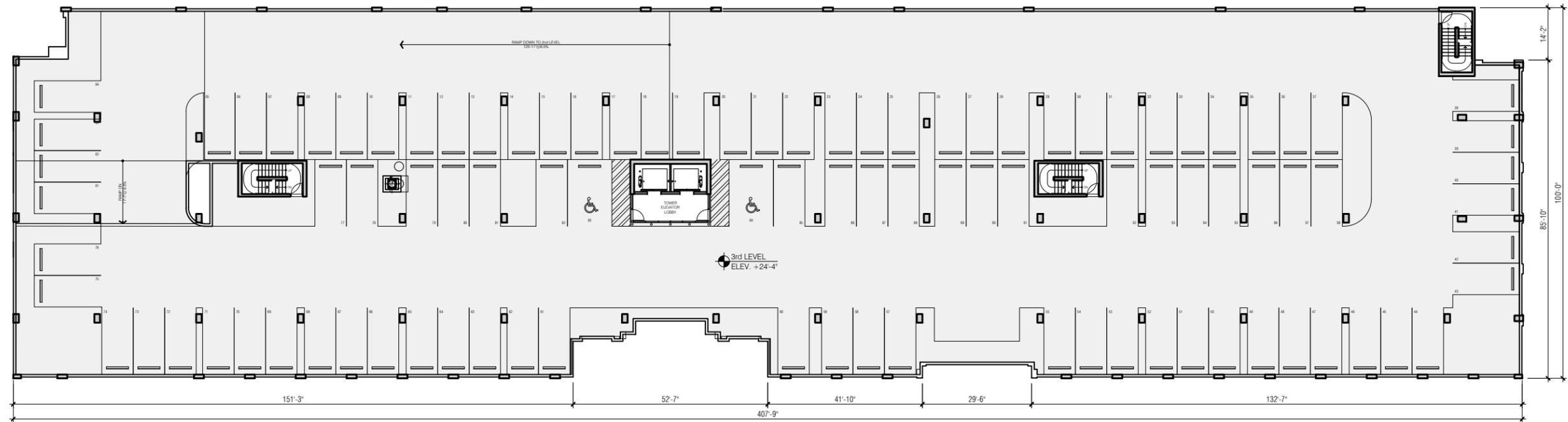
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DATE: 02-02-16
PROJECT NO: 15-076
DRAWING NAME:
SHEET NO:

A-1.2

SEAL:

ROBERT BEHAR AR No. 14339



THIRD FLOOR PLAN (PARKING)

SCALE: NTS

The Henry
CORAL GABLES
4015 LAGUNA STREET

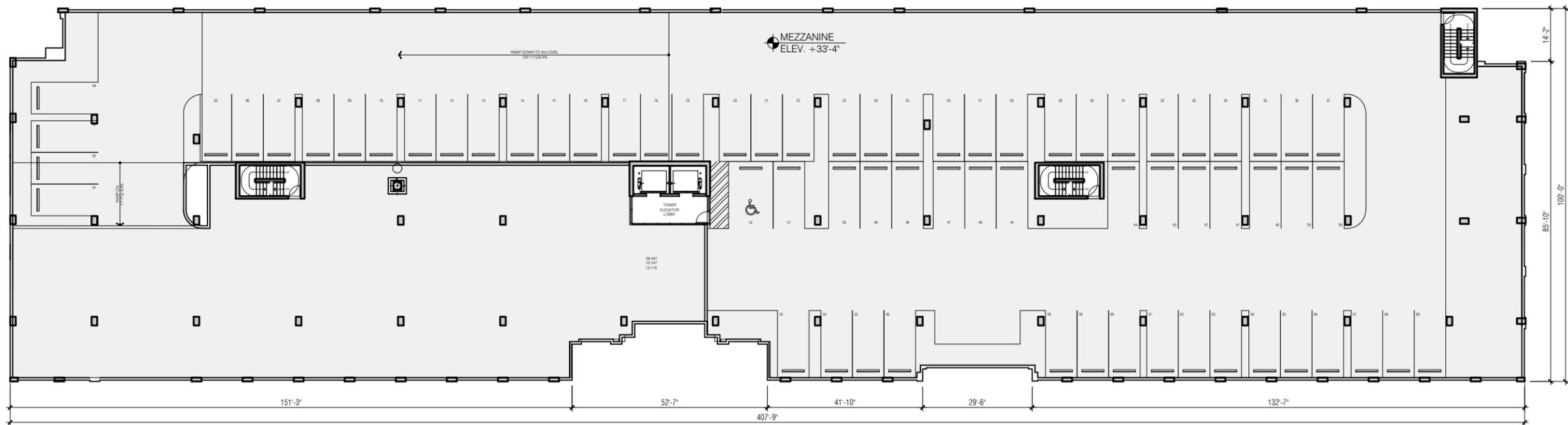
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DATE: 02-02-16
PROJECT NO: 15-076
DRAWING NAME:
SHEET NO:

A-1.3

SEAL:

ROBERT BEHAR AR No. 14339



The Henry
CORAL GABLES
4015 LAGUNA STREET

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MEZZANINE FLOOR PLAN (PARKING)

SCALE: NTS

DATE: 02-02-16

PROJECT NO: 15-076

DRAWING NAME:

SHEET NO:

A-1.4

SEAL:

ROBERT BEHAR AR No. 14339



FOURTH FLOOR PLAN (AMENITY)

SCALE: NTS

The Henry
CORAL GABLES
4018 LAGUNA STREET



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DATE: 02-02-16

PROJECT NO: 15-076

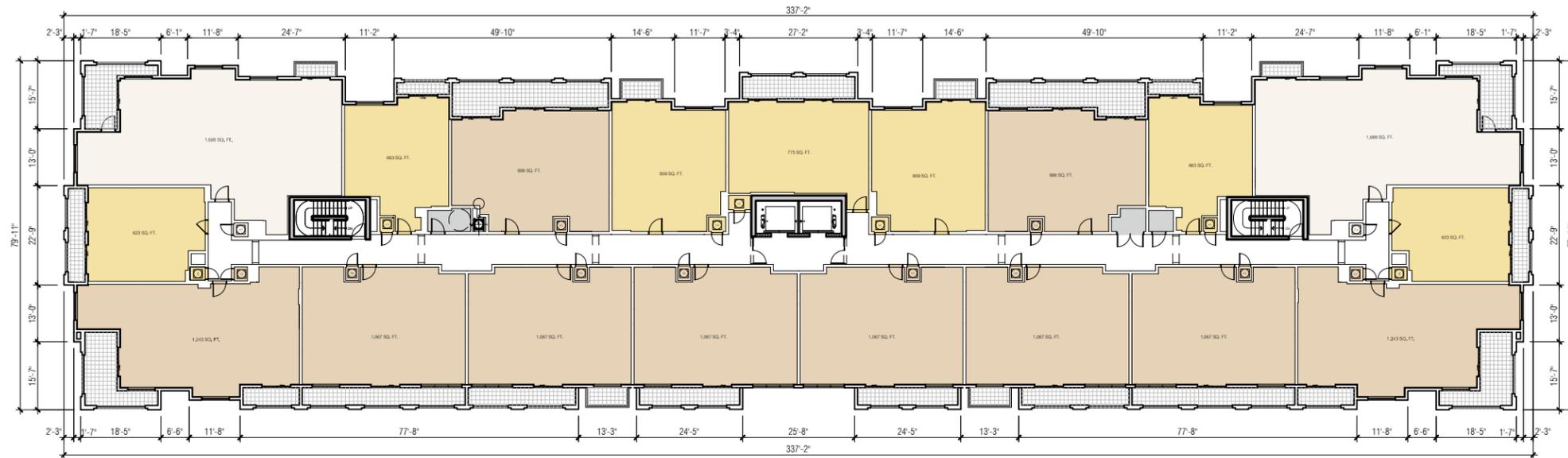
DRAWING NAME:

SHEET NO:

A-1.5

SEAL:

ROBERT BEHAR AR No. 14339



TYPICAL FLOOR PLAN (5th-8th RESIDENTIAL)

SCALE: NTS

The Henry
 CORAL GABLES
 4018 LAGUNA STREET

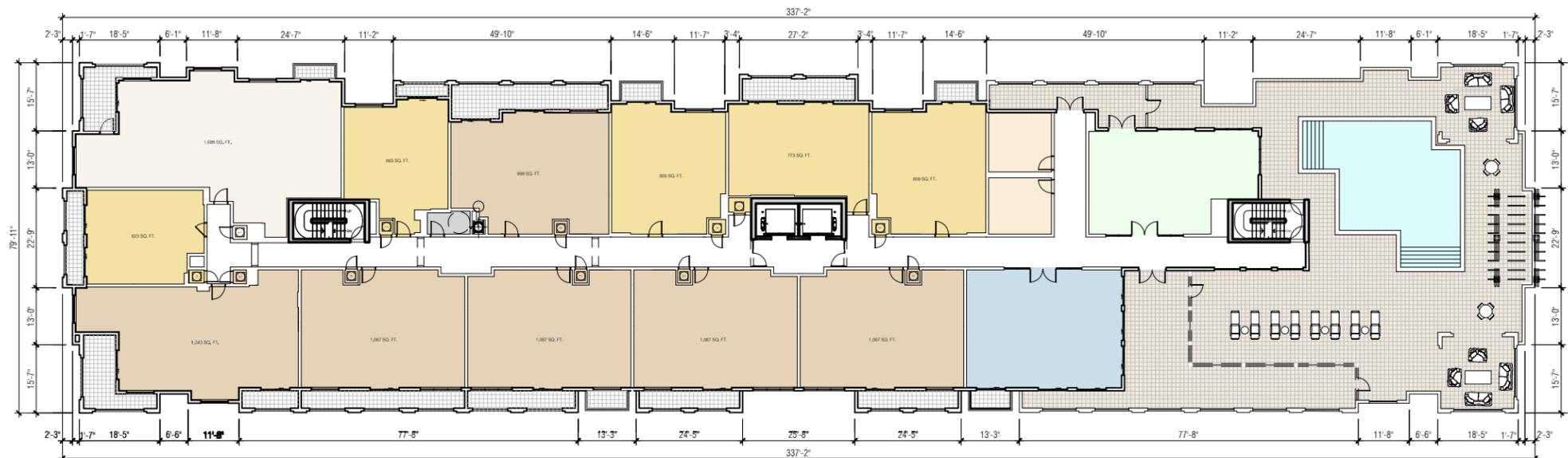
DATE: 02-02-16
 PROJECT NO: 15-076
 DRAWING NAME:
 SHEET NO:

A-1.6

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SEAL:

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 **TENTH FLOOR PLAN (RECREATIONAL)**
 SCALE: NTS

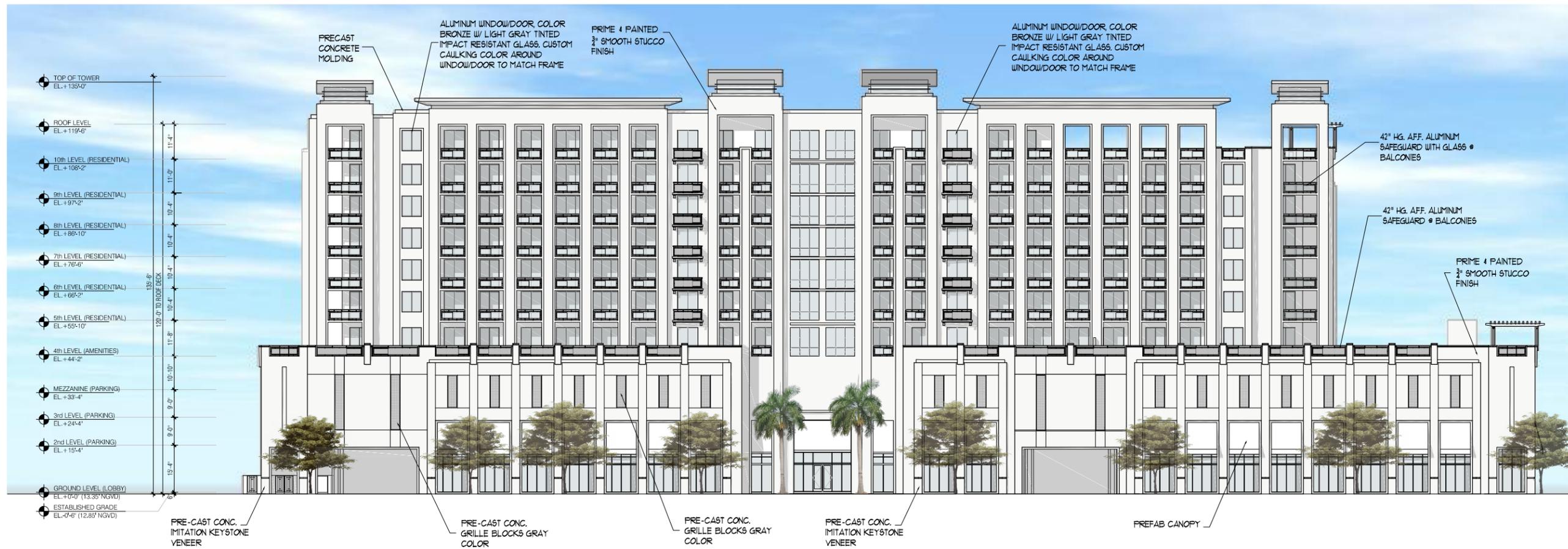
The Henry
 CORAL GABLES
 4018 LAGUNA STREET

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DATE: 02-02-16
 PROJECT NO: 15-076
 DRAWING NAME:
 SHEET NO:
A-1.

SEAL:

ROBERT BEHAR AR No. 14339



WEST ELEVATION

SCALE: 1/16" = 1'-0"

The Henry
CORAL GABLES
4015 LAGUNA STREET

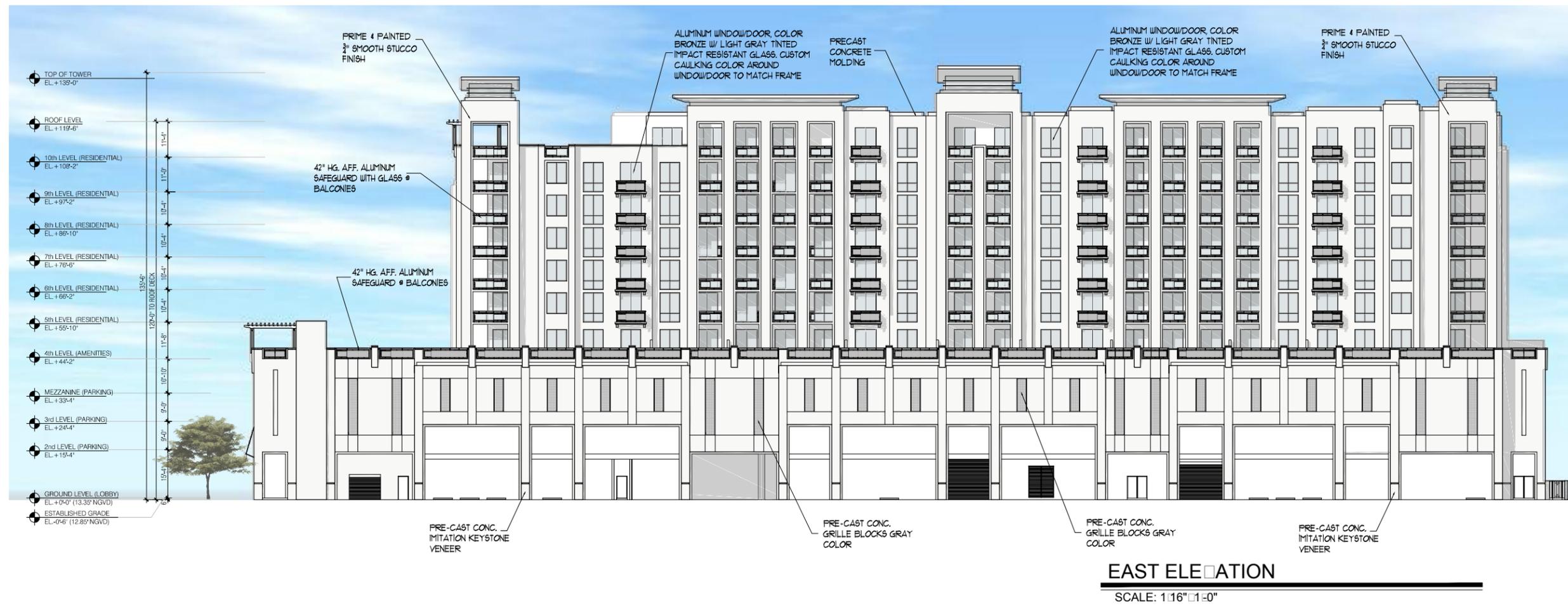
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DATE: 02-02-16
PROJECT NO: 15-076
DRAWING NAME:
SHEET NO:

A-2.0

SEAL:

ROBERT BEHAR AR No. 14339

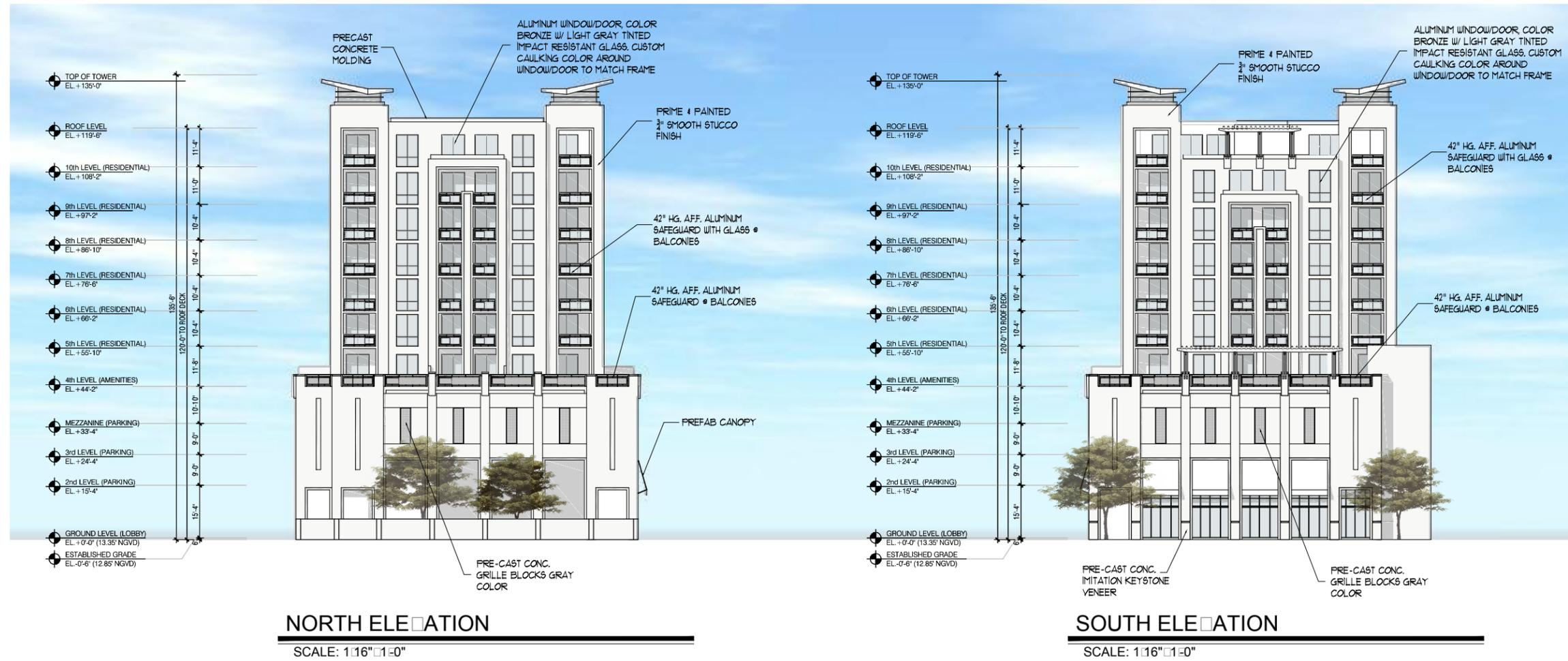


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4015 LAGUNA STREET

SEAL :

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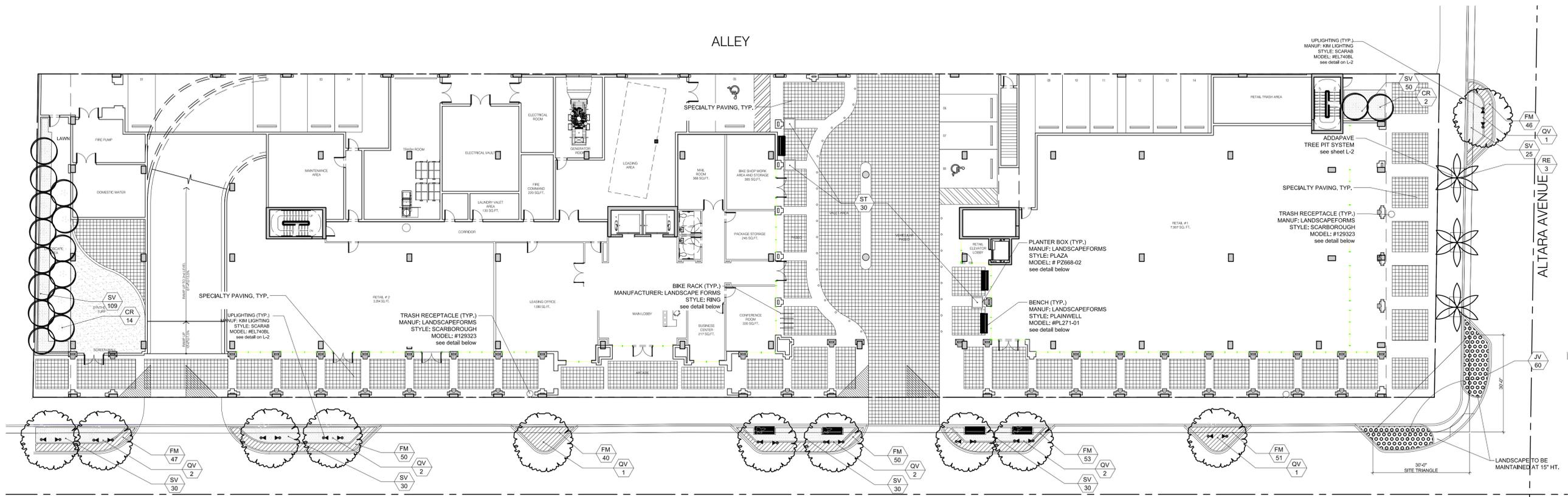


The Henry
CORAL GABLES
4018 LAGUNA STREET

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DATE: 02-02-16
PROJECT NO: 15-076
DRAWING NAME:
SHEET NO:

A-2.2



SEAL:

ANDY WITKIN LA No. 0000889

LANDSCAPE PLAN



Scale: 1/16"=1'-0"

NOTES:

LIGHTING:
Street lighting shall be provided and located on all streets/rights-of-way. The type of fixture shall be the approved City of Coral Gables light fixture and location/spacing, etc. shall be the subject to review and approval by the Department of Public Works.

STRUCTURAL SOIL:
Structural soil shall be utilized within all rights-of-way for all street level planting areas with root barriers approved by the Public Service Department.

IRRIGATION:
a. At the time of installation, all newly planted and relocated plant material shall be watered by temporary or permanent irrigation systems that produce a minimum of one hundred and ten (110%) percent plant material coverage.
b. Irrigation shall be prohibited within native plant communities and natural forest communities, except for temporary systems needed to establish newly planted material. Temporary irrigation systems shall be disconnected immediately after establishment of plant communities. Irrigation systems shall be designed to conserve water by allowing differential operation schedules based on hydrozone.
c. Irrigation systems shall be designed, operated, and maintained to not overthrow or overflow onto any impervious surfaces.
i. Low trajectory spray heads, and/or low volume water distributing or application devices, shall be used. Overhead irrigation systems shall only be permitted in bonafide agricultural activity areas.
ii. Gray water shall be used where approved systems are available.
iii. A moisture or rain sensor device shall be required on all irrigation systems equipped with automatic controls. Irrigation systems shall be timed to operate only during hours and on days permitted under Miami-Dade County Code.

PLANTING:
a. Plant material shall be Florida no. 1 or better as defined by the latest edition of "Grades and Standards for Nursery Plants".
b. All trees planted adjacent to accessible routes and accessible areas shall not have limbs below 80".

LAGUNA STREET

ON-SITE/ GROUND LEVEL LANDSCAPE LIST

TREES/PALMS			
SYMBOL	QUAN.	PROPOSED MATERIAL	SPECIFICATIONS
CR	16	*Clusia rosea PITCH APPLE	10' HT. X 4" SPR. 2" CAL. F.G.
SHRUBS AND GROUNDCOVERS			
SYMBOL	QUAN.	PROPOSED MATERIAL	SPECIFICATIONS
ST	30	Sansevieria trifasciata VARIEGATED SNAKE PLANT	24" HT. X 24" SPR. / 24" O.C. 3 GAL.
SV	159	Schefflera variegata 'Trinette' VARIEGATED SCHEFFLERA	24" HT. X 24" SPR. / 24" O.C. 3 GAL.

OFF-SITE/ GROUND LEVEL LANDSCAPE LIST

TREES/PALMS			
SYMBOL	QUAN.	PROPOSED MATERIAL	SPECIFICATIONS
QV	11	*Quercus virginiana LIVE OAK	22" HT. X 10" SPR. 6"-8" CAL. MIN. F.G.
RE	3	*Roystonea elata ROYAL PALM	6' G.W., 22" O.A. HT. MIN. F.G., MATCHED HTS.
SHRUBS AND GROUNDCOVERS			
SYMBOL	QUAN.	PROPOSED MATERIAL	SPECIFICATIONS
FM	337	Ficus microcarpa 'Green Island' GREEN ISLAND FICUS	15" HT. X 15" SPR. / 15" O.C. 3 GAL.
JV	60	Jasminum volubile WAX JASMINE	18" HT. X 18" SPR. / 24" O.C. 3 GAL.
SV	145	Schefflera variegata 'Trinette' VARIEGATED SCHEFFLERA	24" HT. X 24" SPR. / 24" O.C. 3 GAL.

* DENOTES NATIVE SPECIES

LANDSCAPE LEGEND Information Required to be Permanently Affixed to Plan

Zoning District: "I" W/ MXD OVERLAY Net Lot Area .998 acres 43,495 s.f.

OPEN SPACE	REQUIRED/ ALLOWED	PROVIDED
A. Square Feet of open space required by Article 5, Development Standards: Net lot area = 43,500 s.f. x 10 % = 4,350 s.f.	4,350	6,489 (Includes Level 4)
TREES		
A. No. of Trees required: 28 x .998 = 28	28	28 (Includes Planters at Level 4)
B. % Palms Allowed: No. Trees required x 25% =	7	3 (Includes Planters at Level 4)
C. % Natives required: No. Trees required x 30% =	9	9 (Includes Planters at Level 4)
STREET TREES (maximum average spacing of 35' o.c.):		
A. 280 linear feet along Laguna Street =	8	8
B. 105 linear feet along Altagra Avenue =	3	3
G. Total Trees Required	39	39 (Street Trees + On-site Ground Level + Level 4)
SHRUBS		
A. No. trees required x 10 = No. of shrubs required	390	481

KICHLER™ 15753
12.4 W 60" Wide Flood LED Accent Light Low Voltage Lighting from the Landscape LED Collection

KICHLER LIGHTING

Lighting Symbol on Plan

Finish: Textured Architectural Bronze

NOTE: May also be used to hard mount low voltage fixtures.

Plainwell™ Product Drawing
Bench, 72" Length, with Aluminum Seat, Freestanding / Surface Mount
www.landscapeforms.com Ph: 800.521.2446

NOTE: PRE-DRILLING OR SURFACE MOUNT OPTIONS. CONSIDER WEIGHT AND ANCHORING REQUIREMENTS. ANCHORING METHODS SUPPLIED BY OTHERS. ALWAYS USE PROPER FASTENING TECHNIQUES FOR YOUR LOCAL CODES.

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Ring™ Bike Rack, Embedded Product Drawing
www.landscapeforms.com Ph: 800.521.2446

FINISH TO BE BLACK POWDER COATED METAL

NOTE: PRE-DRILLING OR SURFACE MOUNT OPTIONS. CONSIDER WEIGHT AND ANCHORING REQUIREMENTS. ANCHORING METHODS SUPPLIED BY OTHERS. ALWAYS USE PROPER FASTENING TECHNIQUES FOR YOUR LOCAL CODES.

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Scarborough™ Product Drawing
Litter receptacle, Side Opening, 30 Gallon Vertical Style, with Lock and Sand Pan
www.landscapeforms.com Ph: 800.521.2446

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The Henry
CORAL GABLES
4015 LAGUNA STREET

DATE: 01-08-16

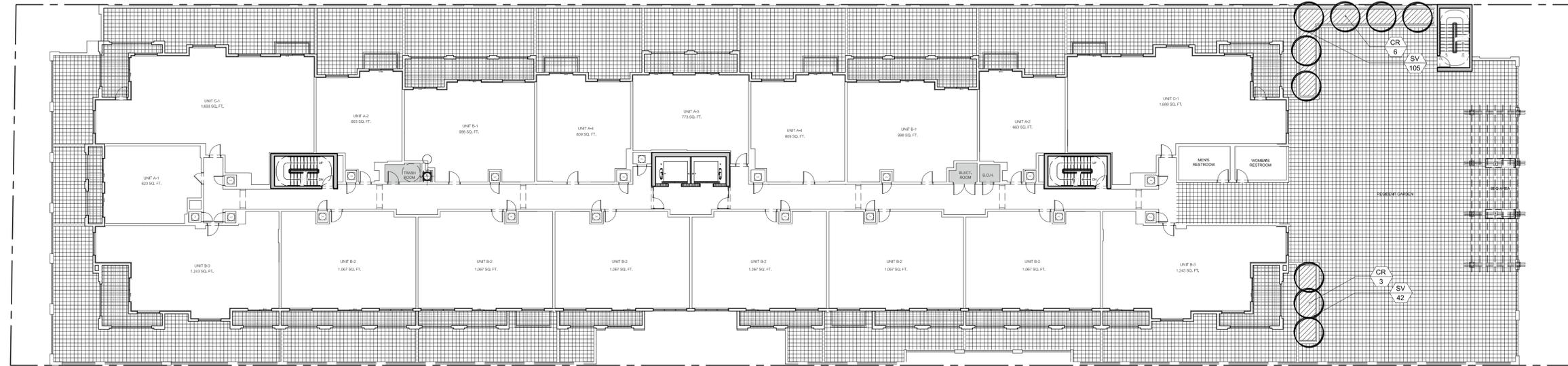
PROJECT NO: 15-076

DRAWING NAME:
Landscape Plan
SHEET NO:

L-1

SEAL:

ANDY WITKIN LA No. 0000889



LANDSCAPE PLAN



Scale: 1/16"=1'-0"

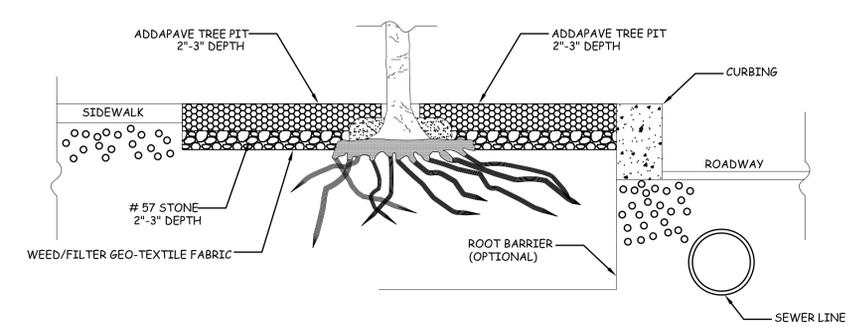
ON-SITE/ 4TH LEVEL LANDSCAPE LIST

TREES/PALMS			
SYMBOL	QUAN.	PROPOSED MATERIAL	SPECIFICATIONS
CR	9	*Clusia rosea	10' HT. X 4" SPR. 2" CAL.
		PITCH APPLE	F.G.
SHRUBS AND GROUNDCOVERS			
SYMBOL	QUAN.	PROPOSED MATERIAL	SPECIFICATIONS
SV	147	Schefflera variegata 'Trinette'	24" HT. X 24" SPR. / 24" O.C.
		VARIEGATED SCHEFFLERA	3 GAL.

CHAMELEON WAYS
NATURAL AGGREGATE BOUND SURFACES
www.chameleonways.com
P.O. Box 387 Center Valley, PA 18034
(877)426-5687

ADDAPAVE TREE PIT SYSTEM

- Addapave Tree Pit System:**
Addapave Tree Pit (TP) System is a cold applied, porous paving system designed to bind a selection of decorative aggregates which provides a bonded, attractive and porous surface for tree pit surrounds, walking paths, etc.
- General Specifications:**
- Areas to be filled with Addapave TP System should be clean and dry with a minimum infill depth available of 5 - 10 inches (125mm), dependant on application.
 - Excavate the area to receive the system and lightly compact.
 - Next a minimum of 2-3 inches of washed #57 or #67 aggregate should be applied to the base of the treated area to a depth of 2-3 inches (75mm) below the finished grade. Aggregates must be compacted to achieve a level/even finish.
 - At the base of the tree trunk the aggregate should be funneled upwards to a depth of 3/8 - 5/8 inch (10-15mm) below the final expected finished level. This will provide a weaker bond to allow the tree to grow.
 - The top of the rootball of the newly planted tree should be at a minimum of 2 inches and a maximum of 6 inches below the desired finished grade of the Addapave TP material. Since roots will not grow where no moisture is present, the more drainable aggregate that is placed on top of the root ball the less likely roots will grow towards the surface and cause damage to surrounding structures.
 - Recommended temperature at application should be between 40°F and 85°F.

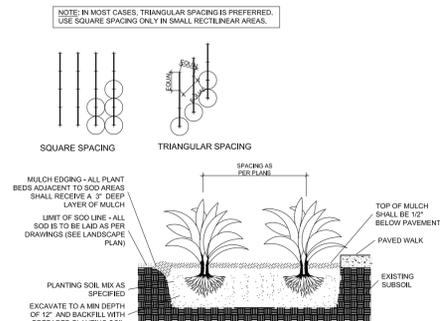
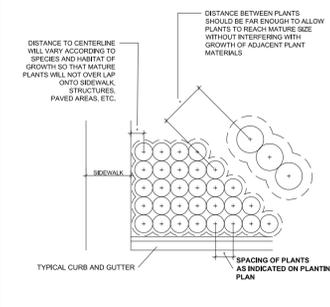
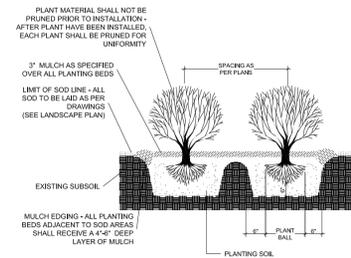
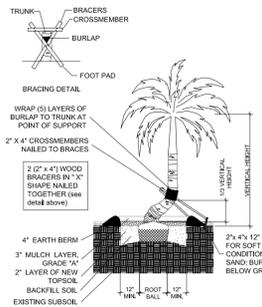
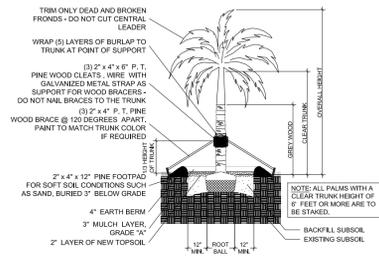
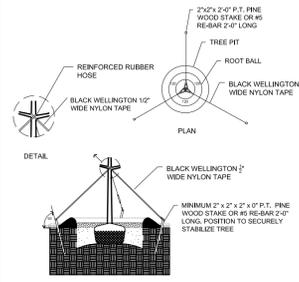
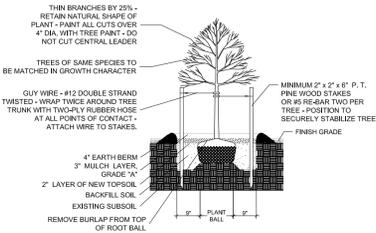
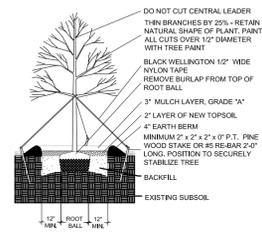
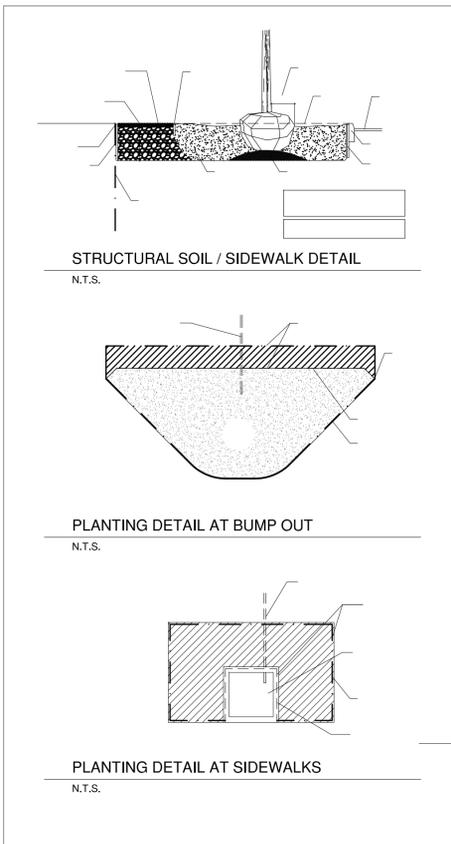


The Henry
CORAL GABLES
4018 LAGUNA STREET

© 2015 BEHAR-FONT PARTNERS, P.A. THE DESIGN AND DRAWINGS FOR THIS PROJECT ARE PROPERTY OF THIS ARCHITECT AND ARE PROTECTED UNDER THE COPYRIGHT PROTECTION ACT.

SEAL:

ANDY WITKIN LA No. 0000889



PLANTING NOTES:

- All plant material is to be Florida Number 1 or better pursuant to the Florida Department of Agriculture's Grades and Standards for Nursery Plants.
- All plants are to be top dressed with a minimum 3" layer of Melaleuca mulch, Eucalyptus mulch or equal.
- Planting plans shall take precedence over plant list in case of discrepancies.
- No changes are to be made without the prior consent of the Landscape Architect and Owner. Additions and deletions to the plant material must be approved by the project engineer.
- Landscape Contractor is responsible for providing their own square footage takeoffs and field verification for 100% sod coverage for all areas specified.
- All landscape areas are to be provided with automatic sprinkler system which provide 100% coverage, and 50% overlap.
- All trees in lawn areas are to receive a 24" diameter mulched saucer at the base of the trunk.
- Trees are to be planted within parking islands after soil is brought up to grade. Deeply set root balls are not acceptable.
- Planting soil for topsoil and backfill shall be 50/50 mix, nematode free. Planting soil for annual beds to be comprised of 50% Canadian peat moss, 25% salt free coarse sand and 25% Aerolite.
- Tree and shrub pits will be supplemented with "Agriform Pells", 21 gram size with a 20-10-5 analysis, or substitute application accepted by Landscape Architect. Deliver in manufacturer's standard containers showing weight, analysis and name of manufacturer.

SOD NOTES:

- Sod is to be grade "A" weed free.
- All areas marked "LAWN" shall be solid sodded with St. Augustine 'Floratum' solid sod. See limit on plan. All areas marked 'Bahia Grass' shall be solid sodded with Paspalum.
- Provide a 2" deep blanket of planting soil as described in planting notes this sheet. Prior to planting, remove stones, sticks, etc. from the sub soil surface. Excavate existing non-conforming soil as required so that the finish grade of sod is flush with adjacent pavement or top of curb as well as adjacent sod in the case of sod patching.
- Place sod on moistened soil, with edges tightly butted, in staggered rows at right angles to slopes.
- Keep edge of sod bed a minimum of 18" away from groundcover beds and 24" away from edge of shrub beds and 36" away from trees, measured from center of plant.
- Sod shall be watered immediately after installation to uniformly wet the soil to at least 2" below the bottom of the sod strips.
- Excavate and remove excess soil so top of sod is flush with top of curb or adjacent pavement or adjacent existing sod.

GENERAL NOTES:

- The Landscape Contractor is to locate and verify all underground and overhead utilities prior to beginning work. Contact proper utility companies and / or General Contractor prior to digging for field verification. The Owner and the Landscape Architect shall not be responsible for any damages to utility or irrigation lines (see Roadway Plans for more utility notes).
- Landscape Contractor is to verify all current drawings and check for discrepancies and bring to the attention of the Landscape Architect prior to commencing with the work.
- All unattended and unplanted tree pits are to be properly barricaded and flagged during installation.
- All planting plans are issued as directives for site layout. Any deviations, site changes, etcetera are to be brought to the attention of the Landscape Architect for clarification prior to installation.

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RESOLUTION NO. 22757

A RESOLUTION APPROVING ENCROACHMENTS OVER PUBLIC RIGHT-OF-WAY OF BRICK PAVER, LANDSCAPING PLANTERS, CANVAS AWNINGS, AND DOOR OPENINGS WITH STEPS, LOCATED AT 4015 LAGUNA STREET; SUBJECT TO RECOMMENDATIONS OF PUBLIC WORKS DEPARTMENT.

BE IT RESOLVED BY THE COMMISSION OF THE CITY OF CORAL GABLES:

That the request for use of brick pavers on new sidewalk, construction of landscaping planters in sidewalk, encroachment of four feet into and eight feet over the Laguna Street right-of-way with canvas awnings, encroachment one foot into the Laguna Street right-of-way for ten "door openings" with brick steps at 4015 Laguna Street, legally described as Lot 25, less the South 4.9 feet, and Lots 26 and 28, Block 2, Industrial Section, as shown on the plans dated August 8, 1979 by Brown, Lopez, Brown, Architects, and as approved by the Board of Architects on August 16, 1979, shall be and they are hereby approved, subject to the following recommendations of the Public Works Department:

1. That architect submit landscaping plan, along with detailed plans for the landscaped planters, including irrigation system, for approval by Public Service and Public Works departments.
2. In the event Public Works must issue a permit for utility cut in brick paved area, owner shall replace brick pavers so cut by the utility installation.
3. Owner shall maintain landscaping, irrigation system, brick pavers and canvas awnings in good repair at all times.
4. That owner shall execute a restrictive covenant, which runs with the title of the land, to be prepared by the City Attorney, agreeing to provide public liability insurance coverage for the encroachments in the minimum limits required by the City; and naming the City as an additional insured under the policy.
5. That copies of the restrictive covenant, thence fully executed and filed, together with certificates of required insurance, shall be presented to the Building and Zoning Department and to the Public Works Department; and permits obtained for the work from said departments.

ITEM 29. BILTMORE RESTORATION GRANT

Authorization was given at the meeting herein to accept a \$19,000.00 historic preservation grant for restoration of the Biltmore Country Club building, upon motion duly made by Commissioner Jacobson, seconded by Commissioner Kerdyk, and unanimously carried by the following roll call: "Yeas", Commissioners Chapman, Jacobson, Kerdyk and Thomson; Mayor Dunn; whereupon a resolution was adopted on this 11th day of December, 1979 as follows:

RESOLUTION NO. 22758

A RESOLUTION AUTHORIZING EXECUTION OF AGREEMENT ACCEPTING \$19,000.00 HISTORIC PRESERVATION GRANT FOR RESTORATION OF BILTMORE COUNTRY CLUB BUILDING; AND PROVIDING THAT THE EXECUTED AGREEMENT BE MADE A PART OF THIS RESOLUTION.

BE IT RESOLVED BY THE COMMISSION OF THE CITY OF CORAL GABLES;

CITY OF CORAL GABLES, FLORIDA

RESOLUTION NO. 2006-37

A RESOLUTION OF THE CITY COMMISSION OF CORAL GABLES APPROVING A MIXED USE SITE PLAN PURSUANT TO SECTION 3-5(D) OF THE ZONING CODE OF THE CITY OF CORAL GABLES, FLORIDA, AS AMENDED, ENTITLED, "MIXED USE OVERLAY DISTRICT 3 (MXD3)", FOR THE PROPOSED MIXED-USE PROJECT REFERRED TO AS "VILLA LAGUNA", LOCATED ON PROPERTY LEGALLY DESCRIBED AS LOTS 22-24 AND SOUTH 4.9 FEET AND NORTH 20.1 FEET OF LOT 25 AND ALL OF LOTS 26-38, BLOCK 2, INDUSTRIAL SECTION (4015 - 4135 LAGUNA STREET), CORAL GABLES, FLORIDA.

WHEREAS, Application No. 09-05-376-P was submitted for Mixed Use Overlay District 3 (MXD3) site plan review on Lots 22-24 and south 4.9 feet and north 20.1 feet of Lot 25 and all of Lots 26-38, Block 2, Industrial Section (4015 - 4135 Laguna Street), Coral Gables, Florida, to permit the construction of a mixed-use project consisting of ground floor retail and multi-family residential units known as "Villa Laguna"; and

WHEREAS, after notice of public hearing duly published and a courtesy public notice was mailed to all property owners of record within a one thousand (1,000) foot radius from the said property, a public hearing was held before the Planning and Zoning Board of the City of Coral Gables on February 8, 2006, at which hearing all interested persons were afforded the opportunity to be heard; and

WHEREAS, at the February 8, 2006 Planning and Zoning Board meeting, the Board recommended approval of the proposed MXD3 mixed use site plan subject to Staff conditions of approval with modifications (vote: 5-0); and

WHEREAS, pursuant to the MXD3 Zoning Regulations all proposed Mixed Use Site Plan applications are subject to a public hearing for City Commission review and approval via Resolution; and

WHEREAS, after notice of public hearing was duly published, a public hearing was held before the City Commission on February 28, 2006, at which hearings all interested persons were afforded the opportunity to be heard and the Commission approved the MXD3 mixed use site plan with conditions (vote: ___ - ___); now therefore;

NOW THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF CORAL GABLES THAT: in furtherance of the Comprehensive Land Use Plan Goals, Objectives and Policies, Zoning Code and other applicable City provisions the Villa Laguna Mixed Use Development shall be approved subject to all of the following conditions:

SECTION 1. The recitals and findings contained in the preamble to this ordinance are adopted by reference and incorporated as if fully set forth in this section.

SECTION 2. That a request for review for a approval to permit the construction of a MXD3 mixed-use project consisting of ground floor retail and multi-family residential units on Lots 22-24 and south 4.9 feet and north 20.1 feet of Lot 25 and all of Lots 26-38, Block 2, Industrial Section (4015 - 4135 Laguna Street), Coral Gables, Florida. The application shall be and it is hereby granted subject to the following conditions:

- a. Application/supporting documentation. Construction of the proposed project shall be in conformance with the following documents:
 - 1) Site plans, building elevations and building program prepared by Fullerton Diaz Architects, Inc., dated January 23, 2006.
 - 2) Landscape plans prepared by Mariano Corral, Landscape Architecture and Land Planners, dated January 23, 2006.
 - 3) Traffic impact study prepared by Kimley-Horn and Associates, Inc., dated July 2005.
 - 4) Any changes to the plans and drawings to the mixed use project referred to as "Villa Laguna" referenced above as a part of building permit may require Planning and Zoning Board and City Commission review and approval dependent upon the changes. The applicant, successors or assigns shall advise the Planning Department of any applicable changes in writing.
 - 5) All representations and exhibits as prepared and provided to the Planning Department as a part of the application submittal package dated February 1, 2006, and proffered by the applicant's representatives as a part of the review of the application at public hearings.
 - 6) Changes to the proposed plans required by the City Commission as part of the review of this application at public hearings. Modification to all applicable documents that are necessary as a part of the public hearing review and approval of the application shall be submitted to the Planning Department within 60 days of final approval for verification that all conditions of approval are satisfied.
- b. Changes to approved plans.
 - 1) The applicant, successors or assigns shall advise of any changes to the plans and drawings referenced above as a part of building permit review process. Changes shall require Planning Department review and approval to determine the extent of changes and may require reconsideration by the Planning and Zoning Board and City Commission as determined by the Planning Director.
 - 2) The applicant, successors or assigns shall advise the Department of any applicable changes in writing prior to the issuance of a temporary certificate of final CO for the principal structure.
- c. Restrictive Covenant. Within 30 days of approval of the adoption of the site plan, the property owner, its successors or assigns shall submit a restrictive covenant for City Attorney review and approval outlining all conditions of approval required by the City Commission. Failure to submit the draft restrictive covenant within the specified time frame shall render the approval void unless said time frame for submittal of the draft restrictive covenant is extended by the City Attorney after good cause as to why the time frame should be extended.
- d. Prior to the issuance of a building permit for the project, the property owner, its successors or assigns, shall satisfy the following conditions:
 - 1) Right-of-way encroachments. Secure City Commission review and approval of all proposed encroachments into public rights-of-way.
 - 2) Payment shall be provided by applicant, its successors or assigns according to established City requirements for the loss of eight (8) existing on-street parking spaces resulting from

this proposed project.

- 3) Landscaping. All costs associated with the installation and maintenance of landscaping, 100% irrigation coverage and other improvements within the rights-of-way, as referenced on the approved landscape plans (sheets LP-1 and LP-2 dated January 23, 2006) shall be the responsibility of the applicant. The applicant shall replace on an ongoing basis all dead or non-complying plant materials in accordance with the plant materials identified.
 - 4) Parking garage gates. No vehicular gates or similar devices shall be installed that prohibit public access and use of required commercial parking spaces during all hours that commercial businesses are open.
 - 5) Parking spaces. The sale or leasing of parking spaces to any person, business or entity that is not a tenant or resident of this project shall be prohibited.
 - 6) Public realm improvements. Install all proposed improvements included and shown on Public Realm Improvement Plan (sheets A-102, A-102a and A-102b dated January 23, 2006) including all proposed pedestrian crosswalks, pedestrian security devices, water features, benches, waste cans, bike racks, etc. are subject to review and approval by Directors of Public Works, Public Service and Planning Departments.
 - 7) Underground Facilities Master Plan. Prepare and submit an Underground Facilities Master Plan for water, sewer, gas, electrical and other infrastructure facilities upon request by the Director of the Public Works Department for review and approval.
- e. Prior to the issuance of the final Certificate of Occupancy (CO), the property owner, its successors or assigns shall complete the following:
- 1) Streetscape improvements. Provide proposed landscaping in accordance with City's MXD3 Master Streetscape Plan and other associated roadway improvements as shown on submitted plans for Laguna Street and the portion of Altara Avenue adjacent to the project site, to be reviewed and approved by the Directors of Public Works, Public Service and Planning Department.
 - 2) Traffic improvements. Conduct the following warrant and pedestrian signage and signalization studies, and provide the funding and installation of required improvements identified by these studies, subject to Public Works Director's review and approval. The applicant shall post a cashiers check, letter of credit, certificate of deposit or bond, subject to City Attorney approval, in the amount of \$150,000 to fund the required studies, installation of new traffic signal, 4-way stop signs and improvements to pedestrian crossing, if warranted. The balance of these funds shall be returned to the applicant, if not expended for required improvements. The applicant shall be reimbursed for the proportionate share of the costs of the construction of the new traffic signal, if warranted, when Miami Dade County traffic impact fees for the subject traffic signal as described in item a. below are approved and reimbursed. Costs incurred for the preparation of the traffic light warrant study shall not be reimbursable.
 - a) Traffic signal warrant study for the intersection of Altara Avenue and Ponce de Leon Boulevard one (1) year after issuance of final CO for the project. If warranted, the construction of the signal.
 - b) Warrant study for 4-way stop sign at the intersection of Altara Avenue and Laguna Street six (6) months after issuance of final CO for the project. If warranted, install required stop signs.
 - c) Pedestrian flow study for the intersection of Altara Avenue and LeJeune Road six (6) months after issuance of final CO for the project to determine if changes are required to the signal, signage or signal timing. The study must be conducted when the school

- is in session and during peak pedestrian hours during both morning and afternoon. If warranted, install recommended pedestrian signage and/or signal improvements.
- 3) Affordable housing. Prior to the issuance of a building permit, the applicant agrees to comply with all legislation adopted by the City Commission to promote the provision and/or retention of affordable housing, as defined by the City Commission, related to the findings of the City Housing Study (January 2006). The developer agrees to comply with all City legislation related to the provisions and/or retention of affordable housing adopted prior to or within one (1) year after the issuance of a building permit.
- f. Prior to the issuance of a building permit, the deficiency in available racquetball courts Citywide identified by the Concurrency Impact Statement (CIS) shall be satisfactorily resolved by the City.

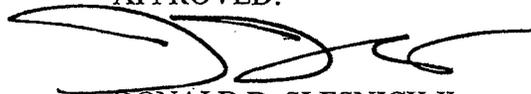
SECTION 3. That the applicant shall further be required to comply with all applicable zoning regulations and any changes to the submitted plans in connection with the conditional use herein granted shall require a recommendation from the Planning and Zoning Board and approval by the City Commission.

SECTION 4. That this resolution shall become effective upon the date of its adoption herein.

PASSED AND ADOPTED THIS TWENTY-EIGHTH DAY OF FEBRUARY, A.D.,
2006.

(Moved: Kerdyk / Seconded: Anderson)
(Yeas: Cabrera, Kerdyk, Withers, Anderson, Slesnick)
(Unanimous/ 5-0 Vote)
(Agenda Item E-2)

APPROVED:

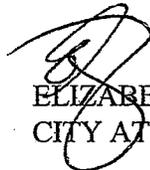


DONALD D. SLESNICK II
MAYOR

ATTEST

WALTER J. FOEMAN
CITY CLERK

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:



ELIZABETH M. HERNANDEZ
CITY ATTORNEY



Historical Resources &
Cultural Arts

2327 SALZEDO STREET
CORAL GABLES
FLORIDA 33134

☎ 305.460.5093
✉ hist@coralgables.com

December 21, 2015

Terrace Mountain Investors IV, LLC.
4407 Bee Caves Road, 1-122
Austin, Texas 78746

Re: 4015 Laguna Street, legally described as Lot 25 less S 4.9 feet and all Lots 26 thru 38 inc. Block 2, Coral Gables Industrial Section as recorded in Plat B 28-22 of the Public Records of Miami-Dade County, Florida.

Dear Sirs:

Section 3-1107(g) of the Coral Gables Zoning Code states that “All demolition permits for non-designated buildings and/or structures must be approved by the Historic Preservation Officer or designee. The approval is valid for six (6) months from issuance and shall thereafter expire and the approval is deemed void unless the demolition permit has been issued by the Development Services Department. The Historic Preservation Officer may require review by the Historic Preservation Board if the building and/or structure to be demolished is eligible for designation as a local historic landmark or as a contributing building, structure or property within an existing local historic landmark district. This determination of eligibility is preliminary in nature and the final public hearing before the Historic Preservation Board on Local Historic Designation shall be within sixty (60) days from the Historic Preservation Officer determination of “eligibility.” Consideration by the Board may be deferred by mutual agreement by the property owner and the Historic Preservation Officer. The Historic Preservation Officer may require the filing of a written application on the forms prepared by the Department and may request additional background information to assist the Board in its consideration of eligibility. Independent analysis by a consultant selected by the City may be required to assist in the review of the application. All fees associated with the analysis shall be the responsibility of the applicant. The types of reviews that could be conducted may include but are not limited to the following: property appraisals; archeological assessments; and historic assessments.”

Therefore, please be advised that after careful research and study of our records and the information you presented the following information has been determined:

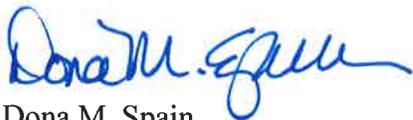
4015 Laguna Street, legally described as Lot 25 less S 4.9 feet and all Lots 26 thru 38 inc. Block 2, Coral Gables Industrial Section PB 28-22, does not meet the minimum eligibility criteria for designation as a local historic landmark. Therefore, the Historical Resources staff will not require review by the Historic Preservation Board if an application is made for a demolition permit.

Please note that, pursuant to Section 2-705(b)(15) of the Coral Gables Zoning Code, this determination does not constitute a development order and is valid for a period of six (6) months. In the case where the Historic Preservation Officer or designee determines that the property does not meet the minimum eligibility criteria for designation, a permit for the demolition of the property must be issued within the six-month period.

Upon expiration of the six-month period, you will be required to file a new application. Any change from the foregoing may be made upon a demonstration of a change in the material facts upon which this determination was made.

If you have any further questions concerning this matter, please do not hesitate to contact this office.

Sincerely,



Dona M. Spain
Historic Preservation Officer

cc: Craig Leen, City Attorney
Miriam S. Ramos, Deputy City Attorney
Charles Wu, Assistant Development Services Director
Ramon Trias, Planning & Zoning Director
William Miner, Building Director
Virginia Goizueta, Plans Processor Lead
Historical Significance Request Property File

NAME & CONTACT INFORMATION FOR THE HENRY

OWNER: Terrace Mountain Investors IV, LLC.
4407 Bee Caves Road 1-122
Austin, Texas 78746

APPLICANT: Frank R. Trabold
Terrace Mountain Investors IV, LLC.
4407 Bee Caves Road 1-122
Austin, Texas 78746
512.583.9521
frank@terracemountaininvestors.com

ATTORNEY: Zeke Guildford
Guildford & Associates, P.A.
400 University Drive
Suite 201
Coral Gables, Florida 33134
305.446.8411
zguildford@guilfordassoc.com

ARCHITECT: Robert Behar
Behar Font & Partners, P.A.
4533 Ponce De Leon Blvd.
Coral Gables, Florida 33146
305.740.5442
Robert@beharfont.com

SURVEYOR: Schwebke-Shiskin & Associates, Inc.
3240 Corporate Way
Miramar, Florida 33025
954.435.7010
info@shiskin.com



**CITY OF CORAL GABLES
LOBBYIST ANNUAL REGISTRATION APPLICATION
FOR EACH PRINCIPAL REPRESENTED**

REGISTRATION #: _____

HAVE YOU BEEN RETAINED TO LOBBY ANY OF THE FOLLOWING FOR THE STATED PURPOSE?

CITY OFFICIALS: Mayor, City Commissioners, City Attorney, City Manager, City Clerk, Assistant City Manager, Special Assistant to City Manager, Heads or Directors of Departments, and their Assistant or Deputy, Police Major or Chief, Fire Major or Chief, Building and Zoning Inspectors Board, Committee Members, or any other City Official or staff.

FOR THIS PURPOSE: To encourage the approval, disapproval, adoption, repeal, passage, defeat or modification of any ordinance, resolution, action or decision of the City Commission; or any action, decision or recommendation of the City Commission, any Board, Committee or City Official.

IF THE FOREGOING APPLIES TO YOU, YOU ARE REQUIRED TO REGISTER AS A LOBBYIST:

Print Your Name Robert Behar
_____ LOBBYIST

Print Your Business Name, if applicable Behar Font & Partners, P.A.

Business Telephone Number 305.740.5442

Business Address 4533 Ponce de Leon Boulevard, Coral Gables, Florida 33146
ADDRESS CITY, STATE ZIP CODE

Federal ID#: 65-0369320

State the extent of any business or professional relationship you have with any current member of the City Commission.

PRINCIPAL REPRESENTED:

NAME Terrace Mountain Investors IV, LLC .COMPANY NAME, , IF APPLICABLE _____

BUSINESS ADDRESS 4407 Bee Caves Road 1-122 **TELEPHONE NO.:** 512.583.9521
Austin, Texas 78746

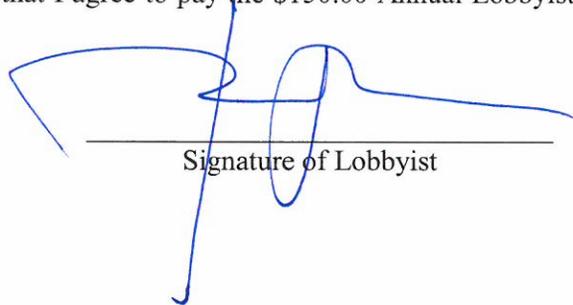
ANNUAL REPORT: On October 1st of each year, you are required to submit to the City Clerk a signed statement under oath listing all lobbying expenditures in excess of \$25.00 for the preceding calendar year. A statement is required to be filed even if there were no expenditures.

LOBBYIST ISSUE APPLICATION: Prior to lobbying for a specific issue, you are required to fill out a Lobbyist Issue Application form with the Office of the City Clerk; stating under oath, your name, business address, the name of each principal who employed you to lobby, and the specific issue on which you wish to lobby.

NOTICE OF WITHDRAWAL: If you discontinue representing a particular client, a notice of withdrawal is required to be filed with the City Clerk.

ANNUAL LOBBYIST REGISTRATION FEE: This Registration must be on file in the Office of the City Clerk prior to The filing of an Issue Application to lobby on a specific issue, and payment of a \$150.00 Lobbyist Registration Fee is required.

I Robert Behar hereby swear or affirm under penalty of perjury that I have read the provisions of the City of Coral Gables Ordinance 2006-11, governing Lobbying and that all of the facts contained in this Registration Application are true and that I agree to pay the \$150.00 Annual Lobbyist Registration Fee.



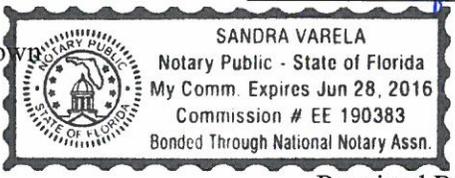
Signature of Lobbyist

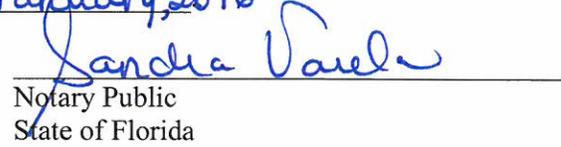
STATE OF FLORIDA)
)
COUNTY OF DADE)

BEFORE ME personally appeared Robert Behar to me well known and known to me to be the person described in and who executed the foregoing instrument, and acknowledged to and before me that he/she executed said instrument for the purposes therein expressed.

WITNESS my Hand and Official Seal this 6th of January, 2016

Personally Known
 Produced ID





Notary Public
State of Florida

\$150.00 Fee Paid _____ Received By _____ Date: _____

Fee Waived for Not-for-Profit Organizations (documentary proof attached.) _____

For Office Use Only

Data Entry Date: _____, 20____. Entered By: _____



**CITY OF CORAL GABLES
LOBBYIST
ISSUE APPLICATION**

REGISTRATION #: _____

HAVE YOU BEEN RETAINED TO LOBBY ANY OF THE FOLLOWING FOR THE STATED PURPOSE?

CITY OFFICIALS: Mayor, City Commissioners, City Attorney, City Manager, City Clerk, Assistant City Manager, Special Assistant to City Manager, Heads or Directors of Departments, and their Assistant or Deputy, Police Major or Chief, Fire Major or Chief, Building and Zoning Inspectors, Board, Committee Members, or any City Official or staff.

FOR THIS PURPOSE: To encourage the passage, defeat or modification of any ordinance, resolution, action or decision of the City Commission; or any action, decision or recommendation of any Board, Committee or City Official.

IF THE FOREGOING APPLIES TO YOU, YOU ARE REQUIRED TO REGISTER AS A LOBBYIST AND TO FILE THE FOLLOWING INFORMATION, UNDER OATH, WITH THE CITY CLERK FOR EACH ISSUE ADDRESSED. ISSUE FEE: NO CHARGE, PROVIDING YOU HAVE A CURRENT ANNUAL LOBBYIST REGISTRATION DOCUMENT ON FILE.

Print Your Name Robert Behar
LOBBYIST

Print Your Business Name Behar Font & Partners, P.A.

Business Telephone Number 305.740.5442

Business Address 4533 Ponce de Leon Boulevard, Coral Gables, Florida 33146
ADDRESS CITY, STATE ZIP CODE

Corporation, Partnership, or Trust Represented:

Principal Name: Terrace Mountain Investors IV, LLC.

Principal Address: 4407 Bee Caves Road 1-122, Austin, Texas 78746 Telephone Number: 512.583.9521

ISSUE: Describe in detail, including address, if applicable, of the specific issue on which you will lobby: **(Separate Application is required for each specific issue)**

Development Review Committee Application

I Robert Behar hereby swear or affirm under penalty of per-
jury that all the facts contained in this Application are true and that I am aware
that these requirements are in compliance with the provisions of the City of Coral
Gables Ordinance No. 2006-11, governing Lobbying.

[Handwritten Signature]
Signature of Lobbyist

1/6/2016
Date

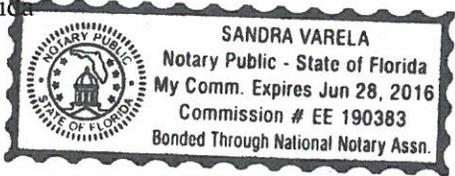
STATE OF FLORIDA)
)
COUNTY OF DADE)

BEFORE ME personally appeared Robert Behar to me well known and known to me to be the person described in and who executed the foregoing instrument, and acknowledged to and before me that he/she executed said instrument for the purposes therein expressed.

WITNESS my Hand and Official Seal this 6th of January, 2016.

Personally Known
 Produced ID

Sandra Varela
Notary Public
State of Florida



For Office Use Only

Data Entry Date: _____, 20____. Entered By: _____

Annual Fees Waived for Not-for-Profit Organization. Please attach documentary proof.



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 1/6/2016

Property Information	
Folio:	03-4120-017-0480
Property Address:	4015 LAGUNA ST Coral Gables, FL 33146-1406
Owner	TERRACE MOUNTAIN INVESTORS IV LLC
Mailing Address	4407 BEE CAVES RD #1 122 AUSTIN, TX 78746 USA
Primary Zone	7100 INDUSTRIAL - LIGHT MFG
Primary Land Use	1813 OFFICE BUILDING - MULTISTORY : OFFICE BUILDING
Beds / Baths / Half	0 / 0 / 0
Floors	2
Living Units	0
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	36,994 Sq.Ft
Lot Size	34,510 Sq.Ft
Year Built	1952



Assessment Information			
Year	2015	2014	2013
Land Value	\$3,451,000	\$3,451,000	\$3,105,900
Building Value	\$539,000	\$232,650	\$100,000
XF Value	\$0	\$0	\$0
Market Value	\$3,990,000	\$3,683,650	\$3,205,900
Assessed Value	\$3,879,139	\$3,526,490	\$3,205,900

Benefits Information				
Benefit	Type	2015	2014	2013
Non-Homestead Cap	Assessment Reduction	\$110,861	\$157,160	

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

Short Legal Description
CORAL GABLES IND SEC PB 28-22
LOT 25 LESS S4.9FT & ALL LOTS 26
THRU 38 INC BLK 2
LOT SIZE 34510 SQUARE FEET
OR 17918-0416-0418 1297 1

Taxable Value Information			
	2015	2014	2013
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$3,879,139	\$3,526,490	\$3,205,900
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$3,990,000	\$3,683,650	\$3,205,900
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$3,879,139	\$3,526,490	\$3,205,900
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$3,879,139	\$3,526,490	\$3,205,900

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
04/24/2015	\$11,000,000	29591-3292	Qual on DOS, multi-parcel sale
04/01/2005	\$10,000,000	23295-3094	Deeds that include more than one parcel
12/01/1997	\$1,700,000	17918-0416	Sales which are qualified
10/01/1981	\$2,950,000	99999-9999	Sales which are qualified

The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <http://www.miamidade.gov/info/disclaimer.asp>

Version:

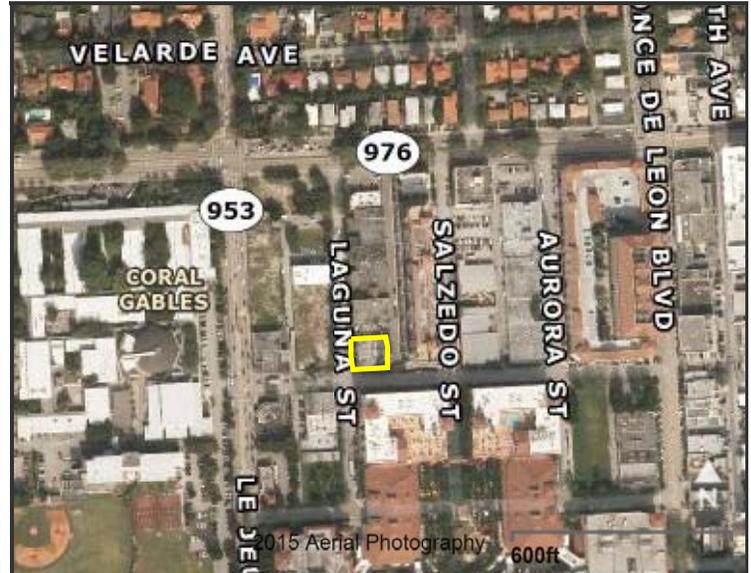


OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 1/6/2016

Property Information	
Folio:	03-4120-017-0450
Property Address:	4131 LAGUNA ST Coral Gables, FL 33146-1442
Owner	TERRACE MOUNTAIN INVESTORS IV LLC
Mailing Address	4407 BEE CAVES RD #1 122 AUSTIN, TX 78746 USA
Primary Zone	7100 INDUSTRIAL - LIGHT MFG
Primary Land Use	1713 OFFICE BUILDING - ONE STORY : OFFICE BUILDING
Beds / Baths / Half	0 / 0 / 0
Floors	1
Living Units	0
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	8,600 Sq.Ft
Lot Size	8,990 Sq.Ft
Year Built	1952



Assessment Information			
Year	2015	2014	2013
Land Value	\$899,000	\$899,000	\$809,100
Building Value	\$361,000	\$249,000	\$100,000
XF Value	\$0	\$0	\$0
Market Value	\$1,260,000	\$1,148,000	\$909,100
Assessed Value	\$1,100,011	\$1,000,010	\$909,100

Benefits Information				
Benefit	Type	2015	2014	2013
Non-Homestead Cap	Assessment Reduction	\$159,989	\$147,990	

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

Short Legal Description
CORAL GABLES IND SEC PB 28-22
LOTS 22-23-24 & S4.9FT OF LOT 25
BLK 2
LOT SIZE 8990 SQUARE FEET
OR 18429-4875/18608-1198 1298 1

Taxable Value Information			
	2015	2014	2013
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,100,011	\$1,000,010	\$909,100
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,260,000	\$1,148,000	\$909,100
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,100,011	\$1,000,010	\$909,100
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,100,011	\$1,000,010	\$909,100

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
04/24/2015	\$11,000,000	29591-3292	Qual on DOS, multi-parcel sale
04/01/2005	\$10,000,000	23295-3094	Deeds that include more than one parcel
12/01/1998	\$600,000	18429-4875	Sales which are qualified
03/01/1981	\$700,000	11042-0993	Sales which are qualified

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