

LAW FIRM

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Via Electronic Transmission Only

Ms. Dona Lubin
Asst. City Manager
The City of Coral Gables
405 Biltmore Way
Coral Gables, Florida 33134

Re: DYL Merrick Park Development - Zoning
Our File No.: 07L-133
Land Exchange

Dear Ms. Lubin:

The purpose of this letter is to set forth the benefits to the City resulting from the exchange of properties with DYL Merrick Park Development, LLC. As you know DYL is offering to exchange real property at the southeast corner of Block 16, INDUSTRIAL SECTION for the City's Parking Lot 31 located in the northeast corner of the same Block 16. The size of both parcels is the same and the value according to the two MAI appraisers (one hired by DYL and one hired by The City) is equal. DYL is also offering \$35,000 toward the design of a public park on the exchanged parcel and \$1,000,000 for construction of this public park. Upon approval of the land exchange, DYL will commit to the following:

Replacing the 34 surface parking spaces from Parking Lot 31 into the project's parking garage at a projected cost of \$1,020,000 (\$30,000 per space).

Contribution of \$225,000 worth of improvements to Greco/Granello intersection to allow for reconfiguration of intersection and expanded park area;

Perpetual maintenance of park - with a current estimated annual cost of \$180,000.

Streetscape masterplan improvements along Greco Avenue east of the proposed mixed use project to the Ponce traffic rotunda with an estimated cost of \$750,000.00. These streetscape masterplan improvements are in addition to the streetscape improvements required by the MXD Overlay District. The MXD Overlay District streetscape improvements on the north side of Greco Avenue across from project (south side of Greco and north side of Granello are part of project) total \$ 450,000.00 which includes the paving of Greco Avenue and the north half of Granello Avenue.

Contribution of \$100,000 for updating of Affordable Housing Study.

Construction of approximately 13 public metered parking spaces and related street curbing/drainage on the west side of Le Jeune Road on Vilabella and Aliminar Avenues for an estimated cost of \$ 325,000.00.

Construction of temporary parking along Greco Avenue that will result in double the number of available parking spaces at an estimated cost of \$10,000.00.

DYL's initial contributions to the City total almost \$4,000,000.00 without taking into consideration the increased tax base and the increase in employment resulting from the completed project.

Should you require further information or supporting documentation for any of the foregoing, please do not hesitate to advise us.

Sincerely,



Laura L. Russo

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cc: John Yanopoulos
Vivian Bonet
Cliff Schulman, Esq.
Mario Garcia-Serra, Esq.
Robert Fine, Esq.
Jose Gelabert-Navia
Ryce Stallings