

DYL Merrick Mixed Use Project

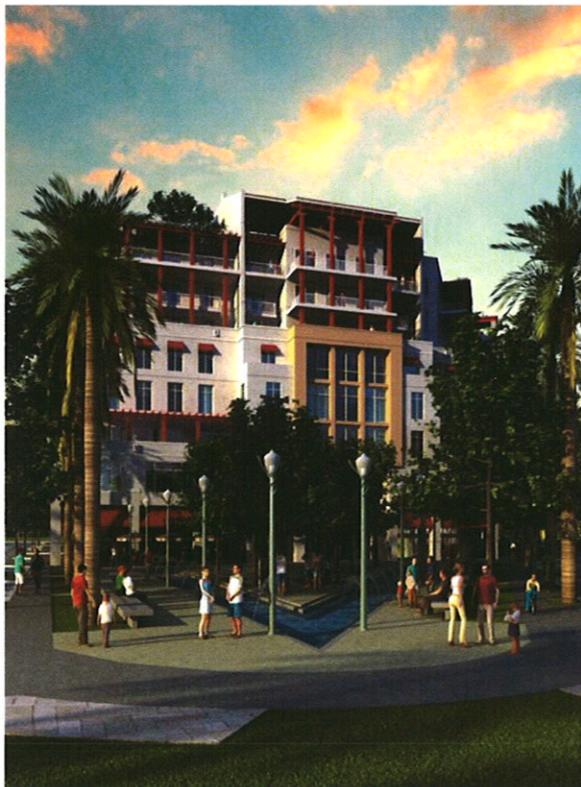
Retail - Office - Residential

OWNER:

DYL Merrick
Development, LLC
1221 Brickell Avenue,
Suite 610
Miami, Florida 33131
Phone: 305-769 3777

LAND EXCHANGE PROPOSAL

JANUARY 2008



PERKINS
+ WILL

savinomiller
DESIGN STUDIO
LANDSCAPE ARCHITECTURE • URBAN DESIGN • ARCHITECTURE

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CORP.

 **pgigroup**
MEP CONSULTING ENGINEERS

PIREZ - LAGOS ASSOCIATES LLC
STRUCTURAL ENGINEERS

DYL
GROUP



DYL Merrick Park Development/
City of Coral Gables property exchange
Page 5 of 6

EXHIBIT "B"

The following are Procurement Code criteria and a description of how the subject project would meet such criteria:

1. CRITERIA: Whether or not the proposed use is in keeping with City goals and objectives and conforms to the City comprehensive plan.

RESPONSE: The proposed transaction is very much in keeping with City goals and objectives. The land trade will provide the City a park that will be the focal point of the neighborhood and will reinforce the identity of the MXD District. The upcoming developments in the MXD will benefit from an urban open space designed for use by the residents and workers in the area.

2. CRITERIA: The impact on adjacent property, including the potential positive or negative impacts; the potential impact on City utilities, and traffic evaluation.

RESPONSE: The proposed project will have a positive impact on the surrounding properties. The mixed use project and the proposed park plaza will enhance the streetscape (servicing of the project will be internal) with landscaping and hardscape improvements. The overall appearance of the neighborhood will improve with the removal of the current hodgepodge of buildings. This, in turn, will enhance property values as more particularly described in the response to Criteria 3 below. The benefits of the project outweigh the potential loss of public parking spaces, particularly because public parking spaces would be replaced in the Project's parking basement. The traffic report which has been submitted as a part of this project is extremely comprehensive, having analyzed some 11 other potential projects in the nearby area. That report shows that there will be no decrease in the levels of service to persons using the surrounding streets.

3. CRITERIA: The economic impact to the City, public purpose, community needs, and improving the community's overall quality of life.

RESPONSE: The proposed project is in keeping with a public purpose and with the needs of the surrounding community. The land trade will give the City a much needed park plaza near a large residential project which is under construction. The park plaza would not be as effective or as usable if constructed on the City Parking Lot Parcel as that lot abuts a heavily trafficked state road. Instead, the park plaza as contemplated will be further removed from traffic and made more accessible by the well arcaded building. This project will also provide a revenue base with new commercial tenants, will create new jobs in retail and restaurant spaces and significantly increase the value of the Project's real estate. The applicant's offer to

perpetually maintain the proposed park plaza reduces City costs while alleviating the City's responsibility to maintain the current surface parking lot. The City also benefits with a brand new amenity to benefit its residents without the concomitant costs.

4. CRITERIA: Determination as to whether or not the development is in keeping with the surrounding neighborhood.

RESPONSE: This project is in keeping with the surrounding neighborhood. It is in fact a poster child for the MXD. The Project will provide a diversity of uses within walking distance – i.e. residences, offices, workplaces, neighborhood commercial and public open spaces. It also will promote an assortment of street level pedestrian amenities, including the park plaza and urban passageways for social activity.

5. CRITERIA: The impact on adjacent properties, adequate parking, street and infrastructure needs.

RESPONSE: The project is providing more than adequate parking. The surrounding streets will be improved in accordance with the City's streetscape master plan of landscaping and hardscape. All utilities will be underground. The proposed park plaza will benefit surrounding projects, particularly the residential project to the south.

6. CRITERIA: A Determination as to whether or not alternatives are available for the proposed disposition, including assembly of adjacent properties, and whether the project could be accomplished under a private ownership assembly.

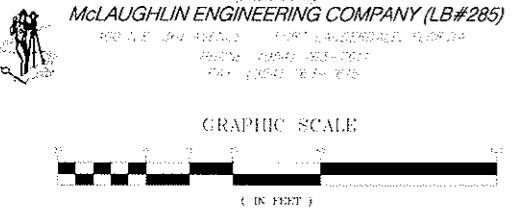
RESPONSE: The property adjacent to the City Parking Lot Parcel is owned by the applicant. A variation of the proposed Project may be built without construction of the park plaza and its appurtenant benefits. In such a case, the City's surface parking lot would remain and could serve to construct a small building. However, the proposed project is by far the best configuration and most desirable design both for the applicant and for the surrounding community and City.

7. CRITERIA: Financial issues such as job generation, housing opportunities and return to City.

RESPONSE: The project creates a commercial center with retail uses on the ground floor, including restaurants, and office space above. Housing is to be constructed on the top floors. Together, this Project would be a truly mixed use building. The Project will generate more tax revenue for the City and create a public amenity for City residents without any cost to them.

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NORTHWEST-LEJEUNE RENDERING



TOPOGRAPHIC SURVEY
A portion of the N.E. ¼
Section 20, Township 54 South, Range 41 East
City of Coral Gables
Miami-Dade County, Florida

GRAPHIC SCALE

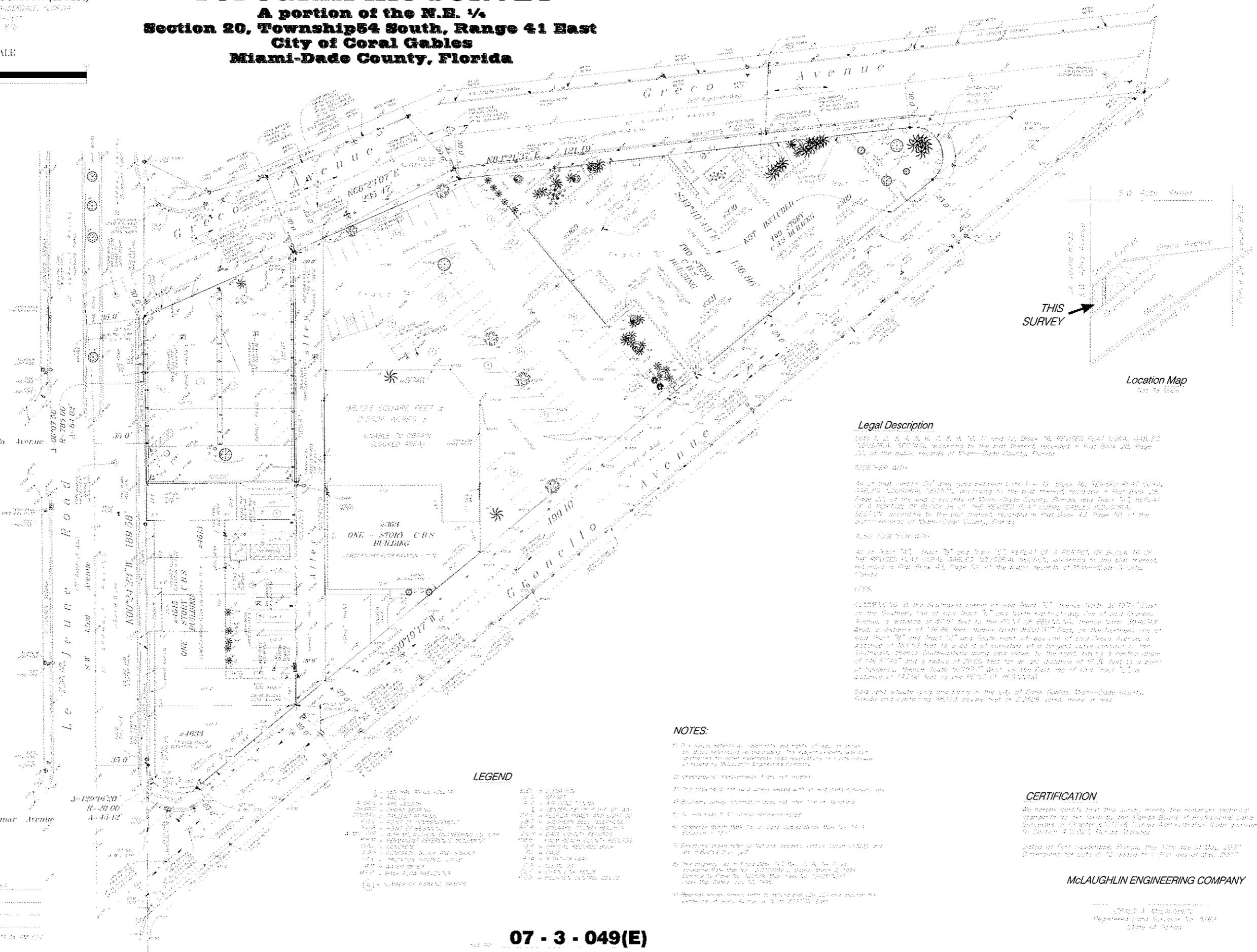


TREE SYMBOLS

168 J. R. G. Williams

Hannar Atti

OFFICE NOTES



NOTE

- 11. A. Survey refers to experiments and surveys, referred to herein as those referenced in the project. The survey category also includes experiments to verify experiments conducted through a subcontractor or research by University Engineering department.
- 12. Engineering measurement, from and adopted.
- 13. The design of a test and survey, whether with or without third parties, and.
- 14. Boundary Survey, estimation does not meet the survey standard.
- 15. A. From and B. All survey references listed.
- 16. Reference from the City of Fort Dodge Bridge Plan, pg. 1, Section 1-1.
- 17. Engineering process refers to the first design, review, layout of M&B, and are included in the job.
- 18. Do the project, and a Final Report, to the City of Fort Dodge, including the survey, inspection, and report in paper, (Final Report), and Survey Report, (Survey Report), and Final Report, (Final Report), and Final Report, (Final Report).
- 19. Report, which refers to a report and also, (Final Report), and include the content of the Final Report, (Final Report).

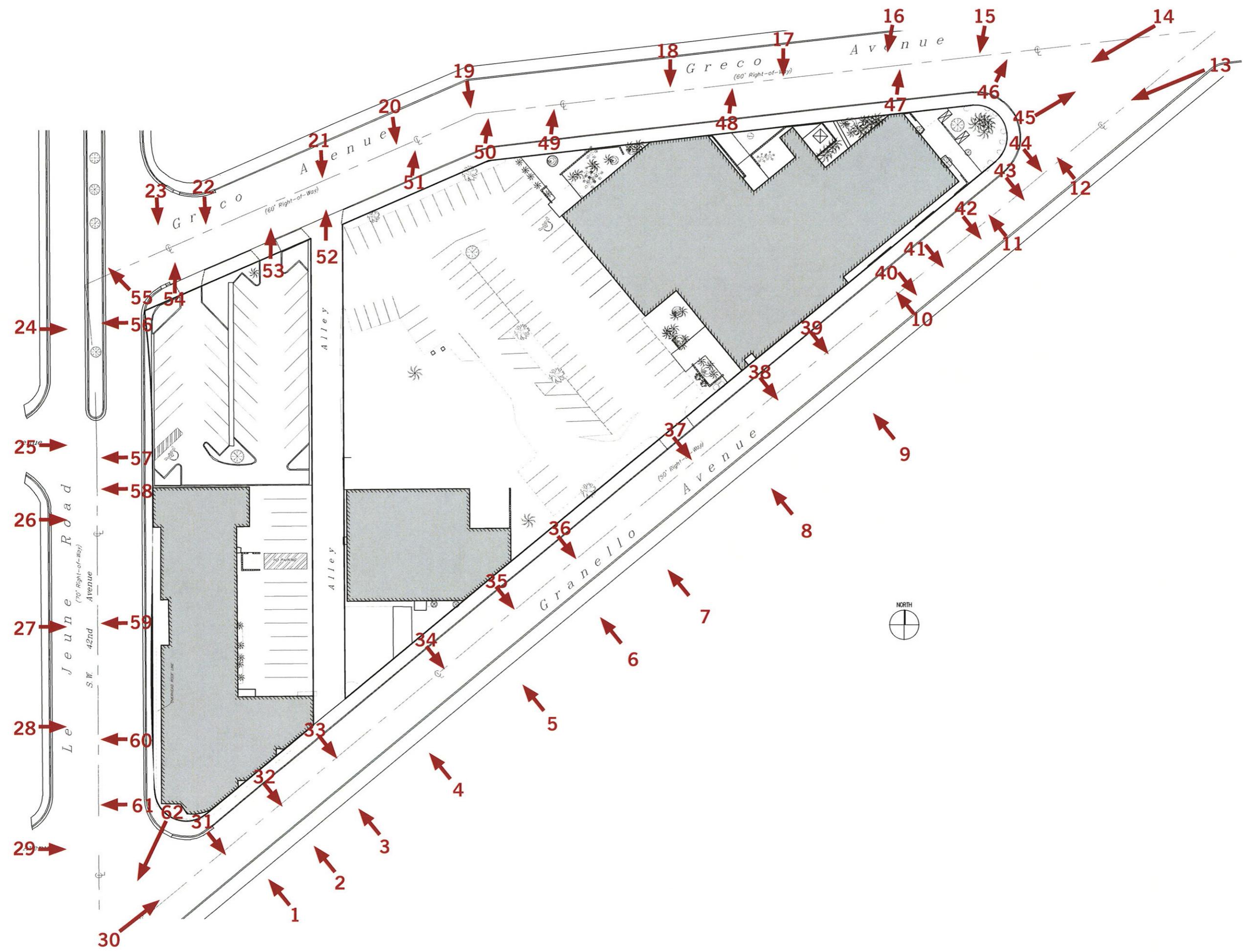
CERTIFICATION

He needs certif. that the above meets the minimum requirements as per both the Florida Board of Registration and Engineers in Florida. I am enclosing two additional C.R.A. packages for your review.

Actions of *Portulaca*, *Florina*, *Flor. filii* and of *Myrsin*, *Myrsin* on the rate of cell division in the disc and in the floral bud.

McLAUGHLIN ENGINEERING COMPANY

第二章 亂世的社會文化 Revolutions and Society in the 1930s





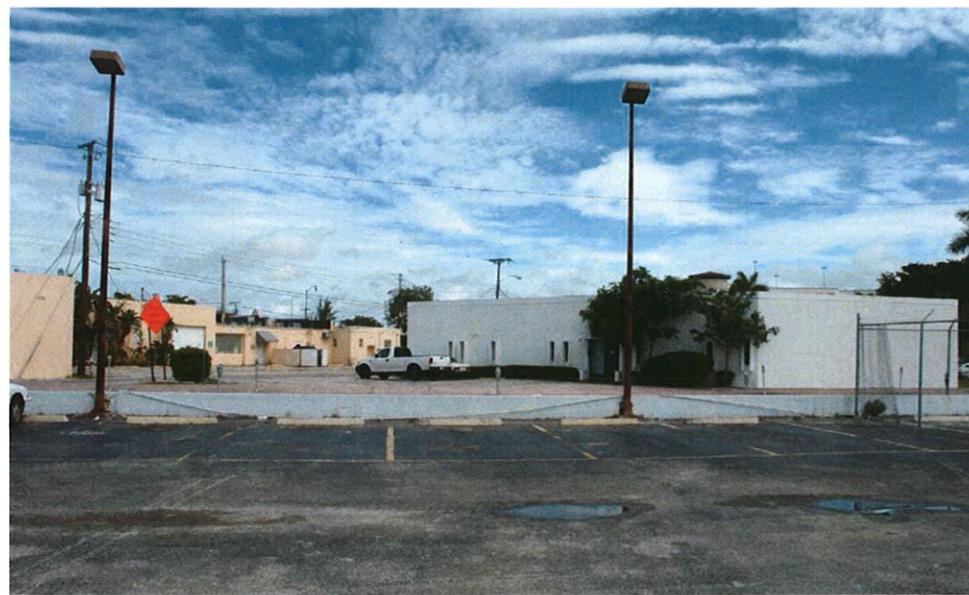
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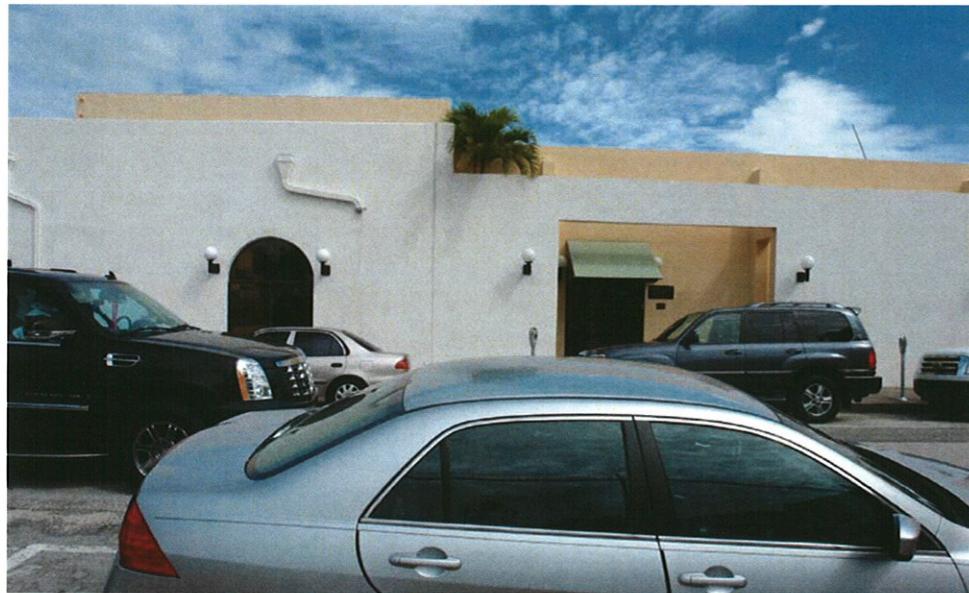
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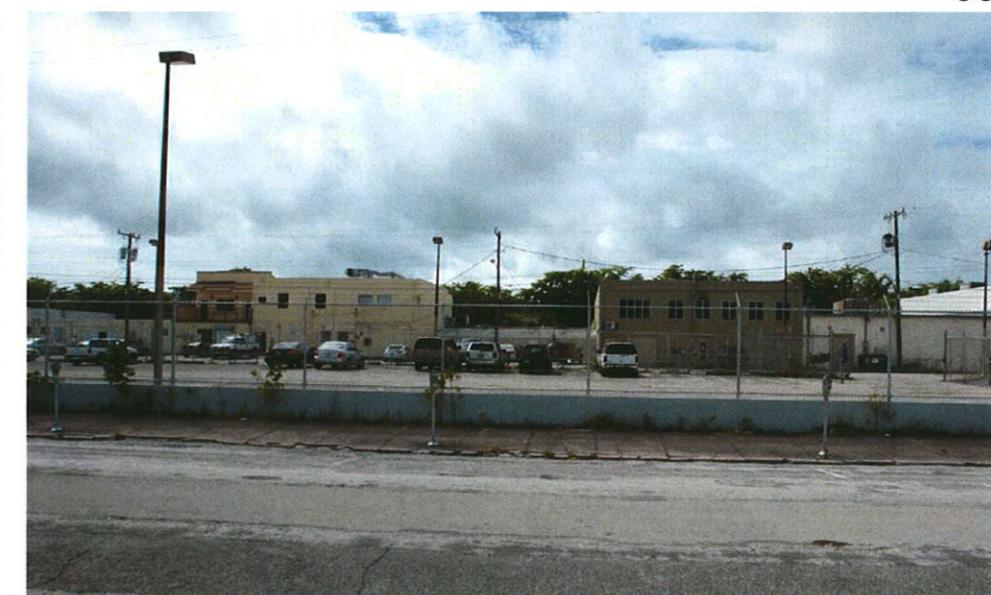
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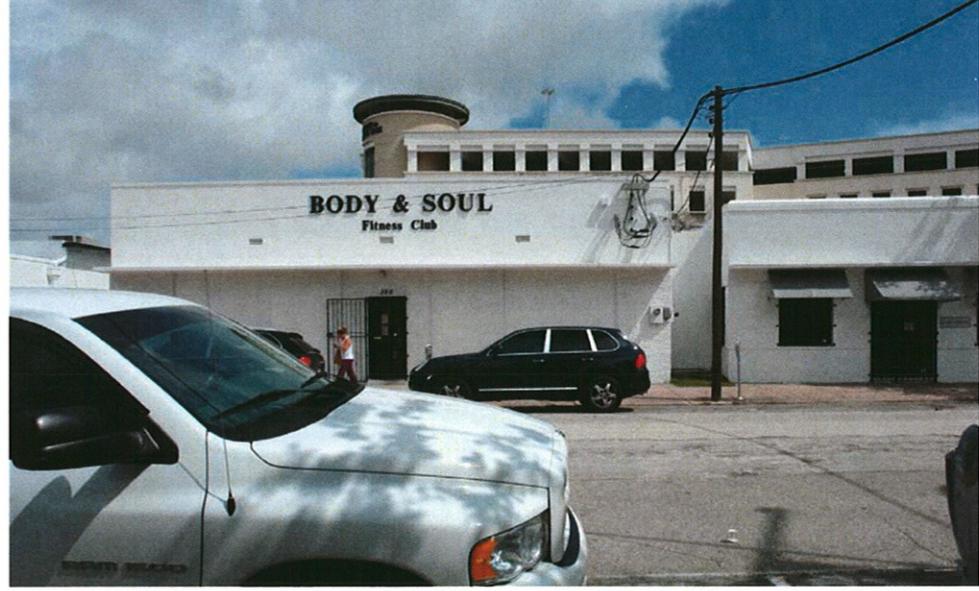
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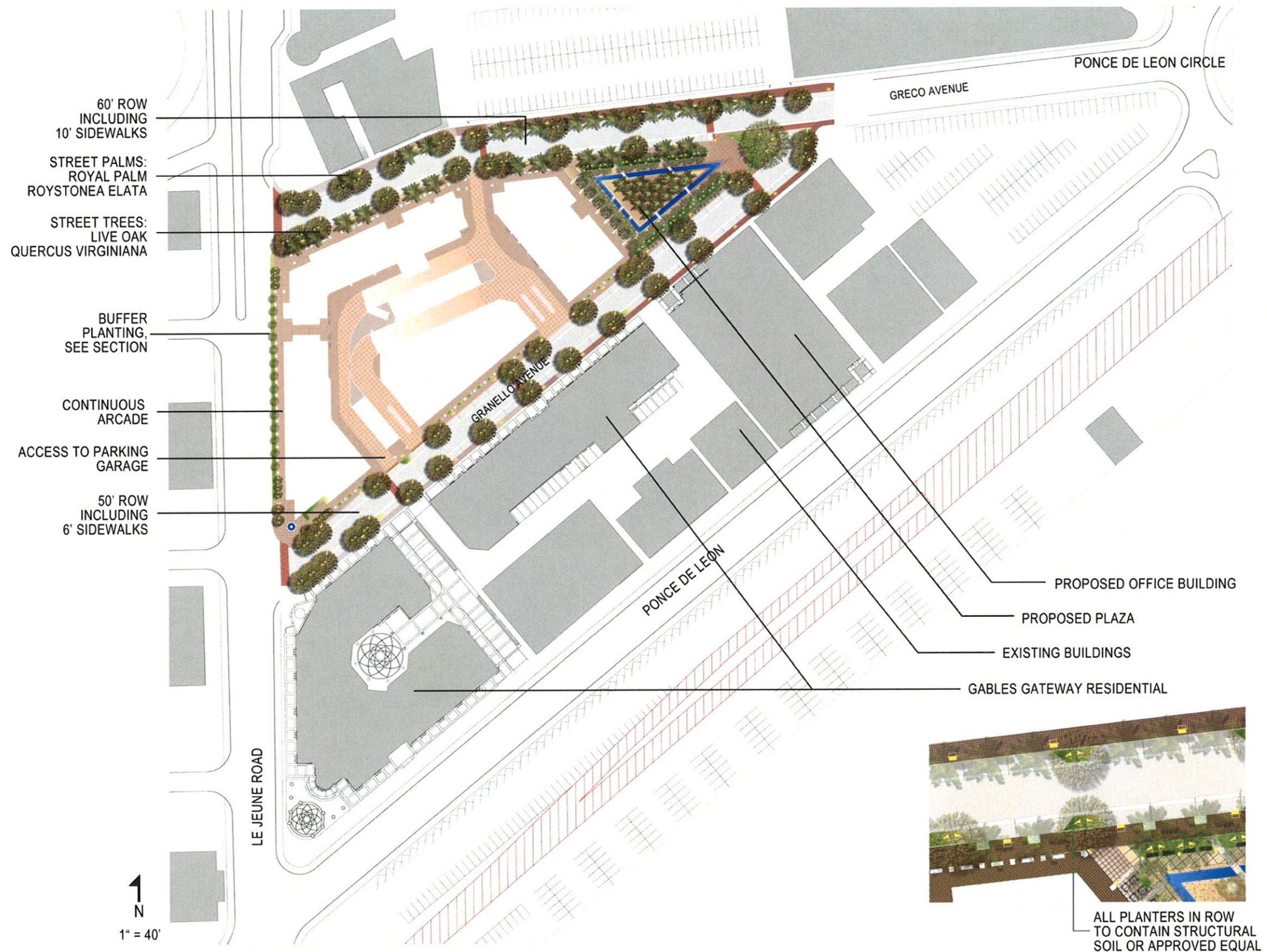


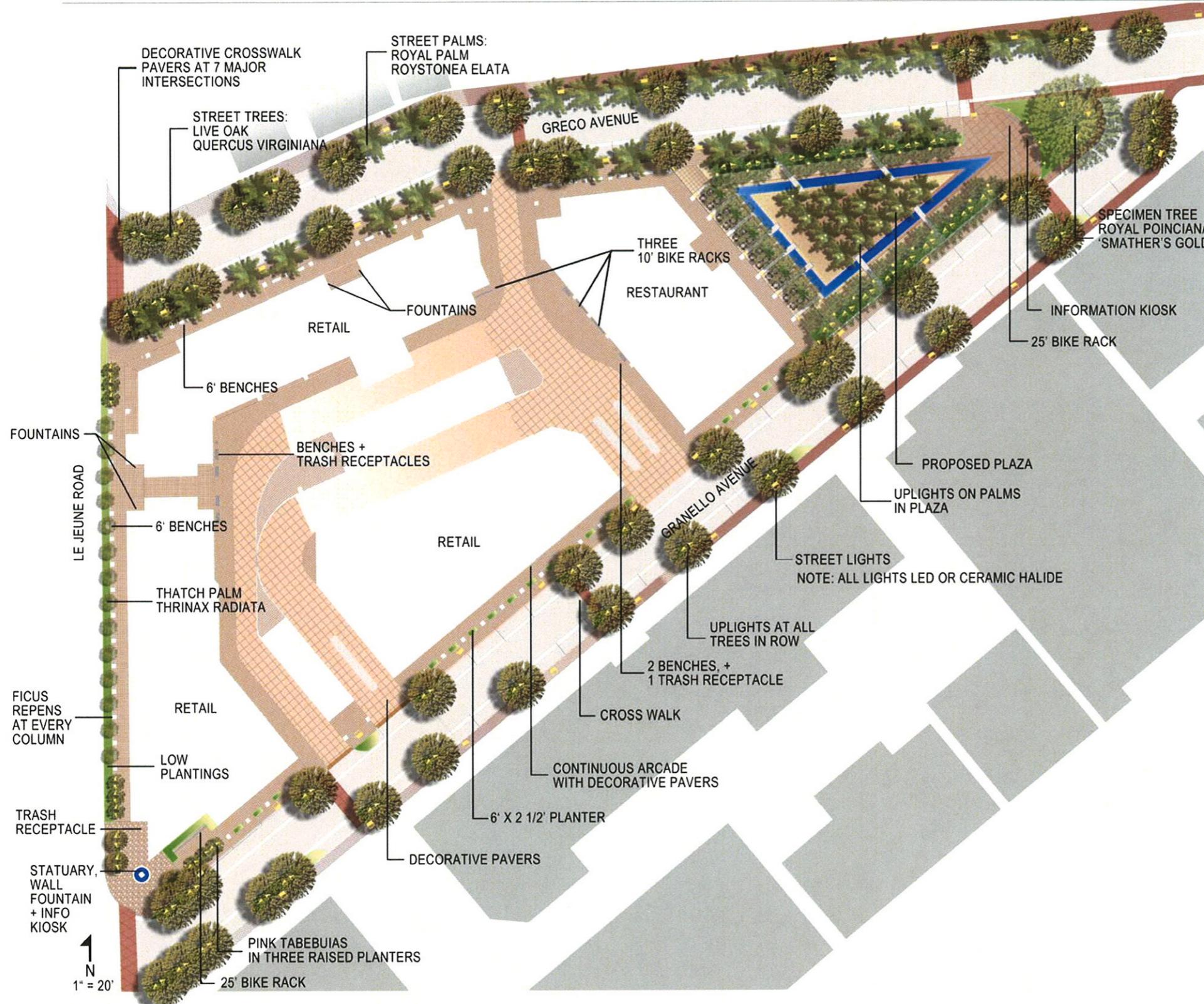
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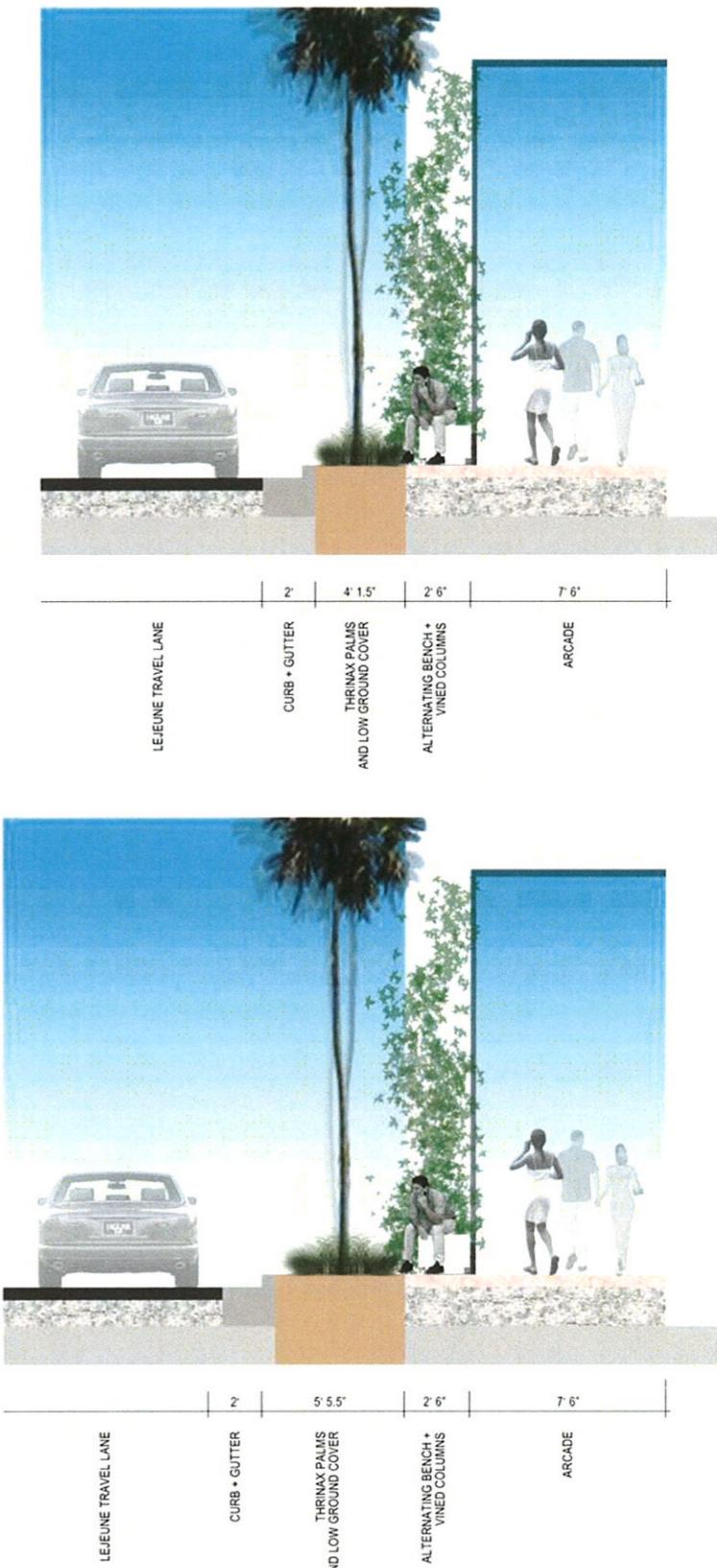
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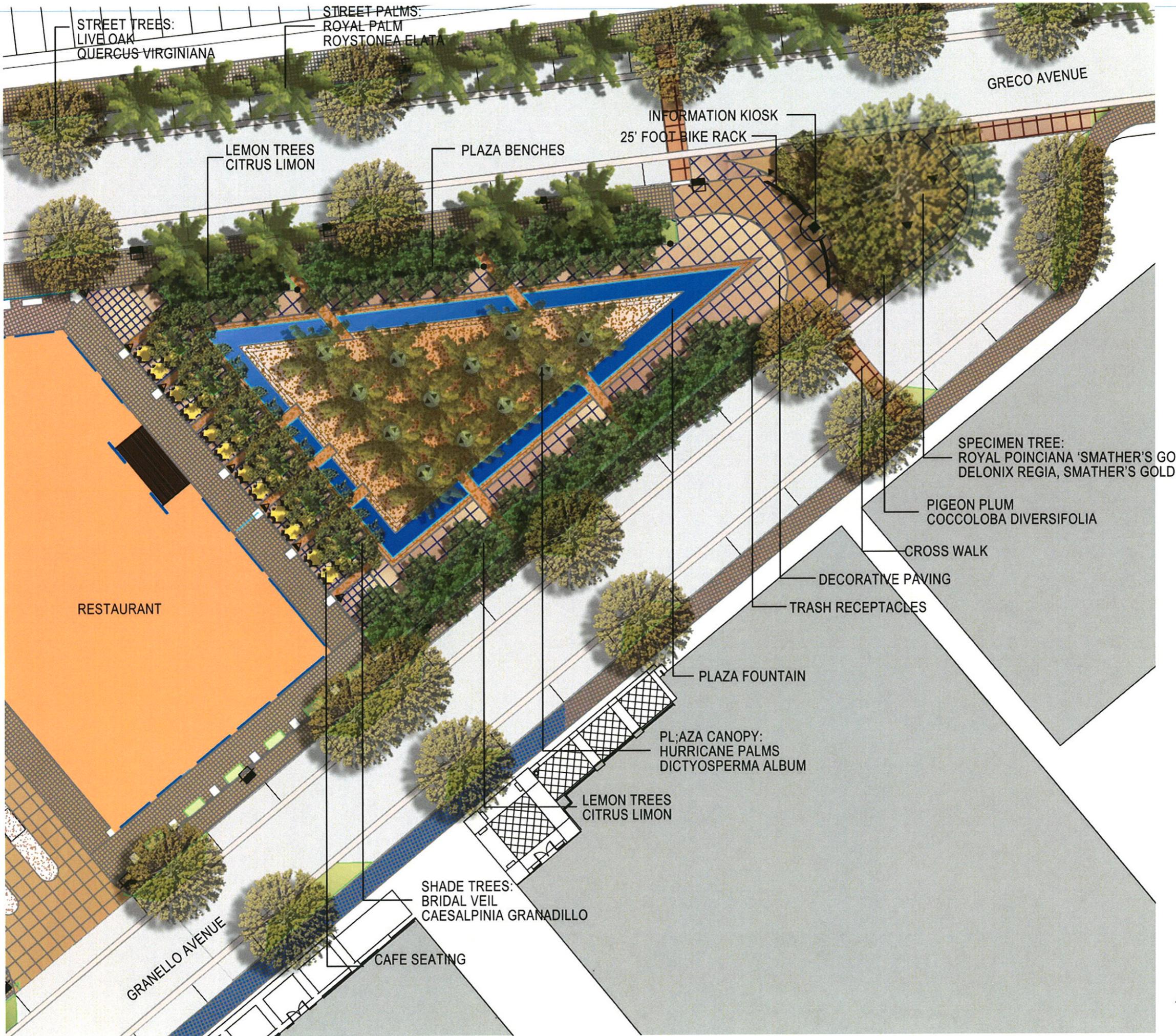






Site Plan





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NO. ISSUE DATE

Sheet Information
Date 8/10/07 0000
Job Number 810167 0000
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Checked Checker
Approved Approver
Title

PLAZA PLAN

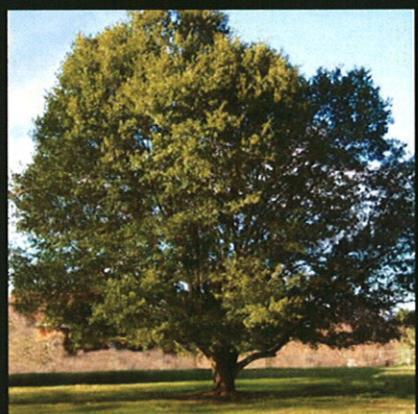
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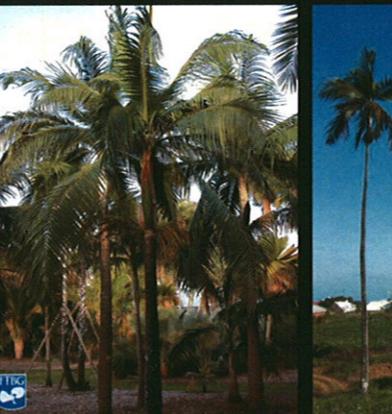
LIVE OAK
QUERCUS VIRGINIANA



ROYAL PALM
ROYSTONEA ELATA



HURRICANE PALM
DICTYOSPERMA ALBUM



PIGEON PLUM
COCCOLOBA DIVERSIFOLIA



THATCH PALM
THRINAX RADIATA



BRIDAL VEIL
CAESALPINIA GRANADILLO



ROYAL POINCIANA 'SMATHER'S GOLD'
DELONIX REGIA, SMATHER'S GOLD



LEMON TREE
CITRUS LIMON





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Coral Gables Mixed-Use Development

North Elevation - Greco Avenue

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Coral Gables Mixed-Use Development

East Elevation - Greco - Granello Avenue

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South Elevation - Granello Avenue

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Coral Gables Mixed-Use Development

West Elevation - South Le Jeune Road

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