

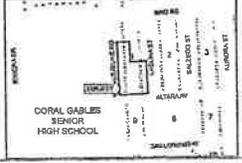
**Correspondence received regarding "Merrick Manor"
City of Coral Gables – Planning and Zoning**

	Date Received	Name and Address	Object	No Objection	Comments (Verbatim)
1.	05 17 12	Phil Rinaldi 513 San Esteban Ave. Coral Gables, FL 33146 pjrinal@yahoo.com			<p>From: Phil Rinaldi [mailto:pjrinal@yahoo.com] Sent: Thursday, May 17, 2012 12:23 AM To: Planning Cc: pjrinal - yahoo Subject: May 9 Planning & Zoning Board Meeting</p> <p>I am a resident of the neighborhood just west of Riviera Drive and south of Bird Road. We received a notice about proposals being reviewed at the May 9 P&Z Board meeting related to a development project at 4133 LeJeune Road. Unfortunately we had prior commitments that made it impossible to attend the meeting to express our concern about this project. That said, I'd previously communicated to the Mayor and our Commissioners regarding the developments in this general area.</p> <p>In visiting the P&Z area of the City's web site, I found various information about the project and about the related agenda items that were addressed at the meeting. However, there were no meeting minutes or other notices regarding any decision of the Board on these matters. I therefore am inquiring to learn of any decision or recommendation made by the Board and to confirm the next steps in this review process. I would appreciate your help in providing this information or directing me to where I can find it as soon as possible.</p> <p>Thank you in advance for your assistance.</p> <p>Phil Rinaldi 513 San Esteban Ave. Coral Gables, FL 33146 pjrinal@yahoo.com</p> <p>Some general observations regarding the concerns that I plan to discuss with my neighbors are:</p> <ul style="list-style-type: none"> • The scale of this building - even accounting for the lower scale facing LeJeune - is totally out of context with the adjoining areas to the west. • The project is presented as "luxury apartments" but the size of these units is quite compact (some are almost studio sized) and out of context with what might generally be considered luxury apartments in central Coral Gables. Of course, they need to claim this to support their petition while cramming 188 apartments into this relatively small area. • The building's facade, especially on the west (LeJeune) face, will be massive to pedestrian and vehicle traffic as the planned encroachment and galleries come out nearly to the curb (a minimal sidewalk is provided) and, on the LeJeune side, this is done with no trees or ornamental decorations. Even Merrick park has an attractive and, I believe, more pedestrian friendly face to LeJeune Road. • The scale of the project would be impossible without the City agreeing to totally vacate the embedded alleyway. Of course, they would say that the alleyway at that point is totally within their development and no longer needed. However, that is only true if the City agrees to first vacate through a land swap the existing Trolley Garage. Therefore, the scale of this project would be impossible without the full cooperation of the City. I suspect that 40% of the value of the final development could therefore be traced to this cooperation. I doubt that our benefit is anywhere near this scale. • Once this project progresses, we can expect that the lessor developed sites on the

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					<p>4200 block and 4400 block of LeJeune will follow suit in scale and approach, including seeking City support through variances, vacations and Mediterranean bonuses. The end result will be a 2 to 8 fold increase in the scale of the facades fronting our community and a significant increase in the urbanization of this area.</p> <p>Have a good day, thank you</p>
2.	05 04 12	Roxcy Bolton	X		<p>Sir:</p> <p>Re: Public Hearing of the Planning and Zoning Board May 9, 2012 6-9 pm on 4111 LeJeune Rd. (Merrick Manor)</p> <p>If the Chairperson of the Planning and Zoning Board prevents Shirley Macoone speaking, then Roxcy Bolton will throw him out of the window.</p> <p align="right"><i>Roxcy Bolton</i></p>

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					<div data-bbox="997 313 1663 678" data-label="Complex-Block">  <p>City of Coral Gables Courtesy Public Hearing Notice April 26, 2012</p>  <table border="1"> <tr> <td>Applicant:</td> <td>MCI Laguna, LLC and 4111 LeJeune, LLC</td> </tr> <tr> <td>Applications:</td> <td>Mixed Use Site Plan Review and Alley Abandonment and Vacation</td> </tr> <tr> <td>Property:</td> <td>4111 LeJeune Road (Merrick Manor)</td> </tr> <tr> <td>Public Hearing - Date/Time/ Location:</td> <td>Local Planning Agency/Planning and Zoning Board, May 9, 2012, 6:00 - 9:00 p.m., City Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida, 33134</td> </tr> </table> </div> <p>PUBLIC NOTICE is hereby given that the City of Coral Gables, Florida, Local Planning Agency (LPA)/ Planning and Zoning Board (PZB) will conduct a Public Hearing on May 9, 2012 on the following at the Coral Gables City Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida:</p> <ol style="list-style-type: none"> An Ordinance of the City Commission of Coral Gables requesting mixed-use site plan review pursuant to Zoning Code Article 4, Division 2, Mixed Use District (MXD), for the construction of a mixed use project referred to as "Merrick Manor" and miscellaneous public right-of-way encroachments on the property legally described as Lots 13-36, Block 1 and portion of alley, Industrial Section (4111 LeJeune Road), Coral Gables, Florida; including required conditions; providing for severability, repealer, codification, and an effective date. (Legal descriptions on file at the City) An Ordinance of the City Commission of Coral Gables requesting abandonment and vacation of a public alleyway pursuant to Zoning Code Article 3, Division 12, Abandonment And Vacations, providing for the abandonment and vacation of a south portion of the twenty (20') foot alley bisecting Block 1, and the dedication of a public easement on a portion of Lots 13, 14, 29-33, Block 1, Industrial Section, Coral Gables, Florida; providing for severability, repealer, codification, and an effective date. (Legal descriptions on file at the City) <p>All interested parties are invited to attend and participate. Upon recommendation by the Board, the application will be scheduled for City Commission consideration. Please visit the City webpage at www.coralgables.com to view information concerning the application. The complete application is on file and available for examination during business hours at the Planning Division, 427 Biltmore Way, Suite 201, Coral Gables, Florida, 33134. Questions and written comments regarding the application can be directed to the Planning Division at planning@coralgables.com, (FAX: 305.460.5327) or 305.460.5211. Please forward to other interested parties.</p> <p>Sincerely, <i>Affected Boundary & Rights + Associates</i> City of Coral Gables, Florida</p>	Applicant:	MCI Laguna, LLC and 4111 LeJeune, LLC	Applications:	Mixed Use Site Plan Review and Alley Abandonment and Vacation	Property:	4111 LeJeune Road (Merrick Manor)	Public Hearing - Date/Time/ Location:	Local Planning Agency/Planning and Zoning Board, May 9, 2012, 6:00 - 9:00 p.m., City Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida, 33134
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