

**City of Coral Gables - Planning Department
 DYL project at 4601 LeJeune
 Letters Received from Property Owners
 October 3, 2008**

	Date Received	Name and Address	Object	No Objection	No Comment	Comments (Verbatim)
1.	09/30/08	Shirley Maroon 603 Cadagua Avenue Coral Gables, FL 33146	X			<p>I adamantly object to this project & the vacation of alleyway which belongs to the citizens of Coral Gables & is a vital component to the area. See attached letter & article from the Miami Herald neighbors newspaper dated 9-21-08</p> <p style="text-align: right;">CITY OF CORAL GABLES 2008 SEP 30 AM 9:56</p> <p style="text-align: center;">Kudos to the Commission</p> <p>Kudos should be given to the City of Coral Gables Commission for a recent ruling against a proposed 10 story high rise building in a residential neighborhood (see: "Commission Blocks Office High Rise, September 11, 2008, Miami Herald Neighbors Section). According to an article in the Miami Herald Neighbors Section on September 11, 2008 entitled "Commission Blocks Office High Rise", a ten story proposed high rise building was voted down unanimously, because the Commission feared the project would encroach on the residential neighborhood and become a precedent for other properties along Le Juene Road. Special thanks should be given to Commissioner Maria Anderson, who lives just 2 blocks from the said proposed project, as Anderson feared that such a project would have a drastic negative effect on her neighborhood.</p> <p>However, this is not the only neighborhood in Coral Gables being endangered by such over development. In our neighborhood, there is a project called DYL Merrick Park, located at 4601 Le Juene Road, which is seeking approval of a 10 story mix use development, which includes, residential, offices, retail stores and a massive parking garage.</p> <p>To date, I, along with several of my neighbors, have successfully collected 300 signatures on a petition objecting to this proposed project in our neighborhood. Our objections, include, but are not limited to: (1) a public land give away of a public parking lot and parking meters, amounting to about 100 parking spaces; and (2) the vacating of right away of alley (300 feet) which belongs to the citizens of Coral Gables. This proposed project will create a massive height structure, which will adversely impact the infrastructure, water and sewer, and traffic in the surrounding neighborhoods. Additionally, this proposed project will add to the overcrowding in our schools; the raising of property taxes and insurance; and adversely diminish and affect the overall quality of life in our neighborhoods.</p> <p>It should be noted that this proposed project came along by way of a zoning change from industrial low rise to high rise MXD3 mix use overlay and a land use change from commercial to residential. This proposed project, as well as many other high rise projects proposed for this particular area, need to be approved, each on its own merit by the commission.</p> <p>In addition, in April the commission approved a 10 story rental apartment complex with 270 units including affordable housing and a massive parking garage adjacent to the D.Y.L. project called Gables Gateway.</p> <p>For every action there is a reaction, and my reaction in the matter at hand is simply to <i>protect my neighborhood</i>. I, along with my concerned neighbors, hope that the Commission will use the same wisdom and fortitude which it has used in the past in other neighborhoods, when voting on the proposed project in my neighborhood.</p> <p>Sincerely, Shirley Maroon Resident of Coral Gables</p>

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2.	09/30/08	John and Anel Naranjo 418 Alminar Avenue Coral Gables, FL 33146				<p>See attached</p> <p>My name is John Naranjo and I live at 418 Alminar Avenue, Coral Gables, Florida. I have lived at this address for the past 12 years. I attended the September 4th meeting that was held at the Youth Center to hear the architect and developer's plans and specific details about the proposed building. I was open to learn what was intended for the site, which really needs improvement due to the existing business mix and poor street condition. Unfortunately, what I learned from the meeting was that the proposed scale of the building is oversized for the location. The neighboring homes and businesses are one story in height and this proposed building (facing LeJeune) would be six stories high and based on zoning requirements, a taller section of the building is set back.</p> <p>Another specific objection is the lack of architectural detail that the architect is promoting. During the presentation, the architect emphasized the local Coral Gables Old Spanish architectural details in the building he was using as examples. Unfortunately, the proposed building design looks more like a parking building with applied Old Spanish details. The architecture and details on the building look forced on, as if to address that they are following and adding details in an effort to get the city planning and zoning tax or zoning points. The architect and developer also indicated that the new building would still have the alleyway, but wider in size. The building and site show only a service type road inside the building to access all their back business. An alley way is called an alley when it's an open space that provided access between two or more building.</p>
3.	09/26/08	Armando & Ada Acevedo 4311 Anderson Road Coral Gables, FL 33146	X			<ul style="list-style-type: none"> - This type of project will damage the quality of life in neighborhood. - Negative impact with traffic in the area. - Vacation of the public alleyway infringes the rights of these motorists that cannot make a left turn onto Greco Avenue from LeJeune Road and utilize the alleyway to reach Greco Avenue.
4.	09/24/08	Steven Schiff 4105 Laguna Street 9955 N. Kendall Drive Suite 205 Miami, FL 33176		X		
5.	09/24/08	Lisa Maroon 608 Cadagua Avenue Coral Gables, FL 33146	X			<p>Dear Commissioners, I feel this proposed project is absolutely wrong for this area. It is totally not necessary to put a 10 story, high density, mixed use residential complex in a commercially zoned low density area. There is no precedent for this in this area. This proposed project will be an extreme burden to our neighborhood. -Please see attached-</p>

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						<p>I am against this project for the following reasons: Public land giveaway, vacating of right of way of alley, massive height structure, infrastructure, water & sewers, traffic encroachment on our neighborhood, over crowding of our schools, raising property taxes and insurance and adversely diminishing and effecting the quality of life in our neighborhoods.</p> <p>I ask this commission to please look on this issue in a human standpoint, as if you lived just blocks away from this project, & not from the developers point of view, who create these unnecessary massive buildings and are not subject to live in the inconvenience of the over development.</p> <p>There are 300 people who have signed a petition opposing this project. These are the residents in my neighborhood who will be directly affected.</p> <p>As you may already know, there are many other developments, just like this one, already built, and most are currently vacant. We do not need any more of these in our neighborhood.</p> <p>Commissioners, I urge you to please vote this project down. You are in a position to represent the residents of coral gables, and the residents are speaking. Please hear us, this project is not in the best interest of our neighborhood.</p> <p style="text-align: right;">Respectfully, Luisa Maroon - Resident of Coral Gables 608 Cadagua Avenue</p>
6.	09/24/08	John Nordt, MD Spine Center of Miami 4720 LeJeune Road Coral Gables, FL 33146		X		
7.	09/24/08	Ada Marshall 235 Jefferson Drive Coral Gables, FL 33133		X		
8.	09/19/08	Andres Pou Professional Management & Investment Corp.		X		

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		425 Alminar Avenue Coral Gables, FL 33145				
9.	09/19/08	Arthur Cullen HavanaHarrys@aol.com				<p>From: HavanaHarrys@aol.com [mailto:HavanaHarrys@aol.com] Sent: Thursday, September 18, 2008 10:46 PM To: Slesnick, Donald Subject: DYL Project</p> <p>Dear Mayor and Commission members,</p> <p>I have lived in Coral Gables for almost twenty years and have owned Havana Harry's Restaurant for the past sixteen years. My wife Nieves and I have lived the American dream, beginning in a small startup restaurant on Giralda Avenue and growing it into a large 250 seat restaurant on LeJeune Road. Our restaurant is an institution here in the Gables and is known throughout Miami, the United States, and internationally. My wife has been recognized and photographed for the Miami Herald and national publications such as Travel and Leisure, Bon Appetit, and Hispanic Business Magazine. I have been most fortunate to not only work along side my wife in our family business but to serve in law enforcement for more than twenty-five years and retire from federal service five years ago. We are raising three children, our youngest we adopted in China three years ago. Now our business is not only threatened but we face most certainly its closing if the proposed land swap for the public parking lot on LeJeune Road is approved.</p> <p>At our urging the developers representatives met with my wife and I in February of this year. While the made some minor revisions to their plans they never followed through and met with us again. In fact they never informed us as they promised as to public meetings they held with the city or the community. We were left to read about it in the newspaper. It appears they want to ignore the paramount issue as to the replacement or compensation of the public parking lot spots during the 2 to 3 years of construction. Our business will not survive next year if that parking lot is obliterated. The certain restrictions and inconvenience the construction will bring to the remaining on-street spots will only quicken our demise.</p> <p>The parking lot has existed for the businesses in this area for more than 40 years. While I am open minded to development it should not occur at the expense of any business. Its not only morally wrong its not the American way. That lot and</p>

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10.	07/07/08	Jaime Fajardo crispetica@yahoo.com	X			<p>From: Jaime Fajardo [mailto:crispetica@yahoo.com] Sent: Tuesday, June 24, 2008 12:48 PM To: Slesnick, Donald; wkerdick@citybeautiful.net; Anderson, Maria; Cabrera, Ralph; Withers, Wayne; Brown, David Subject: Vacation of alley, block 16. industrial section</p> <p>Hi, we, citizens of Coral Gables, object to the D.Y.I. Merrick park mix use development of a 10 story rental apartment complex and retail stores, located at 4601 Le Juene road and nehgiboring Gables Gateway Project, for the following reasons: Public land giveaway, vacating of right of way of alley, massive height structure, infraestructure, water and sewers, traffic encroachment and increase on our neighborhood, overcrowding in our schools, raising property taxes and insurance. we are deeply concerned. The fajardos.</p>
11.	07/07/08	Monica Pelella 4941 Riviera Drive Coral Gables, FL 33146	X			<p>From: Monica Pelella [mailto:mpelella_office@bellsouth.net] Sent: Thursday, June 26, 2008 9:37 AM To: Slesnick, Donald Cc: Garcia, Olga M. Subject: Request for Vacation of Alley, Block 16, Industrial Section, Coral Gables, FL</p> <p>Mr. Mayor:</p> <p>I have resided in the City of Coral Gables for the past 50 years. My parents moved to the Gables from Beacon, New York when I was six years of age. My mother (age 84) still owns a home in Coral Gables. I have seen tremendous change in the</p>

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						<p>City since the 1950s, and not all of it has been for the better. Commercial development, particularly in the downtown area, has led to traffic congestion and a loss of green space. The buildings are simply too tall and too dense. Residential development has run amuck as well. There are too many big houses sitting on small lots. No one has a yard anymore and cars are parked everywhere in residential areas, including on the swale.</p> <p>I live very near the proposed D.Y.L. Merrick Park mixed use development and neighboring Gables Gateway Project and object to these proposed projects for the following reasons: public land giveaway, vacating of right of way of alley, massive height structure, infrastructure, water and sewer, traffic encroachment on our neighborhood, over-crowding of our schools, raising property taxes and insurance, and, most importantly, diminishing and effecting the already compromised quality of life in our neighborhoods.</p> <p>I strongly urge you and the Commissioners to deny the developers' Request for Vacation of Alley, Block 16, Industrial Section, Coral Gables, FL.</p> <p>Sincerely, Monica Pelella 4941 Riviera Drive Coral Gables, FL 33146</p>
12.	07/07/08	Ximena Delgado 416 Cadagua Ave.	X			<p>From: Ximena Delgado [mailto:xdrmail@yahoo.com] Sent: Friday, July 04, 2008 7:37 PM To: Slesnick, Donald; Kerdyk, William; Anderson, Maria; Cabrera, Ralph; Withers, Wayne; Brown, David Subject: concerned resident, DYL Merrick Park building project</p> <p>Dears Mayor Slesnick, Vice Mayor Kerdyk, Commissioners Anderson, Cabrera, and Withers, and City Manager Brown, I'm a Coral Gables resident, who is living within 1500 feet of a building project, and frankly I have various concerns regarding the same. The project in question is the DYL Merrick Park mix use development (4601 Le Jeune Road). Not only am I against the vacation of a public alley, being it public land, but also my concerns are that this projected 10 story building will bring along a series of problems that will significantly deteriorate the quality of life of the neighbors both on this side of US-1, as well as those to the east. And also, it will negatively impact both property values and taxes. I consider that this project will cause serious traffic problems, worsened</p>

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						<p>by the fact that there is another building project next door to it, the Gables Gateway Project. This section cannot hold the increase in traffic that a new 10 story apartment building will bring, let alone two of them. I fear that public opinion for the Gables Gateway Project was unfortunately not requested as should have been, but I sincerely hope that it will be taken into consideration in regards to the DYL Merrick Park project. I agree that some development in that area would be beneficial, nevertheless, attempting to "squeeze in" two 10 story buildings in an area that cannot support them, and with considerable negative impact to tax paying residents, is not the type of development needed. I believe in one that will bring benefits to residents, developers, and the City. I hope that my opinion, as well as that of other concerned residents, will be taken into consideration.</p> <p>Regards, Ximena Delgado 416 Cadagua Ave.</p>
13.	6/27/2008	Gail Goetsch and Mariano Aragon ggoetsch@bellsouth.net 434 Loretto Avenue Coral Gables, FL 33146 305 663-5747	X			<p>-----Original Message----- From: Susan Cone [mailto:momscone@mac.com] Sent: Wednesday, June 25, 2008 1:53 PM To: donslesnik@citybeautiful.net; Kerdyk, William; Anderson, Maria; Cabrera, Ralph; Withers, Wayne; Brown, David Subject: 4601 Le Jeune Road</p> <p>June 25, 2008</p> <p>Dear Honorable Mayor Slesnick, Vice Mayor Kerdyk, Commissioners Anderson, Cabrera, and Withers, and Mr. David Brown:</p> <p>I am writing to you today to voice my concern over the projected development at 4601 Le Jeune Road (D.Y.I. Merrick Park mix use development).</p> <p>My husband and I have owned our home at 434 Loretto Avenue, about 2 blocks away from the proposed development, for almost 10 years. We are concerned about how this 10 story complex is going to impact our daily life, including increased traffic, and also long term issues like overcrowded schools, and taxes.</p> <p>But what most troubles me about this proposed development is the sheer size of it. A 10 story building will stick out terribly and no matter how many Mediterranean details it has, it will be completely out of place in our neighborhood.</p>

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						<p>As I live on an alley, I am also very concerned about the vacating of the alley, and giving away public land.</p> <p>I understand that we cannot stop development in the Gables, nor do we want to. But it needs to be done responsibly, with the citizen's interest first and foremost in consideration. Although the building would be on a big street, it is directly across from a wonderful, quiet neighborhood and I urge you not to forget that.</p> <p>We cannot attend the hearing on Friday, because we are currently out of state on vacation.</p> <p>Please do not forget about the citizens that you were elected to represent.</p> <p>Thank you for your time,</p> <p>Gail Goetsch and Mariano Aragon ggoetsch@bellsouth.net 434 Loretto Avenue Coral Gables, FL 33146 305 663-5747</p>
14.	6/26/2008	Monica Pelella 4941 Riviera Drive Coral Gables, FL 33146	X			<p>From: Monica Pelella [mailto:mpelella_office@bellsouth.net] Sent: Thursday, June 26, 2008 9:25 AM To: Slesnick, Donald Cc: Cuzan, Lourdes; Kerdyk, William; Anderson, Maria; Cabrera, Ralph; Withers, Wayne; Brown, David Subject: Request for Vacation of Alley, Block 16, Industrial Section, Coral Gables, FL</p> <p>Mr. Mayor:</p> <p>I have resided in the City of Coral Gables for the past 50 years. My parents moved to the Gables from Beacon, New York when I was six years of age. My mother (age 84) still owns a home in Coral Gables. I have seen tremendous change in the City since the 1950s, and not all of it has been for the better. Commercial development, particularly in the downtown area, has led to traffic congestion and a loss of green space. The buildings are simply too tall and too dense. Residential development has run amuck as well. There are too many big houses sitting on</p>

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						<p>small lots. No one has a yard anymore and cars are parked everywhere in residential areas, including on the swale.</p> <p>I live very near the proposed D.Y.L. Merrick Park mixed use development and neighboring Gables Gateway Project and object to these proposed projects for the following reasons: public land giveaway, vacating of right of way of alley, massive height structure, infrastructure, water and sewer, traffic encroachment on our neighborhood, over-crowding of our schools, raising property taxes and insurance, and, most importantly, diminishing and effecting the already compromised quality of life in our neighborhoods.</p> <p>I strongly urge you and the Commissioners to deny the developers' Request for Vacation of Alley, Block 16, Industrial Section, Coral Gables, FL.</p> <p>Sincerely, Monica Pelella 4941 Riviera Drive Coral Gables, FL 33146</p>
15.	06/23/08	Correspondence from Eric Riel, Planning Director				<p>From: Riel, Eric Sent: Monday, June 23, 2008 11:09 AM To: Slesnick, Donald; 'David Ornstein'; 'restone2@aol.com'; 'Lisa Maroon' Cc: Jimenez, Maria A.; Lubin, Dona; Carlson, Walter; Betancourt, Javier; Menendez, Jill; Brown, David; Pierra, Cynthia Subject: RE: FW: Objection to Proposed D.Y.L. Project at 4601 Le Jeune.</p> <p>06.23.2008</p> <p>Mr. Mayor and Other Interested Parties:</p> <p>The Planning Department last week received the DYL application for mixed use site plan for the properties located on LeJuene Road. The Department in conjunction with other City departments (i.e. Public Service, Public Works, Parking, Fire, Police, Building and Zoning, etc) are reviewing the application for application sufficiency. After the application is determined to be sufficient, City staff will review and provide City comments. After comments are responded by the applicant, satisfying the City Zoning Code requirements, the application will be scheduled for Planning and Zoning Board and City Commission review.</p>

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						<p>Prior to the scheduling the application for PZB review, the applicant is required to conduct a neighborhood meeting and the applicant is required to send out a notice to properties within 1500 feet of the site.</p> <p>Likewise, the City Planning Department will be providing a City notice (again within 1500 feet of the site) of the upcoming PZB and CC hearings well in advance of the meetings. In addition all agendas, staff reports, board minutes are posted on the City web page in advance of the meetings, click on this link</p> <p>http://www.coralgables.com/CGWeb/dep_planning_and_Zoning_board_meetings.htm</p> <p>Mr. Javier Betancourt, Principal Planner has spoke to Ms Maroon on several occasions including a conference call with the City Managers Office on issues regarding the upcoming consideration of the DYL application. I have attached copies of faxes/information that has been forwarded to Ms Maroon which includes the mixed use provisions of the zoning code, affordable housing provisions and other various information. This information should assist those copied of this email with background information regarding the issues noted in the below email.</p> <p>Planning Staff including Mr. Betancourt, Mr. Walter Carlson, Assistant Planning Director or I would be happy to discuss any issues over the phone or meet in advance of the upcoming public hearings. Interested parties can contact us at 305.460.5211.</p> <p>Again, please find attached various background information on the issues mentioned below.</p> <p>Thank you.</p> <p>Eric Riel, Jr. Planning Director City of Coral Gables, Florida 305.460.5211 http://www.coralgables.com/CGWeb/planning.htm</p> <p>To assist the Planning Department's customers and provide efficient and cost effective service while promoting "Green" initiatives, the Department encourages</p>

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						<p>the use of video and/or audio conferencing for meetings and appointments with Department personnel. The video call-in conferencing address is "planningvc.coralgables.com." Please contact the Department at planning@coralgables.com in advance to schedule meetings.</p> <p>This e-mail is from the Planning Department of the City of Coral Gables, Florida and is intended solely for the use of the individual(s) to whom it is addressed. If you believe you received this e-mail in error, please notify the sender immediately, delete the e-mail from your computer and do not copy or disclose it to anyone else. The State of Florida has a very broad public records laws. Most written communications to or from State and Local Officials regarding State or Local business are public records available to the public and media upon request. Your email communications may therefore be subject to public disclosure.</p> <hr/> <p>From: Slesnick, Donald Sent: Monday, June 23, 2008 12:38 AM To: David Ornstein; Riel, Eric; Carlson, Walter; Brown, David Cc: Jimenez, Maria A.; Lubin, Dona; Lisa Maroon Subject: RE: FW: Objection to Proposed D.Y.L. Project at 4601 Le Jeune.</p> <p>Dear David, Eric & Wally: Could we please set up an informational meeting for the neighbors who live to the west of the D.Y.L. proposed project – in order to explain some of the issues which are not accurately reflected in the objections we have received. This would not be a meeting to "convince" anyone to support or oppose but to clarify issues such as (1) affordable/workforce housing; (2) height ("as of right" vs. mixed use or Mediterranean) – and the mixed use zoning as to whether we have previously adopted it for this area; (3) the vacation or realignment of the alley, and (4) other matters that may be of interest. I am not interested in convincing the neighbors one way or the other – just want the debate to be on the true facts. I see this as a meeting between planning staff and several of the neighborhood spokespersons such as Dr. Ornstein and the Maroon family. Thanks, Don</p> <hr/>

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						<p>From: David Ornstein [mailto:david.ornstein@gmail.com] Sent: Sunday, June 22, 2008 11:47 PM To: Slesnick, Donald Subject: Re: FW: Objection to Proposed D.Y.L. Project at 4601 Le Jeune.</p> <p>Hi Don -</p> <p>Thanks for this follow-up. You did respond, basically saying that you understood my position, felt that some of my bullet-points might have been created without adequate/accurate information and offering to meet to discuss it further. I was very grateful for your prompt response.</p> <p>Today's letter (the copy of your note to a neighbor) is more informative. It leads me to want to get more information about the project. I am still worried about the sheer volume of the two buildings and the impact of a large number of concentrated units on the surrounding neighborhoods.</p> <p>The meeting you mentioned is an excellent idea. I shall pass along our communication to a neighbor who has taken the initiative to try to enlighten the neighborhood about what's happening. I would hope to attend and actively participate a meeting, but will leave scheduling to you and those of my neighbors who already have "mud on their boots."</p> <p>Best wishes,</p> <p>David On Sun, Jun 22, 2008 at 5:23 PM, Slesnick, Donald <donslesnick@coralgables.com> wrote: David – I just re-read your e-mail and looked for a copy of my response, but did not find it (although I think I replied). It was during a thunder storm and maybe it was lost in cyberspace. I had received one other note from one of your neighbors to whom I responded with the following message. I thought that I would share it with you. Thank you for your input on the D.Y.L. project. I certainly understand your general concern with development in the area. However, some of the items that you complain of are not really factual. I would be glad to have a meeting set up between the neighborhood and a representative of the Planning Department to fully explain the proposal, not to defend it, but to explain the facts – then you can</p>

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