

Table of Contents
Planning Board Application
Development Agreement Amendment
September 22, 2015

Cover letter

- Exhibit 1. Proposed Amendment to Development Agreement
- Exhibit 2. Executed Development Agreement
- Exhibit 3. Development Agreement Ordinance 2010-31
- Exhibit 4. UMCAD 2006 Ordinance 2007-16
- Exhibit 5. Proposed Internal Circulation, Parking and Projects North of Lake
- Exhibit 6. Revised Proposed Internal Circulation, Parking and Projects North of Lake

Planning Board Application

- Exhibit 7. Campus Legal Description and Sketch
- Exhibit 8. Campus Folio Numbers
- Exhibit 9. Aerial Photograph
- Exhibit 10. Name and Contact Information for Property Owner and Applicant
- Exhibit 11. Phase II Internal Road Justification Report June 2015
- Exhibit 12. 2015 Mobility Plan
- Exhibit 13. Lobbyist Registrations

VIA E-MAIL AND HAND-DELIVERY

September 30, 2015

Ms. Jane Tompkins
Development Services Director
City of Coral Gables
405 Biltmore Way
Coral Gables, FL 33134
jtompkins@coralgables.com

Re: Proposed Amendment to Development Agreement

Dear Ms. Tompkins:

Please find enclosed the University of Miami (“University”)’s application to amend the Development Agreement to reflect a revised scope for the final phase of what is referred to as the Internal Road. The revisions are intended to conform the scope of the final phase to existing conditions and to preserve the Gifford Arboretum. In sum, the purpose of the proposed amendment is to:

- (1) Preserve the Gifford Arboretum and maintain it free from a bisecting road;
- (2) Provide internal connectivity to the parking lots serving the area east of the Arboretum;
- (3) Replace approximately 60-70 parking spaces north of Lake Osceola;
- (4) Provide enhanced pedestrian sidewalk and lighting improvements along San Amaro and Campo Sano and Pisano around the campus boundary from Memorial Drive to University Drive; including sidewalk connection from Campo Sano into the campus at the Wilder and Brunson campus entrances;
- (5) Provide vehicular and pedestrian safety enhancements to area intersections nearby; and
- (6) Maintain the safety of the pedestrian experience in the section of the campus near the Mahoney-Pearson Residence Halls (“Mahoney-Pearson”) where very high pedestrian volumes occur.

Programmatic details and refinements to the items described in (4)-(6) above will be based upon input gathered during neighborhood outreach meetings as well as comments and conditions received by the City's professional staff during the normal course of the review and approval process. Relatedly, final design and programming for the safety of the pedestrian experience referenced in (6) above will be driven by the University's future development applications for this precinct of the Campus.

I. Justification for Amendment

The record of the University's commitment to trip reduction on the adjacent roadway network is clear and significant. The University uses multiple strategies and programs to limit, control, and direct trips to and from its Campus. Specifically, it bars freshman students from possessing cars, strongly encourages and subsidizes the use of transit – including the Metrorail – and runs a trolley system known as the HurryCane Shuttle. In addition to the foregoing, the University ushered in an entirely new regime in parking management and, as a result, is able to control and direct trips by controlling parking. Each of these programs and strategies is detailed within the University's Mobility Plan (attached hereto as Exhibit "5").

The University collects data – in accordance with an agreed-upon methodology – to monitor its progress. This data is collected and reported in what is known as Regional Traffic studies ("RTS"). The most recent RTS, completed in 2013, evaluated campus development and growth and found a continued decrease in traffic in the San Amaro Drive/Campo Sano Avenue corridors. Notwithstanding an increase of nearly 1.4 million square feet of development between 1992 and 2015, *campus traffic has decreased by 28.4% in the areas north of Lake Osceola*. This decrease is attributable to the University's commitment to aggressive mobility practices that discourage the generation of vehicle trips moving around the Campus or from one point to another on Campus.

In 2011, the University implemented a parking management program that uses a color-coded system to assign parking permits to specific parking resources. The net effect of this program was to eliminate "hunt" trips for parking spaces. This program proved very effective to divert cars from the adjacent roadway. A driver arrives and goes to a single lot to park – there is no more driving around in and out of campus parking lots "hunting" for a space. The majority of the University's parking resources are located south of Lake Osceola. By limiting parking north of the Lake, the University has been able to redirect trips away from the residential roadway to the north. This has been a very successful exercise to demonstrate how efforts to control parking directly impact and control traffic.

One original objective the Internal Road was to promote connectivity of the Campus parking resources. In light of the great reduction of trips, the increased reliance on Mobility, the implementation of the parking management program, and the completion of Phase I of the Internal Road, it is no longer necessary to place connecting segments: (1) through the heart of Gifford Arboretum and (2) south of the canal by Westlab and Mahoney-Pearson. On this latter point, we would like to emphasize that the prior proposed segment of the Internal Road Phase II to circulate traffic south of Lake Osceola near Mahoney-Pearson would unnecessarily bring trips into an area of high pedestrian volume and thereby operate to potentially increase vehicular pedestrian conflicts. Overall safety is improved by the elimination of this segment.

The University will complete the connections of the parking lots on the eastside of campus, known as parking lots 1-109, 1-109A, 2-109, 209A, 209B, 209C, 210, 210A, 301, and 302. As part of these improvements, a connecting roadway will be made available within these parking lots. The University is committed to improve the pedestrian experience in order to encourage alternative modes of transport around campus and further proposes to increase the sidewalk width from 5 feet to 12 feet and provide additional lighting along the campus border along San Amaro, Campo Sano and Pisano from Memorial Drive to University Drive and add supplemental lighting as needed.

Furthermore, the University will provide funds for vehicular and pedestrian safety enhancements to area intersections nearby as identified by the Public Works Department.

This revised approach to Phase II of the Internal Road is supported by the Phase II Internal Road Modification Report, June 2015 with additional information provided in the Mobility Report, June 2015 (attached hereto as Exhibit “6”) and a desire to improve the pedestrian experience of the community at large along the campus perimeter including select vehicular and pedestrian safety enhancements to area intersections nearby.

II. Proposed Amendment to Development Agreement

The proposed amendment, described in Exhibit “1” attached hereto, amends Paragraph 19, “Internal Road and Access” of Development Agreement (“Development Agreement”) between the City of Coral Gables (“City”) and the University (see Exhibit “2” attached hereto), approved pursuant to Ordinance No. 2010-31 (see Exhibit “3” attached hereto) to amend Ordinance No. 2007-16 (see Exhibit “4”, attached hereto):

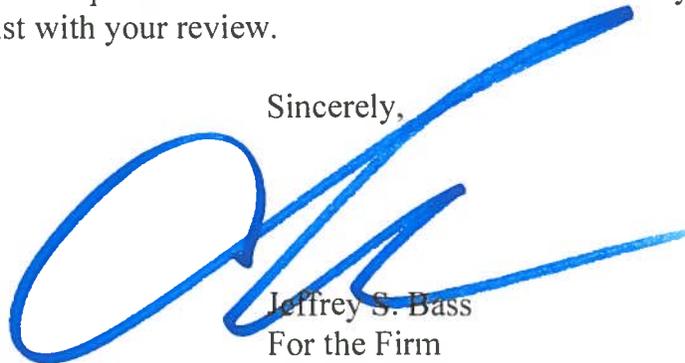
- (a) Delete the condition that requires that construction of the internal roadway improvement plan shall not cause or result in a permanent net loss of surface parking in those areas affected by the road;

- (b) Delete the condition that requires that there shall be no reduction in the number of surface parking spaces north of Lake Osceola;
- (c) Provide that the deadline for submitting plans for the entire internal road also applies to the issuance of a building permit for UMCAD 2006 Amendment H22 (Interactive Center and Engineering Research Site Phase I);
- (d) Provide that the deadline for the completion of the Internal Road also applies to the City approval/acceptance of a certificate of occupancy for 2006 UMCAD Amendment H22 (Interactive Center and Engineering Research Site Phase I); and
- (e) Replace the plan titled "Proposed Internal Circulation, Parking and Projects North of Lake", (see Exhibit "5" attached hereto", with plan titled "Revised Proposed Internal Circulation, Parking and Projects North of Lake" (see Exhibit "6" attached hereto).
- (f) Accept the University proposal to increase the sidewalk from 5 feet to ten feet along San Amaro, Capo Sano and Pisano from Memorial Drive to University Drive and add lighting as needed.

III. Conclusion

For all of the foregoing reasons, we respectfully ask that the City of Coral Gables favorably review and provide its support for the requested amendments. Thank you for your attention to this matter and please do not hesitate to contact me if you require additional information to assist with your review.

Sincerely,



Jeffrey S. Bass
For the Firm

Enclosures

cc: Charles Wu, City of Coral Gables
Glen Kephart, City of Coral Gables
Ramon Trias, City of Coral Gables
Craig Leen, City of Coral Gables
Charlie Siemon, Outside Counsel for City of Coral Gables
Janet Gavarrete, University of Miami

Aileen Ugalde, University of Miami
Judd Goldberg, University of Miami
Marc Weinroth, University of Miami
Irma Abella, University of Miami



City of Coral Gables Planning Division Application

305.460.5211

planning@coralgables.com

www.coralgables.com

Application request

The undersigned applicant(s)/agent(s)/property owner(s) request City of Coral Gables consideration and review of the following application(s) (please check all that apply):

- Abandonment and Vacations
- Annexation
- Coral Gables Mediterranean Architectural Design Special Locational Site Plan
- Comprehensive Plan Map Amendment - Small Scale
- Comprehensive Plan Map Amendment - Large Scale
- Comprehensive Plan Text Amendment
- Conditional Use - Administrative Review
- Conditional Use without Site Plan
- Conditional Use with 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
- Restrictive Covenants and/or Easements
- Site Plan
- Separation/Establishment of a Building Site
- 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: _____

General information

Street address of the subject property: _____

Property/project name: _____

Legal description: Lot(s) _____

Block(s) _____ Section (s) _____

Property owner(s): _____

Property owner(s) mailing address: _____

Telephone: Business _____ Fax _____

Other _____ Email _____@_____



Applicant(s)/agent(s): _____

Applicant(s)/agent(s) mailing address: _____

Telephone: Business _____ Fax _____

Other _____ Email _____@_____

Property information

Current land use classification(s): _____

Current zoning classification(s): _____

Proposed land use classification(s) (if applicable): _____

Proposed zoning classification(s) (if applicable): _____

Supporting information (to be completed by Planning Staff)

A Preapplication Conference is required with the Planning Division in advance of application submittal to determine the information necessary to be filed with the application(s). Please refer to the Planning Division Development Review Process Handbook, Section 3.0, for an explanation of each item. If necessary, attach additional sheets to application. The Planning Division reserves the right to request additional information as necessary throughout the entire review process.

- Aerial.
Affidavit providing for property owner's authorization to process application.
Annexation supporting materials.
Application fees.
Application representation and contact information.
Appraisal.
Architectural/building elevations.
Building floor plans.
Comprehensive Plan text amendment justification.
Comprehensive Plan analysis.
Concurrency impact statement.
Encroachments plan.
Environmental assessment.
Historic contextual study and/or historical significance determination.
Landscape plan.
Lighting plan.
Massing model and/or 3D computer model.
City of Coral Gables Annual Registration Application and Issue Application Lobbyist forms.
Ordinances, resolutions, covenants, development agreements, etc. previously granted for the property.
Parking study.
Photographs of property, adjacent uses and/or streetscape.
Plat.
Property survey and legal description.



- Property owners list, notification radius map and two sets of labels.
- Public Realm Improvements Plan for mixed use projects.
- Public school preliminary concurrency analysis (residential land use/zoning applications only).
- Sign master plan.
- Site plan and supporting information.
- Statement of use and/or cover letter.
- Streetscape master plan.
- Traffic accumulation assessment.
- Traffic impact statement.
- Traffic impact study.
- Traffic stacking analysis.
- Utilities consent.
- Utilities location plan.
- Vegetation survey.
- Video of the subject property.
- Zoning Analysis (Preliminary).
- Zoning Code text amendment justification.
- Warranty Deed.
- Other: _____

Application submittal requirements

1. Hard copies. The number of application binders to be submitted shall be determined by Staff at the preapplication meeting. The application shall include all the items identified in the preapplication meeting.
2. Digital media copies. Two (2) compact discs (CD ROMs) of the entire application including all the items identified in the Preapplication Conference. Each document shall be separated into PDF files (i.e., application; site plan, landscape plan; etc.). Please include a "Table of Contents" identifying all PDF file name(s). Each PDF file size shall not exceed 10 Mb. All discs shall be labeled with the applicant(s) name, project name and date of submittal.

Applicant/agent/property owner affirmation and consent

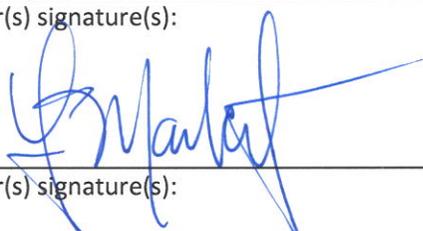
(I) (We) affirm and certify to all of the following:

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.



City of Coral Gables Planning Division Application

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. Additional costs in addition to the application fees may be assessed associated with the review of applications by the City. These are costs that may be incurred by the applicant due to consultant fees paid by City to review the application. The types of reviews that could be conducted may include but are not limited to the following: property appraisals; traffic impact analyses; vegetation/environmental assessments; archeological/historic assessments; market studies; engineering studies or reports; and legal fees. Such fees will be assessed upon finalization of the City application review.

Property owner(s) signature(s): 	Property owner(s) print name: Larry Marbert
Property owner(s) signature(s):	Property owner(s) print name:
Property owner(s) signature(s):	Property owner(s) print name:

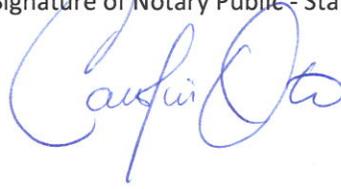
Address: 1535 Levante Ave., Coral Gables, FL 33146

Telephone: 305-284-5660 Fax: 305-284-3108 Email: lmarbert@miami.edu

NOTARIZATION

STATE OF FLORIDA/COUNTY OF

The foregoing instrument was acknowledged before me this 7 day of July by 2015
(Signature of Notary Public - State of Florida)



CAROLINE OTERO
MY COMMISSION # EE 871300
EXPIRES: February 4, 2017
Bonded Thru Budget Notary Services

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

Personally Known OR Produced Identification; Type of Identification Produced _____



City of Coral Gables Planning Division Application

Contract Purchaser(s) Signature:	Contract Purchaser(s) Print Name:
Contract Purchaser(s) Signature:	Contract Purchaser(s) Print Name:

Address:

Telephone:	Fax:	Email:
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NOTARIZATION

STATE OF FLORIDA/COUNTY OF

The foregoing instrument was acknowledged before me this _____ day of _____ by _____

(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 _____

Applicant(s)/Agent(s) Signature:	Applicant(s)/Agent(s) Print Name:
----------------------------------	-----------------------------------

Address:

Telephone:	Fax:	Email:
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NOTARIZATION

STATE OF FLORIDA/COUNTY OF

The foregoing instrument was acknowledged before me this _____ day of _____ by _____

(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 _____

Proposed Amendment to Section 19, “Internal Road and Access” of the Development Agreement dated September 28, 2010 between the City of Coral Gables and the University of Miami.

19. Internal Road and Access.

Ordinance #2007-16, passed and adopted March 27, 2007 previously recorded on October 3, 2007 in the public records at OR Book 25968, Pages 4593-4609 (UMCAD 2006), and the concurrent Declaration of Covenants and Restrictions, recorded on October 3, 2007 in the public records at OR Book 25968, Pages 4593-4609, are hereby amended to extend the deadline:

- a. for submitting construction plans for the entire Internal Road to:
 - i. December 31, 2015, or
 - ii. The issuance of a building permit for any 2006 UMCAD amendments located north of Lake Osceola, or
 - iii. the issuance of a building permit for UMCAD 2006 Amendment H4, ~~whichever occurs first; or~~
 - iv. the issuance of a building permit for UMCAD 2006 Amendment H22, whichever occurs first.
- b. for the completion of the construction of the closure/relocation/consolidation of access drives and the realignment of the existing Miller Road to south of the arboretum to:
 - I. December 31, 2015, or
 - II. City approval/acceptance of a certificate of occupancy for 2006 UMCAD Amendment H21, whichever occurs first;
- c. for the completion of the Internal Road to:
 - i. December 31, 2017, or
 - ii. City approval/acceptance of a certificate of occupancy for 2006 UMCAD Amendment H4, ~~whichever occurs first or~~
 - iii. City approval/acceptance of a certificate of occupancy for 2006 UMCAD Amendment H22, whichever occurs first.

Proposed Amendments to Ordinance 2007-16 dated March 27, 2007.

Section 3.11 Internal roadway (north and south).

Prior to the issuance of a building permit for any 2006 UMCAD Amendments located North the Lake Osceola, titled "Proposed Internal Circulation Plan, Parking and Projects North of the Lake" (on file in the Planning Department), the applicant shall submit construction plans for the internal roadway (north and south segments) to the City on before December 31, 2010 whichever comes first. The applicant shall complete the construction of the internal roadway (north and south segments) and secure City approval/acceptance prior to December 31, 2012. No certificate of occupancy/certificate of use shall be granted for any UMCAD 2006 amendments located North of the Lake Osceola as referenced herein if the roadway is not completed as defined herein. ~~The parties recognize that the construction of the internal roadway improvement plan shall not cause or result in a permanent net loss of surface parking in those areas impacted by the road. The University shall possess the right to recapture any surface parking spaces displaced or affected by the roadway and replace that surface parking as close to the affected area as possible. The parties additionally agree that there shall be no reduction in the number of surface parking spaces north of Lake Osceola. Any surface parking spaces displaced or affected by the construction of the Internal Road may be replaced anywhere on campus.~~

Section 3.4.b.iv H4-Modificaton of Ashe Enrollment Addition, and Increase of Building Area for Interactive Science Center and Engineering Research Phase II.

The applicant shall construct the complete internal roadway in substantial compliance with the ~~Proposed Internal Circulation, Parking and Projects North of Lake, on file in the Planning Department~~ Revised Proposed Internal Circulation, Parking and Projects North of Lake, attached hereto as Exhibit 6. ~~The parties recognize that the construction of the internal roadway improvement plan shall not cause or result in a permanent net loss of surface parking in those areas impacted by the road. The University shall possess the right to recapture any surface parking spaces displaced or affected by the roadway and replace that surface parking as close to the affected area as possible. The parties additionally agree that there shall be no reduction in the number of surface parking spaces north of Lake Osceola. Any surface parking spaces displaced or affected by the construction of the Internal Road may be replaced anywhere on campus.~~

Section 3.22.d H22 – Interactive Science Center and Engineering Research Site Phase I.

The applicant shall construct the complete internal roadway (north and south segments) in substantial compliance with the plan attached hereto as Exhibit D, titled ~~Proposed Internal Circulation, Parking and Projects North of Lake.~~ Revised Proposed Internal Circulation, Parking and Projects North of Lake, attached hereto as Exhibit 6. ~~The parties recognize that the construction of the internal roadway improvement plan shall not cause or result in a permanent net loss of surface parking in those areas impacted by the road. The University shall possess the right to recapture any surface parking spaces displaced or affected by the roadway and replace that surface parking as close to the affected area as possible. The parties additionally agree that there shall be no reduction in the number of surface parking spaces north of Lake Osceola.~~ Any surface parking spaces displaced or affected by the construction of the Internal Road may be replaced anywhere on campus.

Proposed Amendments to Declaration of Covenants and Restrictions recorded on October 3, 2007 in the public records at OR Book 25968, Pages 4593-4609.

A.11 Internal roadway (north and south)

Prior to the issuance of a building permit for any 2006 UMCAD Amendments located North the Lake Osceola, titled "Proposed Internal Circulation Plan, Parking and Projects North of the Lake" (on file in the Planning Department), the applicant shall submit construction plans for the internal roadway (north and south segments) to the City on before December 31, 2010 whichever comes first. The applicant shall complete the construction of the internal roadway (north and south segments) and secure City approval/acceptance prior to December 31, 2012. No certificate of occupancy/certificate of use shall be granted for any UMCAD 2006 amendments located North of the Lake Osceola as referenced herein if the roadway is not completed as defined herein. ~~The parties recognize that the construction of the internal roadway improvement plan shall not cause or result in a permanent net loss of surface parking in those areas impacted by the road. The University shall possess the right to recapture any surface parking spaces displaced or affected by the roadway and replace that surface parking as close to the affected area as possible. The parties additionally agree that there shall be no reduction in the number of surface parking spaces north of Lake Osceola. Any surface parking spaces displaced or affected by the construction of the Internal Road may be replaced anywhere on campus.~~

B.4.b.iv. H4 – Modification of Ashe Enrollment Addition, and Increase of Building Area for Interactive Science Center and Engineering Research Phase II.

The applicant shall construct the complete internal roadway in substantial compliance with the ~~Proposed Internal Circulation, Parking and Projects North of Lake, on file in the Planning Department~~ Revised Proposed Internal Circulation, Parking and Projects North of Lake, attached hereto as Exhibit 6. ~~The parties recognize that the construction of the internal roadway improvement plan shall not cause or result in a permanent net loss of surface parking in those areas impacted by the road. The University shall possess the right to recapture any surface parking spaces displaced or affected by the roadway and replace that surface parking as close to the affected area as possible. The parties additionally agree that there shall be no reduction in the number of surface parking spaces north of Lake Osceola. Any surface parking spaces displaced or affected by the construction of the Internal Road may be replaced anywhere on campus.~~

B.22.d. H22 – Interactive Science Center and Engineering Research Site Phase I.

The applicant shall construct the complete internal roadway (north and south segments) in substantial compliance with the plan attached hereto as Exhibit D, titled ~~Proposed Internal Circulation, Parking and Projects North of Lake.~~ Revised Proposed Internal Circulation, Parking and Projects North of Lake, attached hereto as Exhibit 6. ~~The parties recognize that the construction of the internal roadway improvement plan shall not cause or result in a permanent net loss of surface parking in those areas impacted by the road. The University shall possess the right to recapture any surface parking spaces displaced or affected by the roadway and replace that surface parking as close to the affected area as possible. The parties additionally agree that there shall be no reduction in the number of surface parking spaces north of Lake Osceola. Any surface parking spaces displaced or affected by the construction of the Internal Road may be replaced anywhere on campus.~~

CITY OF CORAL GABLES AND
UNIVERSITY OF MIAMI AGREEMENT

September THIS AGREEMENT is made and entered into as of this *28th* day of *September*, 2010, by and between the CITY OF CORAL GABLES, a Florida municipal corporation ("City") and the UNIVERSITY OF MIAMI, a Florida nonprofit corporation ("University").

RECITALS

WHEREAS, the University is the owner of the real property located within the City of Coral Gables commonly referred to as the University of Miami Coral Gables Campus ("UM Campus") which is more particularly shown and legally described in the map and legal description attached hereto as Exhibit A;

WHEREAS, in approximately 1925, the University and its founders commenced the development of the UM Campus in accordance with multiple development approvals and permits and pursuant to various City-approved plans. The most recently approved UM Campus Plan – referred to as the University of Miami Campus Area District ("UMCAD") plan – approved pursuant to Ordinance 2007-16, together with the concurrent Declarations of Restrictive Covenants – is attached hereto as Composite Exhibit B;

WHEREAS, annual UMCAD approvals have been granted for the years 1993, 1995, 1996, 1998, 2000, 2001, 2002, 2003, 2004, and 2006;

WHEREAS, the City and the University recognize that their existing good relationship can be improved for the University, the City and its residents;

WHEREAS, the City and the University both recognize that the prosperity of one impacts the prosperity of the University, the City and its residents;

WHEREAS, the City recognizes that the University's rise to the top tier of the nation's academic research institutions is desirable for and beneficial to the City;

WHEREAS, the City recognizes that the growth and expansion of the University on the UM campus is consistent with the Goals, Policies and Objectives of the City's comprehensive plan;



WHEREAS, the City and the University agree that it is in the best interests of the City and the University to continue to promote the virtues of the City and the University as a premier university in a premier City;

WHEREAS, many of the University's faculty and students have knowledge, talent, experience and expertise in areas of interest and importance to the City in the areas of the arts, technology, science, and medicine;

WHEREAS, collaborative programming between the University and the City would be of mutual benefit and advantage to the University, the City, and its residents;

WHEREAS, the existing UMCAD zoning district regulations can be improved and made more efficient for the City and the University;

WHEREAS, the City wishes to replace the existing UMCAD district regulations with more effective and efficient land development regulations;

WHEREAS, this Agreement provides for the orderly development and redevelopment of the University and for protecting surrounding residential neighborhoods from any potential impacts;

WHEREAS, this Agreement promotes a stronger commitment to comprehensive and capital facilities planning and ensures the provision of adequate public facilities for development, encourages the efficient use of resources and reduces the economic cost of development and redevelopment;

WHEREAS, this Agreement is entered into in accordance with the Florida Local Government Development Agreement Act, section 163.3220-163.3243, Fla. Stat. (2009) ("Act") and pursuant to the provisions of Article 3, Division 19 of the Zoning Code of the City of Coral Gables;

WHEREAS, the Planning and Zoning Board of the City of Coral Gables conducted a public hearing on August 11, 2010 pursuant to notice required in section 163.3225(2)(b) Fla. Stat. (2009) with regard to this Agreement and the Board recommended approval of the Agreement to the City Commission;

WHEREAS, the City Commission of the City of Coral Gables gave notice in accordance with the requirements of the Florida Statutes and conducted a public hearing pursuant to notice required in section 163.3225(2)(b) Fla. Stat. (2009) with regard to this Agreement.

NOW THEREFORE, in consideration of the mutual covenants entered into between the parties, and in consideration of the benefits to accrue to each, it is agreed as follows:

1. **Recitals.**

The above recitals are true and correct, deemed to be findings, and are incorporated herein and made a part hereof.

2. **Statement of Intent.**

With this Agreement, the City and the University seek to establish a new era in their relationship by promoting the health, safety, welfare, and cultural advancement of the City and its residents while providing for the coordinated, comprehensive, and orderly development of the UM Campus. The Agreement seeks to accomplish many goals, principal among them is making more accessible to the citizenry of Coral Gables the resources of the University in the areas of culture, music, research, medical treatment and care. To this end, it is the policy statement of the City that it would welcome the University's efforts to bring world-class medical care to the City and its residents.

At the same time, this Agreement seeks to promote greater efficiencies in the regulatory regime that governs the University so that it can continue to compete with our nation's colleges and universities. Both the City and the University recognize the unique, multi-factorial relationship that exists between them by virtue of the location of the UM Campus within the City and the residential student population that exists thereon.

3. **Defined Terms.**

Unless the specific context indicates otherwise, all definitions set forth within Florida's Growth Management Act, including the Florida Local Government Development Agreement Act, shall be adopted and included herein. The following terms as used herein shall have the following meanings:

Agreement. The City of Coral Gables and University of Miami Agreement between the City of Coral Gables and the University of Miami dated September 27, 2010.

Bank United Center. The Convocation Center, also known as the Bank United Center, located in the Coral Gables Campus of the University of Miami.

Comprehensive Plan. As defined in the Zoning Code of the City.

Events of Default. The phrase “Events of Default” shall have the meaning assigned to it in Paragraph 44 below.

Fire Station Property. The land owned by the City of Coral Gables as described in Paragraph 22 of this Agreement.

Full-Time Equivalent (FTE). Full-time equivalent means: 1) one (1) FTE for each full-time undergraduate student taking a minimum of 12 semester hours, and 2) the fraction produced by dividing a part time undergraduate student’s credit load by 12.

GRID. The Gables Redevelopment and Infill District as defined in the Comprehensive Plan of the City.

Gross Floor Area. Gross Floor Area is the total floor area including the gross horizontal area of the several stories of any building or buildings on the site, as measured from the exterior facing of exterior walls, and shall include any building area except for: a) balconies which extend from exterior walls and extensions; b) off-street parking areas within the building; c) lobbies; d) atriums; e) open stair wells and f) open plazas.

Health Center. A medical facility, serving both the University and the general public, which could be located on the UM Campus in the University Multi-use Area that provides a range of medical care on an out-patient basis across a wide spectrum of areas including but not limited to radiation, diagnostic imaging, chemotherapy, sports medicine, out-patient surgery and accessory uses.

Internal Road. The internal roadway (north and south segments) that is a condition of approval to certain specific UMCAD 2006 Amendments, as provided for in City of Coral Gables Ordinance No. 2007-16, adopted March 27, 2007.

Mobility Plan. An element of the Campus Master Plan that promotes the goals, policies and objectives of the mobility element of the City’s Comprehensive Plan, providing for land use and transportation programs designed to promote the internal capture of trips on campus, use of alternative modes of transportation, including walking, biking, shuttles, car and/or van pooling and transit within the campus and to and from the campus, parking management and other strategies to reduce dependency on the single occupant automobile.

UMCAD Approvals. Refers to and defines collectively all original and subsequent approvals and amendments to the UMCAD Plan originally adopted pursuant City of Coral Gables Ordinance number 2964, adopted December 10, 1991, as amended.

UCD. The University Campus District, as such district is defined in Section 4-202 of the City of Coral Gables Zoning Code.

4. Term.

This Agreement shall have a term of twenty (20) years after the Effective Date.

5. Annual Meeting.

(a) The University and the City agree to convene an annual State of the City/University Meeting involving the Mayor and City Commission and officials of the City and the officers and representatives of the Board of Trustees of the University during the term of this Agreement (“Annual Meeting”). The purpose of the Annual Meeting is for the leadership of the City and the leadership of the University to exchange information with regard to future plans and programs and to explore opportunities of mutual benefit.

(b) The University and the City agree that the location of the Annual Meeting will rotate each year between an on-campus venue and an off-campus venue elsewhere in the City.

(c) The City and the University agree to share the costs of the Annual Meeting, with the City paying for the costs when the Annual Meeting is located off-campus and the University paying for the costs when the Annual Meeting is located on-campus.

(d) The Annual Meeting shall be publicly noticed and conducted in accordance with all applicable laws that govern public meetings.

(e) The University and the City shall agree on the agenda for the Annual Meeting no less than thirty (30) days prior to the date thereof.

6. Gables Fellows Program.

(a) The University and the City agree to create and establish an annual student internship to be known as Gables Fellows (“Gables Fellows Program”) for students with a demonstrated commitment to public service, local government, planning, architecture, and economic development.

(b) The Gables Fellows Program shall be the University's preeminent undergraduate internship program with the City of Coral Gables for local government scholarship. At its start, it shall be administered through the Office of the Provost in conjunction with the University's Center for Civic Engagement (the "Center").

(c) The City, leadership from the University, and the Office of the Provost, shall develop the criteria for acceptance into the Gables Fellows Program, shall conduct an application process, and shall interview eligible candidates. The criteria shall seek to attract the best and brightest candidates. The City and the University shall review the Gables Fellows Program and amend the criteria on each fifth year anniversary of this Agreement.

(d) The University shall nominate appropriate candidates for the Gables Fellows Program at the end of each spring semester.

(e) From this list of nominees, the City shall select one (1) student as a Gables Fellow for the upcoming Fall Semester and one (1) student as a Gables Fellow for the following Spring Semester.

(f) Gables Fellows will perform various functions in City departments as mutually agreed by the City and University.

(g) The City and the University agree that the Gables Fellows internship program shall comply with all applicable University regulations regarding internship/work study programs. The University shall pay a Gables Fellow an hourly rate determined by the University commensurate with the quality of the program and its fellows.

(h) Gables Fellows shall be evaluated at the conclusion of each semester by both the University and the City. If appropriate, each Gables Fellow shall receive an appropriate plaque and letter of recommendation.

7. University of Miami's Coral Gables Lecture Series.

(a) The City and the University agree to establish an annual lecture program to be entitled the UM's Coral Gables Lecture Series featuring members of the faculty of the University and distinguished speakers in lecture and panel presentations ("UM Lectures"). UM Lectures will be given six (6) times year.

(b) The City and the University agree that the UM Lectures may be presented on the UM Campus or off of the UM Campus at venues that are mutually agreed upon by the City and the University.

(c) The City and the University agree that the UM Lectures will be presented free of charge to Coral Gables residents and that the University shall be responsible for all aspects of the content of the UM Lectures including the cost, if any, of speaker fees.

(d) When the UM Lectures are presented at off-campus venues, the City shall cover the costs of the venue and all associated costs including insurance and security. When the programs are presented on-campus, the University shall cover the associated costs, including insurance and security.

8. University Performance and Concert Series.

(a) The City and the University agree to co-host a concert series comprised of four (4) concerts annually featuring student and faculty performers ("UM Concert Series").

(b) The City and the University agree that the UM Concert Series may be presented on the UM Campus or off of the UM Campus at venues that are mutually agreed upon by the City and the University.

(c) The City and the University agree that the UM Concert Series shall be free of charge to Coral Gables residents and that the University shall be responsible for all aspects of the content of the concerts. The University shall make available to the City an appropriate allocation of free tickets for each concert and it shall be the City's sole responsibility to distribute the tickets. Any tickets that are not distributed within three (3) days of an event shall be returned to the University. Each ticket recipient shall provide the City with his or her name, address and e-mail address, if available.

(d) When the concerts are presented at venues off the UM Campus, the City shall cover the costs of the venue and all associated costs including insurance and security. When the programs are presented on-campus, the University shall cover the associated costs, including insurance and security.

(e) The University agrees to be responsible for the cost of talent for concerts presented on campus and off-campus.

(f) In addition to the four (4) concerts referenced above in subparagraph 8(a), the University shall present two (2) cultural programs that

shall feature performances or exhibitions open to Coral Gables residents. The intent of this subparagraph (f) is to provide programming in the cultural arts in addition to musical performances. By way of illustration, dramatic presentations, poetry readings, photography, painting, or sculptural exhibitions are the types of programs that are intended to be presented in accordance with this subparagraph (f). The choice of venue, provision of content, and covering of the costs for these programs shall be the sole responsibility of the University.

9. Ponce de Leon Boulevard Beautification Improvements.

(a) The City and the University agree that the beautification of the Ponce de Leon Boulevard between Red Road and the intersection of Ponce de Leon Boulevard and LeJeune Road is beneficial to the University, the City and its citizens.

(b) The City agrees to design and install beautification improvements for Ponce de Leon Boulevard between Red Road and the intersection of Ponce de Leon Boulevard and LeJeune Road. The City agrees to coordinate the design of the beautification improvements in consultation with the University.

(c) The City agrees that the City will be responsible for the cost of the Ponce de Leon beautification improvements between Granada and the intersection of Ponce de Leon Boulevard and LeJeune Road.

(d) The University agrees to contribute up to \$100,000 to the cost of the Ponce de Leon Boulevard beautification improvements between Red Road and Granada.

(e) The University's financial contribution is payable: (i) upon reasonable advance written notice from the City; and (ii) if and when the City commences construction of the beautification work more particularly described in subparagraph (b) above.

(f) The City shall be solely responsible for maintaining the improvements constructed in accordance with this Paragraph 9.

10. "Meet the Docs" Health Care Program.

(a) The City and the University agree that a regular program addressing health care issues would be of substantial value to the City and its residents ("Meet the Docs").

(b) The University agrees to establish and present a quarterly Meet the Docs program to be held on the UM Campus or off of the UM Campus at venues mutually agreed upon by the City and the University.

(c) When the Meet the Docs programs are presented at off-campus venues, the City shall cover the costs of the venue and all associated costs including insurance and security. When the programs are presented on-campus, the University shall cover the associated costs including insurance and security. The presentation of content at these lectures shall be the sole responsibility of the University.

(d) The City and the University recognize and acknowledge that the intention of this Paragraph is to address in an introductory or lecture fashion a wide range of health care issues of current interest. It is not the intent of the "Meet the Docs" program to provide actual medical care or diagnosis to any individual.

11. Consulting Services.

The University will provide, at its expense, up to eighty (80) hours per year of consulting services to the City in areas such as information technology, procurement, architecture and design and business processes. Specific consulting projects will be by mutual agreement. The University will provide an estimate of non-labor expenses in advance of a project; said expenses will be the responsibility of the City. Unused hours in any calendar year may not be carried over to subsequent years.

12. Hurricane Athletics Ticket Program.

(a) The University and City agree to establish a Hurricane Athletics Ticket program to promote men's and women's team sports to City residents ("Ticket Program"). All tickets referred to in this Paragraph shall be for home games.

(b) The University agrees that Hurricane Athletics will establish a "Buy One, Get Two Free" Ticket Program for one home football game, designated by the University as "Coral Gables Day," during the regular season. The game will be a conference game or a mutually agreed upon non-conference game. Proof of residency will be required at the time of purchase. Tickets will be made available for purchase two weeks prior to the Coral Gables Day game. All available tickets, excluding suites and club seating, will be made available for purchase as part of the "Buy One, Get Two Free" program. Each

ticket recipient shall provide the University with his or her name, mailing address, and e-mail address, if available.

(c) The University also agrees to provide 1,000 general admission tickets free of charge for each of the following programs; men's basketball, women's basketball and men's baseball. A minimum of one-half of the tickets to each program shall be against a conference opponent which are selected by the University during the regular season of men's and women's basketball and men's baseball. Proof of residency will be required at time of pick up. Two tickets will be distributed for free per household until a maximum of 1,000 is reached.

(d) Ticket sales and distribution will be managed by the University of Miami's Athletics Tickets Office located at the Hecht Athletics Center. The distribution of the tickets for the football, men's and women's basketball and men's baseball games will be the sole responsibility of the University.

13. Student Enrollment.

(a) The enrollment of full-time equivalent undergraduate degree-seeking students enrolled in classes on the UM Campus ("Student Enrollment") has historically varied between approximately 9,000 and 11,500. For the purposes of this Agreement, the baseline student enrollment ("Baseline Enrollment") is 10,000 and the number of beds as of the Effective Date of this Agreement is 4,845.

(b) If and when, Student Enrollment reaches 12,000, the University shall submit a report for review and approval by the City ("Enrollment Reporting Threshold") identifying: (i) the number of Student Enrollment; (ii) the number of beds constructed on the UM Campus since the Effective Date; (iii) all traffic mitigation implemented by the University from the Effective Date, and (iv) a proposed plan that addresses any unmitigated traffic impacts caused by an increase in Student Enrollment between 12,000 and 13,000. Each year thereafter, the University shall submit an Enrollment Report thirty (30) days following commencement of the Fall Semester.

(c) The University agrees that if and when Student Enrollment on the UM Campus exceeds 13,000 ("Undergraduate Enrollment Mitigation Threshold") the following provisions shall apply:

(i) The University shall submit an application for an amendment to this Agreement which addresses the net new impacts not previously mitigated caused by the increase in Student Enrollment above the

Undergraduate Enrollment Mitigation Threshold. The Undergraduate Enrollment Threshold shall be subject to a credit as described in Paragraph 13c (ii) below.

(ii) For each new bed of student housing developed by the University on the UM Campus after the Effective Date (as evidenced by a certificate of occupancy), the University shall receive a one-half student-to-one bed on campus credit ("On-Campus Housing Credit") adjustment to its mitigation obligations arising under 13c (i) above. The purpose of the On-Campus Housing Credit is to encourage the University to house its students within the UM Campus. To illustrate the intention of the On-Campus Housing Credit, if the University develops six (6) beds of on-campus student housing after the Effective Date, then the University mitigation obligations shall be calculated based on a net increase of Student Enrollment by three (3). The On-Campus Housing Credit shall be limited solely to the provisions of this Paragraph 13.

(iii) The On-Campus Housing Credits shall only be effective for potential increases in Student Enrollment from 12,000 to 13,000.

14. Uses, Intensity of Use, Public Facilities, Reservations.

(a) Campus Generally. The City agrees that with applicable approvals the UM Campus can be developed with a maximum Gross Floor Area of 6.8 million square feet of university-related uses.

(b) The City agrees that the following uses and activities shall be authorized on the UM Campus subject to the provisions of this Agreement: classrooms; lecture halls; research laboratories, offices, and related research facilities; dormitories; residential; administrative and faculty offices; social, cultural, charitable and community facilities; government uses; camps; recreational and athletic facilities; commencement and graduation ceremonies; outdoor teaching and recreational uses; parking lots and garages; theaters; concert halls, arenas and collaboration and conference centers; museums, galleries and exhibition areas; libraries; religious facilities; private clubs, fraternities and sororities; commercial retail uses, food services, personal services, and entertainment uses intended to principally serve on campus needs; maintenance activities; greenhouses, outdoor eating and seating facilities; amateur radio, satellite earth stations, and telecommunication facilities; emergency phones, lighting and surveillance systems and other public safety facilities and temporary uses.

(c) University Multi-Use Area. In addition to the uses listed in subparagraph 14(b), the following uses are permitted: conference center, office,

lodging, commercial/retail and medical/healthcare uses intended to serve the University's needs and the broader needs of the general public.

(d) The maximum permitted heights of buildings on the UM Campus remain unchanged by this Agreement and are expressly set forth within the UMCAD approvals as amended.

(e) No new public facilities are necessary to service the intensity of use referenced in subparagraph (a) above, except as provided for in Paragraphs 24 and 25 of this Agreement.

(f) No new reservation or dedication of land is necessary for public purposes in connection with the development referenced in subparagraph (a) above.

(g) In light of the express provisions of this Agreement, no new terms, conditions, restrictions, or other requirements are necessary to assure the public health, safety, and welfare of the citizens of Coral Gables.

(h) The City finds that the development permitted by this Agreement is consistent with the comprehensive plan.

15. Comprehensive Plan Amendments.

The City agrees to process the comprehensive plan amendments (text and map) attached hereto as Composite Exhibit "C" by taking final Commission action on the amendments on or before October 29, 2010.

16. Zoning Code Amendments and Change of Zoning District Application.

The City agrees to process the zoning code amendments (text and map), attached hereto as Exhibit "D", and the change in zoning district application attached hereto as Composite Exhibit "E" by taking final Commission action on the proposed amendments and change in zoning district on or before December 31, 2010.

17. Bank United Center.

Notwithstanding any prior City restriction, regulation or approval, the City and the University agree as follows:

(a) Ordinance 2007-16_ is hereby amended to increase the authorized seating capacity of the Bank United Center to a maximum of 9,830 seats, provided however that no additional seats shall be installed until an updated Bank United Center Parking and Traffic Management Program, which includes an updated Event Management and Security Plan which reflects the additional seats, has been submitted to the City and approved by the City Manager or his designee.

(b) Alcoholic beverages may be sold at the Bank United Center:

i) at University Athletic and Academic Programs only in and restricted to the Hurricane 100 facilities and suites. For the purposes of this paragraph, "University Athletic and Academic Programs" means programs, events and extra-curricular activities commonly associated with a college education, including commencement ceremonies, student orientation, student activities, student banquets, instructional lectures, symposia, intercollegiate basketball, volleyball, and other intercollegiate sports, high school sports, practices, coaching clinics, and sports.

ii) at programs and events which are not University athletic and academic programs and events, in public spaces (including the concourse, floor, and event levels, suites and the Hurricane 100 facilities as well as temporary seating in such areas).

The City hereby amends Resolution #2003-7, attached hereto as Exhibit "F" to authorize the sale of alcoholic beverages at the Bank United Center in accordance with this subparagraph, which amendment shall become effective when the University makes the first annual payment pursuant to paragraph 25 (a) of this Agreement, provided however, that alcoholic beverages may not be served until the University has submitted and the City Manager has approved an Event Management and Security Plan.

(c) Upon the build-out of the additional seats described in paragraph (a) above as measured by the issuance of a certificate of completion, the University shall make available free of charge to Coral Gables residents \$20,000 worth of tickets each calendar year for events at the Bank United Center. Where tickets for events do not contain a face value, the University may impute a fair value to such tickets and the City is free to accept or reject such tickets. Rejection of such tickets does not relieve the University of the obligations under the provisions of this paragraph. The selection of the events shall be in the sole discretion of the University. The distribution of the tickets shall be the sole responsibility of the City and the City agrees to establish a program for the public distribution of the tickets. Each Coral Gables resident receiving a free ticket shall

furnish the City with appropriate identification to demonstrate residency together with a mailing address and email address (if available).

18. Miscellaneous Uses and Temporary Occupancies.

The City and the University agree that within the corporate limits of the City:

(a) Unless expressly approved by an amendment to this Agreement, the University's academic programs, academic uses and activities; instructional uses and activities, and student housing facilities (collectively, "University Academic Uses") shall be permitted to be established only within the boundaries of the UM Campus.

(b) Conferences, symposia, institutes and the like sponsored in whole or in part by the University shall be permitted in off-campus commercial establishments with conference facilities, meeting rooms and/or overnight accommodations, located outside of the UM Campus. The activities authorized by this subparagraph shall not exceed fourteen (14) days, unless approved by the City Manager upon a determination that the proposed activity does not constitute a University Academic Use, in the City Manager's discretion.

(c) Nothing in this paragraph shall be construed to prohibit temporary occupancy of a hotels and other overnight accommodations which are located outside the UM Campus by students awaiting dormitory assignments or participating in athletic and/or other special events, on or off campus, provided however, no such occupancy shall not exceed a single semester unless approved by the City Manager or his designee. The University agrees to provide the City with a report with regard to the students in temporary occupancy pursuant to this subparagraph no later than three (3) weeks after the start of each semester.

(d) Notwithstanding the provisions of subparagraph 18(a), occupancies to accommodate the University's Academic Uses shall be permitted on a temporary basis outside of the UM Campus during the repair, renovation, design, planning and construction, rehabilitation or redevelopment of on-campus facilities, provided that: i) the University provides written notice to the City of its establishment of the temporary occupancy including the nature of the use and the location of the facilities where the use is to be established, ii) no temporary occupancy shall be permitted in a single family zoning district except for the use of single family residences for single family purposes, iii) the zoning district in which the temporary occupancy to be established permits the class of use to be established (e.g. no office of any type in a residential zoning district); and iv) the temporary occupancy does not exceed three (3) years, unless an additional term is

requested for good cause shown and approved by administrative order of the City Manager in the discretion of the City Manager.

(e) Nothing in this paragraph shall be construed to prohibit UM students from participating in community-based charitable, clinical and social service projects and programs outside of the UM Campus. To illustrate the intention of this paragraph 18(d), students of the University from time to time provide and participate in providing legal aid assistance, clinical and social work type counseling, charitable, and like missions and services throughout the community including the City. Nothing within this paragraph 18 should be construed to limit or prohibit UM students from participating in these types of activities. Nothing in this Agreement shall be construed to allow the University to establish University Academic Uses outside of the UM Campus.

(f) Nothing within this Agreement should be construed to affect or determine, in any way, the University's right to own or use land or buildings which are located outside of the UM Campus and not expressly addressed herein. Nothing in this Agreement is intended to be, nor shall be construed to be, a waiver, release, compromise, abandonment, or precedent by the City or the University with regard to uses outside of the UM Campus.

19. Internal Road and Access.

Ordinance #2007-16, previously recorded on October 3, 2007 in the public records at OR Book 25968, Pages 4593-4609 UMCAD 2006, and the concurrent Declaration of Covenants and Restrictions are hereby amended to extend the deadline:

(a) for submitting construction plans for the entire Internal Road to:

- i. December 31, 2015, or
- ii. the issuance of a building permit for any 2006 UMCAD amendments located north of Lake Osceola, or
- iii. the issuance of a building permit for UMCAD 2006 Amendment H4, whichever occurs first;

(b) for the completion of the construction of the closure/relocation/consolidation of access drives and the realignment of the existing Miller Road to south of the arboretum to:

- i. December 31, 2015, or
- ii. City approval/acceptance of a certificate of occupancy for 2006 UMCAD Amendment H21, whichever occurs first;

- (c) for the completion of the Internal Road to:
 - i. December 31, 2017, or
 - ii. City approval/acceptance of a certificate of occupancy for 2006 UMCAD Amendment H4, whichever occurs first

20. Mobility Plan.

(a) The University shall submit for and review and approval by the City Manager a Mobility Plan on or before June 1, 2011. The Mobility Plan shall be consistent with the Mobility Element of the City's Comprehensive Plan and shall identify specific programs to promote the use of alternative modes of transportation other than the single occupant automobile including walking, bicycles, intra-campus shuttles, transit, van pools, car pools, parking management strategies and programs designed to reduce external trips and shorten trips lengths wherever possible. The Mobility Plan shall provide for management programs for on-campus parking. The Mobility Plan shall establish measurable targets for various modes of travel and identify sources and means for achieving those targets. The University agrees to implement the approved Mobility Plan as soon as practicable after the approval of the Plan by the City and throughout the term of this Agreement. The University may propose amendments to the Mobility Plan from time to time, subject to review and approval by the City Manager, or his designee.

(b) The University agrees to prepare an annual report on the University's progress with regard to the implementation of the Mobility Plan with specific references to the measurable targets for various modes of travel.

21. Conveyance of Internal Streets and Waterways.

The City recognizes that the UM Campus includes certain waterways and streets which are uniquely internal to the University and which are shown with greater particularity on Exhibits "G" (the "Streets") and "H" (the "Waterways"). As such, these Streets and Waterways are not readily utilized by the City's residents for any significant public purpose, these Streets and Waterways do not further any component of the City's roadway network, and they do not contribute to any public benefit or convenience. The University has historically maintained the subject Streets and Waterways.

(a) The University shall submit all applications and documents required for final action with the appropriate City boards for the vacation of the Streets.

(b) The City agrees to convey title to the internal streets and waterways described in Exhibits "G" and "H", subject to:

i. a perpetual easement of access for law enforcement, fire and life safety, code enforcement and any and all other municipal purposes; and

ii. a perpetual easement in favor of the City for the purposes of owning, maintaining and operating sixty (60) metered parking spaces which are located on and are a part of the internal roads which are more particularly described in Exhibit "I" attached to this Agreement; provided however, at any time after December 31, 2011 during which the amount of annual net revenue generated by the existing meters will be established, the University may relocate the sixty (60) metered parking spaces to other locations on roads within the UM Campus. The relocation of the metered parking spaces shall be subject to a determination by the City Manager, in the City Manager's discretion, that the relocated parking spaces will generate revenue equal to or greater than the revenues generated by the meters at the original location. In the event that the parking meters are relocated, the City and the University agree that if after one (1) year of operations, the annual revenue from the parking meters is less than the annual revenue from the original sixty (60) meters, the University shall install additional parking meters to increase the annual revenue to the revenue generated by the original meters. The location of the additional metered parking spaces shall be subject to a determination by the City Manager, in the City Manager's discretion, that the additionally located parking spaces will generate sufficient revenue to be greater than the revenues generated by the meters at the original location. The City and the University agree that the parking rates to be charged for the metered parking spaces shall be as established by the City Commission from time to time. The perpetual easement for the metered parking spaces may be released at any time if the University and City agree to a buyout of the metered parking spaces for the net present value of the revenue generated by the original meters.

22. Re-Conveyance of Fire Station Property.

The City is the owner of the property legally described on Exhibit "J" to this Agreement, which was acquired from the University for the purpose of constructing a fire station (the "Fire Station Site"). The Fire Station Site is no longer used for fire station purposes.

(a) Within 60 days of the Execution Date of this Agreement, the City shall commence the process to re-convey the Fire Station Site with clean and marketable title free of all liens and encumbrances.

(b) The University shall pay all reasonable and customary closing costs and expenses associated with the Fire Station re-conveyance transaction. The closing shall occur no later than December 31, 2010, unless extended by the mutual agreement of the parties.

(c) The City shall deliver the property at closing free of all City or other personal property that may be located thereon.

(d) Upon the re-conveyance, the parties agree that the Fire Station Site will be included as part of the UM Campus, as defined in this Agreement, and, subject to the terms of this Agreement, and any applicable City regulations, the Fire Station Site may be developed and used by the University in accordance with the applicable regulations.

23. Encroachments.

The City and the University agree to undertake a study of all University improvements on the UM Campus to determine whether any of the University's improvements and or buildings encroach on City property including rights of way. The study shall be prepared by the University and submitted to the City for review and acceptance. The City and the University agree that in the event the study identifies any encroachments, the University shall have the option of removing or not removing any such encroachments, provided that for any encroachment which the University determines not to remove, the City agrees to grant and the University agrees to accept, an easement of use to maintain such existing improvements which encroach on City property including rights of way. The University agrees that it will indemnify, defend and hold the City harmless from and against any and all loss, expense damage and liability resulting from the claims arising out of or resulting from the encroachments as provided for in this Paragraph. The City and the University agree that upon completion of the study and the grant of easements of use, the University shall prepare a sketch of the University Campus updated to reflect all existing easements encroachments, or any encumbrances identified pursuant to this Paragraph. The City and the University agree that the sketch of the University Campus shall be completed on or before the second anniversary of the Effective Date of this Agreement.

24. Use of Name, Logo, Trademark

The parties each agree to seek from the other the prior written approval of all advertising and/or marketing materials whether intended for print or electronic distribution which contains the name, logo, trademark, likeness or other similar identifier when promoting any of the events identified in this Agreement. The approval required by this paragraph for the City and the University shall be given promptly by the designated representative of each party and shall not be unreasonably withheld.

25. Consideration and Mitigation.

The City and the University agree that:

(a) In consideration for the terms and conditions of this agreement, the University shall make annual payments to the City pursuant to the payment schedule attached as Exhibit "K" commencing on December 1, 2010. Provided that the City has satisfied the approval obligations of subparagraphs (i), (ii) and (vii) and the City fails to complete any of the approval obligations set out in this subparagraph on or before December 1, 2010, the first annual payment shall be paid to an agreed upon escrow agent paid by the University to be held in an escrow account for the benefit of the City, which escrow, plus any interest earned, shall be released to the City upon the completion of the last of the following approval obligations:

- i. final action approving the Zoning Code amendments attached as Exhibit "D";
- ii. final action approving the Comprehensive Plan amendments attached as Exhibit "C";
- iii. final action approving the sale of alcohol at the Bank United Center and approval of an increase in the maximum permitted number of seats in accordance with the provision Paragraph 17;
- iv. final action vacating the internal roads in accordance with Exhibit "G" attached hereto, provided however, that in the event that the University fails to submit an application, together with a survey of the roads to be vacated on or before September 15, 2010, the vacation of the roads shall not be an approval obligation;
- v. final action conveying the Fire Station Property to the University in accordance with Exhibit "J";

- vi. final action conveying the internal waterways to the University in accordance with Exhibit "H"; and
- vii. final action granting a development order amending the campus Master Plan to authorize and approve the Health Center as a permitted use within the University Multi-use Area.

In all succeeding years, the annual payments shall be due on December 1 of each year.

(b) The payments in consideration for the conveyance of internal streets and waterways provided for in Paragraph 21 and the re-conveyance of the Fire Property in Paragraph 22 and as mitigation for the uses and intensities of use authorized in Paragraph 14, which payments are in addition to the University's obligations under UMCAD 2006, Ordinance 2007-16. The University agrees that the payments provided for in this Paragraph do not entitle the University to a credit of any kind against the obligations of UMCAD 2006, Ordinance 2007-16 or against conditions of approval for any future modifications, changes or amendments to the Campus Master Plan.

(c) The Campus Master Plan as amended by UMCAD 2006, Ordinance 2007-16 (and by this Agreement) shall remain in full force and effect and shall be deemed for all purposes to be the approved and adopted Campus Master Plan ("Campus Master Plan") if and when the City adopts the University Campus zoning district ("Zoning District Code") in accordance with the draft attached hereto as Exhibit D. Future Regional Traffic Studies shall be conducted pursuant to the methodology developed for the 2007 Regional Traffic Study and Concurrency which is attached hereto as Exhibit "L".

(d) All rights, obligations, conditions of approval and mitigation obligations imposed in connection with the adoption of Ordinance 2007-16 shall remain in full force and effect unless modified by future City action, or performed (or satisfied) by the University.

(e) If and when the City adopts the University Campus District in accordance with the form of the draft attached hereto as Exhibit D, changes and amendments to the Campus Master Plan shall be governed by the UCD Zoning District.

(f) If and when a change or amendment to the Campus Master Plan is approved at the request of the University, the City may impose reasonable conditions of approval to mitigate the net new traffic impacts caused by the change or amendment at the time of issuance of a building permit.

(g) The University agrees to reimburse the City for the reasonable cost of any professional consultants, including planners, economists, engineers, public safety/security experts and attorneys required by the City with regard to any request, application, report or other submission by the University in the

implementation of this Agreement and all actions related thereto, including any amendments to the Campus Master Plan or this Agreement; and in the defense of any challenge by a party other than the University to this Agreement or any City action taken pursuant to this Agreement. The City agrees that it will comply with its procurement code and regulations. Furthermore, the City agrees to require a Favored Nations Clause from such consultants to the effect that prices charged the City shall not exceed the prices charged to other clients for the same or substantially similar and comparable items or services under similar circumstances and conditions. The City agrees to give the University prompt notice that the City has engaged a professional consultant other than an attorney. In addition, the City agrees to require that all consultants provide the City with monthly bills, which the City agrees to review and approve and to promptly forward to the University. The City agrees, prior to authorizing any legal services to be reimbursed pursuant to this subparagraph, to provide the University with a budget for such services for review and approval, which approval shall not be unreasonably withheld. In the event the scope or cost of the required legal services is to be modified, the City agrees to submit a revised budget to the University. The University and the City agree that the provisions of this subparagraph shall not serve to prevent the continued reimbursement of the City's present consultants through and until December 1, 2010.

26. Impact Fees, Special Assessments and Other Municipal Fees.

Nothing in this Agreement shall relieve the University from the obligation to pay any impact fees, special assessments, building permit fees, user fees or other municipal fees, charges or taxes which are generally applicable to any other development, property and/or use in the City. The City expressly recognizes the rights of the University, like any other property owner, to challenge the adoption of a new impact fee or the application of an existing fee to it, or to otherwise seek relief from said fee or assessment in accordance with law. The University acknowledges the right of the City to challenge any tax exemption for improvements in the University Multi-Use Area.

27. Failure of the University to Timely Submit an Application or Information

In the event that any City obligation requires the University to submit an application or information, the failure of the University to timely submit any required application, request or information shall toll the date of the City's performance until [sixty (60) days] after receipt of such application or information.

28. Conflicts and Amendment of Prior Ordinances and Agreements

(a) In the event of conflicts between the terms of this Agreement, a previously imposed condition of development approval, and/or the City's Zoning Code, the provisions of this Agreement shall control.

(b) With respect to the development approvals sought herein, with the adoption of an Ordinance approving this Agreement, the following Ordinances and Resolutions are hereby amended according to the provisions of this Agreement:

- (i) Ordinance No. 2964 through UMCAD approvals Ordinance No. 2007-16;
- (ii) Resolution No. 2003-7; and
- (iii) Ordinance No. 2007-16.
- (iv) Declaration of Covenants recorded on October 3, 2007, at OR Book 25968 Pages 4593-4609.

(c) Nothing in this Agreement shall be construed to abrogate or otherwise affect any existing agreements between the City and the University or to limit in any way the application of any existing regulations of the City to the University unless such agreements or regulations are expressly modified or pre-empted by the provisions of this Agreement.

29. Existing UMCAD Obligations.

Except as expressly set forth in this Agreement, nothing in this Agreement shall abrogate or otherwise eliminate any approval previously granted or any obligation previously imposed on the development and use of the UM Campus under the existing UMCAD zoning, unless expressly provided for in this Agreement or approved after a duly noticed public hearing by the City Commission of the City of Coral Gables pursuant to the provisions of the City's Zoning Code and the requirements of the Florida Statutes.

30. Amendments.

This Agreement may be amended by the mutual consent of the City and University, subject to compliance with the procedural requirements for the initial approval of this Agreement pursuant to the Florida Local Government Development Agreement Act, section 163.3220-163.3243, Fla. Stat. (2009) ("Act") and pursuant to the provisions of Division 19 of the Zoning Code of the City of Coral Gables, or any subsequent laws or ordinances

31. Applicable Laws and Construction.

The laws of the State of Florida shall govern the validity, performance and enforcement of this Agreement. This Agreement has been negotiated by the City and the University, and the Agreement, including, without limitation, the Exhibits, shall not be deemed to have been prepared by the City or the University, but by all equally.

32. Venue and Jurisdiction.

(a) For purposes of any suit, action, or other proceeding arising out of or relating to this Agreement, the Parties hereto do acknowledge, consent, and agree that venue therefore is Miami-Dade County, Florida.

(b) Any civil action or legal proceeding arising out of or relating to this Agreement shall be brought in the 11th Judicial Circuit in and for Miami-Dade County, Florida. Each party irrevocably consents to the personal jurisdiction of such court in any such civil action or legal proceeding and waives any objection to the laying of venue of any such civil action or legal proceeding in such court.

33. Estoppel Certificates.

The University and the City shall at any time and from time to time, upon not less than thirty (30) days prior notice by another party hereto, execute, acknowledge and deliver to the other party, a statement in recordable form certifying that this Agreement has not been modified and is in full force and effect (or if there have been modifications that the said Agreement as modified is in full force and effect and setting forth a notation or a full copy of such modifications), and that to the knowledge of such party, neither it nor any other party is then in default hereof (or if another party is then in default hereof, stating the nature and details of such default), it being intended that any such statement delivered pursuant to this paragraph may be relied upon by any prospective purchaser, mortgagee, successor, assignee of any mortgage or assignee of the respective interest in University Property, if any, of any party to this Agreement.

34. Complete Agreement; Amendments.

(a) This Agreement, and all the terms and provisions contained herein, including without limitation the Exhibits hereto, constitute the full and complete agreement between the Parties hereto to the date hereof with respect to

the matters expressly set forth herein, and supersedes and controls any and all prior agreements, understandings, representations, correspondence and statements, whether written or oral. The rule of contract interpretation known as *expressio unius est exclusio alterius* shall not be applied when interpreting this Agreement to address matters not expressly identified within this Agreement.

(b) Any provision of this Agreement shall be read and applied in *pari materia* with all other provisions hereof.

(c) This Agreement cannot be changed or revised except by written amendment signed by both Parties hereto or otherwise permitted herein.

35. Captions.

The article and section headings and captions of this Agreement and the table of contents preceding this Agreement are for convenience and reference only and in no way define, limit, describe the scope or intent of this Agreement or any part thereof, or in any way affect this Agreement or construe any article, section, subsection, paragraph or provision hereof.

36. Holidays.

It is hereby agreed and declared that whenever a notice or performance under the terms of this Agreement is to be made or given on a Saturday or Sunday or on a legal holiday observed by the City, it shall be postponed to the next following business day.

37. Exhibits.

Each Exhibit referred to and attached to this Agreement is an essential part of this Agreement. The Exhibits and any amendments or revisions thereto, even if not physically attached hereto, shall be treated as if they are part of this Agreement and incorporated herein.

38. Public Purpose.

The University and the City acknowledge and agree that this Agreement satisfies, fulfills and is pursuant to and for a public and municipal purpose and is in the public interest, and is a proper exercise of the City's power and authority.

39. No General Obligation.

In no event shall any obligation of the City under this Agreement be or constitute a general obligation or indebtedness of the City, a pledge of the ad valorem taxing power of the City, the lending of credit, or a general obligation or indebtedness of the City within the meaning of the Constitution of the State of Florida or any other applicable laws.

40. Approvals Not Unreasonably Withheld.

The University and the City represent that it is their respective intent as of the Effective Date and do covenant and agree in the future that all approvals, consents, and reviews will be undertaken and completed as expeditiously as possible, in good faith, and will not be arbitrarily or unreasonably withheld, unless otherwise expressly authorized by the terms of this Agreement. This paragraph relates solely to the legislative, ministerial or administrative approvals or actions of the City and does not relate to any quasi-judicial approval or action.

41. Preservation of Rights.

The University and the City further acknowledge and agree that certain provisions of this Agreement will require the City and/or its boards, departments or agencies, acting in their government capacities, to consider governmental action as set forth herein. The University and the City acknowledge and agree that all such actions undertaken by the City shall be undertaken in strict accordance with established requirements of the general laws of the State of Florida and City ordinances or regulations. Nothing in this Agreement or in the University's and the City's acts or omissions in connection herewith shall be deemed in any manner to waive, limit, impair, or otherwise affect the authority of the City in the discharge of its police or governmental power expressly including the land use and zoning power.

42. Technical Amendments; Survey Corrections.

In the event that due to minor inaccuracies contained herein or any Exhibit attached hereto or any other agreement contemplated hereby, or due to changes resulting from technical matters arising during the term of this Agreement, the University and the City agree that amendments to this Agreement required due to such inaccuracies, unforeseen events or circumstances which do not change the substance of this Agreement may be made and incorporated herein. The City Manager is authorized to approve such technical amendments on behalf of the City, and is authorized to execute any required instruments, to make and

incorporate such amendment to this Agreement or any Exhibit attached hereto or any other agreement contemplated hereby.

43. Notices.

All notices given hereunder shall be made in writing and either (i) deposited in the United States Mail, certified, return receipt requested, with sufficient postage pre-paid thereon to carry them to their addressed destinations, or (ii) delivered by courier or messenger service, and the notices shall be addressed as follows:

For the City:

City Manager
City of Coral Gables
405 Biltmore Way
Coral Gables, Florida 33134

With a copy to:

City Attorney
City of Coral Gables
405 Biltmore Way
Coral Gables, Florida 33134

For the University:

Senior Vice President for Business and
Finance and Chief Financial Officer
Ashe Building Suite 230
1252 Memorial Drive
Coral Gables, Florida 33146

With a copy to:

Vice President, Secretary and General
Counsel
1320 South Dixie Highway, Suite 1250
Coral Gables, Florida 33136

Mailing of written notice by the City of Coral Gables to the University by means of U.S. Postal Service shall constitute prima facie evidence of delivery. Either party may change the person or address for notices by notice in writing to the other party as hereinabove provided.

44. Default and Enforcement.

(a) **Default.** The occurrence of any of the following shall constitute an event of default ("Event of Default") under this Agreement.

(i) University Monetary Obligation. The University's failure to pay any amount due on the date required under this Agreement ("Event of Monetary Default").

(ii) University Non-Monetary Compliance Obligation. The University's failure to comply with a non-monetary obligation pursuant to this Agreement ("Event of Non-Monetary Compliance").

(iii) City Approval Obligation.

a. The City's failure to take final action approving the amendments to the Comprehensive Plan and Zoning Code in substantial compliance with the applications attached as Exhibits "C" and "D", respectively by October 29, 2010 and December 1, 2010.

b. The City's failure to take final action in vacating and conveying real property in substantial compliance with Exhibits "G" by December 31, 2010.

c. The City's imposition of any material condition to an approval, conveyance or similar action that materially frustrates the ability to use and develop the University Campus in accordance with the uses and intensities described in paragraph 14 above.

d. The City's failure to take final action granting a development order of approval for the development of the Health Center within the Multi-Use Area on or before December 1, 2010.

(iv) City Compliance Obligation. The City's failure to comply with an obligation under this Agreement that does not involve a City Approval Obligation.

(b) **Notice.** Written Notice of Default shall be given in the manner provided for in paragraph 43 of this Agreement.

(c) **Event of Monetary Default.** If and when the City Manager or his designee determines pursuant to the terms of this Agreement that an Event of Monetary Default has occurred, the City Manager or his designee shall provide the University with written notice of the Event of Monetary Default, the University shall have fifteen (15) days after receipt of the written notice to cure such default. The University may cure the Event of Monetary Default by making full payment within fifteen days of the amount due and owing plus interest in the amount of 1 ½ percent per month (not to exceed the maximum allowed by law) of the past due amount from the date due until the date paid. If at the time the University makes such payment, the University takes the position that the City is in default as to an obligation(s) of this Agreement and the City disagrees, the University agrees to make the disputed payment, but may do so under protest, reserving all of its right to seek administrative or judicial relief with regard to the City's compliance with the obligations at issue. The payment under protest shall constitute a cure of the Event of Monetary Default. The payment under protest shall not serve to waive, abandon, compromise, or create an estoppel with respect to the merits of the potential dispute.

(d) **Acceleration.** If the University fails to cure an Event of Monetary Default within fifteen (15) days after the University receives written notice from the City, the City may, at its sole discretion, give Notice to the University in accordance with the provisions of paragraph 43 and all future payments under this Agreement shall thereby be accelerated and shall become immediately due and owing, together with interest thereon at the rate set forth in subparagraph (c) above.

(e) **Event of Default by City.** In the Event of Default by the City with regard to an approval obligation, the University shall give the City written notice of default. The City shall have fifteen (15) days after receipt of written notice of default, together with the required period of notice for City action on the required approval, to cure said Event of Default. If the City fails to cure the Event of Default, then the University's obligation to pay the mitigation provided for in this Agreement shall be suspended until the default is cured then the mitigation shall become due and owing.

(f) **Event of Non-Monetary Default by University.** In the Event of Default by the University with respect to its non-monetary obligations, the City shall give the University written notice of the Event of Default. The University shall have fifteen (15) days after receipt of written notice to cure the Event of Default. If the University is unable to cure the Event of Default within fifteen (15) days, the University shall submit a plan and a timeline for implementing the cure ("Cure Plan"). If the Cure Plan and timeline are

acceptable to the City, the University shall implement the Cure Plan according to its terms in a timely fashion.

(g) **Enforcement.** Either party may file an action for declaratory or injunctive relief in the Circuit Court of Miami-Dade County to enforce the terms of this Agreement. The parties acknowledge that any failure to comply with the non-monetary obligations of this Agreement may result in irreparable injury, not compensable by monetary damages, and accordingly, each party hereby consents to the entry of injunctive relief against it in the event of such failure; the enforcement provisions of this sub paragraph shall be in addition to any other remedies available at law or equity or both. In the event the City or the University is required to seek enforcement of the provisions of this Agreement, the prevailing party shall be entitled to recover from the other party all costs of such action, including reasonable attorney's fees.

45. Audited Financial Statements.

The University shall make available to the City for inspection a copy of its most recent audited financial statements within thirty (30) days after a written request from the City.

46. Recording of Agreement and Submission to the Department of Community Affairs.

The City shall, within fourteen (14) days of the approval of this Agreement, record the Agreement with the Clerk of the Court of Miami-Dade County. Within fourteen (14) days after the Agreement is recorded, the City shall submit the Agreement to the Department of Community Affairs.

47. Successors in Interest.

The obligations and benefits of this Agreement shall inure to all successors in interests to the parties to this Agreement.

48. Effective Date.

This Agreement shall become effective: (i) when it is signed by the authorized agent of each party; and (ii) it is approved by the City in accordance with applicable law.

49. Annual Review.

The University shall submit an annual report documenting the University's compliance with the requirements of this Agreement at least thirty (30) days prior to the anniversary of the Effective Date of the Agreement. The City Manager or his designee shall review the annual report submitted by the University and prepare a written report which shall be presented to the City Commission at a duly noticed public meeting for review and approval. After the annual review is approved by the Commission, the report shall be submitted to the Department of Community Affairs.

50. Force Majeure.

In the event that either party hereto is prevented from fully and timely performing any of its obligations hereunder due to acts of God, strikes and/or lock-outs, other industrial disturbances, acts of the public enemy, laws, rules and regulations of governmental authorities, wars or warlike action (whether actual, impending or expected, and whether de jure or de facto), arrest or other restraint of government (civil or military), blockades, insurrections, acts of terrorists or vandals, riots, epidemics, landslides, sinkholes, lightning, hurricanes, storms, floods, washouts, fire or other casualty, condemnation, earthquake, civil commotion, explosion, breakage or accident to equipment or machinery, any interruption of utilities, confiscation or seizure by any government or public authority, nuclear reaction or radiation, radioactive contamination, accident, repairs or other matter or condition beyond the reasonable control of either party (collectively called "Force Majeure", financial inability to perform hereby expressly excluded) such party shall be relieved of the duty to perform such obligation until such time as the Force Majeure has been alleviated; provided that the party relying upon the provisions of this paragraph shall give the other party written notice of such reliance and upon the removal of the Force Majeure, the obligation prevented from being fulfilled will be automatically reinstated without the necessity of any notice whatsoever.

51. No Third Party Beneficiaries.

Nothing in this Agreement, whether express or implied, is intended to confer any rights or remedies under or by reason of this Agreement on any persons other than the parties hereto and their respective administrators, executors, other legal representatives, heirs, successors and permitted assigns. Nothing in this Agreement is intended to relieve or discharge the obligation or liability of any third persons to any party to this Agreement, nor shall any provision give any third person's legal standing or any right of subrogation or action over or against any party to this Agreement.

52. Relationship of the Parties.

The parties hereto acknowledge that they are separate and independent entities and nothing contained herein shall be deemed to create a joint venture, association, partnership, agency or employment relationship between the two. Neither party shall have the power to act in the name of, on behalf of, or incur obligations binding upon the other party. Neither party shall acquire an interest in the business or operations of the other by virtue of this Agreement. Furthermore, neither party endorses or warrants the activities of the other or their business, business practices, projects, products, services or other activities.

53. Time is of the Essence.

Time is of the essence for each and every provision of this Agreement.

54. Further Assurances.

The parties agree to execute and deliver from time to time such documents, and to perform all actions which may be necessary to effectively and completely carry out the intended effect of this Agreement including but not limited to defending the Agreement from legal or administrative challenge. On this point, the University agrees to cooperate with and fund the costs of defending any challenge to this Agreement by any third parties, including reasonable attorney's fees and costs incurred by the City for independent outside counsel if necessary.

55. Construction.

The language used in this Agreement will be deemed to be the language chosen by all of the parties to express their mutual intent, and no rule of strict construction shall be applied against any party. Any reference to any federal, state, local, or foreign statute or law shall be deemed also to refer to all rules and regulations promulgated thereunder, unless the context requires otherwise.

56. Approvals.

(a) The failure of this Agreement to address a particular permit, condition, term, or restriction shall not relieve the University of the necessity of complying with the law governing said permitting requirements, conditions, terms, or restrictions.

(b) It is anticipated that local development permits and approvals will be necessary: (i) Development Review Committee for the alignment, re-alignment, or replat of properties or rights-of-ways; (ii) Board of Architects as required by the Zoning Code; (iii) Planning and Zoning Board as required by the Zoning Code; (iv) City Commission as required by the Zoning Code.

(c) In addition, it is anticipated that additional local permits will be necessary during the term of this Agreement as are normal and customary for land development, including building permits, wastewater collection system permits, roadway improvement permits, tree removal permits, water distribution permits, and surface water management permits.

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IN WITNESS THEREOF, the Parties hereto have caused the execution of this Agreement by their duly authorized officials as of the day and year first written above.

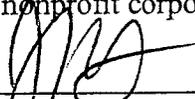
Signed, sealed and delivered in the presence of:

Witness



Print Name: Alan Krosseth

UNIVERSITY OF MIAMI,
a Florida nonprofit corporation

By: 

Its: SR VP OF BUSINESS & FINANCE

Witness



Print Name: CHARLES L. SIMON

CITY OF CORAL GABLES, FLORIDA

By: Patrick Salerno

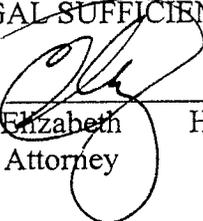
Its: City Manager

Approved by the City Commission on
9/28, 2010, with the adoption of
Ordinance No. 2010-31.

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY

ATTEST


City Clerk

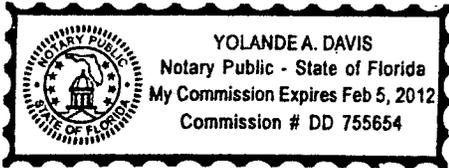
BY: 
Elizabeth Hernandez, City
Attorney

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 28th day of September, 2010, by Joseph Navoli, the Se. Vice President of the University of Miami, a Florida nonprofit corporation, who is personally known to me, or who has produced Driver license as identification who did/ not take an oath.

Notary Seal



Yolande A. Davis

Notary Public, State of Florida
Print Name: Yolande A. Davis

Date: September 28, 2010

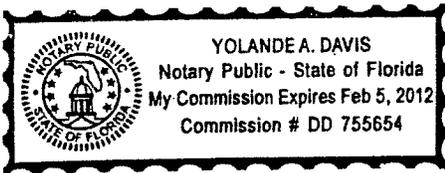
My Commission Expires: Feb. 5, 2012

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 28th day of September, 2010, by Patrick Salerno, the City Manager of the City of Coral Gables, who is personally known to me, or who has produced as identification who did/ not take an oath.

Notary Seal



Yolande A. Davis

Notary Public, State of Florida
Print Name: YOLANDE A. DAVIS

Date: September 28, 2010

My Commission Expires: Feb. 5, 2012

EXHIBITS

- Exhibit A: Legal Description of the UM Campus
- Exhibit B: Ordinance No. 2007-16 and accompanying (2006 UMCAD); and concurrent Declaration of Restrictive Covenants
- Exhibit C: Proposed Comprehensive Plan Amendments
- Exhibit D: Proposed University Campus Zoning District (UCD)
- Exhibit E: Properties Proposed to be Rezoned to University of Miami Campus District (UCD)
- Exhibit F: Resolution #2003-7, as modified
- Exhibit G: Streets to be Vacated
- Exhibit H: Waterways to be Deeded
- Exhibit I: Parking Meter Map
- Exhibit J: Fire Station Site
- Exhibit K: Payment Schedule
- Exhibit L: 2007 Regional Traffic Study and Concurrency

STATE OF FLORIDA, COUNTY OF DADE
 I HEREBY CERTIFY that this is a true copy of the
 original filed in this office on Sept. 26 day of 2010
 A.D. 20
 WITNESSED by hand and Official Seal.
 HARVEY RUVIN, CLERK, of Circuit and County Courts
 By [Signature] D.C.



CITY OF CORAL GABLES, FLORIDA

ORDINANCE NO. 2010-31

AN ORDINANCE OF THE CITY COMMISSION OF CORAL GABLES GRANTING APPROVAL OF A DEVELOPMENT ORDER FOR THE UNIVERSITY OF MIAMI PURSUANT TO ZONING CODE ARTICLE 3, DIVISION 19, ENTITLED "DEVELOPMENT AGREEMENTS", FOR THE UNIVERSITY OF MIAMI, CITY OF CORAL GABLES CAMPUS, FOR THE AREA BOUNDED BY PONCE DE LEON BOULEVARD, RED ROAD (SW 57TH AVENUE), MATARO AVENUE, SAN AMARO DRIVE, CAMPO SANO DRIVE, PISANO AVENUE AND CARILLO STREET, CORAL GABLES, FLORIDA; PROVIDING FOR INCORPORATION OF ORDINANCE NO. 2964 THROUGH UMCAD APPROVALS UP AND INCLUDING ORDINANCE 2007-16 AND AMENDING SAME AS REFLECTED IN THE PROPOSED DEVELOPMENT AGREEMENT INCLUDING BUT NOT LIMITED TO AN INCREASE IN SEATING AT THE BANK UNITED CENTER, AN AMENDMENT TO RESOLUTION NO. 2003-7 TO ALLOW FOR THE SALE OF ALCOHOLIC BEVERAGES, AN AMENDMENT TO CERTAIN PROVISIONS OF ORDINANCE NO. 2007-16 WITH RESPECT TO THE TIMING OF CERTAIN OBLIGATIONS AND MODIFICATIONS OF DECLARATION OF COVENANTS RECORDED ON OCTOBER 3, 2007, AT OR BOOK 25968, PAGES 4593-4609; AND PROVIDING FOR SEVERABILITY, REPEALER, CODIFICATION, AND AN EFFECTIVE DATE.

WHEREAS, the City of Coral Gables, pursuant to Florida Statutes and the City of Coral Gables Zoning Code, has designated the Planning and Zoning Board as the Local Planning Agency; and

WHEREAS Pursuant to Chapter 163, Florida Statutes, local governments may enter into development agreements to encourage a stronger commitment to comprehensive and capital facilities planning, ensure the provision of adequate public facilities for development, encourage the efficient use of resources, and reduce the economic cost of development, and

WHEREAS, the University of Miami and the City of Coral Gables desire to proceed forward with a Development Order pursuant to Florida Statutes, Chapter 163 and City of Coral Gables Zoning Code Article 3, Division 19, entitled "Development Agreements", to manage future growth of the University for Coral Gables Campus, for the area generally bounded by Ponce de Leon Boulevard, Red Road (SW 57th Avenue), Mataro Avenue, San Amaro Drive, Campo Sano Drive, Pisano Avenue and Carillo Street (legal description on file); and

WHEREAS, a copy of the Development Agreement is attached hereto as Exhibit "A" to this Ordinance; and

WHEREAS, to promote public outreach and participation in the public hearing

process, the City has provided the following notice: 1) required advertising per State Statues; 2) courtesy notification mailing of all property owners of record within one-thousand-five-hundred (1,500) feet of the property, which is in excess of the identified one-thousand (1,000) feet courtesy notice provided for in the City' Zoning Code; 3) posting of the property with abundant signage identifying the public hearing opportunity; 4) City web page posting of the public hearing agendas; and 5) electronic mailing to interested parties; and

WHEREAS, to provide ample and effective opportunities for public participation in the City of Coral Gables governance and decision making process pursuant to the City's administrative procedures and Comprehensive Plan Goals, Objectives and Policies of the "Governance Element", the City requires the applicant to conduct a neighborhood meeting or meetings in advance of public hearings to disseminate information of the application and allow neighborhood and interested party input; and

WHEREAS, the applicant, the University of Miami has provided courtesy notification mailing to all property owners of record within one thousand (1,500) feet of the property and conducted a neighborhood meeting on August 4, 2010 to disseminate information of the application and allow neighborhood and interested party input; and

WHEREAS, the application and all supporting documentation including but not limited to the legal description, ordinances, mapping, legal advertising, notices, public comments, etc. is available for inspection and review at the City of Coral Gables Planning Department and City Clerk's office; and

WHEREAS, in advance of public hearing consideration, the City's staff analysis and recommendation is are available for inspection at City of Coral Gables Planning Department and City Clerk's office and available on the City's Web page at www.coralgables.com for easy retrieval; and

WHEREAS, a public hearing was held before the Local Planning Agency (Planning and Zoning Board) of the City of Coral Gables on August 11, 2010, at which hearing all interested persons were afforded the opportunity to be heard; and

WHEREAS, at a public hearing held on August 11, 2010, the Local Planning Agency (Planning and Zoning Board) recommended approval (6-0 vote) of the proposed Development Agreement; and

WHEREAS, the City Commission held a public hearing on September 14, 2010, at which hearing all interested persons were afforded an opportunity to be heard and this request was approved on First Reading (vote: 5-0);

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE CITY OF CORAL GABLES:

SECTION 1. The foregoing "WHEREAS" clauses are hereby ratified and confirmed as being true and correct and hereby made a specific part of this Ordinance upon adoption hereof.

SECTION 2. That the City Commission does hereby approve and grant a Development Order approving the Development Agreement between the University of Miami and the City of Coral Gables pursuant to Florida Statutes Chapter 163 and City of Coral Gables Zoning Code Article 3, Division 19, entitled "Development Agreements", for the University of Miami, City of Coral Gables Campus, for the area bounded by Ponce de Leon Boulevard, Red Road (SW 57th Avenue), Mataro Avenue, San Amaro Drive, Campo Sano Drive, Pisano Avenue and Carillo Street (legal description on file),

SECTION 3. All rights, actions, proceedings and Contracts of the City, including the City Commissioners, the City Manager, or any of its departments, boards or officers undertaken pursuant to the existing code provisions, shall be enforced, continued, or completed, in all respects, as though begun or executed hereunder.

SECTION 4. All ordinances or parts of ordinances that are inconsistent or in conflict with the provisions of this Ordinance are repealed.

SECTION 5. If any section, part of section, paragraph, clause, phrase or word of this Ordinance is declared invalid, the remaining provisions of this Ordinance shall not be affected.

SECTION 6. It is the intention of the City Commission that the provisions of this Ordinance shall become and be made a part of the Code of the City of Coral Gables, Florida, as amended, which provisions may be renumbered or re-lettered and that the word ordinance be changed to "section", "article", or other appropriate word to accomplish such intention.

SECTION 7. That this Ordinance shall become effective thirty (30) days after the Department of Community Affairs receives the Development Agreement, which is October 29, 2010.

PASSED AND ADOPTED THIS TWENTY-EIGHTH DAY OF SEPTEMBER, A.D.,
2010.

(Moved: Anderson / Seconded: Kerdyk)
(Yeas: Cabrera, Kerdyk, Withers, Anderson, Slesnick)
(Unanimous: 5-0 Vote)
(Agenda Item: E-6)

APPROVED:


DONALD D. SLESNICK II
MAYOR

ATTEST:


WALTER I. FOEMAN
CITY CLERK

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:


ELIZABETH M. HERNANDEZ
CITY ATTORNEY

CITY OF CORAL GABLES, FLORIDA

ORDINANCE NO. 2007-16

AN ORDINANCE OF THE CITY COMMISSION APPROVING TWENTY-TWO (22) SEPARATE AMENDMENTS TO THE UNIVERSITY OF MIAMI CAMPUS AREA DEVELOPMENT (UMCAD) MASTER PLAN PURSUANT TO SECTION 4-202 OF THE ZONING CODE; INCLUDING CONDITIONS OF APPROVAL; PROVIDING A REPEALER PROVISION, A SAVINGS CLAUSE AND SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE. THE PROPOSED AMENDMENTS ARE INCLUDED IN THE UNIVERSITY'S 2006 ANNUAL REPORT AND ARE LOCATED THROUGHOUT THE CAMPUS, AND INCLUDE THE FOLLOWING:

- H1. RETAIN THE JERRY HERMAN THEATRE COMPLEX.
- H2. RENOVATION AND EXPANSION OF THE NORMAN A. WHITTEN UNIVERSITY CENTER, DEMOLITION OF CHARLES A. GAUTHIER HALL "RATHSKELLER", AND A NEW STUDENT ACTIVITY CENTER.
- H3. COMBINED OTTO G. RICHTER LIBRARY AND LAW SCHOOL ADDITION AND DECREASE IN COMBINED TOTAL BUILDING AREA.
- H4. MODIFICATION OF ASHE ENROLLMENT ADDITION, AND INCREASE OF BUILDING AREA AND RENAMING OF THE PROJECT INTERACTIVE SCIENCE CENTER AND ENGINEERING RESEARCH PHASE II.
- H5. BOTANY GREENHOUSE RELOCATION AND CHANGE TO NON FAR AND NEW SURFACE PARKING.
- H6. ART BUILDING 1 PARTIAL RESTORATION/REPLICATION.
- H7. DEMOLITION AND REPLACEMENT OF WHITTEN LEARNING CENTER.
- H8. INCREASED BUILDING AREA OF MIGUEL B. FERNANDEZ FAMILY ENTREPRENEURSHIP BUILDING AT THE SCHOOL OF BUSINESS ADMINISTRATION, RESIDENTIAL AND ACADEMIC SITE PHASE I; MIGUEL B. FERNANDEZ FAMILY ENTREPRENEURSHIP BUILDING AT THE SCHOOL OF BUSINESS ADMINISTRATION, RESIDENTIAL AND ACADEMIC SITE PHASE II; AND DEMOLITION OF BEHAVIORAL MEDICINE RESEARCH INSTITUTE.
- H9. LOWE ART MUSEUM ADDITION SITE.
- H10. LAKEVIEW STUDENT HOUSING I AND II SITES.
- H11. PAVIA PARKING GARAGE ADDITION; MERRICK PARKING GARAGE SITE; AND RELOCATION OF PORTION OF NORTH SOUTH CENTER DEVELOPMENT ZONE PROJECT; AND DEMOLITION OF THE WRITING CENTER.
- H12. THEATER SITE CHANGE AND INCREASE IN BUILDING AREA.
- H13. ART & ARCHITECTURE COLLEGE ACADEMICS FACILITY; AND ART AND ARCHITECTURE RESIDENTIAL COLLEGE; AND CONVOCATION/STUDENT PARKING GARAGE NEW SITES; AND MUSEUM AND UNIVERSITY HALL SITE CHANGES AND DECREASES IN BUILDING AREA.
- H14. BANK UNITED CONVOCATION CENTER PARKING GARAGE SITE RELOCATION; AND BASKETBALL PRACTICE FACILITY.
- H15. SERPENTINE PARKING LOT INTERIM EXPANSION; AND DICKINSON DRIVE REALIGNMENT.
- H16. DICKINSON STUDENT HOUSING SITE AND DICKINSON RESIDENTIAL PARKING GARAGE SITE.

- H17. WELLNESS CENTER ADDITION SITE.
- H18. HECHT CENTER ADDITION SITE AND DEMOLITION OF KEARNS SPORTS HALL OF FAME; AND EXPANSION OF COBB TRACK AND FIELD FACILITY.
- H19. ALEX RODRIGUEZ PARK AT MARK LIGHT FIELD REDUCED FROM ADOPTED MASTER PLAN; AND DEMOLITION OF BASEBALL MEDIA BUILDING.
- H20. ROBERT AND JUDI PROKOP NEWMAN ALUMNI CENTER SITE; BRESCIA SURFACE PARKING LOT; AND DEMOLITION OF DANCE STUDIO/THEATER ARTS BUILDING, THE ALUMNI HOUSE, AND THE MARION AND ED LAU FOUNDER'S CLUB BUILDING.
- H21. CENTER FOR MUSIC LEARNING AND LEADERSHIP AT THE FROST SCHOOL OF MUSIC; NEW ACADEMIC FACILITY REPLACEMENT; AND DEMOLITION OF ARNOLD VOLPE MUSIC BUILDING, BERTHA FOSTER MEMORIAL MUSIC BUILDING AND REHEARSAL CENTER; AND DELETION OF STUDENT SERVICES FACILITY FROM THE ADOPTED LOCATION.
- H22. INTERACTIVE SCIENCE CENTER AND COLLEGE OF ENGINEERING RESEARCH PHASE I MODIFICATION OF FOOTPRINT AND INCREASE OF BUILDING AREA.

WHEREAS, Article IX of the previous "Zoning Code" entitled "Planned Area Development," was amended by Ordinance No. 2828 on March 7, 1989 by adding provisions pertaining to the "University of Miami Campus Area Development" (UMCAD), to regulate the development of the University of Miami; and

WHEREAS, the University of Miami Master Plan was approved by Ordinance No. 2964 on December 10, 1991, pursuant to the requirements of the "Zoning Code" (UMCAD); and

WHEREAS, Section 4-202 of the current "Zoning Code" (UMCAD) requires that an Annual Report be submitted by the University to update and document any proposed changes to its Master Plan, and pursuant to this requirement the 2006 Annual Report of the University of Miami Campus Master Plan has been submitted by the University to the City of Coral Gables; and

WHEREAS, the University of Miami has submitted within the 2006 Annual Report the UMCAD 2006 Amendment application to the City of Coral Gables proposing the following twenty-two (22) amendments to the approved UMCAD Master Plan being considered by this ordinance:

- H1. Retain the Jerry Herman Theatre Complex.
- H2. Renovation and Expansion of the Norman A. Whitten University Center, Demolition of Charles A. Gauthier Hall "Rathskeller", and a new Student Activity Center.
- H3. Combined Otto G. Richter Library and Law School Addition and Decrease in Combined Total Building Area.
- H4. Modification of Ashe Enrollment Addition, and Increase of Building Area and renaming of the project Interactive Science Center and Engineering Research Phase II.
- H5. Botany Greenhouse Relocation and Change to Non FAR and New Surface Parking.
- H6. Art Building 1 Partial Restoration/Replication.
- H7. Demolition and Replacement of Whitten Learning Center.

- H8. Increased Building Area of Miguel B. Fernandez Family Entrepreneurship Building at the School of Business Administration, Residential and Academic Site Phase I; Miguel B. Fernandez Family Entrepreneurship Building at the School of Business Administration, Residential and Academic Site Phase II; and Demolition of Behavioral Medicine Research Institute.
- H9. Lowe Art Museum Addition Site.
- H10. Lakeview Student Housing I and II Sites.
- H11. Pavia Parking Garage Addition; Merrick Parking Garage Site; and Relocation of Portion of North South Center Development Zone Project; and Demolition of the Writing Center.
- H12. Theater Site Change and Increase in Building Area.
- H13. Art & Architecture College Academics Facility; and Art and Architecture Residential College; and Convocation/Student Parking Garage New Sites; and Museum and University Hall Site Changes and Decreases in Building Area.
- H14. Bank United Convocation Center Parking Garage Site Relocation; and Basketball Practice Facility.
- H15. Serpentine Parking Lot Interim Expansion; and Dickinson Drive Realignment.
- H16. Dickinson Student Housing Site and Dickinson Residential Parking Garage Site.
- H17. Wellness Center Addition Site.
- H18. Hecht Center Addition Site and Demolition of Kearns Sports Hall of Fame; and Expansion of Cobb Track and Field Facility.
- H19. Alex Rodriguez Park At Mark Light Field Reduced from Adopted Master Plan; and Demolition of Baseball Media Building.
- H20. Robert and Judi Prokop Newman Alumni Center Site; Brescia Surface Parking Lot; and Demolition of Dance Studio/Theater Arts Building, the Alumni House, and the Marion and Ed Lau Founder's Club Building.
- H21. Center for Music Learning and Leadership at the Frost School of Music; New Academic Facility Replacement; and Demolition of Arnold Volpe Music Building, Bertha Foster Memorial Music Building and Rehearsal Center; and Deletion of Student Services Facility from the adopted location.
- H22. Interactive Science Center and College of Engineering Research Phase I modification of footprint and increase of Building Area.

WHEREAS, the University has proffered various improvements and agreed to conditions to mitigate the potential impact of the proposed amendments to the approved UMCAD Master Plan, and the University has agreed to conditions of approval as outlined and provided herein; and

WHEREAS, after notice duly published, a public hearing was held before the Planning and Zoning Board on January 10, 2007, at which hearing all interested persons were afforded the opportunity to be heard, and the Board recommended that the proposed UMCAD 2006 Amendments, which included twenty-five (25) amendments (on file in the Planning Department, date stamped January 2, 2007) be denied (Vote: 7-0); and

WHEREAS, the University revised the UMCAD 2006 Amendment application following the public hearing before the Planning and Zoning Board by reducing the number of amendments from the originally proposed twenty-five (25) amendments to the current twenty-two (22) amendments as identified and described herein; and

WHEREAS, the University as a part of the revision to the UMCAD 2006 Amendment application following the public hearing before the Planning and Zoning Board withdrew the following amendments:

- Construction of a New School of Music West Parking Garage.
- Relocation of the School of Education; Demolition of Mary B. Merritt Panhellenic Building; and Construction of New East Parking Garage.
- Reduction of campus setbacks along Ponce de Leon Boulevard.
- Amendments to UMCAD Master Plan Design Manual.; and

WHEREAS, the City Commission after due consideration at its regular meeting of February 27, 2007 approved the proposed UMCAD 2006 Amendment revised application with conditions on first reading (vote: 5-0) as provided herein;

NOW, THEREFORE, BE IT ORDAINED BY THE COMMISSION OF THE CITY OF CORAL GABLES:

SECTION 1. The foregoing “WHEREAS” clauses are hereby ratified and confirmed as being true and correct and hereby made a specific part of this Ordinance upon adoption hereof.

SECTION 2. The Planning Department presented the below listed “Findings of Facts” to the City Commission on February 27, 2007 for each “H” Amendment of the UMCAD 2006 Application. The City Commission after securing public input and testimony and completing discussion and deliberation provided the following “Findings of Facts” of each “H” Amendment of the UMCAD 2006 Application (refer to the Recommended Conditions of approval on pages 26 – 43 of this Ordinance for each “H” Amendment):

H1. Modification of Previously Approved Demolition of Jerry Herman Theater

Description: The approved UMCAD provided for the demolition of the Jerry Herman Theater. The applicant requests that the Theater be retained which previously was requested to be demolished.

Discussion: While the theater is an existing condition and on its face poses no apparent threat to the City and its neighborhoods, the location and access of the theater are in close proximity to San Amaro and adjacent single family residential neighborhoods. City Staff is concerned that the impacts of future use of the theater primarily in the context of other planned improvements in the immediate vicinity of the theater on San Amaro and the adjacent residential neighborhood are not addressed in the 2006 UMCAD amendment application submission.

Findings: The 2006 UMCAD application submission demonstrates that:

1. The proposed retention of the Jerry Herman Theater is consistent with the UMCAD regulations.
2. The proposed retention of the Jerry Herman Theater is compliant with the provisions of the City’s Zoning Code in terms of use density, size, area, bulk and use, and the improvements are in the public interest, provided that parking and vehicular access to

- the theater do not adversely affect the function of San Amaro Drive.
3. The proposed retention of the Jerry Herman Theater satisfies the requirements and standards of the UMCAD regulations.
 4. The retention of the Jerry Herman Theater does not increase demand for public services and provides for and protect designated common open areas, and further the amenities of light and air, recreation and visual enjoyment.
 5. The proposed retention of the Jerry Herman Theater is compatible with adjacent properties and neighborhoods outside of the UM Campus, provided that parking and vehicular access to the theater do not adversely affect the function of San Amaro Drive.
 6. The proposed retention of the Jerry Herman Theater is desirable in terms of the public interest and the physical development of the City.
 7. The proposed retention of the Jerry Herman Theater is consistent with the goals and objectives and Future Land Use Maps of the City of Coral Gables Comprehensive Land Use Plan.

Recommendation: Proposed 2006 UMCAD Amendment H1 is recommended for approval with no conditions.

H2. Renovation and Expansion of the Norman A. Whitten University Center, Demolition of Charles A. Gauthier Hall "Rathskeller", and new Student Activity Center.

Description: Renovation and expansion of the Norman A. Whitten University Center (+31,000 SF), demolition of the Rathskeller, and construction of a new Student Activity Center (+108,000 SF).

Discussion: These improvements as indicated by the applicant are intended to improve the quality of student activity facilities on campus and to provide for additional "student demand for on campus facilities as a result of planned development of additional on campus student housing. While the improvements do not pose any apparent impact on the City and its neighborhoods, it is not apparent what parking or vehicle access, if any, would be associated with these improvements

- Findings: The 2006 UMCAD application submission demonstrates that:
1. The proposed student activity facilities are consistent with the UMCAD regulations, provided that any parking and vehicular access associated with the use of the facilities do not adversely affect the function of San Amaro Drive or the integrity of San Amaro as a residential address.
 2. The proposed student activity facilities are compliant with the provisions of the City's Zoning Code in terms of use density, size, area, bulk and use, and the improvements are in the public interest, provided that any parking and vehicular access associated with the use of the facilities do not adversely affect the function of San Amaro Drive or the integrity of San Amaro as a residential address.
 3. The proposed student activity facilities satisfy the requirements and standards of the UMCAD regulations, provided that any parking and vehicular access associated with the use of the facilities do not adversely affect the function of San Amaro Drive or the integrity of San Amaro as a residential address.

4. The proposed student activity facilities do not increase demand for public services and provides for and protect designated common open areas, and further the amenities of light and air, recreation and visual enjoyment, provided that any parking and vehicular access associated with the use of the facilities do not adversely affect the function of San Amaro Drive or the integrity of San Amaro Drive as a residential address.
5. The proposed student activity facilities are compatible with adjacent properties and neighborhoods outside of the UM Campus, provided that any parking and vehicular access associated with the use of the facilities do not adversely affect the function of San Amaro Drive or the integrity of San Amaro Drive as a residential address.
6. The proposed student activity facilities are desirable in terms of the public interest and the physical development of the City, provided that any parking and vehicular access associated with the use of the facilities do not adversely affect the function of San Amaro Drive or the integrity of San Amaro as a residential address.
7. The proposed student activity facilities are consistent with the goals and objectives and Future Land Use Maps of the City of Coral Gables Comprehensive Land Use Plan, provided that any parking and vehicular access associated with the use of the facilities do not adversely affect the function of San Amaro Drive or the integrity of San Amaro as a residential address.

Recommendation: Proposed 2006 UMCAD Amendment H2 is recommended for approval, subject to conditions.

H3. Combined Otto G. Richter Library and Law School Addition and Decrease in Combined Total Building Area.

Description: Combine Otto G. Richter Library and Law School addition into one project and decrease combined total building area (-35,000 SF).

Discussion: On its face, the combination of the Otto G. Richter Library and the Law School addition into a single project involving a reduction in the total square footage of the facilities makes sense. Nevertheless, the character and location of the project raise questions as to the trip generation characteristics of these facilities, *e.g.* law students rarely live on campus and are typically involved in off-campus activities. The traffic study which was a part of the 2006 UMCAD Amendment application submission materials does not address the trip generation, vehicular access or parking of these facilities which is of concern because of the proximity and accessibility of the proposed facilities to San Amaro and the absence of a functional internal circulation system which would provide access to and from these facilities to the core of the campus to the south of the [waterway] and to Ponce.

Findings: The 2006 UMCAD application submission demonstrates that:

1. The proposed combination of the Otto G. Richter Library and the Law School addition with a reduction in planned square footage are consistent with the UMCAD regulations, provided that trip generation, parking and vehicular access associated with the use of the facilities do not adversely affect the function of San Amaro Drive or the integrity of San Amaro as a residential address.

2. The proposed combination of the Otto G. Richter Library and the Law School addition with a reduction in planned square footage are compliant with the provisions of the City's Zoning Code in terms of use density, size, area, bulk and use, and the improvements are in the public interest, provided that trip generation, parking and vehicular access associated with the use of the facilities do not adversely affect the function of San Amaro Drive or the integrity of San Amaro as a residential address.
3. The proposed combination of the Otto G. Richter Library and the Law School addition with a reduction in planned square footage satisfy the requirements and standards of the UMCAD regulations, provided that trip generation, parking and vehicular access associated with the use of the facilities do not adversely affect the function of San Amaro Drive or the integrity of San Amaro as a residential address.
4. The proposed combination of the Otto G. Richter Library and the Law School addition with a reduction in planned square footage do not increase demand for public services and provides for and protect designated common open areas, and further the amenities of light and air, recreation and visual enjoyment, provided that trip generation, parking and vehicular access associated with the use of the facilities do not adversely affect the function of San Amaro Drive or the integrity of San Amaro as a residential address.
5. The proposed combination of the Otto G. Richter Library and the Law School addition with a reduction in planned square footage are compatible with adjacent properties and neighborhoods outside of the UM Campus, provided that trip generation, parking and vehicular access associated with the use of the facilities do not adversely affect the function of San Amaro Drive or the integrity of San Amaro as a residential address.
6. The proposed combination of the Otto G. Richter Library and the Law School addition with a reduction in planned square footage are desirable in terms of the public interest and the physical development of the City, provided that trip generation, parking and vehicular access associated with the use of the facilities do not adversely affect the function of San Amaro Drive or the integrity of San Amaro as a residential address.
7. The proposed combination of the Otto G. Richter Library and the Law School addition with a reduction in planned square footage are consistent with the goals and objectives and Future Land Use Maps of the City of Coral Gables Comprehensive Land Use Plan, provided that trip generation, parking and vehicular access associated with the use of the facilities do not adversely affect the function of San Amaro Drive or the integrity of San Amaro as a residential address.

Recommendation: Proposed 2006 UMCAD Amendment H3 is recommended for approval, subject to conditions.

H4. Modification of Ashe Enrollment Addition, and Increase of Building Area and renaming of the project Interactive Science Center and Engineering Research Phase II.

Description: Relocate Ashe Enrollment Addition to adjacent site as a 4-5 story stand alone building, and increase from 30,000 SF to 96,000 SF (+ 66,000 SF).

Discussion The elimination of the proposed addition to the enrollment center does not impact on the City.

The proposed increase in the Interactive Science Center and Engineering Building to 145,000 square feet raises significant issues as a result of the location of the project north of the [waterway] and its proximity to residential areas. Although the University has planned an internal roadway which would provide access from Ponce to the area proposed for development from the south through the campus, the internal road way has not been constructed.

Findings: The 2006 UMCAD application submission demonstrates that:

1. The proposed elimination of the proposed addition to the enrollment center is consistent with the UMCAD regulations.
2. The proposed elimination of the proposed addition to the enrollment center is compliant with the provisions of the City's Zoning Code in terms of use density, size, area, bulk and use, and is an improvement which is in the public interest.
3. The proposed elimination of the proposed addition to the enrollment center meets the requirements and standards of the UMCAD regulations.
4. The elimination of the proposed addition to the enrollment center requires no public services and has no impact on vehicular traffic, designated common open areas, or light and air, recreation and visual enjoyment.
5. The proposed elimination of the proposed addition to the enrollment center is compatible with adjacent properties and neighborhoods outside of the UM Campus.
6. The proposed elimination of the proposed addition to the enrollment center is desirable in terms of the public interest and the physical development of the City.
7. The proposed elimination of the proposed addition to the enrollment center conforms with and is consistent with the goals and objectives and Future Land Use Maps of the City of Coral Gables Comprehensive Land Use Plan.
8. The proposed increase in the Interactive Science Center and Engineering Building is consistent with the UMCAD regulations, provided that trip generation, parking and vehicular access associated with the use of the facilities do not adversely affect the function of San Amaro Drive or the integrity of San Amaro as a residential address.
9. The proposed increase in the Interactive Science Center and Engineering Building are compliant with the provisions of the City's Zoning Code in terms of use density, size, area, bulk and use, and the improvements are in the public interest, provided that trip generation, parking and vehicular access associated with the use of the facilities do not adversely affect the function of San Amaro Drive or the integrity of San Amaro as a residential address.
10. The proposed increase in the Interactive Science Center and Engineering Building satisfy the requirements and standards of the UMCAD regulations, provided that trip generation, parking and vehicular access associated with the use of the facilities do not adversely affect the function of San Amaro Drive or the integrity of San Amaro as a residential address.
11. The proposed increase in the Interactive Science Center and Engineering Building do not increase demand for public services and provides for and protect designated common open areas, and further the amenities of light and air, recreation and visual enjoyment, provided that trip generation, parking and vehicular access associated

with the use of the facilities do not adversely affect the function of San Amaro Drive or the integrity of San Amaro as a residential address.

12. The proposed increase in the Interactive Science Center and Engineering Building are compatible with adjacent properties and neighborhoods outside of the UM Campus, provided that trip generation, parking and vehicular access associated with the use of the facilities do not adversely affect the function of San Amaro Drive or the integrity of San Amaro as a residential address.
13. The proposed increase in the Interactive Science Center and Engineering Building are desirable in terms of the public interest and the physical development of the City, provided that trip generation, parking and vehicular access associated with the use of the facilities do not adversely affect the function of San Amaro Drive or the integrity of San Amaro as a residential address.
14. The proposed increase in the Interactive Science Center and Engineering Building are consistent with the goals and objectives and Future Land Use Maps of the City of Coral Gables Comprehensive Land Use Plan, provided that trip generation, parking and vehicular access associated with the use of the facilities do not adversely affect the function of San Amaro Drive or the integrity of San Amaro as a residential address.

Recommendation: Proposed 2006 UMCAD Amendment H4, modification of Ashe Enrollment Addition is recommended for approval.

Proposed 2006 UMCAD Amendment H4, proposed increase in the Interactive Science Center and Engineering Building is recommended for approval, subject to conditions.

H5. Botany Greenhouse Relocation and Change to non FAR and New Surface Parking.

Description: Relocation of Botany Greenhouse and elimination from FAR calculations (1,022 SF non-habitable structure), and new 115 space surface parking lot.

Discussion: On its face, the proposed amendment does not appear to impose any adverse conditions on adjacent neighborhoods and the City. However, given the location of the project in close proximity to San Amaro Drive and the residential neighborhood to the north it is possible that the proposed amendment, individually or cumulatively with other proposed amendments, could affect neighborhood interests depending on the functional characteristics of access and parking which are not explained in the materials which UM has submitted.

Findings: The 2006 UMCAD application submission demonstrates that:

1. The proposed relocation of the botany greenhouse, designation of the greenhouse as not constitute FAR square footage and the construction of a 115 space surface parking lot are consistent with the UMCAD regulations, provided that trip generation, parking and vehicular access associated with the use of the facilities do not adversely affect the function of San Amaro Drive or the integrity of San Amaro as a residential address.

2. The proposed relocation of the botany greenhouse, designation of the greenhouse as not constitute FAR square footage and the construction of a 115 space surface parking lot are compliant with the provisions of the City's Zoning Code in terms of use density, size, area, bulk and use, and the improvements are in the public interest, provided that trip generation, parking and vehicular access associated with the use of the facilities do not adversely affect the function of San Amaro Drive or the integrity of San Amaro as a residential address.
3. The proposed relocation of the botany greenhouse, designation of the greenhouse as not constitute FAR square footage and the construction of a 115 space surface parking lot are satisfy the requirements and standards of the UMCAD regulations, provided that trip generation, parking and vehicular access associated with the use of the facilities do not adversely affect the function of San Amaro Drive or the integrity of San Amaro as a residential address.
4. The proposed relocation of the botany greenhouse, designation of the greenhouse as not constitute FAR square footage and the construction of a 115 space surface parking lot are do not increase demand for public services and provides for and protect designated common open areas, and further the amenities of light and air, recreation and visual enjoyment, provided that trip generation, parking and vehicular access associated with the use of the facilities do not adversely affect the function of San Amaro Drive or the integrity of San Amaro as a residential address.
5. The proposed relocation of the botany greenhouse, designation of the greenhouse as not constitute FAR square footage and the construction of a 115 space surface parking lot are compatible with adjacent properties and neighborhoods outside of the UM Campus, provided that trip generation, parking and vehicular access associated with the use of the facilities do not adversely affect the function of San Amaro Drive or the integrity of San Amaro as a residential address.
6. The proposed relocation of the botany greenhouse, designation of the greenhouse as not constitute FAR square footage and the construction of a 115 space surface parking lot are desirable in terms of the public interest and the physical development of the City, provided that trip generation, parking and vehicular access associated with the use of the facilities do not adversely affect the function of San Amaro Drive or the integrity of San Amaro as a residential address.
7. The proposed relocation of the botany greenhouse, designation of the greenhouse as not constitute FAR square footage and the construction of a 115 space surface parking lot are consistent with the goals and objectives and Future Land Use Maps of the City of Coral Gables Comprehensive Land Use Plan, provided that trip generation, parking and vehicular access associated with the use of the facilities do not adversely affect the function of San Amaro Drive or the integrity of San Amaro as a residential address.

Recommendation: Proposed 2006 UMCAD Amendment H5, relocation of the botany greenhouse and designation of the greenhouse as not constituting FAR square footage is recommended for approval.

Proposed 2006 UMCAD Amendment H5, the construction of a 115 space surface parking lot is recommended for approval subject to conditions.

H6. Art Building 1 Partial Restoration/Replication.

Description: Partial restoration of existing Art Building 1 (12,500 SF) and demolition of remaining portion (-14,223 SF).

Discussion: The Historical Resources Department has determined that the existing buildings are eligible for designation a local historic landmark and should be subject to a review by the Historic Preservation Board as to whether the buildings should be designated as a local historic landmark.

Findings: The 2006 UMCAD application submission demonstrates that:

1. The proposed partial restoration of the existing art buildings which would result in the demolition of 14,223 square feet are consistent with the UMCAD regulations, provided that the partial demolition/restoration complies with the requirements of Article 3, Division 11 (Historic Preservation Designations and Certificate of Appropriateness) of the Coral Gables Zoning Code.
2. The proposed partial restoration of the existing art buildings which would result in the demolition of 14,223 square feet are compliant with the provisions of the City's Zoning Code in terms of use density, size, area, bulk and use, and the improvements are in the public interest, provided that the partial demolition/restoration complies with the requirements of Article 3, Division 11 of the Coral Gables Zoning Code.
3. The proposed partial restoration of the existing art buildings which would result in the demolition of 14,223 square feet satisfy the requirements and standards of the UMCAD regulations, provided that the partial demolition/restoration complies with the requirements of Article 3, Division 11 of the Coral Gables Zoning Code.
4. The proposed partial restoration of the existing art buildings which would result in the demolition of 14,223 square feet do not increase demand for public services and provides for and protect designated common open areas, and further the amenities of light and air, recreation and visual enjoyment, provided that the partial demolition/restoration complies with the requirements of Article 3, Division 11 of the Coral Gables Zoning Code.
5. The proposed partial restoration of the existing art buildings which would result in the demolition of 14,223 square feet are compatible with adjacent properties and neighborhoods outside of the UM Campus, provided that the partial demolition/restoration complies with the requirements of Article 3, Division 11 of the Coral Gables Zoning Code.
6. The proposed partial restoration of the existing art buildings which would result in the demolition of 14,223 square feet are desirable in terms of the public interest and the physical development of the City, provided that the partial demolition/restoration complies with the requirements of Article 3, Division 11 of the Coral Gables Zoning Code.
7. The proposed partial restoration of the existing art buildings which would result in the demolition of 14,223 square feet are consistent with the goals and objectives and Future Land Use Maps of the City of Coral Gables Comprehensive Land Use Plan, provided that the partial demolition/restoration complies with the requirements of Article 3, Division 11 of the Coral Gables Zoning Code.

Recommendation: Proposed 2006 UMCAD Amendment H6 is recommended for approval, subject to conditions.

H7. Demolition and Replacement of Whitten Learning Center.

Description: Demolition and Replacement of Whitten Learning Center.

Discussion: Demolition and replacement at same location and size (45,054 SF).

Findings: The 2006 UMCAD application submission demonstrates that:

1. The proposed retention is consistent with the UMCAD regulations.
2. The proposed retention is compliant with the provisions of the City's Zoning Code in terms of use density, size, area, bulk and use, and the improvements are in the public interest, provided that parking and vehicular access to the theater do not adversely affect the function of San Amaro Drive.
3. The proposed retention satisfies the requirements and standards of the UMCAD regulations.
4. The retention does not increase demand for public services and provides for and protect designated common open areas, and further the amenities of light and air, recreation and visual enjoyment.
5. The proposed retention is compatible with adjacent properties and neighborhoods outside of the UM Campus, provided that parking and vehicular access to the theater do not adversely affect the function of San Amaro Drive.
6. The proposed retention is desirable in terms of the public interest and the physical development of the City.
7. The proposed retention is consistent with the goals and objectives and Future Land Use Maps of the City of Coral Gables Comprehensive Land Use Plan.

Recommendation: UMCAD 2006 Amendment H7 is approved with no conditions.

H8. Increased Building Area of Miguel B. Fernandez Family Entrepreneurship Building at the School of Business Administration, Residential and Academic Site Phase I; Miguel B. Fernandez Family Entrepreneurship Building at the School of Business Administration, Residential and Academic Site Phase II, and Demolition of Behavioral Medicine Research Institute.

Description: Two phase development involving a total of 348,878 square feet of residential and academic floor area. Increase combined building area (+175,148 SF/+700 students), including the demolition of the Behavioral Medicine Research Institute.

Discussion: The proposed two phase development of residential and academic floor area for the Miguel B. Fernandez Family Entrepreneurship Building at the School of Business Administration are desirable improvements. The buildings are located in the campus core and are oriented towards the south away from residential neighborhoods. The development of on campus student housing is beneficial to the City in a number of ways, including commuter traffic to and from the campus. However, traffic study submitted by UM does not provide sufficient data with regard to trip generation

characteristics, parking and access to determine what modifications or mitigation are necessary to ensure compliance with the requirements for UMCAD amendments.

Findings:

The 2006 UMCAD application submission demonstrates that:

1. The proposed two phase development of residential and academic floor area for the Miguel B. Fernandez Family Entrepreneurship Building at the School of Business Administration is consistent with the UMCAD regulations, provided that trip generation, parking and vehicular access associated with the use of the facilities do not adversely affect the function of the City's network of roads and streets.
2. The proposed two phase development of residential and academic floor area for the Miguel B. Fernandez Family Entrepreneurship Building at the School of Business Administration are compliant with the provisions of the City's Zoning Code in terms of use density, size, area, bulk and use, and the improvements is in the public interest, provided that trip generation, parking and vehicular access associated with the use of the facilities do not adversely affect the function of the City's network of roads and streets.
3. The proposed two phase development of residential and academic floor area for the Miguel B. Fernandez Family Entrepreneurship Building at the School of Business Administration satisfies the requirements and standards of the UMCAD regulations, provided that trip generation, parking and vehicular access associated with the use of the facilities do not adversely affect the function of the City's network of roads and streets.
4. The proposed two phase development of residential and academic floor area for the Miguel B. Fernandez Family Entrepreneurship Building at the School of Business Administration does not increase demand for public services and provides for and protect designated common open areas, and further the amenities of light and air, recreation and visual enjoyment, provided that trip generation, parking and vehicular access associated with the use of the facilities do not adversely affect the function of the City's network of roads and streets.
5. The proposed two phase development of residential and academic floor area for the Miguel B. Fernandez Family Entrepreneurship Building at the School of Business Administration is compatible with adjacent properties and neighborhoods outside of the UM Campus, provided that trip generation, parking and vehicular access associated with the use of the facilities do not adversely affect the function of the City's network of roads and streets.
6. The proposed two phase development of residential and academic floor area for the Miguel B. Fernandez Family Entrepreneurship Building at the School of Business Administration is desirable in terms of the public interest and the physical development of the City, provided that trip generation, parking and vehicular access associated with the use of the facilities do not adversely affect the function of the City's network of roads and streets.
7. The proposed two phase development of residential and academic floor area for the Miguel B. Fernandez Family Entrepreneurship Building at the School of Business Administration is consistent with the goals and objectives and Future Land Use Maps of the City of Coral Gables Comprehensive Land Use Plan, provided that trip generation, parking and vehicular access associated with the use of the facilities do not adversely affect the function of the City's network of roads and streets.

Recommendation: Proposed 2006 UMCAD Amendment H8 is recommended for approval, subject to conditions.

H9. Lowe Art Museum Addition Site.

Description: Addition to the existing Lowe Art Museum (+10,000 SF).

Discussion: Although the addition to the Lowe Art Museum involves an increase in total square foot, given the location of the Museum in the UM Campus core and the nature of the use is unlikely to generate additional trips or adversely affect surrounding neighborhoods.

Findings: The 2006 UMCAD application submission demonstrates that:

1. The proposed addition to the Lowe Art Museum is consistent with the UMCAD regulations.
2. The proposed addition to the Lowe Art Museum is compliant with the provisions of the City's Zoning Code in terms of use density, size, area, bulk and use, and is an improvement which is in the public interest.
3. The proposed addition to the Lowe Art Museum meets the requirements and standards of the UMCAD regulations.
4. The addition to the Lowe Art Museum is makes adequate provision for public services, provides adequate control over vehicular traffic and provides for and protects designated common open areas, and further the amenities of light and air, recreation and visual enjoyment.
5. The proposed addition to the Lowe Art Museum is compatible with adjacent properties and neighborhoods outside of the UM Campus.
6. The proposed addition to the Lowe Art Museum is desirable in terms of the public interest and the physical development of the City.
7. The proposed addition to the Lowe Art Museum conforms with and is consistent with the goals and objectives and Future Land Use Maps of the City of Coral Gables Comprehensive Land Use Plan.

Recommendation: Proposed 2006 UMCAD Amendment H9 is recommended for approval, subject to conditions.

H10. Lakeview Student Housing I and II Sites.

Description: Two phase student housing development (+160,000 SF each / +320,000 SF total) and will house approximately 400 students each.

Discussion: The proposed two phase Lakeview Student Housing development are desirable improvements. The buildings are located in the campus core and are oriented towards the south away from residential neighborhoods. The development of on campus student housing is beneficial to the City in a number of ways, including commuter traffic to and from the campus. However, traffic study submitted by UM does not provide sufficient data with regard to parking and vehicular access to determine what

modifications or mitigation may be necessary to ensure compliance with the requirements for UMCAD amendments.

- Findings: The 2006 UMCAD application submission demonstrates that:
1. The proposed two phase development of the Lakeview Student Housing facilities is consistent with the UMCAD regulations, provided that trip generation, parking and vehicular access associated with the use of the facilities do not adversely affect the function of the City's network of roads and streets.
 2. The proposed two phase development of the Lakeview Student Housing facilities is compliant with the provisions of the City's Zoning Code in terms of use density, size, area, bulk and use, and the improvements is in the public interest, provided that trip generation, parking and vehicular access associated with the use of the facilities do not adversely affect the function of the City's network of roads and streets.
 3. The proposed two phase development of the Lakeview Student Housing facilities satisfies the requirements and standards of the UMCAD regulations, provided that trip generation, parking and vehicular access associated with the use of the facilities do not adversely affect the function of the City's network of roads and streets.
 4. The proposed two phase development of the Lakeview Student Housing facilities does not increase demand for public services and provides for and protect designated common open areas, and further the amenities of light and air, recreation and visual enjoyment, provided that trip generation, parking and vehicular access associated with the use of the facilities do not adversely affect the function of the City's network of roads and streets.
 5. The proposed two phase development of the Lakeview Student Housing facilities is compatible with adjacent properties and neighborhoods outside of the UM Campus, provided that trip generation, parking and vehicular access associated with the use of the facilities do not adversely affect the function of the City's network of roads and streets.
 6. The proposed two phase development of the Lakeview Student Housing facilities is desirable in terms of the public interest and the physical development of the City, provided that trip generation, parking and vehicular access associated with the use of the facilities do not adversely affect the function of the City's network of roads and streets.
 7. The proposed two phase development of the Lakeview Student Housing facilities is consistent with the goals and objectives and Future Land Use Maps of the City of Coral Gables Comprehensive Land Use Plan, provided that trip generation, parking and vehicular access associated with the use of the facilities do not adversely affect the function of the City's network of roads and streets.

Recommendation: Proposed 2006 UMCAD Amendment H10 is recommended for approval, subject to conditions.

H11. Pavia Parking Garage Addition, Merrick Parking Garage Site, and relocation of a Portion of North South Center Development Zone Project; and Demolition of the Writing Center.

Description: Addition of two floors to the existing Pavia Parking Garage (304 parking spaces), construction of Merrick Parking Garage (871 parking spaces) and demolition of the Writing Center (-8,375 SF).

Discussion: The proposed parking facilities are desirable improvements. The garages are located in the campus core and are oriented towards the south away from residential neighborhoods. However, traffic study submitted by UM does not provide sufficient data with regard to vehicular access to and from garages and potential impacts on the streets and roads system of the City to make a determination as to what modifications or mitigation may be necessary to ensure compliance with the requirements for UMCAD amendments.

Findings: The 2006 UMCAD application submission demonstrates that:

1. The proposed parking facilities are consistent with the UMCAD regulations, provided that vehicular access associated with the use of the facilities does not adversely affect the function of the City's network of roads and streets.
2. The proposed parking facilities are compliant with the provisions of the City's Zoning Code in terms of use density, size, area, bulk and use, and the improvements is in the public interest, provided that vehicular access associated with the use of the facilities do not adversely affect the function of the City's network of roads and streets.
3. The proposed parking facilities satisfy the requirements and standards of the UMCAD regulations, provided that vehicular access associated with the use of the facilities do not adversely affect the function of the City's network of roads and streets.
4. The proposed parking facilities do not increase demand for public services and provides for and protect designated common open areas, and further the amenities of light and air, recreation and visual enjoyment, provided that vehicular access associated with the use of the facilities do not adversely affect the function of the City's network of roads and streets.
5. The proposed parking facilities are compatible with adjacent properties and neighborhoods outside of the UM Campus, provided that vehicular access associated with the use of the facilities do not adversely affect the function of the City's network of roads and streets.
6. The proposed parking facilities are desirable in terms of the public interest and the physical development of the City, provided that vehicular access associated with the use of the facilities do not adversely affect the function of the City's network of roads and streets.
7. The proposed parking facilities are consistent with the goals and objectives and Future Land Use Maps of the City of Coral Gables Comprehensive Land Use Plan, provided that vehicular access associated with the use of the facilities does not adversely affect the function of the City's network of roads and streets.

Recommendation: Proposed 2006 UMCAD Amendment H11 is recommended for approval, subject to conditions.

H12. Theater Site Change and Increase in Building Area.

Description: Relocation of proposed site and increase in building area from 50,000 SF to 80,000 SF (+ 30,000 SF).

Discussion: The proposed theater involves a considerable increase in floor area without any explanation with regard to the anticipated use of the additional floor area. According to the 2006 UMCAD submission materials the additional floor area will “allow the facility to serve as a performing arts theater with academic, faculty and production support spaces.” The submission materials also state that “[a]dditional trips will not be associated with the facility as users are on campus.” The proposed theater is located in the UM Campus Core and is oriented towards the south. A performing arts theater is a normal and beneficial element of major universities; however, such facilities typical draw users from outside the university campus, even for student productions. Presumably, the location of the theater adjacent to new parking facilities means that users will park in those parking facilities. However, the traffic study submitted by UM does not address the trip generation anticipated from the proposed theater nor the impact of whatever traffic is generated on access to and from the University and the City’s roads and street network.

Findings: The 2006 UMCAD application submission demonstrates that:

1. The proposed university theater is consistent with the UMCAD regulations, provided that vehicular access associated with the use of the facilities does not adversely affect access to and from the University or the function of the City’s network of roads and streets.
2. The proposed university theater is compliant with the provisions of the City’s Zoning Code in terms of use density, size, area, bulk and use, and the improvements is in the public interest, provided that vehicular access associated with the use of the facilities do not adversely affect access to and from the University or the function of the City’s network of roads and streets.
3. The proposed university theater satisfies the requirements and standards of the UMCAD regulations, provided that vehicular access associated with the use of the facilities do not adversely affect access to and from the University or the function of the City’s network of roads and streets.
4. The proposed university theater makes adequate provision for public services and provides for and protect designated common open areas, and further the amenities of light and air, recreation and visual enjoyment, provided that vehicular access associated with the use of the facilities do not adversely affect access to and from the University or the function of the City’s network of roads and streets.
5. The proposed university theater is compatible with adjacent properties and neighborhoods outside of the UM Campus, provided that vehicular access associated with the use of the facilities do not adversely affect access to and from the University or the function of the City’s network of roads and streets.
6. The proposed university theater is desirable in terms of the public interest and the physical development of the City, provided that vehicular access associated with the use of the facilities do not adversely affect access to and from the University or the function of the City’s network of roads and streets.

7. The proposed university theater is consistent with the goals and objectives and Future Land Use Maps of the City of Coral Gables Comprehensive Land Use Plan, provided that vehicular access associated with the use of the facilities do not adversely affect access to and from the University or the function of the City's network of roads and streets.

Recommendation: Proposed 2006 UMCAD Amendment H12 is recommended for approval, subject to conditions.

H14. Bank United Convocation Center Parking Garage Site Relocation; and Basketball Practice Facility.

Description: Relocation of previously approved parking garage (unspecified parking spaces) incorporating new basketball practice facility (+14,000 SF).

Discussion: The relocation of the parking garage and construction of a basketball practice facility are desirable improvements. The garages are located in the campus core and are oriented towards the south away from residential neighborhoods. However, traffic study submitted by UM does not provide sufficient data with regard to vehicular access to and from garages and potential impacts on the streets and roads system of the City to make a determination as to what modifications or mitigation may be necessary to ensure compliance with the requirements for UMCAD amendments.

Findings: The 2006 UMCAD application submission demonstrates that:

1. The relocation of the parking garage and construction of a basketball practice facility are consistent with the UMCAD regulations, provided that vehicular access associated with the use of the facilities do not adversely affect the function of the City's network of roads and streets.
2. The relocation of the parking garage and construction of a basketball practice facility are compliant with the provisions of the City's Zoning Code in terms of use density, size, area, bulk and use, and the improvements is in the public interest, provided that vehicular access associated with the use of the facilities do not adversely affect the function of the City's network of roads and streets.
3. The relocation of the parking garage and construction of a basketball practice facility satisfy the requirements and standards of the UMCAD regulations, provided that vehicular access associated with the use of the facilities do not adversely affect the function of the City's network of roads and streets.
4. The relocation of the parking garage and construction of a basketball practice facility do not increase demand for public services and provides for and protect designated common open areas, and further the amenities of light and air, recreation and visual enjoyment, provided that vehicular access associated with the use of the facilities do not adversely affect the function of the City's network of roads and streets.
5. The relocation of the parking garage and construction of a basketball practice facility are compatible with adjacent properties and neighborhoods outside of the UM Campus, provided that vehicular access associated with the use of the facilities do not adversely affect the function of the City's network of roads and streets.
6. The relocation of the parking garage and construction of a basketball practice facility

are desirable in terms of the public interest and the physical development of the City, provided that vehicular access associated with the use of the facilities do not adversely affect the function of the City's network of roads and streets.

7. The relocation of the parking garage and construction of a basketball practice facility are consistent with the goals and objectives and Future Land Use Maps of the City of Coral Gables Comprehensive Land Use Plan, provided that vehicular access associated with the use of the facilities do not adversely affect the function of the City's network of roads and streets.

Recommendation: Proposed 2006 UMCAD Amendment H14 is recommended for approval, subject to conditions.

H15. Serpentine Parking Lot Interim Expansion; and Dickinson Drive Realignment.

Description: Interim expansion of Serpentine parking lot to provide additional parking (400 parking spaces) and realignment of Dickinson Drive from the adopted to existing configuration.

Discussion: The proposed expansion of the existing serpentine parking lots and road realignment are located within the campus core and in and of them are unlikely to adversely affect nearby residential neighborhoods and is consistent with the City's desire to orient vehicular access to the south away from the residential neighborhoods to the east, north and northwest of the campus. To further mitigate any potential impacts of the parking facility, submission of a detailed landscape plan.

Findings: The 2006 UMCAD application submission demonstrates that:

1. The proposed expansion of the existing serpentine parking lots and road realignment are consistent with the UMCAD regulations.
2. The proposed expansion of the existing serpentine parking lots and road realignment are compliant with the provisions of the City's Zoning Code in terms of use density, size, area, bulk and use, and the improvements are in the public interest. However, based upon information submitted by the applicant the parking lot is not compliant with the landscape provisions of the Zoning Code Article 5, Division 11.
3. The proposed expansion of the existing serpentine parking lots and road realignment satisfy the requirements and standards of the UMCAD regulations.
4. The physical design of the proposed expansion of the existing serpentine parking lots and road realignment makes adequate provision for public services, provide adequate control over vehicular traffic and provides for and protect designated common open areas, and however does not further the amenities of light and air, recreation and visual enjoyment.
5. The proposed expansion of the existing serpentine parking lots and road realignment are compatible with adjacent properties and neighborhoods outside of the UM Campus.
6. The proposed expansion of the existing serpentine parking lots and road realignment are desirable in terms of the public interest and the physical development of the City.

7. The proposed expansion of the existing serpentine parking lots and road realignment are conform with and is consistent with the goals and objectives and Future Land Use Maps of the City of Coral Gables Comprehensive Land Use Plan.

Recommendation: Proposed 2006 UMCAD Amendment H15 is recommended for approval, subject to conditions.

H16. Dickinson Student Housing Site Dickinson Residential Parking Garage Site.

Description: Construction of new student housing project (+160,000 SF) housing 400 students and parking garage (750 parking spaces).

Discussion: The additional Dickinson student housing facilities and parking garage are desirable improvements located in the campus core and are oriented towards the south away from residential neighborhoods. However, traffic study submitted by UM does not provide sufficient data with regard to vehicular access to and from garages and potential impacts on the streets and roads system of the City to make a determination as to what modifications or mitigation may be necessary to ensure compliance with the requirements for UMCAD amendments.

Findings: The 2006 UMCAD application submission demonstrates that:

1. The additional Dickinson student housing facilities and parking garage are consistent with the UMCAD regulations, provided that vehicular access associated with the use of the facilities does not adversely affect the function of the City's network of roads and streets.
2. The additional Dickinson student housing facilities and parking garage are compliant with the provisions of the City's Zoning Code in terms of use density, size, area, bulk and use, and the improvements is in the public interest, provided that vehicular access associated with the use of the facilities do not adversely affect the function of the City's network of roads and streets.
3. The additional Dickinson student housing facilities and parking garage satisfy the requirements and standards of the UMCAD regulations, provided that vehicular access associated with the use of the facilities do not adversely affect the function of the City's network of roads and streets.
4. The additional Dickinson student housing facilities and parking garage do not increase demand for public services and provides for and protect designated common open areas, and further the amenities of light and air, recreation and visual enjoyment, provided that vehicular access associated with the use of the facilities do not adversely affect the function of the City's network of roads and streets.
5. The additional Dickinson student housing facilities and parking garage are compatible with adjacent properties and neighborhoods outside of the UM Campus, provided that vehicular access associated with the use of the facilities do not adversely affect the function of the City's network of roads and streets.
6. The additional Dickinson student housing facilities and parking garage are desirable in terms of the public interest and the physical development of the City, provided that vehicular access associated with the use of the facilities do not adversely affect the

function of the City's network of roads and streets.

7. The additional Dickinson student housing facilities and parking garage are consistent with the goals and objectives and Future Land Use Maps of the City of Coral Gables Comprehensive Land Use Plan, provided that vehicular access associated with the use of the facilities does not adversely affect the function of the City's network of roads and streets.

Recommendation: Proposed 2006 UMCAD Amendment H16 is recommended for approval, subject to conditions.

H17. Wellness Center Addition Site.

Description: Addition to existing Wellness Center (+18,000 SF).

Discussion: Although the proposed expansion of the existing wellness center is located to the north and east of the [waterway] there is limited vehicular access to center and the expansion is unlikely to have any impacts which are external to the UM Campus. The expansion is easily justified by the proposed increase in on campus housing.

Findings: The 2006 UMCAD application submission demonstrates that:

1. The proposed expansion of the existing wellness center is consistent with the UMCAD regulations.
2. The proposed expansion of the existing wellness center is compliant with the provisions of the City's Zoning Code in terms of use density, size, area, bulk and use, and the improvements are in the public interest.
3. The proposed expansion of the existing wellness center satisfies the requirements and standards of the UMCAD regulations.
4. The physical design of the proposed expansion of the existing wellness center makes adequate provision for public services, provides adequate control over vehicular traffic and provides for and protect designated common open areas, and further the amenities of light and air, recreation and visual enjoyment.
5. The proposed expansion of the existing wellness center is compatible with adjacent properties and neighborhoods outside of the UM Campus.
6. The proposed expansion of the existing wellness center is desirable in terms of the public interest and the physical development of the City.
7. The proposed expansion of the existing wellness center conforms with and is consistent with the goals and objectives and Future Land Use Maps of the City of Coral Gables Comprehensive Land Use Plan.

Recommendation: Proposed 2006 UMCAD Amendment H17 is recommended for approval.

H18. Hecht Center Addition Site and Demolition of Kearns Sports Hall of Fame; and Expansion of Cobb Track and Field Facility.

Description: Demolition of existing Hall of Fame structure (-2,902 SF) and relocation in addition to existing Hecht Athletic Center (+50,000 SF), and addition to seating area adjacent to track field (+1,000 SF).

Discussion: The location of the expansion minimizes the potential impact on the City, provided that any additional traffic generated by the expansion and access are managed so that traffic volumes are not increased on San Amaro.

Findings: The 2006 UMCAD application submission demonstrates that:

1. The proposed expansion of the Hecht Center and Cobb Track and Field Facility is consistent with the UMCAD regulations.
2. The proposed expansion of the Hecht Center and Cobb Track and Field Facility is compliant with the provisions of the City's Zoning Code in terms of use density, size, area, bulk and use, and the improvements are in the public interest.
3. The proposed expansion of the Hecht Center and Cobb Track and Field Facility satisfies the requirements and standards of the UMCAD regulations.
4. The proposed expansion of the Hecht Center and Cobb Track and Field Facility reduces the demands for public services, and helps to ensure adequate control over vehicular traffic and provides for and protect designated common open areas, and further the amenities of light and air, recreation and visual enjoyment.
5. The proposed expansion of the Hecht Center and Cobb Track and Field Facility is compatible with adjacent properties and neighborhoods outside of the UM Campus.
6. The proposed expansion of the Hecht Center and Cobb Track and Field Facility is desirable in terms of the public interest and the physical development of the City.
7. The proposed expansion of the Hecht Center and Cobb Track and Field Facility is consistent with the goals and objectives and Future Land Use Maps of the City of Coral Gables Comprehensive Land Use Plan.

Recommendation: Proposed 2006 UMCAD Amendment H18 is recommended for approval, subject to conditions.

H19. Alex Rodriguez Park At Mark Light Field Reduced from Adopted Master Plan; and demolition of Baseball Media Building.

Description: Reduction in size of the approved ballpark addition (-14,000 SF) and demolition of the existing Baseball Media Building (-576 SF).

Discussion: The proposed modification does not implicate any potential impact on the City.

Findings: The 2006 UMCAD application submission demonstrates that:

1. The proposed reduction in intensity of the previously approved expansion of Alex Rodriguez Park is consistent with the UMCAD regulations.
2. The proposed reduction in intensity of the previously approved expansion of Alex Rodriguez Park is compliant with the provisions of the City's Zoning Code in terms of use density, size, area, bulk and use, and the improvements are in the public interest.

3. The proposed reduction in intensity of the previously approved expansion of Alex Rodriguez Park satisfies the requirements and standards of the UMCAD regulations.
4. The reduction in intensity of the previously approved expansion of Alex Rodriguez Park reduces the demands for public services, and helps to ensure adequate control over vehicular traffic and provides for and protects designated common open areas, and further the amenities of light and air, recreation and visual enjoyment.
5. The proposed reduction in intensity of the previously approved expansions of Alex Rodriguez Park is compatible with adjacent properties and neighborhoods outside of the UM Campus.
6. The proposed reduction in intensity of the previously approved expansions of Alex Rodriguez Park is desirable in terms of the public interest and the physical development of the City.
7. The proposed reduction in intensity of the previously approved expansions of Alex Rodriguez Park is consistent with the goals and objectives and Future Land Use Maps of the City of Coral Gables Comprehensive Land Use Plan.

Recommendation: Proposed 2006 UMCAD Amendment H19 is recommended for approval.

H20. Robert and Judi Prokop Newman Alumni Center Site; Brescia Surface Parking Lot; and Demolition of Dance Studio/Theater Arts Building, the Alumni House, and the Marion and Ed Lau Founder's Club Building.

Description: Demolition of existing Alumni House (-3,324 SF), Founders Club (-6,570 SF) and Dance Studio/Theatre Arts Building (-7,808 SF), and the construction of a new Alumni Center (+ 70,000 SF) and surface parking lot (224 parking spaces).

Discussion: The proposed alumni center implicates a variety of concerns, most related to traffic and access. The use of the center would be particularly problematic if it generated significant peak hour trips or increased traffic volumes on San Amaro and other residential roads in the area.

Findings: The 2006 UMCAD application submission demonstrates that:

1. The proposed Robert and Judi Prokop Alumni Center is consistent with the UMCAD regulations, provided that trip generation, parking and vehicular access associated with the use of the facilities do not adversely affect the function of the City's network of roads and streets.
2. The proposed Robert and Judi Prokop Alumni Center is compliant with the provisions of the City's Zoning Code in terms of use density, size, area, bulk and use, and the improvements is in the public interest, provided that trip generation, parking and vehicular access associated with the use of the facilities do not adversely affect the function of the City's network of roads and streets.
3. The proposed Robert and Judi Prokop Alumni Center satisfies the requirements and standards of the UMCAD regulations, provided that trip generation, parking and vehicular access associated with the use of the facilities do not adversely affect the function of the City's network of roads and streets.

4. The proposed Robert and Judi Prokop Alumni Center does not increase demand for public services and provides for and protect designated common open areas, and further the amenities of light and air, recreation and visual enjoyment, provided that trip generation, parking and vehicular access associated with the use of the facilities do not adversely affect the function of the City's network of roads and streets.
5. The proposed Robert and Judi Prokop Alumni Center is compatible with adjacent properties and neighborhoods outside of the UM Campus, provided that trip generation, parking and vehicular access associated with the use of the facilities do not adversely affect the function of the City's network of roads and streets.
6. The proposed Robert and Judi Prokop Alumni Center is desirable in terms of the public interest and the physical development of the City, provided that trip generation, parking and vehicular access associated with the use of the facilities do not adversely affect the function of the City's network of roads and streets.
7. The proposed Robert and Judi Prokop Alumni Center is consistent with the goals and objectives and Future Land Use Maps of the City of Coral Gables Comprehensive Land Use Plan, provided that trip generation, parking and vehicular access associated with the use of the facilities do not adversely affect the function of the City's network of roads and streets.

Recommendation: Proposed 2006 UMCAD Amendment H20 is recommended for approval, subject to conditions.

H21. Center for Music Learning and Leadership at the Frost School of Music; New Academic Facility Replacement; and Demolition of Arnold Volpe Music Building, Bertha Foster Memorial Building and Rehearsal Center; and Deletion of Student Services Facility from the adopted location.

Description: Increase size of previously approved music facility from 50,000 SF to 70,000 SF (+20,000 SF) and new academic facility (+94,000 SF) to replace the demolition of existing music facilities (-54,889 SF) and deletion of the previously approved student services building.

Discussion: The location of the proposed music center is problematic because of its location and proximity to residential neighborhoods. Trip generation and access are of particular concern. Planned campus road improvements, including the realignment of Miller Road and implementation of the internal roadway, have not been constructed so that access and traffic impact adjacent residential streets and neighborhoods to increased cut-through traffic.

Findings: The 2006 UMCAD application submission demonstrates that:

1. The proposed Center for Music Learning and Leadership is consistent with the UMCAD regulations, provided that trip generation, parking and vehicular access associated with the use of the facilities do not adversely affect the function of the City's network of roads and streets.
2. The proposed Center for Music Learning and Leadership is compliant with the provisions of the City's Zoning Code in terms of use density, size, area, bulk and use,

and the improvements is in the public interest, provided that trip generation, parking and vehicular access associated with the use of the facilities do not adversely affect the function of the City's network of roads and streets.

3. The proposed Center for Music Learning and Leadership satisfies the requirements and standards of the UMCAD regulations, provided that trip generation, parking and vehicular access associated with the use of the facilities do not adversely affect the function of the City's network of roads and streets.
4. The proposed Center for Music Learning and Leadership does not increase demand for public services and provides for and protect designated common open areas, and further the amenities of light and air, recreation and visual enjoyment, provided that trip generation, parking and vehicular access associated with the use of the facilities do not adversely affect the function of the City's network of roads and streets.
5. The proposed Center for Music Learning and Leadership is compatible with adjacent properties and neighborhoods outside of the UM Campus, provided that trip generation, parking and vehicular access associated with the use of the facilities do not adversely affect the function of the City's network of roads and streets.
6. The proposed Center for Music Learning and Leadership is desirable in terms of the public interest and the physical development of the City, provided that trip generation, parking and vehicular access associated with the use of the facilities do not adversely affect the function of the City's network of roads and streets.
7. The proposed Center for Music Learning and Leadership is consistent with the goals and objectives and Future Land Use Maps of the City of Coral Gables Comprehensive Land Use Plan, provided that trip generation, parking and vehicular access associated with the use of the facilities do not adversely affect the function of the City's network of roads and streets.

Recommendation: Proposed 2006 UMCAD Amendment H21 is recommended for approval, subject to conditions.

H22. Interactive Science Center and College of Engineering Research Phase I modification of footprint and increase of Building Area.

Description: Modifies location and footprint of proposed three (3) story facility and increases size from 45,000 SF to 54,000 SF (+9,000 SF).

Discussion The proposed Interactive Science Center and Engineering Building raises significant issues as a result of the location of the project north of the [waterway] and its proximity to residential areas. Although the University has planned an internal roadway which would provide access from Ponce to the area proposed for development from the south through the campus, the internal road way has not been constructed.

Findings: The 2006 UMCAD application submission demonstrates that:

1. The proposed Phase I of the Interactive Science Center and Engineering Building is consistent with the UMCAD regulations, provided that trip generation, parking and vehicular access associated with the use of the facilities do not adversely affect the

- function of San Amaro Drive or the integrity of San Amaro as a residential address.
2. The proposed Phase I of the Interactive Science Center and Engineering Building is compliant with the provisions of the City's Zoning Code in terms of use density, size, area, bulk and use, and the improvements are in the public interest, provided that trip generation, parking and vehicular access associated with the use of the facilities do not adversely affect the function of San Amaro Drive or the integrity of San Amaro as a residential address.
 3. The proposed Phase I of the Interactive Science Center and Engineering Building satisfies the requirements and standards of the UMCAD regulations, provided that trip generation, parking and vehicular access associated with the use of the facilities do not adversely affect the function of San Amaro Drive or the integrity of San Amaro as a residential address.
 4. The proposed Phase I of the Interactive Science Center and Engineering Building does not increase demand for public services and provides for and protect designated common open areas, and further the amenities of light and air, recreation and visual enjoyment, provided that trip generation, parking and vehicular access associated with the use of the facilities do not adversely affect the function of San Amaro Drive or the integrity of San Amaro as a residential address.
 5. The proposed Phase I of the Interactive Science Center and Engineering Building is compatible with adjacent properties and neighborhoods outside of the UM Campus, provided that trip generation, parking and vehicular access associated with the use of the facilities do not adversely affect the function of San Amaro Drive or the integrity of San Amaro as a residential address.
 6. The proposed Phase I of the Interactive Science Center and Engineering Building is desirable in terms of the public interest and the physical development of the City, provided that trip generation, parking and vehicular access associated with the use of the facilities do not adversely affect the function of San Amaro Drive or the integrity of San Amaro as a residential address.
 7. The proposed Phase I of the Interactive Science Center and Engineering Building is consistent with the goals and objectives and Future Land Use Maps of the City of Coral Gables Comprehensive Land Use Plan, provided that trip generation, parking and vehicular access associated with the use of the facilities do not adversely affect the function of San Amaro Drive or the integrity of San Amaro as a residential address.

Recommendation: Proposed 2006 UMCAD Amendment H22 is recommended for approval, subject to conditions.

SECTION 3. The twenty-two (22) amendments proposed in the UMCAD 2006 Amendment as submitted by the University in the 2006 Annual Report of the University of Miami Campus Master Plan, Coral Gables, Florida, as set forth in Application No. 11-06-443-P shall be and are hereby approved with the following conditions:

The conditions of approval are provided in two parts: 1) Conditions of approval that apply to all UMCAD 2006 amendments H1 through H22; and, 2) specific conditions that apply to each UMCAD 2006 "H" amendment. The "Applicant" referenced herein shall be the "University of Miami" and the "City" shall be the *City of Coral Gables* and shall mean the "City Manager" and/or "His/her designee".

The following conditions are applicable to all UMCAD 2006 Amendments H1 through H22 unless noted otherwise herein:

1. Application/supporting documentation. The completion and/or construction of each amendment within the UMCAD 2006 application shall be in conformance with all of the following:
 - a. 2006 UMCAD Amendments and Annual Report, Campus Area Development District (UMCAD) Final Submittal, February 27, 2007 prepared by University of Miami Campus Planning and Development, received, stamped "FINAL" and date stamped by the Planning Department on March 15, 2007 (on file in the Planning Department).
 - b. Methodology Letter of Understanding (MLOU), Study Methodology Traffic Updates for the University of Miami Campus Area Development District (UMCAD), Coral Gables Campus, dated February 5, 2007, revised February 14, 2007 and March 5, 2007, prepared by Keith and Schnars, P.A. received by the Planning Department on March 7, 2007 (on file in the Planning Department).
 - c. Legal descriptions of properties within the main campus, City of Coral Gables, Miami-Dade County, Florida (referenced as University of Miami file name "UM Legal Descriptions August 8, 2004" (on file in the Planning Department).
 - d. All representations, PowerPoint Presentations, conditions of approval, items entered in the public record and items proffered by the applicant and/or applicants representatives provided during public hearing review and consideration including:
 - i. Planning and Zoning Board public hearing of January 10, 2007.
 - ii. City Commission public hearing of February 27, 2007.
 - iii. City Commission public hearing of March 27, 2007.
 - e. The applicants revised submissions of Year 2006 UMCAD Amendments and Annual Reports Campus Area Development District (UMCAD) applications submitted throughout the public hearing review process except as superseded by the Final 2006 UMCAD Amendments and Annual Report referenced in above item (1)(a). The revised applications are as follows:
 - i. Year 2006 UMCAD Amendments and Annual Report, Campus Area Development District (UMCAD) Final Submittal, January 2, 2007, prepared by the University of Miami Campus Planning and Development, Volume I, Year 2006 UMCAD Amendments Letter of Transmittal received and date stamped by the Planning Department on January 2, 2007 (on file within the Planning Department).
 - ii. Year 2006 UMCAD Amendments and Annual Report, Campus Area Development District (UMCAD), Additional Information Requested by the City of Coral Gables Planning Department, January 2, 2007, prepared by the University of Miami Campus Planning and Development received and date stamped by the Planning Department on January 2, 2007 (on file within the Planning Department).
 - iii. Year 2006 UMCAD Amendments and Annual Report, Campus Area Development District (UMCAD), Final Submittal, November 21, 2006, prepared by the University of

- Miami Campus Planning and Development, Volume II, 2006 UMCAD Traffic Study Update & Concurrency analysis, prepared by Keith and Schnars, P.A., received and date stamped by the Planning Department on November 22, 2006 (on file within the Planning Department).
- iv. Revised 2006 UMCAD Amendments and Annual Report, Campus Area Development District (UMCAD) Final Submittal, February 27, 2007 prepared by University of Miami Campus Planning and Development, received and date stamped by the Planning Department on February 20, 2007 (on file within the Planning Department).
 - f. San Amaro Drive/Trillo Avenue Pedestrian Signal and San Amaro Drive/ Memorial Drive Pedestrian Signal recommended actions outlined in the March 28, 2007 letter from Keith and Schnar, P.A. submitted on behalf of the University of Miami.
2. Verification of revisions to plans, elevations and all supporting documents. Modification to all applicable documents pursuant to City Commission public hearing review and approval of the application shall be submitted to the Planning Department within 30 days of final approval for verification that all conditions of approval are satisfied. If applicable, the Planning Department shall advise of changes as provide as a part of the proceedings shall be provided to the applicant in 30 days and the applicant shall submit revised documents within 30 days.
 3. Changes to approved plans.
 - a. 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 Building and Zoning Department review and approval to determine the extent of changes and may require reconsideration by the Planning and Zoning Board and City Commission.
 - b. The applicant will facilitate all reviews and approvals provided herein through the City Manager's Office.
 4. Restrictive covenant. Within 30 days of rendition of the adoption of the ordinance, the applicant shall submit for City Attorney review and approval of a Restrictive Covenant outlining all conditions of approval required by the City Commission. Failure to submit the draft Restrictive Covenant within the specified time frame shall render all approvals voidable.
 5. Total amount of development. The provisions of this approval are intended to apply to the 2006 UMCAD Amendments on a stand alone basis. Nothing within this approval shall be deemed to waive, abandon, abrogate, increase or limit, ratify or otherwise confirm the development rights previously granted to the University by ordinance or otherwise accruing. This approval shall not serve as an act or omission by the City for purposes of a claim of waiver or estoppel - by City or by applicant - with respect to development rights previously granted. Nothing within this approval shall authorize a total amount of development which exceeds the applicable intensity of use limitations set forth within the City's comprehensive plan and zoning code, and as amended from time to time.
 6. Mitigation and impact fees.
 - a. Prior to the issuance of a building permit pursuant to a 2006 UMCAD Amendment, the Applicant and the City shall agree on an appropriate mitigation program to mitigate the impacts of each specific project, if any, with regard to police, fire, general services, and parks and recreation. Appropriate mitigation shall be based on the application of a dual rational nexus standard to the specific project and its impact, if any, on the City. Mitigation shall be appropriate only for measurable impacts resulting from net new development not otherwise mitigated. The required mitigation shall be directly proportional to the specific project's impact on the City and shall take into account any facilities or services with regard police,

- fire, general services, and parks and recreation which are provided by the Applicant. Any required mitigation shall have a direct and verifiable relationship to the net new impacts caused by the University on such public facilities. The Applicant acknowledges that the City is in the process of legislatively considering ordinances which provide for fees specifically related to workforce housing and art-in-public places. Should consideration of these ordinances proceed, the Commission will determine the terms, scope, conditions and application or non-application of these ordinances to the Applicant through the public hearing process.
- b. The Applicant shall provide the City with all required information to determine the appropriate mitigation for each specific project at or before the time of submittal of a project to the Board of Architects for preliminary review. The City shall have fifteen (15) business days thereafter to determine whether or not the information provided is sufficient for purposes of its review or, alternatively, to request any and all additional information necessary for purposes of determining the appropriate mitigation obligation in accordance with the methodologies set forth above. If the City does not request further information, the submittal materials shall be deemed sufficient and complete.
 - c. The City administration shall meet and confer with the applicant to arrive at an initial determination with respect to appropriate mitigation within thirty (30) days of the day it receives the initial submittal materials or within thirty (30) days of its receipt of supplemental materials as applicable, whichever occurs later. If the applicant and the City Manager cannot agree on appropriate mitigation within said thirty (30) day period, the applicant shall be entitled to receive a building permit, provided that the applicant acknowledges in writing its obligation to comply with whatever mitigation program is ultimately determined to govern prior to the issuance of a certificate of occupancy, unless otherwise provided for in the approved mitigation program.
 - d. In the event that the City Manager and the Applicant cannot agree within the thirty (30) day period described above, the City Manager shall, within ten (10) days, place the matter on the agenda of the City Commission for a final determination of appropriate mitigation. The City Commission shall make a final determination within thirty (30) days from the date the matter is placed on the City Commission agenda.
 - e. In the event that the City enacts any codes or ordinances imposing an impact fee or other development exaction for any one or all of subjects for which appropriate mitigation is required which are applicable to the Applicant, payment of such impact fees or exactions shall be deemed to satisfy the Applicant's mitigation obligation for an UMCAD Amendment on a project by project basis, where appropriate. In the event that the City enacts any codes or ordinance imposing an impact fee or other development exaction, and the University's obligation under such legislation is less than that paid above, the University shall be entitled to a credit in the amount of the excess payment which may be applied to future impact fees and exactions. The enactment of an impact fee ordinance shall be through the public hearing process, at which time the Commission will determine the terms, scope, conditions and application or non application of this ordinance to the Applicant through the public hearing process.
7. Previously granted development order approvals. The applicant shall complete previously granted development order requirements, and/or ordinances including but not limited to traffic and roadway improvements pursuant to previously granted development order traffic and roadway improvements and/or the schedule as provided in the City approved MLOU. The traffic

and roadway improvements are not subject to proportionate fair share. The applicant shall be responsible for all costs associated with the design, permitting and construction of all improvements. Construction of all improvements must begin with six (6) months of issuance of permits from permit agencies (i.e. City, County, and Florida Department of Transportation as applicable). If the applicant does not comply with the schedule of improvements, no further building permits shall be issued to the applicant for any improvements to the campus. One extension of six (6) months may be granted by the City Manager based upon delays in permitting as a result of other applicable agencies.

8. Building signage.
 - a. All buildings on the University of Miami campus within 1000 feet of "SFR", Single-Family Residential property shall be prohibited from erecting building signage above thirty-five (35) feet facing SFR zoned property.
 - b. Signage necessary to satisfy applicable emergency, building code, and life/safety requirements shall be exempt from the above prohibitions.
9. Private property/rights-of-way improvements of Ponce de Leon Boulevard, San Amaro Drive, Campo Sano Drive, Red Road and Granada Boulevard pursuant to the Zoning Code, Article 5, Division 11, Landscaping. Prior to the City of Coral Gables issued certificate of occupancy of buildings and/or certificates of completion provided for the UMCAD 2006 application amendments on/or before December 31, 2010, whichever occurs first, the applicant shall provide for the installation of all improvements as identified in the Zoning Code, Article 5, Division 11 Landscaping.
10. Construction staging plan. Prior to the issuance of a building permits for UMCAD 2006 amendments H3, H4, H6, H7, H21 and H22, the applicant shall submit a construction parking and traffic management plan for above listed amendments for the Building and Zoning Department review and approval.
11. Internal roadway (north and south). Prior to the issuance of a building permit for any 2006 UMCAD amendments located North of the Lake Osceola, titled "Proposed Internal Circulation Plan, Parking and Projects North of the Lake (on file in the Planning Department), the applicant shall submit construction plans for the internal roadway (north and south segments) to the City on before December 31, 2010 whichever occurs first. The applicant shall complete the construction of internal roadway (north and south segments) and secure City approval/acceptance prior to December 31, 2012. No certificate of occupancy/certificate of use shall be granted for any UMCAD 2006 amendments located North of the Lake Osceola as referenced herein if the roadway is not completed as defined herein. The parties recognize that the construction of the internal roadway improvement plan shall not cause or result in a permanent net loss of surface parking in those areas impacted by the road. The University shall possess the right to recapture any surface parking spaces displaced or affected by the roadway and replace that surface parking as close to the affected area as possible. The parties additionally agree that there shall be no reduction in the number of surface parking spaces north of Lake Osceola.
12. Access closure/relocation/consolidation plan. As a part of the submission of the construction plans for the internal roadway (north and south segments), the applicant shall provide an access closure/relocation/consolidation plan. The intent of this plan is to close/relocate/consolidate access points along San Amaro Drive north of Miller Road and on Campo Sano Drive. The applicant shall submit construction plans ("construction plans" shall mean thirty percent (30%) plans as generally understood and accepted within the transportation industry) to the City for the closure/relocation/consolidation of access drives on Campo Sano Drive and closure of Miller

Road by December 31, 2008. The applicant shall complete the construction of the closure/relocation/consolidation of access drives and Miller Road by and secure City approval/acceptance prior to December 31, 2010.

13. Service deliveries. As a part of the submission of the UMCAD Regional Traffic Study (UMRTS) to the City of Coral Gables on or before August 1, 2007, the applicant shall provide a traffic circulation plan that provides for limitations of service deliveries by trucks or other similar service vehicles on San Amaro Drive, Campo Sano Drive and surrounding residential properties. The intent is to provide limitations for deliveries and provide for primary service delivery and truck access via Ponce de Leon Boulevard. The Plan shall include further limitations as a result of the construction and opening of the internal roadway. The Public Works and Planning Department shall review the plan and provide conditions of approval in association with the approved UMCAD Regional Traffic Study (UMRTS).
14. University of Miami shuttle service. Upon completion the internal roadway plan pursuant to the established time frames provided in condition 11 and UMCAD amendment H4, the applicant shall provide a revised shuttle service circulation plan, titled "University of Miami Coral Gables Campus Shuttle Routes (on file in the Planning Department) in association with the completion of the internal roadway. The intent of this plan is to eliminate the use of San Amaro Drive and Campo Sano Drive where the internal circulation allows the shuttle service to remain internal to the campus. City review and approval of this plan shall be completed by the Planning Department and Public Works Department.
15. Use agreement for public rights-of-way. Prior to the issuance of any 2006 UMCAD building permits, the applicant shall provide the City Attorney a use agreement for review and approval of all applicable City right-of-ways utilized by the applicant.
16. Street closures. If applicable, prior to the issuance of a building permit, the applicant shall provide a minimum of 72 hour written notice to those residents impacted by any proposed partial closures of any surrounding streets as a result of the projects construction activity. Full closure of streets shall be prohibited.
17. Right-of-way encroachments. If applicable, prior to the issuance of a building permit, the applicant shall secure City Commission review and approval of all proposed encroachments into public rights-of-way.
18. Concurrency. Prior to the issuance of a building permit for any construction project contained within the UMCAD 2006 amendments, the applicant shall apply for a Concurrency Impact Statement (CIS), and any deficiency in available infrastructure identified by the CIS and the applicant shall be satisfactorily resolved and approved by the City prior to issuance of certificate of occupancy/certificate of use.
19. Advancement of traffic related improvements. To insure advancement of traffic related improvements provided herein, the applicant shall provide to the City Manager for City Commission public hearing review and consideration the following information within the following timeframes:
 - a. December 1, 2007. Status report for the advancement/completion (as applicable) of all of the following:
 - i. Traffic and roadway improvements pursuant to previously granted development order traffic and roadway improvements and/or the schedule as provided in the City approved MLOU.
 - ii. UMCAD Regional Traffic Study (UMRTS) submitted to the City on or before August 1, 2007.

- iii. Internal roadway (north and south).
 - iv. Closure/relocation/consolidation of access drives on Campo Sano Drive and closure of Miller Road.
 - v. Traffic circulation plan that provides for limitations of service deliveries by trucks or other similar service vehicles on San Amaro Drive, Campo Sano Drive and surrounding residential properties.
 - vi. If the applicant has submitted a local traffic impact and access study for the development authorized by the approval of any 2006 UMCAD "H" Amendment the findings and conclusions of the study.
- b. December 1, 2008. Project Development and Environmental Study (PDE) for the closure/relocation/consolidation of access drives on Campo Sano Drive and closure of Miller Road.
- c. June 1 Annually. Status report for the advancement/completion (as applicable) of all of the following until completion:
- i. Traffic and roadway improvements pursuant to previously granted development order traffic and roadway improvements and/or the schedule as provided in the City approved MLOU.
 - ii. Improvements related to the UMCAD Regional Traffic Study (UMRTS).
 - iii. Internal roadway (north and south).
 - iv. Closure/relocation/consolidation of access drives on Campo Sano Drive and closure of Miller Drive.
 - v. Traffic circulation plan that provides for limitations of service deliveries by trucks or other similar service vehicles on San Amaro Drive, Campo Sano Drive and surrounding residential properties.
 - vi. If the applicant has submitted a local traffic impact and access study for the development authorized by the approval of any 2006 UMCAD "H" Amendment the findings and conclusions of the study.

Failure to adhere to the above timeframes shall result in no further issuance of any UMCAD 2006 building permits or issuance of UMCAD 2006 Certificate of Occupancies.

Specific UMCAD 2006 amendments conditions of approval for each UMCAD 2006 "H" amendment is referenced below and (as applicable) conditions of approval are provided for each amendment. The amendments are as follows:

1. *H1 - Retain the Jerry Herman Theatre Complex.*
 - a. UMCAD 2006 amendment H1 is approved subject to a maximum building height of one (1) floor.
2. *H2 - Renovation and Expansion of the Norman A. Whitten University Center; Demolition of Charles A. Gauthier Hall "Rathskeller"; and a New Student Activity Center.*
 - a. The approval of the 2006 UMCAD Amendment H2 shall be subject to the submission of the UMCAD Regional Traffic Study (UMRTS) to the City of Coral Gables on or before August 1, 2007. If the City Manager determines that the UMRTS is insufficient, the City Manager shall provide applicant with a written statement describing with specificity the manner in which the Assessment is insufficient within sixty (60) days after submission of the Assessment. UM shall submit the additional information required to make the UMRTS

sufficient within thirty (30) days. The City will have 30 days for final review of the UMRTS. The City Manager shall use the results of the UMRTS to establish the University proportionate share for development pursuant to the approved UMCAD. In the event that applicant does not agree with the City Manager's decision with regard to the proportionate share, the applicant shall have the right to appeal such determination to the City Commission. In the event that the applicant shall fail to submit the UMRTS on or before August 1, 2007, or in the event that the Assessment is timely submitted, but the City Manager determines that the submitted Assessment is insufficient, no further building permits shall be issued for UMCAD development until the UMRTS is submitted and determined to be sufficient by the City Manager. Proportionate share fee, as defined in the UMRTS is not applicable to any roadway mitigation within the UMCAD limits (referenced on Exhibit 2 of the UMRTS MLOU) or any of the residential streets included in the UMRTS. Any traffic mitigation required within the UMCAD limits or on any residential streets will be designed, permitted, and constructed by the applicant at their cost. Proportionate share fee shall be assessed and/or paid by January 1st of the years 2010, 2015 and 2020 as provided for in the MLOU. Failure to provide proportionate share fee shall result in no further issuance of any UMCAD 2006 amendment building permits or certificate of occupancy/certificate's of use.

- b. The Student Activity Center shall be entitled to building permits and certificates of occupancy provided that the University satisfies its obligation with respect to the realignment of Miller Road. The Miller Road realignment as agreed by the parties shall extend from Miller Road to the south side of the arboretum. This new condition shall prevail over the prior generalized language describing amendments "North of the Lake Osceola." The balance of the "North of the Lake" amendments shall remain linked to the obligations with respect to the internal road.

3. *H3 - Combined Otto G. Richter Library and Law School Addition; and Decrease in Combined Total Building Area*

- a. Prior to the issuance of a building permit for 2006 UMCAD Amendment H3 the applicant shall satisfy the following:
 - i. Submission of a local traffic impact and access study of the development authorized by approval of 2006 UMCAD Amendment H3 in accordance with the local traffic impact and access study methodology set out in the MLOU to the City Manager, together with a mitigation plan for any traffic or access impacts identified in the study; and,
 - ii. The City Manager has approved the local traffic impact and access study and has accepted the proposed mitigation plan submitted by applicant. In the event, that the City Manager determines that the local traffic impact and access study is insufficient or that the proposed mitigation plan is inadequate, the City Manager may request additional information and/or accept the proposed mitigation plan subject to specified modifications or conditions. In the event that applicant does not agree with the City Manager's decision with regard to the local traffic impact and access study set out in the MLOU or the proposed mitigation plan, the applicant shall have the right to appeal such determination to the City Commission.
- b. No certificate of occupancy shall be issued for the development authorized by the approval of 2006 UMCAD Amendment H3 until the approved mitigation plan as a result of the findings and recommendation of the local traffic impact and access study has been fully implemented by UM and approved/accepted by the City of Coral Gables.

- c. The maximum building height shall be limited to seven (7) floors.
4. *H4 - Modification of Ashe Enrollment Addition, and Increase of Building Area for Interactive Science Center and Engineering Research Phase II.*
 - a. UMCAD 2006 Amendment H4, modification of the Ashe Enrollment Addition is approved with no conditions.
 - b. UMCAD 2006 Amendment H4, Increase of Building Area for Interactive Science Center and Engineering Research Phase II shall be subject to the following conditions:
 - i. The approval of the 2006 UMCAD H4 amendment shall be subject to the submission of the UMCAD Regional Traffic Study (UMRTS) to the City of Coral Gables on or before August 1, 2007. If the City Manager determines that the UMRTS is insufficient, the City Manager shall provide the applicant with a written statement describing with specificity the manner in which the Assessment is insufficient within sixty (60) days after submission of the Assessment. The applicant shall submit the additional information required to make the UMRTS sufficient within thirty (30) days. The City will have 30 days for final review of the UMRTS. The City Manager shall use the results of the UMRTS to establish the applicant's proportionate share for development pursuant to the approved UMCAD. In the event that UM does not agree with the City Manager's decision with regard to the proportionate share, the applicant shall have the right to appeal such determination to the City Commission. In the event that the applicant shall fail to submit the UMRTS on or before August 1, 2007, or in the event that the Assessment is timely submitted, but the City Manager determines that the submitted Assessment is insufficient, no further building permits shall be issued for UMCAD development until the UMRTS is submitted and determined to be sufficient by the City Manager. Proportionate share fee, as defined in the UMRTS is not applicable to any roadway mitigation within the UMCAD limits (referenced on Exhibit 2 of the UMRTS MLOU) or any of the residential streets included in the UMRTS. Any traffic mitigation required within the UMCAD limits or on any residential streets will be designed, permitted, and constructed by the applicant at their cost. Proportionate share fee shall be assessed and/or paid by January 1st of the years 2010, 2015 and 2020 as provided for in the MLOU. Failure to provide proportionate share fee shall result in no further issuance of any UMCAD 2006 amendment building permits or certificate of occupancy/certificate's of use.
 - ii. No building permit shall be issued for 2006 UMCAD Amendment H4 until construction plans for the internal roadway (north and south segments) have been submitted to and approved/accepted by the City or December 31, 2010 whichever occurs first.
 - iii. The applicant shall complete the construction of internal roadway (north and south segments) and secure City approval/acceptance prior to certificate of occupancy for 2006 UMCAD Amendment H4 or by the year December 31, 2012, whichever occurs first.
 - iv. The applicant shall construct the complete internal roadway in substantial compliance with the "Proposed Internal Circulation, Parking and Projects North of Lake" on file in the Planning Department. The parties recognize that the construction of the internal roadway improvement plan shall not cause or result in a permanent net loss of surface parking in those areas impacted by the road. The University shall possess the right to recapture any surface parking spaces displaced or affected by the roadway and replace that surface parking as close to the affected area as possible. The parties additionally

agree that there shall be no reduction in the number of surface parking spaces north of Lake Osceola.

5. *H5 - Botany Greenhouse Relocation and Change to Non FAR; and New Surface Parking.*
 - a. UMCAD 2006 Amendment H5, Botanical Greenhouse and the elimination of 1,022 square feet of floor area from total FAR calculations is approved with no conditions.
 - b. UMCAD 2006 Amendment H5, New Surface (115 space) surface parking lot is approved subject to the following conditions:
 - i. The approval of the 2006 UMCAD H5 amendment shall be subject to the submission of the UMCAD Regional Traffic Study (UMRTS) to the City of Coral Gables on or before August 1, 2007. If the City Manager determines that the UMRTS is insufficient, the City Manager shall provide the applicant with a written statement describing with specificity the manner in which the Assessment is insufficient within sixty (60) days after submission of the Assessment. The applicant shall submit the additional information required to make the UMRTS sufficient within thirty (30) days. The City will have 30 days for final review of the UMRTS. The City Manager shall use the results of the UMRTS to establish the University proportionate share for development pursuant to the approved UMCAD. In the event that UM does not agree with the City Manager's decision with regard to the proportionate share, the applicant shall have the right to appeal such determination to the City Commission. In the event that the applicant shall fail to submit the UMRTS on or before August 1, 2007, or in the event that the Assessment is timely submitted, but the City Manager determines that the submitted Assessment is insufficient, no further building permits shall be issued for UMCAD development until the UMRTS is submitted and determined to be sufficient by the City Manager. Proportionate share fee, as defined in the UMRTS is not applicable to any roadway mitigation within the UMCAD limits (referenced on Exhibit 2 of the UMRTS MLOU) or any of the residential streets included in the UMRTS. Any traffic mitigation required within the UMCAD limits or on any residential streets will be designed, permitted, and constructed by the applicant at their cost. Proportionate share fee shall be assessed and/or paid by January 1st of the years 2010, 2015 and 2020 as provided for in the MLOU. Failure to provide proportionate share fee shall result in no further issuance of any UMCAD 2006 amendment building permits or certificate of occupancy/certificate's of use.
6. *H6 - Art Building 1 Partial Restoration.*
 - a. The applicant shall submit within 120 days of approval of these UMCAD 2006 amendments, an application to the Historic Resources Department for Historic Preservation Board determination as to whether the Arts buildings should be designated as a local historic landmark; and if the buildings are so designated, the University shall apply for a special certificate of appropriateness for the proposed partial demolition/restoration of the buildings and to comply with the terms and conditions of the certificate.
7. *H7 - Demolition and Replacement of Whitten Learning Center.*
 - a. UMCAD 2006 Amendment H7 in approved with no conditions.

8. *H8 - Increased Building Area for Miguel B. Fernandez Family Entrepreneurship Building at the School of Business Administration, Residential and Academic Site Phase I; Miguel B. Fernandez Family Entrepreneurship Building at the School of Business Administration, Residential and Academic Site Phase II; and Demolition of Behavioral Medicine Research Institute.*

- a. Prior to the issuance of a building permit for 2006 UMCAD Amendment H3 the applicant shall satisfy the following:
 - i. Submission of a local traffic impact and access study of the development authorized by approval of 2006 UMCAD Amendment H8 in accordance with the local traffic impact and access study methodology set out in the MLOU to the City Manager, together with a mitigation plan for any traffic or access impacts identified in the study; and,
 - ii. The City Manager has approved the local traffic impact and access study and has accepted the proposed mitigation plan submitted by applicant. In the event, that the City Manager determines that the local traffic impact and access study is insufficient or that the proposed mitigation plan is inadequate, the City Manager may request additional information and/or accept the proposed mitigation plan subject to specified modifications or conditions. In the event that applicant does not agree with the City Manager's decision with regard to the local traffic impact and access study set out in the MLOU or the proposed mitigation plan, the applicant shall have the right to appeal such determination to the City Commission.
- b. No certificate of occupancy shall be issued for the development authorized by the approval of 2006 UMCAD Amendment H8 until the approved mitigation plan as a result of the findings and recommendation of the local traffic impact and access study has been fully implemented by UM and approved/accepted by the City of Coral Gables.

9. *H9 - Lowe Art Museum Addition.*

- a. The development authorized by the approval of 2006 UMCAD Amendment H9 shall be subject to any impact fee or other exactions adopted by the City of Coral which becomes effective prior to the issuance of any building permit for the authorized development, or any portion thereof. Refer to general condition number 6, "Mitigation and impact fees".
- b. Notwithstanding the approval of the 2006 UMCAD Amendment H9, the total amount of development authorized pursuant to the UMCAD as thereby amended, shall not exceed the applicable intensity of use limitations set out in the Comprehensive Land Use Plan of the City of Coral Gables, as amended from time to time, calculated on the basis of a sealed survey and legal description of the University of Miami campus actual land area under ownership of the University of Miami. Refer to general condition number 5, "Total amount of development".

10. *H10 - Lakeview Student Housing I and II Sites.*

- a. Prior to the issuance of a building permit for 2006 UMCAD Amendment H10 the applicant shall satisfy the following:
 - i. Submission of a local traffic impact and access study of the development authorized by approval of 2006 UMCAD Amendment H10 in accordance with the local traffic impact and access study methodology set out in the MLOU to the City Manager, together with a mitigation plan for any traffic or access impacts identified in the study; and,
 - ii. The City Manager has approved the local traffic impact and access study and has accepted the proposed mitigation plan submitted by applicant. In the event, that the City

Manager determines that the local traffic impact and access study is insufficient or that the proposed mitigation plan is inadequate, the City Manager may request additional information and/or accept the proposed mitigation plan subject to specified modifications or conditions. In the event that applicant does not agree with the City Manager's decision with regard to the local traffic impact and access study set out in the MLOU or the proposed mitigation plan, the applicant shall have the right to appeal such determination to the City Commission.

- b. No certificate of occupancy shall be issued for the development authorized by the approval of 2006 UMCAD Amendment H10 until the approved mitigation plan as a result of the findings and recommendation of the local traffic impact and access study has been fully implemented by UM and approved/accepted by the City of Coral Gables.

11. *H11 - Pavia Parking Garage Addition; Merrick Parking Garage Site; Relocation of Portion of North South Center Development Zone Project; and Demolition of the Writing Center*

- a. Prior to the issuance of a building permit for 2006 UMCAD Amendment H11 the applicant shall satisfy the following:
 - i. Submission of a local traffic impact and access study of the development authorized by approval of 2006 UMCAD Amendment H11 in accordance with the local traffic impact and access study methodology set out in the MLOU to the City Manager, together with a mitigation plan for any traffic or access impacts identified in the study; and,
 - ii. The City Manager has approved the local traffic impact and access study and has accepted the proposed mitigation plan submitted by applicant. In the event, that the City Manager determines that the local traffic impact and access study is insufficient or that the proposed mitigation plan is inadequate, the City Manager may request additional information and/or accept the proposed mitigation plan subject to specified modifications or conditions. In the event that applicant does not agree with the City Manager's decision with regard to the local traffic impact and access study set out in the MLOU or the proposed mitigation plan, the applicant shall have the right to appeal such determination to the City Commission.
- b. No certificate of occupancy shall be issued for the development authorized by the approval of 2006 UMCAD Amendment H11 until the approved mitigation plan as a result of the findings and recommendation of the local traffic impact and access study has been fully implemented by UM and approved/accepted by the City of Coral Gables.

12. *H12 - Theater Site Change and Increase in Building Area*

- a. Prior to the issuance of a building permit for 2006 UMCAD Amendment H12 the applicant shall satisfy the following:
 - i. Submission of a local traffic impact and access study of the development authorized by approval of 2006 UMCAD Amendment H12 in accordance with the local traffic impact and access study methodology set out in the MLOU to the City Manager , together with a mitigation plan for any traffic or access impacts identified in the study; and,
 - ii. The City Manager has approved the local traffic impact and access study and has accepted the proposed mitigation plan submitted by applicant. In the event, that the City Manager determines that the local traffic impact and access study is insufficient or that the proposed mitigation plan is inadequate, the City Manager may request additional information and/or accept the proposed mitigation plan subject to specified modifications

or conditions. In the event that applicant does not agree with the City Manager's decision with regard to the local traffic impact and access study set out in the MLOU or the proposed mitigation plan, the applicant shall have the right to appeal such determination to the City Commission.

- b. No certificate of occupancy shall be issued for the development authorized by the approval of 2006 UMCAD Amendment H12 until the approved mitigation plan as a result of the findings and recommendation of the local traffic impact and access study has been fully implemented by UM and approved/accepted by the City of Coral Gables.

13. *H13 - Art & Architecture College Academics Facility; and Art and Architecture Residential College; and Convocation/Student Parking Garage New Site; and Museum and University Hall Site Changes and Decreases in Building Area.*

- a. Prior to the issuance of a building permit for 2006 UMCAD Amendment H13 the applicant shall satisfy the following:
 - i. Submission of a local traffic impact and access study of the development authorized by approval of 2006 UMCAD Amendment H13 in accordance with the local traffic impact and access study methodology set out in the MLOU to the City Manager, together with a mitigation plan for any traffic or access impacts identified in the study; and,
 - ii. The City Manager has approved the local traffic impact and access study and has accepted the proposed mitigation plan submitted by applicant. In the event, that the City Manager determines that the local traffic impact and access study is insufficient or that the proposed mitigation plan is inadequate, the City Manager may request additional information and/or accept the proposed mitigation plan subject to specified modifications or conditions. In the event that applicant does not agree with the City Manager's decision with regard to the local traffic impact and access study set out in the MLOU or the proposed mitigation plan, the applicant shall have the right to appeal such determination to the City Commission.
- b. No certificate of occupancy shall be issued for the development authorized by the approval of 2006 UMCAD Amendment H13 until the approved mitigation plan as a result of the findings and recommendation of the local traffic impact and access study has been fully implemented by UM and approved/accepted by the City of Coral Gables.

14. *H14 - Bank United Convocation Center Parking Garage Site Relocation; and Basketball Practice Facility.*

- a. Prior to the issuance of a building permit for 2006 UMCAD Amendment H14 the applicant shall satisfy the following:
 - i. Submission of a local traffic impact and access study of the development authorized by approval of 2006 UMCAD Amendment H14 in accordance with the local traffic impact and access study methodology set out in the MLOU to the City Manager, together with a mitigation plan for any traffic or access impacts identified in the study; and,
 - ii. The City Manager has approved the local traffic impact and access study and has accepted the proposed mitigation plan submitted by applicant. In the event, that the City Manager determines that the local traffic impact and access study is insufficient or that the proposed mitigation plan is inadequate, the City Manager may request additional information and/or accept the proposed mitigation plan subject to specified modifications or conditions. In the event that applicant does not agree with the City Manager's

decision with regard to the local traffic impact and access study set out in the MLOU or the proposed mitigation plan, the applicant shall have the right to appeal such determination to the City Commission.

- b. No certificate of occupancy shall be issued for the development authorized by the approval of 2006 UMCAD Amendment H14 until the approved mitigation plan as a result of the findings and recommendation of the local traffic impact and access study has been fully implemented by UM and approved/accepted by the City of Coral Gables.

15. *H15 - Serpentine Parking Lot Interim Expansion; and Dickinson Drive Realignment.*

- a. Prior to the issuance of a building permit for UMCAD 2006 Amendment H15, the applicant shall secure Planning Department, Public Works Department and Public Service Department review and approval of all of the following:
 - i. Landscape plan shall be provided pursuant to Zoning Code Article 5, Division 11 requirements.
 - ii. Lighting plan including lighting standards and illumination.

16. *H16 - Dickinson Student Housing Site and Dickinson Residential Parking Garage Site.*

- a. Prior to the issuance of a building permit for 2006 UMCAD Amendment H16 the applicant shall satisfy the following:
 - i. Submission of a local traffic impact and access study of the development authorized by approval of 2006 UMCAD Amendment H3 in accordance with the local traffic impact and access study methodology set out in the MLOU to the City Manager, together with a mitigation plan for any traffic or access impacts identified in the study; and,
 - ii. The City Manager has approved the local traffic impact and access study and has accepted the proposed mitigation plan submitted by applicant. In the event, that the City Manager determines that the local traffic impact and access study is insufficient or that the proposed mitigation plan is inadequate, the City Manager may request additional information and/or accept the proposed mitigation plan subject to specified modifications or conditions. In the event that applicant does not agree with the City Manager's decision with regard to the local traffic impact and access study set out in the MLOU or the proposed mitigation plan, the applicant shall have the right to appeal such determination to the City Commission.
- b. No certificate of occupancy shall be issued for the development authorized by the approval of 2006 UMCAD Amendment H16 until the approved mitigation plan as a result of the findings and recommendation of the local traffic impact and access study has been fully implemented by UM and approved/accepted by the City of Coral Gables.

17. *H17 - Wellness Center Addition Site.*

- a. UMCAD 2006 Amendment H17 is approved with no conditions.

18. *H18 - Hecht Center Addition Site and Demolition of Kearns Sports Hall of Fame; and Expansion of Cobb Track and Field Facility.*

- a. The approval of the 2006 UMCAD Amendment H18 shall be subject to the submission of the UMCAD Regional Traffic Study (UMRTS) to the City of Coral Gables on or before August 1, 2007. If the City Manager determines that the UMRTS is insufficient, the City Manager shall provide UM with a written statement describing with specificity the manner in

which the Assessment is insufficient within sixty (60) days after submission of the Assessment. UM shall submit the additional information required to make the UMRTS sufficient within thirty (30) days. The City will have 30 days for final review of the UMRTS. The City Manager shall use the results of the UMRTS to establish the applicant's proportionate share for development pursuant to the approved UMCAD. In the event that the applicant does not agree with the City Manager's decision with regard to the proportionate share, the applicant shall have the right to appeal such determination to the City Commission. In the event that UM shall fail to submit the UMRTS on or before August 1, 2007, or in the event that the Assessment is timely submitted, but the City Manager determines that the submitted Assessment is insufficient, no further building permits shall be issued for UMCAD development until the UMRTS is submitted and determined to be sufficient by the City Manager. Proportionate share fee, as defined in the UMRTS is not applicable to any roadway mitigation within the UMCAD limits (referenced on Exhibit 2 of the UMRTS MLOU) or any of the residential streets included in the UMRTS. Any traffic mitigation required within the UMCAD limits or on any residential streets will be designed, permitted, and constructed by the applicant at their cost. Proportionate share fee shall be assessed and/or paid by January 1st of the years 2010, 2015 and 2020 as provided for in the MLOU. Failure to provide proportionate share fee shall result in no further issuance of any UMCAD 2006 amendment building permits or certificate of occupancy/certificate's of use.

19. *H19 - Alex Rodriguez Park At Mark Light Field Reduced from Adopted Master Plan; and Demolition of Baseball Media Building*

- a. UMCAD 2006 Amendment H19 is approved with no conditions.

20. *H20 - Robert and Judi Prokop Newman Alumni Center Site; Brescia Surface Parking Lot; and Demolition of Dance Studio/Theater Arts Building, the Alumni House, and the Marion and Ed Lau Founder's Club Building*

- a. The approval of the 2006 UMCAD Amendment H20 shall be subject to the submission of the UMCAD Regional Traffic Study (UMRTS) to the City of Coral Gables on or before August 1, 2007. If the City Manager determines that the UMRTS is insufficient, the City Manager shall provide UM with a written statement describing with specificity the manner in which the Assessment is insufficient within sixty (60) days after submission of the Assessment. The applicant shall submit the additional information required to make the UMRTS sufficient within thirty (30) days. The City will have 30 days for final review of the UMRTS. The City Manager shall use the results of the UMRTS to establish the applicant's proportionate share for development pursuant to the approved UMCAD. In the event that the applicant does not agree with the City Manager's decision with regard to the proportionate share, the applicant shall have the right to appeal such determination to the City Commission. In the event that the applicant shall fail to submit the UMRTS on or before August 1, 2007, or in the event that the Assessment is timely submitted, but the City Manager determines that the submitted Assessment is insufficient, no further building permits shall be issued for UMCAD development until the UMRTS is submitted and determined to be sufficient by the City Manager. Proportionate share fee, as defined in the UMRTS is not applicable to any roadway mitigation within the UMCAD limits (referenced on Exhibit 2 of the UMRTS MLOU) or any of the residential streets included in the UMRTS. Any traffic mitigation required within the UMCAD limits or on any residential streets will be designed, permitted,

and constructed by the applicant at their cost. Proportionate share fee shall be assessed and/or paid by January 1st of the years 2010, 2015 and 2020 as provided for in the MLOU. Failure to provide proportionate fair share fee shall result in no further issuance of any UMCAD 2006 amendment building permits or certificate of occupancy/certificate's of use.

21. *H21 - Center for Music Learning and Leadership at the Frost School of Music; New Academic Facility Replacement; and Demolition of Arnold Volpe Music Building, Bertha Foster Memorial Music Building and Rehearsal Center, and Deletion of Student Services Facility from the adopted location*

- a. The approval of the 2006 UMCAD Amendment H21 shall be subject to the submission of the UMCAD Regional Traffic Study (UMRTS) to the City of Coral Gables on or before August 1, 2007. If the City Manager determines that the UMRTS is insufficient, the City Manager shall provide UM with a written statement describing with specificity the manner in which the Assessment is insufficient within sixty (60) days after submission of the Assessment. The applicant shall submit the additional information required to make the UMRTS sufficient within thirty (30) days. The City will have 30 days for final review of the UMRTS. The City Manager shall use the results of the UMRTS to establish the applicant's proportionate share for development pursuant to the approved UMCAD. In the event that the applicant does not agree with the City Manager's decision with regard to the proportionate share, the applicant shall have the right to appeal such determination to the City Commission. In the event that the applicant shall fail to submit the UMRTS on or before August 1, 2007, or in the event that the Assessment is timely submitted, but the City Manager determines that the submitted Assessment is insufficient, no further building permits shall be issued for UMCAD development until the UMRTS is submitted and determined to be sufficient by the City Manager. Proportionate share fee, as defined in the UMRTS is not applicable to any roadway mitigation within the UMCAD limits (referenced on Exhibit 2 of the UMRTS MLOU) or any of the residential streets included in the UMRTS. Any traffic mitigation required within the UMCAD limits or on any residential streets will be designed, permitted, and constructed by the applicant at their cost. Proportionate share fee shall be assessed and/or paid by January 1st of the years 2010, 2015 and 2020 as provided for in the MLOU. Failure to provide proportionate fair share fee shall result in no further issuance of any UMCAD 2006 amendment building permits or certificate of occupancy/certificate's of use.
- b. No building permit shall be issued for 2006 UMCAD Amendment H21 until construction plans for the relocation and improvement of Miller Road have been submitted to and approved/accepted by the City of Coral Gables or December 31, 2008 whichever occurs first.
- c. The maximum building heights shall be limited to six (6) floors.
- d. The applicant shall complete the construction of Miller Road and secure City approval/acceptance prior to certificate of occupancy for 2006 UMCAD Amendment H21 or December 31, 2010, whichever occurs first.
- e. The applicant shall construct the Miller Road realignment, from Miller Drive to Memorial Drive in substantial compliance with the plan attached hereto as Exhibit D, titled Proposed Internal Circulation, Parking and Projects North of Lake.
- f. No building permit shall be issued for 2006 UMCAD Amendment H21 until submission and approval is secured by the Planning Department and Public Works Department for a parking site plan for this amendment as referenced in the applicant's submitted programming information provided dated February 2, 2007.

- g. The Center of Music Learning and Leadership at the Frost School of Music shall be entitled to building permits and certificates of occupancy provided that the University satisfies its obligation with respect to the realignment of Miller Road. The Miller Road realignment as agreed by the parties shall extend from Miller Road to the south side of the arboretum. This new condition shall prevail over the prior generalized language describing amendments "North of the Lake Osceola." The balance of the "North of the Lake" amendments shall remain linked to the obligations with respect to the internal road.

22. *H22 - Interactive Science Center and Engineering Research Site Phase I.*

- a. The approval of the 2006 UMCAD Amendment H22 shall be subject to the submission of the UMCAD Regional Traffic Study (UMRTS) to the City of Coral Gables on or before August 1, 2007. If the City Manager determines that the UMRTS is insufficient, the City Manager shall provide the applicant with a written statement describing with specificity the manner in which the Assessment is insufficient within sixty (60) days after submission of the Assessment. UM shall submit the additional information required to make the UMRTS sufficient within thirty (30) days. The City will have 30 days for final review of the UMRTS. The City Manager shall use the results of the UMRTS to establish the University proportionate share for development pursuant to the approved UMCAD. In the event that the applicant does not agree with the City Manager's decision with regard to the proportionate share, the applicant shall have the right to appeal such determination to the City Commission. In the event that the applicant shall fail to submit the UMRTS on or before August 1, 2007, or in the event that the Assessment is timely submitted, but the City Manager determines that the submitted Assessment is insufficient, no further building permits shall be issued for UMCAD development until the UMRTS is submitted and determined to be sufficient by the City Manager. Proportionate share fee, as defined in the UMRTS is not applicable to any roadway mitigation within the UMCAD limits (referenced on Exhibit 2 of the UMRTS MLOU) or any of the residential streets included in the UMRTS. Any traffic mitigation required within the UMCAD limits or on any residential streets will be designed, permitted, and constructed by the applicant at their cost. Proportionate share fee shall be assessed and/or paid by January 1st of the years 2010, 2015 and 2020 as provided for in the MLOU. Failure to provide proportionate share fee shall result in no further issuance of any UMCAD 2006 amendment building permits or certificate of occupancy/certificate's of use.
- b. No building permit shall be issued for 2006 UMCAD Amendment H22 until construction plans for the internal roadway (north and south segments) have been submitted to and approved/accepted by the City or December 31, 2010, whichever occurs first.
- c. The applicant shall complete the construction of internal roadway (north and south segments) and secure City approval/acceptance prior to certificate of occupancy for 2006 UMCAD Amendment H8 or by the year December 31, 2012, whichever occurs first.
- d. The applicant shall construct the complete internal roadway (north and south segments) in substantial compliance with the plan attached hereto as Exhibit D, titled Proposed Internal Circulation, Parking and Projects North of Lake. The parties recognize that the construction of the internal roadway improvement plan shall not cause or result in a permanent net loss of parking in those areas impacted by the road. The University shall possess the right to recapture any parking spaces displaced or affected by the roadway and replace that parking as close to the affected area as possible. The parties additionally agree that there shall be no reduction in the number of parking spaces north of Lake Osceola.

e. The maximum height building height shall be three (3) floors.

SECTION 4. All rights, actions, proceedings and Contracts of the City, including the City Commissioners, the City Manager, or any of its departments, boards or officers undertaken pursuant to the existing code provisions, shall be enforced, continued, or completed, in all respects, as though begun or executed hereunder.

SECTION 5. All ordinance or parts of ordinances that are inconsistent or in conflict with the provisions of this Ordinance are repealed.

SECTION 6. If any section, part of session, paragraph, clause, phrase or word of this Ordinance is declared invalid, the remaining provisions of this Ordinance shall not be affected.

SECTION 7. It is the intention of the City Commission that the provisions of this Ordinance shall become and be made a part of the Code of the City of Coral Gables, Florida, as amended, which provisions may be renumbered or relettered and that the word ordinance be changed to "section", "article", or other appropriate word to accomplish such intention.

SECTION 8. This ordinance shall become effective upon the date of its adoption herein.

PASSED AND ADOPTED THIS TWENTY-SEVENTH DAY OF MARCH, A.D. 2007.

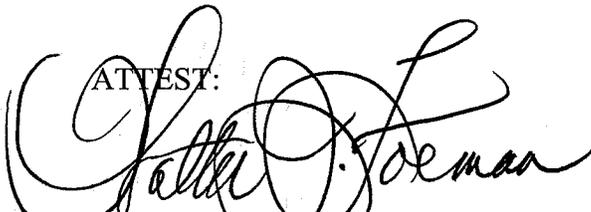
(Moved: Anderson / Seconded: Kerdyk)
(Yeas: Withers, Anderson, Cabrera, Kerdyk, Slesnick)
(Unanimous 5-0 Vote)
(Agenda Item E-3)

APPROVED:



DONALD D. SLESNICK II
MAYOR

ATTEST:



WALTER J. FOEMAN
CITY CLERK

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:



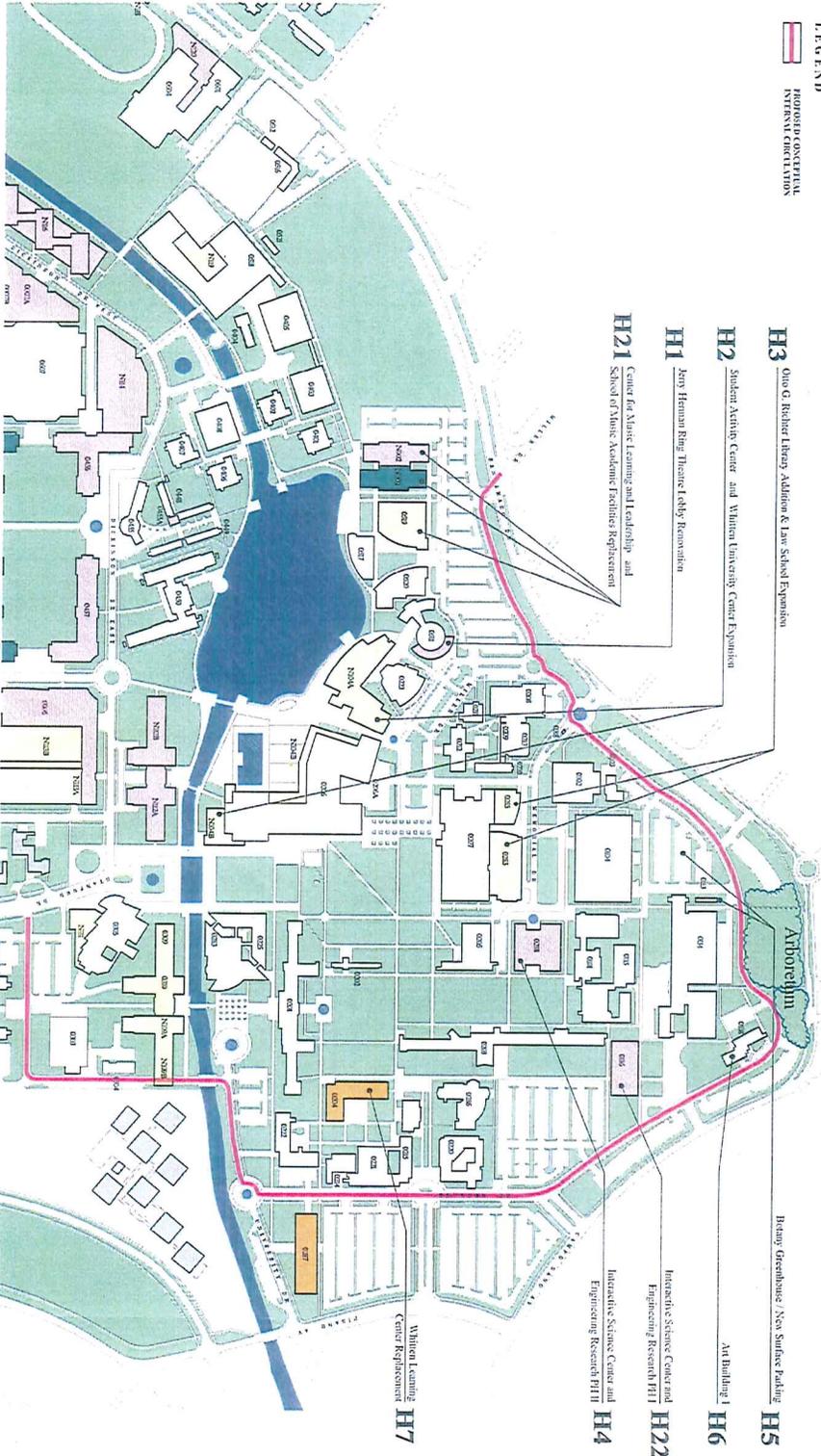
ELIZABETH HERNANDEZ
CITY ATTORNEY

PROPOSED INTERNAL CIRCULATION, PARKING AND PROJECTS NORTH OF LAKE

DATE 27FEB07

LEGEND

PROPOSED CIRCULATION
 EXISTING CIRCULATION



H3 Ohio G. Fisher Library Addition & Law School Expansion

H2 Student Activity Center and Whitson University Center Expansion

H1 Jory Humen Ring Theatre Lobby Renovation

H21 Center for Music Learning and Leadership and School of Music Academic Facilities Replacement

Henry Greenhouse / New Surface Parking

Art Building I

H6

Interactive Science Center and Engineering Research H111

H4

Interactive Science Center and Engineering Research H111

Whitson Learning Center Replacement

H7



MAIN CAMPUS-CORAL GABLES, FLORIDA

LEGAL DESCRIPTIONS

AREAS I AND II

JUNE 19, 2015

AREA I:

ALL THOSE LOTS, PIECES, PARCELS OR STRIPS OF LAND, SITUATE, LYING AND BEING IN SECTION 30, TOWNSHIP 54 SOUTH, RANGE 41 EAST, CITY OF CORAL GABLES, MIAMI-DADE COUNTY, FLORIDA BEING GENERALLY DESCRIBED AS THE PROPERTIES OWNED IN FEE SIMPLE BY THE UNIVERSITY OF MIAMI, THE SAME BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, VIZ.:

LOT 1 THROUGH 12, INCLUSIVE, AND LOTS 19 THROUGH 30, INCLUSIVE, IN BLOCK 184 OF "CORAL GABLES RIVIERA SECTION PART 6," ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 20 AT PAGE 79 OF THE PUBLIC RECORDS OF DADE COUNTY (NOW MIAMI-DADE COUNTY), FLORIDA.

TOGETHER WITH:

LOTS 1 THROUGH 30, INCLUSIVE, IN BLOCK 185 OF "CORAL GABLES RIVIERA SECTION PART 6," ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 20 AT PAGE 79 OF THE PUBLIC RECORDS OF DADE COUNTY (NOW MIAMI-DADE COUNTY), FLORIDA.

TOGETHER WITH:

LOTS 1 THROUGH 6, INCLUSIVE, LOTS 10 THROUGH 12, INCLUSIVE, LOTS 19 THROUGH 21, INCLUSIVE AND LOTS 25 THROUGH 30, INCLUSIVE, IN BLOCK 186 OF "CORAL GABLES RIVIERA SECTION PART 6," ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 20 AT PAGE 79 OF THE PUBLIC RECORDS OF DADE COUNTY (NOW MIAMI-DADE COUNTY), FLORIDA.

TOGETHER WITH:

LOTS 1 THROUGH 6, INCLUSIVE, LOTS 25 THROUGH 27, INCLUSIVE, AND LOT 30 IN BLOCK 188 OF "CORAL GABLES RIVIERA SECTION PART 6," ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 20 AT PAGE 79 OF THE PUBLIC RECORDS OF DADE COUNTY (NOW MIAMI-DADE COUNTY), FLORIDA.

TOGETHER WITH:

LOT 1, LOTS 4 THROUGH 12, INCLUSIVE, LOT 19, LESS THE SOUTH 70 FEET, LOT 20, LESS THE EAST 20 FEET OF THE SOUTH 70 FEET THEREOF, AND ALL OF LOTS 21 THROUGH 30, INCLUSIVE, IN BLOCK 189 OF "CORAL GABLES RIVIERA SECTION PART 6," ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 20 AT PAGE 79 OF THE PUBLIC RECORDS OF DADE COUNTY (NOW MIAMI-DADE COUNTY), FLORIDA.

TOGETHER WITH:

UNIVERSITY
OF MIAMI



MAIN CAMPUS-CORAL GABLES, FLORIDA

LEGAL DESCRIPTIONS

AREAS I AND II

JUNE 19, 2015

LOTS 1 THROUGH 30, INCLUSIVE, IN BLOCK 190 OF "CORAL GABLES RIVIERA SECTION PART 6," ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 20 AT PAGE 79 OF THE PUBLIC RECORDS OF DADE COUNTY (NOW MIAMI-DADE COUNTY), FLORIDA.

TOGETHER WITH:

LOTS 1 THROUGH 20, INCLUSIVE, IN BLOCK 193 OF "CORAL GABLES RIVIERA SECTION PART 6," ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 20 AT PAGE 79 OF THE PUBLIC RECORDS OF DADE COUNTY (NOW MIAMI-DADE COUNTY), FLORIDA.

TOGETHER WITH:

LOTS 4 AND 5 IN BLOCK 194 OF "CORAL GABLES RIVIERA SECTION PART 6," ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 20 AT PAGE 79 OF THE PUBLIC RECORDS OF DADE COUNTY (NOW MIAMI-DADE COUNTY), FLORIDA.

LESS THEREFROM:

THAT PORTION OF SAID LOT 4 AS CONVEYED TO THE CITY OF CORAL GABLES, A MUNICIPAL CORPORATION OF THE STATE OF FLORIDA, THE SAME AS BEING MORE FULLY DESCRIBED IN THAT CERTAIN SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 16907 AT PAGE 3532 OF THE PUBLIC RECORDS OF DADE COUNTY (NOW MIAMI-DADE COUNTY), FLORIDA. (SAID PORTION OF LOT 4 WAS RE-CONVEYED TO THE UNIVERSITY OF MIAMI BY THAT CERTAIN SPECIAL WARRANTY DEED FROM THE CITY OF CORAL GABLES AS RECORDED IN OFFICIAL RECORDS BOOK 27590 AT PAGE 637 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.)

TOGETHER WITH:

LOTS 1, 2, 3, 6, 7 AND 8, AND A PORTION OF LOT 4, BLOCK 194, "CORAL GABLES RIVIERA SECTION PART 6," ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 20, AT PAGE 79, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, AND A PORTION OF AVENUE SAGUA, VACATED AND DISCONTINUED PURSUANT TO CORAL GABLES CITY ORDINANCE NO. 842 DATED JULY 27, 1954 AND RECORDED IN OFFICIAL RECORDS BOOK 27887 AT PAGE 4501 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 54 SOUTH, RANGE 41 EAST, DADE COUNTY, FLORIDA; THENCE SOUTH 00 DEGREES 13 MINUTES 22 SECONDS WEST, ALONG THE WEST LINE OF SAID SECTION 30, FOR 472.32 FEET TO THE INTERSECTION OF THE WESTERLY EXTENSION OF THE NORTH RIGHT-OF-WAY LINE OF SAID AVENUE SAGUA; THENCE NORTH 89 DEGREES 41 MINUTES 10 SECONDS EAST FOR 30.00 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND, SAID POINT BEING ON THE EAST RIGHT-OF-WAY LINE OF S.W. 57TH AVENUE (RED ROAD); THENCE CONTINUE NORTH 89 DEGREES 41 MINUTES 10 SECONDS



MAIN CAMPUS-CORAL GABLES, FLORIDA

LEGAL DESCRIPTIONS

AREAS I AND II

JUNE 19, 2015

EAST FOR 133.37 FEET; THENCE SOUTH 00 DEGREES 18 MINUTES 50 SECONDS EAST, AT RIGHT ANGLES TO THE LAST DESCRIBED LINE, FOR 13.55 FEET; THENCE NORTH 89 DEGREES 41 MINUTES 10 SECONDS EAST FOR 67.32 FEET; THENCE SOUTH 00 DEGREES 18 MINUTES 14 SECONDS WEST FOR 138.15 FEET TO A POINT, SAID POINT BEING ON THE NORTHERLY RIGHT-OF-WAY OF AVENUE LEVANTE, AS SHOWN ON SAID PLAT OF "CORAL GABLES RIVIERA SECTION PART 6," ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 20, AT PAGE 79; THENCE SOUTH 50 DEGREES 19 MINUTES 22 SECONDS WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF AVENUE LEVANTE, FOR 163.61 FEET TO A POINT OF CURVE; THENCE SOUTHWESTERLY-WESTERLY, ALONG THE ARC OF A CIRCULAR CURVE TO THE RIGHT, HAVING A RADIUS OF 20.00 FEET AND A CENTRAL ANGLE OF 39 DEGREES 21 MINUTES 48 SECONDS, FOR AN ARC DISTANCE OF 13.74 FEET TO A POINT OF TANGENCY; THENCE SOUTH 89 DEGREES 41 MINUTES 10 SECONDS WEST FOR 42.27 FEET TO A POINT OF CURVE; THENCE WESTERLY-NORTHWESTERLY-NORTHERLY, ALONG THE ARC OF A CIRCULAR CURVE TO THE RIGHT, HAVING A RADIUS OF 20.00 FEET AND A CENTRAL ANGLE OF 90 DEGREES 32 MINUTES 12 SECONDS, FOR AN ARC DISTANCE OF 31.60 FEET TO A POINT OF TANGENCY, SAID POINT BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF S.W. 57TH AVENUE (RED ROAD); THENCE NORTH 00 DEGREES 13 MINUTES 22 SECONDS EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF S.W. 57TH AVENUE (RED ROAD), FOR 239.82 FEET TO THE POINT OF BEGINNING.

THIS BEING THE SAME PROPERTY RE-CONVEYED TO THE UNIVERSITY OF MIAMI BY THAT CERTAIN SPECIAL WARRANTY DEED FROM THE CITY OF CORAL GABLES AS RECORDED IN OFFICIAL RECORDS BOOK 27590 AT PAGE 637 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

TOGETHER WITH:

LOTS 1, 2, THE SOUTHWESTERLY 1/2 OF LOT 3 AND LOTS 6 THROUGH 10, INCLUSIVE, IN BLOCK 192 OF "SECOND REVISED PLAT OF CORAL GABLES RIVIERA SECTION PART 14," ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 28 AT PAGE 32 OF THE PUBLIC RECORDS OF DADE COUNTY (NOW MIAMI-DADE COUNTY), FLORIDA.

TOGETHER WITH:

LOTS 1 THROUGH 4, INCLUSIVE, IN BLOCK 1 OF "UNIVERSITY OF MIAMI MAIN CAMPUS FIRST ADDITION," ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 87 AT PAGE 10 OF THE PUBLIC RECORDS OF DADE COUNTY (NOW MIAMI-DADE COUNTY), FLORIDA.

TOGETHER WITH:

ALL THOSE STRIPS, LOTS, PIECES OR PARCELS OF LAND, SITUATE, LYING AND BEING IN SECTION 30, TOWNSHIP 54 SOUTH, RANGE 41 EAST, CITY OF CORAL GABLES, MIAMI-DADE COUNTY, FLORIDA BEING RIGHTS OF WAY OR ALLEYS VACATED OR ABANDONED IN FAVOR OF THE UNIVERSITY OF MIAMI, THE SAME BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, VIZ.:



**MAIN CAMPUS-CORAL GABLES, FLORIDA
LEGAL DESCRIPTIONS
AREAS I AND II
JUNE 19, 2015**

AVENUE LEPANTO, (NOW KNOWN AS AVENUE APRICALE), AS SHOWN AND DESCRIBED IN THE RECORDED PLAT OF "CORAL GABLES RIVIERA SECTION PART 6," ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 20 AT PAGE 79 OF THE PUBLIC RECORDS OF DADE COUNTY (NOW MIAMI-DADE COUNTY), FLORIDA, AS VACATED BY THE CITY OF CORAL GABLES, A MUNICIPAL CORPORATION OF THE STATE OF FLORIDA, PURSUANT TO ORDINANCE NUMBER 1272, DATED MARCH 13, 1962 AND RECORDED IN OFFICIAL RECORDS BOOK 27887 AT PAGE 4505 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BUTTED AND BOUNDED AS FOLLOWS:

ON THE NORTH: BY THE SOUTH BOUNDARY OF BLOCK 190 AS SHOWN ON SAID PLAT OF "CORAL GABLES RIVIERA SECTION PART 6," THIS ALSO BEING THE NORTHERLY RIGHT OF WAY LINE OF SAID AVENUE LEPANTO (AVENUE APRICALE).

ON THE EAST: BY THE WESTERLY RIGHT OF WAY LINE OF AVENUE LEVANTE, AS SHOWN ON SAID PLAT OF "CORAL GABLES RIVIERA SECTION PART 6."

ON THE SOUTH: BY THE NORTH BOUNDARY OF BLOCK 193 AS SHOWN ON SAID PLAT OF "CORAL GABLES RIVIERA SECTION PART 6," THIS ALSO BEING THE SOUTH RIGHT OF WAY LINE OF SAID AVENUE LEPANTO (AVENUE APRICALE).

ON THE WEST: BY THE EAST RIGHT OF WAY LINE OF RED ROAD, (S.W. 57TH AVENUE) AS SHOWN ON SAID PLAT OF "CORAL GABLES RIVIERA SECTION PART 6."

TOGETHER WITH:

THAT PORTION OF THE 20-FOOT WIDE ALLEY LYING WITHIN BLOCK 192 OF "SECOND REVISED PLAT OF CORAL GABLES RIVIERA SECTION PART 14," ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 28 AT PAGE 32, AS VACATED BY THE CITY OF CORAL GABLES, A MUNICIPAL CORPORATION OF THE STATE OF FLORIDA, PURSUANT TO RESOLUTION NUMBER 3639, DATED DECEMBER 19, 1950 AND RECORDED IN OFFICIAL RECORDS BOOK 13676 AT PAGE 3710, ALL OF THE PUBLIC RECORDS OF DADE COUNTY (NOW MIAMI-DADE COUNTY), FLORIDA GENERALLY BUTTED AND BOUNDED AS FOLLOWS:

ON THE NORTHEAST: BY THE NORTHEASTERLY BOUNDARY OF SAID BLOCK 192.

ON THE SOUTHEAST: BY THE NORTHWESTERLY BOUNDARY OF LOTS 8, 9 AND 10 IN BLOCK 192, THIS ALSO BEING THE SOUTHEASTERLY BOUNDARY OF SAID 20-FOOT WIDE ALLEY.

ON THE SOUTHWEST: BY THE NORTHWESTERLY PROLONGATION OF THE SOUTHWESTERLY BOUNDARY OF SAID LOT 10 IN BLOCK 192.

ON THE NORTHWEST: BY THE CENTERLINE OF SAID 20-FOOT WIDE ALLEY.

TOGETHER WITH:

THAT PORTION OF THE 20-FOOT WIDE ALLEY LYING WITHIN BLOCK 192 OF "SECOND REVISED PLAT OF CORAL GABLES RIVIERA SECTION PART 14," ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 28 AT PAGE 32, AS VACATED BY THE CITY OF CORAL GABLES, A MUNICIPAL CORPORATION OF THE STATE OF FLORIDA, PURSUANT TO RESOLUTION NUMBER 3639, DATED DECEMBER 19, 1950 AND RECORDED IN OFFICIAL RECORDS BOOK 13676 AT PAGE 3710, ALL OF THE PUBLIC RECORDS OF DADE COUNTY (NOW MIAMI-DADE COUNTY), FLORIDA, BUTTED AND BOUNDED AS FOLLOWS:



MAIN CAMPUS-CORAL GABLES, FLORIDA

LEGAL DESCRIPTIONS

AREAS I AND II

JUNE 19, 2015

ON THE NORTHEAST: BY THE NORTHEASTERLY BOUNDARY OF SAID BLOCK 192.

ON THE SOUTHEAST: BY THE CENTERLINE OF SAID 20-FOOT WIDE ALLEY.

ON THE SOUTHWEST: BY THE SOUTHEASTERLY PROLONGATION OF THE SOUTHWESTERLY BOUNDARY OF LOT 6 IN SAID BLOCK 192.

ON THE NORTHWEST: BY THE SOUTHEASTERLY BOUNDARY OF LOTS 6 AND 7 IN SAID BLOCK 192, THIS ALSO BEING THE NORTHWESTERLY BOUNDARY OF SAID 20-FOOT WIDE ALLEY.

TOGETHER WITH:

THAT PORTION OF THE 20-FOOT WIDE ALLEY LYING WITHIN BLOCK 192 OF "SECOND REVISED PLAT OF CORAL GABLES RIVIERA SECTION PART 14," ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 28 AT PAGE 32, AS VACATED BY THE CITY OF CORAL GABLES, A MUNICIPAL CORPORATION OF THE STATE OF FLORIDA, PURSUANT TO RESOLUTION NUMBER 3639, DATED DECEMBER 19, 1950 AND RECORDED IN OFFICIAL RECORDS BOOK 13676 AT PAGE 3710, ALL OF THE PUBLIC RECORDS OF DADE COUNTY (NOW MIAMI-DADE COUNTY), FLORIDA, BUTTED AND BOUNDED AS FOLLOWS:

ON THE NORTHEAST: BY THE SOUTHEASTERLY PROLONGATION OF THE NORTHEASTERLY BOUNDARY OF THE SOUTHWESTERLY 1/2 OF LOT 3 IN SAID BLOCK 192.

ON THE SOUTHEAST: BY THE CENTERLINE OF SAID 20-FOOT WIDE ALLEY.

ON THE SOUTHWEST: BY THE SOUTHWESTERLY BOUNDARY OF SAID BLOCK 192.

ON THE NORTHWEST: BY THE SOUTHEASTERLY BOUNDARY OF LOTS 1, 2 AND THE SOUTHWESTERLY 1/2 OF LOT 3 IN SAID BLOCK 192, THIS ALSO BEING THE NORTHWESTERLY BOUNDARY OF SAID 20-FOOT WIDE ALLEY.

TOGETHER WITH:

AVENUE SAGUA, AS SHOWN AND DESCRIBED ON THE PLAT OF "CORAL GABLES RIVIERA SECTION PART 6," ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 20 AT PAGE 79 OF THE PUBLIC RECORDS OF DADE COUNTY (NOW MIAMI-DADE COUNTY), FLORIDA, THE SAME AS VACATED BY THE CITY OF CORAL GABLES, A MUNICIPAL CORPORATION OF THE STATE OF FLORIDA, PURSUANT TO RESOLUTION NUMBER 842, DATED JULY 27, 1954 AND RECORDED IN OFFICIAL RECORDS BOOK 27887 AT PAGE 4501 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BUTTED AND BOUNDED AS FOLLOWS:

ON THE NORTH: BY THE SOUTH BOUNDARY OF BLOCK 193 AS SHOWN ON SAID PLAT OF "CORAL GABLES RIVIERA SECTION PART 6," THIS ALSO BEING THE NORTHERLY RIGHT OF WAY LINE OF SAID AVENUE SAGUA.

ON THE EAST: BY THE WESTERLY RIGHT OF WAY LINE OF AVENUE LEVANTE, AS SHOWN ON SAID PLAT OF "CORAL GABLES RIVIERA SECTION PART 6."

ON THE SOUTH: BY THE NORTH BOUNDARY OF BLOCK 194 AS SHOWN ON SAID PLAT OF "CORAL GABLES RIVIERA SECTION PART 6," THIS ALSO BEING THE SOUTH RIGHT OF WAY LINE OF SAID AVENUE SAGUA.

UNIVERSITY
OF MIAMI



MAIN CAMPUS-CORAL GABLES, FLORIDA

LEGAL DESCRIPTIONS

AREAS I AND II

JUNE 19, 2015

ON THE WEST: BY THE EAST RIGHT OF WAY LINE OF RED ROAD, (S.W. 57TH AVENUE) AS SHOWN ON SAID PLAT OF "CORAL GABLES RIVIERA SECTION PART 6."

THIS DESCRIPTION INCLUDES THAT PORTION OF AVENUE SAGUA RE-CONVEYED TO THE UNIVERSITY OF MIAMI BY THAT CERTAIN SPECIAL WARRANTY DEED FROM THE CITY OF CORAL GABLES AS RECORDED IN OFFICIAL RECORDS BOOK 27590 AT PAGE 637 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

TOGETHER WITH:

THAT PORTION OF AVENUE SCODELLA (AVENUE OVIETO) AS SHOWN AND DESCRIBED IN THE RECORDED PLAT OF "UNIVERSITY OF MIAMI MAIN CAMPUS FIRST ADDITION," ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 87 AT PAGE 10, AS VACATED BY THE CITY OF CORAL GABLES, A MUNICIPAL CORPORATION OF THE STATE OF FLORIDA, PURSUANT TO ORDINANCE NUMBER 2794 DATED JULY 26, 1988 AND RECORDED IN OFFICIAL RECORDS BOOK 14887 AT PAGE 207, BOTH OF THE PUBLIC RECORDS OF DADE COUNTY (NOW MIAMI-DADE COUNTY), FLORIDA.

AREA II:

ALL THOSE LOTS, PIECES, PARCELS OR STRIPS OF LAND, SITUATE, LYING AND BEING IN SECTIONS 19 AND 30, TOWNSHIP 54 SOUTH, RANGE 41 EAST, CITY OF CORAL GABLES, MIAMI-DADE COUNTY, FLORIDA BEING GENERALLY DESCRIBED AS THE PROPERTIES OWNED IN FEE SIMPLE BY THE UNIVERSITY OF MIAMI, THE SAME BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, VIZ.:

LOT 14, 15 AND 16 IN BLOCK 165 OF REVISED PLAT OF "CORAL GABLES RIVIERA SECTION PART 7," ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 28 AT PAGE 45 OF THE PUBLIC RECORDS OF DADE COUNTY (NOW MIAMI-DADE COUNTY), FLORIDA.

TOGETHER WITH:

TR. 1 OF "AMENDED PLAT PORTION OF MAIN CAMPUS UNIVERSITY OF MIAMI," ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 46 AT PAGE 81 OF THE PUBLIC RECORDS OF DADE COUNTY (NOW MIAMI-DADE COUNTY), FLORIDA. SAID TR. 1 INCLUDES THAT PORTION OF THE UNIVERSITY WATERWAY AS CONVEYED BY QUIT-CLAIM DEED FROM THE CITY OF CORAL GABLES TO THE UNIVERSITY OF MIAMI IN OFFICIAL RECORDS BOOK 27590 AT PAGE 641 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

LESS THEREFROM:

THAT PORTION OF SAID TR. 1 AS DEDICATED TO THE CITY OF CORAL GABLES, A MUNICIPAL CORPORATION OF THE STATE OF FLORIDA AS ADDITIONAL RIGHT OF WAY FOR SAN AMARO DRIVE, THE SAME AS MORE FULLY DESCRIBED IN THAT CERTAIN ORDINANCE NUMBER 1206,

UNIVERSITY
OF MIAMI



**MAIN CAMPUS-CORAL GABLES, FLORIDA
LEGAL DESCRIPTIONS
AREAS I AND II
JUNE 19, 2015**

DATED DECEMBER 13, 1960 AND RECORDED IN OFFICIAL RECORDS BOOK 2464 AT PAGE 556 OF THE PUBLIC RECORDS OF DADE COUNTY (NOW MIAMI-DADE COUNTY), FLORIDA.

TOGETHER WITH:

TR. 2 OF "AMENDED PLAT PORTION OF MAIN CAMPUS UNIVERSITY OF MIAMI," ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 46 AT PAGE 81 OF THE PUBLIC RECORDS OF DADE COUNTY (NOW MIAMI-DADE COUNTY), FLORIDA.

LESS THEREFROM:

THAT PORTION OF SAID TR. 2 AS CONVEYED TO THE DR. JOHN D. MACDONALD FOUNDATION, A CORPORATION NOT FOR PROFIT, THE SAME AS MORE FULLY DESCRIBED IN THAT CERTAIN SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 7079 AT PAGE 650 OF THE PUBLIC RECORDS OF DADE COUNTY (NOW MIAMI-DADE COUNTY), FLORIDA.

TOGETHER WITH:

TR. 3 OF "AMENDED PLAT PORTION OF MAIN CAMPUS UNIVERSITY OF MIAMI," ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 46 AT PAGE 81 OF THE PUBLIC RECORDS OF DADE COUNTY (NOW MIAMI-DADE COUNTY), FLORIDA.

LESS THEREFROM:

THAT PORTION OF SAID TR. 3 CONVEYED TO THE BOARD OF PUBLIC INSTRUCTION OF DADE COUNTY, FLORIDA (NOW THE MIAMI-DADE COUNTY SCHOOL BOARD) AS MORE FULLY DESCRIBED IN THAT CERTAIN DEED AS RECORDED IN DEED BOOK 4030 AT PAGE 185 OF THE PUBLIC RECORDS OF DADE COUNTY (NOW MIAMI-DADE COUNTY), FLORIDA.

TOGETHER WITH:

TR. 4 OF "AMENDED PLAT PORTION OF MAIN CAMPUS UNIVERSITY OF MIAMI," ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 46 AT PAGE 81 OF THE PUBLIC RECORDS OF DADE COUNTY (NOW MIAMI-DADE COUNTY), FLORIDA.

LESS THEREFROM:

THAT PORTION OF SAID TR. 4 REPLATTED AS TRACT "A" OF "UNIVERSITY OF MIAMI DAUER TRACT," ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 161 AT PAGE 60 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

TOGETHER WITH:



**MAIN CAMPUS-CORAL GABLES, FLORIDA
LEGAL DESCRIPTIONS
AREAS I AND II
JUNE 19, 2015**

TR. 5 OF "AMENDED PLAT PORTION OF MAIN CAMPUS UNIVERSITY OF MIAMI," ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 46 AT PAGE 81 OF THE PUBLIC RECORDS OF DADE COUNTY (NOW MIAMI-DADE COUNTY), FLORIDA.

TOGETHER WITH:

TR. 6 OF "AMENDED PLAT PORTION OF MAIN CAMPUS UNIVERSITY OF MIAMI," ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 46 AT PAGE 81 OF THE PUBLIC RECORDS OF DADE COUNTY (NOW MIAMI-DADE COUNTY), FLORIDA.

LESS THEREFROM:

THAT PORTION OF SAID TR. 6 AS CONVEYED TO THE GREATER MIAMI HILLEL FOUNDATION, INC., PURSUANT TO THAT CERTAIN WARRANTY DEED RECORDED IN DEED BOOK 3803 AT PAGE 455 OF THE PUBLIC RECORDS OF DADE COUNTY (NOW MIAMI-DADE COUNTY), FLORIDA.

AND

THAT PORTION OF SAID TR. 6 AS CONVEYED TO THE TRUSTEES OF THE DIOCESE OF SOUTHEAST FLORIDA, INC., PURSUANT TO THAT CERTAIN WARRANTY DEED RECORDED IN DEED BOOK 3815 AT PAGE 209 OF THE PUBLIC RECORDS OF DADE COUNTY (NOW MIAMI-DADE COUNTY), FLORIDA.

TOGETHER WITH:

TR. 7 OF "AMENDED PLAT PORTION OF MAIN CAMPUS UNIVERSITY OF MIAMI," ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 46 AT PAGE 81 OF THE PUBLIC RECORDS OF DADE COUNTY (NOW MIAMI-DADE COUNTY), FLORIDA.

LESS THEREFROM:

THAT PORTION OF SAID TR. 7 AS CONVEYED TO THE FLORIDA BAPTIST CONVENTION, INC. PURSUANT TO THAT CERTAIN WARRANTY DEED RECORDED IN DEED BOOK 3826 AT PAGE 31 OF THE PUBLIC RECORDS OF DADE COUNTY (NOW MIAMI-DADE COUNTY), FLORIDA.

AND

THAT PORTION OF SAID TR. 7 AS CONVEYED TO THE TRUSTEES FOR THE CHRISTIAN SCIENCE ORGANIZATION UNIVERSITY OF MIAMI, INC., PURSUANT TO THAT CERTAIN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 1609 AT PAGE 72 OF THE PUBLIC RECORDS OF DADE COUNTY (NOW MIAMI-DADE COUNTY), FLORIDA.

AND

UNIVERSITY
OF MIAMI



**MAIN CAMPUS-CORAL GABLES, FLORIDA
LEGAL DESCRIPTIONS
AREAS I AND II
JUNE 19, 2015**

THAT PORTION OF SAID TR. 7 AS CONVEYED TO THE BOARD OF TRUSTEES OF THE FLORIDA ANNUAL CONFERENCE OF THE UNITED METHODIST CHURCH, INC., PURSUANT TO THAT CERTAIN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 8474 AT PAGE 246 OF THE PUBLIC RECORDS OF DADE COUNTY (NOW MIAMI-DADE COUNTY), FLORIDA.

TOGETHER WITH:

TRACT "A" OF "SECOND AMENDED PLAT PORTION OF MAIN CAMPUS UNIVERSITY OF MIAMI," ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 77 AT PAGE 66 OF THE PUBLIC RECORDS OF DADE COUNTY (NOW MIAMI-DADE COUNTY), FLORIDA.

TOGETHER WITH:

TRACT "A" OF "UNIVERSITY OF MIAMI DAUER TRACT," ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 161 AT PAGE 60 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

TOGETHER WITH:

TRACT "B" OF "UNIVERSITY OF MIAMI DAUER TRACT," ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 161 AT PAGE 60 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

TOGETHER WITH:

ALL THOSE STRIPS, LOTS, PIECES OR PARCELS OF LAND, SITUATE, LYING AND BEING IN SECTIONS 19 AND 30, TOWNSHIP 54 SOUTH, RANGE 41 EAST, CITY OF CORAL GABLES, MIAMI-DADE COUNTY, FLORIDA BEING RIGHTS OF WAY OR ALLEYS VACATED OR ABANDONED IN FAVOR OF THE UNIVERSITY OF MIAMI, THE SAME BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, VIZ.:

A PORTION OF GEO. E. MERRICK STREET, AS SHOWN AND DESCRIBED IN THOSE CERTAIN PLATS ENTITLED "REVISED PLAT OF CORAL GABLES RIVIERA SECTION PART 7," ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 28 AT PAGE 45 AND "AMENDED PLAT PORTION OF MAIN CAMPUS UNIVERSITY OF MIAMI," ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 46 AT PAGE 81, BOTH OF THE PUBLIC RECORDS OF DADE COUNTY (NOW MIAMI-DADE COUNTY), FLORIDA, AS VACATED BY THE CITY OF CORAL GABLES, A MUNICIPAL CORPORATION OF THE STATE OF FLORIDA, PURSUANT TO ORDINANCE NUMBER 976, DATED JUNE 26, 1956 AND RECORDED IN OFFICIAL RECORDS BOOK 27887 AT PAGE 4503 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BUTTED AND BOUNDED AS FOLLOWS:

ON THE NORTHEAST: BY THE SOUTHWESTERLY RIGHT OF WAY LINE OF MILLER DRIVE, NOW KNOWN AS HENRY KING STANFORD DRIVE, AS SHOWN ON SAID PLAT OF "AMENDED PLAT PORTION OF MAIN CAMPUS UNIVERSITY OF MIAMI."

ON THE SOUTHEAST: BY THE NORTHWESTERLY BOUNDARY OF BLOCK 165 OF SAID PLAT OF "REVISED PLAT OF CORAL GABLES RIVIERA SECTION PART 7," THIS ALSO BEING THE SOUTHEASTERLY RIGHT OF WAY LINE OF SAID GEO. E. MERRICK STREET.



**MAIN CAMPUS-CORAL GABLES, FLORIDA
LEGAL DESCRIPTIONS
AREAS I AND II
JUNE 19, 2015**

ON THE SOUTHWEST: BY THE NORTHEASTERLY RIGHT OF WAY LINE OF PAVIA STREET, AS SHOWN ON SAID PLAT OF "REVISED PLAT OF CORAL GABLES RIVIERA SECTION PART 7."

ON THE NORTHWEST: BY A SOUTHEASTERLY BOUNDARY OF TR. 1 OF SAID PLAT OF "AMENDED PLAT PORTION OF MAIN CAMPUS UNIVERSITY OF MIAMI," THIS ALSO BEING THE NORTHWESTERLY RIGHT OF WAY LINE OF SAID GEO. E. MERRICK STREET.

TOGETHER WITH:

THAT PORTION OF UNIVERSITY DRIVE AS VACATED BY THE CITY OF CORAL GABLES, A MUNICIPAL CORPORATION OF THE STATE OF FLORIDA, PURSUANT TO ORDINANCE NUMBER 2244 DATED MAY 12, 1977 AND RECORDED IN OFFICIAL RECORDS BOOK 27887 AT PAGE 4509 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, THE SAME LYING SOUTHWESTERLY OF THE NORTHWESTERLY PROLONGATION OF THE SOUTHWESTERLY RIGHT OF WAY LINE OF AVENUE PISANO, AS SHOWN AND DESCRIBED IN THE RECORDED PLAT OF "AMENDED PLAT PORTION OF MAIN CAMPUS UNIVERSITY OF MIAMI," ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 46 AT PAGE 81, LESS THAT PORTION OF SAID UNIVERSITY DRIVE AS REPLATTED BY "SECOND AMENDED PLAT PORTION OF MAIN CAMPUS UNIVERSITY OF MIAMI," ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 77 AT PAGE 66, BOTH OF THE PUBLIC RECORDS OF DADE COUNTY (NOW MIAMI-DADE COUNTY), FLORIDA.

TOGETHER WITH:

TRACT "C" OF "SECOND AMENDED PLAT PORTION OF MAIN CAMPUS UNIVERSITY OF MIAMI," ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 77 AT PAGE 66, OF THE PUBLIC RECORDS OF DADE COUNTY (NOW MIAMI-DADE COUNTY), FLORIDA, AS VACATED BY THE CITY OF CORAL GABLES, A MUNICIPAL CORPORATION OF THE STATE OF FLORIDA, PURSUANT TO ORDINANCE NUMBER 2244 DATED MAY 12, 1977 AND RECORDED IN OFFICIAL RECORDS BOOK 27887 AT PAGE 4509 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

TOGETHER WITH:

THAT PORTION OF THEO. DICKINSON DRIVE AS SHOWN AND DESCRIBED IN THE RECORDED PLAT OF "AMENDED PLAT PORTION OF MAIN CAMPUS UNIVERSITY OF MIAMI," ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 46 AT PAGE 81, AS VACATED BY THE CITY OF CORAL GABLES, A MUNICIPAL CORPORATION OF THE STATE OF FLORIDA, PURSUANT TO ORDINANCE NUMBER 2682 DATED FEBRUARY 24, 1987 AND RECORDED IN OFFICIAL RECORDS BOOK 13227 AT PAGE 1306, BOTH OF THE PUBLIC RECORDS OF DADE COUNTY (NOW MIAMI-DADE COUNTY), FLORIDA.

TOGETHER WITH:

THAT PORTION OF MILLER DRIVE, AS SHOWN AND DESCRIBED IN THE RECORDED PLAT OF "SECOND AMENDED PLAT PORTION OF MAIN CAMPUS UNIVERSITY OF MIAMI," ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 77 AT PAGE 66 OF THE PUBLIC RECORDS OF DADE COUNTY (NOW MIAMI-DADE COUNTY), FLORIDA, AS VACATED BY THE CITY OF CORAL GABLES, A MUNICIPAL CORPORATION OF THE

UNIVERSITY
OF MIAMI



**MAIN CAMPUS-CORAL GABLES, FLORIDA
LEGAL DESCRIPTIONS
AREAS I AND II
JUNE 19, 2015**

STATE OF FLORIDA, PURSUANT TO ORDINANCE NUMBER 3392 DATED JULY 13, 1999 AND RECORDED APRIL 15, 2003 UNDER MIAMI-DADE COUNTY CLERK'S FILE NUMBER 2003R247184 IN OFFICIAL RECORDS BOOK 21174 AT PAGE 5014 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

TOGETHER WITH:

TRACT "B" OF "SECOND AMENDED PLAT PORTION OF MAIN CAMPUS UNIVERSITY OF MIAMI," ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 77 AT PAGE 66, OF THE PUBLIC RECORDS OF DADE COUNTY (NOW MIAMI-DADE COUNTY), FLORIDA, AS VACATED BY THE CITY OF CORAL GABLES, A MUNICIPAL CORPORATION OF THE STATE OF FLORIDA, PURSUANT TO ORDINANCE NUMBER 3392 DATED JULY 13, 1999 AND RECORDED APRIL 15, 2003 UNDER MIAMI-DADE COUNTY CLERK'S FILE NUMBER 2003R247184 IN OFFICIAL RECORDS BOOK 21174 AT PAGE 5014 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

TOGETHER WITH:

"THEO. DICKINSON DRIVE"

A STRIP OF LAND SITUATE, LYING AND BEING IN SECTION 30, TOWNSHIP 54 SOUTH, RANGE 41 EAST, CITY OF CORAL GABLES, MIAMI-DADE COUNTY, FLORIDA, IDENTIFIED AS "THEO. DICKINSON DRIVE", THE SAME AS MORE FULLY DESCRIBED ON THE RECORDED PLAT OF "AMENDED PLAT PORTION OF MAIN CAMPUS UNIVERSITY OF MIAMI," ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 46 AT PAGE 81 OF THE PUBLIC RECORDS OF DADE COUNTY (NOW MIAMI-DADE COUNTY), FLORIDA, BEING BUTTED AND BOUNDED AS FOLLOWS, VIZ.:

ON THE SOUTH: BY THE NORTHERLY RIGHT OF WAY LINE OF "PONCE DE LEON BLVD". (UNIVERSITY CONCOURSE) AS SHOWN ON SAID PLAT.

ON THE WEST: BY THE WESTERLY RIGHT OF WAY LINE OF SAID "THEO. DICKINSON DRIVE" AS SHOWN ON SAID PLAT.

ON THE NORTH: BY THE WESTERLY RIGHT OF WAY LINE OF "GEO. E. MERRICK ST." AS SHOWN ON SAID PLAT.

ON THE EAST: BY THE EASTERLY RIGHT OF WAY LINE OF SAID "THEO. DICKINSON DRIVE" AS SHOWN ON SAID PLAT.

THIS BEING THE SAME STRIP OF LAND VACATED BY CORAL GABLES CITY ORDINANCE NUMBER 2011-03 ADOPTED BY THE CITY COMMISSION OF THE CITY OF CORAL GABLES ON JANUARY 25, 2011 AND RECORDED IN OFFICIAL RECORDS BOOK 27724 AT PAGE 2651 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

NOTE: THIS DESCRIPTION INCLUDES THAT PORTION OF SAID "THEO. DICKINSON DRIVE" AS VACATED BY THE CITY OF CORAL GABLES PURSUANT TO CITY ORDINANCE NUMBER 2682, ADOPTED FEBRUARY 24, 1987 AND RECORDED MARCH 30, 1987 IN OFFICIAL RECORDS BOOK 13227 AT PAGE 1306 OF THE PUBLIC RECORDS OF DADE COUNTY (NOW MIAMI-DADE COUNTY), FLORIDA. THIS VACATED PORTION



**MAIN CAMPUS-CORAL GABLES, FLORIDA
LEGAL DESCRIPTIONS
AREAS I AND II
JUNE 19, 2015**

OF THE RIGHT OF WAY WAS INCLUDED IN THE FOREGOING LEGAL DESCRIPTION DUE TO THE POSITIONAL UNCERTAINTY OF THE LEGAL DESCRIPTION FOR SAME SET FORTH IN SAID CITY ORDINANCE.

"WM. E. WALSH AVE."

A STRIP OF LAND SITUATE, LYING AND BEING IN SECTION 30, TOWNSHIP 54 SOUTH, RANGE 41 EAST, CITY OF CORAL GABLES, MIAMI-DADE COUNTY, FLORIDA, IDENTIFIED AS "WM. E. WALSH AVE.", THE SAME AS MORE FULLY DESCRIBED ON THE RECORDED PLAT OF "AMENDED PLAT PORTION OF MAIN CAMPUS UNIVERSITY OF MIAMI," ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 46 AT PAGE 81 OF THE PUBLIC RECORDS OF DADE COUNTY (NOW MIAMI-DADE COUNTY), FLORIDA, AND THE RECORDED PLAT OF "UNIVERSITY OF MIAMI DAUER TRACT," ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 161 AT PAGE 60 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA BEING BUTTED AND BOUNDED AS FOLLOWS, VIZ.:

ON THE WEST: BY THE WESTERLY RIGHT OF WAY LINE OF "THEO. DICKINSON DRIVE" AS SHOWN ON SAID PLATS OF "AMENDED PLAT PORTION OF MAIN CAMPUS UNIVERSITY OF MIAMI" AND "UNIVERSITY OF MIAMI DAUER TRACT."

ON THE NORTH: BY THE NORTHERLY RIGHT OF WAY LINE OF SAID "WM. E. WALSH AVE." AS SHOWN ON SAID PLAT OF "AMENDED PLAT PORTION OF MAIN CAMPUS UNIVERSITY OF MIAMI."

ON THE EAST: BY THE WESTERLY RIGHT OF WAY LINE OF "GEO. E. MERRICK ST." AS SHOWN ON SAID PLATS OF "AMENDED PLAT PORTION OF MAIN CAMPUS UNIVERSITY OF MIAMI AND UNIVERSITY OF MIAMI DAUER TRACT."

ON THE SOUTH: BY THE SOUTHERLY RIGHT OF WAY LINE OF SAID "WM. E. WALSH AVE." AS SHOWN ON SAID PLAT OF "AMENDED PLAT PORTION OF MAIN CAMPUS UNIVERSITY OF MIAMI."

THIS BEING THE SAME STRIP OF LAND VACATED BY CORAL GABLES CITY ORDINANCE NUMBER 2011-03 ADOPTED BY THE CITY COMMISSION OF THE CITY OF CORAL GABLES ON JANUARY 25, 2011 AND RECORDED IN OFFICIAL RECORDS BOOK 27724 AT PAGE 2651 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

"GEO. E. MERRICK ST."

A STRIP OF LAND SITUATE, LYING AND BEING IN SECTION 30, TOWNSHIP 54 SOUTH, RANGE 41 EAST, CITY OF CORAL GABLES, MIAMI-DADE COUNTY, FLORIDA, IDENTIFIED AS "GEO. E. MERRICK ST.", THE SAME AS MORE FULLY DESCRIBED ON THE RECORDED PLAT OF "AMENDED PLAT PORTION OF MAIN CAMPUS UNIVERSITY OF MIAMI," ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 46 AT PAGE 81 OF THE PUBLIC RECORDS OF DADE COUNTY (NOW MIAMI-DADE COUNTY), FLORIDA, BEING BUTTED AND BOUNDED AS FOLLOWS, VIZ.:

ON THE SOUTH: BY THE NORTHERLY RIGHT OF WAY LINE OF "PONCE DE LEON BLVD." (UNIVERSITY CONCOURSE) AS SHOWN ON SAID PLAT.

UNIVERSITY
OF MIAMI



MAIN CAMPUS-CORAL GABLES, FLORIDA

LEGAL DESCRIPTIONS

AREAS I AND II

JUNE 19, 2015

ON THE WEST: BY THE WESTERLY RIGHT OF WAY LINE OF SAID "GEO. E. MERRICK ST." AS SHOWN ON SAID PLAT.

ON THE NORTH: BY THE NORTHERLY RIGHT OF WAY LINE OF "GEO. E. MERRICK ST." AS SHOWN ON SAID PLAT.

ON THE EAST: BY THE EASTERLY RIGHT OF WAY LINE OF SAID "GEO. E. MERRICK ST.", EXTENDING NORTHERLY AND EASTERLY FROM ITS POINT OF INTERSECTION WITH THE AFOREMENTIONED NORTHERLY RIGHT OF WAY LINE OF "PONCE DE LEON BLVD." (UNIVERSITY CONCOURSE) TO A POINT OF INTERSECTION WITH THE NORTHERLY PROLONGATION OF THE WESTERLY RIGHT OF WAY LINE OF "PAVIA ST." AS SHOWN ON SAID PLAT AND NORTHERLY ALONG SAID NORTHERLY PROLONGATION OF THE WESTERLY RIGHT OF WAY LINE OF "PAVIA ST." TO ITS POINT OF INTERSECTION WITH SAID NORTHERLY RIGHT OF WAY LINE OF "GEO. E. MERRICK ST." AS SHOWN ON SAID PLAT. SAID NORTHERLY PROLONGATION OF THE WESTERLY RIGHT OF WAY LINE OF "PAVIA ST." IS THE SAME AS THE WESTERLY LINE OF A PORTION OF SAID "GEO. E. MERRICK ST." AS PREVIOUSLY VACATED BY THE CITY COMMISSION OF THE CITY OF CORAL GABLES, FLORIDA, PURSUANT TO ORDINANCE NUMBER 976, AS PASSED AND ADOPTED ON JUNE 26, 1956.

THIS BEING THE SAME STRIP OF LAND VACATED BY CORAL GABLES CITY ORDINANCE NUMBER 2011-03 ADOPTED BY THE CITY COMMISSION OF THE CITY OF CORAL GABLES ON JANUARY 25, 2011 AND RECORDED IN OFFICIAL RECORDS BOOK 27724 AT PAGE 2651 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

TOGETHER WITH:

"HENRY KING STANFORD DRIVE/PAVIA ST./AVE. LEVANTE"
PARCELS ABUTTING PROPERTIES OWNED BY RELIGIOUS ENTITIES

THOSE CERTAIN PARCELS OF LAND ABUTTING THE PROPERTIES OF SEVERAL RELIGIOUS ENTITIES, SITUATE, LYING AND BEING IN SECTION 30, TOWNSHIP 54 SOUTH, RANGE 41 EAST, CITY OF CORAL GABLES, MIAMI-DADE COUNTY, FLORIDA, IDENTIFIED AS PORTIONS OF "AVE. LEVANTE", "PAVIA ST." AND "HENRY KING STANFORD DRIVE" (AS CHANGED PER CITY OF CORAL GABLES RESOLUTION NUMBER 22882 AND REFERRED TO AS SUCH FOR THE BALANCE OF THESE LEGAL DESCRIPTIONS), FORMERLY KNOWN AS "MILLER DRIVE," THE SAME AS MORE FULLY DESCRIBED ON THE RECORDED PLAT OF "AMENDED PLAT PORTION OF MAIN CAMPUS UNIVERSITY OF MIAMI," ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 46 AT PAGE 81 OF THE PUBLIC RECORDS OF DADE COUNTY (NOW MIAMI-DADE COUNTY), FLORIDA AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, VIZ.:

PARCEL I:

A PORTION OF "HENRY KING STANFORD DRIVE" ABUTTING PROPERTY OWNED BY THE BOARD OF TRUSTEES OF THE FLORIDA ANNUAL CONFERENCE OF THE UNITED METHODIST CHURCH, INC. AS RECORDED IN OFFICIAL RECORDS BOOK 8474 AT PAGE 335 OF THE PUBLIC RECORDS OF DADE COUNTY (NOW MIAMI-DADE COUNTY), FLORIDA. (HEREINAFTER, "THE METHODIST PROPERTY.")

UNIVERSITY
OF MIAMI



MAIN CAMPUS-CORAL GABLES, FLORIDA

LEGAL DESCRIPTIONS

AREAS I AND II

JUNE 19, 2015

COMMENCE AT THE POINT OF INTERSECTION OF THE CENTERLINE OF "HENRY KING STANFORD DRIVE" AND THE NORTHWESTERLY RIGHT OF WAY LINE OF "PONCE DE LEON BLVD." (UNIVERSITY CONCOURSE), THE LOCATION OF WHICH IS MORE FULLY DESCRIBED ON SAID RECORDED PLAT OF "AMENDED PLAT PORTION OF MAIN CAMPUS UNIVERSITY OF MIAMI;" THENCE N39°40'30"E ALONG SAID CENTERLINE OF "HENRY KING STANFORD DRIVE" FOR 250.00 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST, THE SAME POINT OF CURVATURE ALSO BEING A POINT OF INTERSECTION WITH THE CENTERLINE OF "AVE. LEVANTE" AS SHOWN ON SAID PLAT OF "AMENDED PLAT PORTION OF MAIN CAMPUS UNIVERSITY OF MIAMI;" THENCE NORTHWESTERLY ALONG SAID CENTERLINE OF "HENRY KING STANFORD DRIVE" AND THE ARC OF SAID CURVE, HAVING A RADIUS OF 979.52 FEET AND A CENTRAL ANGLE OF 11°26'55" FOR 195.72 FEET TO THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL OF LAND; THENCE DEPARTING SAID CENTERLINE OF "HENRY KING STANFORD DRIVE", S38°52'35"W ALONG A LINE RADIAL TO THE LAST DESCRIBED CURVE FOR 50.00 FEET TO A POINT OF INTERSECTION WITH THE SOUTHWESTERLY RIGHT OF WAY LINE OF SAID "HENRY KING STANFORD DRIVE" AND THE MOST EASTERLY CORNER OF THE METHODIST PROPERTY; THENCE NORTHWESTERLY ALONG THE ARC OF A CIRCULAR CURVE, THE SAME BEING THE SOUTHWESTERLY RIGHT OF WAY LINE OF "HENRY KING STANFORD DRIVE" AND THE NORTHEASTERLY LINE OF THE METHODIST PROPERTY, HAVING A RADIUS OF 929.52 FEET AND A CENTRAL ANGLE OF 07°52'21" FOR 127.72 FEET TO THE POINT OF TANGENCY; THENCE N58°59'45"W ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE OF "HENRY KING STANFORD DRIVE" AND THE NORTHEASTERLY LINE OF THE METHODIST PROPERTY FOR 23.86 FEET TO THE MOST NORTHERLY CORNER OF SAID METHODIST PROPERTY; THENCE DEPARTING SAID SOUTHWESTERLY RIGHT OF WAY LINE OF "HENRY KING STANFORD DRIVE" AND THE NORTHEASTERLY LINE OF THE METHODIST PROPERTY, N31°00'15"E FOR 50.00 FEET TO A POINT OF INTERSECTION WITH SAID CENTERLINE OF "HENRY KING STANFORD DRIVE"; THENCE S58°59'45"E ALONG SAID CENTERLINE OF "HENRY KING STANFORD DRIVE" FOR 23.86 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST; THENCE SOUTHEASTERLY ALONG SAID CENTERLINE OF "HENRY KING STANFORD DRIVE" AND THE ARC OF SAID CURVE, HAVING A RADIUS OF 979.52 FEET AND A CENTRAL ANGLE OF 07°52'21" FOR 134.58 FEET TO THE POINT OF BEGINNING.

THIS BEING THE SAME STRIP OF LAND VACATED BY CORAL GABLES CITY ORDINANCE NUMBER 2011-03 ADOPTED BY THE CITY COMMISSION OF THE CITY OF CORAL GABLES ON JANUARY 25, 2011 AND RECORDED IN OFFICIAL RECORDS BOOK 27724 AT PAGE 2651 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

SAID STRIP OF LAND WAS FURTHER CONVEYED TO THE UNIVERSITY OF MIAMI BY THE BOARD OF TRUSTEES OF THE FLORIDA ANNUAL CONFERENCE OF THE UNITED METHODIST CHURCH, INC., PURSUANT TO THAT CERTAIN CORRECTIVE QUIT-CLAIM DEED RECORDED IN OFFICIAL RECORDS BOOK 27823 AT PAGE 4088 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PARCEL II

A PORTION OF "PAVIA ST." ABUTTING PROPERTY OWNED BY THE BOARD OF TRUSTEES OF THE FLORIDA ANNUAL CONFERENCE OF THE UNITED METHODIST CHURCH, INC. AS RECORDED IN OFFICIAL

UNIVERSITY
OF MIAMI



MAIN CAMPUS-CORAL GABLES, FLORIDA

LEGAL DESCRIPTIONS

AREAS I AND II

JUNE 19, 2015

RECORDS BOOK 8474 AT PAGE 335 OF THE PUBLIC RECORDS OF DADE COUNTY (NOW MIAMI-DADE COUNTY), FLORIDA. (HEREINAFTER, "THE METHODIST PROPERTY.")

COMMENCE AT THE POINT OF INTERSECTION OF THE CENTERLINE OF "HENRY KING STANFORD DRIVE" AND THE NORTHWESTERLY RIGHT OF WAY LINE OF "PONCE DE LEON BLVD." (UNIVERSITY CONCOURSE), THE LOCATION OF WHICH IS MORE FULLY DESCRIBED ON SAID RECORDED PLAT OF "AMENDED PLAT PORTION OF MAIN CAMPUS UNIVERSITY OF MIAMI;" THENCE N39°40'30"E ALONG SAID CENTERLINE OF "HENRY KING STANFORD DRIVE" FOR 250.00 FEET TO A POINT OF INTERSECTION WITH THE CENTERLINE OF "AVE. LEVANTE" AS SHOWN ON SAID PLAT OF "AMENDED PLAT PORTION OF MAIN CAMPUS UNIVERSITY OF MIAMI;" THENCE S50°19'30"W ALONG SAID CENTERLINE OF "AVE. LEVANTE" AS SHOWN ON SAID PLAT OF "AMENDED PLAT PORTION OF MAIN CAMPUS UNIVERSITY OF MIAMI" FOR 265.35 FEET TO A POINT OF CURVATURE OF THE ARC OF A CIRCULAR CURVE CONCAVE TO THE NORTH; THENCE SOUTHWESTERLY, WESTERLY AND NORTHWESTERLY ALONG SAID CENTERLINE OF "AVE. LEVANTE" AND ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 55.00 FEET AND A CENTRAL ANGLE OF 90°00'00" FOR 86.39 FEET TO A POINT OF INTERSECTION WITH THE CENTERLINE OF "PAVIA ST." AS SHOWN SAID PLAT OF "AMENDED PLAT PORTION OF MAIN CAMPUS UNIVERSITY OF MIAMI" AND THE POINT OF TANGENCY; THENCE N39°40'30"W ALONG SAID CENTERLINE OF "AVE. LEVANTE" FOR 129.50 FEET TO THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL OF LAND; THENCE CONTINUE N39°40'30"W ALONG SAID CENTERLINE OF "AVE. LEVANTE" FOR 95.55 FEET; THENCE DEPARTING SAID CENTERLINE OF "AVE. LEVANTE", N50°19'30"E FOR 30.00 FEET TO A POINT OF INTERSECTION WITH THE NORTHEASTERLY RIGHT OF WAY LINE OF SAID "AVE. LEVANTE" AND THE MOST WESTERLY CORNER OF THE METHODIST PROPERTY; THENCE S39°40'30"E ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE OF "AVE. LEVANTE" AND THE SOUTHWESTERLY LINE OF THE METHODIST PROPERTY FOR 95.55 FEET TO THE MOST SOUTHERLY CORNER OF THE METHODIST PROPERTY; THENCE DEPARTING SAID NORTHEASTERLY RIGHT OF WAY LINE OF "AVE. LEVANTE" AND THE SOUTHWESTERLY LINE OF THE METHODIST PROPERTY, S50°19'30"W FOR 30.00 FEET TO THE POINT OF BEGINNING.

THIS BEING THE SAME STRIP OF LAND VACATED BY CORAL GABLES CITY ORDINANCE NUMBER 2011-03 ADOPTED BY THE CITY COMMISSION OF THE CITY OF CORAL GABLES ON JANUARY 25, 2011 AND RECORDED IN OFFICIAL RECORDS BOOK 27724 AT PAGE 2651 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. SAID STRIP OF LAND WAS FURTHER CONVEYED TO THE UNIVERSITY OF MIAMI BY THE BOARD OF TRUSTEES OF THE FLORIDA ANNUAL CONFERENCE OF THE UNITED METHODIST CHURCH, INC., PURSUANT TO THAT CERTAIN CORRECTIVE QUIT-CLAIM DEED RECORDED IN OFFICIAL RECORDS BOOK 27823 AT PAGE 4088 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PARCEL III

THOSE PORTIONS OF "AVE. LEVANTE" AND "PAVIA ST." ABUTTING PROPERTY OWNED BY THE TRUSTEES FOR THE CHRISTIAN SCIENCE ORGANIZATION, UNIVERSITY OF MIAMI, INC. AS RECORDED IN OFFICIAL RECORDS BOOK 1609 AT PAGE 72 OF THE PUBLIC RECORDS OF DADE COUNTY (NOW MIAMI-DADE COUNTY), FLORIDA. (HEREINAFTER, "THE CHRISTIAN SCIENCE PROPERTY.")



MAIN CAMPUS-CORAL GABLES, FLORIDA

LEGAL DESCRIPTIONS

AREAS I AND II

JUNE 19, 2015

COMMENCE AT THE POINT OF INTERSECTION OF THE CENTERLINE OF "HENRY KING STANFORD DRIVE" AND THE NORTHWESTERLY RIGHT OF WAY LINE OF "PONCE DE LEON BLVD." (UNIVERSITY CONCOURSE), THE LOCATION OF WHICH IS MORE FULLY DESCRIBED ON SAID RECORDED PLAT OF "AMENDED PLAT PORTION OF MAIN CAMPUS UNIVERSITY OF MIAMI;" THENCE N39°40'30"E ALONG SAID CENTERLINE OF "HENRY KING STANFORD DRIVE" FOR 250.00 FEET TO A POINT OF INTERSECTION WITH THE CENTERLINE OF "AVE. LEVANTE" AS SHOWN ON SAID PLAT OF "AMENDED PLAT PORTION OF MAIN CAMPUS UNIVERSITY OF MIAMI;" THENCE S50°19'30"W ALONG SAID CENTERLINE OF "AVE. LEVANTE" AS SHOWN ON SAID PLAT OF "AMENDED PLAT PORTION OF MAIN CAMPUS UNIVERSITY OF MIAMI" FOR 171.01 FEET TO THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL OF LAND; THENCE CONTINUE S50°19'30"W ALONG SAID CENTERLINE OF "AVE. LEVANTE" FOR 94.34 FEET TO A POINT OF CURVATURE OF THE ARC OF A CIRCULAR CURVE CONCAVE TO THE NORTH; THENCE SOUTHWESTERLY, WESTERLY AND NORTHWESTERLY ALONG SAID CENTERLINE OF "AVE. LEVANTE" AND ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 55.00 FEET AND A CENTRAL ANGLE OF 90°00'00" FOR 86.39 FEET TO A POINT OF INTERSECTION WITH THE CENTERLINE OF "PAVIA ST." AS SHOWN SAID PLAT OF "AMENDED PLAT PORTION OF MAIN CAMPUS UNIVERSITY OF MIAMI" AND THE POINT OF TANGENCY; THENCE N39°40'30"W ALONG SAID CENTERLINE OF "PAVIA ST." FOR 129.50 FEET; THENCE DEPARTING SAID CENTERLINE OF "PAVIA ST.", N50°19'30"E FOR 30.00 FEET TO A POINT OF INTERSECTION WITH THE NORTHEASTERLY RIGHT OF WAY LINE OF SAID "PAVIA ST.", WITH SAID POINT OF INTERSECTION ALSO BEING THE MOST WESTERLY CORNER OF THE CHRISTIAN SCIENCE PROPERTY; THENCE S39°40'30"E ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE OF "PAVIA ST." AND THE SOUTHWESTERLY LINE OF THE CHRISTIAN SCIENCE PROPERTY FOR 129.50 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE NORTH; THENCE SOUTHEASTERLY, EASTERLY AND NORTHEASTERLY ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE OF "AVE. LEVANTE" AND THE SOUTHWESTERLY LINE OF THE CHRISTIAN SCIENCE PROPERTY AND THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 90°00'00" FOR 39.27 FEET TO A POINT OF INTERSECTION WITH THE NORTHWESTERLY RIGHT OF WAY LINE OF SAID "AVE. LEVANTE" AND THE SOUTHEASTERLY LINE OF THE CHRISTIAN SCIENCE PROPERTY, THE SAME POINT OF INTERSECTION ALSO BEING THE POINT OF TANGENCY; THENCE N50°19'30"E ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE OF "AVE. LEVANTE" AND THE SOUTHEASTERLY LINE OF THE CHRISTIAN SCIENCE PROPERTY FOR 94.34 FEET TO THE MOST EASTERLY CORNER OF THE CHRISTIAN SCIENCE PROPERTY; THENCE DEPARTING SAID NORTHWESTERLY RIGHT OF WAY LINE OF "AVE. LEVANTE" AND THE SOUTHEASTERLY LINE OF THE CHRISTIAN SCIENCE PROPERTY, S39°40'30"E FOR 30.00 FEET TO THE POINT OF BEGINNING.

THESE BEING THE SAME STRIPS OF LAND VACATED BY CORAL GABLES CITY ORDINANCE NUMBER 2011-03 ADOPTED BY THE CITY COMMISSION OF THE CITY OF CORAL GABLES ON JANUARY 25, 2011 AND RECORDED IN OFFICIAL RECORDS BOOK 27724 AT PAGE 2651 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

SAID STRIPS OF LAND WERE FURTHER CONVEYED TO THE UNIVERSITY OF MIAMI BY THE TRUSTEES FOR THE CHRISTIAN SCIENCE ORGANIZATION, UNIVERSITY OF MIAMI, INC., PURSUANT TO THAT CERTAIN QUIT-CLAIM DEED RECORDED IN OFFICIAL RECORDS BOOK 27712 AT PAGE 3910 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.



MAIN CAMPUS-CORAL GABLES, FLORIDA

LEGAL DESCRIPTIONS

AREAS I AND II

JUNE 19, 2015

PARCEL IV

THOSE PORTIONS OF "AVE. LEVANTE" AND "HENRY KING STANFORD DRIVE" ABUTTING PROPERTY OWNED BY THE FLORIDA BAPTIST CONVENTION, INC. AS RECORDED IN DEED BOOK 3826 AT PAGE 31 OF THE PUBLIC RECORDS OF DADE COUNTY (NOW MIAMI-DADE COUNTY), FLORIDA. (HEREINAFTER, "THE BAPTIST PROPERTY.")

COMMENCE AT THE POINT OF INTERSECTION OF THE CENTERLINE OF "HENRY KING STANFORD DRIVE" AND THE NORTHWESTERLY RIGHT OF WAY LINE OF "PONCE DE LEON BLVD." (UNIVERSITY CONCOURSE), THE LOCATION OF WHICH IS MORE FULLY DESCRIBED ON SAID RECORDED PLAT OF AMENDED PLAT PORTION OF MAIN CAMPUS UNIVERSITY OF MIAMI; THENCE N39°40'30"E ALONG SAID CENTERLINE OF "HENRY KING STANFORD DRIVE" FOR 250.00 FEET TO A POINT OF INTERSECTION WITH THE CENTERLINE OF "AVE. LEVANTE" AS SHOWN ON SAID PLAT OF "AMENDED PLAT PORTION OF MAIN CAMPUS UNIVERSITY OF MIAMI" WITH SAID POINT OF INTERSECTION ALSO BEING THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL OF LAND; THENCE S50°19'30"W ALONG SAID CENTERLINE OF "AVE. LEVANTE" AS SHOWN ON SAID PLAT OF "AMENDED PLAT PORTION OF MAIN CAMPUS UNIVERSITY OF MIAMI" FOR 171.01 FEET THENCE DEPARTING SAID CENTERLINE OF "AVE. LEVANTE", N39°40'30"W FOR 30.00 FEET TO A POINT OF INTERSECTION WITH THE NORTHWESTERLY RIGHT OF WAY LINE OF SAID "AVE. LEVANTE", THE SAME POINT OF INTERSECTION ALSO BEING THE MOST SOUTHERLY CORNER OF THE BAPTIST PROPERTY; THENCE N50°19'30"E ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE OF "AVE. LEVANTE" AND THE SOUTHEASTERLY LINE OF THE BAPTIST PROPERTY FOR 94.34 FEET TO A POINT OF CURVATURE OF THE ARC OF A CIRCULAR CURVE CONCAVE TO THE WEST; THENCE NORTHEASTERLY, NORTHERLY AND NORTHWESTERLY ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE OF "AVE. LEVANTE" AND THE SOUTHEASTERLY LINE OF THE BAPTIST PROPERTY AND THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 93°29'10" FOR 40.79 FEET TO A POINT OF INTERSECTION WITH THE SOUTHWESTERLY RIGHT OF WAY LINE OF SAID "HENRY KING STANFORD DRIVE" AND THE NORTHEASTERLY LINE OF THE BAPTIST PROPERTY, THE SAME POINT OF INTERSECTION ALSO BEING A POINT OF COMPOUND CURVATURE OF THE ARC OF A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST; THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE OF "HENRY KING STANFORD DRIVE" AND THE NORTHEASTERLY LINE OF THE BAPTIST PROPERTY AND ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 929.52 FEET AND A CENTRAL ANGLE OF 07°57'45" FOR 129.18 FEET TO A POINT OF TERMINATION ALONG THE ARC OF SAID CURVE, WITH SAID POINT OF TERMINATION ALSO BEING THE MOST NORTHERLY CORNER OF THE BAPTIST PROPERTY; THENCE N38°52'35"E ALONG A LINE RADIAL TO THE LAST DESCRIBED CURVE FOR 50.00 FEET TO A POINT OF RADIAL INTERSECTION WITH THE CENTERLINE OF SAID "HENRY KING STANFORD DRIVE" AND WITH THE ARC OF A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST; THENCE SOUTHEASTERLY ALONG SAID CENTERLINE OF "HENRY KING STANFORD DRIVE" AND THE ARC OF SAID CURVE, HAVING A RADIUS OF 979.52 FEET AND A CENTRAL ANGLE OF 11°26'55" FOR 195.72 FEET TO THE POINT OF BEGINNING.



MAIN CAMPUS-CORAL GABLES, FLORIDA

LEGAL DESCRIPTIONS

AREAS I AND II

JUNE 19, 2015

THESE BEING THE SAME STRIPS OF LAND VACATED BY CORAL GABLES CITY ORDINANCE NUMBER 2011-03 ADOPTED BY THE CITY COMMISSION OF THE CITY OF CORAL GABLES ON JANUARY 25, 2011 AND RECORDED IN OFFICIAL RECORDS BOOK 27724 AT PAGE 2651 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

SAID STRIPS OF LAND WERE FURTHER CONVEYED TO THE UNIVERSITY OF MIAMI BY THE FLORIDA BAPTIST CONVENTION, INC., PURSUANT TO THAT CERTAIN CORRECTIVE QUIT-CLAIM DEED RECORDED IN OFFICIAL RECORDS BOOK 27823 AT PAGE 4080 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PARCEL V

PORTIONS OF "AVE. LEVANTE" AND "HENRY KING STANFORD DRIVE" ABUTTING PROPERTY OWNED BY THE DIOCESE OF SOUTHEAST FLORIDA, INC. AS RECORDED IN DEED BOOK 3815 AT PAGE 209 OF THE PUBLIC RECORDS OF DADE COUNTY (NOW MIAMI-DADE COUNTY), FLORIDA. (HEREINAFTER, "THE DIOCESE PROPERTY.")

COMMENCE AT THE POINT OF INTERSECTION OF THE CENTERLINE OF "HENRY KING STANFORD DRIVE" AND THE NORTHWESTERLY RIGHT OF WAY LINE OF "PONCE DE LEON BLVD." (UNIVERSITY CONCOURSE), THE LOCATION OF WHICH IS MORE FULLY DESCRIBED ON SAID RECORDED PLAT OF "AMENDED PLAT PORTION OF MAIN CAMPUS UNIVERSITY OF MIAMI;" THENCE N39°40'30"E ALONG SAID CENTERLINE OF "HENRY KING STANFORD" DRIVE FOR 120.00 FEET TO THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL OF LAND; THENCE DEPARTING SAID CENTERLINE OF "HENRY KING STANFORD DRIVE," S50°19'30"W FOR 50.00 FEET TO A POINT OF INTERSECTION WITH THE SOUTHWESTERLY RIGHT OF WAY LINE OF SAID "HENRY KING STANFORD DRIVE" AND THE MOST EASTERLY CORNER OF THE DIOCESE PROPERTY; THENCE N39°40'30"W ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE OF SAID "HENRY KING STANFORD DRIVE" AND THE NORTHEASTERLY LINE OF THE DIOCESE PROPERTY FOR 75.00 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTH; THENCE NORTHWESTERLY, WESTERLY AND SOUTHWESTERLY ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE OF SAID "HENRY KING STANFORD DRIVE" AND THE NORTHEASTERLY LINE OF THE DIOCESE PROPERTY AND ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 90°00'00" FOR 39.27 FEET TO A POINT OF INTERSECTION WITH THE SOUTHEASTERLY RIGHT OF WAY LINE OF "AVE. LEVANTE" AND THE NORTHWESTERLY LINE OF THE DIOCESE PROPERTY WITH SAID POINT OF INTERSECTION ALSO BEING THE POINT OF TANGENCY; THENCE S50°19'30"W ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE OF "AVE. LEVANTE" AND THE NORTHWESTERLY LINE OF THE DIOCESE PROPERTY FOR 179.55 FEET TO THE MOST WESTERLY CORNER OF THE DIOCESE PROPERTY; THENCE DEPARTING SAID SOUTHEASTERLY RIGHT OF WAY LINE OF "AVE. LEVANTE" AND THE NORTHWESTERLY LINE OF THE DIOCESE PROPERTY, N39°40'30"W FOR 30.00 FEET TO A POINT OF INTERSECTION WITH THE CENTERLINE OF SAID "AVE. LEVANTE"; THENCE N50°19'30"E ALONG SAID CENTERLINE OF "AVE. LEVANTE" FOR 254.55 FEET TO A POINT OF INTERSECTION WITH THE CENTERLINE OF SAID "HENRY KING STANFORD DRIVE"; THENCE S39°40'30"E ALONG SAID CENTERLINE OF "HENRY KING STANFORD DRIVE" FOR 130.00 FEET TO THE POINT OF BEGINNING.

UNIVERSITY
OF MIAMI



MAIN CAMPUS-CORAL GABLES, FLORIDA

LEGAL DESCRIPTIONS

AREAS I AND II

JUNE 19, 2015

THESE BEING THE SAME STRIPS OF LAND VACATED BY CORAL GABLES CITY ORDINANCE NUMBER 2011-03 ADOPTED BY THE CITY COMMISSION OF THE CITY OF CORAL GABLES ON JANUARY 25, 2011 AND RECORDED IN OFFICIAL RECORDS BOOK 27724 AT PAGE 2651 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

SAID STRIPS OF LAND WERE FURTHER CONVEYED TO THE UNIVERSITY OF MIAMI BY THE DIOCESE OF SOUTHEAST FLORIDA, INC., PURSUANT TO THAT CERTAIN QUIT-CLAIM DEED RECORDED IN OFFICIAL RECORDS BOOK 27712 AT PAGE 3914 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PARCEL VI

PORTIONS OF "HENRY KING STANFORD DRIVE" ABUTTING PROPERTY OWNED BY THE GREATER MIAMI HILLEL FOUNDATION, INC. AS RECORDED IN DEED BOOK 3803 AT PAGE 453 OF THE PUBLIC RECORDS OF DADE COUNTY (NOW MIAMI-DADE COUNTY), FLORIDA. (HEREINAFTER, "THE HILLEL PROPERTY.")

BEGIN AT THE POINT OF INTERSECTION OF THE CENTERLINE OF "HENRY KING STANFORD DRIVE" AND THE NORTHWESTERLY RIGHT OF WAY LINE OF "PONCE DE LEON BLVD." (UNIVERSITY CONCOURSE), THE LOCATION OF WHICH IS MORE FULLY DESCRIBED ON SAID RECORDED PLAT OF "AMENDED PLAT PORTION OF MAIN CAMPUS UNIVERSITY OF MIAMI;" THENCE S50°19'30"E ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE OF "PONCE DE LEON BLVD." (UNIVERSITY CONCOURSE) FOR 75.00 FEET TO A POINT OF INTERSECTION WITH THE SOUTHWESTERLY RIGHT OF WAY LINE OF SAID "HENRY KING STANFORD DRIVE" AND A POINT OF CUSP OF THE ARC OF A CIRCULAR CURVE CONCAVE TO THE WEST, WITH SAID POINT OF CUSP BEARING S39°40'30"E FROM THE CENTER OF SAID CURVE; THENCE NORTHEASTERLY, NORTHERLY AND NORTHWESTERLY ALONG THE ARC OF SAID SOUTHWESTERLY RIGHT OF WAY LINE OF "HENRY KING STANFORD DRIVE", THE NORTHEASTERLY LINE OF THE HILLEL PROPERTY AND THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 90°00'00" FOR 39.27 FEET TO THE POINT OF TANGENCY; THENCE N39°40'30"W ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE OF "HENRY KING STANFORD DRIVE" AND THE NORTHEASTERLY LINE OF THE HILLEL PROPERTY FOR 95.00 FEET TO THE MOST NORTHERLY CORNER OF THE HILLEL PROPERTY; THENCE DEPARTING SAID SOUTHWESTERLY RIGHT OF WAY LINE OF "HENRY KING STANFORD DRIVE" AND THE NORTHEASTERLY LINE OF THE HILLEL PROPERTY, N50°19'30"E FOR 50.00 FEET TO A POINT OF INTERSECTION WITH SAID CENTERLINE OF "HENRY KING STANFORD DRIVE"; THENCE S39°40'30"E ALONG SAID CENTERLINE OF "HENRY KING STANFORD DRIVE" FOR 120.00 FEET TO THE POINT OF BEGINNING.

THIS BEING THE SAME STRIP OF LAND VACATED BY CORAL GABLES CITY ORDINANCE NUMBER 2011-03 ADOPTED BY THE CITY COMMISSION OF THE CITY OF CORAL GABLES ON JANUARY 25, 2011 AND RECORDED IN OFFICIAL RECORDS BOOK 27724 AT PAGE 2651 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. SAID STRIP OF LAND WAS FURTHER CONVEYED TO THE UNIVERSITY OF MIAMI BY THE GREATER MIAMI HILLEL FOUNDATION, INC., PURSUANT TO THAT CERTAIN QUIT-CLAIM DEED RECORDED IN OFFICIAL RECORDS BOOK 27712 AT PAGE 3919 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.



MAIN CAMPUS-CORAL GABLES, FLORIDA

LEGAL DESCRIPTIONS

AREAS I AND II

JUNE 19, 2015

"HENRY KING STANFORD DRIVE" (REMAINDER)

A STRIP OF LAND SITUATE, LYING AND BEING IN SECTION 30, TOWNSHIP 54 SOUTH, RANGE 41 EAST, CITY OF CORAL GABLES, MIAMI-DADE COUNTY, FLORIDA, IDENTIFIED AS "HENRY KING STANFORD DRIVE", THE SAME AS MORE FULLY DESCRIBED AS "MILLER DRIVE" ON THE RECORDED PLAT OF "AMENDED PLAT PORTION OF MAIN CAMPUS UNIVERSITY OF MIAMI," ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 46 AT PAGE 81 OF THE PUBLIC RECORDS OF DADE COUNTY (NOW MIAMI-DADE COUNTY), FLORIDA, BEING BUTTED AND BOUNDED AS FOLLOWS, VIZ.:

ON THE SOUTH: BY THE NORTHERLY RIGHT OF WAY LINE OF "PONCE DE LEON BLVD." (UNIVERSITY CONCOURSE) AS SHOWN ON SAID RECORDED PLAT OF "AMENDED PLAT PORTION OF MAIN CAMPUS UNIVERSITY OF MIAMI."

ON THE WEST: BY THE WESTERLY RIGHT OF WAY LINE OF SAID "HENRY KING STANFORD DRIVE" (MILLER DRIVE) AS SHOWN ON SAID RECORDED PLAT OF "AMENDED PLAT PORTION OF MAIN CAMPUS UNIVERSITY OF MIAMI," AS WELL AS THE RECORDED PLAT OF "SECOND AMENDED PLAT PORTION OF MAIN CAMPUS UNIVERSITY OF MIAMI," ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 77 AT PAGE 66 OF THE PUBLIC RECORDS OF DADE COUNTY (NOW MIAMI-DADE COUNTY), FLORIDA.

ON THE NORTH: BY THE RIGHT OF WAY LINE OF SAID "HENRY KING STANFORD DRIVE" (MILLER DRIVE) AS SHOWN ON SAID RECORDED PLAT OF "AMENDED PLAT PORTION OF MAIN CAMPUS UNIVERSITY OF MIAMI," AS WELL AS ON THE RECORDED PLAT OF "SECOND AMENDED PLAT PORTION OF MAIN CAMPUS UNIVERSITY OF MIAMI."

ON THE EAST: BY THE EASTERLY RIGHT OF WAY LINE OF SAID "HENRY KING STANFORD DRIVE" AS SHOWN ON SAID RECORDED PLAT OF "AMENDED PLAT PORTION OF MAIN CAMPUS UNIVERSITY OF MIAMI," AS WELL AS ON THE RECORDED PLAT OF "SECOND AMENDED PLAT PORTION OF MAIN CAMPUS UNIVERSITY OF MIAMI."

LESS THEREFROM:

THOSE PORTIONS OF THE PARCELS IDENTIFIED AS PARCELS I, IV, V AND VI RESPECTIVELY, THAT LIE WITHIN THE BOUNDARIES OF "HENRY KING STANFORD DRIVE" AS DESCRIBED ABOVE.

THIS BEING THE SAME STRIP OF LAND VACATED BY CORAL GABLES CITY ORDINANCE NUMBER 2011-03 ADOPTED BY THE CITY COMMISSION OF THE CITY OF CORAL GABLES ON JANUARY 25, 2011 AND RECORDED IN OFFICIAL RECORDS BOOK 27724 AT PAGE 2651 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

"HENRY KING STANFORD DRIVE" (AS REPLATTED)

A PARCEL OF LAND SITUATE, LYING AND BEING IN SECTION 30, TOWNSHIP 54 SOUTH, RANGE 41 EAST, CITY OF CORAL GABLES, MIAMI-DADE COUNTY, FLORIDA, IDENTIFIED AS BEING A PORTION OF "HENRY KING STANFORD DRIVE", THE SAME AS MORE FULLY DESCRIBED AS ALL OF TRACT "D" OF "SECOND AMENDED PLAT PORTION OF MAIN CAMPUS UNIVERSITY OF MIAMI," ACCORDING TO THE PLAT



**MAIN CAMPUS-CORAL GABLES, FLORIDA
LEGAL DESCRIPTIONS
AREAS I AND II
JUNE 19, 2015**

THEREOF, AS RECORDED IN PLAT BOOK 77 AT PAGE 66 OF THE PUBLIC RECORDS OF DADE COUNTY (NOW MIAMI-DADE COUNTY), FLORIDA.

THIS BEING THE SAME PARCEL OF LAND VACATED BY CORAL GABLES CITY ORDINANCE NUMBER 2011-03 ADOPTED BY THE CITY COMMISSION OF THE CITY OF CORAL GABLES ON JANUARY 25, 2011 AND RECORDED IN OFFICIAL RECORDS BOOK 27724 AT PAGE 2651 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

"AVE. LEVANTE" AND "PAVIA ST."

THOSE STRIPS OF LAND SITUATE, LYING AND BEING IN SECTION 30, TOWNSHIP 54 SOUTH, RANGE 41 EAST, CITY OF CORAL GABLES, MIAMI-DADE COUNTY, FLORIDA, IDENTIFIED AS "AVE. LEVANTE" AND "PAVIA ST.", THE SAME AS MORE FULLY DESCRIBED ON THE RECORDED PLAT OF "AMENDED PLAT PORTION OF MAIN CAMPUS UNIVERSITY OF MIAMI," ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 46 AT PAGE 81 AND THE RECORDED PLAT OF "REVISED PLAT OF CORAL GABLES RIVIERA SECTION PART 7," ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 28 AT PAGE 45, BOTH OF THE PUBLIC RECORDS OF DADE COUNTY (NOW MIAMI-DADE COUNTY), FLORIDA, BEING BUTTED AND BOUNDED AS FOLLOWS, VIZ.:

ON THE NORTH: BY THE SOUTHERLY RIGHT OF WAY LINE OF "GEO. E. MERRICK ST." AS SHOWN ON SAID RECORDED PLAT OF "AMENDED PLAT PORTION OF MAIN CAMPUS UNIVERSITY OF MIAMI."

ON THE EAST AND NORTH: BY THE SOUTHWESTERLY RIGHT OF WAY LINE OF SAID "PAVIA ST." AS SHOWN ON SAID RECORDED PLATS OF "AMENDED PLAT PORTION OF MAIN CAMPUS UNIVERSITY OF MIAMI" AND "REVISED PLAT OF CORAL GABLES RIVIERA SECTION PART 7," TOGETHER WITH THE NORTHWESTERLY RIGHT OF WAY LINE OF "AVE. LEVANTE" AND THE SOUTHWESTERLY RIGHT OF WAY LINE OF "HENRY KING STANFORD DRIVE" (MILLER DRIVE) AS SHOWN ON SAID RECORDED PLAT OF "AMENDED PLAT PORTION OF MAIN CAMPUS UNIVERSITY OF MIAMI."

ON THE SOUTH: BY THE SOUTHEASTERLY RIGHT OF WAY LINE OF SAID "AVE. LEVANTE" AS SHOWN ON SAID RECORDED PLAT OF "AMENDED PLAT PORTION OF MAIN CAMPUS UNIVERSITY OF MIAMI."

ON THE WEST: BY THE SOUTHWESTERLY RIGHT OF WAY LINE OF "PAVIA ST." AS SHOWN ON SAID RECORDED PLAT OF "AMENDED PLAT PORTION OF MAIN CAMPUS UNIVERSITY OF MIAMI."

LESS THEREFROM:

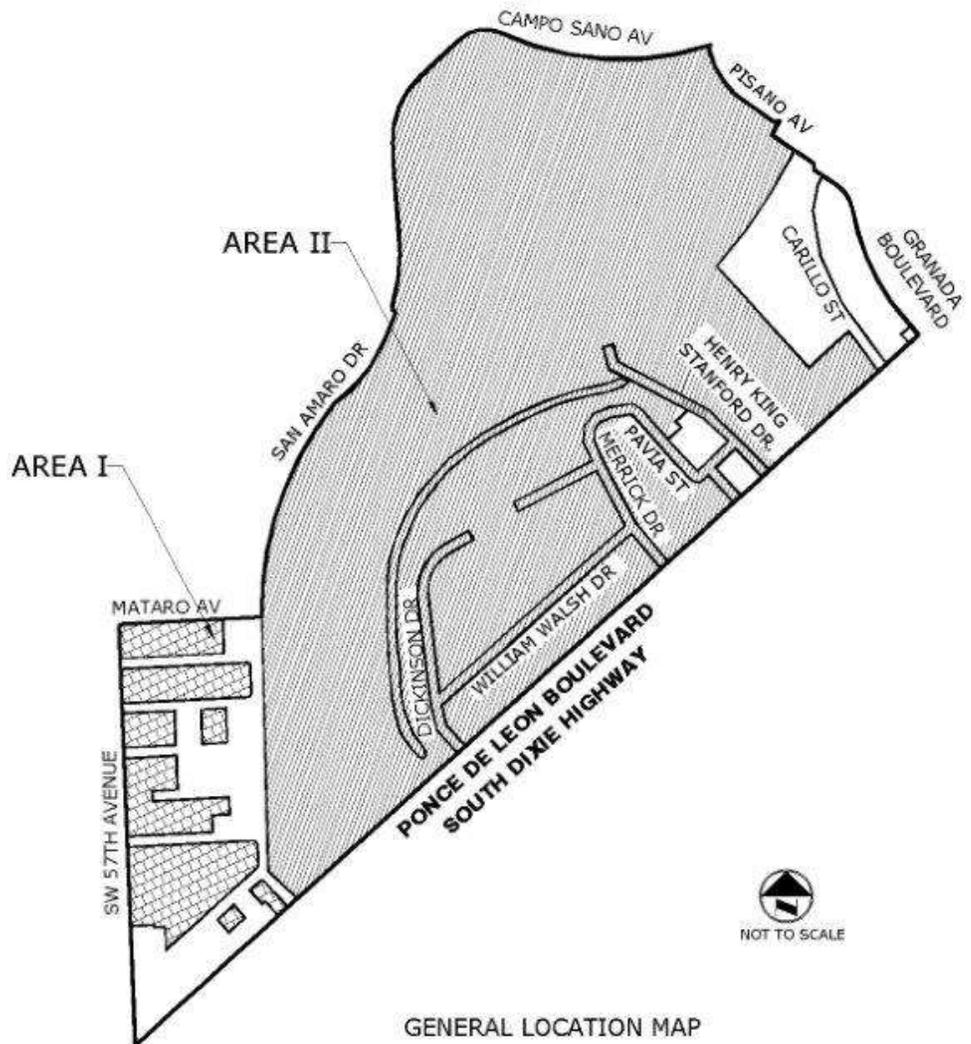
THOSE PORTIONS OF THE PARCELS IDENTIFIED AS PARCELS II, III, IV AND V RESPECTIVELY, THAT LIE WITHIN THE BOUNDARIES OF "PAVIA ST." AND "AVE. LEVANTE" AS DESCRIBED ABOVE.

THESE BEING THE SAME STRIPS OF LAND VACATED BY CORAL GABLES CITY ORDINANCE NUMBER 2011-03 ADOPTED BY THE CITY COMMISSION OF THE CITY OF CORAL GABLES ON JANUARY 25, 2011 AND RECORDED IN OFFICIAL RECORDS BOOK 27724 AT PAGE 2651 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.



**MAIN CAMPUS-CORAL GABLES, FLORIDA
LEGAL DESCRIPTIONS
AREAS I AND II
JUNE 19, 2015**

SAID STRIPS, LOTS, PIECES OR PARCELS OF LAND AS DESCRIBED WITHIN THE ABOVE TWO (2) DESIGNATED AREAS I AND II CONTAINING 239.09 ACRES, MORE OR LESS, BY CALCULATION.





OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 6/19/2015

Property Information	
Folio:	03-4130-009-0080
Property Address:	5809 PONCE DE LEON BLVD
Owner	UNIVERSITY OF MIAMI % R E OFFICE
Mailing Address	PO BOX 248106 CORAL GABLES , FL 33124
Primary Zone	6400 COMMERCIAL - CENTRAL
Primary Land Use	7241 EDUCATIONAL/SCIENTIFIC - EX : EDUCATIONAL - PRIVATE
Beds / Baths / Half	0 / 0 / 0
Floors	2
Living Units	0
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	9,900 Sq.Ft
Lot Size	7,500 Sq.Ft
Year Built	1954



Assessment Information			
Year	2015	2014	2013
Land Value	\$675,000	\$562,500	\$562,500
Building Value	\$411,642	\$396,396	\$396,396
XF Value	\$31,647	\$31,969	\$32,291
Market Value	\$1,118,289	\$990,865	\$991,187
Assessed Value	\$1,089,951	\$990,865	\$991,187

Benefits Information				
Benefit	Type	2015	2014	2013
Non-Homestead Cap	Assessment Reduction	\$28,338		
Educational	Exemption	\$1,089,951	\$990,865	\$991,187

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

Short Legal Description
CORAL GABLES RIVIERA SEC 14 2ND REV PL PB 28-32 LOTS 8 TO 10 INC BLK 192 LOT SIZE 75.000 X 100

Taxable Value Information			
	2015	2014	2013
County			
Exemption Value	\$1,089,951	\$990,865	\$991,187
Taxable Value	\$0	\$0	\$0
School Board			
Exemption Value	\$1,118,289	\$990,865	\$991,187
Taxable Value	\$0	\$0	\$0
City			
Exemption Value	\$1,089,951	\$990,865	\$991,187
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$1,089,951	\$990,865	\$991,187
Taxable Value	\$0	\$0	\$0

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description

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Version:



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 6/19/2015

Property Information	
Folio:	03-4130-009-0070
Property Address:	
Owner	UNIVERSITY OF MIAMI % R E OFFICE
Mailing Address	PO BOX 248106 CORAL GABLES , FL 33124
Primary Zone	6100 COMMERCIAL - NEIGHBORHOOD
Primary Land Use	1081 VACANT LAND - COMMERCIAL : VACANT LAND
Beds / Baths / Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	5,000 Sq.Ft
Year Built	0



Assessment Information			
Year	2015	2014	2013
Land Value	\$350,000	\$350,000	\$550,000
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$350,000	\$350,000	\$550,000
Assessed Value	\$350,000	\$350,000	\$512,435

Benefits Information				
Benefit	Type	2015	2014	2013
Non-Homestead Cap	Assessment Reduction			\$37,565
Educational	Exemption	\$350,000	\$350,000	\$512,435

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

Short Legal Description
CORAL GABLES RIVIERA SEC 14 2ND REV PL PB 28-32 LOT 7 BLK 192 LOT SIZE 50.000 X 100

Taxable Value Information			
	2015	2014	2013
County			
Exemption Value	\$350,000	\$350,000	\$512,435
Taxable Value	\$0	\$0	\$0
School Board			
Exemption Value	\$350,000	\$350,000	\$550,000
Taxable Value	\$0	\$0	\$0
City			
Exemption Value	\$350,000	\$350,000	\$512,435
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$350,000	\$350,000	\$512,435
Taxable Value	\$0	\$0	\$0

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description

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Version:



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 6/19/2015

Property Information	
Folio:	03-4130-009-0060
Property Address:	
Owner	UNIVERSITY OF MIAMI % R E OFFICE
Mailing Address	PO BOX 248106 CORAL GABLES , FL 33124
Primary Zone	6100 COMMERCIAL - NEIGHBORHOOD
Primary Land Use	1081 VACANT LAND - COMMERCIAL : VACANT LAND
Beds / Baths / Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	5,000 Sq.Ft
Year Built	0



Assessment Information			
Year	2015	2014	2013
Land Value	\$350,000	\$350,000	\$350,000
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$350,000	\$350,000	\$350,000
Assessed Value	\$350,000	\$350,000	\$350,000

Benefits Information				
Benefit	Type	2015	2014	2013
Educational	Exemption	\$350,000	\$350,000	\$350,000

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

Short Legal Description
CORAL GABLES RIVIERA SEC 14 2ND REV PL PB 28-32 LOT 6 BLK 192 LOT SIZE 50.000 X 100

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Version:

Taxable Value Information			
	2015	2014	2013
County			
Exemption Value	\$350,000	\$350,000	\$350,000
Taxable Value	\$0	\$0	\$0
School Board			
Exemption Value	\$350,000	\$350,000	\$350,000
Taxable Value	\$0	\$0	\$0
City			
Exemption Value	\$350,000	\$350,000	\$350,000
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$350,000	\$350,000	\$350,000
Taxable Value	\$0	\$0	\$0

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description

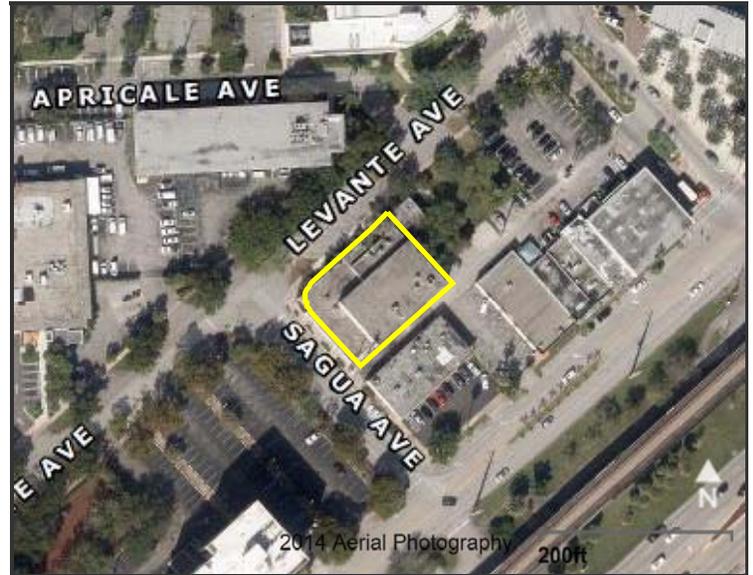


OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 6/19/2015

Property Information	
Folio:	03-4130-009-0010
Property Address:	1540 LEVANTE AVE
Owner	UNIVERSITY OF MIAMI % R E OFFICE
Mailing Address	PO BOX 248106 CORAL GABLES , FL 33124
Primary Zone	6100 COMMERCIAL - NEIGHBORHOOD
Primary Land Use	7241 EDUCATIONAL/SCIENTIFIC - EX : EDUCATIONAL - PRIVATE
Beds / Baths / Half	0 / 0 / 0
Floors	2
Living Units	0
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	15,879 Sq.Ft
Lot Size	12,500 Sq.Ft
Year Built	1958



Assessment Information			
Year	2015	2014	2013
Land Value	\$875,000	\$875,000	\$875,000
Building Value	\$725,714	\$699,079	\$699,322
XF Value	\$77,500	\$78,450	\$79,400
Market Value	\$1,678,214	\$1,652,529	\$1,653,722
Assessed Value	\$1,678,214	\$1,652,529	\$1,653,722

Benefits Information				
Benefit	Type	2015	2014	2013
Educational	Exemption	\$1,678,214	\$1,652,529	\$1,653,722

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

Short Legal Description
CORAL GABLES RIVIERA SEC 14 2ND REV PL PB 28-32 LOTS 1 & 2 & SW1/2 LOT 3 BLK 192 LOT SIZE 125.000 X 100

Taxable Value Information			
	2015	2014	2013
County			
Exemption Value	\$1,678,214	\$1,652,529	\$1,653,722
Taxable Value	\$0	\$0	\$0
School Board			
Exemption Value	\$1,678,214	\$1,652,529	\$1,653,722
Taxable Value	\$0	\$0	\$0
City			
Exemption Value	\$1,678,214	\$1,652,529	\$1,653,722
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$1,678,214	\$1,652,529	\$1,653,722
Taxable Value	\$0	\$0	\$0

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description

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Version:

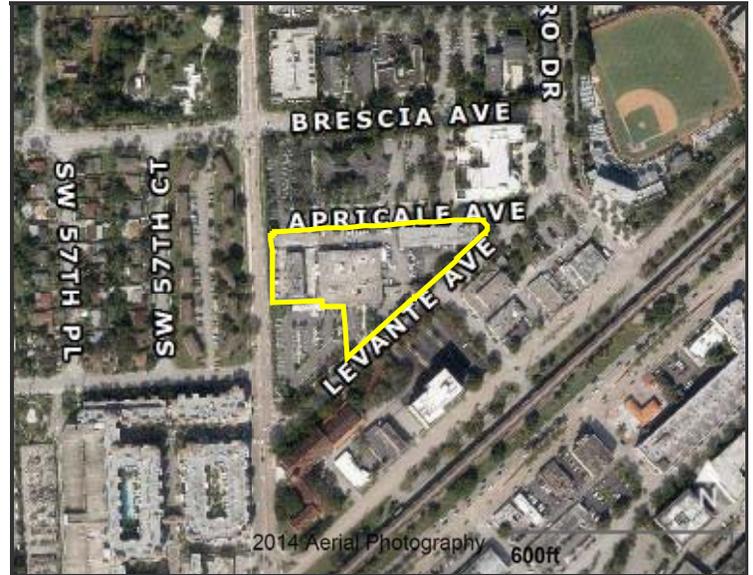


OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 6/19/2015

Property Information	
Folio:	03-4130-002-1040
Property Address:	1507 LEVANTE AVE 1537 LEVANTE AVE 1535 LEVANTE AVE
Owner	UNIVERSITY OF MIAMI INS & R E OFFICE
Mailing Address	PO BOX 248106 CORAL GABLES , FL 33124
Primary Zone	8600 SPECIAL USE
Primary Land Use	7241 EDUCATIONAL/SCIENTIFIC - EX : EDUCATIONAL - PRIVATE
Beds / Baths / Half	0 / 0 / 0
Floors	3
Living Units	0
Actual Area	78,341 Sq.Ft
Living Area	Sq.Ft
Adjusted Area	78,341 Sq.Ft
Lot Size	115,544 Sq.Ft
Year Built	1970



Assessment Information			
Year	2015	2014	2013
Land Value	\$933,018	\$933,018	\$878,134
Building Value	\$3,235,824	\$3,183,949	\$3,222,361
XF Value	\$321,530	\$293,365	\$295,608
Market Value	\$4,490,372	\$4,410,332	\$4,396,103
Assessed Value	\$4,490,372	\$4,410,332	\$4,396,103

Benefits Information				
Benefit	Type	2015	2014	2013
Educational	Exemption	\$4,490,372	\$4,410,332	\$4,396,103

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

Short Legal Description
30 54 41 2.652 AC
C GABLES RIEVERA SEC 6 PB 20-79
BLKS 193 & 194 & THAT PART OF
SAGUA AVE LYING BETWEEN SAID BLKS
LESS LOTS 1-2-3-6-7-8 & PORT OF

Taxable Value Information			
	2015	2014	2013
County			
Exemption Value	\$4,490,372	\$4,410,332	\$4,396,103
Taxable Value	\$0	\$0	\$0
School Board			
Exemption Value	\$4,490,372	\$4,410,332	\$4,396,103
Taxable Value	\$0	\$0	\$0
City			
Exemption Value	\$4,490,372	\$4,410,332	\$4,396,103
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$4,490,372	\$4,410,332	\$4,396,103
Taxable Value	\$0	\$0	\$0

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description

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Version:



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 6/19/2015

Property Information	
Folio:	03-4130-002-1041
Property Address:	
Owner	UNIVERSITY OF MIAMI GABLES ONE TOWER
Mailing Address	1320 S DIXIE HWY STE 1250 CORAL GABLES , FL 33146
Primary Zone	8600 SPECIAL USE
Primary Land Use	1066 VACANT LAND - COMMERCIAL : EXTRA FEA OTHER THAN PARKING
Beds / Baths / Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	44,076 Sq.Ft
Year Built	0



Assessment Information			
Year	2015	2014	2013
Land Value	\$793,368	\$793,368	\$760,311
Building Value	\$0	\$0	\$0
XF Value	\$3,696	\$3,740	\$3,784
Market Value	\$797,064	\$797,108	\$764,095
Assessed Value	\$797,064	\$797,108	\$764,095

Benefits Information				
Benefit	Type	2015	2014	2013
Educational	Exemption	\$797,064	\$797,108	\$764,095

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

Short Legal Description
30 54 41 1.012 AC
C GABLES RIVERA SEC 6 PB 20-79
LOTS 1-2-3-6-7-8 & PORT OF LOT 4
BLK 194 & PORT OF SAGUA AVE
CLOSED PER ORD 842 DESC COMM NW

Taxable Value Information			
	2015	2014	2013
County			
Exemption Value	\$797,064	\$797,108	\$764,095
Taxable Value	\$0	\$0	\$0
School Board			
Exemption Value	\$797,064	\$797,108	\$764,095
Taxable Value	\$0	\$0	\$0
City			
Exemption Value	\$797,064	\$797,108	\$764,095
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$797,064	\$797,108	\$764,095
Taxable Value	\$0	\$0	\$0

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
02/07/2011	\$100	27590-0637	Federal, state or local government agency

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Version:



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 6/19/2015

Property Information	
Folio:	03-4130-002-1030
Property Address:	1550 BRESCIA AVE 1552 BRESCIA AVE 6200 SAN AMARO DR
Owner	UNIVERSITY OF MIAMI
Mailing Address	REAL ESTATE OFF PO BOX 248106 CORAL GABLES , FL 33124
Primary Zone	8600 SPECIAL USE
Primary Land Use	7241 EDUCATIONAL/SCIENTIFIC - EX : EDUCATIONAL - PRIVATE
Beds / Baths / Half	9 / 8 / 9
Floors	4
Living Units	0
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	75,227 Sq.Ft
Lot Size	149,163 Sq.Ft
Year Built	1966



Assessment Information			
Year	2015	2014	2013
Land Value	\$1,118,722	\$1,118,722	\$1,044,141
Building Value	\$8,967,027	\$8,716,071	\$8,809,907
XF Value	\$902,029	\$910,713	\$920,521
Market Value	\$10,987,778	\$10,745,506	\$10,774,569
Assessed Value	\$10,987,778	\$10,745,506	\$10,774,569

Benefits Information				
Benefit	Type	2015	2014	2013
Educational	Exemption	\$10,987,778	\$10,745,506	\$10,774,569

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

Short Legal Description
C GABLES RIVIERA SEC 6 PB 20-79 LOTS 1 THRU 30 BLK 190 LOT SIZE 149163 SQ FT

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Version:

Taxable Value Information			
	2015	2014	2013
County			
Exemption Value	\$10,987,778	\$10,745,506	\$10,774,569
Taxable Value	\$0	\$0	\$0
School Board			
Exemption Value	\$10,987,778	\$10,745,506	\$10,774,569
Taxable Value	\$0	\$0	\$0
City			
Exemption Value	\$10,987,778	\$10,745,506	\$10,774,569
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$10,987,778	\$10,745,506	\$10,774,569
Taxable Value	\$0	\$0	\$0

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 6/19/2015

Property Information	
Folio:	03-4130-002-1000
Property Address:	1590 SCODELLA AVE
Owner	UNIV OF MIA INS & R E OFFICE
Mailing Address	PO BOX 248106 CORAL GABLES , FL 33124
Primary Zone	0100 SINGLE FAMILY - GENERAL
Primary Land Use	2719 AUTOMOTIVE OR MARINE : AUTOMOTIVE OR MARINE
Beds / Baths / Half	0 / 0 / 0
Floors	2
Living Units	0
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	34,578 Sq.Ft
Lot Size	31,376 Sq.Ft
Year Built	2006



Assessment Information			
Year	2015	2014	2013
Land Value	\$1,411,920	\$941,280	\$643,208
Building Value	\$1,987,692	\$1,934,437	\$1,954,799
XF Value	\$93,581	\$94,577	\$95,571
Market Value	\$3,493,193	\$2,970,294	\$2,693,578
Assessed Value	\$3,259,228	\$2,962,935	\$2,693,578

Benefits Information				
Benefit	Type	2015	2014	2013
Non-Homestead Cap	Assessment Reduction	\$233,965	\$7,359	
Educational	Exemption	\$3,259,228	\$2,962,935	\$2,693,578

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

Short Legal Description
C GABLES RIVIERA SEC 6
PB 20-79
LOT 1 & LOTS 28 THRU 30 BLK 189
& LOTS 3 & 4 BLK 1 OF UNIVERSITY
OF MIAMI MAIN CAMPUS 1ST ADDN OF

Taxable Value Information			
	2015	2014	2013
County			
Exemption Value	\$3,259,228	\$2,962,935	\$2,693,578
Taxable Value	\$0	\$0	\$0
School Board			
Exemption Value	\$3,493,193	\$2,970,294	\$2,693,578
Taxable Value	\$0	\$0	\$0
City			
Exemption Value	\$3,259,228	\$2,962,935	\$2,693,578
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$3,259,228	\$2,962,935	\$2,693,578
Taxable Value	\$0	\$0	\$0

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description

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Version:



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 6/19/2015

Property Information	
Folio:	03-4130-002-1002
Property Address:	1541 BRESCIA AVE
Owner	UNIVERSITY OF MIAMI R E DEPT
Mailing Address	PO BOX 248106 CORAL GABLES , FL 33124
Primary Zone	8600 SPECIAL USE
Primary Land Use	7241 EDUCATIONAL/SCIENTIFIC - EX : EDUCATIONAL - PRIVATE
Beds / Baths / Half	0 / 0 / 0
Floors	1
Living Units	0
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	11,620 Sq.Ft
Lot Size	30,000 Sq.Ft
Year Built	1967



Assessment Information			
Year	2015	2014	2013
Land Value	\$277,500	\$277,500	\$262,500
Building Value	\$500,415	\$490,643	\$499,404
XF Value	\$23,316	\$23,710	\$24,103
Market Value	\$801,231	\$791,853	\$786,007
Assessed Value	\$801,231	\$791,853	\$786,007

Benefits Information				
Benefit	Type	2015	2014	2013
Educational	Exemption	\$801,231	\$791,853	\$786,007

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

Short Legal Description
C GABLES RIV SEC 6 PB 20-79 LOTS 4 TO 6 INC & LOTS 25 TO 27 INC BLK 189 LOT SIZE 300.000 X 100

Taxable Value Information			
	2015	2014	2013
County			
Exemption Value	\$801,231	\$791,853	\$786,007
Taxable Value	\$0	\$0	\$0
School Board			
Exemption Value	\$801,231	\$791,853	\$786,007
Taxable Value	\$0	\$0	\$0
City			
Exemption Value	\$801,231	\$791,853	\$786,007
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$801,231	\$791,853	\$786,007
Taxable Value	\$0	\$0	\$0

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description

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Version:



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 6/19/2015

Property Information	
Folio:	03-4130-002-1001
Property Address:	1531 BRESCIA AVE
Owner	UNIVERSITY OF MIAMI
Mailing Address	REAL EST OFF - PO BOX 248106 CORAL GABLES , FL 33124
Primary Zone	8600 SPECIAL USE
Primary Land Use	7742 BENEVOLENT - EXEMPT : CLUB OR HALL - PRIVATE
Beds / Baths / Half	0 / 0 / 0
Floors	2
Living Units	0
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	10,409 Sq.Ft
Lot Size	30,000 Sq.Ft
Year Built	1960



Assessment Information			
Year	2015	2014	2013
Land Value	\$615,000	\$615,000	\$585,000
Building Value	\$401,892	\$387,006	\$387,006
XF Value	\$29,123	\$29,546	\$29,969
Market Value	\$1,046,015	\$1,031,552	\$1,001,975
Assessed Value	\$1,046,015	\$1,031,552	\$1,001,975

Benefits Information				
Benefit	Type	2015	2014	2013
Educational	Exemption	\$1,046,015	\$1,031,552	\$1,001,975

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

Short Legal Description
30 54 41
C GABLES RIVIERA SEC 6 PB 20-79
LOTS 7 TO 9 INC & 22 TO 24 INC
BLK 189
LOT SIZE 300.000 X 100

Taxable Value Information			
	2015	2014	2013
County			
Exemption Value	\$1,046,015	\$1,031,552	\$1,001,975
Taxable Value	\$0	\$0	\$0
School Board			
Exemption Value	\$1,046,015	\$1,031,552	\$1,001,975
Taxable Value	\$0	\$0	\$0
City			
Exemption Value	\$1,046,015	\$1,031,552	\$1,001,975
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$1,046,015	\$1,031,552	\$1,001,975
Taxable Value	\$0	\$0	\$0

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description

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Version:



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 6/19/2015

Property Information	
Folio:	03-4130-002-1020
Property Address:	
Owner	UNIVERSITY OF MIAMI % REAL ESTATE OFFICE
Mailing Address	PO BOX 248106 CORAL GABLES , FL 33124
Primary Zone	8600 SPECIAL USE
Primary Land Use	1081 VACANT LAND - COMMERCIAL : VACANT LAND
Beds / Baths / Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	25,100 Sq.Ft
Year Built	0



Assessment Information			
Year	2015	2014	2013
Land Value	\$539,650	\$539,650	\$514,550
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$539,650	\$539,650	\$514,550
Assessed Value	\$539,650	\$539,650	\$514,550

Benefits Information				
Benefit	Type	2015	2014	2013
Educational	Exemption	\$539,650	\$539,650	\$514,550

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

Short Legal Description
C GABLES RIV SEC 6
PB 20 76
LOTS 10 THRU 12 & N30FT OF LOT 19
& LOT 20 LESS E20FT OF S70FT &
LOT 21 BLK 189

Taxable Value Information			
	2015	2014	2013
County			
Exemption Value	\$539,650	\$539,650	\$514,550
Taxable Value	\$0	\$0	\$0
School Board			
Exemption Value	\$539,650	\$539,650	\$514,550
Taxable Value	\$0	\$0	\$0
City			
Exemption Value	\$539,650	\$539,650	\$514,550
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$539,650	\$539,650	\$514,550
Taxable Value	\$0	\$0	\$0

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description

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Summary Report

Generated On : 6/19/2015

Property Information	
Folio:	03-4130-002-0990
Property Address:	1560 LIGURIA AVE 1560 LIGURIA AVE
Owner	UNIV OF MIAMI INS & R E OFFICE
Mailing Address	PO BOX 248106 CORAL GABLES , FL 33124
Primary Zone	0100 SINGLE FAMILY - GENERAL
Primary Land Use	7241 EDUCATIONAL/SCIENTIFIC - EX : EDUCATIONAL - PRIVATE
Beds / Baths / Half	245 / 213 / 0
Floors	4
Living Units	79
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	87,575 Sq.Ft
Lot Size	61,376 Sq.Ft
Year Built	2006



Assessment Information			
Year	2015	2014	2013
Land Value	\$2,761,920	\$1,841,280	\$1,150,800
Building Value	\$7,635,718	\$7,431,135	\$7,509,359
XF Value	\$506,728	\$512,122	\$517,514
Market Value	\$10,904,366	\$9,784,537	\$9,177,673
Assessed Value	\$10,762,990	\$9,784,537	\$9,177,673

Benefits Information				
Benefit	Type	2015	2014	2013
Non-Homestead Cap	Assessment Reduction	\$141,376		
Educational	Exemption	\$10,762,990	\$9,784,537	\$9,177,673

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

Short Legal Description
C GABLES RIVIERA SEC 6
PB 20-79
LOTS 1 THRU 6 & LOTS 25 THRU 27 &
LOT 30 BLK 188 & LOTS 1 & 2 BLK 1
OF UNIVERSITY OF MIAMI MAIN

Taxable Value Information			
	2015	2014	2013
County			
Exemption Value	\$10,762,990	\$9,784,537	\$9,177,673
Taxable Value	\$0	\$0	\$0
School Board			
Exemption Value	\$10,904,366	\$9,784,537	\$9,177,673
Taxable Value	\$0	\$0	\$0
City			
Exemption Value	\$10,762,990	\$9,784,537	\$9,177,673
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$10,762,990	\$9,784,537	\$9,177,673
Taxable Value	\$0	\$0	\$0

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description

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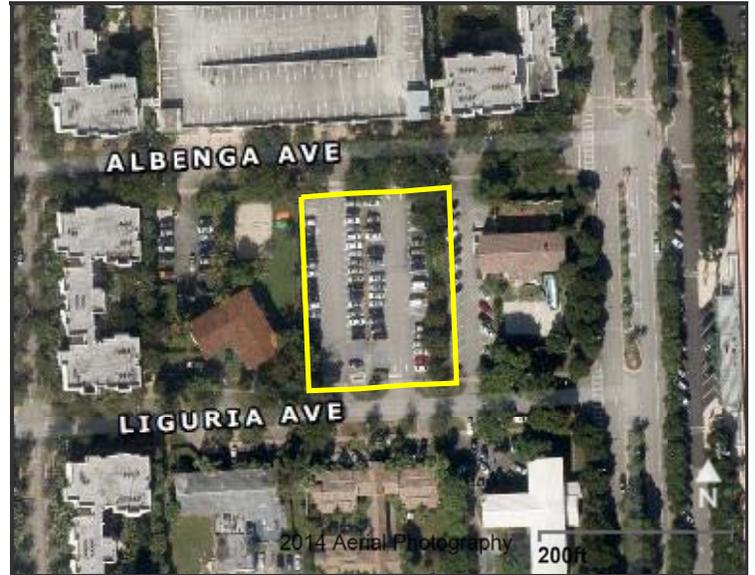


OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 6/19/2015

Property Information	
Folio:	03-4130-002-0960
Property Address:	
Owner	UNIVERSITY OF MIAMI INS & R E OFFICE
Mailing Address	PO BOX 248106 CORAL GABLES , FL 33124
Primary Zone	0100 SINGLE FAMILY - GENERAL
Primary Land Use	1081 VACANT LAND - COMMERCIAL : VACANT LAND
Beds / Baths / Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	30,000 Sq.Ft
Year Built	0



Assessment Information			
Year	2015	2014	2013
Land Value	\$1,350,000	\$900,000	\$562,500
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$1,350,000	\$900,000	\$562,500
Assessed Value	\$680,625	\$618,750	\$562,500

Benefits Information				
Benefit	Type	2015	2014	2013
Non-Homestead Cap	Assessment Reduction	\$669,375	\$281,250	
Educational	Exemption	\$680,625	\$618,750	\$562,500

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

Short Legal Description
C GABLES RIVIERA SEC 6 PB 20-79 LOTS 10 THRU 12 & 19 THRU 21 BLK 186 LOT SIZE 30000 SQ FT NAW 03-4130-002-0940

Taxable Value Information			
	2015	2014	2013
County			
Exemption Value	\$680,625	\$618,750	\$562,500
Taxable Value	\$0	\$0	\$0
School Board			
Exemption Value	\$1,350,000	\$900,000	\$562,500
Taxable Value	\$0	\$0	\$0
City			
Exemption Value	\$680,625	\$618,750	\$562,500
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$680,625	\$618,750	\$562,500
Taxable Value	\$0	\$0	\$0

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description

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Summary Report

Generated On : 6/19/2015

Property Information	
Folio:	03-4130-002-0940
Property Address:	1565 LIGURIA AVE 1565 LIGURIA AVE
Owner	UNIVERSITY OF MIAMI INS & R E OFFICE
Mailing Address	PO BOX 248106 CORAL GABLES , FL 33124
Primary Zone	0100 SINGLE FAMILY - GENERAL
Primary Land Use	7241 EDUCATIONAL/SCIENTIFIC - EX : EDUCATIONAL - PRIVATE
Beds / Baths / Half	215 / 183 / 0
Floors	4
Living Units	71
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	87,575 Sq.Ft
Lot Size	61,000 Sq.Ft
Year Built	2006



Assessment Information			
Year	2015	2014	2013
Land Value	\$2,745,000	\$1,830,000	\$1,143,750
Building Value	\$7,635,718	\$7,431,135	\$7,509,359
XF Value	\$480,408	\$485,522	\$490,634
Market Value	\$10,861,126	\$9,746,657	\$9,143,743
Assessed Value	\$10,721,322	\$9,746,657	\$9,143,743

Benefits Information				
Benefit	Type	2015	2014	2013
Non-Homestead Cap	Assessment Reduction	\$139,804		
Educational	Exemption	\$10,721,322	\$9,746,657	\$9,143,743

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

Short Legal Description
C GABLES RIVIERA SEC 6 PB 20-79 LOTS 1 THRU 6 & 25 THRU 30 BLK 186 LOT SIZE 61000 SQ FT

Taxable Value Information			
	2015	2014	2013
County			
Exemption Value	\$10,721,322	\$9,746,657	\$9,143,743
Taxable Value	\$0	\$0	\$0
School Board			
Exemption Value	\$10,861,126	\$9,746,657	\$9,143,743
Taxable Value	\$0	\$0	\$0
City			
Exemption Value	\$10,721,322	\$9,746,657	\$9,143,743
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$10,721,322	\$9,746,657	\$9,143,743
Taxable Value	\$0	\$0	\$0

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description

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Summary Report

Generated On : 6/19/2015

Property Information	
Folio:	03-4130-002-0900
Property Address:	1540 CORNICHE AVE 1525 ALBENGA AVE 5850 SAN AMARO DR 1585 ALBENGA AVE
Owner	UNIVERSITY OF MIAMI INS & R E OFFICE
Mailing Address	PO BOX 248106 CORAL GABLES , FL 33124
Primary Zone	0100 SINGLE FAMILY - GENERAL
Primary Land Use	7241 EDUCATIONAL/SCIENTIFIC - EX : EDUCATIONAL - PRIVATE
Beds / Baths / Half	337 / 305 / 0
Floors	4
Living Units	121
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	333,540 Sq.Ft
Lot Size	146,000 Sq.Ft
Year Built	2006



Assessment Information			
Year	2015	2014	2013
Land Value	\$6,570,000	\$4,380,000	\$2,737,500
Building Value	\$23,514,550	\$22,884,531	\$23,125,419
XF Value	\$1,010,890	\$1,021,647	\$1,032,403
Market Value	\$31,095,440	\$28,286,178	\$26,895,322
Assessed Value	\$31,095,440	\$28,286,178	\$26,895,322

Benefits Information				
Benefit	Type	2015	2014	2013
Educational	Exemption	\$31,095,440	\$28,286,178	\$26,895,322

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

Short Legal Description
C GABLES RIVIERA SEC 6 PB 20-79 LOTS 1 THRU 30 BLK 185 LOT SIZE 146000 SQ FT LOT SIZE IRREGULAR

Taxable Value Information			
	2015	2014	2013
County			
Exemption Value	\$31,095,440	\$28,286,178	\$26,895,322
Taxable Value	\$0	\$0	\$0
School Board			
Exemption Value	\$31,095,440	\$28,286,178	\$26,895,322
Taxable Value	\$0	\$0	\$0
City			
Exemption Value	\$31,095,440	\$28,286,178	\$26,895,322
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$31,095,440	\$28,286,178	\$26,895,322
Taxable Value	\$0	\$0	\$0

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description

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Summary Report

Generated On : 6/19/2015

Property Information	
Folio:	03-4130-002-0861
Property Address:	5801 SW 57 AVE
Owner	UNIVERSITY OF MIAMI REAL ESTATE DEPT
Mailing Address	PO BOX 248106 CORAL GABLES , FL 33124
Primary Zone	8800 SPECIFIC NO-COMP/QUALIFY
Primary Land Use	0803 MULTIFAMILY 2-9 UNITS : MULTIFAMILY 3 OR MORE UNITS
Beds / Baths / Half	12 / 6 / 0
Floors	2
Living Units	6
Actual Area	10,379 Sq.Ft
Living Area	8,867 Sq.Ft
Adjusted Area	9,023 Sq.Ft
Lot Size	31,000 Sq.Ft
Year Built	2009



Assessment Information			
Year	2015	2014	2013
Land Value	\$635,500	\$635,500	\$604,500
Building Value	\$642,124	\$647,365	\$395,500
XF Value	\$0	\$67,970	\$0
Market Value	\$1,277,624	\$1,350,835	\$1,000,000
Assessed Value	\$1,210,000	\$1,100,000	\$1,000,000

Benefits Information				
Benefit	Type	2015	2014	2013
Non-Homestead Cap	Assessment Reduction	\$67,624	\$250,835	

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

Short Legal Description
30 54 41 C GAB RIVIERA SEC 6 PB 20-79 LOTS 1-2-3 & 28-29 & 30 BLK 184 LOT SIZE 200.000 X 155

Taxable Value Information			
	2015	2014	2013
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,210,000	\$1,100,000	\$1,000,000
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,277,624	\$1,350,835	\$1,000,000
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,210,000	\$1,100,000	\$1,000,000
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,210,000	\$1,100,000	\$1,000,000

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
10/01/1972	\$82,500	00000-00000	2008 and prior year sales; Qual by exam of deed

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Summary Report

Generated On : 6/19/2015

Property Information	
Folio:	03-4130-002-0890
Property Address:	1527 CORNICHE AVE
Owner	THE UNIVERSITY OF MIAMI INS & R E OFFICE
Mailing Address	PO BOX 248106 CORAL GABLES , FL 33124
Primary Zone	0100 SINGLE FAMILY - GENERAL
Primary Land Use	0303 MULTIFAMILY 10 UNITS PLUS : MULTIFAMILY 3 OR MORE UNITS
Beds / Baths / Half	24 / 18 / 0
Floors	2
Living Units	12
Actual Area	23,695 Sq.Ft
Living Area	20,311 Sq.Ft
Adjusted Area	20,643 Sq.Ft
Lot Size	40,100 Sq.Ft
Year Built	2009



Assessment Information			
Year	2015	2014	2013
Land Value	\$1,804,500	\$1,203,000	\$761,900
Building Value	\$935,500	\$1,197,000	\$588,100
XF Value	\$0	\$0	\$0
Market Value	\$2,740,000	\$2,400,000	\$1,350,000
Assessed Value	\$1,633,500	\$1,485,000	\$1,350,000

Benefits Information				
Benefit	Type	2015	2014	2013
Non-Homestead Cap	Assessment Reduction	\$1,106,500	\$915,000	

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

Short Legal Description
C GABLES RIVIERA SEC 6 PB 20-79 LOTS 19 THRU 27 INC LESS BLK 184 S70FT OF LOT 19 & E20FT OF S70FT OF LOT 20 LOT SIZE IRREGULAR

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Taxable Value Information			
	2015	2014	2013
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,633,500	\$1,485,000	\$1,350,000
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$2,740,000	\$2,400,000	\$1,350,000
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,633,500	\$1,485,000	\$1,350,000
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,633,500	\$1,485,000	\$1,350,000

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 6/19/2015

Property Information	
Folio:	03-4130-002-0891
Property Address:	
Owner	UNIVERSITY OF MIAMI
Mailing Address	1535 LEVANTE AVE #208 CORAL GABLES , FL 33146-2416
Primary Zone	0100 SINGLE FAMILY - GENERAL
Primary Land Use	8080 VACANT GOVERNMENTAL : VACANT LAND - GOVERNMENTAL
Beds / Baths / Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	4,900 Sq.Ft
Year Built	0



Assessment Information			
Year	2015	2014	2013
Land Value	\$220,500	\$147,000	\$176,400
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$220,500	\$147,000	\$176,400
Assessed Value	\$161,700	\$147,000	\$176,400

Benefits Information				
Benefit	Type	2015	2014	2013
Non-Homestead Cap	Assessment Reduction	\$58,800		

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

Short Legal Description
C GABLES RIVIERA SEC 6 PB 20-79 S70FT OF LOT 19 & E20FT OF S70FT OF LOT 20 BLK 184 LOT SIZE 70.000 X 70 COC 22473-0072 06 2004 5

Taxable Value Information			
	2015	2014	2013
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$161,700	\$147,000	\$176,400
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$220,500	\$147,000	\$176,400
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$161,700	\$147,000	\$176,400
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$161,700	\$147,000	\$176,400

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
06/01/2004	\$0	22473-0072	Qual by exam of deed

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Summary Report

Generated On : 6/19/2015

Property Information	
Folio:	03-4130-002-0870
Property Address:	1537 CORNICHE AVE
Owner	UNIVERSITY OF MIAMI INS & R E OFFICE
Mailing Address	PO BOX 248106 CORAL GABLES , FL 33124
Primary Zone	0100 SINGLE FAMILY - GENERAL
Primary Land Use	7081 VACANT LAND - INSTITUTIONAL : VACANT LAND
Beds / Baths / Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	45,000 Sq.Ft
Year Built	0



Assessment Information			
Year	2015	2014	2013
Land Value	\$2,025,000	\$1,350,000	\$810,000
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$2,025,000	\$1,350,000	\$810,000
Assessed Value	\$980,100	\$891,000	\$810,000

Benefits Information				
Benefit	Type	2015	2014	2013
Non-Homestead Cap	Assessment Reduction	\$1,044,900	\$459,000	
Educational	Exemption	\$980,100	\$891,000	\$810,000

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

Short Legal Description
C GABLES RIVIERA SEC 6 PB 20-79 LOTS 4 THRU 12 INC BLK 184 LOT SIZE 450.000 X 100

Taxable Value Information			
	2015	2014	2013
County			
Exemption Value	\$980,100	\$891,000	\$810,000
Taxable Value	\$0	\$0	\$0
School Board			
Exemption Value	\$2,025,000	\$1,350,000	\$810,000
Taxable Value	\$0	\$0	\$0
City			
Exemption Value	\$980,100	\$891,000	\$810,000
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$980,100	\$891,000	\$810,000
Taxable Value	\$0	\$0	\$0

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description

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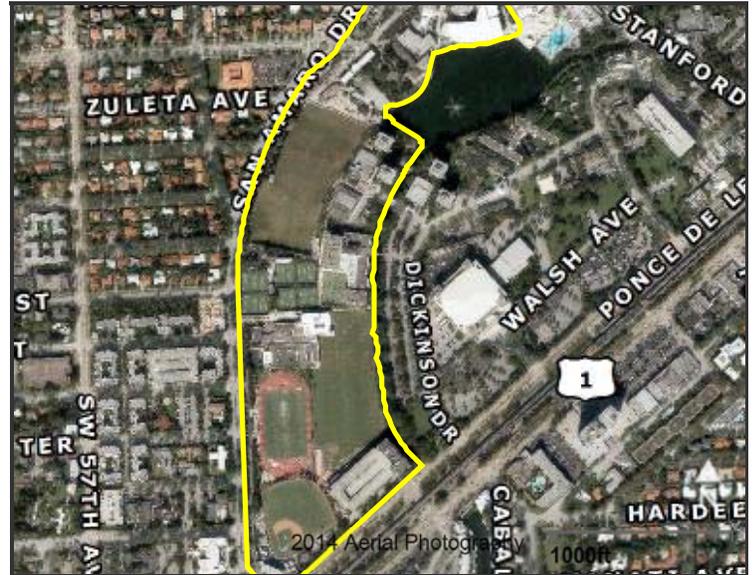


OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 6/19/2015

Property Information	
Folio:	03-4130-015-0010
Property Address:	1239 DICKINSON DR 5665 PONCE DE LEON BLVD 5811 SAN AMARO DR 6299 SAN AMARO DR
Owner	UNIVERSITY OF MIAMI INS & R E OFFICE
Mailing Address	PO BOX 248106 CORAL GABLES , FL 33124
Primary Zone	8600 SPECIAL USE
Primary Land Use	7241 EDUCATIONAL/SCIENTIFIC - EX : EDUCATIONAL - PRIVATE
Beds / Baths / Half	0 / 0 / 0
Floors	12
Living Units	0
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	903,130 Sq.Ft
Lot Size	3,318,400 Sq.Ft
Year Built	1967



Assessment Information			
Year	2015	2014	2013
Land Value	\$14,932,800	\$14,932,800	\$14,103,200
Building Value	\$62,499,863	\$50,393,986	\$41,846,383
XF Value	\$4,648,740	\$3,849,523	\$3,171,706
Market Value	\$82,081,403	\$69,176,309	\$59,121,289
Assessed Value	\$82,081,403	\$68,656,379	\$59,121,289

Benefits Information				
Benefit	Type	2015	2014	2013
Non-Homestead Cap	Assessment Reduction		\$519,930	
Educational	Exemption	\$82,081,403	\$68,656,379	\$59,121,289

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

Short Legal Description
19-30 54 41 76.18 AC PB 46-81
MAIN CAMPUS UNIV OF MIAMI
TR 1 LESS BEG X NE/L OF AVE
APRICALA & NW/L PONCE DE LEON
BLVD PB 46-4 NE ALG NW/L OF BLVD

Taxable Value Information			
	2015	2014	2013
County			
Exemption Value	\$82,081,403	\$68,656,379	\$59,121,289
Taxable Value	\$0	\$0	\$0
School Board			
Exemption Value	\$82,081,403	\$69,176,309	\$59,121,289
Taxable Value	\$0	\$0	\$0
City			
Exemption Value	\$82,081,403	\$68,656,379	\$59,121,289
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$82,081,403	\$68,656,379	\$59,121,289
Taxable Value	\$0	\$0	\$0

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description

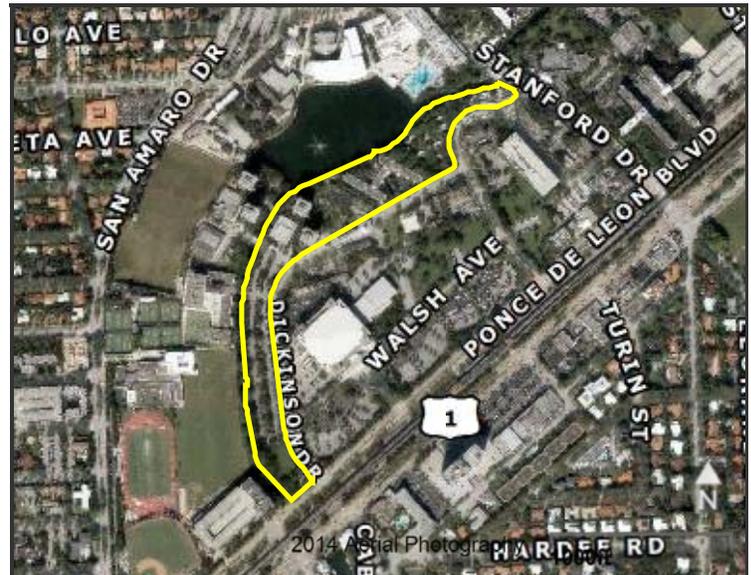


OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 6/19/2015

Property Information	
Folio:	03-4130-015-0020
Property Address:	5665 PONCE DE LEON BLVD 1224 DICKINSON DR 1211 DICKINSON DR
Owner	UNIVERSITY OF MIAMI % REAL ESTATE OFFICE
Mailing Address	PO BOX 248106 CORAL GABLES , FL 33124
Primary Zone	8600 SPECIAL USE
Primary Land Use	7241 EDUCATIONAL/SCIENTIFIC - EX : EDUCATIONAL - PRIVATE
Beds / Baths / Half	0 / 0 / 0
Floors	2
Living Units	0
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	13,591 Sq.Ft
Lot Size	245,240 Sq.Ft
Year Built	1965



Assessment Information			
Year	2015	2014	2013
Land Value	\$1,839,300	\$1,839,300	\$1,716,680
Building Value	\$568,567	\$548,307	\$549,105
XF Value	\$86,635	\$87,415	\$88,195
Market Value	\$2,494,502	\$2,475,022	\$2,353,980
Assessed Value	\$2,494,502	\$2,475,022	\$2,353,980

Benefits Information				
Benefit	Type	2015	2014	2013
Educational	Exemption	\$2,494,502	\$2,475,022	\$2,353,980

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

Short Legal Description
19-30 54 41 5.63 AC PB 46-81
MAIN CAMPUS UNIV MIA AMD
PT TR 1 BEG X NE/L OF AVE
APRICALA & NW/L PONCE DE LEON
BLVD PB 46-81 NE ALG NW/L OF

Taxable Value Information			
	2015	2014	2013
County			
Exemption Value	\$2,494,502	\$2,475,022	\$2,353,980
Taxable Value	\$0	\$0	\$0
School Board			
Exemption Value	\$2,494,502	\$2,475,022	\$2,353,980
Taxable Value	\$0	\$0	\$0
City			
Exemption Value	\$2,494,502	\$2,475,022	\$2,353,980
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$2,494,502	\$2,475,022	\$2,353,980
Taxable Value	\$0	\$0	\$0

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description

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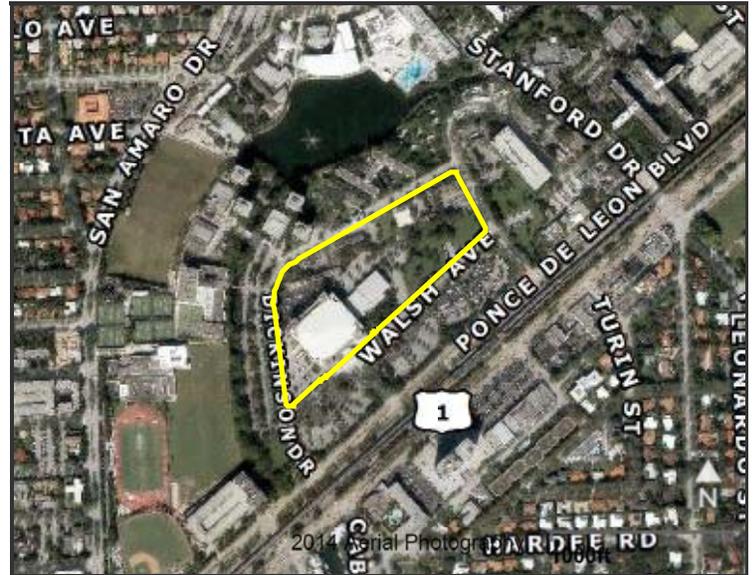


OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 6/19/2015

Property Information	
Folio:	03-4130-015-0070
Property Address:	1101 STANFORD DR 1111 MEMORIAL DR 1204 DICKINSON DR 1211 DICKINSON DR 1301 MEMORIAL DR 5821 SAN AMARO DR 1245 DAUER DR
Owner	UNIVERSITY OF MIAMI INS & R E OFFICE
Mailing Address	PO BOX 248106 CORAL GABLES , FL 33124
Primary Zone	8600 SPECIAL USE
Primary Land Use	7241 EDUCATIONAL/SCIENTIFIC - EX : EDUCATIONAL - PRIVATE
Beds / Baths / Half	0 / 0 / 0
Floors	3
Living Units	0
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	299,438 Sq.Ft
Lot Size	655,580 Sq.Ft
Year Built	2002



Assessment Information			
Year	2015	2014	2013
Land Value	\$4,916,850	\$4,916,850	\$4,589,060
Building Value	\$54,521,242	\$53,082,661	\$53,663,488
XF Value	\$1,985,843	\$2,007,722	\$2,029,601
Market Value	\$61,423,935	\$60,007,233	\$60,282,149
Assessed Value	\$61,423,935	\$60,007,233	\$60,282,149

Benefits Information				
Benefit	Type	2015	2014	2013
Educational	Exemption	\$61,423,935	\$60,007,233	\$60,282,149

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

Short Legal Description
19-30 54 41 15.05 AC MAIN CAMPUS UNIVERSITY MIAMI AMD TRACT 5 PB 46-81 LOT SIZE 655580 SQUARE FEET

Taxable Value Information			
	2015	2014	2013
County			
Exemption Value	\$61,423,935	\$60,007,233	\$60,282,149
Taxable Value	\$0	\$0	\$0
School Board			
Exemption Value	\$61,423,935	\$60,007,233	\$60,282,149
Taxable Value	\$0	\$0	\$0
City			
Exemption Value	\$61,423,935	\$60,007,233	\$60,282,149
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$61,423,935	\$60,007,233	\$60,282,149
Taxable Value	\$0	\$0	\$0

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description

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Version:

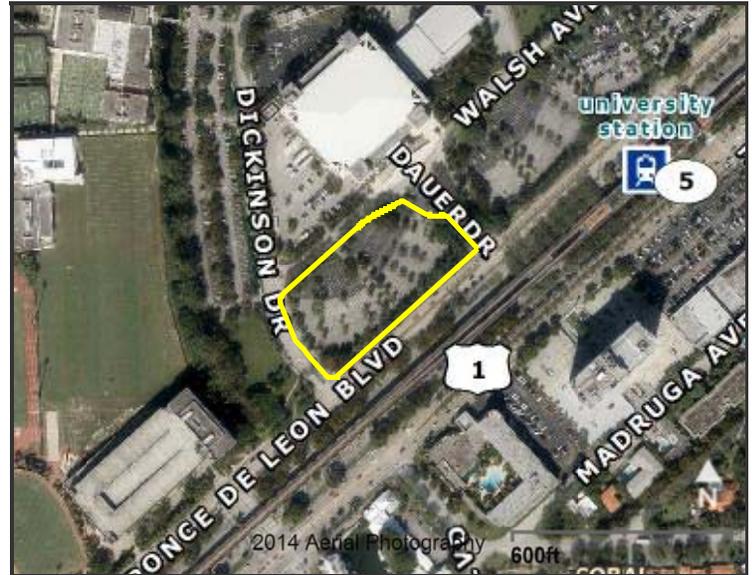


OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 6/19/2015

Property Information	
Folio:	03-4130-015-0060
Property Address:	1231 DICKINSON DR 1245 DAUER DR
Owner	UNIVERSITY OF MIAMI INS & R E OFFICE
Mailing Address	PO BOX 248106 CORAL GABLES , FL 33124
Primary Zone	8600 SPECIAL USE
Primary Land Use	7241 EDUCATIONAL/SCIENTIFIC - EX : EDUCATIONAL - PRIVATE
Beds / Baths / Half	0 / 0 / 0
Floors	1
Living Units	0
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	114,193 Sq.Ft
Lot Size	375,818 Sq.Ft
Year Built	1968



Assessment Information			
Year	2015	2014	2013
Land Value	\$2,818,635	\$2,818,635	\$2,630,726
Building Value	\$6,243,157	\$6,119,286	\$6,226,642
XF Value	\$1,164,075	\$1,178,100	\$1,192,125
Market Value	\$10,225,867	\$10,116,021	\$10,049,493
Assessed Value	\$10,225,867	\$10,116,021	\$10,049,493

Benefits Information				
Benefit	Type	2015	2014	2013
Educational	Exemption	\$10,225,867	\$10,116,021	\$10,049,493

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

Short Legal Description
30 54 41 8.628AC MAIN CAMPUS UNIVERSITY MIAMI AMD TRACT 4 AS DESC IN PB 46-81 LESS PORT LYING IN PB 161-60 LOT SIZE 8.628 AC

Taxable Value Information			
	2015	2014	2013
County			
Exemption Value	\$10,225,867	\$10,116,021	\$10,049,493
Taxable Value	\$0	\$0	\$0
School Board			
Exemption Value	\$10,225,867	\$10,116,021	\$10,049,493
Taxable Value	\$0	\$0	\$0
City			
Exemption Value	\$10,225,867	\$10,116,021	\$10,049,493
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$10,225,867	\$10,116,021	\$10,049,493
Taxable Value	\$0	\$0	\$0

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description

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Version:

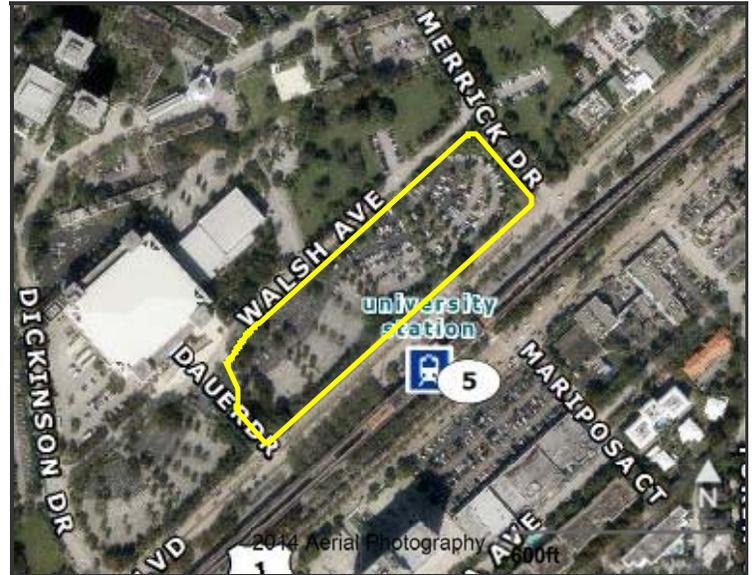


OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 6/19/2015

Property Information	
Folio:	03-4130-015-0060
Property Address:	1231 DICKINSON DR 1245 DAUER DR
Owner	UNIVERSITY OF MIAMI INS & R E OFFICE
Mailing Address	PO BOX 248106 CORAL GABLES , FL 33124
Primary Zone	8600 SPECIAL USE
Primary Land Use	7241 EDUCATIONAL/SCIENTIFIC - EX : EDUCATIONAL - PRIVATE
Beds / Baths / Half	0 / 0 / 0
Floors	1
Living Units	0
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	114,193 Sq.Ft
Lot Size	375,818 Sq.Ft
Year Built	1968



Assessment Information			
Year	2015	2014	2013
Land Value	\$2,818,635	\$2,818,635	\$2,630,726
Building Value	\$6,243,157	\$6,119,286	\$6,226,642
XF Value	\$1,164,075	\$1,178,100	\$1,192,125
Market Value	\$10,225,867	\$10,116,021	\$10,049,493
Assessed Value	\$10,225,867	\$10,116,021	\$10,049,493

Benefits Information				
Benefit	Type	2015	2014	2013
Educational	Exemption	\$10,225,867	\$10,116,021	\$10,049,493

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

Short Legal Description
30 54 41 8.628AC MAIN CAMPUS UNIVERSITY MIAMI AMD TRACT 4 AS DESC IN PB 46-81 LESS PORT LYING IN PB 161-60 LOT SIZE 8.628 AC

Taxable Value Information			
	2015	2014	2013
County			
Exemption Value	\$10,225,867	\$10,116,021	\$10,049,493
Taxable Value	\$0	\$0	\$0
School Board			
Exemption Value	\$10,225,867	\$10,116,021	\$10,049,493
Taxable Value	\$0	\$0	\$0
City			
Exemption Value	\$10,225,867	\$10,116,021	\$10,049,493
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$10,225,867	\$10,116,021	\$10,049,493
Taxable Value	\$0	\$0	\$0

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description

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Version:

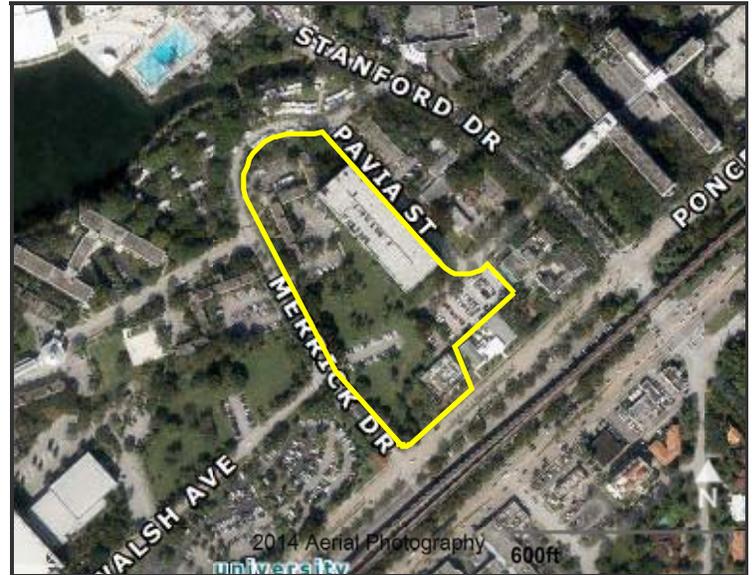


OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 6/19/2015

Property Information	
Folio:	03-4130-015-0100
Property Address:	5225 PONCE DE LEON BLVD
Owner	UNIVERSITY OF MIAMI INS & R E OFFICE
Mailing Address	PO BOX 248106 CORAL GABLES , FL 33124
Primary Zone	8600 SPECIAL USE
Primary Land Use	7241 EDUCATIONAL/SCIENTIFIC - EX : EDUCATIONAL - PRIVATE
Beds / Baths / Half	0 / 0 / 0
Floors	5
Living Units	0
Actual Area	260,846 Sq.Ft
Living Area	260,846 Sq.Ft
Adjusted Area	258,788 Sq.Ft
Lot Size	278,784 Sq.Ft
Year Built	2002



Assessment Information			
Year	2015	2014	2013
Land Value	\$2,090,880	\$2,090,880	\$1,951,488
Building Value	\$11,898,546	\$6,356,993	\$6,426,849
XF Value	\$551,171	\$231,832	\$234,379
Market Value	\$14,540,597	\$8,679,705	\$8,612,716
Assessed Value	\$14,540,597	\$8,679,705	\$8,612,716

Benefits Information				
Benefit	Type	2015	2014	2013
Educational	Exemption	\$14,540,597	\$8,679,705	\$8,612,716

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

Short Legal Description
19-30 54 41 6.40 AC M/L MAIN CAMPUS UNIV MIA AMD PB 46-81 TR 6 LESS DB 4089-333 3917-162 3803-453 & 3815-209 LOT SIZE 278784 SQUARE FEET

Taxable Value Information			
	2015	2014	2013
County			
Exemption Value	\$14,540,597	\$8,679,705	\$8,612,716
Taxable Value	\$0	\$0	\$0
School Board			
Exemption Value	\$14,540,597	\$8,679,705	\$8,612,716
Taxable Value	\$0	\$0	\$0
City			
Exemption Value	\$14,540,597	\$8,679,705	\$8,612,716
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$14,540,597	\$8,679,705	\$8,612,716
Taxable Value	\$0	\$0	\$0

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description

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Version:



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 6/19/2015

Property Information	
Folio:	03-4130-015-0110
Property Address:	5225 PONCE DE LEON BLVD
Owner	UNIVERSITY OF MIAMI % REAL ESTATE OFFICE
Mailing Address	PO BOX 248106 CORAL GABLES , FL 33124
Primary Zone	8600 SPECIAL USE
Primary Land Use	7241 EDUCATIONAL/SCIENTIFIC - EX : EDUCATIONAL - PRIVATE
Beds / Baths / Half	0 / 0 / 0
Floors	1
Living Units	0
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	1 Sq.Ft
Lot Size	29,620 Sq.Ft
Year Built	0



Assessment Information			
Year	2015	2014	2013
Land Value	\$607,210	\$607,210	\$577,590
Building Value	\$100,175	\$100,175	\$100,175
XF Value	\$0	\$0	\$0
Market Value	\$707,385	\$707,385	\$677,765
Assessed Value	\$707,385	\$707,385	\$677,765

Benefits Information				
Benefit	Type	2015	2014	2013
Educational	Exemption	\$707,385	\$707,385	\$677,765

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

Short Legal Description
MAIN CAMPUS UNIVERSITY MIAMI AMD THAT PT OF TR 6 AS DESCRIBED IN DB 3917-162 PB 46-81 LOT SIZE 29620 SQUARE FEET

Taxable Value Information			
	2015	2014	2013
County			
Exemption Value	\$707,385	\$707,385	\$677,765
Taxable Value	\$0	\$0	\$0
School Board			
Exemption Value	\$707,385	\$707,385	\$677,765
Taxable Value	\$0	\$0	\$0
City			
Exemption Value	\$707,385	\$707,385	\$677,765
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$707,385	\$707,385	\$677,765
Taxable Value	\$0	\$0	\$0

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description

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Version:



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 6/19/2015

Property Information	
Folio:	03-4130-015-0150
Property Address:	
Owner	UNIVERSITY OF MIAMI INS & R E OFFICE
Mailing Address	PO BOX 248106 CORAL GABLES , FL 33124
Primary Zone	8600 SPECIAL USE
Primary Land Use	7081 VACANT LAND - INSTITUTIONAL : VACANT LAND
Beds / Baths / Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	60,548 Sq.Ft
Year Built	0



Assessment Information			
Year	2015	2014	2013
Land Value	\$1,089,864	\$1,089,864	\$1,044,453
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$1,089,864	\$1,089,864	\$1,044,453
Assessed Value	\$1,089,864	\$1,089,864	\$999,042

Benefits Information				
Benefit	Type	2015	2014	2013
Non-Homestead Cap	Assessment Reduction			\$45,411
Educational	Exemption	\$1,089,864	\$1,089,864	\$999,042

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

Short Legal Description
19-30 54 41 1.39 AC
MAIN CAMPUS UNIV MIA AMD PB 46-81
BEG AT X C/L OF LAVANTE & MILLER
SWLY170.01FT NWLY30FT FOR POB
NWLY155FT SWLY99.98FT SELY

Taxable Value Information			
	2015	2014	2013
County			
Exemption Value	\$1,089,864	\$1,089,864	\$999,042
Taxable Value	\$0	\$0	\$0
School Board			
Exemption Value	\$1,089,864	\$1,089,864	\$1,044,453
Taxable Value	\$0	\$0	\$0
City			
Exemption Value	\$1,089,864	\$1,089,864	\$999,042
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$1,089,864	\$1,089,864	\$999,042
Taxable Value	\$0	\$0	\$0

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description

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Version:



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 6/19/2015

Property Information	
Folio:	03-4130-014-0010
Property Address:	1115 LEVANTE AVE
Owner	UNIVERSITY OF MIAMI INS & R E OFFICE
Mailing Address	PO BOX 248106 CORAL GABLES , FL 33124
Primary Zone	8600 SPECIAL USE
Primary Land Use	7241 EDUCATIONAL/SCIENTIFIC - EX : EDUCATIONAL - PRIVATE
Beds / Baths / Half	0 / 0 / 0
Floors	1
Living Units	0
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	1 Sq.Ft
Lot Size	31,984 Sq.Ft
Year Built	0



Assessment Information			
Year	2015	2014	2013
Land Value	\$655,672	\$655,672	\$623,688
Building Value	\$510,625	\$510,625	\$510,625
XF Value	\$0	\$0	\$0
Market Value	\$1,166,297	\$1,166,297	\$1,134,313
Assessed Value	\$1,166,297	\$1,166,297	\$1,134,313

Benefits Information				
Benefit	Type	2015	2014	2013
Educational	Exemption	\$1,166,297	\$1,166,297	\$1,134,313

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

Short Legal Description
19-30 54 41 C GAB RIV SEC 7 REV PB 28-45 LOTS 14 TO 16 INC & ALL OF ST LYG NWLY & ADJ THERETO BLK 165 LOT SIZE 31984 SQUARE FEET

Taxable Value Information			
	2015	2014	2013
County			
Exemption Value	\$1,166,297	\$1,166,297	\$1,134,313
Taxable Value	\$0	\$0	\$0
School Board			
Exemption Value	\$1,166,297	\$1,166,297	\$1,134,313
Taxable Value	\$0	\$0	\$0
City			
Exemption Value	\$1,166,297	\$1,166,297	\$1,134,313
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$1,166,297	\$1,166,297	\$1,134,313
Taxable Value	\$0	\$0	\$0

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description

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Version:

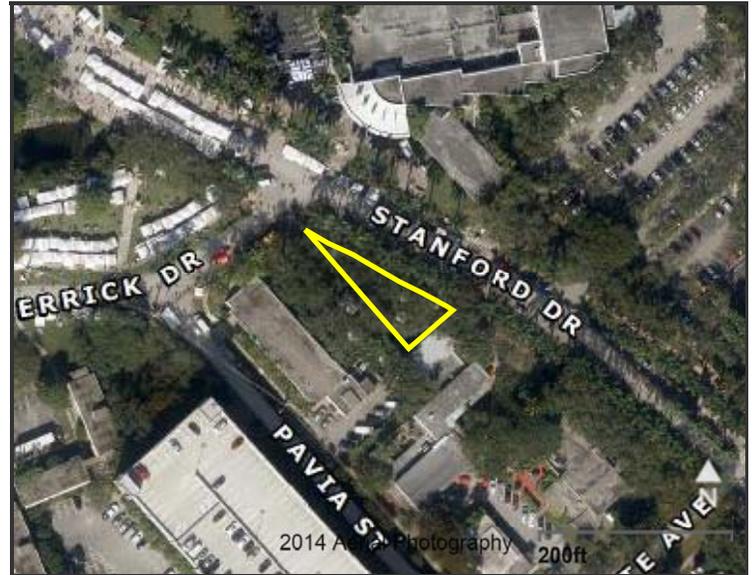


OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 6/19/2015

Property Information	
Folio:	03-4130-015-0140
Property Address:	
Owner	UNIVERSITY OF MIAMI INS & R E OFFICE
Mailing Address	PO BOX 248106 CORAL GABLES , FL 33124
Primary Zone	8600 SPECIAL USE
Primary Land Use	7081 VACANT LAND - INSTITUTIONAL : VACANT LAND
Beds / Baths / Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	43,560 Sq.Ft
Year Built	0



Assessment Information			
Year	2015	2014	2013
Land Value	\$784,080	\$784,080	\$751,410
Building Value	\$0	\$0	\$125,000
XF Value	\$0	\$0	\$0
Market Value	\$784,080	\$784,080	\$876,410
Assessed Value	\$784,080	\$784,080	\$876,410

Benefits Information				
Benefit	Type	2015	2014	2013
Educational	Exemption	\$784,080	\$784,080	\$876,410

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

Short Legal Description
19-30 54 41 1 AC
MAIN CAMPUS UNIV MIA AMD PB 46-81
BEG AT MOST NLY PT TR 7 TH SELY
220.42FT TH SWLY92.15FT TH NWLY
50FT TH NELY20FT TH NWLY157.7FT

Taxable Value Information			
	2015	2014	2013
County			
Exemption Value	\$784,080	\$784,080	\$876,410
Taxable Value	\$0	\$0	\$0
School Board			
Exemption Value	\$784,080	\$784,080	\$876,410
Taxable Value	\$0	\$0	\$0
City			
Exemption Value	\$784,080	\$784,080	\$876,410
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$784,080	\$784,080	\$876,410
Taxable Value	\$0	\$0	\$0

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description

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Version:

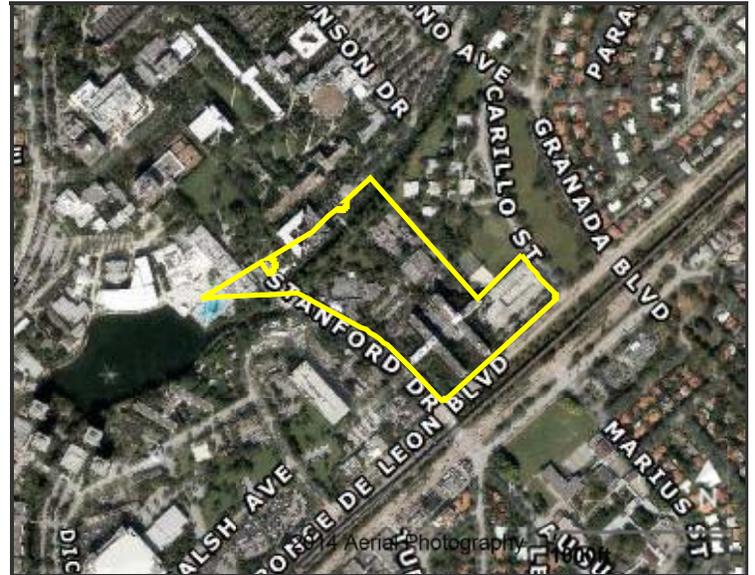


OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 6/19/2015

Property Information	
Folio:	03-4130-015-0050
Property Address:	1350 MILLER RD 1301 STANFORD DR A 1301 STANFORD DR B 1305 STANFORD DR 1307 STANFORD DR 1300 MEMORIAL DR 1101 STANFORD DR
Owner	UNIVERSITY OF MIAMI INS & R E OFFICE
Mailing Address	PO BOX 248106 CORAL GABLES , FL 33124
Primary Zone	8600 SPECIAL USE
Primary Land Use	7241 EDUCATIONAL/SCIENTIFIC - EX : EDUCATIONAL - PRIVATE
Beds / Baths / Half	0 / 0 / 0
Floors	2
Living Units	0
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	257,059 Sq.Ft
Lot Size	1,223,165 Sq.Ft
Year Built	1950



Assessment Information			
Year	2015	2014	2013
Land Value	\$5,504,242	\$5,504,242	\$5,198,451
Building Value	\$11,249,319	\$10,903,295	\$10,973,914
XF Value	\$425,394	\$429,475	\$433,557
Market Value	\$17,178,955	\$16,837,012	\$16,605,922
Assessed Value	\$17,178,955	\$16,837,012	\$16,605,922

Benefits Information				
Benefit	Type	2015	2014	2013
Educational	Exemption	\$17,178,955	\$16,837,012	\$16,605,922

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

Short Legal Description
19-30 54 41 28.08 AC PB 46-81 MAIN CAMPUS UNIVERSITY MIAMI AMD TR 3 LESS PARCEL TO B.P.I. PER DB 4030-185 & LESS PORT PER PB 77-76 LOT SIZE 1223165 SQUARE FEET

Taxable Value Information			
	2015	2014	2013
County			
Exemption Value	\$17,178,955	\$16,837,012	\$16,605,922
Taxable Value	\$0	\$0	\$0
School Board			
Exemption Value	\$17,178,955	\$16,837,012	\$16,605,922
Taxable Value	\$0	\$0	\$0
City			
Exemption Value	\$17,178,955	\$16,837,012	\$16,605,922
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$17,178,955	\$16,837,012	\$16,605,922
Taxable Value	\$0	\$0	\$0

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description

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Version:



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 6/19/2015

Property Information	
Folio:	03-4130-015-0030
Property Address:	1301 MEMORIAL DR 1306 STANFORD DR 1311 MILLER DR 5100 BRUNSON DR 5202 UNIVERSITY DR 5151 SAN AMARO DR 5030 BRUNSON DR 1301 MEMORIAL DR 5150 BRUNSON DR
Owner	UNIVERSITY OF MIAMI INS & R E OFF
Mailing Address	PO BOX 248106 CORAL GABLES , FL 33124
Primary Zone	8600 SPECIAL USE
Primary Land Use	7241 EDUCATIONAL/SCIENTIFIC - EX : EDUCATIONAL - PRIVATE
Beds / Baths / Half	0 / 0 / 0
Floors	4
Living Units	0
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	213,166 Sq.Ft
Lot Size	2,786,533 Sq.Ft
Year Built	1950



Assessment Information			
Year	2015	2014	2013
Land Value	\$12,539,398	\$12,539,398	\$11,842,765
Building Value	\$8,927,964	\$1,755,382	\$1,770,288
XF Value	\$710,734	\$805,547	\$813,728
Market Value	\$22,178,096	\$15,100,327	\$14,426,781
Assessed Value	\$22,178,096	\$15,100,327	\$14,426,781

Benefits Information				
Benefit	Type	2015	2014	2013
Educational	Exemption	\$22,178,096	\$15,100,327	\$14,426,781

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

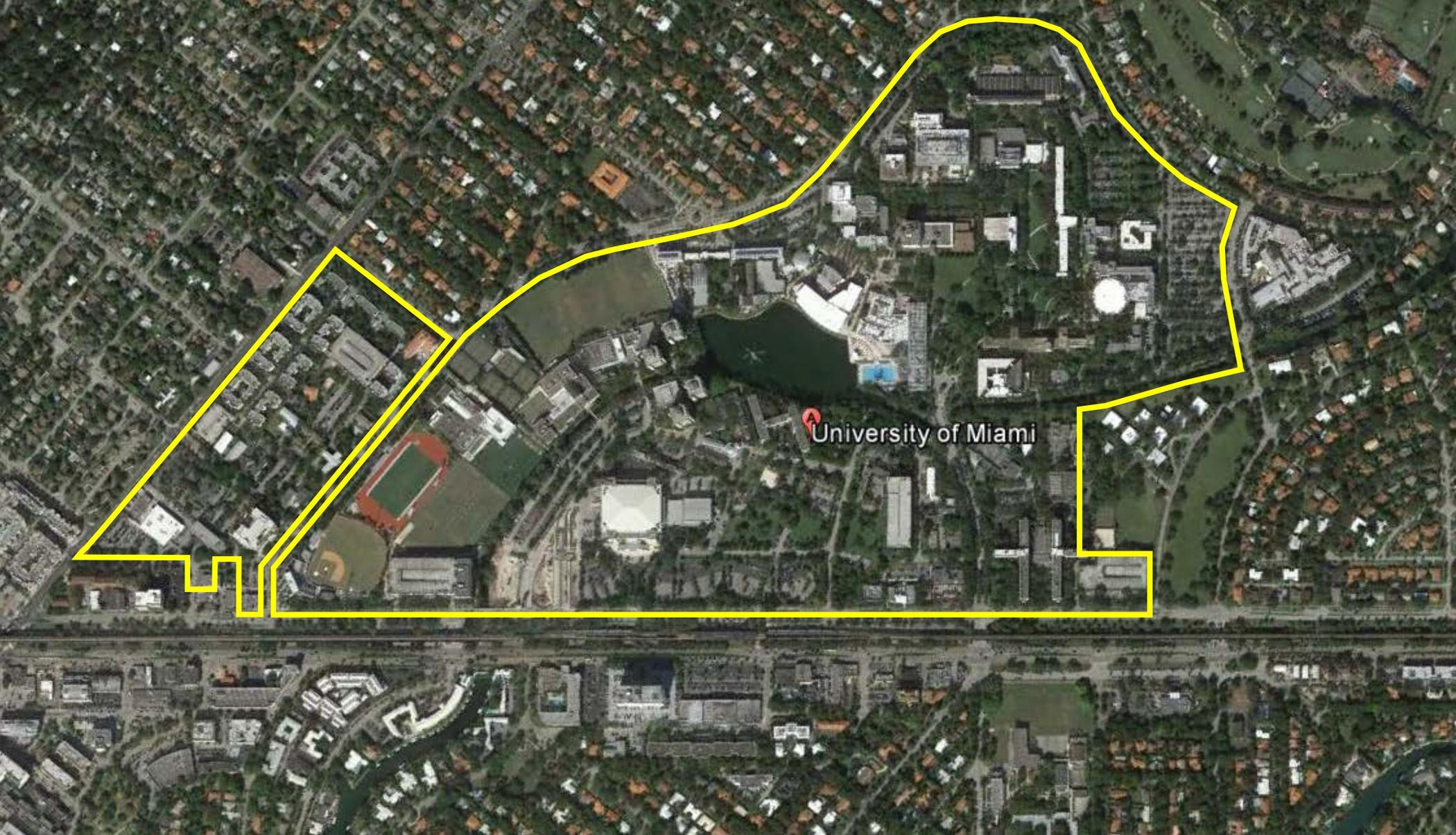
Short Legal Description
MAIN CAMPUS UNIVERSITY MIAMI AMD
PB 46-81
TRACT 2 LESS DESC BEG NE COR OF
TR S TH NWLY AD 530FT SWLY
AD 78.03FT SWLYSELY AD 38.37FT

Taxable Value Information			
	2015	2014	2013
County			
Exemption Value	\$22,178,096	\$15,100,327	\$14,426,781
Taxable Value	\$0	\$0	\$0
School Board			
Exemption Value	\$22,178,096	\$15,100,327	\$14,426,781
Taxable Value	\$0	\$0	\$0
City			
Exemption Value	\$22,178,096	\$15,100,327	\$14,426,781
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$22,178,096	\$15,100,327	\$14,426,781
Taxable Value	\$0	\$0	\$0

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description

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Version:



University of Miami

September 22, 2015

Planning Board Application
City of Coral Gables
405 Biltmore Way
Coral Gables, Florida 33134

Re: University of Miami
Amendment to Development Agreement
Internal Road Phase II

Owner

University of Miami
1535 Levante Avenue
Suite 205
Coral Gables, Florida 33146

Contact: Larry Marbert
Title: Vice-President, Real Estate
Telephone: 305-284-2105
Fax: 305-284-3108
Email: lgavarrete@miami.edu

Contact: Irma Abella
Title: Director of Development Regulations
Telephone: 305-284-6728
Fax: 305-284-3108
Email: iabella@miami.edu

Contact: Janet Gavarrete
Title: Associate Vice-President Campus Planning
Telephone: 305-284-8083
Fax: 305-284-3108
Email: acorral@miami.edu

Applicant

Jeff Bass
Shubin & Bass
46 SW 1st Street
3rd Floor
Miami, Florida 33130

PHASE II INTERNAL ROAD MODIFICATION JUSTIFICATION REPORT



Prepared for
University of Miami
Coral Gables, Florida

Revised June 1, 2015



KEITH and SCHNARS, P.A.
FLORIDA'S *Big* LOCAL FIRM

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FINAL REPORT

PHASE II INTERNAL ROAD MODIFICATION JUSTIFICATION REPORT



Prepared for:

**University of Miami
Coral Gables, Florida**

Revised
June 1, 2015

Prepared by:



KEITH and SCHNARS, P.A.
FLORIDA'S *Big* LOCAL FIRM

Project No. 15121.15
Certificate of Authorization #1337

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EXECUTIVE SUMMARY

A road providing internal circulation on the University of Miami (UM) campus has been discussed for decades. The intent of this internal road was to link campus parking resources in order to reduce University traffic on the peripheral roads bordering the residential neighborhoods north of Lake Osceola. The road has been included in Master Plan maps and was included as a condition of approval for the 2007 University of Miami Campus Area Development (UMCAD) Amendments (Ordinance 2007-6). An additional condition also required the University to replace all parking eliminated as a result of construction of the road with new parking in the same vicinity.

The Internal Road is defined in two phases with separate schedules for completion. Phase I was completed in October 2012 and parallels San Amaro Drive from Miller Road north to the John C. Gifford Arboretum (Arboretum) and included the closure of the Miller Drive access, the construction of a roundabout and new entrance to the campus at the intersection of Miller Road and San Amaro Drive, and reconstruction of the campus parking areas between Miller Road and Robbia Avenue.

Phase II of the Internal Road is required to be completed by 2017 and extends from the end of Phase I, through the Arboretum, to the areas paralleling Campo Sano Avenue and Pisano Avenue, connecting parking lots in front of the campus buildings at 1300 Campo Sano, School of Nursing, and School of Communication. It includes the closure of one or more of the three access driveways to Lot 209 along Pisano Avenue. Furthermore, it includes a bridge connection across the University Canal, north of Stanford Drive, connecting south of Lake Osceola.

The University is committed to reducing traffic and improving mobility on the University campus. To this end, the University has implemented policies and undertaken improvements on campus that have achieved significant reductions in traffic in the areas bordering the residential neighborhoods. The intent of the Internal Road has been fulfilled through low-impact methods and aggressive policies including the relocation of parking spaces to areas south of the lake, a new parking management plan, and a prohibition on vehicles on campus for first year resident students.

The University is seeking to modify the scope of Phase II of the Internal Road to reflect the improved traffic reality. The proposed revision consists of eliminating the proposed connection through the Arboretum and the canal crossing at University Drive. In addition, the University is requesting relief from the requirement that all parking removed north of the lake should be replaced in the same vicinity. This technical justification report has been prepared to demonstrate that improvements to parking management policies, lot connectivity, and relocation of parking spaces have reduced the amount of university traffic along the San Amaro Drive and Campo Sano Avenue corridors that border the residential neighborhoods.

Phase II of the Internal Road as envisioned in the 2007 UMCAD is very destructive to the John C. Gifford Arboretum, a highly valued botanical collection used for academic and research purposes by the College of Arts and Sciences and UM as a whole. It is a resource that attracts researchers and teachers from other research units in Florida, the nation, and internationally. The Arboretum enjoys strong community support and is associated with Fairchild Tropical Botanic Garden. The implementation of Phase II of the Internal Road as envisioned in the 2007 UMCAD through the Arboretum would almost eliminate this resource.

In this report, the historic evolution of the UM Campus, primarily in the general area of the San Amaro Drive and Camp Sano Avenue corridors, since 1990 through the present time with respect to campus development, population, parking policies and management, and traffic volumes were evaluated. This evaluation shows that the overall volumes accessing the campus north of the lake have been consistently reduced since 1990:

- Between 1992 and 2000, during which the campus expanded by 6.3 percent, no major roadway improvements or parking management policies were implemented, select residential streets were closed to traffic along Red Road and some traffic calming projects were implemented. Meanwhile, the north campus area traffic increased by 7.9 percent;
- Between 2000 and 2007, During which the campus expanded by almost 25 percent, the University Village Student Apartments and Parking Garages were constructed, converting 799 commuters to campus residents that no longer drove to the campus, and the BankUnited Center was completed with additional surface and structured parking. Meanwhile, the north campus area traffic decreased by 18.6 percent;
- Between 2007 and 2012, major policy actions by UM, such as the elimination of freshmen vehicles on campus and the implementation of the 2011 Parking Management Plan, contributed to a further reduction of 4.1 percent in the north campus traffic; and
- Between 2012 and 2015, with the completion of Phase I of the Internal Road, the north campus area traffic decreased by 15 percent; and
- Between 1990 and 2015, the overall UM campus traffic has had a net growth of only 0.4 percent and a reduction of 28.4 percent of the traffic north of the lake.

The historic 1990-2015 AM and PM peak periods along the San Amaro Drive and Campo Sano Avenue corridors have shown significant reductions in traffic volumes:

- San Amaro Drive corridor: Since 1990, the UM volumes in the AM and PM peak periods have been significantly reduced by 37.8 percent and 45.2 percent, respectively; and
- Campo Sano Avenue corridor: Since 1992, the UM volumes in the AM and PM peak periods have been significantly reduced by 46.8 percent and 11.9 percent, respectively.

As demonstrated in the analysis, the reduction in traffic volumes show the effectiveness of the University's parking and traffic control policies implemented during the past 25 years. With the completion of the internal connections of the northeast parking lots and the parking restrictions implemented through the parking management plan, the proposed Phase II components through the Arboretum and south of the canal are no longer necessary to achieve the traffic reductions that were the original intent of the Internal Road through the campus.

Table of Contents

<u>Item</u>	<u>Page</u>
EXECUTIVE SUMMARY	
1. INTRODUCTION	1
1.1 Background.....	1
1.2 The Internal Road.....	1
1.3 The John C. Gifford Arboretum.....	3
2. JUSTIFICATION PROCESS	6
3. EVOLUTION OF THE UNIVERSITY OF MIAMI CAMPUS, 1990-2015	8
3.1 Campus Development and Population	8
3.2 Campus Parking	8
3.3 Campus Circulation	8
4. UNIVERSITY OF MIAMI TRAFFIC, 1990-2015	9
4.1 1990 UM Traffic	9
4.2 2000 UM Traffic	9
4.3 2007 UM Traffic	10
4.4 2012 UM Traffic	11
4.5 2015 UM Traffic	11
4.6 Summary of UM Traffic 1990 - 2015.....	12
5. TRAFFIC REDUCTIONS NORTH OF LAKE OSCEOLA.....	13
5.1 Introduction.....	13
5.2 San Amaro Drive Corridor	14
5.3 Campo Sano Avenue Corridor.....	14
5.4 Pisano Avenue Corridor	14
6. TRAFFIC REDUCITONS AND IMPROVED MOBILITY	18
7. CHANGES IN LOCAL STREET TRAFFIC VOLUMES	21
8. MODIFICATION OF SCOPE TO INTERNAL ROAD PHASE II	23
9. CONCLUSION.....	26

List of Figures

<u>Figure</u>	<u>Page</u>
1 North and South Campus Areas.....	2
2 Internal Roadway Alignment: Phases I and II.....	4
3 1990 UM Traffic Access Distribution.....	9
4 2000 UM Traffic Access Distribution.....	10
5 2007 UM Traffic Access Distribution.....	10
6 2012 UM Traffic Access Distribution.....	11
7 2015 UM Traffic Access Distribution.....	12
8 Historic UM Access Traffic Volumes North of Lake Osceola	13
9 Proposed Modification to Phase II Internal Road	24

List of Tables

<u>Table</u>	<u>Page</u>
1 UM Campus Development and Traffic, 1990 - 2015	7
2 Six-Hour Peak Period UM Access Traffic Volumes along San Amaro Drive	15
3 Six-Hour Peak Period UM Access Traffic Volumes along Campo Sano Avenue	16
4 Six-Hour Peak Period UM Access Traffic Volumes along Pisano Avenue	17
5 2013, 2014, and 2015 Traffic Volumes North of Lake Osceola	20
6 1990–2015 Changes in 3-Hour Peak Period Traffic Volumes along Roadway Corridors North of Lake Osceola.....	22

List of Appendices

Appendix A	Historical Traffic Volume Counts
Appendix B	Proposed Amendment to the Development Agreement
Appendix C	City of Coral Gables Mobility Plan Comments

1. INTRODUCTION

1.1 Background

Since the adoption of the first Campus Master Plan in 1992, the University of Miami (UM) Coral Gables Campus has been required to closely monitor and report on traffic around the campus every five years in a Regional Traffic Study (RTS). In addition, UM has conducted numerous supporting traffic, parking and site specific studies over the past 25 years. As a result, UM has been able to clearly document and understand historic traffic patterns within and around the campus.

The UM campus consists of two major areas (**Figure 1**) - north and south – separated by Lake Osceola and the University Canal. The north area is the academic core of the campus that includes the primary academic colleges, library, student union, and a number of surface parking facilities accessed via San Amaro Drive, Campo Sano Avenue and Pisano Avenue.

The south area is characterized by residential facilities, large surface parking areas, three multi-level parking garages, supporting student services, and some academic facilities and two parking garages serving University Village. The most prominent building is the BankUnited Center (BUC) which provides a venue for athletic, academic and community events. The Lennar Foundation Medical Center is a major building south of the lake currently under construction.

The campus is accessible via multiple access points off the surrounding roadways. It is bordered by a number of residential areas along Granada Boulevard, Campo Sano Avenue, and San Amaro Drive. Local collectors such as Campo Sano Avenue, Granada Boulevard, University Drive, San Amaro Drive, and Blue Road, as well as Miller Road and S. Alhambra Circle, provide connections through the neighborhoods to major arterials including Ponce de Leon Boulevard, SW 57th Avenue, and South Dixie Highway (U.S. 1).

In the late 1980's, before traffic studies were routinely undertaken, a general belief existed that UM was the primary generator of all the traffic in the area. However, numerous RTS and other traffic studies have consistently identified and tracked UM traffic for more than 25 years, to be able to accurately determine the volume of actual UM traffic on surrounding streets.

The University is committed to reducing traffic and improving mobility on the University campus. Reducing traffic on the streets surrounding the campus benefits both the community and UM and helps preserve the tranquility of the residential areas. In order to reduce the number of vehicles that come to the campus, UM has implemented policies and undertaken improvements on campus that have achieved significant reductions in traffic.

1.2 The Internal Road

A road providing internal circulation on the University of Miami campus (the "Internal Road") has been discussed for decades. The intent of the Internal Road was to link campus parking resources in order to reduce University traffic on the peripheral roads bordering the residential neighborhoods north of Lake

Osceola. The Internal Road has been included in Master Plan maps and was included as a condition of approval for the 2007 University of Miami Campus Area Development (UMCAD) Amendments. An additional condition also required the University to replace all parking eliminated as a result of construction of the road with new parking in the same vicinity.

The 2007 UMCAD amendments included a UM development program that was assumed would significantly increase trips to the campus. The Internal Road was intended to help reduce some of the expected increase in trips on the surrounding roadway network resulting from the development program.

However, extensive traffic data collected since 2010 along the San Amaro Drive and Campo Sano Avenue corridors have shown that the traffic has been significantly reduced without the internal road as evidenced in the yearly Mobility Plan updates and the 2012 Regional Traffic Study (2012 RTS). This traffic data, in conjunction with periodic parking surveys, have provided a clearer picture of the traffic and parking activities throughout the campus. These traffic reductions coincide with the parking policies restricting freshmen vehicles on campus, an enhanced parking management program and reduction of parking spaces north of the lake.

The Internal Road is defined by two phases with separate schedules for completion. Phase I parallels San Amaro Drive from Miller Road north to the John C. Gifford Arboretum (Arboretum) and includes the closure of the Miller Drive access, the construction of a roundabout at the intersection of Miller Road and San Amaro Drive (creating a new entrance to the UM campus)¹, and reconstruction of the parking areas between Miller Road and Robbia Avenue. Phase I was completed in October 2012. **Figure 2** presents the schematic alignment of the Internal Road as envisioned in the 2007 UMCAD.

Phase II of the Internal Road as envisioned in the 2007 UMCAD extends from the end of Phase I, through the Arboretum, to the areas paralleling Campo Sano Avenue and Pisano Avenue, connecting Lots 1-109, 1-109A (Wilder Building), 2-109 (School of Nursing), and 209 (School of Communications). Phase II will also provide an internal connection to the three sections of Lot 209 and the closure of one or more of the three access driveways to Lot 209 along Pisano Avenue. Furthermore, Phase II envisions a bridge connection across the University Canal, north of Stanford Drive, connecting with the area south of the lake. Phase II of the Internal Road is currently planned for completion by 2017.

1.3 The John C. Gifford Arboretum

The living botanical collections that comprise the Arboretum are a major resource for the College of Arts and Sciences and for UM as a whole. The Arboretum is maintained as an academic venue to promote knowledge about the biodiversity and conservation of tropical trees, both native and from around the world. The Arboretum maintains a fully labeled set of native trees and representative samples of major tropical tree families from around the world. The Arboretum has evolved to become a place where students, faculty, staff and visitors learn about the environment in which they live and work, as well as a place for conversation, gatherings and recreational events.

¹ Originally, Phase 1 of the Internal Road included a standard signalized intersection at Miller Road and San Amaro Drive, however, during the design phase, this was changed to a two-lane roundabout.

The Arboretum is a teaching and research resource for the Department of Biology for undergraduates, graduates, and faculty for work on tropical plants. It is a resource for synergy with the larger research community, attracting researchers and teachers from other research units in Florida, the nation, and internationally. Florida International University, University of Florida, and Harvard University use the Arboretum's collection for their graduate courses and research.

The Arboretum collection serves as a living laboratory for education. These collections enable teaching of graduate and undergraduate students. With these collections, students can conduct vital research side-by-side with their faculty mentors. In contrast, at other universities, tropical plant material for research and teaching must either be ordered from supply houses or maintained in expensive conservatories that house only a fraction of what is housed at the Arboretum. The living collections allow researchers and students to touch, smell, dissect, observe, measure and even chemically analyze all the parts of a plant, from roots and bark, to leaves and stems, to flowers and fruits, to DNA. They can make comparisons of species belonging to diverse families and coming from diverse regions across the planet, without leaving the campus.

The Arboretum collection with its beautiful and diverse plantings offers an amenity to the community. Friends of the John C. Gifford Arboretum and the Biology Department together offer programs about plants campus that are free and open to the public, the students, staff and faculty of UM, including an annual lecture by a distinguished visitor, a picnic and plant sale, a newsletter, and tours for community groups by appointment and other workshops and programs. They are one of the University's premiere positive aspects for the local community, who support the campus botanical collections quite actively, both with their funds and their labor. The community has contributed one endowed chair, two endowed graduate fellowships, a one million dollar endowment (currently held in an irrevocable charitable remainder trust) as well as other countless donations for support of the Arboretum.

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2. JUSTIFICATION PROCESS

The technical justification for the revised Phase II of the Internal Road now being proposed by the University is based upon the results of the evaluation of the historic evolution of the UM Campus since 1990 through the present time with respect to campus development, population, parking policies and management, and traffic volumes, both within and around the campus. The evaluation focuses primarily on the general area of the San Amaro Drive and Campo Sano Avenue corridors which will be benefited by the proposed Phase II revision. The proposed revision includes the elimination of the proposed connection of the Internal Road through the Arboretum and the elimination of the canal crossing off University Drive as well as the elimination of the condition requiring the replacement of parking as a result of construction of the internal road within the same vicinity.

The traffic data obtained from past UM studies for 1990-92, 2000, 2007-08, and 2011-15 form the primary basis of evaluation. The changes in traffic volumes were reviewed in relation to campus development and student/staff growth as well as with the major traffic and parking projects and policies implemented during the study period. The traffic data for the three-hour AM (7-9 AM) and PM (4-6) peak periods for each timeline point and the percent changes from year to year, as well as the overall changes between 1990 and 2015 were reviewed.

Table 1 presents a historical summary timeline of the UM campus development between 1990 and 2015. The table also presents the corresponding campus traffic volume and pattern changes throughout the last 25 years, with emphasis on those volumes north of the Lake Osceola. As demonstrated in **Table 1**, between 1990 and 2015, the UM Campus development expanded by about 1.45 million square feet or 45.3 percent. Likewise, the full-time equivalent student and staff (FTE) increased 35.1 percent. Overall peak period campus traffic² increased 0.4 percent, while the proportion of the traffic in the areas north of Lake Osceola (San Amaro Drive, Campo Sano Avenue, and Pisano Avenue) decreased by 28.4 percent.

The following reports were used as the primary sources for this report:

- University of Miami Coral Gables Campus Parking and Traffic Study, Ralph Burke Associates and Joseph L. Rice, July 1992;
- University of Miami Coral Gables Campus, UMCAD Year 2000 Traffic and Parking Update, Final Report, Keith and Schnars, P.A. and Jackson Ahlstedt, P.E., June 2000;
- University of Miami 2007 Regional Traffic Study and Concurrency Analysis, Final Report, Keith and Schnars, October 2008;
- University of Miami 2012 Regional Traffic Study (UMRTS), Final Report, Keith and Schnars, June 1, 2013;

² In this report, peak period traffic refers to the 6-hour peak traffic consisting of the combined traffic recorded in the 3-hour AM period from 7 AM to 10 AM and the 3-hour PM period from 3 PM to 6 PM.

- University of Miami Mobility Plan, June 2011;
- University of Miami Mobility Plan, June 2012;
- University of Miami Mobility Plan, June 2013;
- University of Miami Mobility Plan, June 2014: and
- University of Miami Mobility Plan, June 2015.

**Table 1
UM Campus Development and Traffic, 1990 – 2015**

Year	Campus Square Feet (1)	Campus Development Growth		Full Time Equivalent Students and Staff (1)	Change in FTE	Campus Traffic: Combined AM and PM Peak Period Six-Hour Volumes (2) (3)				
		Change in Square Footage	Percent Change			Total Campus	Percent Change	Total North of Lake Osceola	Percent Change	Percent North of Total Campus
1990	3.2 Million	N/A	N/A	12,970	N/A	13,460	N/A	8,230	N/A	61.1%
2000	3.4 Million	200,000	6.3%	13,572	4.6%	15,499	15.1%	8,883	7.9%	57.3%
2007	4.2 Million	800,000	23.5%	15,321	12.9%	14,862	-4.1%	7,234	-18.6%	48.7%
2012	4.4 Million	200,000	4.8%	15,946	4.1%	15,314	3.0%	6,935	-4.1%	45.3%
2015	4.7 Million	250,000	5.7%	17,522	9.9%	13,508	-11.8%	5,893	-15.0%	43.6%
Net 25-Year Percent Change			45.3%	35.1%		0.4%		-28.4%		

NOTES:

(1) Source: Office of Planning, Institutional Research & Assessment Office, University of Miami, 2015.

(2) AM Peak Period -- 7 to 10 AM; PM Peak Period -- 3 to 6 PM.

(3) Traffic Data Sources:

a. University of Miami Coral Gables Campus Parking and Traffic Study, Ralph Burke Associates and Joseph L. Rice, July 1, 1992 (Traffic data 1990);

b. University of Miami Coral Gables Campus, UMCAD Year 2000 Traffic and Parking Update, Final Report, Keith and Schnars, P.A. and Jackson Ahlstedt, P.E., June 2002 (Traffic data -- 2000);

c. University of Miami 2007 Regional Traffic Study and Concurrency Analysis, Final Report, Keith and Schnars, October 2008;

d. University of Miami 2012 Regional Traffic Study (UMRTS), Final Report, Keith and Schnars, June 1, 2013 ; and

e. University of Miami Traffic Counts, April 1, 2015, Traffic Survey Specialists.

3. EVOLUTION OF THE UNIVERSITY OF MIAMI CAMPUS, 1990-2015

3.1 Campus Development and Population

In 1990, the UM Campus consisted of approximately 3.2 million square feet of academic, administrative, and residential facilities. By 2000, it had grown by 200,000 square feet to 3.4 million square feet and by 2007 it had grown by an additional 800,000 square feet to 4.2 million square feet. After the approval of the 2007 UMCAD Master Plan Amendments, the University has grown to nearly 4.65 million square feet, an increase of approximately 45.3% by 2015.

Student and staff headcount has also increased in the period from Fall 1990 through Fall 2014 from 12,970 FTE³ to 17,522 FTE, an increase of 39.1%.⁴ The resident student population has increased as well from 4,143 students in Fall 1990 to 4,331 students in Fall 2014.⁵

3.2 Campus Parking

Parking at the campus consists of UM-owned surface lots and parking garages. In 1990, the UM campus had 7,096 surface parking spaces. By 2014, that number had grown to 8,645 spaces in surface lots and parking garages.⁶ All the garages are located south of the lake and in University Village.

3.3 Campus Circulation

The University of Miami is accessed by driveways along all perimeter roads. Ponce de Leon Boulevard serves as the primary access to the parking garages and parking lots south of the lake; whereas, San Amaro Drive, Campo Sano Avenue, and Pisano Avenue provide access to the campus areas north of the lake. The development of parking garages and the reconstruction of parking lots on the northwest of campus due to construction of the Internal Road has shifted the bulk of parking spaces to the area south of the lake away from the residential neighborhoods.

The campus shuttle bus service, known as the Hurry'Cane Shuttle, has been operational since 1984. In the academic year 1990-91 it had an annual ridership of 434,697, almost seven times greater than its initial year of operation (1984-85, 6,499 passengers). Shuttle ridership has continued to grow reaching 634,736 riders in the 2014-2015 academic year. Shuttle buses circulate both on City streets and on University of Miami streets.

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³ FTE = Full Time Equivalence

⁴ Office of Planning, Institutional Research, & Assessment, University of Miami, 2015.

⁵ Ibid.

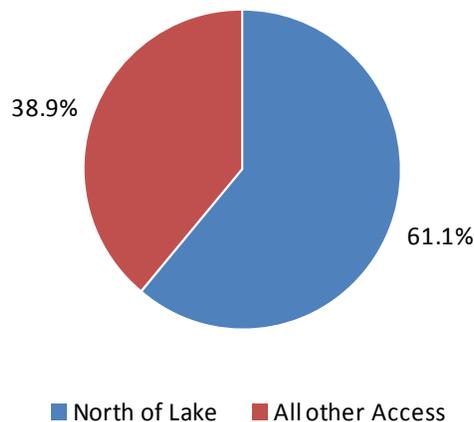
⁶ Total does not include lots leased from the City of Coral Gables or City of Coral Gables on-street metered parking.

4. UNIVERSITY OF MIAMI TRAFFIC, 1990 - 2015

4.1 1990 UM Traffic

The first UM regional transportation study (*University of Miami Coral Gables Campus Parking and Traffic Study, Ralph Burke Associates and Joseph L. Rice, July 1992*) was prepared based on 1990 traffic data. Campus traffic during the main peak periods (7-10 AM and 3-6 PM) was determined to be approximately 13,460 vehicles (see **Table 1**). Of this total, 8,230 vehicles, or 61.1 percent, accessed the campus area north of Lake Osceola via San Amaro Drive, Campo Sano Avenue, and Pisano Avenue (**Figure 3**). The 1990 traffic data is provided in **Appendix A**.

Figure 3
1990 UM Traffic Access Distribution



The total main campus volume during the AM peak period (7-10 AM) was 5,691 vehicles, of which 3,862 or 67.9 percent accessed the campus north of the lake. During the PM peak period (3-6 PM), the volume was 7,769 vehicles, of which 4,368 or 56.2 percent accessed the campus north of the lake.

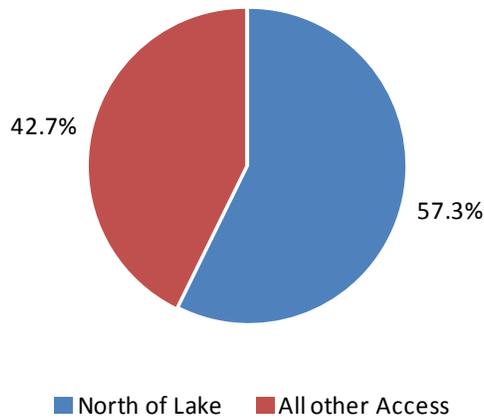
4.2 2000 UM Traffic

As presented in **Table 1**, UM campus traffic in 2000 during the main peak periods (7-10 AM and 3-6 PM) was determined to be approximately 15,499 vehicles, an increase of 15.1 percent since 1990. Of this total, 8,883 vehicles, or 57.3 percent, accessed the campus area north of Lake Osceola (**Figure 4**). There was an increase of 7.9 percent between 1990 and 2000 in the volumes accessing the campus north of the lake. The 2000 traffic data is provided in **Appendix A**.

The total main campus volume during the AM peak period (7-10 AM) was 6,956 vehicles, of which 4,348 or 62.5 percent accessed the campus north of the lake. During the PM peak period (3-6 PM), the volume was 8,543 vehicles, of which 4,535 or 53.1 percent accessed the campus north of the lake.

Figure 4

2000 UM Traffic Access Distribution

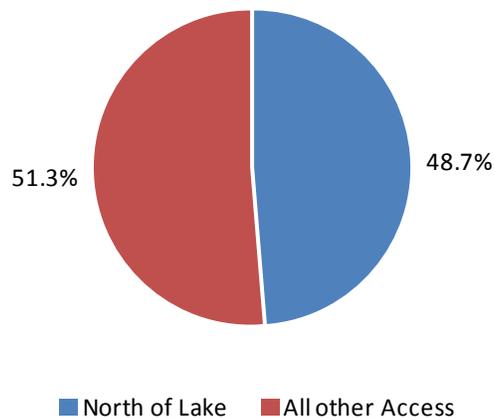


4.3 2007 UM Traffic

Traffic data for 2007 was obtained in Spring of 2007 for the UM 2007 Regional Traffic Study and Concurrency Analysis (referred to as the 2007 RTS). As presented in **Table 1**, UM campus traffic during the main peak periods (7-10 AM and 3-6 PM) was determined to be approximately 14,862 vehicles, a decrease of 4.1 percent since 2000. Of this total, 7,234 vehicles, or 48.7 percent, accessed the campus area north of Lake Osceola (**Figure 5**). There was a decrease of 18.6 percent between 2000 and 2007 in the volumes accessing the campus north of the lake. The 2007 traffic data is provided in **Appendix A**.

The total main campus volume during the AM peak period (7-10 AM) was 6,552 vehicles, of which 3,466 or 52.9 percent accessed the campus north of the lake. During the PM peak period (3-6 PM), the volume was 8,310 vehicles, of which 3,768 or 45.4 percent accessed the campus north of the lake.

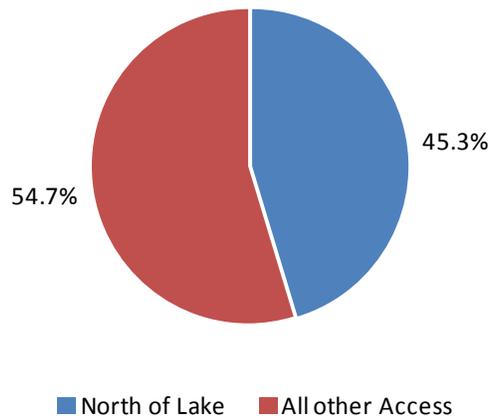
Figure 5
2007 UM Traffic Access Distribution



4.4 2012 UM Traffic

Traffic data for 2012 was obtained in Spring of 2012 for the UM 2012 Regional Traffic Study (referred to as the 2012 RTS). As presented in **Table 1**, UM campus traffic in 2012 during the main peak periods (7-10 AM and 3-6 PM) was determined to be approximately 15,314 vehicles, an increase of 3.0 percent since 2007. Of this total, 6,935 vehicles, or 45.3 percent, accessed the campus area north of Lake Osceola (**Figure 6**). There was a decrease of 4.1 percent between 2007 and 2012 in the volumes accessing the campus north of the lake. The Spring 2012 traffic data is provided in **Appendix A**.

Figure 6
2012 UM Traffic Access Distribution

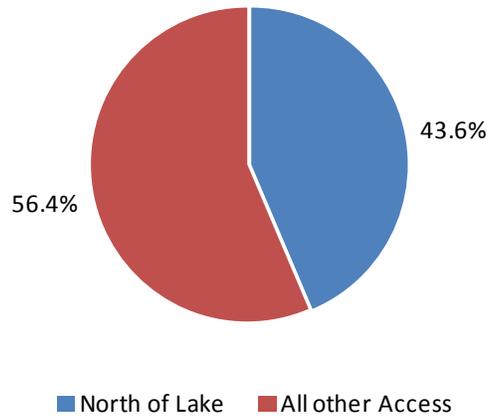


The total main campus volume during the AM peak period (7-10 AM) was 6,675 vehicles, of which 2,913 or 43.6 percent accessed the campus north of the lake. During the PM peak period (3-6 PM), the volume was 8,639 vehicles, of which 4,022 or 46.6 percent accessed the campus north of the lake.

4.5 2015 UM Traffic

Traffic data for 2015 was obtained in Spring of 2015. As presented in **Table 1**, UM campus traffic in 2015 during the main peak periods (7-10 AM and 3-6 PM) was determined to be approximately 13,508 vehicles, a decrease of 11.8 percent since 2012. Of this total, 5,893 vehicles, or 43.6 percent, accessed the campus area north of Lake Osceola (**Figure 7**). There was a decrease of 15.0 percent between 2012 and 2015 in the volumes accessing the campus north of the lake. The Spring 2015 traffic data is provided in **Appendix A**.

Figure 7
2015 UM Traffic Access Distribution



Overall, whereas the total UM campus peak period traffic has barely increased by 0.4 percent since 1990, the portion of the traffic accessing the campus north of the lake has decreased by 28.4 percent.

The total main campus volume during the AM peak period (7-10 AM) was 5,651 vehicles, of which 2,302 or 40.7 percent accessed the campus north of the lake. During the PM peak period (3-6 PM), the volume was 7,857 vehicles, of which 3,591 or 45.7 percent accessed the campus north of the lake.

4.6 Summary of UM Traffic 1990 - 2015

As described throughout this report, the area north of Lake Osceola has experienced a steady downward trend in total traffic volume. Based on historic traffic data from 1990 to 2015 presented in **Table 1**, the total six-hour peak period (AM plus PM) volume has increased only by 0.4 percent since 1990. The percent of the traffic distribution north of the lake has also been reduced from 61.1 percent in 1990 to 43.6 percent in 2015.

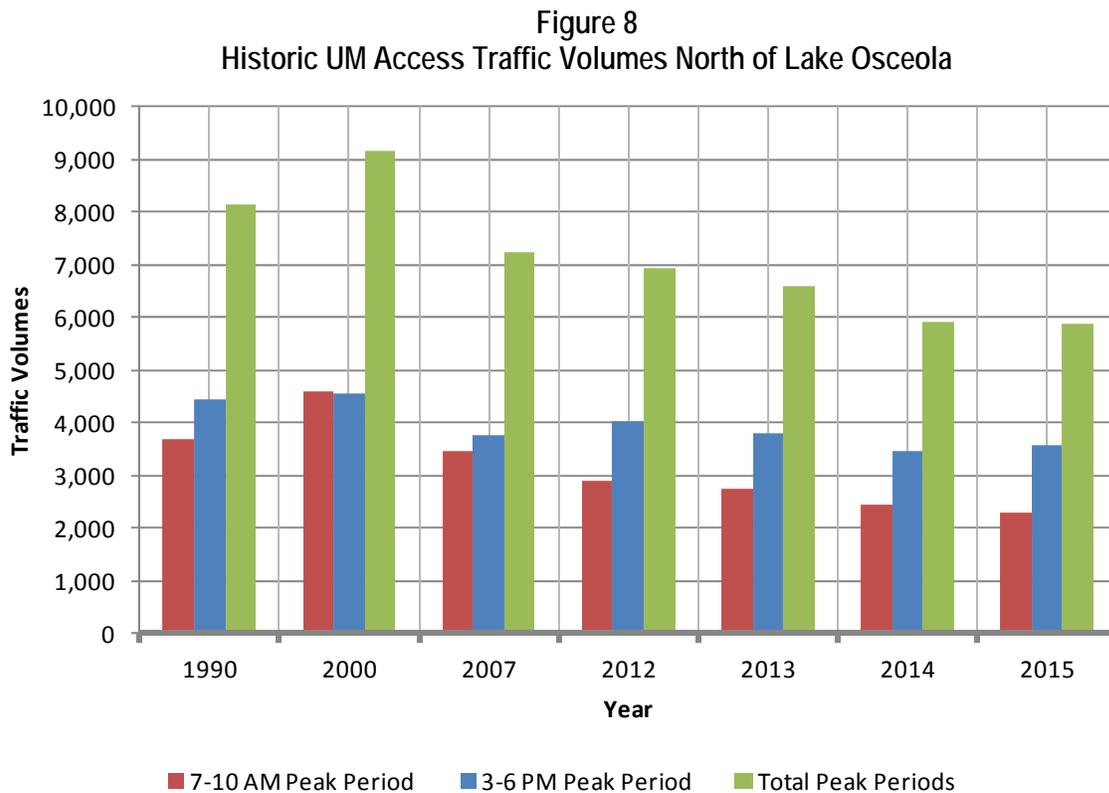
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5. TRAFFIC REDUCTIONS NORTH OF LAKE OSCEOLA

5.1 Introduction

The traffic reductions experienced along the San Amaro Drive, Campo Sano Avenue, and Pisano Avenue corridors between 1990 and 2015 are demonstrated in more detail in the following tables. These tables detail the AM and PM peak period UM traffic volumes at the individual access points along each corridor. The 3-Hour AM peak period extends from 7 AM to 10 AM; whereas the 3-Hour PM peak period extends from 3 PM to 6 PM.

Figure 8 graphically presents the historic UM access volumes north of Lake Osceola from 1990 to 2015.



The traffic volume changes experienced along the San Amaro Drive, Campo Sano Avenue, and Pisano Avenue corridors include those changes occurring after the construction of the Internal Road Phase I (San Amaro Drive corridor) in October 2012. These tables also demonstrate the traffic impacts of the completion in 2013 of the internal connections of Lots 1-109, 1-109A, and 2-109. This action in effect applies the proposed revision of Phase II of the Internal Road in the area north of Lake Osceola, connecting all of the campus parking areas north of Lake Osceola between the Wilder Access and University Drive.

5.2 San Amaro Drive Corridor

Table 2 presents the historic 1990-2015, six-hour peak period UM access traffic volumes along San Amaro Drive, between Miller Road and Campo Sano Avenue. This segment includes the accesses at Miller Drive (before 2013), Miller Road (since after 2013), Memorial Drive, and Robbia Avenue.

The reduction in volumes as shown in **Table 2** demonstrate the positive impact or effectiveness of UM parking and traffic control policies implemented during the 23 years prior to the implementation of Phase I of the Internal Road. Since 1990, the UM volumes in the AM peak period have been significantly reduced by 37.8 percent while the UM PM peak period volumes have been reduced by 45.2 percent.

The overall reduction in the six-hour peak period volume between 1990 and 2015 is 42.1 percent.

5.3 Campo Sano Avenue Corridor

Table 3 presents the historic 1990-2015, six-hour peak period UM access traffic volumes along Campo Sano Avenue, specifically at the Wilder and Brunson Drive accesses, between San Amaro Drive and Pisano Avenue. These accesses are located immediately east of the junction of the proposed connection of the two phases of the Internal Road, at the Arboretum. Prior to 2013, the two parking lots at the Wilder Auditorium access (Lots 1-109 and 1-109A) were isolated from the rest of the campus. Subsequently, in 2013, a connection between the Wilder lots and Lot 2-109 to the east (served by Brunson Drive) was constructed.

The reduction in volumes demonstrate the positive impact and effectiveness of UM parking and traffic control policies implemented during the 23 years prior to the implementation of Phase I of the Internal Road. Since 1990, the UM volumes in the AM peak period have been significantly reduced by 46.8 percent while the UM PM peak period volumes have been reduced by 11.9 percent.

The overall reduction in the six-hour peak period volume between 1990 and 2015 is 29.6 percent.

5.4 Pisano Avenue Corridor

Table 4 presents the historic 1992-2015, six-hour peak period UM access traffic volumes along Pisano Avenue, between Campo Sano Avenue and University Drive. This segment includes the three access driveways to Lot 209 and University Drive. The latter is one of only three UM campus accesses controlled by a traffic signal (the other two are located at the intersections of Stanford Drive and S. Alhambra Circle with Ponce de Leon Boulevard. Doctors Hospital's main access to its multi-level garage is aligned with the central access driveway to Lot 209.

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Table 2
Six-Hour Peak Period UM Access Traffic Volumes along San Amaro Drive

Three-Hour, Two-Way AM Peak Period Volumes (7 AM to 10 AM)								Percent Change 1990-2012	Percent Change 2012-2015	Percent Change 1990-2015
UM Entrance along San Amaro Drive	1990 (1)	2000 (2)	2007 (3)	2012 (4)	2013 (5)	2014 (6)	2015 (7)			
Miller Road (8)	N/A	N/A	N/A	N/A	238	(8)	264			
Miller Drive (9)	810	821	693	466	N/A	N/A	N/A			
Memorial Drive	566	608	677	582	849	782	556			
Robbia Avenue	236	222	179	223	177	162	183			
AM Three Hour Totals	1,612	1,651	1,549	1,271	1,264	944	1,003			

Three-Hour, Two-Way PM Peak Period Volumes (3 PM to 6 PM)								Percent Change 1990-2012	Percent Change 2012-2015	Percent Change 1990-2015
UM Entrance along San Amaro Drive	1990 (1)	2000 (2)	2007 (3)	2012 (4)	2013 (5)	2014 (6)	2015 (7)			
Miller Road (8)	N/A	N/A	N/A	N/A	371	(9)	383			
Miller Drive (8)	1,093	876	975	817	N/A	N/A	N/A			
Memorial Drive	830	848	877	641	820	1,024	720			
Robbia Avenue	274	174	191	184	171	195	100			
PM Three Hour Totals	2,197	1,898	2,043	1,642	1,362	1,219	1,203			

Total Six-Hour Peak Period Volumes	3,809	3,549	3,592	2,913	2,626	2,163	2,206	-23.5%	-24.3%	-42.1%
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NOTES:

- (1) Traffic counts conducted April 18-19, 1990, University of Miami Coral Gables Campus Parking and Traffic Study, Ralph Burke Associates and Joseph L. Rice.
- (2) Traffic counts conducted in April 2000, University of Miami, Coral Gables Campus, Year 2000 Update & Concurrency Analysis, Keith and Schnars and Jack A. Ahlstedt, P.E., June 2000.
- (3) Traffic counts conducted March 6-8, 22, and April 19, 2007, Traffic Survey Specialists, Inc.
- (4) Traffic counts conducted March 29 - April 12, 2012, Traffic Survey Specialists, Inc.
- (5) Traffic counts conducted April 2, 2013, Traffic Survey Specialists, Inc.
- (6) Traffic counts conducted April 2, 2014, Traffic Survey Specialists, Inc.
- (7) Traffic counts conducted April 1, 2015, Traffic Survey Specialists, Inc.
- (8) San Amaro Drive/Miller Road operated as signalized intersection until late 2012 with no access to the Campus. Intersection converted to roundabout mid-October 2012 with a new Miller Road access to the UM Campus via the roundabout. The Miller Drive access to the UM Campus was permanently closed.
- (9) Temporary closure of Miller Road access due to campus construction.

Table 3
Six-Hour Peak Period UM Access Traffic Volumes along Campo Sano Avenue

Three-Hour, Two-Way UM AM Peak Period Volumes (7 AM to 10 AM)								Percent Change 1990-2012	Percent Change 2012-2015	Percent Change 1990-2015
UM Entrance along Campo Sano Avenue	1990 (1)	2000 (2)	2007 (3)	2012 (4)	2013 (5)	2014 (6)	2015 (7)			
Wilder Access	76	85	272	164	205	251	227			
Brunsen Drive	1,041	1,522	609	568	466	422	367			
AM Three Hour Totals	1,117	1,607	881	732	671	673	594	-34.5%	-18.9%	-46.8%

Three-Hour, Two-Way UM PM Peak Period Volumes (3 PM to 6 PM)								Percent Change 1990-2012	Percent Change 2012-2015	Percent Change 1990-2015
UM Entrance along Campo Sano Avenue	1990 (1)	2000 (2)	2007 (3)	2012 (4)	2013 (5)	2014 (6)	2015 (7)			
Wilder Access	162	89	252	222	286	329	383			
Brunsen Drive	927	767	772	745	692	621	576			
PM Three Hour Totals	1,089	856	1,024	967	978	950	959	-11.2%	-0.8%	-11.9%

Total Six-Hour Peak Period Volumes	2,206	856	1,024	1,699	1,649	1,623	1,553	-23.0%	-8.6%	-29.6%
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NOTES:

- (1) Traffic counts conducted April 18-19, 1990, University of Miami Coral Gables Campus Parking and Traffic Study, Ralph Burke Associates and Joseph
- (2) Traffic counts conducted in April 2000, University of Miami, Coral Gables Campus, Year 2000 Update & Concurrency Analysis, Keith and Schnars and
- (3) Traffic counts conducted March 6-8, 22, and April 19, 2007, Traffic Survey Specialists, Inc.
- (4) Traffic counts conducted March 29 - April 12, 2012, Traffic Survey Specialists, Inc.
- (5) Traffic counts conducted April 2, 2013, Traffic Survey Specialists, Inc.
- (6) Traffic counts conducted April 2, 2014, Traffic Survey Specialists, Inc.
- (7) Traffic counts conducted April 1, 2015, Traffic Survey Specialists, Inc.

As presented in **Table 4**, between 1990 and 2015, the UM volumes at the Pisano Avenue accesses in the AM peak period have been significantly reduced by 27.5 percent. On the other hand, the UM PM peak period volumes have increased by 23.4 percent. When analyzed in view of the major traffic reductions along the Campo Sano corridor, the aforementioned increase in the PM peak period reflects a major shift of UM traffic pattern from the residential areas in the Campo Sano Avenue and San Amaro Drive areas to the Pisano Avenue - Granada Boulevard corridor to access Ponce de Leon Boulevard and U.S. 1.

The overall net change in the six-hour peak period volume between 1990 and 2015 is an increase of 0.1 percent.

**Table 4
Six-Hour Peak Period UM Access Traffic Volumes along Pisano Avenue**

Three-Hour, Two-Way UM AM Peak Period Volumes (7 AM to 10 AM)								Percent Change 1990-2012	Percent Change 2012-2015	Percent Change 1990-2015
UM Entrance along Pisano Avenue	1990 (1)	2000 (2)	2007 (3)	2012 (4)	2013 (5)	2014 (6)	2015 (7)			
Pisano Avenue Lots (North, Central and South)	607	1,069	863	749	648	528	525			
University Drive	366	272	170	161	176	134	180			
AM Three Hour Totals	973	1,341	1,033	910	824	662	705	-6.5%	-22.5%	-27.5%

Three-Hour, Two-Way UM PM Peak Period Volumes (3 PM to 6 PM)								Percent Change 1990-2012	Percent Change 2012-2015	Percent Change 1990-2015
UM Entrance along Pisano Avenue	1990 (1)	2000 (2)	2007 (3)	2012 (4)	2013 (5)	2014 (6)	2015 (7)			
Pisano Avenue Lots (North, Central and South)	597	1523	773	1,189	1,341	1,318	1,184			
University Drive	561	301	151	222	262	213	245			
PM Three Hour Totals	1,158	1,824	924	1,411	1,603	1,531	1,429	21.8%	1.3%	23.4%

Total Six-Hour Peak Period Volumes	2,131	1,824	924	2,321	2,427	2,193	2,134	8.9%	-8.1%	0.1%
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NOTES:

- (1) Traffic counts conducted April 18-19, 1990, University of Miami Coral Gables Campus Parking and Traffic Study, Ralph Burke Associates and Joseph
- (2) Traffic counts conducted in April 2000, University of Miami, Coral Gables Campus, Year 2000 Update & Concurrency Analysis, Keith and Schnars and
- (3) Traffic counts conducted March 6-8, 22, and April 19, 2007, Traffic Survey Specialists, Inc.
- (4) Traffic counts conducted March 29 - April 12, 2012, Traffic Survey Specialists, Inc.
- (5) Traffic counts conducted April 2, 2013, Traffic Survey Specialists, Inc.
- (6) Traffic counts conducted April 2, 2014, Traffic Survey Specialists, Inc.
- (7) Traffic counts conducted April 1, 2015, Traffic Survey Specialists, Inc.

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6. TRAFFIC REDUCTIONS AND IMPROVED MOBILITY

In the mid-2000s, the University of Miami refocused efforts on reducing the amount of University traffic that circulated on the streets adjacent to the residential neighborhoods. The consensus was that the search for parking is one of the primary drivers of traffic in the vicinity. The University has implemented policies and undertaken improvements on campus that have achieved significant reductions in traffic in the areas bordering the residential neighborhoods.

The 2007 RTS reviewed all traffic-improvement recommendations since 1990. The major campus traffic and parking related changes included the following:

- Since 1990, a number of residential streets south of Miller Road had been closed at Red Road including Mataro Avenue, Delgado Avenue, Zoreta Avenue, Consolata Avenue, and Zuleta Avenue;
- Traffic calming measures of the areas served by Campo Sano Avenue and San Amaro Drive were completed in the early 2000s. These included a median on San Amaro Drive and Campo Sano Avenue, modified intersection alignments, and a roundabout at San Amaro Drive and Certosa Avenue;
- A campus shuttle, transit, Metrorail, zip car, biking, and walking options also help reduce vehicle trips to and around the campus area;
- The completion of University Village between Red Road and San Amaro Drive provided additional campus housing converting 799 commuters to campus resident students who were restricted from parking anywhere other than in the designated areas at University Village between the hours of 8 AM and 4 PM, Monday through Friday; thereby further reducing student traffic during peak hours; and
- The completion of the Ponce de Leon and Pavia Garages in the area south of the lake contributed over 1,500 spaces to the campus' parking inventory.

The 2007 Report revealed that the series of traffic-calming measures, traffic improvements, street closures, and other UM mobility programs implemented since 1990 had been successful in mitigating traffic in the area and reducing the volume of trips, particularly in the residential neighborhood to the north of the campus. Despite an increase of over 1.0 million square feet of campus development between 1990 and 2007, a comparison of the 1990 and 2007 traffic data shown in **Table 1** indicates a 13.8 percent increase in the overall UM traffic. On the other hand, based on the information presented in **Table 1**, the UM peak period traffic in the areas north of Lake Osceola had decreased approximately 12.1 percent between 1990 and 2007.

In 2008, the University implemented a policy that restricted first-year resident students from bringing a car on Campus, which immediately and directly reduced parking demand by approximately 500 cars and decreased vehicle trips accordingly.

In Fall 2011, UM implemented a significant change to the management of campus parking. Commuter students, faculty, and staff are now issued parking permits to specific parking lots. Commuters are guaranteed of finding a space in the assigned lots, thus eliminating the need to drive to other areas of the campus to find parking. This parking management program reduces vehicular traffic in the portions of campus that border residential areas.

The parking management plan policies included:

- Parking zones (lots and garages) were designated by specific colors and the number of permits to each zone was limited;
- Only upper classmen are permitted to live at University Village and can only park at the University Village garages between the hours of 8 AM and 4 PM, Monday through Friday;
- Non-first year students residing on campus are only eligible to purchase permits to park in the Blue (resident) parking zones (including the Mahoney-Pearson garage);
- First-year resident students residing on the Coral Gables campus and attending college on a full-time basis for the first time are not permitted to bring a car on campus;
- Commuter students, faculty, and staff are limited to designated lots/garages in the parking zones north of the lake (Purple and Red) and parking zones south of the lake (Yellow, White, Gray, and Green); and
- Preferred parking throughout the campus is assigned to specific lots.

In conjunction with the parking management program, 400 parking spaces were shifted from north to south of the lake. This shift, completed in the Fall of 2012, was a result of the loss of parking spaces in Phase I of the Internal Road, the addition of two floors at the Pavia garage, and the new studio arts surface lot on the corner of Levante Avenue and Red Road.

Phase I of the Internal Road from the new entrance at Miller Road to the south end of the Arboretum was completed in October 2012. The Miller Drive entrance was closed and relocated to a new roundabout and campus entrance at Miller Road. The parking areas along the San Amaro Drive Corridor were rebuilt in accordance to the design of Phase I of the Internal Road.

Phase I of the Internal Road was not operational until late Fall 2012. It extends from the new roundabout at Miller Road via the new entrance to the campus and north to the Arboretum. The entrance at Miller Drive was closed. The direct impact of Phase I of the Internal Road was not experienced at this time.

The 2011-2012 and 2012-2013 academic years are considered to be the transitional years when the new parking policies were implemented and Phase I of the Internal Road was completed. The traffic data used in this report were obtained in March-April 2012 (Spring 2012) for the UM 2012 RTS. At the time of data collection, the parking management plan had been implemented, but Phase I of the Internal Road had not been completed. It was completed and operational in Fall 2012.

In Spring of 2013, 2014, and 2015, UM access traffic data was collected along the San Amaro Drive, Campo Sano Avenue, and Pisano Avenue corridors (data provided in **Appendix A**). These volumes, shown in **Table 5**, reflect the immediate impact of Phase I of the Internal Road, the construction of a driveway connection between the lots at the Wilder Building and Brunson Drive (Campo Sano Avenue corridor), and the reallocation of about 400 parking spaces from the area north of the lake to south of the lake.

In 2013, the total six-hour peak period volume along these corridors was 6,702 vehicles; whereas, in 2014 the volume was 5,979, a reduction of 10.8 percent in one year. In 2015, the corresponding volume was 5,893, a reduction of 1.4 percent from the previous year and a reduction of 12.1 percent from 2013. This change was accomplished without Phase II of the Internal Road.

Table 5
2013, 2014 and 2015 Traffic Volumes North of Lake Osceola

Corridor and Peak Period	Year		
	2013	2014	2015
7-10 AM Peak Period			
San Amaro Drive	1,264	944	1,003
Campo Sano Avenue	671	673	594
Pisano Avenue	824	662	705
Total Three-Hour AM Peak Period	2,759	2,279	2,302
3-6 PM Peak Period			
San Amaro Drive	1,362	1,219	1,203
Campo Sano Avenue	978	950	959
Pisano Avenue	1,603	1,531	1,429
Total Three-Hour PM Peak Period	3,943	3,700	3,591
Total Six-Hour Peak Period	6,702	5,979	5,893
Percent Change from Previous Year		-10.8%	-1.4%
Percent Change 2013-2015			-12.1%

7. CHANGES IN LOCAL STREET TRAFFIC VOLUMES

The Internal Road was expected to help reduce the traffic volumes along the external roads in the campus areas along the San Amaro Drive and Cano Sano Avenue corridors. However, the cumulative effectiveness of the traffic and parking policies applied during the 1990-2015 period has resulted in the decrease of UM access traffic in the area north of Lake Osceola, and has helped to reduce the overall traffic along the aforementioned corridors.

An assessment of the total peak period traffic volumes (both UM and Non-UM) between 1990 and 2015 was conducted for the following roadway segments:

1. San Amaro Drive north of Robbia Avenue;
2. Campo Sano Avenue between Pisano Avenue and San Amaro Drive;
3. Campo San Avenue east of Pisano Avenue;
4. University Drive west of Pisano Avenue; and
5. Pisano Avenue south of University Drive.

The first and second roadway segments listed above correspond directly to the area that was expected to benefit from the implementation of Phase II of the Internal Road through the Arboretum which, as currently proposed, would be adversely impacted and almost eliminated. Using the available traffic data from the UMCAD traffic and parking studies since 1990 through 2015 and recent traffic counts obtained for the 2013, 2014, and 2015 Mobility Plans, **Table 6** was prepared showing the historic traffic volume changes along the above listed roadway segments. These volumes represent the combined UM and Non-UM traffic.

As shown in **Table 6**, the 3-hour AM peak period volumes along the San Amaro Drive and Campo Sano Avenue corridors adjacent to the UM campus have experienced reductions of 28.9 percent (north of Robbia Avenue) and 30.6 percent (west of the Wilder Access) in the 25 year study period. The segment of Campo Sano Avenue to the east of Pisano Avenue demonstrated a reduction of 23.4 percent in the period between 2007 and 2015. The Campo Sano Avenue Corridor extends along the periphery of the UM campus and adjacent residential neighborhood to San Amaro Drive in the west and University Drive in the east.

The 3-hour AM peak period traffic along the University Drive and Pisano Avenue corridors experienced growths of 9.5 percent and 6.2 percent, respectively. This traffic, which includes Doctors Hospital traffic as well as UM and local neighborhood traffic, use the University Drive corridor to access Blue Road and Bird Road to the north. Pisano Avenue connects with Granada Boulevard, Ponce de Leon Boulevard and U.S. 1 to the east, skirting the residential area north of Granada Boulevard.

As shown in **Table 6**, the 3-hour PM peak period volumes along the San Amaro Drive and Campo Sano Avenue corridors adjacent to the UM campus have experienced reductions of 17.4 percent and 8.7 percent, respectively. The segment of Campo Sano Avenue to the east of Pisano Avenue demonstrated a reduction of 11.9 percent in the period between 2007 and 2015.

Table 6
1990-2015 Changes in 3-Hour Peak Period Traffic Volumes
Along Roadway Corridors North of Lake Osceola

Roadway Segment	Time Period	3-Hour Peak Period Two-Way Traffic Volumes							
		1992 (1)	2000 (2)	2007 (3)	2012 (4)	2013 (5)	2014 (6)	2015 (7)	Percent Change
San Amaro Drive north of Robbia Avenue	7 AM to 10 AM	2,879	3,086	2,726	2,283	2,013	2,082	2,046	-28.9%
	3 PM to 6 PM	3,250	3,551	3,188	2,891	2,792	2,909	2,684	-17.4%
Campo Sano Avenue west of Brunsen Drive	7 AM to 10 AM	2,998	3,009	2,536	2,098	2,062	2,066	2,080	-30.6%
	3 PM to 6 PM	2,870	3,117	3,004	2,517	2,531	2,615	2,620	-8.7%
Campo Sano Avenue east of Pisano Avenue	7 AM to 10 AM	N/A	N/A	1,377	1,178	1,139	1,039	1,055	-23.4%
	3 PM to 6 PM	N/A	N/A	1,290	1,179	1,104	1,158	1,137	-11.9%
University Drive east of Pisano Avenue	7 AM to 10 AM	451	563	596	536	539	536	494	9.5%
	3 PM to 6 PM	463	604	576	554	562	573	541	16.8%
Pisano Avenue south of University Drive	7 AM to 10 AM	1,457	1,119	1,647	1,663	1,556	1,546	1,548	6.2%
	3 PM to 6 PM	1,754	2,161	1,754	2,180	2,125	2,217	2,168	23.6%

Notes:

(1) Traffic counts conducted April 18-19, 1990, University of Miami Coral Gables Campus Parking and Traffic Study,

(2) Traffic counts conducted in April 2000, University of Miami, Coral Gables Campus, Year 2000 Update & Concurrency Analysis, Keith and Schnars and Jack A. Ahlstedt, P.E., June 2000.

(3) Traffic counts conducted April 12-13, 2011, Traffic Survey Specialists, Inc.

(4) Traffic counts conducted March 29 - April 12, 2012, Traffic Survey Specialists, Inc.

(5) Traffic counts conducted April 2, 2013, Traffic Survey Specialists, Inc.

(6) Traffic counts conducted April 2, 2014, Traffic Survey Specialists, Inc.

(7) Traffic counts conducted April 1, 2015, Traffic Survey Specialists, Inc.

The 3-hour PM peak period traffic along the University Drive and Pisano Avenue corridors experienced growths of 16.8 percent and 23.6 percent, respectively. The growths experienced along these two corridors would tend to indicate an increase in local and/or non-UM through traffic.

8. MODIFICATION OF SCOPE TO INTERNAL ROAD PHASE II

The proposed revision for the Phase II Internal Road alignment consists of the elimination of the proposed connection from the end of Phase I through the Arboretum and the elimination of the canal crossing at University Drive.

Phase II of the Internal Road is not forecasted to divert significant traffic volumes from the peripheral roadways (Campo Sano Avenue, Pisano Avenue) due to the fact that it does not introduce a new access point opposite a signalized arterial roadway in a way that directs significant commuter traffic from the peripheral roads into the campus. Commonly accepted traffic principles suggest that UM traffic approaching from the west with destinations on the east side of the campus will stay on external approach roads until they reach a convenient access point to that area. The same applies to UM traffic approaching from the east.

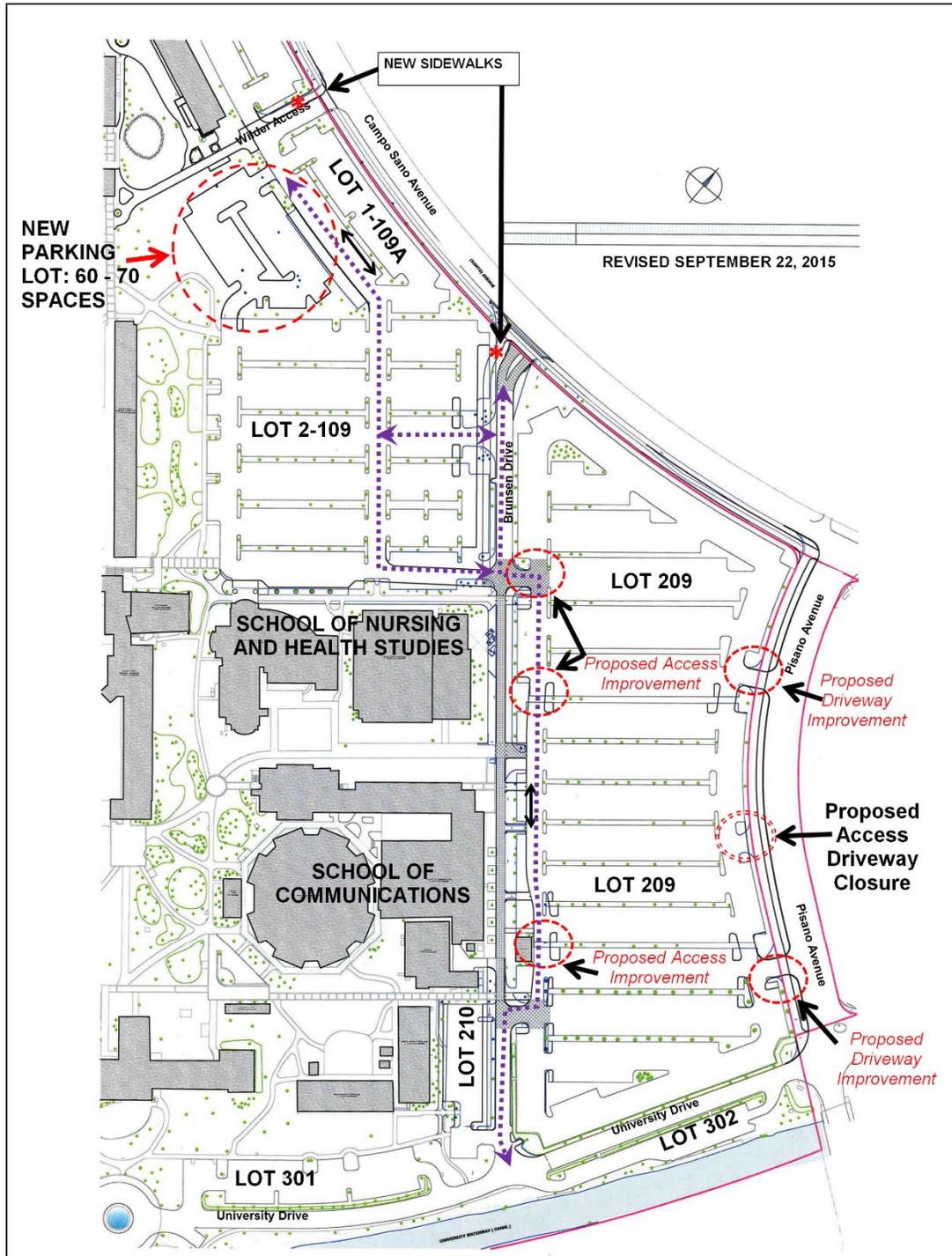
In the 2007 RTS, the Phase II diversion of traffic from Campo Sano Avenue to the Internal Road was forecasted at only 5 percent. The reduction realized along this same corridor since the 1992 Report, -15.7 percent, is three times greater than the forecasted 5 percent. Thus, the goal of the recommended connection, a significant reduction in UM traffic on the peripheral residential streets, has been achieved through a comprehensive and more effective and aggressive parking policy, reduced parking supply in key areas, and simple parking lot connections.

With the completion of the internal connections of the northeast parking lots and the parking restrictions implemented through the parking management plan, the Phase II components as envisioned in the 2007 UMCAD through the Arboretum and south of the canal are replaced in a more meaningful and documented manner with the with the vehicle traffic reduction achieved to date. Additionally, parking loss north of Lake Osceola due to Phase I and II connections should not be required to be replaced north of Lake Osceola. The parking loss may be replaced campus wide.

One of the most destructive features of Phase II as envisioned in the 2007 UMCAD is the connection with Phase I via the John C. Gifford Arboretum, a highly valued botanical collection used for academic and research purposes by the College of Arts and Sciences. The Arboretum enjoys strong community support and is associated with Fairchild Tropical Botanic Garden. Phase I of the Internal Road does not impact the arboretum.

The 2013 Mobility Plan proposed a modified scope to the road. The proposal is based upon extensive historic data showing a reduction in traffic in the surrounding residential areas that can be attributed, in part, to UM's recently implemented parking management system and the completion of Phase I of the Internal Road.

The revised design of Phase II connects the parking lots on the east side of the campus from the north end of the Arboretum to University Drive and Pisano Avenue. It does not include a connection to Phase I through the Arboretum or across the canal on the east side of campus, as these connections would have no intrinsic value in reducing traffic along the surrounding streets. **Figure 8** presents the proposed schematic alignment of the Phase II Internal Road. The proposed amendment to the Development Agreement is provided in **Appendix B**.



Phase II Internal Road Modification Justification Report

Proposed Modification to Phase II Internal Road

Figure

9

In comments dated October 29, 2013 related to the 2013 UM Mobility Plan, the City requested that UM provide a stand-alone document with the technical justification and concept plans for the revised approach to Phase II of the Internal Road for review by the City prior to consideration and approval of UM's request. This technical report has been prepared in response to this request. A copy of the City's comment letter is provided in **Appendix C**.

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9. CONCLUSION

One of the most disruptive features of Phase II as envisioned in the 2007 UMCAD is the connection with Phase I via the John C. Gifford Arboretum, a highly valued botanical collection used for academic and research purposes by the College of Arts and Sciences. The implementation of Phase II of the Internal Road through the Arboretum would almost eliminate this resource.

The historic evolution of the UM Campus, primarily on the general area of the San Amaro Drive and Campo Sano Avenue corridors, since 1990 through the present time with respect to campus development, population, parking policies and management, and traffic volumes, both within and around the campus were evaluated. This evaluation shows that the overall volumes accessing the campus north of the lake have consistently reduced since 1990:

Use same info as the other location in this report

- Between 1992 and 2000, during which the campus expanded by 6.3 percent, no major roadway improvements or parking management policies were implemented, select residential streets were closed to traffic along Red Road and some traffic calming projects were implemented. Meanwhile, the north campus area traffic increased by 7.9 percent;
- Between 2000 and 2007, During which the campus expanded by almost 25 percent, the University Village Student Apartments and Parking Garages were constructed, converting 799 commuters to campus residents that no longer drove to the campus, and the BankUnited Center was completed with additional surface and structured parking. Meanwhile, the north campus area traffic decreased by 18.6 percent;
- Between 2007 and 2012, major policy actions by UM, such as the elimination of freshmen vehicles on campus and the implementation of the 2011 Parking Management Plan, contributed to a further reduction of 4.1 percent in the north campus traffic; and
- Between 2012 and 2015, with the completion of Phase I of the Internal Road, the north campus area traffic decreased by 15 percent; and
- Between 1990 and 2015, the overall UM campus traffic has had a net growth of only 0.4 percent and a reduction of 28.4 percent of the traffic north of the lake.

The historic 1990-2015 AM and PM peak periods along the San Amaro Drive and Campo Sano Avenue corridors have shown significant reductions in traffic volumes:

- San Amaro Drive corridor: Since 1990, the UM volumes in the AM and PM peak periods have been significantly reduced by 37.8 percent and 45.2 percent, respectively; and
- Campo Sano Avenue corridor: Since 1992, the UM volumes in the AM and PM peak periods have been significantly reduced by 46.8 percent and 11.9 percent, respectively.

As demonstrated in the analysis, the reduction in traffic volumes show the effectiveness of the University's parking and traffic control policies implemented during the past 25 years. With the completion of the internal connections of the northeast parking lots and the parking restrictions implemented through the parking management plan, the Phase II components through the Arboretum and south of the canal as envisioned in the 2007 UMCAD are no longer necessary.

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APPENDIX A

**Phase II Internal Road Modification Justification Report
University of Miami, Coral Gables Campus**

Historical Traffic Volume Counts





UNIVERSITY
OF MIAMI



MOBILITY PLAN

June 2015 (Rev. July 2015)



Prepared by
University of Miami and
Keith and Schnars, P.A.



Table of Contents

Executive Summary	1
University of Miami Mobility Plan.	6
A. Residential Campus Strategy	7
A.1. On-Campus Residential.....	8
A.2. Off Campus / Non-University Residential.....	9
B. Parking Management Program and Policies	9
B.1. No Freshmen Car Policy	10
B.2. Commuter (Students, Faculty, Staff) Restrictions	10
B.3. Service and Deliveries	10
C. Neighborhood Traffic Improvements	11
D. Reduction of Traffic North of Lake Osceola	11
E. Public Transit Program	14
E.1. Metrobus	15
E.2. Metrorail.....	15
F. Trip-Sharing Programs	16
F.1. Zipcar	16
F.2. Car/Van Pool.....	17
F.3. Campus Taxi Stand.....	17
G. Hurry 'Canes Shuttle Program.	18
G.1. On-Campus Shuttles	18
G.2. Off-Campus, Recreational and Shopping Shuttles	19
H. Bicycle and Pedestrian Programs	20
H.1. U Bike.....	20
H.2. Pedestrian and Bike Pathways.....	21
I. Enhanced Campus Life Programming	22
J. Regional Traffic Studies	23
Appendix	
1. Mobility Plan Matrix	24
2. Campus Parking Zones	25
3. Campus Parking Supply	26
Exhibits	
A. 1990 - 2015 Local Traffic Counts	7
B. Adopted Master Plan	8
C. Campus Parking Map	9
D. Internal Road Phase I & II – Proposed Phase II Route and Location of Eliminated Parking Spaces.	13
E. Transit Availability Map	14

Executive Summary

The University of Miami is committed to programs and strategies that reduce single-occupant vehicle trips and maximize efficiency for moving to, from, within, and around its Coral Gables Campus (“Campus”).

Over the past 23 years, the University has become increasingly residential. More students are living on or near Campus in developments such as University Village, Red Road Commons, Cloisters at the Gables, Valencia Apartments, The Residences at Merrick Park, and Gables Ponce apartments. The University has eliminated cars for resident freshmen, launched a student and employee discount public transit program, and introduced an efficient parking management program. The University continually encourages the use of fuel efficient and electric vehicles, trip sharing, walking, bicycling and much more.

Hurry ‘Canes shuttles transport students, faculty, and staff around Campus and connect them to other Campuses, shopping and entertainment centers, SunLife Stadium, and nearby public transit stops. Street closures and traffic-calming measures have reduced non-UM traffic on adjoining residential streets.

In Fall 2011, the University ushered in a new parking management plan. In a major departure from past practices, commuter students, faculty, and staff were assigned parking permits limited to specific parking lots. This new approach to parking management eliminated the need to circle the Campus in search of parking. As a direct result, the evidence shows a significant reduction in trips along those portions of the Campus that border residential areas. Furthermore, a significant redirection of traffic away from the residential edges of the Campus has occurred due to Phase I of the Internal Road, the addition of two floors of parking to the Pavia Garage, and the creation of a new parking lot at Levante Avenue and Red Road. These improvements shifted approximately 400 parking spaces and traffic from areas north of Lake Osceola adjacent to the residential neighborhoods to areas south of the lake.

The parking management program, along with other mobility strategies and neighborhood traffic improvements, has resulted in an overall **31.6 percent decline** in University traffic during peak morning and evening periods in the San Amaro/Campo Sano



neighborhoods between 1990 and 2015. Since the first Mobility Plan in 2011, the decline in traffic has been **37.5 percent**.

RESIDENTIAL CAMPUS STRATEGY

The University has improved residential living options on Campus, and off Campus private sector rental units have increased. The combination of these two actions has removed a share of local trips from the roadway network. As part of a broader long-term strategy, the University will:

- continue to enhance Campus housing options to reduce commuter trips by adding 1,100 new resident beds by 2024;
- encourage students to consider living in residential developments near Campus; and
- promote walking, biking, and skateboarding as a means of getting to, from, and around the Campus; and
- continue to prohibit resident freshmen from having cars on Campus.

PARKING MANAGEMENT PROGRAM

The University's parking management program assigns permits to specific lots where commuters are guaranteed to find parking. This approach eliminates the need to drive around searching for a parking space and serves to reduce traffic on surrounding roads. In addition, the University will continue to take the following steps to reduce traffic on the streets around the Campus that border the surrounding residential neighborhoods:

- increase structured and surface parking resources south of Lake Osceola and away from the residential areas north of Miller Road; and
- interconnect surface lots on the northeast side of Campus to eliminate the need to exit the Campus and drive onto public streets in search of parking.



NEIGHBORHOOD TRAFFIC IMPROVEMENTS

Volumes of through-traffic in the residential areas have been significantly reduced. The reduction in through-traffic was achieved due to the following strategic improvements along Campo Sano Avenue and San Amaro Drive:

- closing selected streets;
- implementing traffic calming measures through median and landscape improvements; and
- diverting pedestrian and vehicular movements through the tactical use of traffic circles.

REDUCTION OF TRAFFIC NORTH OF LAKE OSCEOLA

The University controls traffic patterns by controlling access to its parking resources. To divert traffic away from the single-family residential areas north of Lake Osceola, the University:

- implemented changes to the parking management program to limit and reduce the amount of parking spaces and permits issued for parking lots adjacent to the residential neighborhoods bordering the Campus north of Lake Osceola;
- constructed a new roundabout at Miller Road;
- constructed Phase I of the Internal Road;
- reduced over 400 parking spaces from areas north of the lake by way of parking lot improvements;
- built new parking options south of the lake including structured parking and surface lots; and
- interconnected specific parking lots in the academic core to eliminate the need to exit the Campus and drive onto public streets in search of parking.

PUBLIC TRANSIT PROGRAM

The University aggressively promotes the use of public transportation by its students and employees through its Public Transit Program. This successful program includes:

- subsidized Tri-Rail and Metropasses for employees and faculty;
- discounted Tri-Rail and Metropasses for students; and
- encouraging Metrobus ridership.



TRIP-SHARING PROGRAMS

The University community is uniquely positioned to reduce the number of single-occupant vehicle trips by promoting trip-sharing programs. Current programs include:

- car sharing through the Zipcar program;
- car and van pooling;
- use of taxis; and
- mobile app-based transportation networks such as Uber and Lyft.

HURRY 'CANES SHUTTLE PROGRAM

The Hurry 'Canes shuttle program promotes Campus connectivity and mobility and significantly reduces single-occupant vehicle trips. The shuttle program serves the University community on Campus as well as those who live within walking distance. The program provides connections to:

- academic areas;
- transit;
- Campus parking resources;
- nearby retail and shopping districts;
- other UM Campuses; and
- SunLife Stadium for major sporting events.

BICYCLE AND PEDESTRIAN PROGRAMS

South Florida is a highly suitable location for bicycle and pedestrian transportation programs. In March 2012, the University was named a Bike Friendly University, Bronze, by the League of American Bicyclists. This prestigious achievement validated the University's efforts to develop and support a healthy bike culture on Campus. The University's UBike program will continue to:

- facilitate Campus bike sales;
- provide registration and safety programs for cyclists;
- make air stations and repair stands available to support regular users; and
- consider bike storage facilities and pathways as part of Campus projects.



ENHANCED CAMPUS LIFE PROGRAMMING

By continuing to develop the Campus as a place to live, study, eat, and play, the need to leave the Campus is reduced. This results in fewer trips on the local roadways. Improvements to Campus life include:

- a new Donna E. Shalala Student Center and renovated University Center that includes expanded food options;
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The Mobility Plan does not operate in isolation. Rather, its effectiveness is measured by the results of Regional Traffic Studies (RTS) that the University performs and updates. Through the RTS process, the University:

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Through all of the aforementioned measures, the University continues to enhance programs and strategies that maximize efficiency for moving to, from, within, and around the Campus.



UNIVERSITY
OF MIAMI



MOBILITY PLAN

June 2015 (Rev. July 2015)



Prepared by
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Table of Contents

Executive Summary	1
University of Miami Mobility Plan.	6
A. Residential Campus Strategy	7
A.1. On-Campus Residential.....	8
A.2. Off Campus / Non-University Residential.....	9
B. Parking Management Program and Policies	9
B.1. No Freshmen Car Policy	10
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C. Neighborhood Traffic Improvements	11
D. Reduction of Traffic North of Lake Osceola	11
E. Public Transit Program	14
E.1. Metrobus	15
E.2. Metrorail.....	15
F. Trip-Sharing Programs	16
F.1. Zipcar	16
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G.1. On-Campus Shuttles	18
G.2. Off-Campus, Recreational and Shopping Shuttles	19
H. Bicycle and Pedestrian Programs	20
H.1. U Bike.....	20
H.2. Pedestrian and Bike Pathways.....	21
I. Enhanced Campus Life Programming	22
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Appendix	
1. Mobility Plan Matrix	24
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A. 1990 - 2015 Local Traffic Counts	7
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University of Miami Mobility Plan

Reducing traffic on the streets surrounding the Campus benefits both the community and the University. It helps to preserve the tranquility of the residential area and provides key benefits to neighbors, students, faculty, staff, and visitors. In order to reduce the number of single-occupant vehicles that come to the Campus, the University of Miami has implemented strategies and programs that have a direct and immediate impact on regional trip reduction. This is of particular importance with respect to those commuter trips that occur during morning and afternoon peak hours.

Since the adoption of the first Campus Master Plan in 1992, the University prepared technical traffic reports, and, starting in 2007, performed Regional Traffic Studies (RTS) that closely monitor and report on traffic around the Campus. As a result, the University has been able to clearly document and understand historic traffic patterns around Campus. It is important to note that the City and the University each retained independent traffic engineers to develop the best methodology to measure traffic. The studies and reports identified herein were all prepared in accordance with jointly approved methodology.

The first traffic study, done in 1992, and a subsequent study done in 2003 contained a number of recommendations to mitigate traffic impacts on surrounding residential neighborhoods and arterial approach roads to the Campus. At that time, there was a perception among the neighbors surrounding the Campus that traffic on local neighborhood streets during rush hour was predominantly generated by University commuter students and staff. These studies found, however, that most traffic was due to non-university related commuters taking shortcuts from Red Road and areas to the west to get to downtown Coral Gables and back. Actual traffic to the University was relatively low.

The 2007 RTS reviewed all traffic improvement recommendations since 1992. The 2007 report revealed that the series of traffic calming measures, traffic improvements, street closures, and other University mobility programs were successful in mitigating traffic in the area and helped reduce the volume of trips – particularly in the residential neighborhood to the north of the Campus. A comparison of the findings between the previous reports and the 2007 report showed only a modest increase in traffic around the University.

The most recently completed 2013 RTS evaluated the adopted 2013 University Campus Development program and has found a continued decrease in traffic in the San Amaro Drive/Campo Sano Avenue corridors, and the adjacent neighborhoods and a shift in traffic and parking patterns to the areas south of Lake Osceola. Despite an increase of nearly 1.4 million square feet of Campus development between 1992 and 2015, campus traffic has decreased 28.4% north of the lake during the same period.

These reductions in traffic volume are a result of the various mobility programs that the University of Miami has put into place. These programs reduced both the number of vehicles that come to the Campus, as well as the traffic around and within the Campus. The drop in UM traffic in this area is reflective of the consistent low rates of traffic growth at the University during the last 23 years and significant neighborhood traffic calming and improvements on San Amaro and Campo Sano that slow and divert traffic. The drop in volume is also attributable to the increase in the number of students living on Campus and in the immediately surrounding neighborhoods. The University is committed to monitoring and managing vehicle trips and their impact



Aerial view of pedestrian paths

University of Miami Mobility Plan

Reducing traffic on the streets surrounding the Campus benefits both the community and the University. It helps to preserve the tranquility of the residential area and provides key benefits to neighbors, students, faculty, staff, and visitors. In order to reduce the number of single-occupant vehicles that come to the Campus, the University of Miami has implemented strategies and programs that have a direct and immediate impact on regional trip reduction. This is of particular importance with respect to those commuter trips that occur during morning and afternoon peak hours.

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Aerial view of pedestrian paths

on the residential neighborhoods and has implemented programs to support these goals. In Fall 2011, the University implemented a new parking management program that assigned parking permits to specific lots. As a direct result, vehicle trips by commuters were reduced on the roadways adjacent to the residential neighborhoods that border the northern edge of the Campus.

Traffic data obtained in Spring 2015 indicates that University traffic volumes in the northern sector of Campus adjacent to the residential neighborhoods have been reduced by 41.5 percent in the AM peak period and 34.2 percent in the PM peak period, compared to corresponding volumes recorded in 1990 (See *Exhibit A: 1990 - 2015 Local Traffic Counts*).



University Village

Three-Hour, Two-Way AM Peak Period Volumes (7 AM to 10 AM)									
UM Entrance	1990 (1)	2000 (2)	2011 (3)	2012 (4)	2013 (5)	2014 (6)	2015 (9)	Percent Change 1990-2015	Percent Change 2011-2015
San Amaro/Miller Road (7)	N/A	N/A	N/A	N/A	238	(8)	264		
San Amaro/Miller Drive (7)	810	821	645	466	N/A	N/A	N/A		
San Amaro/Memorial Drive	566	608	661	582	849	782	556		
San Amaro/Robbia Avenue	236	222	226	223	177	162	183		
Campo Sano/Wilder	76	136	201	146	205	251	227		
Campo Sano/Brunson Drive	1,041	1,522	643	568	521	473	367		
AM THREE HOUR TOTALS	2,729	3,309	2,376	1,985	1,990	1,668	1,597		
Three-Hour, Two-Way PM Peak Period Volumes (3 PM to 6 PM)									
UM Entrance	1990 (1)	2000 (2)	2011 (3)	2012 (4)	2013 (5)	2014 (6)	2015 (9)	Percent Change 1990-2015	Percent Change 2011-2015
San Amaro/Miller Road (7)	N/A	N/A	N/A	N/A	371	(8)	383		
San Amaro/Miller Drive (7)	1,093	876	975	816	N/A	N/A	N/A		
San Amaro/Memorial Drive	830	848	877	640	820	1,024	720		
San Amaro/Robbia Avenue	274	174	191	184	171	195	100		
Campo Sano/Wilder	162	197	247	222	286	329	383		
Campo Sano/Brunson Drive	927	767	828	745	692	621	576		
PM THREE HOUR TOTALS	3,286	2,862	3,118	2,607	2,340	2,169	2,162		
Total Six-Hour, Two-Way Peak Period Volumes									
	YEAR							Percent Change	
	1990	2000	2011	2012	2013	2014	2015	1990-2015	2011-2015
SIX-HOUR TOTAL VOLUMES	6,015	6,171	5,494	4,592	4,330	3,837	3,759	-37.5%	-31.6%
NOTES:									
(1) Traffic counts conducted April 18-19, 1990, University of Miami Coral Gables Campus Parking and Traffic Study, Ralph Burke Associates and Joseph L. Rice.									
(2) Traffic counts conducted in April 2000, University of Miami, Coral Gables Campus, Year 2000 Update & Concurrency Analysis, Keith and Schnars and Jack A. Ahlstedt, P.E., June 2000.									
(3) Traffic counts conducted April 12-13, 2011, Traffic Survey Specialists, Inc.									
(4) Traffic counts conducted March 29 - April 12, 2012, Traffic Survey Specialists, Inc.									
(5) Traffic counts conducted April 2, 2013, Traffic Survey Specialists, Inc.									
(6) Traffic counts conducted April 2, 2014, Traffic Survey Specialists, Inc.									
(7) San Amaro Drive/Miller Road operated as signalized intersection until late 2012 with no access to the Campus. Intersection converted to roundabout mid-October 2012 with a new Miller Road access to the UM Campus via the roundabout. The Miller Drive access to the UM Campus was permanently closed.									
(8) UM access at Miller Road Roundabout closed due to campus construction (School of Music). Traffic diverted to Memorial Drive access.									
(9) Traffic counts conducted April 1, 2015, Traffic Survey Specialists, Inc.									

Exhibit A: 1990-2015 Local Traffic Counts

The University's Mobility Plan is comprised of a series of components as described below:

A. Residential Campus Strategy

An important goal of the University's strategic plan is to continue the evolution into a predominantly residential Campus. The University is committed to providing more student housing and expanding Campus life facilities by 2024. The increased number of students living on Campus has a direct correlation with reduced traffic during peak hours.

Campus residents with cars are prohibited from driving their vehicles around Campus. Instead, they are encouraged to travel by Hurry 'Canes shuttles, bike or foot. By growing the on-Campus residential population and associated parking limitations, Campus area traffic is reduced. See *Mobility Plan Matrix, Appendix 1*, for information on Campus population under the Residential Campus Strategy.

A.1. On-Campus Residential Strategy

Currently, the University has a resident student population of over 4,150 students and a small faculty/staff resident population of about 80. One of the long-term goals of the University, as reflected in the adopted Campus Master Plan (see *Exhibit B: Adopted Master Plan*), is to increase the number of residential units to serve over 5,000 resident students by 2024.

As stated in the 2013 RTS, any increase in student resident population results in a significant reduction in peak-hour student trips, especially during the morning peak period. The continued shift in the Campus population from commuter population to a residential population will reduce vehicular traffic to Campus during peak hours.

In 2006, University Village (UV), an 800-bed residential complex, opened for upperclassmen and graduate students. The apartment complex includes two parking garages (800 spaces) that are reserved exclusively for UV residents. UV residents are restricted from parking anywhere on Campus other than in the UV garages between 8 a.m. and 4 p.m. on weekdays. This strategy has had the following impact: (1) it converted 800 students from commuters to residents; (2) it directly reduced daily traffic to Campus by approximately 1,600 vehicle trips; and (3) it liberated for other uses 800 existing parking spaces on Campus.

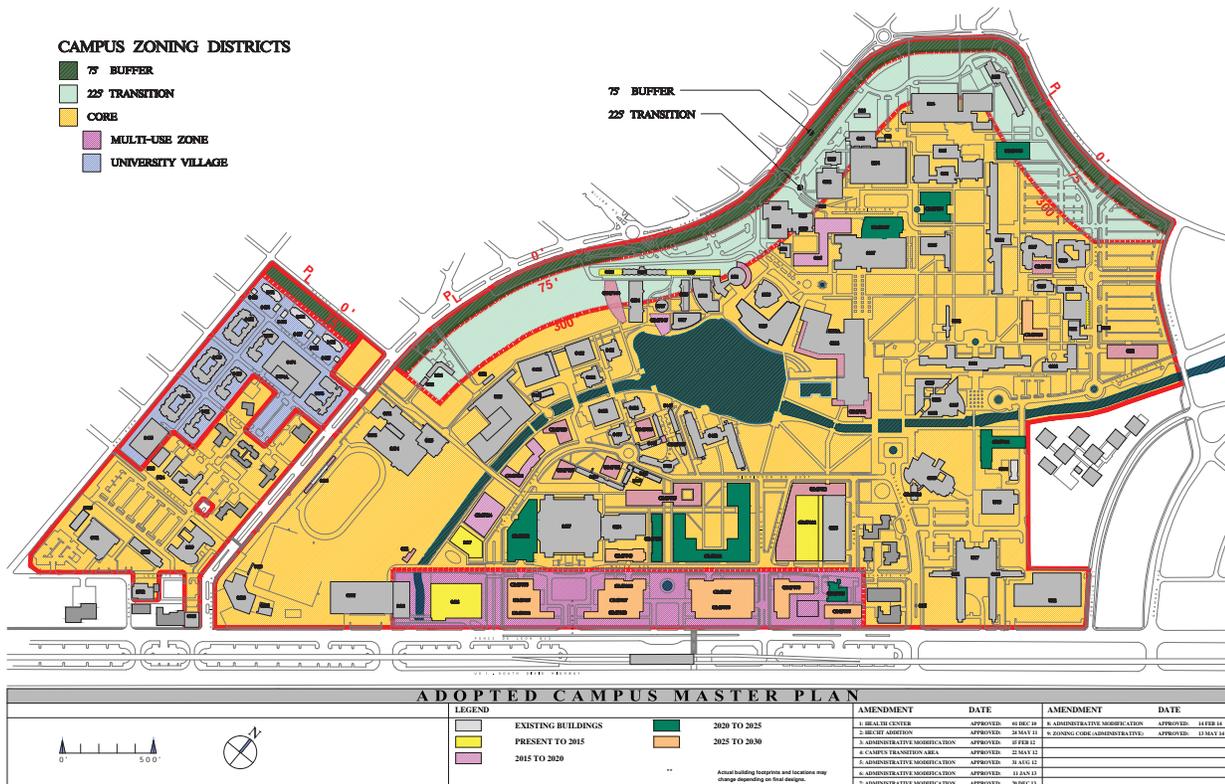


Exhibit B: Adopted Campus Master Plan

The University has 8,878 parking spaces distributed among surface lots and five parking garages (see *Exhibit C: Campus Parking Map*). Of these spaces, 2,470 spaces are located north of Lake Osceola, and the remaining 6,408 spaces are located to the south of the lake with 3,240 of these spaces located in parking garages. Based on a parking accumulation study conducted in October 2011, there is a daily average vacancy of approximately 2,000 spaces during peak occupancy hours. The average daily vacancy was determined based on data collected during 12 consecutive hours (7 a.m. to 7 p.m.) on two consecutive days by Keith and Schnars, P.A. The University of Miami Parking and Transportation Department also monitors parking usage on a daily basis as part of operations protocols for parking management purposes.



Allen Hall Parking Lot

B.1. No Freshmen Resident Car Policy

In 2008, the University implemented a policy that restricted first-year resident students from bringing a car on Campus, which immediately and directly reduced parking demand by approximately 500 cars and decreased vehicle trips accordingly.

B.2. Commuter (Students, Faculty, Staff) Restrictions

One characteristic of parking behavior is the tendency of drivers to seek parking as close to their destination as possible. Therefore, the Campus core area, located to the north of Lake Osceola, with approximately 2,500 spaces, is the most desirable area for parking. These lots are also the closest to the residential neighborhoods bordering the University.

In Fall 2011, the University implemented a parking management program that issues parking permits for commuter students, faculty, and staff to specific parking lots identified by various colors (See *Appendix 2: Campus Parking Zones*). The number of permits sold for each parking area is calibrated to the number of parking spaces in interconnected lots of the same color. This ensures that commuters will not have difficulty finding a space in their assigned lot and nearly eliminates the need for commuters to utilize an external surface road to search for parking once they have entered their assigned lot on Campus. Due to the distribution of parking on Campus, with nearly three-quarters of parking resources located south of Lake Osceola, the program has served to redirect commuters from lots north of the lake to areas south of the lake, further away from the surrounding residential neighborhoods.



Medians

B.3. Service and Deliveries

Service and delivery vehicles are encouraged to utilize Ponce de Leon Boulevard to access the Campus. This reduces the number of delivery vehicles that approach the Campus through the residential neighborhoods. In addition, the University has reduced the number

of service vehicles that are in use on Campus and has added numerous electric vehicles to its fleet.

C. Neighborhood Traffic Improvements

Over the past 23 years, a number of traffic improvements to the roadways separating the Campus from the neighborhoods have helped divert, reduce, and calm traffic. Many residential streets south of Miller Road (Mataro, Delgado, Zoreta, Consolata, and Zuleta Avenues) and along the Red Road corridor were closed by way of resident petitions to the City. The City installed medians and plantings on San Amaro Drive and along Ponce de Leon that have helped calm and reduce traffic.

The most successful traffic calming improvements are found along the San Amaro Drive/Campo Sano Avenue corridors. These improvements include enhanced sidewalks, medians, landscaping, lighting and limitation of access points to the residential cross streets in the area. These improvements have had a positive impact on reducing speed and minimizing cut-through traffic into residential neighborhoods. The 2007 and 2013 RTS reports confirm the effectiveness of these improvements by showing that traffic volumes have been decreasing on neighboring residential streets.



Traffic Circle

In Fall 2012, the signalized intersection at Miller Road and San Amaro Drive was eliminated and a roundabout was constructed in its place. The former Miller Drive entrance to the north of the intersection was closed and a new entrance to the Campus was provided directly accessed from the circle. The roundabout ended the stop and go traffic that previously existed at the signalized intersection and serves as an effective traffic calming feature. In Fall 2016, the University Hurry' Cane shuttle is expected to enter the Campus at the new Miller Road entrance instead of continuing north on San Amaro to Memorial Drive, further enhancing the observed reductions in the bordering residential streets.

D. Reduction of Traffic North of Lake Osceola

In the early 1990's, a general belief existed that the University was the primary generator of all the traffic in the area. This belief predated the RTS reports which demonstrated the limited growth of University traffic, and in some cases, the reduction of University traffic over time. This conclusion is supported by the traffic data, notwithstanding the 1.4 million square feet of Campus development that occurred since the first traffic study was conducted in 1992.

The Spring 2015 traffic counts north of Miller Road demonstrate that, since 2011, University traffic has been reduced by nearly 32.8 percent in the AM peak period and by 30.7 percent in the PM peak hours (see *Exhibit A: 1990-2015 Local Traffic Counts*) by adding more student housing, more parking south of Lake Osceola, restricting



Campo Sano Drive Median

parking, eliminating resident freshmen cars, encouraging alternate modes of transportation, changing the parking management program, and completing the Miller roundabout and Phase I of the Internal Road in Fall 2012.

When the internal road was made a condition of approval for the 2006 UMCAD Amendments, it was assumed that an ambitious University development program would significantly increase trips to the Campus. The evidence shows just the opposite.

The Arboretum versus Phase II of the Internal Road

The John C. Gifford Arboretum (“Arboretum”) is a highly valued botanical collection used for academic and research purposes by the College of Arts and Sciences.

It occupies the last remaining green, passive open space on the northern edge of the Campus. It is a vitally important Campus resource and serves the community as an idyllic and quiet place in which to commune with nature and a buffer between the University and the residential areas. The Arboretum enjoys strong community support and is associated with the Fairchild Tropical Botanic Garden.

A direct conflict exists between the internal road and the Arboretum. This is because the internal road – as originally conceived –roughly bisects the Arboretum. The inner road was envisioned in two phases. The completed Phase I of the Internal Road stops just south of the Arboretum and preserves the existing botanical collection. Phase II is proposed to cut through the Arboretum from one end to the other. The evidence shows that the Phase II connection through the Arboretum is neither necessary nor justified at this time due to the reduction of traffic achieved through the mobility strategies summarized herein.

The 2013 RTS, the 2013-2015 Mobility Plans, and traffic counts taken in Fall 2014 and Spring 2015 provide fresh confirmation of the continued success of the parking management program. They also confirm the efficacy of the Miller Road roundabout and Phase I of the Internal Road in reducing traffic north of Lake Osceola.

A New Proposed Approach for Phase II

With all the data confirming the effectiveness of the parking management system and the completion of Phase I of the Internal Road, the University proposes a new and revised approach to Phase II of the Internal Road that reflects current conditions (see *Exhibit D: Internal Road Phase I & II – Proposed Phase II Route; Location of Eliminated Parking Spaces*). The proposed revision to Phase II connects the parking lots on the east side of the Campus core from east and south of the Arboretum to University Drive and Pisano Avenue. The revised plans do not connect through the Arboretum (preserving a key neighborhood amenity as well as a vital academic and research resource) or across the canal on the east side of Campus, as these connections would have no meaningful benefit towards traffic reduction.



Entrance to Gifford Arboretum



Pedestrian Pathways through Gifford Arboretum

Phase II of the Internal Road is not forecasted to divert significant traffic volumes from the peripheral roadways (San Amaro Drive, Campo Sano Avenue, and Pisano Avenue). Commonly accepted traffic principles suggest that university traffic approaching from the west with destinations on the east side of the Campus will stay on external approach roads until they reach a convenient access point to that area. The same applies to university traffic approaching from the east. Likewise, traffic circulating within the Campus areas adjacent to the aforementioned corridors will not need to exit the Campus to access parking areas in the general vicinity.



Pathways near Memorial Drive

Lastly, the Campus areas near the surrounding neighborhood have seen a reduction of 400 spaces with the construction of Phase I of the Internal Road and will see the elimination of an additional 70 spaces in Phase II. Because parking resources are a primary driver of traffic, reducing the parking supply and permits sold will result in a reduction of between 940 and 1,880 daily vehicle trips in the area north of Miller Road. The proven traffic reduction makes it unnecessary to maintain the existing parking supply north of the lake as required in the original scope of the Internal Road project. Sufficient parking supply on the Campus will be maintained through additional parking construction south of the lake.

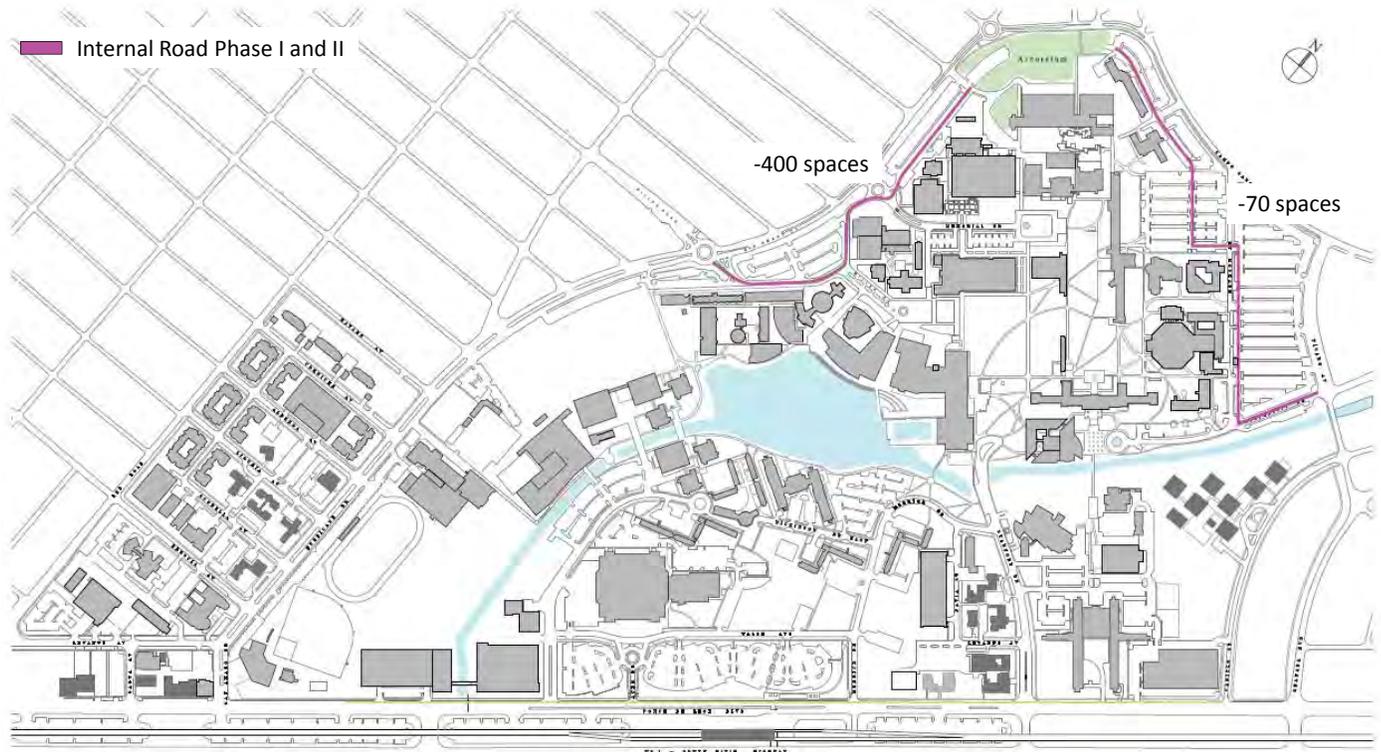


Exhibit D: Internal Road Phase I and II - Proposed Phase II Route and Location of Eliminated Spaces

E. Public Transit Program

The Campus is included in the City’s “Gables Redevelopment Infill District” (GRID), a transportation concurrency exception area. A key consideration for traffic concurrency exception is the availability and proximity of mass transit. The University is well served by Miami-Dade Transit which provides accessible heavy rail (Metrorail) and bus service (Metrobus) in close proximity to the Campus (see *Exhibit E: Transit Availability Map*).

To support traffic reductions and encourage mass transit ridership, the University has supported a Public Transit Program since 2008. This program provides subsidized and discounted Tri-Rail and Miami-Dade Metropasses for employees, faculty, and students. Program participants are restricted from purchasing parking permits. Participants may use other modes of Campus transportation such as the Hurry ‘Canes Shuttle, which provides convenient access from the University Station to the Campus. Full-time students and employees are eligible to purchase monthly Metropasses at a reduced rate. Approximately 370 Coral Gables Campus participants take advantage of this program. Overall, nearly 2,700 employees and students take advantage of this program across all three Campuses (Coral Gables Campus, Miller School of Medicine located in downtown Miami, and Rosenstiel School of Marine and Atmospheric Science on Virginia Key). The program reduces both the number of cars on Campus roadways and associated parking needs.

MDT is the 14th largest public transit system in the country and the largest transit agency in the state of Florida. This integrated transportation system consists primarily of the Metrobus fleet, connecting most areas of Miami-Dade County, Metrorail, and Metromover which serves the downtown central business district of Miami. The MDT connects to the regional Tri-Rail commuter service, which provides heavy rail commuter services within the Tri-County Area (Miami-Dade, Broward, and Palm Beach Counties). *Mobility Plan Matrix, Appendix 1*, provides information on ridership under the Public Transit Program section.

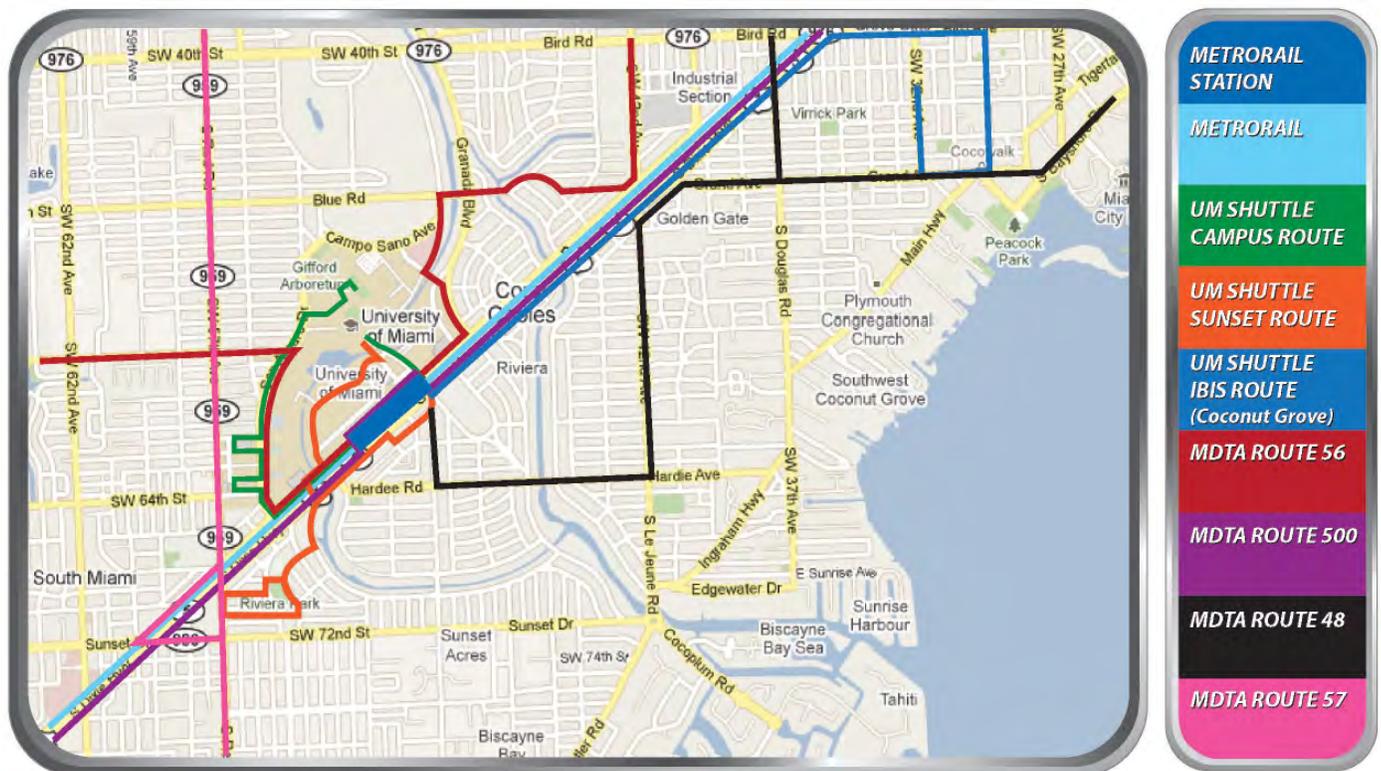


Exhibit E: Transit Availability Map

E.1. Metrobus

The UM Coral Gables Campus is served by three regular Metrobus routes (Routes 48, 56, and 57) and the Midnight Owl Service (Route 500). MDT bus routes serve the area along the peripheral roads and, in several instances, share bus stops with UM's Hurry 'Canes shuttle buses.

- Route 48 operates between the Brickell Metrorail Station and the University Metrorail Station via Coconut Grove and South Bayshore Drive. In the immediate UM Campus area, this bus route operates along US 1 and Ponce de Leon Boulevard between S. Alhambra Circle and Stanford Drive. The route operates on weekdays, between 6:44 a.m. and 7:36 p.m. with a headway of approximately an hour.
- Route 56 operates between SW 162nd Avenue/47th Street (56A), Miller Road, Town and Country Mall, Miami-Dade College Kendall Campus and Miami Children's Hospital via the University Metrorail Station and the City of Coral Gables. In the immediate UM Campus area, this bus route operates along University Drive (Doctors' Hospital), Pisano Avenue, Granada Boulevard, Ponce de Leon Boulevard (including the University Metrorail Station), San Amaro Drive, and Miller Road. The route operates on weekdays, between 5:58 a.m. and 8:01 p.m. with a headway that varies between 25 to 35 minutes.
- Route 57 operates between the MIA Metrorail Station and the Jackson South Hospital via the Miami International Airport, South Miami Metrorail Station, Red Road (NW/SW 57th Avenue), and the SW 152nd Street Park and Ride, Jackson South Hospital. In the immediate UM Campus area, this bus route operates along SW 57th Avenue on the southwestern boundary of the Campus. The route operates on weekdays between 6:31 a.m. and 7:30 p.m. with a headway that varies between 40 to 60 minutes.
- Route 500 Midnight Owl operates on a 60-minute headway schedule on all days of the week from around 12:32 a.m. until about 5:32 a.m. The buses stop at or near Metrorail stations, from Dadeland South to the Government Center station, including the University Metrorail station. In the immediate Campus area, the route operates along Ponce de Leon Boulevard between Stanford Drive and South Alhambra Circle.



Metrobus at University Station

E.2. Metrorail

Metrorail is a 25-mile dual track, elevated rapid transit system which runs from Kendall in southern Miami-Dade County through South Miami, Coral Gables, and downtown Miami; to the Civic Center/Health District; and to Brownsville, Liberty City, Hialeah, and Medley in northwest Miami-Dade, with connections to Broward and Palm Beach counties at the Tri-Rail/Metrorail transfer station recently completed and operational in 2015. Overall, the system has 23 accessible Metrorail stations about one mile apart from each other providing easy access for bus riders, pedestrians, cyclists, and passengers.



Metrorail

Metrorail runs along the southeast edge of Campus between Ponce de Leon Boulevard and US 1, with a stop (University Station) located just south of Merrick Drive. University Station is accessible from the Campus via a signalized pedestrian crossing on Ponce de Leon Boulevard.

The station is one of the 10 most heavily utilized stations in the system, with approximately 500,000 boardings during academic year 2014-2015. A pedestrian traffic signal provides direct access to the Campus across Ponce de Leon Boulevard. The station has connecting service provided by MDT Routes 48, 56, and 500 and UM's Hurry 'Canes Shuttle buses.

Operational since July 2012, Miami-Dade Transit's AirportLink Metrorail Extension has provided a key linkage to Miami International Airport (MIA) via transit. This connection runs to MIA and is known as the Orange Line. This link has provided convenient access to University students, staff and faculty travelling to and from MIA and to communities to the north via the Tri-Rail.

F. Trip-Sharing Program

The University supports those members of its community who choose to not drive, or are restricted from having a car on Campus, by providing a car share program, encouraging van/carpools and providing the availability of taxicabs. *Mobility Plan Matrix, Appendix 1*, provides supporting information on trip sharing programs.

F.1. Zipcar

Zipcar is an innovative and affordable car-sharing program that was launched on Campus in 2008. Car-sharing industry standards report that car sharing takes about 20 personally-owned vehicles off the road, reduces parking demand, saves money, and is good for the environment. It has been reported that car-sharing members:

- drive 40 percent fewer miles;
- use public transportation about 46 percent of the time;
- increase bicycle trips by 10 percent; and



University Station Metrorail



Hurry 'Canes Shuttle near University Station



Zipcars

- increase walking trips by 26 percent.

At present, the UM Zipcar program includes 15 vehicles (including hybrid models) on Campus stationed at four convenient locations with reserved parking spaces:

- Eaton Residential College parking lot;
- Hecht/Stanford Residential parking lot;
- University Village; and
- Mahoney/Pearson Residential parking lot.

Zipcar members, 18 and older, may rent a vehicle for an hour, a day, or longer for a small fee that includes fuel, insurance, and maintenance. Zipcars are available 24 hours a day, seven days a week, and can be reserved online. This program is particularly convenient to resident populations that do not have a car on Campus and also for faculty and staff that use public transportation or ride-sharing programs.



Zipcars

There are nearly 1,600 University and community members of the Zipcar program, a 60 percent increase since 2010 (see *Mobility Plan Matrix, Appendix 1*). Based on current usage statistics, each Zipcar is in use approximately 40 percent of the time with about 30 percent of its use occurring during weekdays and 49 percent during the weekends.

F.2. Car/Van Pool

In partnership with South Florida Commuter Services the University promotes and encourages carpooling by connecting students, faculty, and staff to www.get2um.com. This website allows University students and employees to link daily travel-sharing plans with others travelling to the Campus. The commuter program reinforces savings of time and money for commuters as a benefit. For the University, the benefits derived are reduced traffic trips to Campus and greater parking vacancy. To date, the program has registered a total of 282 carpoolers.

F.3. Campus Taxi Stand Areas

Taxis are an effective means of transportation for students, particularly in the evening hours. The University of Miami Police Department created two weekend Campus taxi stand areas that are convenient for resident students. On Thursday, Friday, and Saturday evenings from 9 p.m. to 3 a.m., taxis coming to pick up or drop off anyone on Campus are restricted to two locations: on the Dickinson Drive Circle or on Stanford Drive, just west of the Lowe Art Museum. Both of these locations are accessed from Ponce de Leon Boulevard, and do not impact the residential neighborhoods.



Taxis

Web-based mobile app services such as Uber and Lyft have provided students with additional mobility alternatives. The increase in mobility options reduces the need for resident students to have cars on campus.

G. Hurry 'Canes Shuttle Program

The University's Hurry 'Canes Shuttle is a free program funded by the University that provides easy and direct service throughout Campus. A shuttle route map is shown in *Exhibit F: Campus Shuttle Map. Mobility Plan Matrix, Appendix 1*, provides supporting information on the Hurry 'Canes Shuttle program.

G.1. On-Campus Shuttle

The two main routes of the Hurry 'Canes Shuttle on the Coral Gables Campus connect major parking areas, academic core buildings, University Village, and the public transit system at the University Metrorail Station.



Hurry 'Canes Shuttle

There are two Campus shuttle routes. The Ponce/Fountain route serves the western side of the Campus and the Stanford Express serves the eastern side of the Campus. The main terminus for both routes is the Ponce Garage, which is centrally located near the intersection of Ponce de Leon Boulevard and South Alhambra Circle. The garage serves as the system's transfer point and is a primary destination for commuters. Shuttle stops are conveniently located throughout Campus. The annual ridership for academic year 2014-2015 is estimated at approximately 700,000 passengers, with each shuttle rider representing one person who did not utilize a vehicle to move throughout the Campus or the area. The shuttles operate on weekdays from 7 a.m. to midnight during the spring and fall semesters, with approximate headways of six (6) to eight (8) minute intervals during class days,

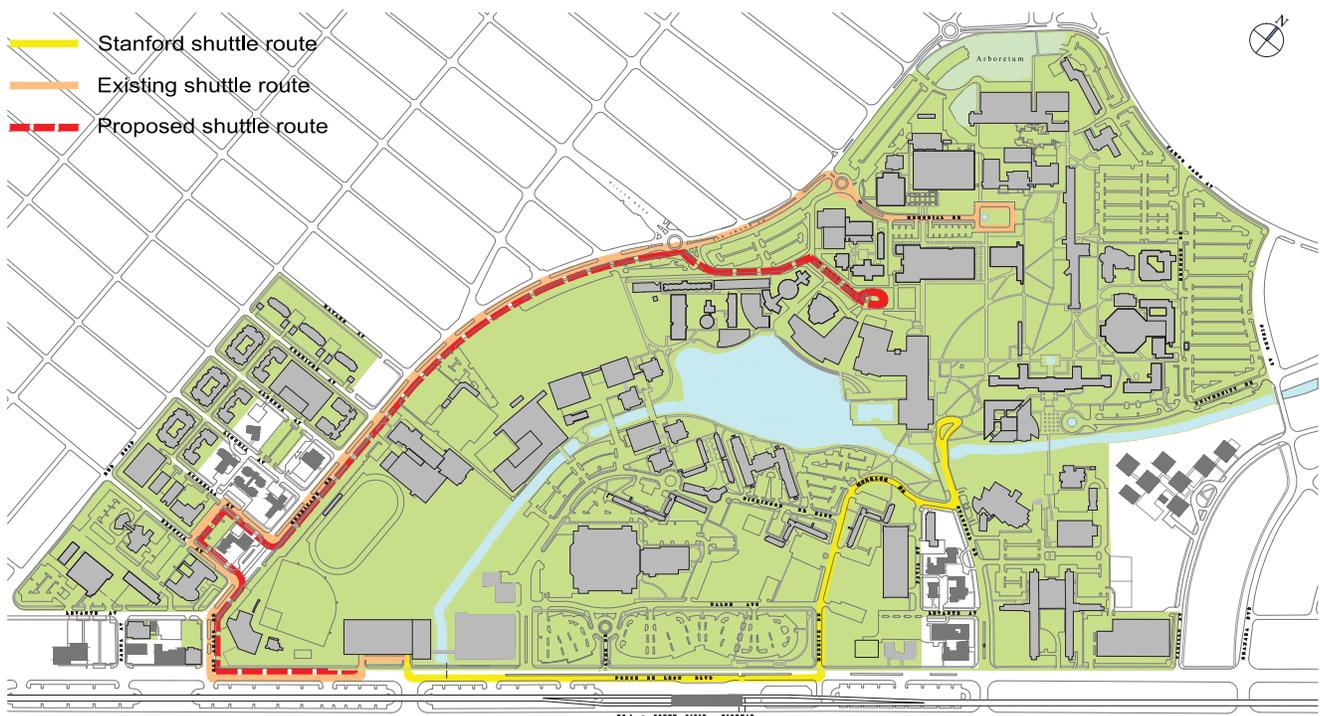


Exhibit F: Campus Shuttle Map

and 15 to 20 minute intervals at other times. During the summer semester, the shuttles operate between 7 a.m. and 7 p.m. The Hurry 'Canes Shuttle does not operate on University of Miami designated holidays.

G.2. Off-Campus, Recreational, and Shopping Shuttles

The Coral Gables off-campus, recreational and shopping shuttles serving approximately 27,000 riders provide a safe and efficient way for students to go to RMSAS, recreational and commercial areas without needing to utilize a personal vehicle. The routes operate during the Fall and Spring semesters.

The Ibis Ride Shuttle, serving over 6,000 riders, operates on Thursday and Friday nights from 9 p.m. to 2 a.m. between the Coral Gables Campus and the attractions of Coconut Grove.

The Sunset Shuttle, serving over 8,500 riders, operates on Thursdays and Fridays from 5 p.m. to 2 a.m., on Saturdays from noon to 2 a.m., and on Sundays from noon to 6 p.m. The shuttle operates from Merrick Drive and Stanford Circle. After the pickup, the shuttle proceeds to the corner of Mariposa Court and Madruga Avenue and offers service to the many retail locations on the east side of US 1, including supermarkets, restaurants and South Miami's Shops at Sunset Place.

Recreational shuttles are also provided to all home football games for the University community, from the Campus to SunLife Stadium and for day trips to nearby area destinations as part of programmed activities for students.

The Rosenstiel School of Marine and Atmospheric Science (RSMAS) Shuttle transports over 13,000 students, faculty, and staff annually from the Coral Gables Campus to RSMAS on Virginia Key. It stops at the Vizcaya Metrorail station to encourage the use of public transit for RSMAS students and staff. This route operates on weekdays from 7:30 a.m. to 6:30 p.m.



Hurry 'Canes Shuttle



Hurry 'Canes Shuttle



Hurry 'Canes Shuttle near Memorial Drive

H. Bicycle and Pedestrian Programs

The Coral Gables Campus is an attractive environment conducive for biking and walking. The University is a medium-sized, semi-urban Campus, surrounded on three sides by single-family residential neighborhoods and on one side by the heavily travelled US 1 / Ponce de Leon Boulevard commercial corridor. *Mobility Plan Matrix, Appendix 1*, provides supporting information on the bicycle and pedestrian programs.

With a medium-sized Campus where all facilities are within a 5- to 10-minute walk or bike ride, more members of the University community are taking advantage of the University's network of shared paths.



Hurry 'Canes Shuttle

H.1. UBike

The University of Miami formalized a bike program, UBike, in 2008 to encourage the use of bicycles. The program is managed by the Parking and Transportation Department (PTD), with input and coordination from other Campus departments. The UBike program ensures that concerns and needs representing all aspects of student and University life are considered to make the program accessible, enjoyable, and safe. In March 2012, the University of Miami was designated as a Bicycle Friendly University at the Bronze level by the League of American Bicyclists. This award is presented to colleges and universities that demonstrate significant commitments to bicycling.



Signage showing shared biking paths

The bike program includes the following components:

- Bike sales on Campus by outside vendors;
- Traffic safety classes for bicyclists;
- Bike registration by the University Police Department. In the 2014-2015 academic year over 1,100 new bikes were registered;
- Coordination of construction and repairs of existing and new bike paths by the Facilities and Construction Department. Generally, paths on Campus are shared by pedestrians and bicyclists. New construction projects are reviewed to ensure that adequate paths are provided and integrated into the Campus path system and bike racks are properly situated to encourage more bike usage;



UBike Program

- Adequate bike parking at multiple locations across the Campus and continuous monitoring of bike usage patterns and needs. There are approximately 300 bike racks throughout Campus, with current capacity for nearly 1,700 bikes. These efforts ensure that bike riders will find convenient and secure places to park their bicycles overnight and around Campus;
- Air stations for bike tires provided at three locations on Campus;
- Shower access for students, faculty, and staff commuting to the University by bicycle;
- Support and funding to the UBike student group;
- Yearly bike sweeps by the University of Miami Police and Facilities Department to ensure that abandoned bikes are removed from Campus and donated to local charities;
- Distribution of information on local and regional bike events hosted by outside groups; and
- Easy access to the M-Path located along the southeast side of the Campus providing connectivity to Campus for bicyclists. The M-Path is a paved path that runs the length of the Metrorail guideway and is part of Miami Dade County's Bicycle Plan. This path provides access north to the Vizcaya Metrorail station and south to the Metro busway.

H.2. Pedestrian and Bike Pathways

When the UBike program was conceived, the University determined the requirements of the program, with a primary goal to establish shared paths that would allow a bicyclist to traverse the entire Campus.

As part of Campus infrastructure improvements, the University has developed an extensive system of paths that are used by bicycles and pedestrians and has improved and widened sidewalks to minimize areas of pedestrian and bicycle conflict. Pathways will be incorporated into new Campus projects.



Shared pathways



Shared pathways



Bike racks

I. Enhanced Campus Life Programming

The University provides a number of facilities and programs that help keep students on Campus. More than 290 student clubs, organizations, fraternities, and sororities provide a comprehensive variety of activities that engage and inspire students while connecting them with colleagues involved in similar pursuits.

The Student Activities Center, now called the Donna E. Shalala Student Center, opened in Fall 2013, has quickly become a hub for Campus life activities. With the addition of Starbucks, M2O (Make To Order), Jamba Juice and the new Rathskellar, there are now more dining options at the Student Activities Center likely leading to more people staying on Campus for meals. Rathskellar alone has seen a 34 percent increase in customer count.

The multipurpose room, with capacity of up to 1,000 persons, provides space for events that were previously held off Campus to be held on Campus. This has eliminated the back-and-forth traffic to bring items off Campus and has kept resident students on Campus for the events.

The addition of lounge and study spaces (including the 24-Hour Kornspan Study Lounge) has encouraged commuter students to stay on Campus during breaks in their day.

Late Night Programming aimed at keeping students on Campus was initiated recently. This includes a monthly “Canes After Dark” event on Thursday or Friday evenings and food truck events aimed towards keeping students on Campus. A full-time staff position was created in the Department of Student Activities and Student Organizations to facilitate these types of events.

Commuter initiatives by the Department of Orientation and Commuter Student Involvement have also been developed. This includes “Good Morning Commuters” encouraging students to be on Campus in the morning, and remain on Campus. The Commuter Assistant Program creates events at specific times to keep commuters on Campus. Additionally, the Association of Commuter Students Office is an area which members can use as a “home away from home” further encouraging students to remain on Campus.



Student Activity Center



Lowe Art Museum



BankUnited Center

The Wellness Center provides numerous new program offerings that complement the already successful recreational and Campus wellness programs.

In addition to these aforementioned, the Cosford Cinema, Lowe Art Museum, BankUnited Center, Ring Theater, dining areas, libraries, and a variety of outdoor Campus areas continue to provide a host of community spaces that add value to Campus life. All of these facilities and programs support the Mobility Plan's goals by encouraging and providing for students to remain on Campus.

J. Regional Traffic Studies

The University of Miami performs a Regional Traffic Study (RTS) every five years and identifies mitigation that is needed based on a measurement of future roadway and intersection levels of service against the forecasted Campus development program through build-out in five year increments. The mitigation in the RTS ensures that the Mobility Plan can continue to ameliorate reasonable traffic impacts. The Mobility Plan and the RTS, both mandated by the Development Agreement between the City of Coral Gables and the University, share common goals and objectives – they document and quantify local and regional trip reductions, while the RTS has a greater focus on traffic impacts and mitigation. The success of the Mobility Plan is monitored through a mandated annual report that advises of changes in the plan.

The Mobility Plan remains flexible and capable of incorporating new and evolving strategies and technologies, as well as abandoning those that may prove to be unproductive. While the Mobility Plan reduces overall vehicle trip generation on local and regional levels, the RTS measures the success of those reductions and the extent to which the goals of the Master Plan are being achieved through a defined methodology and process. The 2013 RTS documents and confirms that the University's Mobility strategies have been successful in mitigating traffic impacts resulting from Campus development.

**Appendix 1: Mobility Matrix
Academic Years 2010-2015**

	Academic Year 2010-2011	Academic Year 2011-2012	Academic Year 2012-2013	Academic Year 2013-2014	Academic Year 2014-2015
A. Residential Campus Strategy¹					
A.1. Number of on-campus beds	4,468	4,431	4,344	4,344	4,344
Campus Population (Headcount)					
A.2. Total Number of enrolled students	14,091	14,451	14,442	15,009	14,978
Total Number of Resident students	4,284	4,373	4,216	4,243	4,153
Total Number of Commuters students	9,807	10,078	10,226	10,766	10,825
A.3. Total Number of Faculty and Staff	3,197	3,186	3,152	3,214	3,338
B. Parking Management Program and Policies					
Parking Supply					
B.1. Total on-campus parking (surface and garage)	9,351	9,289	9,273	9,274	8,878
Parking Supply North of the Lake					
B.2. Total on-campus parking north of the lake (surface and garage)	2,892	2,543	2,469	2,473	2,470
Surface Parking	2,892	2,543	2,469	2,473	2,470
Garage Parking	-	-	-	-	-
Red Zone	-	-	1,784	1,784	1,774
Purple Zone	-	-	685	689	696
Parking Supply South of the Lake					
B.3. Total on-campus parking south of the lake (surface and garage)	6,459	6,746	6,804	6,801	6,408
Surface Parking	3,503	3,501	3,564	3,561	3,168
Garage Parking	2,956	3,245	3,240	3,240	3,240
Yellow Zone	-	-	1,497	1,495	1,245
Pink Zone	-	-	1,136	1,136	1,128
White Zone	-	-	408	590	594
Grey Zone	-	-	867	866	794
Green Zone	-	-	1,338	1,338	1,279
Blue Zone	-	-	722	540	532
University Village	-	-	836	836	836
Supporting Information:					
B.4. Change of Total on-campus parking	-	-62	-16	1	-396
Change of North Campus Area parking supply	-	-341	-41	4	-3
Change of South Campus Area parking supply	-	307	25	-3	-393
Permits issued					
B.5. Total on campus permits issued	12,339	12,592	12,048	12,937	12,496
Permits Issued North of the Lake					
B.6. Permits issued north of the lake	N/A	3,698	3,297	3,464	3,533
Residential	-	-	-	-	-
Commuter/all others	N/A	3,698	3,297	3,464	3,533
Red Zone	N/A	2,710	2,730	2,950	3,002
Purple Zone	N/A	988	567	514	531
Permits Issued South of the Lake					
B.7. Permits issued south of the lake	N/A	8,894	8,751	9,473	8,963
Residential	1,320	1,377	1,400	1,483	1,333
Blue Zone	N/A	1,377	700	733	663
University Village	N/A	N/A	700	750	670
Commuter/all others	N/A	7,517	7,351	7,990	7,630
Yellow Zone	N/A	5,039	2,320	2,537	2,203
Pink Zone	N/A	N/A	1,745	1,815	1,528
White Zone	N/A	N/A	653	427	554
Grey Zone	N/A	788	576	774	863
Green Zone	N/A	1,690	2,057	2,437	2,482
C. Public Transit Program²					
Total University of Miami System					
C.1. Average Number of Monthly Metropasses/Tri-Rail Passes distributed	2,952	2,849	2,743	2,770	2,666
University of Miami Coral Gables Campus Only					
C.2. Average Number of Monthly Metropasses/Tri-Rail Passes distributed	460	388	428	400	369
University Metrorail Station (source: Miami-Dade County Transit)					
C.3. University Metrorail Station Ridership**	456,937	486,896	536,518	562,212	438,711
Metrobus Ridership Routes and Stops (source: Metro-Dade Transit)					
C.4. Route 56/48/500, UM stops (yearly total based on weekday average)	53,820	81,380	67,600	60,060	65,000
D. Trip-Sharing Program³					
Zip Car Program					
D.1. Number of Zipcars on Coral Gables campus	13	13	15	15	15
D.2. Number of UM and Coral Gables participants*	969	1,218	1,402	1,582	1,558
Car/Van Pool					
D.3. Total number of program registrants	-	-	-	279	282
Taxi Stand Areas					
D.4. Number of taxi stand areas on Coral Gables campus	2	2	2	2	2
E. Hurry'Canes Shuttle Program⁴					
On-Campus Shuttle					
E.1. Total ridership during academic year*	560,100	803,100	620,600	634,736	698,042
Recreational and Shopping Shuttles					
E.2. Total ridership during academic year*	37,600	41,700	32,300	35,675	14,306
Off-Campus Shuttles (RSMAS)					
E.3. Total ridership during academic year*	12,400	11,000	11,000	12,161	12,900
F. Bicycle Program⁵					
F.1. Total annual UM Bicycle registration	1,070	1,037	1,155	1,213	1,137
F.2. Total on-campus bike racks	234	234	294	294	293
F.3. Total bike capacity	1,658	1,658	1,707	1,703	1,686

¹ See Volume II, Section 1 for supporting documentation

² See Volume II, Section 2 for supporting documentation

³ See Volume II, Section 3 for supporting documentation

⁴ See Volume II, Section 4 for supporting documentation

⁵ See Volume II, Section 5 for supporting documentation

*Includes available data up to April 2015.

**Includes available data up to March 2015.



**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	<u>Jeffrey S. Bass</u>	2015 JAN 27 PM 12:54 CITY OF CORAL GABLES RECEIVED BY THE OFFICE OF THE CITY CLERK
	<u>LOBBYIST</u>	
Print Your Business Name, if applicable	<u>Shubin & Bass, P.A.</u>	
Business Telephone Number	<u>(305) 381-6060</u>	
Business Address	<u>46 S.W. 1st Street, Third Floor, Miami, Florida, 33130</u>	
	<u>ADDRESS CITY, STATE ZIP CODE</u>	
Federal ID#:	<u>650383281</u>	

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

NONE

PRINCIPAL REPRESENTED:

NAME University of Miami **COMPANY NAME, , IF APPLICABLE** _____
BUSINESS ADDRESS 1320 South Dixie Hwy, Suite 1250, Coral Gables, FL 33146 **TELEPHONE NO.:** (305) 284-2700

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 Jeffrey S. Bass 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.

Print Name of Lobbyist

Signature of Lobbyist

CITY OF CORAL GABLES
RECEIVED BY THE
OFFICE OF THE CITY CLERK
2015 JAN 27 PM 12: 54

STATE OF FLORIDA)
COUNTY OF DADE)

BEFORE ME personally appeared Jeffrey S. Bass 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 22nd day of January 2015.

Personally Known

Produced ID

\$150.00 Fee Paid

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



RUTH QUINTAVALLI
Notary Public - State of Florida
My Comm. Expires Mar 9, 2015
Commission # EE 851527
Bonded Through National Notary Assn.

Date: 01/27/2015

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 Jeffrey S. Bass LOBBYIST
Print Your Business Name Shubin & Bass, P.A.
Business Telephone Number (305) 381-6060
Business Address 46 S.W. 1st Street, Third Floor, Miami, Florida 33130
ADDRESS CITY, STATE ZIP CODE

CITY OF CORAL GABLES
RECEIVED BY THE CITY CLERK
2015 JAN 27 PM 12:54

Corporation, Partnership, or Trust Represented:

Principal Name: University of Miami

Principal Address: 1320 South Dixie Hwy, Suite 1250, Coral Gables, FL 33146 Telephone Number: (305) 284-2700

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)

General representation in matters related to campus development.

Providing services as an attorney.

I Jeffrey S. Bass hereby swear or affirm under penalty of perjury 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.

[Signature]
Signature of Lobbyist

January 22, 2015
Date

STATE OF FLORIDA)
)
COUNTY OF DADE)

BEFORE ME personally appeared Jeffrey S. Bass 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 22nd day of January 2015 .

Personally Known
 Produced ID



[Signature]

2015 JAN 27 PM 12: 54
CITY OF CORAL GABLES
RECEIVED BY THE
OFFICE OF THE CITY CLERK

For Office Use Only

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

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



CITY OF CORAL GABLES LOBBYIST EXPENDITURE REPORT

Any lobbyist who has registered must file an expenditure form detailing any expenditure related to lobbying for each issue the lobbyist has been engaged to lobby in the period from January 1, through December 31st of the preceding year.

Lobbyist Name: Jeffrey S. Bass
(Print)
Principal: University of Miami

Issue: General representation in matters related to campus development. Providing services as an attorney.

CATEGORIES OF EXPENDITURES	AMOUNT
Food & Beverage	\$0.00
Entertainment	\$0.00
Research	\$0.00
Communications	\$0.00
Media/Advertising	\$0.00
Publications	\$0.00
Travel	\$0.00
Lodging	\$0.00
Special Events	\$0.00
Other	\$0.00

JANUARY 1, 2014 THROUGH DECEMBER 31, 2014

2015 JAN 27 PM 12: 54
CITY OF CORAL GABLES
RECEIVED BY THE
OFFICE OF THE CITY CLERK

OATH

I do solemnly swear or affirm that all facts contained on this Lobbyist Expenditure Report form are true and correct; and that I have read and am familiar with the provisions contained in the City of Coral Gables Ordinance No. 2006-11.

[Signature]
Signature of Lobbyist

January 27, 2014
Date

STATE OF FLORIDA

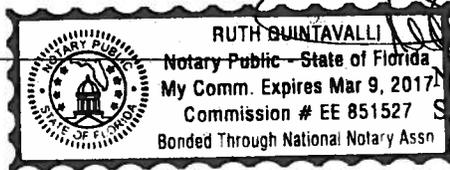
COUNTY OF DADE)
)

BEFORE ME personally appeared Jeffrey S. Bass 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 27th day of January 2014.

Personally Known

Produced ID



2015 JAN 27 PM 12: 54

CITY OF CORAL GABLES
RECEIVED BY THE
OFFICE OF THE CITY CLERK

For Office Use Only

Data Entry Date: _____, 20____.

Entered By: _____

RECEIPT DATE 9/27/2015 No. **732647**

RECEIVED FROM Shubin & Bass PA \$ 150.00

One hundred fifty DOLLARS

FOR RENT
 FOR Johnny's Deposition Jeffrey S. Bass

ACCOUNT CASH cash # 17964

PAYMENT 150.00 CHECK FROM TO

BAL. DUE MONEY ORDER

CREDIT CARD BY A Davis



**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 Irma M. Abella
LOBBYIST

Print Your Business Name University of Miami

Business Telephone Number (305) 284-6728

Business Address 1535 Levante Ave., Coral Gables, FL 33146
ADDRESS CITY, STATE ZIP CODE

Corporation, Partnership, or Trust Represented:

Principal Name: N/A

Principal Address: _____ Telephone Number: _____

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**)

University Campus District ("UCD") and other University of Miami related matters.

I Irma M. Abella hereby swear or affirm under penalty of perjury 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.

Irma M. Abella
Signature of Lobbyist

June 17, 2015

Date

STATE OF FLORIDA)
)
COUNTY OF DADE)

BEFORE ME personally appeared Irma M. Abella 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 17th day of June 2015.

Personally Known

Produced ID

Caroline Otero
Notary Public
State of Florida



CAROLINE OTERO
MY COMMISSION # EE 871300
EXPIRES: February 4, 2017
Bonded Thru Budget Notary Services

For Office Use Only

Data Entry Date: _____, 20____.

Entered By: _____

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



**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 Irma M. Abella
LOBBYIST

Print Your Business Name, if applicable University of Miami

Business Telephone Number (305) 284-6728

Business Address 1535 Levante Avenue, Coral Gables, FL 33146
ADDRESS CITY, STATE ZIP CODE

Federal ID#: _____

State the extent of any business or professional relationship you have with any current member of the City Commission.
None

PRINCIPAL REPRESENTED:

NAME University of Miami COMPANY NAME, , IF APPLICABLE _____

BUSINESS ADDRESS 1535 Levante Ave., Ste. 205 TELEPHONE NO.: (305) 284-6728
Coral Gables, FL 33146

Internal Revenue Service

Department of the Treasury

District
Director

P.O. Box 1055
Atlanta, GA 30370

University of Miami
P.O. Box 248073
Coral Gables, FL 33124

Person to Contact:
Ann Price
Telephone Number:
(404) 221-4516
Refer Reply to:
EO:7201:AP
Date: NOV 28 1982

Gentlemen:

This is to confirm that University of Miami is recognized exempt from Federal income tax under Section 501(c)(3) of the Internal Revenue Code.

The organization has further been determined not to be a private foundation within the meaning of Section 509(a) because it is described in Section 509(a)(1) and 170(b)(1)(A)(ii) of the Code.

The tax exempt status granted is currently in effect and will remain in effect until terminated, modified or revoked by the Internal Revenue Service.

Any change in your purposes, character, or method of operation must be reported to us so we may consider the effect of the change on your exempt status.

This confirmation is in lieu of a copy of your original determination letter which is not available.

If you have additional questions, please contact this office.

Sincerely yours,



Ann Price
Exempt Organization Specialist