City of Coral Gables
Planning and Zoning Staff Recommendation

Applicant:	**University of Miami**
Application:	**Amendment to the University of Miami Development Agreement**
Property:	**University of Miami Campus Coral Gables, Florida**
Public Hearing Date/Time/ Location:	**Planning and Zoning Board October 14, 2015, 6:00 – 9:00 p.m., City Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida, 33134**

1. APPLICATION REQUEST

The University of Miami is requesting an amendment to the 2010 University of Miami Development Agreement to update the design of Phase II of the Internal Road around the north side of the Coral Gables Campus, from Robbia Avenue, around the campus to Campo Sano Avenue, Pisano Avenue, University Drive, and to Stanford Drive, to implement vehicular, pedestrian and bicycle mobility and safety improvements on the north side of the Campus and to preserve natural areas, and to allow parking spaces displaced by construction of the Internal Road to be replaced anywhere on the Coral Gables campus. Approval of an amendment to a Development Agreement requires review by the Planning and Zoning Board and City Commission review and approval at two (2) public hearings (via Ordinance). The proposed Ordinance title is as follows:

> *An Ordinance of the City Commission of Coral Gables amending the City of Coral Gables and University of Miami Development Agreement, adopted by Ordinance No. 2010-31 on 09.28.10, pursuant to Zoning Code Article 3, Division 19, entitled "Development Agreements", for the University of Miami, City of Coral Gables Campus, amending Paragraph 19 of the Development Agreement ("Internal Road and Access") that governs internal circulation on the Coral Gables Campus, to modify Phase II of the Internal Road; providing for a repealer provision, providing for a severability clause, and providing for an effective date. (legal description on file) (PZB review)*

2. APPLICATION SUMMARY

Project Summary

The University of Miami (hereinafter referred to as "University"), has submitted a proposed amendment to the University of Miami Development Agreement. The application package submitted by the University is provided as Attachment A.

The location of the areas that are the subject of the Application are along Campo Sano Avenue, Pisano Avenue, University Drive, and Stanford Drive, as shown on the following aerial/location map:

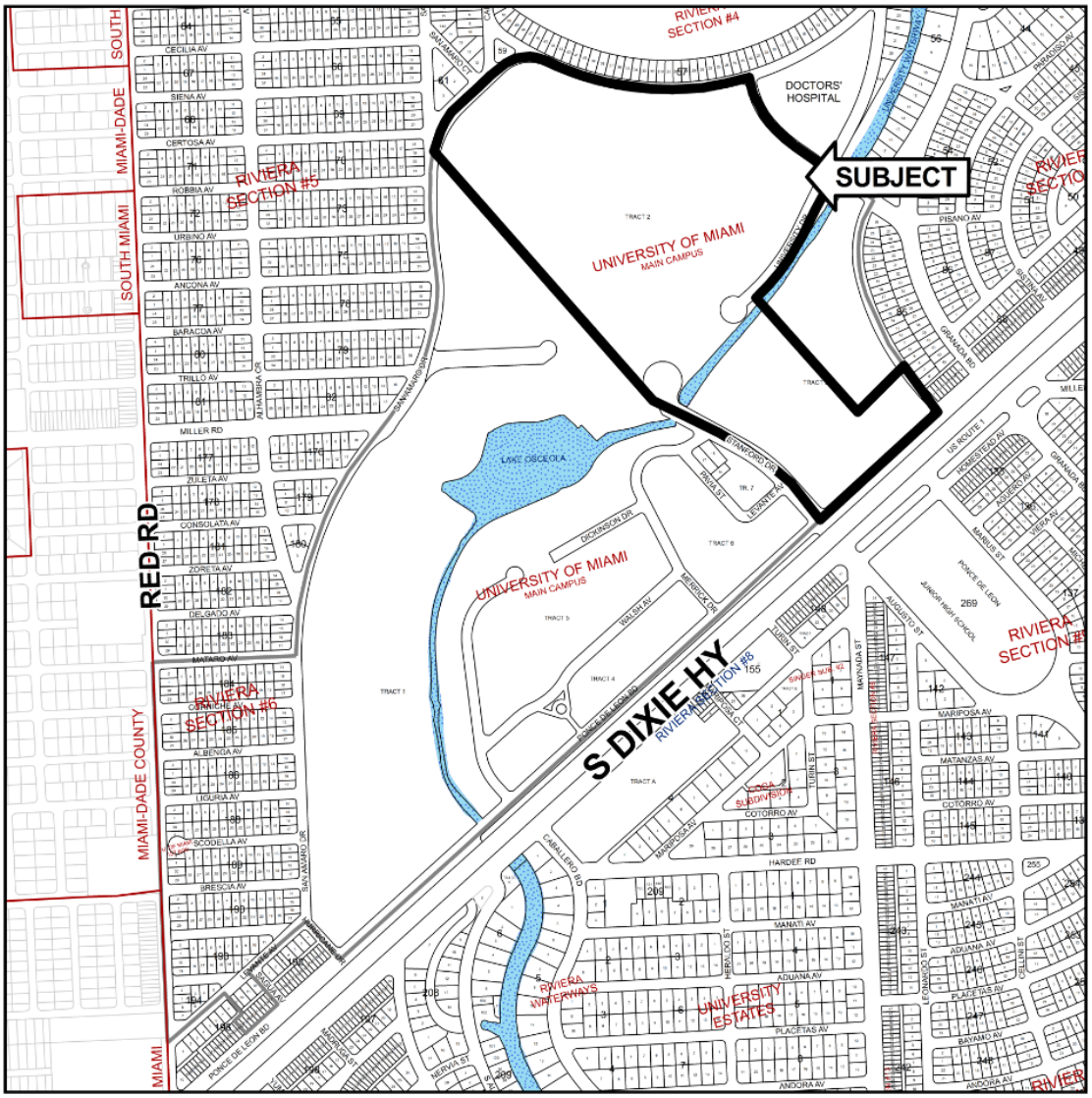


Figure 1: Location Map

Detailed maps and graphics showing the areas that are the subject of the proposed amendments are provided in the University's application package with the submittal letter.

Project Context and Surrounding Uses

The property is surrounded by a mix of residential and institutional uses.

Figure 2: Aerial of Subject Property and Surrounding Areas

Surrounding Land Uses

Location	Existing Land Uses	CP Designations	Zoning Designations
North	• Vacant wooded lot • Carlos Kakouris Park • Single-Family residences • Riviera Country Club Golf Course • Duplex Residential • Campo Sano Townhouse project	• Single-Family Low Density • Open Space • Single-Family Low Density • Parks and Recreation • Multi-Family Duplex Density • Multi-Family Duplex Density	• Single-Family Residential • Special Use • Single-Family Low Density • Parks and Recreation • Multi-Family Duplex Density
East	• Doctor's Hospital • Single-Family homes • Gables Waterway • West Lab Elementary	• Hospital • Single-Family Low Density • University	• Special Use • Single-Family Residential • University Campus District
South	• University of Miami Campus	• University • University Campus Multi-Use Area	• University Campus District
West	• University of Miami Campus	• University	• University Campus District

Land Use Classification and Zoning District

The property's existing land use and zoning designations are illustrated on the following maps:

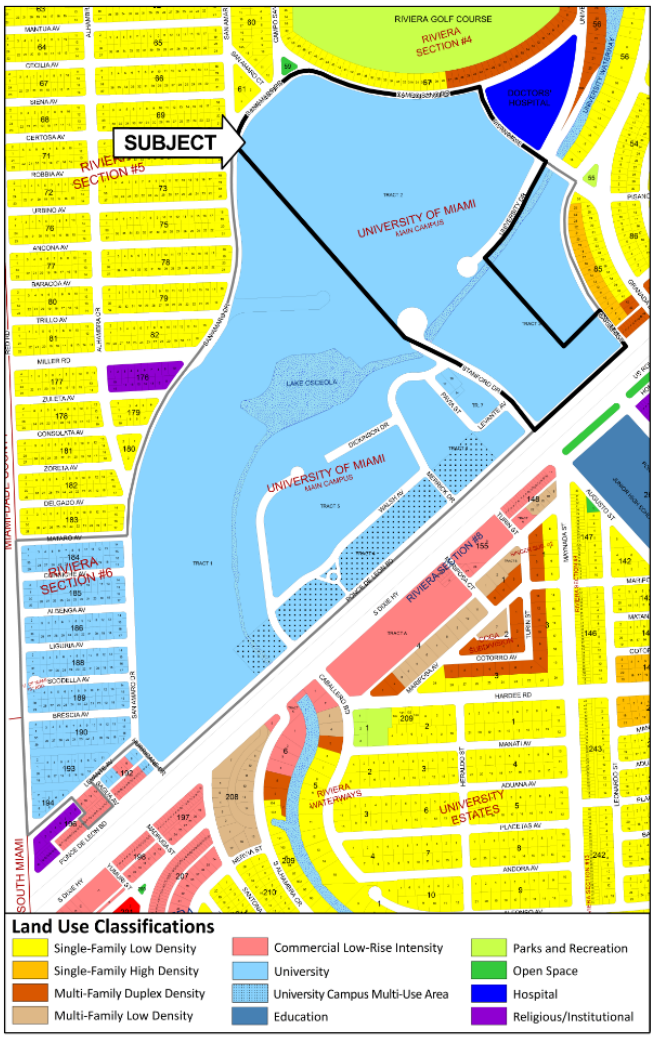


Figure 3: Existing Future Land Use Map

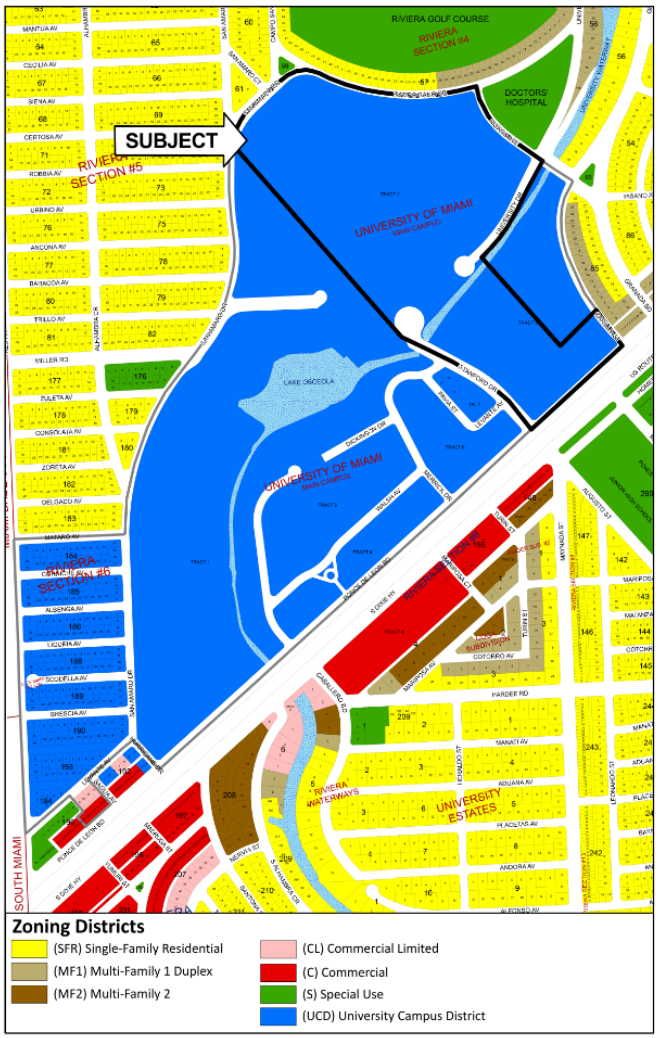


Figure 4: Existing Zoning Map

3. REVIEW TIMELINE AND PUBLIC NOTIFICATIONS

The proposal has undergone the following official City reviews:

Type of Review	Date	Result of Review
Development Review Committee	07.24.15	Comments Provided
Planning and Zoning Board	10.14.15	TBD
City Commission (1st reading)	TBD	TBD
City Commission (2nd reading)	TBD	TBD

The Applicant completed the mandatory neighborhood meeting on October 7, 2015 with notification to all property owners within 1,000 feet of the property boundary (see below map).

In advance of the Planning and Zoning Board meeting, City Staff sent a courtesy notice to all property owners within 1,000 feet of the property boundary that identifies the application filed, proposed public hearing dates/times, opportunity to submit comments and location where the application file can be reviewed (Attachment B). A total of 1,198 notices were mailed. Public comments received up to the week before the Planning and Zoning Board meeting are included as Attachment C, and any additional submitted comments shall be provided to the Board at the public hearing. A legal advertisement was published in the newspaper on October 2nd, 2015, included as Attachment D.

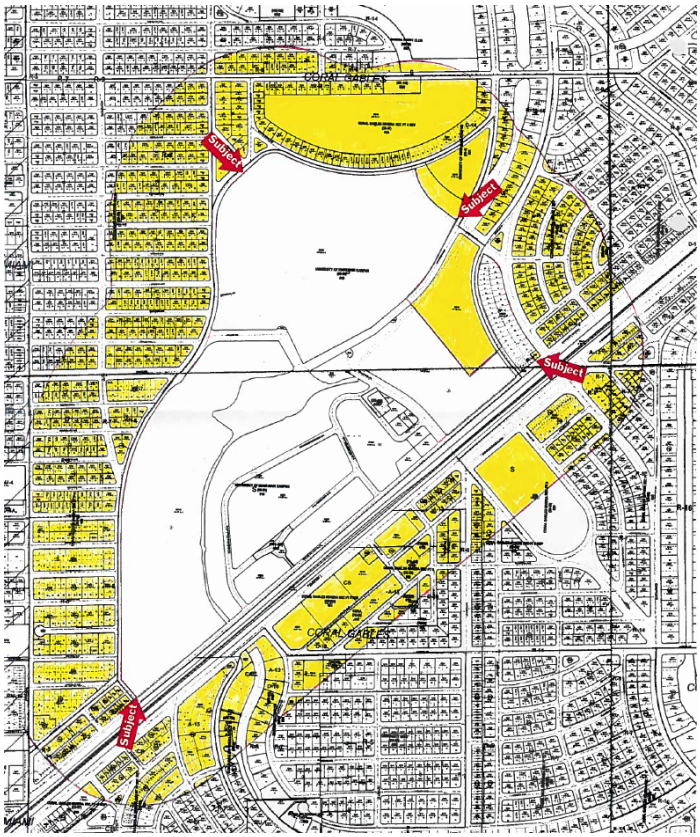


Figure 5: Courtesy Notification Radius Map

The following has been completed to solicit input and provide notice of the application:

Public Notice

Type	Date
Applicant neighborhood meeting	October 7, 2015
Courtesy notification - 1,000 feet of the property	October 2, 2015
Posting of property	October 2, 2015
Legal advertisement	October 2, 2015
Posted agenda on City web page/City Hall	October 2, 2015
Posted Staff report on City web page	October 9, 2015

4. APPLICATION REQUEST

Development Agreement Amendment

In 2007, an Internal Road Project was adopted as part of the University of Miami Campus Master Plan, in order to connect the parking lots on the north side of the campus, and to provide an internal, private connection between Ponce de Leon Boulevard and the parking lots on the north side of the University Waterway. The route is shown below:

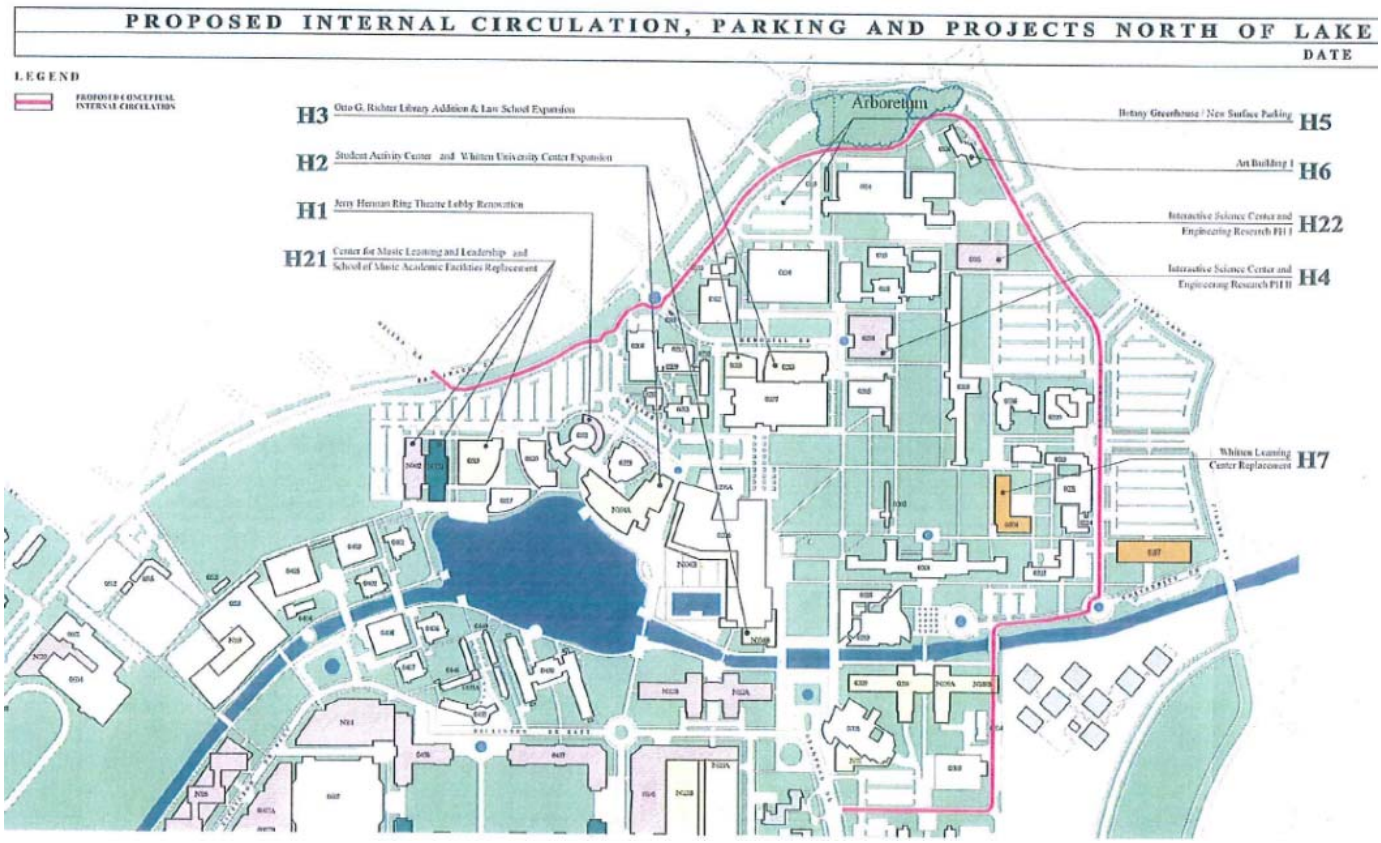


Figure 6: 2007 Adopted Internal Road Route
(Pink line shown as "Proposed Conceptual Internal Circulation")

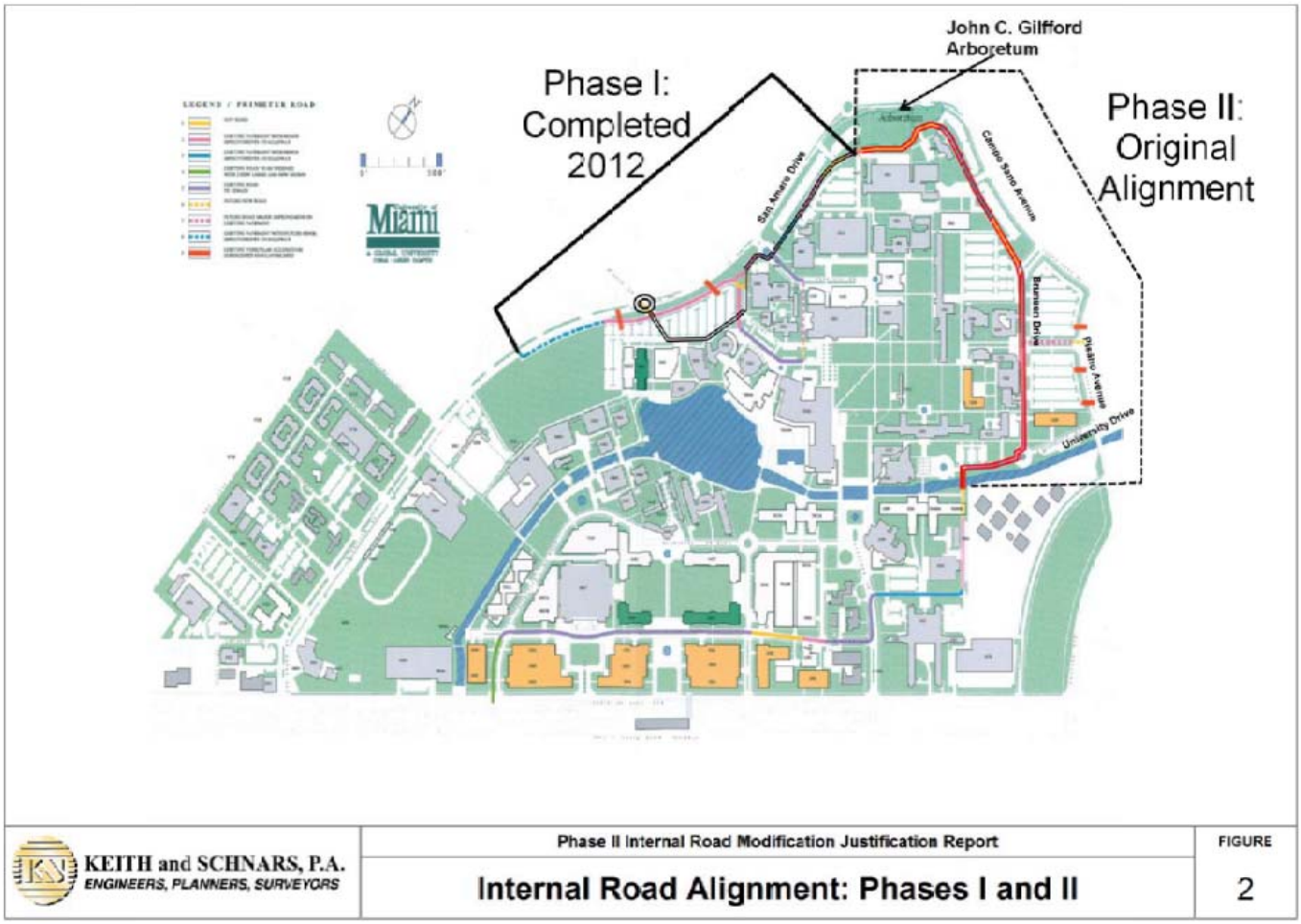


Figure 7: Adopted Internal Road Route, Phase I and Phase II

In June 2015, the University completed its annual update of its Mobility Plan, provided in Attachment A, Tab 12, documenting existing and proposed strategies to reduce traffic in and around the Coral Gables campus. At the same time, in June 2015, the University prepared the Phase II Internal Road Modification Justification Report (Attachment A, Tab 11) documenting consistent traffic reduction around the campus from 1990 – 2015 through a variety of policy and infrastructure efforts.

In the Mobility Plan and the Phase II Internal Road Modification Justification Report, the University of Miami demonstrates a reduction in traffic on the north side of the lake in spite of increased development on campus. As a result of these findings, the University proposes a revised approach to Phase II of the Internal Road, which reduces the length of the vehicular connection through the parking lots, but increases investment in pedestrian and bicycle connectivity, streetscape, landscape, and safety improvements for streets and intersections along the north side of the campus.

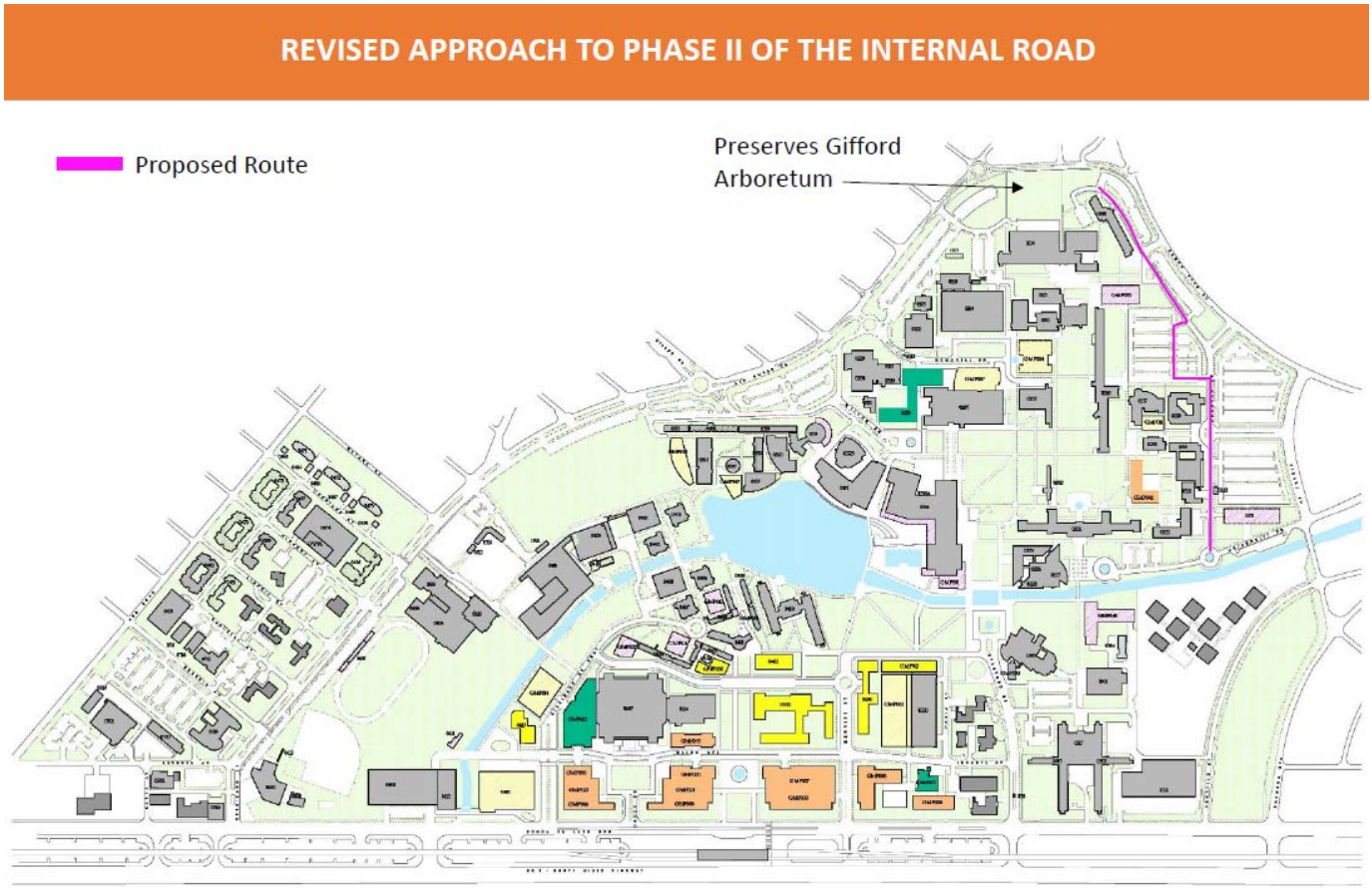


Figure 8: Proposed Updated Internal Road Phase II Design

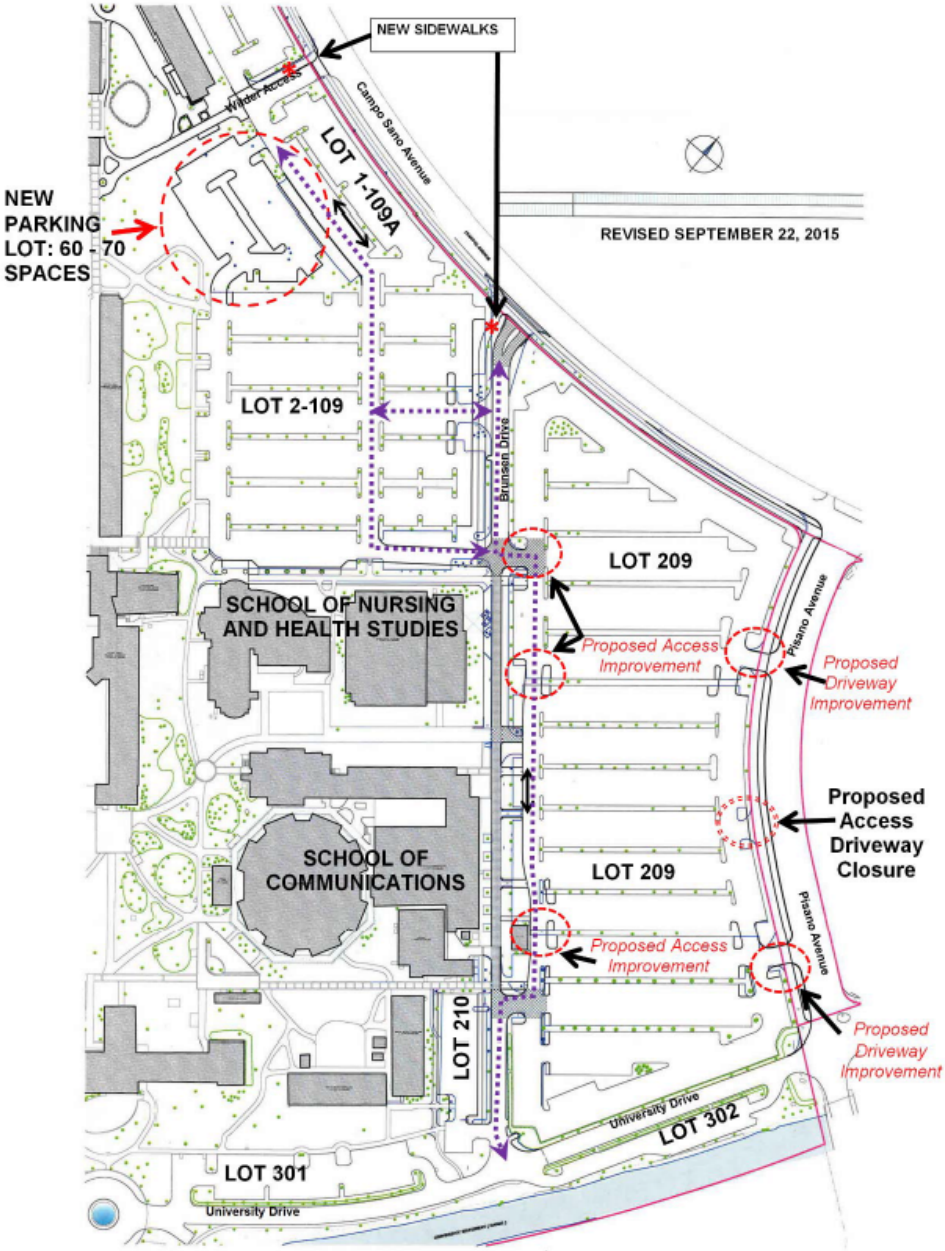


Figure 9: Proposed Alternative Mobility Improvements

In preparation for this Development Agreement Amendment application, the applicant has worked with City Staff to determine appropriate "Alternative Mobility Improvements" in lieu of construction of the original configuration of Phase II of the Internal Road. A series of plans for streetscape improvements, intersection safety improvements, and other pedestrian and bicycle mobility improvement projects have been discussed with the City during this time. As part of the official application submittal, the Applicant has included a diagram of potential "Alternative Mobility Improvements" which is shown in Figure 9 of this staff report. No final decisions about neighborhood projects have been made and additional neighborhood input is expected.

Alternative Mobility Improvements as shown conceptually in Figure 9 above shall be discussed with the community at neighborhood meetings, and improvements to these streets as shown above or as

modified through neighborhood collaboration shall be funded by the University of Miami. The value of these improvements shall be determined prior to Commission approval of this application, and the applicant shall be required to fully fund the cost of these improvements or provide an equivalent amount to the City to be used for future neighborhood improvements.

The general scope of possible improvements, pending public input and neighborhood support, could include the following, subject to neighborhood support:

- New sidewalk connections and pedestrian safety improvements at Campo Sano Avenue and Wilder Access
- New sidewalk connections, pedestrian safety improvements, and intersection redesign at Campo Sano Avenue and Bronson Drive
- New sidewalk connections, pedestrian safety improvements, and intersection redesign at Campo Sano Avenue and Pisano Avenue
- Sidewalks enhancements along Campo Sano Avenue, providing street lighting, and providing enhanced landscaping and shade trees on the UM Campus side of the street
- New sidewalks along Pisano Avenue, redesigning on-street parking spaces, street lighting, and enhanced landscaping and shade trees on the UM Campus side of the street
- Access driveway closures and driveway improvements along Pisano Avenue to improve pedestrian accessibility and safety
- Intersection safety improvements at Campo Sano Avenue and Campo Sano Court, including reducing pavement width and orienting street intersection at a 90 degree angle

Ordinance 2007-16 Amendment and Declaration of Covenants and Restrictions Amendment

In addition, the University proposes amendments to Ordinance 2007-16 and to the Declaration of Covenants and Restrictions recorded October 3, 2007, to allow that any parking spaces displaced by the construction of Internal Road Phase II may be replaced anywhere on campus, rather than north of Lake Osceola. Providing flexibility to relocate parking spaces from the north side to the south side of campus is appropriate, as it will further reduce traffic on residential streets on the north side of campus.

5. APPLICATION CONSISTENCY WITH COMPREHENSIVE PLAN GOALS, OBJECTIVES, AND POLICIES

This section provides a detailed analysis of the CP providing a basis of consistency, and finds that the proposed application advances the following CP Goals, Objectives and Policies:

Future Land Use Element

Policy FLU-1.3.2. All development applications in residential neighborhoods shall continue to be reviewed by applicable boards and committees to ensure the protection from intrusion by incompatible uses that would disrupt or degrade the health, safety, tranquility, aesthetics and welfare of the neighborhood by noise, light, glare, odor, vibration, dust, hazardous materials or traffic. The City will continue to enforce the adopted restrictive design standards; historic preservation policies and the applicable performance standards of the Commercial Limited designation in the Zoning Code.

Policy FLU-1.7.1 Encourage effective and proper high quality development of the Central Business District, the Industrial District and the University of Miami employment centers which offer potential for local employment in proximity to protected residential neighborhoods.

Design

Objective DES-1.1. Preserve and promote high quality, creative design and site planning that is compatible with the City's architectural heritage, surrounding development, public spaces and open spaces.

Policy DES-1.1.2. Provide for rigorous design guidelines, standards, and review processes via the City's Zoning Code that ensure high quality design of buildings and spaces.

Mobility

Goal MOD-1. Provide accessible, attractive, economically viable transportation options that meet the needs of the residents, employers, employees and visitors through a variety of methods.

Objective MOD-1.1. Provide solutions to mitigate and reduce the impacts of vehicular traffic on the environment, and residential streets in particular with emphasis on alternatives to the automobile including walking, bicycling, public transit and vehicle pooling.

Policy MOB-1.1.4. Support incentives that promote walking, bicycling and public transit and those that improve pedestrian and bicycle access to/and between local destinations such as public facilities, governmental facilities, schools, parks, open space, employment centers, downtown, commercial centers, high concentrations of residential, private/public schools, University of Miami and multimodal transit centers/stations.

Policy MOB-1.1.5. Improve amenities within public spaces, streets, alleys and parks to include the following improvements: seating; art; architectural elements (at street level); lighting; bicycle parking; street trees; improved pedestrian crossing with bulbouts, small curb radii, on-street parking along sidewalks, pedestrian paths and bicycle paths to encourage walking and cycling with the intent of

enhancing the feeling of safety.

Policy MOB-2.3.1. The City shall, as a part of its development review process, continue to maximize utilization of existing roadway capacity and reduce peak period congestion by implementing to the maximum extent feasible, traffic operation improvements and transportation systems management alternatives including but not limited to the following:

- Limitations of the number and width of vehicular driveways/curb cuts on streets to minimize pedestrian intrusion/obstacles…

Policy MOB-2.3.5. As a part of development review, the City shall promote the safe movement of bicycle and pedestrian traffic.

Objective MOB-3.1. Provide efficient use, availability and notification of parking within the City.

Natural Resources

Objective NAT-1.5. The City shall preserve areas of significant environmental and public value through appropriate land use designations and implementation of protective development regulations.

Recreation and Open Space

Objective RED-1.4. Promote convenient public and private recreation and open space resources and opportunities for the optimum use of residents by providing facilities within a 10-minute walk for every resident within the City.

Policy RED-1.4.3. The City shall pursue discussions with the University of Miami to allow City residents to use recreational facilities on the University's campus.

Green

Policy GRN-1.3.2. All new development proposals shall include designated safe pedestrian paths of travel within the site and provides pedestrian access to and from the public right-of-way to encourage walkability.

Staff Comments:

The Internal Road around the University of Miami Campus was originally proposed in the 1950s, and was a conventional site planning approach of mid-century Modernist planning at that time. This type of site planning is evidenced in the suburban shopping mall, office park, and other places that prioritize vehicular access and circulation over other mobility options. Today, the City of Coral Gables, like most municipalities worldwide, has adopted multi-modal planning goals that balance the needs of drivers with the needs of pedestrians, bicyclists, and transit riders, as memorialized in its 2009 Comprehensive Plan, in particular in the Mobility Element.

A multi-modal site planning approach is appropriate in a location like the University of Miami, which is a

pedestrian campus adjacent to a major rail station, a regional bike trail, and a walkable, connected street grid. Therefore, it is appropriate to rethink the design of Phase II of the Internal Road on the UM campus, and focus investment on multi-modal infrastructure improvements that will reduce traffic on neighborhood streets by improving mobility and safety for pedestrians, bicyclists and transit riders. This supports multiple goals, objectives and policies of the 2009 Comprehensive Plan.

In Attachment A, Tab 11, Phase II Internal Road Modification Justification Report, the Applicant demonstrates that traffic on the north side of the campus has been successfully managed and reduced from 1990 – 2015 through policy changes which include:

- Relocation of parking spaces to areas "south of the lake": more students and visitors to campus must now park in garages along Ponce de Leon Boulevard, such as the recently expanded Pavia Garage and the soon-to-be completed Merrick Garage. From these garages, commuters walk or ride the UM shuttle to their destination on campus.
- Assigned parking lots and parking permits: this eliminates the traffic of cars circulating looking for a space in multiple parking lots.
- Prohibition of freshman vehicles on campus: this requires freshman to walk, bike, and ride the bus or Metrorail to get to their destination.
- Construction of additional on-campus housing: this reduces commuter traffic and parking.

Therefore, the original goal for constructing the Internal Road, which was to reduce University of Miami traffic impacts on residential streets, is being accomplished through policy changes that emphasize multi-modal access to, and circulation around, the campus.

At the Development Review Committee meeting on July 24, 2015, the Police Department provided the comment that the proposed bridge connection from north to south over the University Waterway, which was part of the 2007 Internal Road proposal, would be helpful for emergency vehicle access to the campus. This comment is incorporated into a recommended condition of approval to consider additional transportation management as part of future UM Campus Master Plan Amendments.

The Applicant requests that parking lost as a result of construction of Phase II of the Internal Road can be replaced anywhere on campus rather than only on the north side of the lake. Staff believes this request is appropriate. Each parking space that is displaced as a result of construction of Phase II of the Internal Road should be replaced one-for-one on the south side of the lake. This will further reduce traffic on the north side of the lake, which was a primary goal of the Internal Road project, and which also supports multiple goals, objectives and policies of the Comprehensive Plan.

The Applicant request to not construct the Internal Road through the Arboretum is appropriate and supports objectives and policies of the Natural Resources Element and the Recreation and Open Space Element of the Comprehensive Plan. Preserving the Arboretum in its existing configuration will allow the University to continue to provide this educational and open space resource as an amenity for students and neighborhood residents alike.

Based on the analysis provided above, Staff has determined the application is consistent with the Comprehensive Plan's Goals, Objectives and Policies identified herein.

6. FINDINGS OF FACT

Zoning Code Section 3-2006 states that,

> *In reaching a decision as to whether or not the development agreement should be approved, approved with changes, approved with conditions, or disapproved, the City Commission and the Planning and Zoning Board shall determine whether the development agreement is consistent with and furthers the goals, policies and objectives of the Comprehensive Plan.*

As shown in Section 5 of this staff report, Application Consistency with Comprehensive Plan Goals, Objectives, and Policies, Staff has determined that the proposed Development Agreement Amendment is consistent with and furthers the goals, policies and objectives of the Comprehensive Plan.

Therefore, the standards identified in Section 3-2006 for the proposed Development Agreement Amendment are satisfied.

7. STAFF RECOMMENDATION AND CONDITIONS OF APPROVAL

The Planning and Zoning Division, based upon the complete Findings of Fact contained within this Report, recommends **approval with conditions** of the following:

An Ordinance of the City Commission of Coral Gables amending the City of Coral Gables and University of Miami Development Agreement, adopted by Ordinance No. 2010-31 on 09.28.10, pursuant to Zoning Code Article 3, Division 19, entitled "Development Agreements", for the University of Miami, City of Coral Gables Campus, amending Paragraph 19 of the Development Agreement ("Internal Road and Access") that governs internal circulation on the Coral Gables Campus, to modify Phase II of the Internal Road; providing for a repealer provision, providing for a severability clause, and providing for an effective date.

Summary of the Basis for Recommendation

Staff's analysis of the proposed Development Agreement Amendment is based on compliance with the Comprehensive Plan (CP) Goals, Objectives and Policies, Zoning Code and other applicable Codes as enumerated in the complete Findings of Fact presented within this Staff Report.

Conditions of Approval

If the Planning and Zoning Board determines based upon the information submitted by the Applicant and the facts of the application, testimony, public comment, and evidence received that the Application satisfies the criteria, and desires to recommend approval of the proposed Development Agreement Amendment, then Planning and Zoning Division Staff recommends that the application be recommended for approval by the Board subject to the following conditions of approval:

1. Continue to work with the community and City staff to develop the proposed plans for landscaping, public realm and streetscape improvements, as shown in Figure 9 of this staff report: Proposed Modification to Phase II Internal Road, and including improvements to the intersection of Pisano Avenue and Campo Sano Avenue, and Campo Sano Avenue and Campo Sano Court. Final plans shall be subject to review and approval by the Directors of Public Works, Landscape Services, and Planning and Zoning. The applicant shall continue to work closely with the Landscape Services Director on the landscape plan for the project and must receive final approval for all landscaping, in particular along the street frontages of the project. Submittal of construction plans for these improvements and completion of these improvements shall follow the Internal Road deadlines outlined in Section 19 of the Development Agreement dated September 28, 2010 between the City of Coral Gables and the University of Miami, and as modified by this Development Agreement Amendment request.

2. All parking spaces displaced as a result of the construction of the modified Internal Road Phase II shall be replaced one-for-one on campus. The location of these parking spaces shall be approved by the Parking Director.

3. Further enhance the Gifford Arboretum to better serve the educational and recreational needs of the community, including improved signage, wayfinding, maps, and labels of the

Arboretum's unique plant species. Continue to enhance and maintain pedestrian and bicyclist connectivity through the Arboretum to serve the needs of the University and the community. Submittal of plans for these improvements and completion of these improvements shall follow the Internal Road deadlines outlined in Section 19 of the Development Agreement dated September 28, 2010 between the City of Coral Gables and the University of Miami, and as modified by this Development Agreement Amendment request.

4. Commission approval is required for a special treatment sidewalk, decorative pavers, landscaping, irrigation, street lighting, landscaping lighting and any other encroachments into, onto, under and over the right of way. The above encroachments shall be approved by City resolution and a Hold Harmless agreement shall be executed.

5. Incorporate Silva cell planters or structural soil into the landscape plans for all trees planted within the public right-of-way.

6. Additional transportation management shall be required in conjunction with future development around the southern portion of the Internal Road Phase II, from University Drive, across the University Waterway, to Stanford Drive. These transportation management actions shall be considered in conjunction with future amendments of the University of Miami Campus Master Plan. Actions may include one or more of the following: construction of this portion of the Internal Road as proposed in 2007, bicycle and pedestrian connectivity improvements, trolley service extension to this side of campus, or parking management plans. The goal of these actions shall be to control University-generated vehicular traffic on neighborhood streets.

8. ATTACHMENTS

Attachments provided with Staff's Report and Recommendation dated October 14, 2015:

A. Applicant's Submittal Package.
B. 10.02.15 Courtesy notice mailed to all property owners within 1,000 feet of the University Campus.
C. Public Comment Letters.
D. 10.02.15 Legal notice published.
E. 10.14.15 Planning and Zoning Board Powerpoint presentation.

Please visit the City's webpage at www.coralgables.com to view all Application plans and materials, notices, applicable public comments, minutes, etc. The complete Application and all background information also is on file and available for examination during business hours at the Planning and Zoning Division, 427 Biltmore Way, Suite 201, Coral Gables, Florida, 33134.

Respectfully submitted,

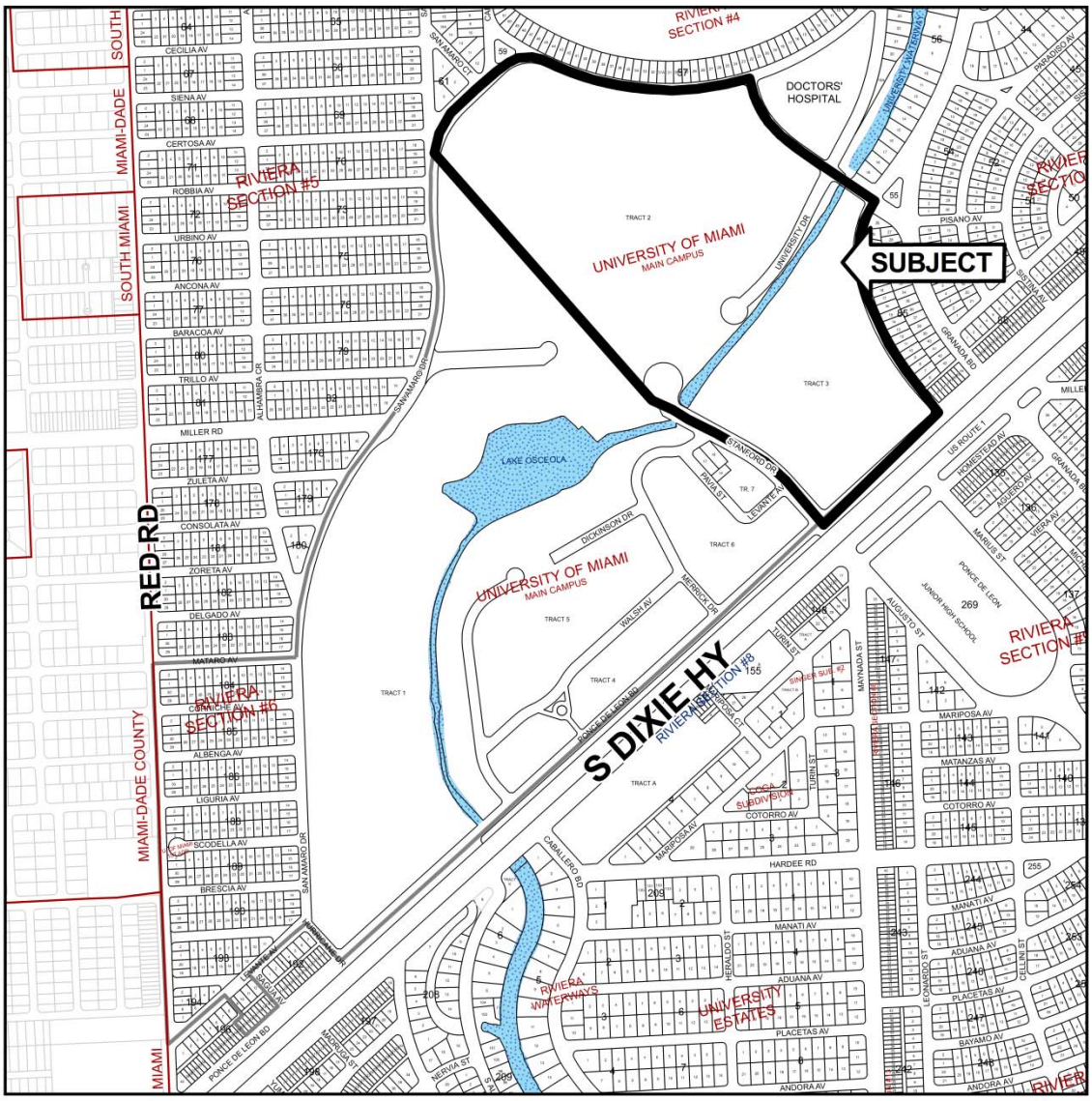
Ramon Trias
Director of Planning and Zoning
City of Coral Gables, Florida

	City of Coral Gables Courtesy Public Hearing Notice **October 2, 2015**
Applicant:	**University of Miami**
Application:	**Amendment to the University of Miami Development Agreement – Internal Road Phase II**
Property:	**University of Miami - Coral Gables, Florida Campus**
Public Hearing - Date/Time/ Location:	**Local Planning Agency/Planning and Zoning Board, October 14, 2015, 6:00 – 9:00 p.m., City Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida, 33134**

PUBLIC NOTICE is hereby given that the City of Coral Gables, Florida, Local Planning Agency (LPA)/ Planning and Zoning Board (PZB) will conduct a Public Hearing on October 14, 2015 on the following application at the Coral Gables City Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida:

An Ordinance of the City Commission of Coral Gables amending the City of Coral Gables and University of Miami Development Agreement, adopted by Ordinance No. 2010-31 on 09.28.10, pursuant to Zoning Code Article 3, Division 19, entitled "Development Agreements", for the University of Miami, City of Coral Gables Campus, amending Paragraph 19 of the Development Agreement ("Internal Road and Access") that governs internal circulation on the Coral Gables Campus, to modify Phase II of the Internal Road; providing for a repealer provision, providing for a severability clause, and providing for an effective date. (legal description on file) (PZB review)

This application has been submitted by Mr. Jeffrey Bass of Shubin and Bass on behalf of the University of Miami to update the design of Phase II of the Internal Road around the north side of the Coral Gables Campus. Two portions of the proposed Internal Road Phase II are proposed to be eliminated, including through the Gifford Arboretum, and south of University Drive to Stanford Drive. In lieu of construction of these portions of the Internal Road Phase II, additional vehicular, pedestrian and bicycle mobility and safety improvements are proposed on the north side of the Campus, as well as enhanced preservation of natural areas. The applicant also requests that parking spaces displaced by Phase II of the Internal Road can be replaced anywhere on the Campus. A location map of the affected area of the campus is provided on the reverse side of this page.



All interested parties are invited to attend and participate. Upon recommendation by the Board, the application will be scheduled for City Commission consideration. Please visit the City webpage at www.coralgables.com to view information concerning the application. The complete application is on file and available for examination during business hours at the Planning Division, 427 Biltmore Way, Suite 201, Coral Gables, Florida, 33134. Questions and written comments regarding the application can be directed to the Planning Division at planning@coralgables.com, FAX: 305.460.5327 or 305.460.5211. Please forward to other interested parties.

Sincerely,

City of Coral Gables, Florida

McLaughlin, Megan

From: Maria C. Cruz <thebeachcruzy@aol.com>
Sent: Tuesday, October 06, 2015 12:12 PM
To: Kephart, Glenn
Cc: Trias, Ramon; McLaughlin, Megan; Olazabal, Carmen; Betancourt, Javier; Swanson-Rivenbark, Cathy; Leen, Craig; lsuarez@bsfllp.com; rhsalt@aol.com; tedrickel@att.net; EACruzLedon@aol.com; eu7777@bellsouth.net; simonediament@gmail.com; Olgamsai@yahoo.com; magsdaisy@aol.com; Wu, Charles; Pino, Ernesto; Thebeachcruzy@aol.com
Subject: Re: UM development agreement application

Good Morning, Mr. Kephart,

I guess you did not understand the nature of my call. You are merely repeating what we already know. Yes, the University is required to hold a neighborhood meeting for all the property owners....By the way, nowhere in the September 29, 2015 letter does the University mention that this is a required meeting. .I guess giving us a 5 day notice, including Saturday and Sunday, fulfills that requirement. Of course, our property owners have nothing planned and can drop everything to make this meeting. As you know we live in a community where everyone just sits home waiting to get a notice.(Please forgive the sarcasm!) The University began the process to notify the city of their intent to amend the development agreement with a letter dated July 2, 2015. Why couldn't the property owners be notified in a more timely manner? (Some would speculate that this is a way to have a small crowd show up.) The bottom line is that most of us feel that we have not been given enough time to be able to attend this meeting, and if in fact the University is acting in good faith this meeting should be re-scheduled to make it possible for more of our property owners to attend.

As to the Planning and Zoning Meeting, some of the same argument applies. The Courtesy Notice is dated October 2, 2015. Yes, it meets the letter of the law because there are exactly ten days from the day it was written, and possibly mailed! Our objection is that there was no reason to wait until the last possible minute to send it out, and since the City was aware that this was coming up, as a real courtesy to the property owners it should have been mailed to us with more time.

We feel that once again the City has failed to be there for us. We strongly request that both meetings be re-scheduled and thus allow our property owners to have a fair opportunity to show up and participate.

Maria
305-323-2154

-----Original Message-----
From: Kephart, Glenn <gkephart@coralgables.com>
To: Maria Calzón Cruz (thebeachcruzy@aol.com) <thebeachcruzy@aol.com>
Cc: Trias, Ramon <rtrias@coralgables.com>; McLaughlin, Megan <mmclaughlin@coralgables.com>; Olazabal, Carmen <colazabal@coralgables.com>; Betancourt, Javier <jbetancourt@coralgables.com>; Swanson-Rivenbark, Cathy <cswanson@coralgables.com>
Sent: Tue, Oct 6, 2015 11:18 am
Subject: UM development agreement application

Good Morning Maria,

In reference to our phone conversation yesterday about the upcoming UM zoning and community meetings, please see the following information below.

The Code outlines the process and the notice requirements. Below is an explanation of the process and the steps the applicant has taken.

UM has submitted an application to amend their development agreement to alter the design of Phase II of the Internal Road. Such applications are adopted by Ordinance which require one Planning and Zoning Board meeting and two City Commission Hearings. Prior to the Planning and Zoning meeting, the applicant is required to host a neighborhood meeting for all property owners within 1,000 feet of the entire campus. The UM neighborhood meeting is scheduled for October 7th at 6pm. Planning Staff and Public Works staff will attend the neighborhood meeting to hear neighborhood feedback on recommended streetscape and intersection improvements around the campus.

The Planning and Zoning meeting for this application is scheduled on October 14th. It was advertised on Friday, October 2nd which meets the 10-days Code notice requirement. Also, the agenda for the meeting was posted on the web page also on October 2nd and can be found at the following link: http://www.coralgables.com/index.aspx?page=944. In addition, a courtesy notice was sent to property owners for the October 14th Planning and Zoning meeting on October 2nd and should be arriving this week.

If you have any additional questions or would like further clarification about the process or this specific application, Ramon Trias should be able to assist.

Sincerely,

Glenn Kephart, P.E
Public Works Director
City of Coral Gables
305-460-5001

CORAL GABLES
THE CITY BEAUTIFUL
Celebrating 90 years of a dream realized.

Please Note: Florida has a very broad Public Records Law. Most written communications to or from State and Local Officials regarding State or Local business are public records available to the public and media upon request. Your email communications may therefore be subject to public disclosure.

From: Trias, Ramon
To: McLaughlin, Megan
Subject: FW: Tomorrow"s informational (required) meeting
Date: Thursday, October 08, 2015 7:53:51 AM

From: Trias, Ramon
Sent: Thursday, October 08, 2015 7:53 AM
To: 'Maria Calzón Cruz'
Cc: Simone Diament; Swanson-Rivenbark, Cathy; lsuarez@bsfllp.com; Olazabal, Carmen; Kephart, Glenn
Subject: RE: Tomorrow's informational (required) meeting

Dear Ms. Cruz:

Thank you again for your comments. They are part of the public record and they will be forwarded through the process.

City staff take concerns from property owners and neighbors very seriously. I will discuss these issues with UM staff and will work towards improving relations among neighbors.

I appreciate your assistance in this effort. I'm always available to meet, should you have additional concerns.

Ramon Trias

From: Maria Calzón Cruz [mailto:thebeachcruzy@aol.com]
Sent: Thursday, October 08, 2015 7:46 AM
To: Trias, Ramon
Cc: Simone Diament; Swanson-Rivenbark, Cathy; lsuarez@bsfllp.com; Olazabal, Carmen; Kephart, Glenn
Subject: Re: Tomorrow's informational (required) meeting

As I have brought up before, this was not a community (neighborhood) public meeting to provide information to the neighbors, ie , property owners. The property owners were not given enough time to be able to attend. The letter from the University inviting the neighbors was dated September 29 for the October 7 meeting. There was absolutely no mention that this was a required meeting before going to the Planning & Zoning Board.
Instead of trying to get real input from the property owners, who most likely could not change their plans, there was even a very important meeting about the future of our City at the exact same time!, the University chose to make it a Save the Arboretum "pep rally."
I wonder if the property owners voice would be heard if we chose to get involved in UM students issues? Perhaps we should be invited to participate!
Anyone who was there last night or who has had the time to read the voluminous documents is aware that the Arboretum is just one of the requested actions.
Once again , on behalf of all the property owners who were not given enough advanced notice or information to attend this"community" meeting, I respectfully request that the matter be continued by the Planning and Zoning Board until a real community informational meeting is scheduled and furthermore that the City hosts it at a location away from the University, advertises it as a meeting for the property owners to receive the information and be able to share their opinions and concerns.

Thanks!
Maria

Sent from my iPhone

On Oct 8, 2015, at 6:31 AM, "Trias, Ramon" <rtrias@coralgables.com> wrote:

> Dear Ms. Diament:
>
> The University is the applicant and it is a University project. Neighbors are notified as part of the process. They also have the opportunity to speak at future public hearings.
>
> Please contact me if you have additional question.
>
> We will include your comments in the public record and we will forward them to the Planning and Zoning board.
>
> Thank you for your participation.
>
> Ramon Trias
> Director of Planning and Zoning
>
> Sent from my iPhone
>
> On Oct 7, 2015, at 9:38 PM, Simone Diament <simonediament@gmail.com> wrote:
>
>> I don't understand: is this exclusively a UM matter, or does it concern the neighbors? In the latter case, we should be notified at the same time UM people are and, as Maria rightly complains, not at the last moment.
>> Being notified at the last moment, as we have, opens the question of: does UM want to operate behind everybody's back to the detriment of the community?
>> If this is a UM only affair, they should be free to do what they want, without pretending to involve the community.
>> Please explain in simple terms. Thanks
>>
>> from Simone Zarmati Diament
>> Editor.in.chief www.southfloridagourmet.com
>> Radio host Food&Wine Talk WSFG
>> Sent from my iPad
>>
>> On Oct 7, 2015, at 7:38 PM, Trias, Ramon <rtrias@coralgables.com> wrote:
>>
>>> Thank you for your email. I will forward your email as part of the record to the planning and zoning board members.

I appreciate the time you have taken on this issue.

Ramon Trias

Sent from my iPhone

On Oct 7, 2015, at 7:19 PM, Maria Calzón Cruz <thebeachcruzy@aol.com> wrote:

> I am at the UM so called community meeting. I counted over 50 people with U of M email addresses, plus others who are from the UM, but gave their personal addresses. There were very few neighbors as I expected due to the short notice. This meeting was NOT a community (neighborhood) meeting. It was advertised in the University as a meeting to "Save the Arboretum meeting!"
> In fact this was an absolute sham!
> I respectfully request that the Planning and Zoning Board do not consider this request until there is a real neighborhood meeting. I was also suggest the City host the meeting, so it is a real community meeting
> Thanks
> Maria
> Sent from my iPhone
>
> On Oct 7, 2015, at 10:51 AM, "Trias, Ramon" <rtrias@coralgables.com> wrote:
>
>> Dear Ms. Cruz:
>>
>> Because the October date of the Planning and Zoning meeting was selected later, at the request of the applicant. Neighbors were notified as soon as the schedule was finalized.
>>
>> Ramon
>>
>> **From:** Maria C. Cruz [mailto:thebeachcruzy@aol.com]
>> **Sent:** Wednesday, October 07, 2015 10:47 AM
>> **To:** Swanson-Rivenbark, Cathy
>> **Cc:** lsuarez@bsfllp.com; Olazabal, Carmen; Trias, Ramon; Kephart, Glenn

Subject: Re: Tomorrow's informational (required) meeting

I stand corrected. This is the list that went to the City and the University. The letter is dated JULY 7, 2015! Why did we, the residents, not get both the informational (required) meeting notice and the courtesy notice until the eleventh hour? Please explain why? Is the City precluded from sending it earlier than the 10 days? Is the University?
Thanks!
Maria

-----Original Message-----
From: Trias, Ramon <rtrias@coralgables.com>
To: 'Maria C. Cruz' <thebeachcruzy@aol.com>; Kephart, Glenn <gkephart@coralgables.com>
Cc: Swanson-Rivenbark, Cathy <cswanson@coralgables.com>; lsuarez <lsuarez@bsfllp.com>; Olazabal, Carmen <colazabal@coralgables.com>
Sent: Wed, Oct 7, 2015 8:51 am
Subject: RE: Tomorrow's informational (required) meeting

Dear Ms. Cruz:

Attached is the list you requested, of the City mailing for the UM internal road amendment proposed by the University.

The University used the same list for their mailing for a neighborhood meeting. However, we have requested that they contact you and confirm this directly.

Thank you for your continued interest in University projects. All staff appreciate input from neighbors, as your opinions

enhance the quality of life in our community.

Ramon Trias
Director of Planning and Zoning

From: Maria C. Cruz [mailto:thebeachcruzy@aol.com]
Sent: Tuesday, October 06, 2015 10:04 PM
To: Kephart, Glenn
Cc: Swanson-Rivenbark, Cathy; lsuarez@bsfllp.com; Trias, Ramon; Olazabal, Carmen
Subject: Re: Tomorrow's informational (required) meeting

Does he also have the information about the UM letters?

-----Original Message-----
From: Kephart, Glenn <gkephart@coralgables.com>
To: Maria C. Cruz <thebeachcruzy@aol.com>
Cc: Swanson-Rivenbark, Cathy <cswanson@coralgables.com>; lsuarez <lsuarez@bsfllp.com>; Trias, Ramon <rtrias@coralgables.com>; Olazabal, Carmen <colazabal@coralgables.com>
Sent: Tue, Oct 6, 2015 5:38 pm
Subject: Re: Tomorrow's informational (required) meeting

Hi Maria. I'm forwarding your request to Ramon, as I believe he will have this information.

Sent from my iPhone

On Oct 6, 2015, at 5:35 PM, Maria C. Cruz <thebeachcruzy@aol.com> wrote:

> Good evening, Mr Kephart,
> Could you please make available to me the list of the property owners that were mailed the letters about this

meeting?
Thanks!
Maria

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From: Trias, Ramon
To: McLaughlin, Megan
Subject: FW: Tomorrow"s informational (required) meeting
Date: Thursday, October 08, 2015 7:54:02 AM

From: Trias, Ramon
Sent: Thursday, October 08, 2015 6:32 AM
To: Simone Diament
Cc: Maria Calzón Cruz; Swanson-Rivenbark, Cathy; lsuarez@bsfllp.com; Olazabal, Carmen; Kephart, Glenn
Subject: Re: Tomorrow's informational (required) meeting

Dear Ms. Diament:

The University is the applicant and it is a University project. Neighbors are notified as part of the process. They also have the opportunity to speak at future public hearings.

Please contact me if you have additional question.

We will include your comments in the public record and we will forward them to the Planning and Zoning board.

Thank you for your participation.

Ramon Trias
Director of Planning and Zoning

Sent from my iPhone

On Oct 7, 2015, at 9:38 PM, Simone Diament <simonediament@gmail.com> wrote:

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City of Coral Gables, Florida **Notice of Public Hearing**	
City Public Hearing Dates/Times	**Local Planning Agency / Planning and Zoning Board** **Wednesday, October 14, 2015, 6:00 – 9:00 p.m.**
Location	**City Commission Chambers, City Hall,** **405 Biltmore Way, Coral Gables, Florida, 33134**

PUBLIC NOTICE is hereby given that the City of Coral Gables, Florida, Local Planning Agency (LPA)/ Planning and Zoning Board (PZB) will conduct Public Hearings on the following:

1. An Ordinance of the City Commission of Coral Gables, Florida, providing for text amendments to the City of Coral Gables Official Zoning Code by amending Article 5 ("Development Standards"), and by amending Article 8 ("Definitions"); providing for severability, repealer, codification, and an effective date.

2. An Ordinance of the City Commission of Coral Gables amending the City of Coral Gables and University of Miami Development Agreement, adopted by Ordinance No. 2010-31 on 09.28.10, pursuant to Zoning Code Article 3, Division 19, entitled "Development Agreements", for the University of Miami, City of Coral Gables Campus, amending Paragraph 19 of the Development Agreement ("Internal Road and Access") that governs internal circulation on the Coral Gables Campus, to modify Phase II of the Internal Road; providing for a repealer provision, providing for a severability clause, and providing for an effective date. (legal description on file)

Items 3 through 5 are Zoning Code text amendments related to parking requirements.

3. An Ordinance of the City Commission of Coral Gables, Florida providing for text amendments to the City of Coral Gables Official Zoning Code, Article 5, "Development Standards," Division 14, "Parking, Loading, and Driveway Requirements," Section 5-1410, "Shared parking reduction standards" creating provisions for shared parking reductions as a part of a mixed use site plan or planned area development; providing for a repealer provision, providing for a severability clause, providing for codification, and providing for an effective date.

4. An Ordinance of the City Commission of Coral Gables, Florida providing for text amendments to the City of Coral Gables Official Zoning Code, Article 5, "Development Standards," Division 14, "Parking, Loading, and Driveway Requirements," Section 5-1409, "Amount of required parking," amending parking requirements for multi-family dwellings and restaurants; providing for a repealer provision, providing for a severability clause, providing for codification, and providing for an effective date.

5. An Ordinance of the City Commission of Coral Gables, Florida providing for text amendments to the City of Coral Gables Official Zoning Code, Article 4, "Zoning Districts," Division 2, "Overlay and Special Purpose Districts," Section 4-201, "Mixed Use District (MXD)," amending parking requirements for ground floor uses, adding shared parking reduction standard reference, and adding LEED certification standards for new mixed use developments; providing for a repealer provision, providing for a severability clause, providing for codification, and providing for an effective date.

6. An Ordinance of the City Commission of Coral Gables, Florida providing for text amendments to the

City of Coral Gables Official Zoning Code: Article 2, "Decision Making and Administrative Bodies", Division 3. "Board of Architects", Section 3-301, "Powers and Duties"; Section 2-302, "Membership, Terms; Vacancies; Removal"; and Section 2-303, "Meetings; Quorum; Required Vote", repealing Section 3-303, "Reconsideration of City Architect Administrative Determination" of Article 3 "Development Review"; by updating the membership and certain procedures of the Board of Architects; providing for severability, repealer, codification, and an effective date.

All interested parties are invited to attend and participate. Upon recommendation by the Board, the applications will be scheduled for City Commission consideration. Please visit the City webpage at www.coralgables.com to view information concerning the applications. The complete applications are on file and available for examination during business hours at the Planning and Zoning Division, 427 Biltmore Way, Suite 201, Coral Gables, Florida, 33134. Questions and written comments can be directed to the Planning Division at planning@coralgables.com (FAX: 305.460.5327) or 305.460.5211.

Ramon Trias
Director of Planning and Zoning
Planning & Zoning Division
City of Coral Gables, Florida

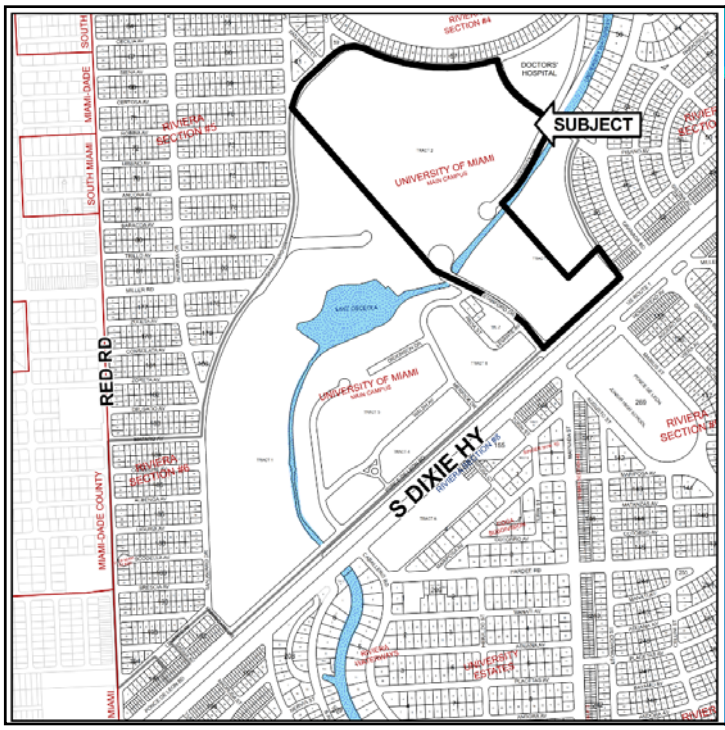
Any person, who acts as a lobbyist pursuant to the City of Coral Gables Ordinance No. 2006-11, as amended, must register with the City Clerk prior to engaging in lobbying activities before City Staff, Boards, Committees or City Commission. A copy of the Ordinance is available in the Office of the City Clerk, City Hall. If a person decides to appeal any decision made by a Board, Committee or City Commission with respect to any matter considered at a meeting or hearing, that person will need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based (F.S. 286.0105). Any meeting may be opened and continued and, under certain circumstances, additional legal notice will not be provided. Any person requiring special accommodations for participation in the proceedings or the materials in accessible format should contact Ernesto Pino, Assistant Public Works Director at 305.460.5004, no less than three working days prior to the meeting. All meetings are telecast live on Coral Gables TV Channel 77.

(PUBLISH DATE: October 2, 2015)

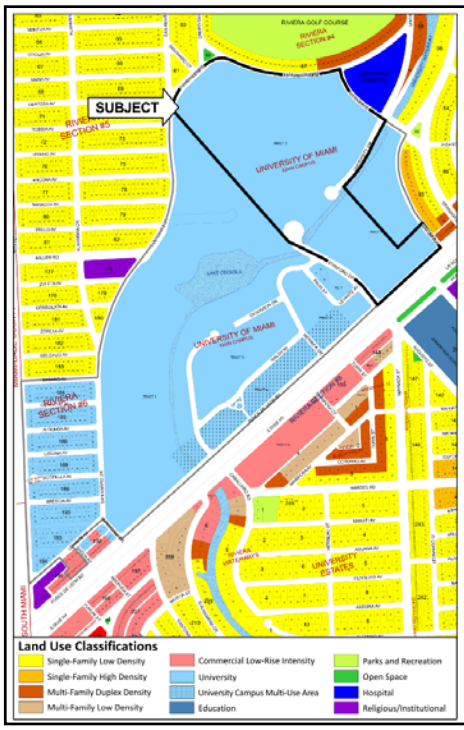
Planning and Zoning Board

UM Development Agreement Amendment
Internal Road Phase II

October 14, 2015



SUBJECT
RED RD
PONCE DE LEON BLVD
S DIXIE HWY
LAKE OSCEOLA


SUBJECT
RIVIERA GOLF COURSE
RIVIERA SECTION #4
RIVIERA SECTION #5
RIVIERA SECTION #6
UNIVERSITY OF MIAMI
LAKE OSCEOLA
UNIVERSITY ESTATES
SOUTH MIAMI
Land Use Classifications
Single-Family Low Density
Single-Family High Density
Multi-Family Duplex Density
Multi-Family Low Density
Commercial Low-Rise Intensity
University
University Campus Multi-Use Area
Education
Parks and Recreation
Open Space
Hospital
Religious/Institutional

SUBJECT
RIVIERA GOLF COURSE
RIVIERA SECTION #4
RIVIERA SECTION #5
RIVIERA SECTION #6
DOCTORS' HOSPITAL
UNIVERSITY OF MIAMI
LAKE OSCEOLA
UNIVERSITY ESTATES
SOUTH MIAMI
Zoning Districts
(SFR) Single-Family Residential
(MF1) Multi-Family 1 Duplex
(MF2) Multi-Family 2
(CL) Commercial Limited
(C) Commercial
(S) Special Use
(UCD) University Campus District

Review Timeline

1. Development Review Committee: 07.24.15
2. Staff Meeting: 08.18.15
3. Staff Meeting: 08.24.15
4. Staff Meeting: 08.31.15
5. Neighborhood Meeting: 10.07.15
6. Planning and Zoning Board: 10.14.15

Staff Review

Department	DRC Meeting 07.25.14	Staff Meeting 08.18.15	Staff Meeting 08.24.15	Staff Meeting 08.31.15	Comments Provided?
Public Works	X	X	X	X	Yes
Planning	X	X	X	X	Yes
Zoning	X	X	X	X	Yes
Parking	X				Yes
Landscape Services	X				Yes
Police	X				Yes
Building	X				Yes
Concurrency	X				Yes
Historical Resources	X				Yes

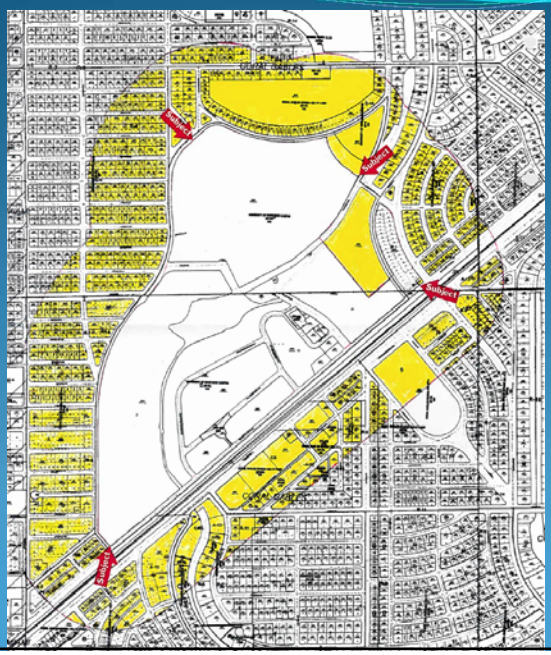
Public Notification Requirements Prior to Planning and Zoning Board

Newspaper Ad	7 days
Property Posting	10 days
Courtesy Letter	10 days
Public Information Meeting	14 days

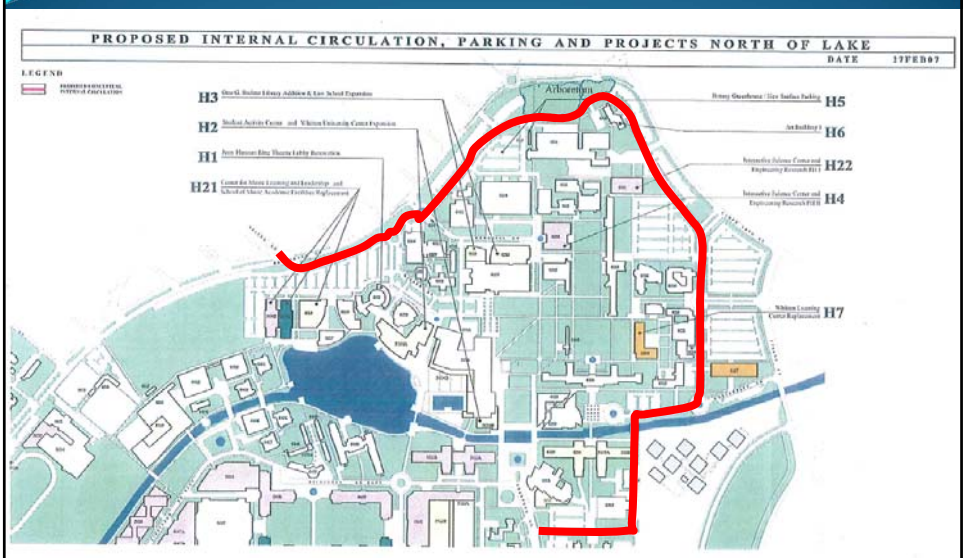
Public Notification

2 times	**Letters to Property Owners (1,000 ft)** Neighborhood Meeting, PZB
2 times	**Property Posting** DRC, PZB
2 times	**Website Posting** DRC, PZB
1 time	**City Hall Posting** PZB
1 time	**Newspaper Advertisement** PZB

Letters to Property Owners (1,000 ft)



Approved Internal Road - 2007



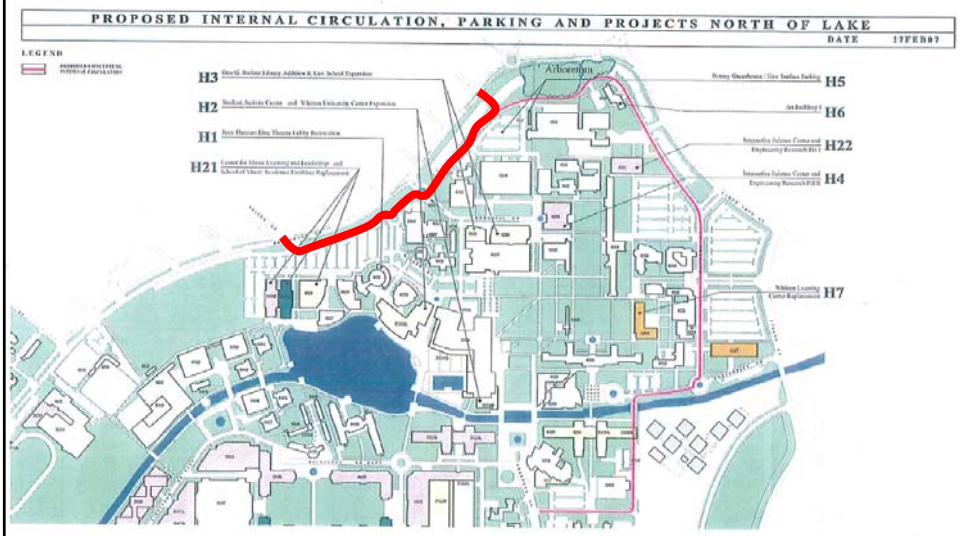
Approved Internal Road - 2007

- Internal Road required by City of Coral Gables in 2007 in order to reduce traffic on adjacent residential streets
- Internal Road originally proposed in 1950s as a conventional Modernist site planning technique of its time, focused on optimal vehicular access and circulation
- Mobility Element of the Coral Gables 2009 Comprehensive Plan establishes a multi-modal approach to traffic management
- Phase II Internal Road Modification Justification Report demonstrates that traffic around the north side of the University of Miami Campus has been consistently reduced from 1990 - 2015 through policy changes, without the construction of Phase II of the Internal Road

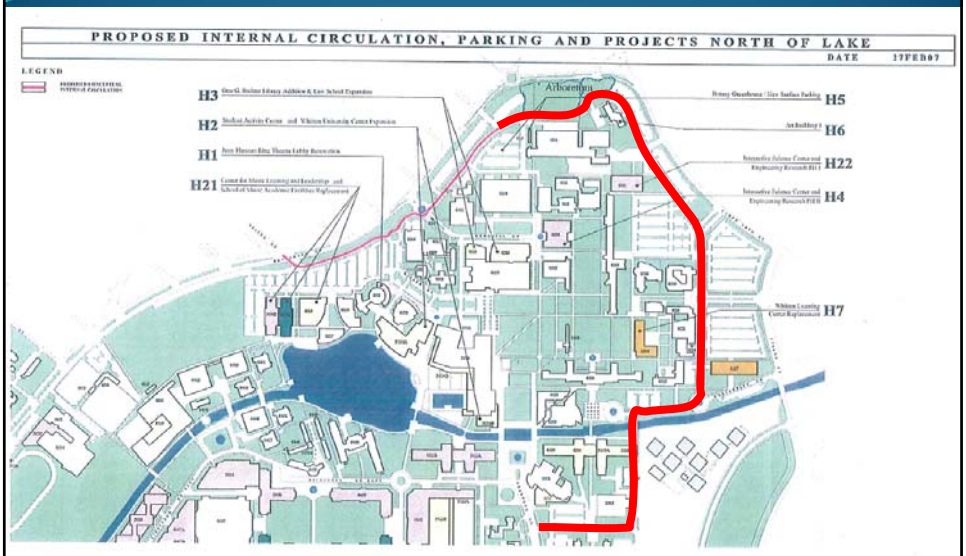
Phase II Internal Road Modification Justification Report

- Relocation of parking spaces to areas “south of the lake”: more students and visitors to campus must now park in garages along Ponce de Leon Boulevard and walk or ride the UM shuttle to their destination on campus.
- Assigned parking lots and parking permits: this eliminates the traffic of cars circulating on San Amaro Drive looking for a space in multiple parking lots.
- Prohibition of freshman vehicles on campus: this requires freshman to walk, bike, and ride the bus or Metrorail to get to their destination.
- Construction of additional on-campus housing: reduces commuter traffic and parking.

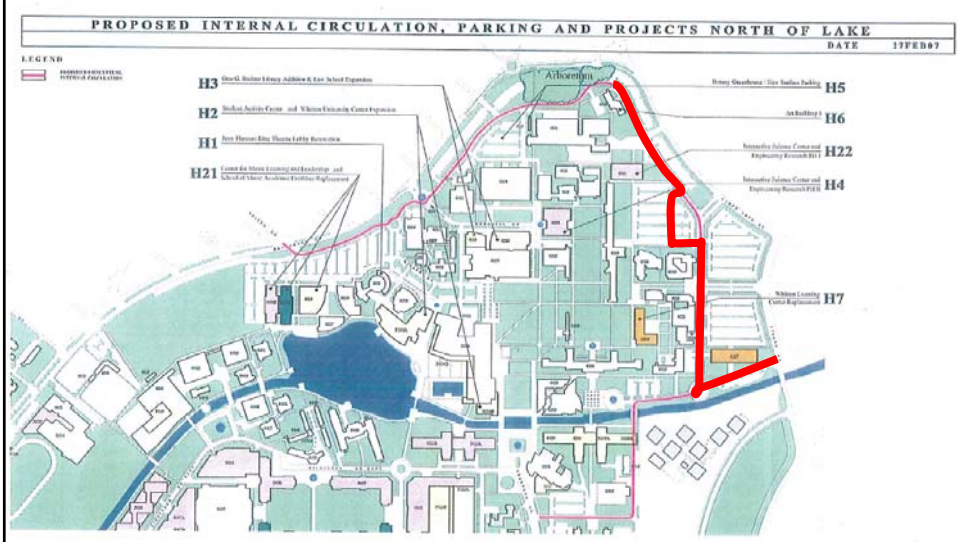
Phase I Internal Road – Constructed



Phase II Internal Road - Pending

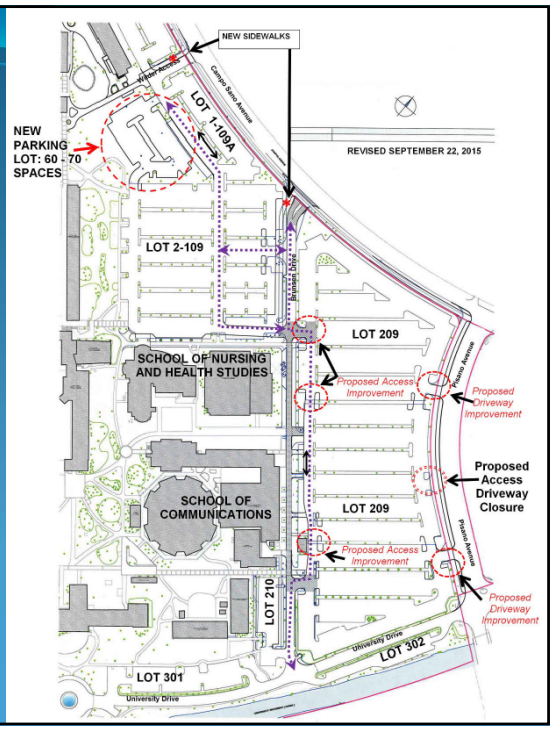


Phase II Internal Road – Request



Phase II Internal Road – Request

Potential Alternative Improvements



Phase II Internal Road – Request Potential Alternative Improvements

- Sidewalk and pedestrian safety improvements at Campo Sano / Wilder Access
- Sidewalk and pedestrian safety improvements at Campo Sano / Bronson
- Sidewalk and pedestrian safety improvements at Campo Sano / Pisano
- Widening sidewalks along Campo Sano from 5' to 10', street lighting, enhanced landscaping and shade trees
- Sidewalks, on-street parking, street lighting, and landscape improvements along Pisano
- Driveway closures and improvements along Pisano to improve pedestrian safety
- Intersection safety improvements at Campo Sano Avenue and Campo Sano Court

Comprehensive Plan Consistency

Policy FLU-1.3.2	All development applications in residential neighborhoods shall continue to be reviewed… to ensure the protection from intrusion by incompatible uses that would disrupt or degrade the health, safety, tranquility, aesthetics and welfare of the neighborhood by noise, light, glare, odor, vibration, dust, hazardous materials or traffic…
Policy FLU-1.7.1	Encourage effective and proper high quality development of the Central Business District, the Industrial District and the University of Miami employment centers which offer potential for local employment in proximity to protected residential neighborhoods.
Objective DES-1.1	Preserve and promote high quality, creative design and site planning that is compatible with the City's architectural heritage, surrounding development, public spaces and open spaces.
Policy DES-1.1.2	Provide for rigorous design guidelines, standards, and review processes via the City's Zoning Code that ensure high quality design of buildings and spaces.

Comprehensive Plan Consistency

Goal MOD-1	Provide accessible, attractive, economically viable transportation options that meet the needs of the residents, employers, employees and visitors through a variety of methods.
Objective MOD-1.1	Provide solutions to mitigate and reduce the impacts of vehicular traffic on the environment, and residential streets in particular with emphasis on alternatives to the automobile...
Policy MOB-1.1.4	Support incentives that promote walking, bicycling and public transit and those that improve pedestrian and bicycle access to/and between local destinations such as… University of Miami and multimodal transit centers/stations.
Policy MOB-1.1.5	Improve amenities within public spaces, streets, alleys and parks to include the following improvements: seating; art; architectural elements (at street level); lighting; bicycle parking; street trees; improved pedestrian crossing with bulbouts, small curb radii, on-street parking along sidewalks, pedestrian paths and bicycle paths…

Comprehensive Plan Consistency

Policy MOB-2.3.1	The City shall, as a part of its development review process, continue to maximize utilization of existing roadway capacity and reduce peak period congestion by implementing to the maximum extent feasible, traffic operation improvements and transportation systems management alternatives including but not limited to the following…limitations of the number and width of vehicular driveways/curb cuts on streets to minimize pedestrian intrusion/obstacles…
Policy MOB-2.3.5	As a part of development review, the City shall promote the safe movement of bicycle and pedestrian traffic.
Objective MOB-3.1	Provide efficient use, availability and notification of parking within the City.
Policy GRN-1.3.2	All new development proposals shall include designated safe pedestrian paths of travel within the site and provides pedestrian access to and from the public right-of-way to encourage walkability.

Findings of Fact

Zoning Code Section 3-2006:

The development agreement must be consistent with and further the goals, policies and objectives of the Comprehensive Plan.

Therefore, the standards identified in Section 3-2006 for the proposed Development Agreement Amendment are satisfied.

Recommendation

Approval with conditions:

1. Work with the community and City staff to finalize and implement the proposed plans for public realm and streetscape improvements.
2. Replace all parking spaces one-for-one on campus.
3. Further enhance the Gifford Arboretum to better serve the educational and recreational needs of the community.
4. Commission approval is required for a special streetscape features that encroach into, onto, under and over the right of way.
5. Incorporate Silva cell planters or structural soil into the landscape plans for all trees planted within the public right-of-way.
6. Additional transportation management shall be required in conjunction with future development around the southern portion of the Internal Road Phase II.