

City of Coral Gables and University of Miami Agreement

Planning & Zoning Board

August 11, 2010

Draft Development Agreement Addresses a Number of Subjects

- University programs of benefit to the City and its residents
- Land uses and intensities of uses
- Student enrollment
- Amendments to Comprehensive Plan
- New University Campus Zoning District to replace UMCAD
- Limitations with regard to on-campus and off-campus uses
- Modification of restrictions on maximum seating and activities at Bank United Center

Draft Development Agreement Addresses a Number of Subjects

- Extend deadlines for construction of Internal Road
- Mobility Plan requirement
- Conveyance of streets, waterways and fire station property to UM
- Consideration and Mitigation
- Continued application of impact fees and other municipal fees, charges and taxes
- Preservation of existing UMCAD obligations
- Default and Enforcement

University Programs of Benefit to City and its Residents

- Annual Meeting
- Gables Fellows Program
- UM Coral Gables Lecture Series
- University Performance and Concert Series
- Ponce de Leon Beautification Improvements
- “Meet the Docs” Health Care Program
- Consulting Services
- Hurricane Athletics Ticket Program

Statement of Intent

“... the City and the University seek to establish a new era in their relationship by promoting the health, safety and welfare, and cultural advancement of the City and its residents while providing for the coordinated, comprehensive, and orderly development of the UM Campus.”

Student Enrollment

(Paragraph 13)

- Procedures and mitigation requirements for increases in student enrollment
- Report and mitigation plan for net new traffic impacts if student enrollment reaches 12,000
- Amendment to Agreement required with proposed mitigation if student enrollment reaches 13,000

Land Uses and Intensity of Uses

(Paragraph 14)

- Campus development limited to a maximum of 6.8 million square feet
- Comprehensive list of permitted uses
- Limitation of uses permitted in University Multi-Use Area
- Maintains existing height limits

Comprehensive Plan Amendment

(Paragraph 15)

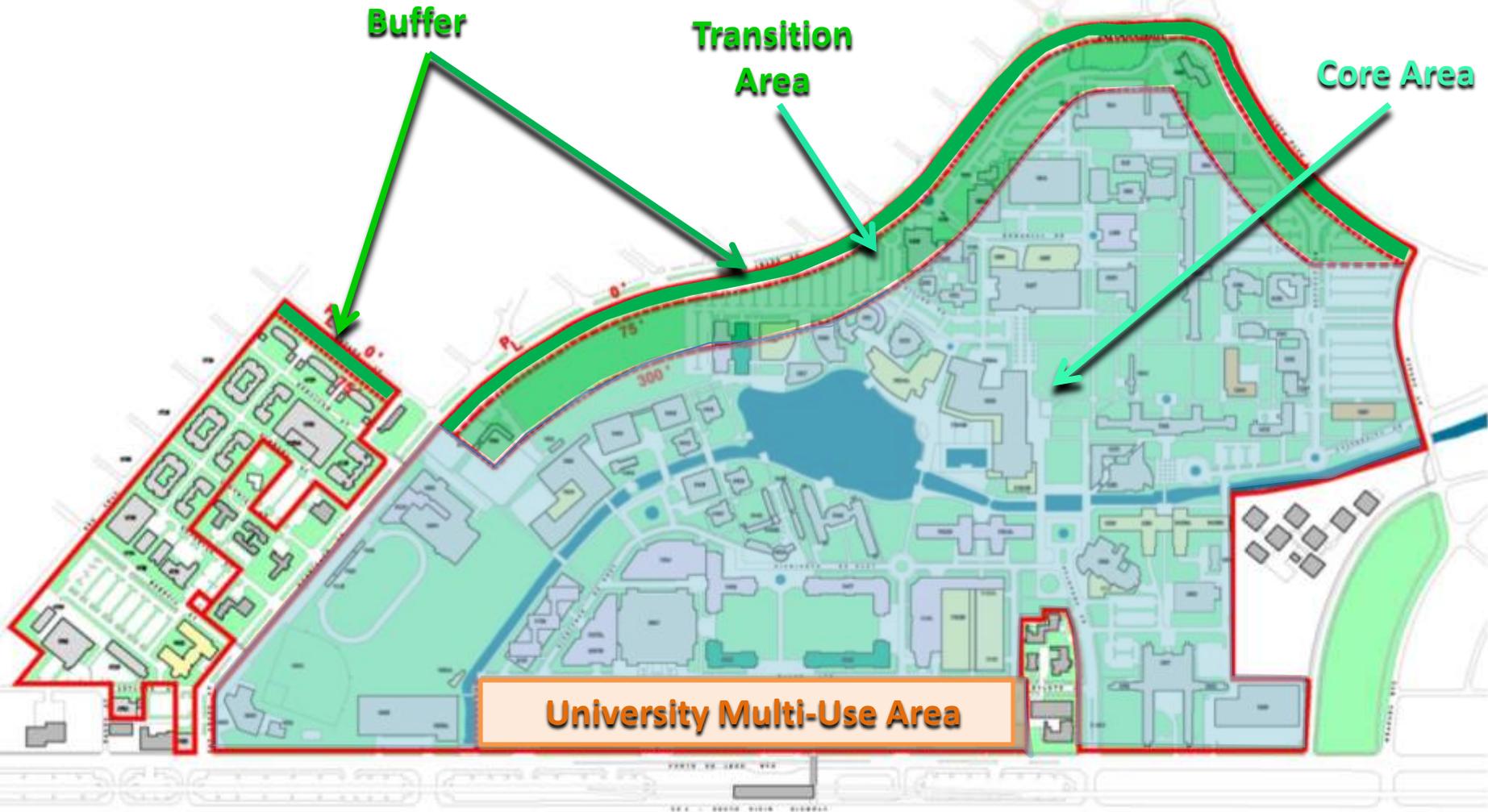
- Previously reviewed by P& Z
- City Commission voted to transmit the Amendments to DCA for review
- Scheduled to be considered by City Commission at the same hearing as the Draft Development Agreement

Zoning Code Amendment

(Paragraph 16 & Exhibit D)

- Divide University Campus into:
 - **75' Buffer Area** along adjacent residential neighborhoods
 - **225' Transition Area** along Buffer Area
 - **University Core Area**
 - * **University Village**
 - * **University Multi-Use Area**

University Campus District Buffer, Transition Area and Core Area



Buffer

Transition
Area

Core Area

University Multi-Use Area

Zoning Code Amendment

(Paragraph 16 & Exhibit D)

- Uses:
 - permitted by right,
 - permitted by conditional use, or
 - prohibited on a sub-area basis,
e.g. a use may be prohibited in buffer, a conditional use in transition area and permitted as of right in Core Area
- Provides that existing UMCAD approvals are the Campus Master Plan
- Allows flexibility for modifications by administrative approval in Core Area

Use Chart

	Buffer Area	Transition	Core		University Village	University Multi-Use Zone
Active recreational and athletic facilities	C	P	P		X	P
Administrative uses, including but not limited to clerical, conference rooms and support spaces	X	P	P		P	P
Administrative, faculty and other noncommercial offices	X	P	P		P	P
Amateur radio antennas, satellite earth stations, microwave and other antennas, telecommunication facilities – permitted only where located on, or separated from the boundary of the Campus by, a habitable or occupied structure otherwise permitted by this district	X	P	P		p	P
Arboreta	P	P	P		X	P
Camps providing common recreational, cultural, or other group experiences	X	P	P		X	P
Classroom/Lecture halls	X	P	P		X	P
Commencement and graduation ceremonies	X	P	P		P	P

Bank United Center

(Paragraph 18)

- Amends UMCAD 2006 to increase maximum seating up to 9,830 seats
- Authorizes sale of alcoholic beverages pursuant to a 2COP license (on premises beer and wine)
- After additional seats are constructed, provides for at least \$20,000 worth of tickets to events free of charge to City residents

Use Locations and Temporary Uses

(Paragraph 19)

- Explicitly restricts University Academic Uses to UM Campus
- Allows temporary conferences and symposia up to 14 days in length, unless longer period is approved by City Manager
- Allows for temporary uses off-campus during construction or reconstruction of University buildings for a maximum period of 3 years unless longer period is approved by City Manager

Internal Road

(Paragraph 20)

- Extends deadline for Phase 1 until 2015, unless buildings conditioned on construction of Phase 1 occur earlier
- Extends deadline for Phase 2 until 2017, unless buildings conditioned on construction of Phase 2 occurs earlier

Mobility Plan

(Paragraph 20)

- Requires University to submit Mobility Plan on or before June 1, 2011
- Mobility Plan to provide for specific programs to promote alternative modes of transportation and other management programs to reduce traffic impacts
- Mobility Plan to be implemented throughout term of Agreement

Conveyance of City Property

(Paragraphs 22 & 23)

- City roads within UM campus boundaries
- Waterways within UM Campus
- Fire Station previously dedicated to City for a fire station by the University (subject to a reverter clause if not used for a fire station)

Streets to be Vacated



Fire Station Site



Consideration and Mitigation

(Paragraph 25)

- In consideration of conveyance of lands and in mitigation of uses and intensity of uses recognized in Agreement, annual payments totaling \$22 million over life of Agreement
- Preserves City's right to impose additional mitigation for net new traffic impacts resulting from amendments to Campus Master Plan
- Preserves City's right to collect impact fees and other municipal fees, charges and taxes

Existing UMCAD Obligations

(Paragraph 28)

- Recognizes existing UMCAD 2006, as amended as Campus Master Plan under new University Campus Zoning District
- Preserves the existing UMCAD 2006 approval and all obligations under those approvals

Default and Enforcement

(Paragraph 44)

- Provides for enforcement in the event of default by University or City
- Divides University defaults into monetary and non-monetary defaults
- University monetary default requires 15 day cure and obligation to pay (subject to reserved right of protest)
- City un-cured approval default suspends University's obligation to pay until default cured