



# City of Coral Gables and University of Miami Annual Review

September 28, 2021, to September 27, 2022

## 1. REQUEST

The City of Coral Gables is requesting review and consideration of the following:

*A Resolution approving the annual review required by the City of Coral Gables and University of Miami Development Agreement and Section 163.3235 of the Florida Statutes, for the period from September 28, 2021 to September 27, 2022.*

## 2. BACKGROUND INFORMATION

The University of Miami is required to submit an Annual Report to the City of Coral Gables, according to the Development Agreement, dated September 28, 2010. In Paragraph 49 of the City of Coral Gables and University of Miami Development Agreement, dated September 28, 2010 ("City and UM Development Agreement") requires the University of Miami to 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.*

On August 29, 2022, the University of Miami submitted an Annual Report for the period from September 28, 2021 and September 27, 2022 ("Development Agreement Annual Report 2021-2022"). The City and UM Development Agreement, paragraph 49, provides that 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.*

This constitutes the required written report which will be submitted to the City Commission for review and approval.

## 3. UNIVERSITY OF MIAMI 2020-21 ANNUAL REPORT

The *UM Development Agreement Annual Report 2021 – 2022* contains six (6) elements: 1) Preface; 2) Statutory Provision (§163.3235, Fla. Stat. 2011); 3) Amendment to Recitals; 4) Joint Obligations of City and University; 5) City Obligations; and, 6) University Obligations.

### **1. Preface**

The Preface describes the obligations of the City and UM Development Agreement, Paragraph 49, and requires no review and analysis.

## **2. Statutory Provision Element**

The *UM Development Agreement Annual Report 2021 – 2022* Statutory Provision Element requires no review and analysis. The City shall review the UM Development Agreement at least once every 12 months.

## **3. Amendments to Recitals**

The legal description of the campus was amended by Ordinance 2019-07, on January 22, 2019, and the total acreage of the campus increased to 240.61 acres. No amendments to the Recitals occurred in this reporting year.

## **4. Joint Obligations of City and University**

The *UM Development Agreement Annual Report 2021 – 2022* addresses two (2) joint obligations: 1) Section 5 - Annual Meeting, and 2) Section 49 – Annual Review.

### **Section 5 - Annual Meeting**

The *UM Development Agreement Annual Report 2021 – 2022* states that the Annual Meeting was hosted by the University of Miami on March 2, 2022 on the Coral Gables Campus.

### **Section 49 - Annual Review**

The *UM Development Agreement Annual Report 2021 – 2022* was submitted to the City of Coral Gables on August 27, 2021. After the City Commission approval, the University shall submit the *UM 2020-2021 Annual Report* to the Department of Community Affairs.

## **5. City Obligations Element**

The *UM Development Agreement Annual Report 2021 – 2022* addresses the City obligations satisfied:

### **Section 15 - Amendments to the Comprehensive Plan:**

The *UM Development Agreement Annual Report 2021 – 2022* states that the City of Coral Gables amended the Comprehensive Plan by Ordinance No. 2010-29 adopted September 28, 2010.

### **Section 16 - Amendments to the Zoning Code:**

The *UM Development Agreement Annual Report 2021 – 2022* states that the City of Coral Gables amended the Zoning Code by Ordinance No. 2010-34 adopted October 12, 2010.

### **Section 17 – Watsco Center:**

Increase in Seating Capacity: The *UM Development Agreement Annual Report 2021 – 2022* states that the University of Miami will submit an updated Watsco Center Parking and Traffic Management Program at a future date, which will include an updated Events Management and Security Plan to reflect the additional seats.

Alcoholic Beverages: The *UM Development Agreement Annual Report 2021 – 2022* states that the City of Coral Gables approved the sale of alcoholic beverages throughout the Watsco Center at all University events by Resolution No. 2019-82. The City of Coral Gables approved the application to amend the Development Agreement to allow the sale of alcoholic beverages throughout the Watsco Center at all University events by Ordinance No. 2019-24. An updated Event Management and Security Plan is included as an appendix to the *UM Development Agreement Annual Report 2021 – 2022*.

**Section 19 – Internal Road and Access:**

As of July 15, 2018, the University has satisfied in full the conditions of Section 19 of the Development Agreement. A letter of compliance from the City of Coral Gables from August 20, 2018 acknowledge the completion of the internal road work in accordance with the approved permits and consistent with the conditions of the Development Agreement.

**Section 21 – Conveyance of Internal Streets and Waterways:**

The legal description of the campus was amended by Ordinance 2019-07, on January 22, 2019, and the total acreage of the campus increased to 240.61 acres. A graphic depicting ownership was included in the Development Agreement and requires no review and analysis.

**Section 22 – Re-Conveyance of Fire Station Property:**

The legal description of the campus was amended by Ordinance 2019-07, on January 22, 2019, and the total acreage of the campus increased to 240.61 acres. A graphic depicting ownership was included in the Development Agreement and requires no review and analysis.

**6. University Obligations Element**

The *UM Development Agreement Annual Report 2021 – 2022* identifies all University obligations:

**Section 25 – Monetary Obligations - Consideration and Mitigation:**

The *UM Development Agreement Annual Report 2021 – 2022* correctly states that the required payment of One Million and Twenty-Five Thousand Dollars (\$1,025,000.00) was timely paid in full on Dec. 1, 2021. No other obligations pursuant to Paragraph 25 were identified.

**Section 6 - Gables Fellows Programs:**

The *UM Development Agreement Annual Report 2021 – 2022* reports that Jena Manning was selected as the Gables Fellow for the Fall 2021 semester and Paige Jackett was selected as the Gables Fellow for the Spring 2022 semester.

### Section 7- Lecture Series

The *UM Development Agreement Annual Report 2021 – 2022* accurately reports that seven (7) lectures were presented by UM during the 2021-22 year. Paragraph 7 of the City and UM Development Agreement provides for six (6) lectures each year.

### Section 8 - Performance and Concert Series

Paragraph 8 of the City and UM Development Agreement provides for four (4) concerts and two (2) cultural events each year. *UM Development Agreement Annual Report 2021 – 2022* accurately reports that four (4) concerts were presented during 2021-22 school year. The two (2) required cultural programs were presented during 2021-22 school year, plus eight (8) additional cultural programs were presented.

### Section 10 - “Meet the Docs” Health Care Program

The *UM Development Agreement Annual Report 2021 – 2022* accurately reports that four (4) required “Meet the Docs” lectures were held during 2021-2022.

### Section 12 - Hurricane Athletic Tickets Program

The *UM Development Agreement Annual Report 2021 – 2022* reports that UM distributed 250 buy one (1) get two (2) tickets to the Nov. 6, 2021 football game and made available 250 tickets to each of the four (4) UM baseball games, four (4) men’s UM basketball and four (4) women’s UM basketball games. The distribution of tickets described in the *UM Development Agreement Annual Report 2021 – 2022* fully satisfied the obligations of Paragraph 12 of the City and UM Development Agreement.

### Section 17 - Watsco Center Ticket Program

The *UM Development Agreement Annual Report 2021 – 2022* reports that the Watsco Center Ticket Program does not become effective until the additional seats authorized by the City and UM Development Agreement are installed and that the additional seats have not yet been installed.

### Section 9 - Ponce de Leon Beautification Project

The *UM Development Agreement Annual Report 2021 – 2022* reports that UM contributed its share of the cost of beautification of Ponce de Leon Boulevard on October 25, 2013.

### Section 11 - Consulting Services

The *UM Development Agreement Annual Report 2021 – 2022* reports that UM and the City have partnered with the City’s GIS division and on the School of Architecture’s Real Estate Development and Urbanism program.

### Section 13 - Student Enrollment

The *UM Development Agreement Annual Report 2021 – 2022* states that Student Enrollment Report for the Fall Semester 2021, dated April 21, 2022, showed that the current Student Undergraduate Enrollment is 11,634 students and has not reached the 12,000-threshold for the obligations in Paragraph 13 of the City and UM Development Agreement.

Section 14 - Uses, Intensity of Uses, Public Facilities, Reservations

The *UM Development Agreement Annual Report 2021 – 2022* accurately states that as of the date of the Annual Report, UM is in compliance with the requirements of Paragraph 14 of the City and UM Development Agreement.

Section 18 - Miscellaneous Uses and Temporary Occupancies

The *UM Development Agreement Annual Report 2021 – 2022* states that there have been no other uses or activities, on campus or off-campus that required the submittal of reports required by Paragraph 18 of the City and UM Development Agreement. During the Fall 2021 semester, there were no students assigned temporary housing within the corporate limits of the City. During the Spring 2022 semester, 82 students were assigned temporary housing at the Thesis Hotel, an off-campus facility within the corporate limits of the City of Coral Gables, according with the Miscellaneous Uses and Temporary Occupancies Reports for the 2021-2022 academic year prepared by the Department of Housing and Residential Life of the University.

Section 20 - Mobility Plan

The *UM Development Agreement Annual Report 2021 – 2022* accurately states that an updated Mobility Plan was timely submitted to the City on June 1, 2022 pursuant to Paragraph 20 of the City and UM Development Agreement.

Section 23 - Encroachments

The *2020-21 UM Annual Report* accurately states that UM has prepared a study of any and all UM encroachments on City-owned property and submitted the study to the City on June 1, 2011.

#### **4. RECOMMENDATION**

Staff recommends **approval** of this Annual Review.

The City and UM Development Agreement provides that the City Commission shall review and approve the Annual Review.