



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
- ☐ Comprehensive Plan Map Amendment - Small Scale
- ☐ Comprehensive Plan Map Amendment - Large Scale
- ☐ Comprehensive Plan Text Amendment
- ☐ Conditional Use - Administrative Review
- ☐ Conditional Use with Site Plan
- ☐ Conditional Use without Site Plan
- ☐ Coral Gables Mediterranean Architectural Design Special Locational 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
- ☐ Separation/Establishment of a Building Site
- ☐ Site Plan
- ☐ 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 _____



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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.
- ☐ Art in Public Places plan or statement.
- ☐ Building floor plans.
- ☐ Comprehensive Plan analysis.
- ☐ Comprehensive Plan text amendment justification.
- ☐ 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.



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- ☐ Property owners list, notification radius map and two sets of labels.
- ☐ Property survey and legal description.
- ☐ 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.
- ☐ Warranty Deed.
- ☐ Zoning Analysis (Preliminary).
- ☐ Zoning Code text amendment justification.
- ☐ 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 copy. One (1) thumb-drive of the entire application including all 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.

Applicant/agent/property owner affirmation and consent

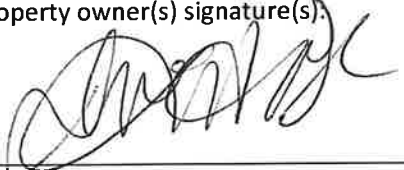
(I) (We) affirm and certify to all of the following:

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.



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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: <u>Deborah Hunley</u>	
Property owner(s) signature(s):	Property owner(s) print name:	
Property owner(s) signature(s):	Property owner(s) print name:	
Address:		
Telephone:	Fax:	Email:
NOTARIZATION		
STATE OF FLORIDA/COUNTY OF		
The foregoing instrument was acknowledged before me this <u>13th</u> day of <u>July</u> by <u>Deborah Hunley</u>		
(Signature of Notary Public - State of Florida) 		
 DARLENE PEREZ GONZALEZ Notary Public - State of Florida Commission # HH 318773 My Comm. Expires Oct 3, 2026 Bonded through National Notary Assn.		
(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:

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:

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 _____



July 14, 2026

VIA E-MAIL TRANSMISSION

Ms. Jennifer Garcia
Planning and Zoning Director
City of Coral Gables
427 Biltmore Way
Coral Gables, Florida 33134
Jgarcia4@coralgables.com

**Re: *The University of Miami Planning Board Application
Amended Development Agreement Application Materials***

Dear Ms. Garcia:

This correspondence is transmitted to you on behalf of the University of Miami (the “University”). The purpose of this correspondence is to transmit to you a suite of amended Development Agreement applications materials all designed to ensure the University’s ability to serve its educational mission within the highest traditions of academic excellence within the Country. This application was reviewed by the Development Review Committee on June 26, 2026. We wish to note that the University conducted a neighborhood meeting on February 4, 2026. Meeting minutes were previously furnished to the City on February 11, 2026.

As a proud new member of the Association of American Universities (the “AAU”), the University is poised to continue its ascendant trajectory. To do so, it requires a physical plant befitting of its educational achievements. To that end, we enclose the following application materials all relating to the University’s Coral Gables Campus (the “Campus”):

- (i) An amendment to the Comprehensive Plan Future Land Use Map (“FLUM”)
- (ii) A text amendment to the Comprehensive Plan;
- (iii) A map amendment to the Zoning Code;
- (iv) A text amendment to the Zoning Code;
- (v) A Planning Department application; and,
- (vi) A proposed draft development agreement.

We briefly summarize the application materials in the sections that follow.

I. THE COMPREHENSIVE PLAN AMENDMENTS

A. The FLUM Amendment

The University seeks to amend the FLUM as follows:

1. A map change for the properties located at 1530 Levante Avenue, 5827 Ponce de Leon Blvd., and 5855 Ponce de Leon Blvd. to re-designate the properties from the Commercial Low-Rise Intensity category to the University Campus category.
and,
2. A use map change to extend the boundaries of the University Campus Multi-Use Area Land Use category.

The proposed amendments are further described in **Development Agreement Exhibit E**.

B. The Text Amendments

The University seeks to modify Table FLU-5. Other Land Uses to show an FAR of 1.0 as the Maximum Density/Intensity of the University Campus. The University also seeks to modify Table FLU-5. Other Land Uses Sub Category of University Campus Multi-Use Area to allow a Hospital use and to increase the allowable Retail Uses from 15% to 20% of the total floor area. Text amendments are included in **Development Agreement Exhibit E**.

C. The Justification for the Comprehensive Plan Amendments

The proposed University Campus Multi-Use Area Comprehensive Plan amendments both advance and implement Objective FLU-1.7 and Policy FLU-1.71., Objective DES-1.1, Policy DES-1.1.5 and DES-1.1.6 of the Comprehensive Plan.

The properties located at 1530 Levante Avenue, 5827 Ponce de Leon Blvd., and 5855 Ponce de Leon Blvd. are owned by the University. A change in land use to University Campus category will allow those uses permitted on the University campus at these locations and will establish a consistent land use category along these street frontages.

The amendment to expand the boundaries of the University Campus Multi-Use Area encourages infill and redevelopment in areas of the University Campus that



are located directly across the street from the Miami-Dade Metrorail University Station and along the major thoroughfare of Ponce de Leon Blvd. This amendment will create the opportunity for more local employment due to the increased intensity of permitted uses within this subzone.

Most notably, the expansion of the Multi-Use Area will not impact the residential neighborhoods that border the campus along San Amaro and Campo Sano. On this point, the proposed expansion is consistent with the existing location of the Multi-Use Area as shown on the FLUM and is likewise compatible with the surrounding development patterns. We wish to emphasize that the expansion will have no negative impact on the availability of housing affordable to people who live and work within the City – nor will it adversely affect the adopted levels of service of the City’s existing infrastructure.

The proposed Comprehensive Plan text amendment allows for an FAR of 1.0 as the maximum allowed density/intensity on the Coral Gables Campus. This FAR is *lower* than the FAR permitted by the Comprehensive Plan in other Commercial Districts and, correspondingly, it will allow the University to develop the campus at a density that will ensure sufficient capacity for the University’s student, academic, athletic, and administrative needs.

The addition of a Hospital use to the Multi-Use Area furthers the mission of the University to provide world-class, convenient health care to residents. As mentioned above, the Multi-Use Area is ideally situated for a Hospital use located along the Ponce de Leon corridor with easy access to public transit.

II. THE ZONING CODE AMENDMENTS

A. The Map Amendments

The University seeks to change the Zoning Map from Mixed Use 1 (MX1) to reflect a University Campus District zoning designation on the properties located at 1530 Levante Ave. 1530 Levante Avenue, 5827 Ponce de Leon Blvd., and 5855 Ponce de Leon Blvd. and to reflect the expansion of the Multi-Use Area consistent with the Comprehensive Plan amendment described above. The proposed Zoning Map amendments are further described in **Development Agreement Exhibit F**.



B. The Text Amendments

The University seeks to amend the text of the Zoning Code as follows:

1. Article 16 “Definitions” - modify the definition of “Health Center”, delete the definitions of “University Campus District (UCD) Frontage A”, “University Campus District (UCD) Frontage B”, “University Campus District (UCD) Frontage C”, “University Campus District (UCD) Frontage D”, and “University Campus District Frontage E”.
2. Appendix A. Section A-89.C.1 and A-89.C.5 “Site Specific Zoning Regulations Riviera Section Part 14” – eliminate site specific regulations for University-owned properties.
3. Appendix D.1.C.3 “Campus Master Plan Components” - simplify description of the Design Manual.
4. Appendix D.1.F Campus Sub-Areas Table – add “Hospital” as a medical / healthcare use.
5. Appendix D.1.G.1.a. “Performance Standards, UCD Frontage A” - include the definition of UCD Frontage A and clarify limits of UCD Frontage A boundary.
6. Appendix D.1.G.1.b. “Performance Standards, UCD Frontage B” - include the definition of UCD Frontage B and amend the setbacks permitted in UCD Frontage B. Absorb Frontage E.
7. Appendix D.1.G.1.c “Performance Standards, UCD Frontage C” - include the definition of Frontage C and amend the setbacks permitted in UCD Frontage C and absorb Frontage D.
8. Appendix D.1.G.1.d “Performance Standards, UCD Frontage D” - delete this Frontage.
9. Appendix D.1.G.1.e “Performance Standards, UCD Frontage E” - delete this Frontage.

10. Appendix D.1.G.2 “Performance Standards, Maximum Square Feet” - replace Maximum Square Feet with a Maximum Floor Area Ratio.
11. Appendix D.1.G.5 “Performance Standards, Maximum Retail” - increase the maximum retail in the Multi-Use Zone.
12. Appendix D.G.9 “Performance Standards, Design” - clarify the purpose of the Design Manual and establish a timeline for updates and remove references to standards that are codified elsewhere in the Zoning Code.

The proposed text amendments are further described in **Development Agreement Exhibit F**.

C. Conditional Use for Amendment to Campus Master Plan Due to F.A.R. Increase

The Campus Master Plan previously adopted on September 28, 2010 and most recently amended on October 27, 2025 is proposed to be amended to reflect the zoning and land use changes enclosed as part of this submittal. As per Zoning Code Appendix D. Section E.2.c., a conditional use approval of the Master Plan is required when a change involves an increase in intensity of the adopted Campus Master Plan. The Comprehensive Plan and Zoning Code amendments detailed in **Development Agreement Exhibits E and F** that modify the maximum square feet from 6.8 million SF to a campus FAR of 1.0 will increase the intensity of the Master Plan. The proposed Campus Master Plan Map and Development Chart is included in **Development Agreement Exhibit I**.

D. The Justifications

The proposed zoning code amendments are consistent with the Comprehensive Plan and synchronize land uses and the FAR authorized by the comprehensive plan amendments with the land uses and FAR authorized by the Zoning Code. The zoning code amendments will not cause a decrease in any adopted level of service nor do they conflict with any policy or objective of the Comprehensive Plan.

The amendments align the development standards for certain University frontages with the greater development in the Multi-Use Area in keeping with the existing development standards along Ponce de Leon, US-1, and the Metrorail corridor.

III. THE DEVELOPMENT AGREEMENT AMENDMENT

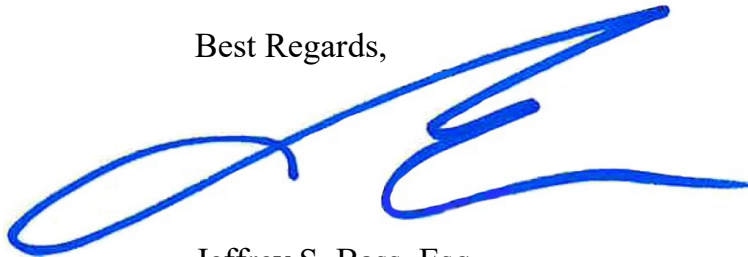
The proposed amendment to the Development Agreement is described in detail within **Exhibit A**.

IV. CONCLUSION

The University is most excited to work with the City and your team. We look forward to the opportunity to work with City staff to ensure favorable recommendations for approval on each and all of the enclosed applications.

As always, please do not hesitate to contact me if you have any questions.

Best Regards,

A handwritten signature in blue ink, appearing to read 'Jeffrey S. Bass', with a stylized flourish at the end.

Jeffrey S. Bass, Esq.

**CITY OF CORAL GABLES AND UNIVERSITY OF MIAMI
AMENDED AND RESTATED DEVELOPMENT AGREEMENT**

THIS AGREEMENT is made and entered into as of this **DD** day of **Month**, 202_ 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 and the City have long recognized the vitally important role each plays in the sustained success of the other;

WHEREAS, the University and its founders commenced the development of the University of Miami Campus in 1925 ("UM Campus") with the purpose and intent of ensuring a world class university – with world class facilities – within the City. The UM Campus is more particularly described by legal description and map on **Exhibit A**;

WHEREAS, the development of the UM Campus over the last century has proceeded through a vast series of approvals under differing regulatory regimes all designed to balance the needs of the University with the health, safety, and welfare of the City and its residents;

WHEREAS, on September 28, 2010, the City and the University ushered in a new operating framework and regulatory regime to govern their relationship by adopting a development agreement ("2010 Agreement") in accordance with the Florida Local Government Development Agreement Act, sections 163.3220-163.3243, Fla. Stat (the "Act") and pursuant to the provisions of Article 3, Division 19 of the Zoning Code of the City of Coral Gables;

WHEREAS, the parties recognize a mutual wish to update the 2010 Agreement, extend its terms, vest prior approvals, eliminate stale provisions, add new provisions to ensure the continued vitality of both the City and University, and provide stability and protection for the future of both parties;

WHEREAS, many of the University's faculty and students have knowledge, talent, experience and expertise in areas of interest and importance to the City, including but not limited to 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 Zoning Code, including without limitation the University Campus District (“UCD”) regulations should be amended, improved and made more efficient for the City and the University;

WHEREAS, the existing Comprehensive Plan can be amended, improved, and made more efficient for the City and the University;

WHEREAS, this Amended and Restated Development Agreement is entered into in accordance with the Act, sections 163.3220- 163.3243, Fla. Stat (2025) and pursuant to the provisions of Article 3, Division 19 of the Zoning Code of the City of Coral Gables;

WHEREAS, the City’s Planning and Zoning Board (the “Board”) conducted a public hearing on **Month DD, 20YY**, pursuant to the notice required in section 163.3225 Fla. Stat. (2025) with regard to this Agreement and the Board recommended approval of the Agreement to the City Commission; and

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, Fla. Stat. (2025) 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.

In 2010, the City and the University ushered in a new era in their relationship by executing the 2010 Agreement to promote 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. A primary purpose of the 2010 Agreement was to make the resources of the University more accessible to the citizenry of Coral Gables in the areas of culture, music, research, medical treatment and

health care. The 2010 Agreement has been a tremendous success that accomplished its many goals and the parties now wish to plan and prepare for the next chapter of their relationship. Accordingly, it is the intent of this Amended and Restated Development Agreement to extend the term of and eliminate stale provisions from the 2010 Agreement, update terms to reflect current changes, vest the prior approvals, and address topics that did not exist at the time of the 2010 Agreement. The parties wish to state explicitly that all prior approvals remain vested subject only to the amendments particularly addressed herein.

With this Agreement the City wishes to secure for its residents additional public open and park space. On this vitally important point, the University is the owner of that parcel of land comprising approximately 5.52 acres commonly referred to as the Lee Lincoln Site. As a material part of this Agreement, the University will convey the Lee Lincoln Site to the City – to create a new public park named Centennial Park -- subject to the terms and conditions more particularly described below. The parties recognize that the University will continue to use portions of the Lee Lincoln Site for recreational purposes, and, if the terms and conditions of the conveyance are satisfied, then the City has agreed to convey a perpetual easement to the University for that purpose by way of the Lee Lincoln Declaration of Easements and Deed Restrictions.

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 (the "Act"), shall be adopted and included herein. Words and phrases defined by the City's land development regulations in existence as of the date of this Agreement 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 Amended and Restated Development Agreement between the City of Coral Gables and the University of Miami dated **Month DD, 202Y**.

Amended Campus Master Plan. The University Campus Master Plan approved for development at a FAR of 1.0 together with those uses described in the Zoning Code Amendment.

Convocation Center. The Convocation Center, also known as the Watsco Center and the Basketball Arena, located in the Coral Gables Campus of the University.

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

Comprehensive Plan Amendments. The phrase “Comprehensive Plan Amendments” shall have the meaning assigned to it in paragraph 16 below.

Events of Default. The phrase “Events of Default” shall have the meaning assigned to it in paragraph 42 below.

Effective Date. The phrase “Effective Date” shall have the meaning assigned to it in paragraph 4 below.

Execution Date. This Agreement shall be deemed executed (i) when it is approved by the City in accordance with applicable law; and (ii) it is signed by the authorized agent of each party.

Floor Area Ratio (FAR) is the ratio of the applicable interior or exterior floor area of a building or buildings on a site divided by the area of the University Campus District, as measured from the interior facing of exterior walls, and shall exclude:

1. The following areas in the ground floor:

- Electrical rooms / FPL vault room;
- Fire command room;
- Fire pump room;
- Lobbies;
- Phone / IT room; and
- Trash room

2. The following areas in all floors:

- Stairwell;
- Elevator; and
- Trash chute

3. Balconies, porches, or stoops, subject to requirement of restrictive covenant prohibiting enclosures;

4. Basements and uninhabitable attics within a pitched roof;

5. Trellis or canopy located on the roof not exceeding a combined area of fifty percent (50%) of the rooftop floor area;
6. Upper volume of courtyards open to the sky.
7. Off-street parking areas.
8. Properties within the University Campus District (UCD) not owned and controlled by the University.

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.

Health Center means a medical facility, including a Hospital, serving both the University and the general public, which could be located on the University of Miami Campus in the University Multi-use Area, that provides a full range of medical care services, including outpatient and inpatient care, diagnostic services, radiation therapy, diagnostic imaging, chemotherapy, sports medicine, surgical services, emergency care, and accessory uses customarily associated with such facilities.

Lee Lincoln Site. The approximately 5.52-acre parcel of land more particularly identified on Exhibit "B".

Lee Lincoln Deed. The deed for the conveyance of the Lee Lincoln Site in the form attached hereto as Exhibit "C".

Lee Lincoln Declaration of Easements and Deed Restrictions. The document more particularly described on Exhibit "D".

Zoning Code Amendments. The phrase "Zoning Code Amendments" shall have the meaning assigned to it in paragraph 17 below.

4. Effective Date.

This Agreement shall be effective if, only if, and when the City provides final approval, with all appeals exhausted or the time for such appeals has expired, of in strict compliance with: (i) the Comprehensive Plan Amendments described in Exhibit "E"; (ii) the Zoning Code text and map amendments described in Exhibit "F"; as detailed in paragraphs 16, and 17 below; (iii) the conditional use approval of the Amended Campus Master Plan as detailed in paragraph 17, and (iv) the Parking Space Transfers described in Exhibit "G". The failure to obtain each and every one of the approvals described in (i)-(iv) shall render this

Agreement null and void and the parties shall revert to their respective positions under the 2010 Agreement.

5. Term.

The Agreement shall have a term of thirty (30) years after the Effective Date hereof.

6. Annual Meeting.

- (a) The University and the City agree to continue to convene an annual State of the City/University Meeting established under the 2010 Agreement ("Annual Meeting"). The Annual Meeting will continue to involve the Mayor, City Commission, City officials, and the officers and representatives of the University's Board of Trustees during the term of this Agreement. The purpose of the Annual Meeting is to provide the leadership of the City and the University an opportunity 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 thirteen (13) days prior to the date thereof.
- (f) Notwithstanding the foregoing, the Annual Meeting requirement may be excused, waived, or suspended upon the mutual agreement of the Parties. By execution of this Agreement, the Parties agree that the next Annual Meeting shall be scheduled in 2027. The provisions of this paragraph may be applied retroactively.

7. Gables Fellows Program.

- (a) The University and the City agree to continue the annual student internship program established under the 2010 Agreement commonly known as the “Gables Fellows Program” or “Gables Fellows” for students with a demonstrated commitment to public service, local government, planning, architecture, and economic development.
- (b) The Gables Fellows Program is the University’s preeminent undergraduate internship program with the City for local government scholarship. It will continue to be administered through the University’s 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 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.

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

- (a) The City and the University agree to continue the annual lecture program established under the 2010 Agreement and commonly known as "UM's Coral Gables Lecture Series" or "UM Lectures" featuring members of the faculty of the University and distinguished speakers in lecture and panel presentations). 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.

9. University Performance and Concert Series.

- (a) The City and the University agree to continue to co-host the concert series established under the 2010 Agreement and commonly known as the "UM Concert Series", comprised of four (4) concerts annually featuring student and faculty performer.
- (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 9(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 9(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 9(f). The choice of venue, provision of content, and covering of the costs for these programs shall be the sole responsibility of the University.

10. 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) Under to the 2010 Agreement, the City agreed 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 "Beautification Improvements"). The City coordinated the design of the Beautification Improvements in consultation with the University.

- (c) Under the 2010 Agreement, the City was responsible for the cost of the Beautification Improvements between Granada and the intersection of Ponce de Leon Boulevard and LeJeune Road and the University agreed to contribute up to \$100,000 to the cost of the Beautification Improvements between Red Road and Granada. On March 13, 2012, the City adopted Resolution No. 2012-57 authorizing the purchase and installation of landscape materials for the Beautification Improvements with the University's portion being \$59,486, and thereafter the Beautification Improvements were installed, and the University paid the City \$59,486. The University agrees to contribute the balance of the cost of the Beautification Improvements in the amount of \$40,514. The University's remaining financial contribution will be payable: (i) upon reasonable advance written notice from the City, and (ii) if and when the City commences construction of any remaining beautification work between Red Road and Granada.
- (d) The City shall continue to remain responsible for maintaining the Beautification Improvements constructed in accordance with this paragraph 10.

11. "Meet the Docs" Health Care Program.

- (a) The City and the University agree to continue the regular program established under the 2010 Agreement and commonly known as "Meet the Docs" to addressing health care issues of substantial value to the City and its residents.
- (b) The University agrees to continue to present a quarterly Meet the Docs program to be held on the UM Campus or off 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 the 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 Meet the Docs 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.

12. Consulting Services.

The University agrees to continue to provide consulting services to the City in the method established under the 2010 Agreement. 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 consulting hours in any calendar year may not be carried over to subsequent years.

13. Hurricane Athletics Ticket Program.

- (a) The University and City agree to continue the Hurricane Athletics Ticket program established under the 2010 Agreement to promote men's and women's team sports to City residents ("Ticket Program"). All tickets referred to in this paragraph 13 shall be for home games.
- (b) The University agrees that Hurricane Athletics will continue the "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 City 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 continue 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 conference opponents which are selected by the University during the regular season of men's and women's

basketball and men's baseball. Proof of City residency will be required at time of pick up. Two tickets will be distributed for free per residential address 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.

14. Student Enrollment and Mitigation.

If and when the enrollment of full-time equivalent undergraduate degree seeking students enrolled in classes on the UM Campus ("Student Enrollment" exceeds 17,500 ("Undergraduate Enrollment Mitigation Threshold") the University shall submit a report for review and approval by the City ("University's Student Enrollment Report") which addresses the net new impacts not previously mitigated caused by the increase in Student Enrollment above the Undergraduate Enrollment Mitigation Threshold and identifying:

- (i) The Student Enrollment number;
- (ii) The number of beds constructed on the UM Campus since the Execution Date (the number of beds as of the Execution Date of this Agreement is 4,228);
- (iii) All traffic mitigation methods implemented by the University from the Execution Date, and
- (iv) A proposed plan that addresses any unmitigated traffic impacts caused by an increase in Student Enrollment in excess of 17,500. Each year thereafter, the University shall submit an Enrollment Report thirty (30) days following commencement of the Fall Semester:
- (v) For each new bed of student housing developed by the University on the UM Campus after the Execution 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. 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 Execution 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 14.

Following a reasonable period of time not to exceed one hundred twenty (120) days (unless further extended by mutual agreement) for the City to review and comment on the University's Student Enrollment Report, it shall be placed on a City Commission agenda for review, consideration, comment, and approval by ordinance.

15. Required Elements of a Statutory Development Agreement-Uses, Permitted Development, Public Facilities, Reservations, etc.

- (a) **Property Legal Description and Ownership.** The legal description of the property subject to this Agreement, the UM Campus, is attached hereto as **Exhibit A** and the University is the legal and equitable owner of the property.
- (b) **Term.** As established in paragraph 5 above, the term of this Agreement shall extend for a period of thirty (30) years beyond the Effective Date.
- (c) **Permitted Development.**
 - A. **Maximum Floor Area Ratio:** The City agrees that with applicable approvals the University Campus District can be developed with a maximum Floor Area Ratio (FAR) of 1.0 of University-related uses.
 - B. **Permitted Uses.** 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 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 15(c)(i)(B), the following uses are permitted in the University Multi-Use Area: conference center, office, overnight accommodations, commercial/retail and Health Center uses, including Hospitals intended to serve the University's needs and the broader needs of the general public.
 - D. Permitted Building Height. The maximum permitted heights of buildings on the UM Campus shall be governed by the UCD zoning district regulations as amended by this Agreement.
- (d) **Public Facilities to Serve the UM Campus:** No new public facilities are necessary to service the permitted development referenced in subparagraphs 15(c)(A)-(D) above.
 - (e) **Public Reservations and/or Dedications:** No new reservation or dedication of land is necessary for public purposes in connection with the development permitted by this Agreement.
 - (f) **Local Development Permits.**
 - (i) Existing Development Permits. To date the property subject to this Agreement (the UM Campus) has received development permits for the existing buildings and structures.
 - (ii) Additional Permits Required. 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.

- (g) **Consistent with the City's Comprehensive Plan and Land Development Code.** The City finds that the development permitted by this Agreement is consistent with the City's Comprehensive Plan and Land Development Code.
- (h) **Conditions, Terms, and Restrictions.** 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.
- (j) **Compliance with Local Regulations Regarding Development Permits.** The University and the City agree that the failure of this Agreement to address a particular permit, approval, procedure, condition, fee, term or restriction in effect on the Execution Date of this Agreement shall not relieve University of the necessity of complying with the regulation governing said permitting requirements, conditions, fees, terms or restrictions, subject however to the terms and provisions of this Agreement.

16. Comprehensive Plan Amendments.

The City agrees to process the Comprehensive Plan Amendments (text and map) attached hereto as Composite **Exhibit "E"** by taking final Commission action on the amendments on or before **Month DD, 20YY**. For the avoidance of doubt, nothing within this paragraph obligates the City Commission or any board to take any specific action on comprehensive plan amendments addressed herein.

17. Zoning Code Amendments and Amended Campus Master Plan Conditional Use Approval.

The City agrees to process the University's applications for (i) the Zoning Code Amendments (text and map), attached hereto as Composite **Exhibit "F"** and (ii) conditional use approval of the Amended Campus Master Plan approving the FAR development intensity of 1.0 and those uses described in the Zoning Code Amendment. The agreement to process identified in the immediately preceding sentence includes the City Commission's obligation to take final action on the proposed map amendments, change in

zoning district regulations, and conditional use application on or before **Month DD, 20YY**. For the avoidance of doubt, nothing within this paragraph obligates the City Commission or any board to take any specific action on zoning code text amendment, map amendments, or conditional use application addressed herein.

18. Parking Spaces.

The City agrees to obtain all required authorizations and approvals and shall (i) relinquish and transfer to the University the right to control, utilize and derive revenue from those certain parking spaces described in **Exhibit "G"**, (ii) enter into a Parking Management Agreement to allow the University for the consideration and mitigation provided herein in Exhibit H to install and utilize parking meters on Levante Avenue as shown on Exhibit G, and (iii) release and terminate that certain Easement as to Parking Meters dated June 15, 2011 recorded in Official Records Book 27724 at Page 2669 of the Public Records of Miami-Dade County on or before **Month DD, 20YY** (collectively the "Parking Space Transfers").

19. Lee Lincoln Transfer.

If, and only if, and when the City grants the last final, non-appealable approval of each and every of the actions referenced in paragraphs 16, 17, and 18 above and more particularly described in **Exhibits E-G** to this Agreement ("Additional Approvals") acceptable to the University and without any condition of approval that the University in its sole and absolute discretion deems unacceptable, then the University of Miami shall convey the Lee Lincoln Site to the City by the Lee Lincoln Deed subject to the terms and conditions of the Lee Lincoln Declaration of Easements and Deed Restrictions. For the avoidance of doubt, in the event that any one of the Additional Approvals are not granted, then the obligation to consummate the foregoing transaction shall be deemed null, void, and of no further force and effect. It is the intent of the parties that the Lee Lincoln Site be transferred subject to receipt of the Additional Approvals and all zoning and master planning approvals and the recording of the Lee Lincoln Declaration of Easements and Restrictions that restricts the use of the Lee Lincoln Site to a park with ancillary recreational purposes, and that it be named "Centennial Park" in commemoration of the 100th year anniversary of the founding of the City and the University.

20. Intentionally Deleted.

21. Convocation Center.

Notwithstanding any prior City restrictions, regulations or approvals, the City and the University agree as follows:

- (a) In the 2010 Agreement, Ordinance 2007-16 was amended to increase the authorized seating capacity of the Convocation Center to a maximum of 9,830 seats, provided however that no additional seats shall be installed until an updated Convocation 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 Convocation Center at programs and events in indoor public spaces (including the concourse, floor, and event levels, suites and the Hurricane 100 facilities as well as in temporary seating areas). In Ordinance 2019-24, the City amended Resolution #2003-7, to authorize the sale of alcoholic beverages at the Convocation Center in accordance with this subparagraph, which amendment become effective on March 12, 2019.
- (c) Upon the build-out of the additional seats described in subparagraph 22(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 Convocation 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).

22. 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.

23. Consideration and Mitigation.

The City and the University agree that 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 "H"**.

24. 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.

25. 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 Additional 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 2007-1
 - (ii) Ordinance 2010-31

- (iii) Ordinance 2010-29
 - (iii) Ordinance 2010-34
- (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 preempted by the provisions of this Agreement.

26. Campus Master Plan.

The Adopted Campus Master Plan Map adopted on December 1, 2010, as last amended on October 27, 2025 remains fully vested and in full force and effect. The proposed Master Plan Development Chart included in “**Exhibit I**” reflects the additional square footage of campus development as proposed in the Comprehensive Plan and Zoning Code amendments.

27. 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 Act, sections 163.3220-163.3243, Fla. Stat. (2025) and pursuant to the provisions of Division 19 of the Zoning Code of the City of Coral Gables, or any subsequent laws or ordinances.

28. Existing UCD 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 UCD 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.

29. 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.

30. 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.

31. 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 UM Campus, if any, of any party to this Agreement.

32. 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 as otherwise permitted herein.

33. Captions.

The paragraph and subparagraph headings and captions of this Agreement and the list of exhibits contained in 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.

34. 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.

35. 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.

36. 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.

37. 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.

38. Intentionally Deleted.

39. 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.

40. Technical Amendments; Easements for Encroachments.

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. In addition, during the term of this Agreement if the parties determine that there are University improvements on City Property, and University determines not to remove the encroachment, the City agrees to grant the University an easement of use to maintain such existing improvements which encroach on City property including rights of way provided the University agrees to 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. The City Manager is authorized to approve such technical amendments and easements on behalf of the City, and is authorized to execute any required instruments, to make and incorporate such amendments to this Agreement or any Exhibit attached hereto, or any other agreement contemplated hereby.

41. 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
 2020 Ponce de Leon Blvd, Suite 1200
 Coral Gables, Florida 33134

With a copy to: City Attorney
 City of Coral Gables
 2020 Ponce de Leon Blvd, Suite 1200
 Coral Gables, Florida 33134

For the University: Vice President Facilities Operations & Planning
 1535 Levante Avenue
 Coral Gables, Florida 33146

With a copy to: Senior Vice President and General Counsel
 1535 Levante Avenue, Suite 235
 Coral Gables, Florida 33146

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.

42. 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 Compliance Obligation. The City's (i) failure to comply with an obligation under this Agreement, or (ii) 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 UM Campus in accordance with the uses and intensities described in the Adopted or proposed Amended Campus Master Plan, the Comprehensive Plan Amendment and Zoning Code Amendment attached as Exhibits E & F., or (iii) the City's default under the Lee Lincoln Deed or the Lee Lincoln Declaration of Easements and Deed Restrictions.
- (b) **Notice.** Written Notice of Default shall be given in the manner provided for in paragraph 41 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 41 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 42(c) above.

- (e) **Event of Default by City.** In the Event of Default by the City with regard to an 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.

43. 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.

44. Recording of Agreement and Submission to the Department of Commerce.

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. After the Agreement is recorded, the City shall submit the Agreement to the Department of Commerce or its successor to the extent required by the Florida Local Government Development Agreement Act, as amended.

45. Successors in Interest.

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

46. 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.

47. 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, pandemics, 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.

48. 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.

49. 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.

50. Time is of the Essence.

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

51. 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.

52. 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.

53. 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 as required by the Zoning Code; (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.

EXHIBITS

- Exhibit A:** Legal Description of UM Campus
- Exhibit B:** Legal Description of Lee Lincoln Site
- Exhibit C:** Lee Lincoln Deed
- Exhibit D:** Lee Lincoln Declaration of Easements and Deed Restrictions
- Exhibit E:** Proposed Comprehensive Plan Amendments
- Exhibit F:** Proposed University Campus Zoning Map and Text Amendments

- Exhibit G:** Parking Spaces
- Exhibit H:** Payment Schedule
- Exhibit I:** Proposed Campus Master Plan Development Chart

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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.

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TOGETHER WITH:

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

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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 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:

LOT 3, LESS THE SOUTHWEST 1/2 THEREOF, AND LOTS 4 AND 5, 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.

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TOGETHER WITH:

LOTS 13, 14, 15, 16 AND 17 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.:

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."

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TOGETHER WITH:

LOTS 1 THROUGH 8, INCLUSIVE AND LOTS 34 THROUGH 40, INCLUSIVE, AND ALL OF ALLEY NORTHWESTERLY & ADJACENT TO LOTS 34 THROUGH 40, LESS BEGINNING AT THE SOUTHEAST CORNER OF LOT 8 NORTHWESTERLY 10 FEET, SOUTH 14 FEET, NORTHEASTERLY 10 FEET TO POINT OF BEGINNING, BLOCK 196 OF "SECOND REVISED PLAT OF CORAL GABLES RIVIERA SECTION PART 14," ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 28, PAGE 32, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

THIS BEING THE SAME PROPERTY CONVEYED TO THE UNIVERSITY OF MIAMI AS RECORDED JULY 17, 2018 IN OFFICIAL RECORDS BOOK 31060 AT PAGE 3491 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

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.

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

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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, 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.

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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:

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.

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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.

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AND

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, AS SUBSEQUENTLY CONVEYED TO THE MOST REVEREND THOMAS G. WENSKI, ARCHBISHOP OF THE ARCHDIOCESE OF MIAMI, HIS SUCCESSORS IN OFFICE, A CORPORATION SOLE, PURSUANT TO THE SPECIAL WARRANTY DEED AS RECORDED IN OFFICIAL RECORDS BOOK 34350 AT PAGE 2942 OF THE PUBLIC RECORDS OF 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

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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.

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

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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 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.

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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 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

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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.

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 AND RECORDED IN OFFICIAL RECORDS BOOK 27887 AT PAGE 4503 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

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

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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 FORMERLY 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, AS SUBSEQUENTLY CONVEYED TO THE MOST REVEREND THOMAS G. WENSKI, ARCHBISHOP OF THE ARCHDIOCESE OF MIAMI, HIS SUCCESSORS IN OFFICE, A CORPORATION SOLE, PURSUANT TO THE SPECIAL WARRANTY DEED AS RECORDED IN OFFICIAL RECORDS BOOK 34350 AT PAGE 2942 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. (HEREINAFTER, "THE ARCHDIOCESE 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 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 ARCHDIOCESE 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 ARCHDIOCESE PROPERTY, HAVING A RADIUS OF 929.52 FEET AND A

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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 ARCHDIOCESE PROPERTY FOR 23.86 FEET TO THE MOST NORTHERLY CORNER OF SAID ARCHDIOCESE PROPERTY; THENCE DEPARTING SAID SOUTHWESTERLY RIGHT OF WAY LINE OF "HENRY KING STANFORD DRIVE" AND THE NORTHEASTERLY LINE OF THE ARCHDIOCESE 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 FORMERLY 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, AS SUBSEQUENTLY CONVEYED TO THE MOST REVEREND THOMAS G. WENSKI, ARCHBISHOP OF THE ARCHDIOCESE OF MIAMI, HIS SUCCESSORS IN OFFICE, A CORPORATION SOLE, PURSUANT TO THE SPECIAL WARRANTY DEED AS RECORDED IN OFFICIAL RECORDS BOOK 34350 AT PAGE 2942 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. (HEREINAFTER, "THE ARCHDIOCESE 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

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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 ARCHDIOCESE PROPERTY; THENCE S39°40'30"E ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE OF "AVE. LEVANTE" AND THE SOUTHWESTERLY LINE OF THE ARCHDIOCESE PROPERTY FOR 95.55 FEET TO THE MOST SOUTHERLY CORNER OF THE ARCHDIOCESE PROPERTY; THENCE DEPARTING SAID NORTHEASTERLY RIGHT OF WAY LINE OF "AVE. LEVANTE" AND THE SOUTHWESTERLY LINE OF THE ARCHDIOCESE 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.")

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

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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.

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

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**MAIN CAMPUS-CORAL GABLES, FLORIDA
LEGAL DESCRIPTIONS
AREAS I AND II
AUGUST 1, 2026
(SUPERSEDES ALL PREVIOUS ISSUES)**

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.

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.

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MAIN CAMPUS-CORAL GABLES, FLORIDA

LEGAL DESCRIPTIONS

AREAS I AND II

AUGUST 1, 2026

(SUPERSEDES ALL PREVIOUS ISSUES)

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.

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

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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.

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"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)

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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 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.

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**MAIN CAMPUS-CORAL GABLES, FLORIDA
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(SUPERSEDES ALL PREVIOUS ISSUES)**

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, LOTS, PIECES OR PARCELS OF LAND AS DESCRIBED WITHIN THE ABOVE TWO (2) DESIGNATED AREAS I AND II CONTAINING 241.91 ACRES, MORE OR LESS, BY CALCULATION.

**REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK
LOCATION MAP FOLLOWS**

UNIVERSITY
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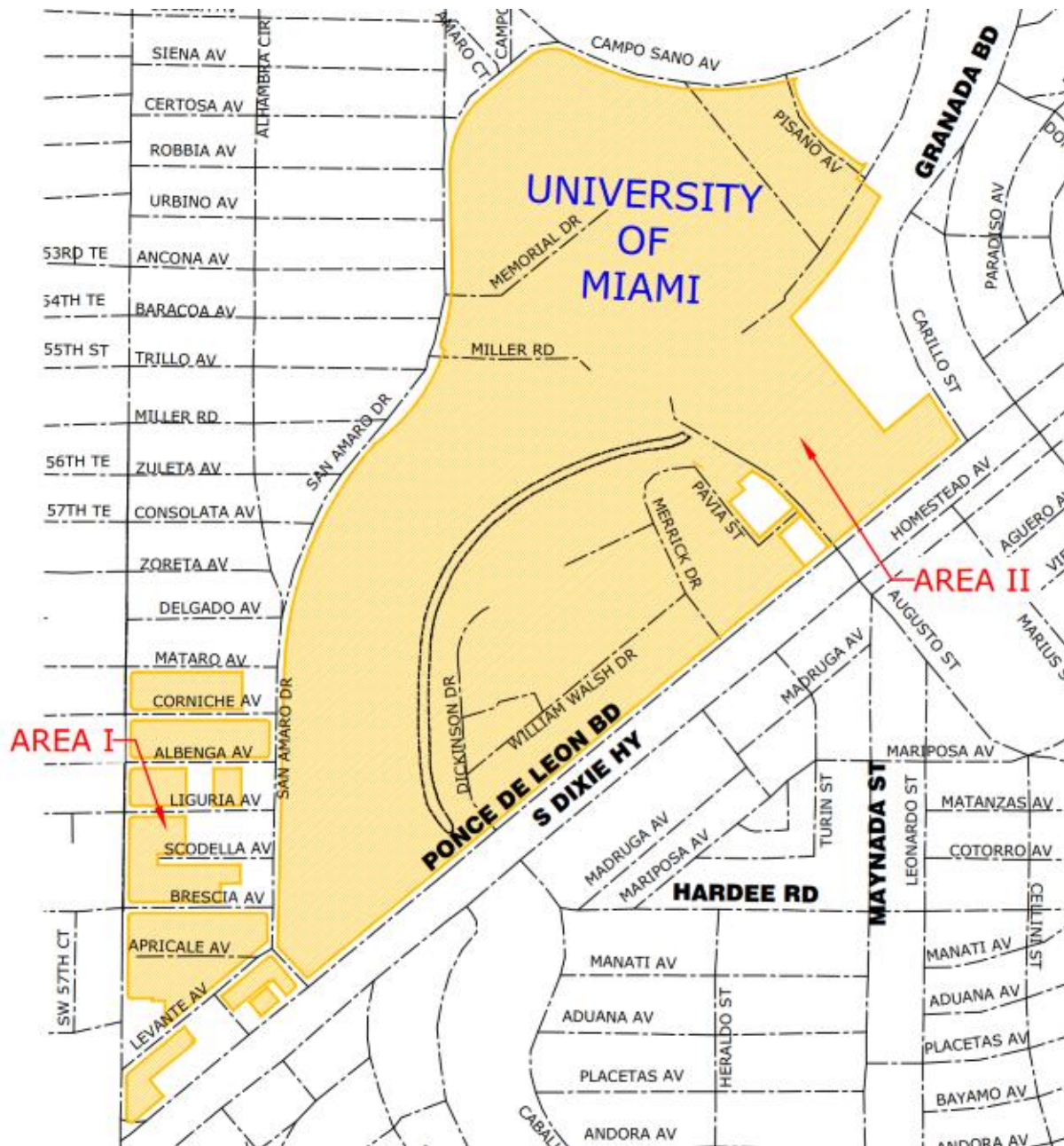


EXHIBIT B

Legal Description of Lee Lincoln Site

LEGAL DESCRIPTION

ALL OF BLOCK 85, CORAL GABLES RIVIERA SECTION PART THREE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 28 AT PAGE 44 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, LESS AND EXCEPT THE FOLLOWING:

A PORTION OF LOTS 44, 45 AND 46, BLOCK 85, REVISED PLAT OF CORAL GABLES RIVIERA SECTION PART 3, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 28 AT PAGE 44 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE MOST EASTERLY CORNER OF SAID LOT 44; THENCE RUN SOUTH 50°19'22" WEST ALONG THE NORTHEASTERLY RIGHT-OF-WAY BOUNDARY OF UNIVERSITY CONCOURSE (PONCE DE LEON BLVD.), BEING ALONG THE SOUTHEASTERLY BOUNDARY OF SAID LOTS 44 AND 45 AND A PORTION OF LOT 46 A DISTANCE OF 70.96 FEET TO A POINT; THENCE RUN NORTH 39°40'38" WEST A DISTANCE OF 71.41 FEET TO A POINT; THENCE RUN NORTH 50°19'22" EAST ALONG A LINE PARALLEL TO AND 71.41 FEET NORTHWESTERLY OF, AS MEASURED AT RIGHT ANGLES TO THE NORTHWESTERLY RIGHT-OF-WAY BOUNDARY OF UNIVERSITY CONCOURSE (PONCE DE LEON BLVD.) A DISTANCE OF 72.09 FEET TO THE POINT OF INTERSECTION WITH THE ARC OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 2250 FEET, SAID POINT BEARING SOUTH 52°08'29" WEST FROM THE CENTER OF SAID CURVE, SAID CURVE BEING THE SOUTHWESTERLY BOUNDARY OF GRANADA BLVD; THENCE RUN SOUTHEASTERLY ALONG THE SOUTHWESTERLY RIGHT-OF-WAY BOUNDARY OF GRANADA BLVD. AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 1°49'07" FOR A DISTANCE OF 71.42 FEET TO THE POINT OF BEGINNING.

EXHIBIT C

Lee Lincoln Deed

*This instrument prepared by and
when recorded return to:*

Robert Vale, Esq.
University of Miami
1320 South Dixie Highway, Suite 1250
Coral Gables, FL 33146

Folio Number: 03-4119-004-1900

SPECIAL WARRANTY DEED

This Special Warranty Deed is executed by **UNIVERSITY OF MIAMI**, a Florida not-for-profit corporation ("Grantor") whose address is 1320 S. Dixie Hwy, Coral Gables, FL 33146, and is delivered to **THE CITY OF CORAL GABLES, FLORIDA**, a Florida municipal corporation ("Grantee"), whose post office address is 2020 Ponce de Leon Boulevard, Suite 1200 Coral Gables, FL 33134. Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and their successors and assigns.

Grantor, for and in consideration of the sum of TEN & NO/100 DOLLARS (\$10.00) and other good and valuable consideration, paid to Grantor by Grantee, the receipt and sufficiency of which are hereby acknowledged, grants, bargains, sells, and conveys to Grantee and Grantee's successors and assigns forever, that certain parcel of land, situate, lying and being in Miami-Dade County, Florida, described in Exhibit "A" attached hereto and made a part hereof (the "Property");

Together with all rights, benefits, privileges, easements, tenements, hereditaments, and appurtenances thereon or in anywise appertaining thereto.

To Have and To Hold the same in fee simple forever.

THIS CONVEYANCE is subject to (A) that certain Declaration of Easements and Deed Restrictions of even date herewith in favor of Grantor recorded in Official Records Book ___, Page _____ of the Public Records of Miami-Dade County, Florida ("Declaration"); (B) taxes and assessments for the year 202_ and all subsequent years; (C) all laws, ordinances, regulations, restrictions, prohibitions and other requirements imposed by governmental authority; and (D) conditions, restrictions, limitations and easements of record, if any, but this reference shall not operate to reimpose same.

The foregoing instrument was acknowledged before me by means of _____ physical presence or _____ online notarization, this _____ day of _____, 202_, by Ramon Coto, Vice President

and Chief Financial Officer of University of Miami, a Florida not-for-profit corporation, on behalf of the corporation. He is (check one) ____ personally known to me or ____ has produced _____ as identification.

Notary Public Signature

Print Name _____

State of Florida at Large

My Commission Expires:

(SEAL)

EXHIBIT "A" TO EXHIBIT "C"

PROPERTY

LEGAL DESCRIPTION

ALL OF BLOCK 85, CORAL GABLES RIVIERA SECTION PART THREE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 28 AT PAGE 44 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, LESS AND EXCEPT THE FOLLOWING:

A PORTION OF LOTS 44, 45 AND 46, BLOCK 85, REVISED PLAT OF CORAL GABLES RIVIERA SECTION PART 3, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 28 AT PAGE 44 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE MOST EASTERLY CORNER OF SAID LOT 44; THENCE RUN SOUTH 50°19'22" WEST ALONG THE NORTHEASTERLY RIGHT-OF-WAY BOUNDARY OF UNIVERSITY CONCOURSE (PONCE DE LEON BLVD.), BEING ALONG THE SOUTHEASTERLY BOUNDARY OF SAID LOTS 44 AND 45 AND A PORTION OF LOT 46 A DISTANCE OF 70.96 FEET TO A POINT; THENCE RUN NORTH 39°40'38" WEST A DISTANCE OF 71.41 FEET TO A POINT; THENCE RUN NORTH 50°19'22" EAST ALONG A LINE PARALLEL TO AND 71.41 FEET NORTHWESTERLY OF, AS MEASURED AT RIGHT ANGLES TO THE NORTHWESTERLY RIGHT-OF-WAY BOUNDARY OF UNIVERSITY CONCOURSE (PONCE DE LEON BLVD.) A DISTANCE OF 72.09 FEET TO THE POINT OF INTERSECTION WITH THE ARC OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 2250 FEET, SAID POINT BEARING SOUTH 52°08'29" WEST FROM THE CENTER OF SAID CURVE, SAID CURVE BEING THE SOUTHWESTERLY BOUNDARY OF GRANADA BLVD; THENCE RUN SOUTHEASTERLY ALONG THE SOUTHWESTERLY RIGHT-OF-WAY BOUNDARY OF GRANADA BLVD. AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 1°49'07" FOR A DISTANCE OF 71.42 FEET TO THE POINT OF BEGINNING.

EXHIBIT D

Lee Lincoln Declaration of Easements And Deed Restrictions

This Instrument Prepared by and
to be returned to:

Robert W. Vale, Esq.
University of Miami Office of General Counsel
1535 Levante Avenue, Suite 221A
Coral Gables, FL 33146

DECLARATION OF EASEMENTS AND DEED RESTRICTIONS

This Declaration of Easements and Deed Restrictions ("Declaration") is made this ___ day of _____, 202_ by and between UNIVERSITY OF MIAMI, a Florida not-for-profit corporation ("University"), whose mailing address is P.O. Box 248106, Coral Gables, Florida 33146, and, THE CITY OF CORAL GABLES, FLORIDA, a Florida municipal corporation ("City"), whose post office address is 2020 Ponce de Leon Boulevard, Suite 1200 Coral Gables, FL 33134.

WHEREAS, the University owns that certain real property situated in Miami-Dade County, Florida and more particularly described in Exhibit "A" attached hereto and made a part hereof (the "Property") and has entered into an agreement to convey it to City; and

WHEREAS, it is a condition of the closing of the sale of the Property to City that University and City enter into this Declaration more particularly set forth herein; and

WHEREAS, the parties agree that the restrictions set forth in this Declaration are each separately and both collectively supported by good and valuable consideration the sufficiency of which is hereby acknowledged.

NOW THEREFORE, the University and City agree as follows:

1. Recitals. The recitals set forth above are incorporated as if fully set forth herein.
2. Grant of Easements. University hereby reserves non-exclusive perpetual easements over, across, upon and through the Property for the purposes of ingress and egress to, from and across said lands to allow the University to use said lands for the public park and passive recreation purposes described in Section 3 below and as a temporary staging area for storm debris removal after a storm to enable the University to swiftly dispose of hurricane and storm related debris from its campus in an efficient and orderly manner, and further provided that University shall restore the Property to its existing condition immediately prior to the use of the Property as a temporary staging area for storm debris removal

following the closing of the temporary staging site and be responsible for any damage caused by debris removal operations.

The foregoing easements: (i) are intended to be, and shall be, construed as, covenants running with the Property; (ii) shall include and reserve all incidental rights reasonably necessary for the use and enjoyment of such easements for their respective intended purposes; (iii) shall be exercised in compliance with all applicable laws and all permits, approvals, codes, and requirements of all applicable governmental authorities (including without limitation City); and (iv) shall be for the benefit and use of University, and its trustees, fiduciaries, beneficiaries, students, licensees, invitees, permittees, guests, employees, representatives, contractors, subcontractors, materialmen consultants, and other agents of any person described above.

3. Use Restrictions. The subject Property shall be named “Centennial Park”, and shall be restricted for public park and passive recreation purposes and for the purposes set forth in the foregoing paragraph only and no other use (the “Permitted Use”). Signage on the Property shall be limited to the name Centennial Park, wayfinding and parking related signage. The restrictions set forth herein shall remain in place for so long as the University of Miami remains in existence. The City, by acceptance of this Declaration, hereby covenants and agrees, on behalf of itself and its successors and assigns, that the Property shall not be used, directly or indirectly, for any purpose other than the Permitted Use without the prior express written consent of University, which consent the University may grant or withhold in its sole discretion. The Parties further agree that all physical improvements to the Property shall require the University’s prior written approval. There shall be no special events other than City special events held at the Property. A proposed City special event or City sponsored event shall require the University’s prior written consent which shall not be unreasonably withheld.
4. Plat Note. In the event City or its successors or assigns ever replat the Property, City shall recite the existence of, and the easements and restrictions set forth in this Declaration in the plat as a plat note on said plat and record same in the Public Records of Miami-Dade County, Florida.
5. Enforcement. Violation or breach of any restriction, covenant, condition, obligation, reservation, right, power or charge herein set forth shall give University, in addition to all other remedies, the right to proceed at law or in equity to compel compliance with the terms of such violated or breached restriction, covenant, condition, obligation, reservation, right, power or charge, and to prevent the violation or breach thereof and a lis pendens may be filed by University in connection with any such proceeding (to remain in effect until the conclusion of such proceedings) as a matter of right and without the necessity of posting a bond or other security. Due to the unique provisions of these restrictions, the parties explicitly acknowledge the propriety of injunctive relief to remedy any violation hereof – including emergency injunctive relief. The expenses of any such dispute (including attorneys’ and paralegals’ fees and all costs and expenses in all courts including the

appellate courts and any post judgment proceedings, and whether or not suit is instituted) shall be borne by the non-prevailing party, if either party prevails.

6. Covenants Running with the Land. This Declaration and all conditions, obligations and covenants set forth herein shall be recorded in the public records of Miami-Dade County, Florida at City's expense and are intended to be and shall be construed as covenants running with the land, and shall, in addition to constituting the personal obligation of City, remain in effect and be binding upon and inuring to the benefit of University and City, as the case may be, and their respective successors and assigns until such time as the same is modified or released by written instrument executed by University duly recorded in the Public Records of Miami-Dade County, Florida. This Declaration is to run with the land and shall be binding on all parties and all persons claiming under it for a period of thirty (30) years from the date this Declaration is recorded, after which time it shall be extended automatically for successive periods of ten (10) years each, unless an instrument signed by the University and the then owner(s) of the Property has been recorded agreeing to change the covenants in whole, or in part.
7. Invalidity. If any sentence, phrase, paragraph, provision or portion of this Agreement is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed an independent provision, and such holding shall not affect the validity of the remaining portions hereto.
8. No Waiver. Any failure to enforce any restriction, covenant, condition, obligation, reservation, right, power or charge herein shall in no event be deemed a waiver of the right to thereafter enforce any such restriction, covenant, condition, obligation, reservation, right, power or charge.
9. Entire Agreement. This Agreement constitutes the entire Agreement between the Parties with respect to the specific matters contained herein and supersedes all previous discussions, understandings, and agreements. Any amendments to or waivers of the provisions contained herein shall be made by the Parties in writing.
10. Governing Law. This Agreement and the provisions contained herein shall be construed, controlled, and interpreted according to the laws of the State of Florida and all applicable and duly adopted ordinances, regulations, and policies of Miami-Dade County and the City now in effect and those hereinafter adopted.
11. Venue. The venue for litigation of any claims, controversies, disputes, arising out of or relating, directly or indirectly, to any part of this Agreement or any breach hereof, shall be in a court of competent jurisdiction located in Miami-Dade County, Florida.
12. Notices. Any notice to be given by either party shall be effective only if delivered by certified mail, return receipt requested, or by nationally recognized overnight courier service, to the parties' respective addresses set forth in the preamble to this Declaration.

Copies of all notices to the University shall be mailed to the following address: University of Miami, Office of General Counsel, Senior Vice President and General Counsel, 1535 Levante Avenue, Suite 235 Coral Gables, Florida 33146. Either party may alter its address by written notice to the other party as provided herein. Any notice given pursuant to this paragraph shall be effective upon receipt or refusal of delivery.

[Remainder of Page Intentionally Left Blank; Signature Pages to Follow]

IN WITNESS WHEREOF, the parties hereto have caused this Declaration to be executed as of the day and year first set forth above by their respective authorized representatives.

Witnesses:

City

CITY OF CORAL GABLES, FLORIDA, a
Florida municipal corporation

Name:_____

By:_____

Name:_____

Name:_____

Title:_____

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

Before the undersigned Notary Public appeared _____, as _____ of the City of Coral Gables, Florida, a Florida municipal corporation by means of ___ physical presence or ___ online notarization who is ___ personally known to me or who ___ produced a valid Florida driver's license and who executed the foregoing instrument in my presence and acknowledged before me that he executed the same.

WITNESS my hand and official seal in the County and State last aforesaid, this ___ day of _____, 202_.

Notary Public, State of Florida
My commission expires:_____

ATTEST:

APPROVED AS TO FORM AND LEGAL
SUFFICIENCY

By: _____
Cristina Suarez, City Attorney

Witnesses:

UNIVERSITY OF MIAMI, a Florida not-for-profit corporation

Name:_____

By:_____

Name: Ramon Coto

Title: Vice President and Chief Financial Officer

Name:_____

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

Before the undersigned Notary Public appeared Ramon Coto, as Vice President and Chief Financial Officer of University of Miami, a Florida not for profit corporation by means of __ physical presence or __ online notarization who is ____ personally known to me or who __ produced a valid Florida driver's license and who executed the foregoing instrument in my presence and acknowledged before me that he executed the same.

WITNESS my hand and official seal in the County and State last aforesaid, this __ day of _____, 202_.

Notary Public, State of Florida

My commission expires:_____

EXHIBIT "A" TO EXHIBIT "D"

THE PROPERTY

LEGAL DESCRIPTION

ALL OF BLOCK 85, CORAL GABLES RIVIERA SECTION PART THREE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 28 AT PAGE 44 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, LESS AND EXCEPT THE FOLLOWING:

A PORTION OF LOTS 44, 45 AND 46, BLOCK 85, REVISED PLAT OF CORAL GABLES RIVIERA SECTION PART 3, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 28 AT PAGE 44 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE MOST EASTERLY CORNER OF SAID LOT 44; THENCE RUN SOUTH 50°19'22" WEST ALONG THE NORTHEASTERLY RIGHT-OF-WAY BOUNDARY OF UNIVERSITY CONCOURSE (PONCE DE LEON BLVD.), BEING ALONG THE SOUTHEASTERLY BOUNDARY OF SAID LOTS 44 AND 45 AND A PORTION OF LOT 46 A DISTANCE OF 70.96 FEET TO A POINT; THENCE RUN NORTH 39°40'38" WEST A DISTANCE OF 71.41 FEET TO A POINT; THENCE RUN NORTH 50°19'22" EAST ALONG A LINE PARALLEL TO AND 71.41 FEET NORTHWESTERLY OF, AS MEASURED AT RIGHT ANGLES TO THE NORTHWESTERLY RIGHT-OF-WAY BOUNDARY OF UNIVERSITY CONCOURSE (PONCE DE LEON BLVD.) A DISTANCE OF 72.09 FEET TO THE POINT OF INTERSECTION WITH THE ARC OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 2250 FEET, SAID POINT BEARING SOUTH 52°08'29" WEST FROM THE CENTER OF SAID CURVE, SAID CURVE BEING THE SOUTHWESTERLY BOUNDARY OF GRANADA BLVD; THENCE RUN SOUTHEASTERLY ALONG THE SOUTHWESTERLY RIGHT-OF-WAY BOUNDARY OF GRANADA BLVD. AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 1°49'07" FOR A DISTANCE OF 71.42 FEET TO THE POINT OF BEGINNING.

EXHIBIT E

Coral Gables Comprehensive Plan Future Land Use Map and Text Amendments

Coral Gables Comprehensive Plan
Future Land Use Map Amendments

Legal Descriptions

1530 Levante Avenue

5827 Ponce de Leon Blvd.

5855 Ponce de Leon Blvd.

1530 LEVANTE AVE.

LEGAL DESCRIPTION:

PARCEL 1:

LOT 3, LESS THE SW1/2 THEREOF, AND LOTS 4 AND 5, BLOCK 192, SECOND REVISED PLAT OF CORAL GABLES RIVIERA SECTION PART 14, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 28, PAGE 32,

OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

AND

PARCEL 2:

THE NORTHEASTERLY 0.1 FOOT OF THE SW 1/2 OF LOT 3, BLOCK 192, SECOND REVISED PLAT OF CORAL GABLES RIVIERA SECTION PART 14, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 28,

PAGE 32, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

5827 PONCE DE LEON BLVD.

LEGAL DESCRIPTION

LOT 13, IN BLOCK 1 92, OF SECOND REVISED PLAT OF CORAL GABLES RIVIERA SECTION PART 14, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 28, PAGE 32, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

5855 PONCE DE LEON BLVD.

LEGAL DESCRIPTION

LOTS 14, 15, 16 AND 17, BLOCK 192 OF "CORAL GABLES RIVIERA SECTION 14, 2ND REVISED PLAT"
ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 28, PAGE 32, OF THE PUBLIC
RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

SAID DESCRIBED PARCEL OF LAND CONTAINING 10,000 SQUARE FEET.

**SKETCH TO ACCOMPANY LEGAL DESCRIPTION
UNIVERSITY OF MIAMI
TAX FOLIO ENTRIES 03-4130-009-0120 & 03-4130-009-0130
CITY OF CORAL GABLES, MIAMI-DADE COUNTY, FLORIDA**

LEGAL DESCRIPTION

ALL THOSE 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, THE SAME BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, VIZ.:

LOT 13 IN BLOCK 192 OF "SECOND REVISED PLAT OF CORAL GABLES RIVIERA SECTION PART 14," ACCORDING TO THE PLAT THEREOF, AS RECORDED NOVEMBER 2, 1927 IN PLAT BOOK 28 AT PAGE 32 OF THE PUBLIC RECORDS OF DADE COUNTY (NOW MIAMI-DADE COUNTY), FLORIDA.

TOGETHER WITH:

LOTS 14, 15, 16 AND 17 IN BLOCK 192 OF "SECOND REVISED PLAT OF CORAL GABLES RIVIERA SECTION PART 14," ACCORDING TO THE PLAT THEREOF, AS RECORDED NOVEMBER 2, 1927 IN PLAT BOOK 28 AT PAGE 32 OF THE PUBLIC RECORDS OF DADE COUNTY (NOW MIAMI-DADE COUNTY), FLORIDA.

SURVEYOR'S NOTES:

1. THE RECORDED PLAT OF "SECOND REVISED PLAT OF CORAL GABLES RIVIERA SECTION PART 14," ACCORDING TO THE PLAT THEREOF, AS RECORDED NOVEMBER 2, 1927 IN PLAT BOOK 28 AT PAGE 32 OF THE PUBLIC RECORDS OF DADE COUNTY (NOW MIAMI-DADE COUNTY), FLORIDA.
2. ALL EASEMENTS AND OTHER ENCUMBRANCES NOT RELATED TO THIS ENGAGEMENT HAVE BEEN OMITTED FOR CLARITY.
3. BUILDINGS, STRUCTURES, STREETSCAPES, UTILITY FEATURES AND OTHER SURFACE IMPROVEMENTS AS MAY EXIST WERE NOT LOCATED AND ARE NOT SHOWN.
4. SINCE NO OTHER INFORMATION OTHER THAN WHAT IS CITED IN THE SOURCES OF DATA WERE FURNISHED, THE CLIENT IS HEREBY ADVISED THAT THERE MAY BE LEGAL RESTRICTIONS ON THE SUBJECT PROPERTY THAT ARE NOT SHOWN ON THE MAP OR CONTAINED WITHIN THIS REPORT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, THE CITY OF CORAL GABLES, OR THE RECORDS OF ANY OTHER PUBLIC AND PRIVATE ENTITIES AS THEIR JURISDICTIONS MAY APPEAR.
5. BEARINGS AS SHOWN HEREON ARE BASED ON A CALCULATED BEARING OF S50°19'30"W ALONG THE NORTHWESTERLY RIGHT OF WAY LINE OF PONCE DE LEON BOULEVARD. FOR COMPARISON, THE BEARING OF THE SAME LINE PER THE UNDERLYING PLAT IS N50°19'21.8"E.
6. TAX FOLIO ENTRIES FROM THE MIAMI-DADE COUNTY PROPERTY APPRAISER'S OFFICE 2025 TAX ROLLS. (FOR REFERENCE ONLY.)
7. THIS "SKETCH TO ACCOMPANY LEGAL DESCRIPTION" DOES NOT REPRESENT A FIELD BOUNDARY SURVEY. NO FIELD SURVEY WORK WAS PERFORMED IN CONNECTION WITH SAME.

UNIVERSITY
OF MIAMI



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FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER LB24

**MULTI-USE AREA EXPANDED PARCEL
SKETCH TO ACCOMPANY
LEGAL DESCRIPTION**

ORIGINAL: 08/03/26

REVISIONS:

1 #

2 #

3 #

4 #

JOB NO. 100068084 58.01Surv

DRAWN V.S.

CHECKED D.W.D.

QC D.W.D.

SHEET: 1 OF 3

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY: THAT THIS "SKETCH TO ACCOMPANY LEGAL DESCRIPTION" WAS PREPARED UNDER MY DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND FURTHER, THAT SAID SKETCH MEETS THE INTENT OF THE APPLICABLE PROVISIONS OF THE "STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDA," PURSUANT TO RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE AND ITS IMPLEMENTING LAW, CHAPTER 472.027 OF THE FLORIDA STATUTES.

ATKINSREALIS USA, INC.

FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER LB24



Douglas W. Deans RLS
Registered Land Surveyor
Florida Certificate No. 4140

THE MAP AND REPORT CONSISTS OF MULTIPLE EXHIBITS IN WHICH EACH MUST BE ACCOMPANY THE OTHERS AND HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY DOUGLAS W. DEANS, REGISTERED LAND SURVEYOR NO. 4140, STATE OF FLORIDA USING A DIGITAL SIGNATURE AND DATE PURSUANT TO CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, UNDER SECTION 5J-17.062. THE "DIGITAL DATE" MAY NOT REFLECT THE LATEST REVISION DATE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES. ANY COPIES OF THIS MAP AND REPORT IN MANIPULATIVE FORMAT (E.G. AUTOCAD) ARE NOT TO BE CONSIDERED AS VALID ELECTRONIC REPRODUCTIONS OF THE SIGNED AND SEALED DOCUMENT.

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AS SUCCESSOR IN NAME TO PBS&J

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ABBREVIATIONS:

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UNIVERSITY
OF MIAMI



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FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER LB24

MULTI-USE AREA EXPANDED PARCEL
SKETCH TO ACCOMPANY
LEGAL DESCRIPTION

ORIGINAL: 08/03/26

REVISIONS:

1 #

2 #

3 #

4 #

JOB NO. 100068084 58.01Surv

DRAWN V.S.

CHECKED D.W.D.

QC D.W.D.

SHEET: 2 OF 3

AVENUE LEVANTE

BLOCK 192
SECOND REVISED PLAT OF
CORAL GABLES
RIVIERA SECTION PART 14
PB. 28, PG. 32

AVENUE APRICALE

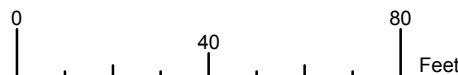
ALLEY

PONCE DE LEON BOULEVARD
(UNIVERSITY CONCOURSE)

AVENUE SAGUA

Parcel 2
TAX FOLIO ENTRIES
03-4130-009-0120 &
03-4130-009-0130
Area : 0.29 ac.

NORTHWESTERLY
RIGHT-OF-WAY
LINE



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SHEET: 3 OF 3

**SKETCH TO ACCOMPANY LEGAL DESCRIPTION
UNIVERSITY OF MIAMI
TAX FOLIO ENTRIES 03-4130-009-0040 & 0050
CITY OF CORAL GABLES, MIAMI-DADE COUNTY, FLORIDA**

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CHECKED D.W.D.

QC D.W.D.

SHEET: 2 OF 3

AVENUE APRICALE

AVENUE APRICALE

AVENUE LEVANTE

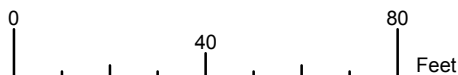
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ALLEY

Parcel 1
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Area : 0.29 ac.

PONCE DE LEON BOULEVARD
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UNIVERSITY
OF MIAMI



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FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER LB24

**MULTI-USE AREA EXPANDED PARCEL
SKETCH TO ACCOMPANY
LEGAL DESCRIPTION**

ORIGINAL: 08/03/26
REVISIONS:
1#
2#
3#
4#

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CHECKED D.W.D.
QC D.W.D.

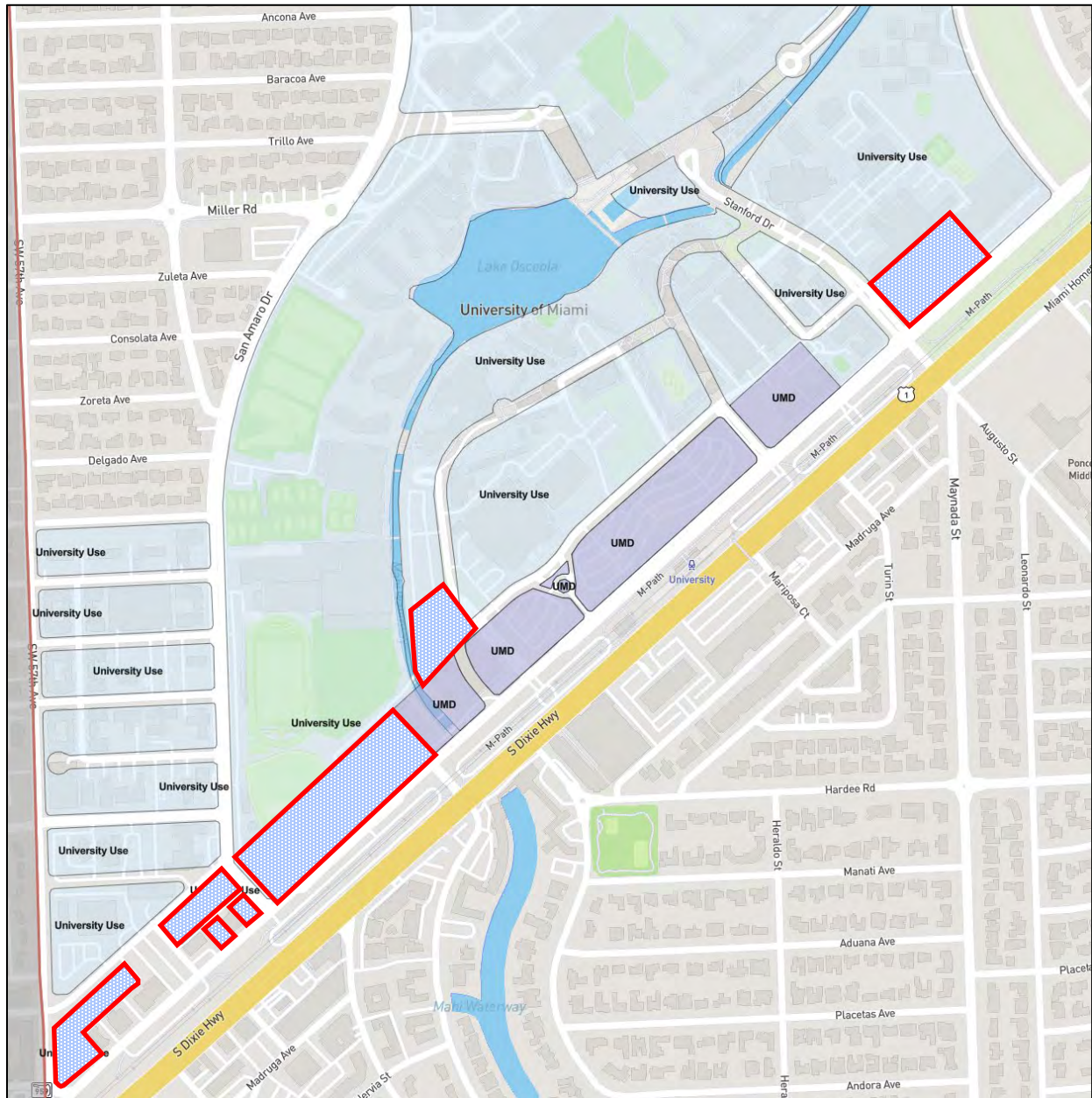
SHEET: 3 OF 3

1. AMENDED Future Land Use Map



 Land Use Category Change from Commercial Low-Rise Intensity to University Campus

2. AMENDED Future Land Use Map



Land Use Sub-Category Change to University Campus Multi-Use Area Sub-Category

**SKETCH TO ACCOMPANY LEGAL DESCRIPTION
MULTI-USE ZONE
UNIVERSITY OF MIAMI
CITY OF CORAL GABLES, MIAMI-DADE COUNTY, FLORIDA
LEGAL DESCRIPTIONS**

PREAMBLE :

ALL THOSE LOTS, STRIPS, TRACTS, 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 MORE PARTICULARLY DESCRIBED AS FOLLOWS, VIZ. :

PARCEL 1 :

LOTS 1 THROUGH 8, INCLUSIVE AND LOTS 34 THROUGH 40, INCLUSIVE, AND ALL OF THE ALLEY NORTHWESTERLY & ADJACENT TO LOTS 34 THROUGH 40, LESS BEGINNING AT THE SOUTHEAST CORNER OF LOT 8 NORTHWESTERLY 10 FEET, SOUTH 14 FEET, NORTHEASTERLY 10 FEET TO POINT OF BEGINNING, BLOCK 196 OF "SECOND REVISED PLAT OF CORAL GABLES RIVIERA SECTION PART 14," ACCORDING TO THE PLAT THEREOF AS RECORDED NOVEMBER 2, 1927 IN PLAT BOOK 28, PAGE 32, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

THIS BEING THE SAME PROPERTY CONVEYED TO THE UNIVERSITY OF MIAMI ° JULY 17, 2018 IN OFFICIAL RECORDS BOOK 31060 AT PAGE 3491 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PARCEL 2 :

LOTS 1 THROUGH 10, INCLUSIVE IN BLOCK 192 OF "SECOND REVISED PLAT OF CORAL GABLES RIVIERA SECTION PART 14," ACCORDING TO THE PLAT THEREOF, AS RECORDED NOVEMBER 2, 1927 IN PLAT BOOK 28 AT PAGE 32 OF THE PUBLIC RECORDS OF DADE COUNTY (NOW MIAMI-DADE COUNTY), FLORIDA.

PARCEL 3 :

LOT 13 IN BLOCK 192 OF "SECOND REVISED PLAT OF CORAL GABLES RIVIERA SECTION PART 14," ACCORDING TO THE PLAT THEREOF, AS RECORDED NOVEMBER 2, 1927 IN PLAT BOOK 28 AT PAGE 32 OF THE PUBLIC RECORDS OF DADE COUNTY (NOW MIAMI-DADE COUNTY), FLORIDA.

TOGETHER WITH:

LOTS 14, 15, 16 AND 17 IN BLOCK 192 OF "SECOND REVISED PLAT OF CORAL GABLES RIVIERA SECTION PART 14," ACCORDING TO THE PLAT THEREOF, AS RECORDED NOVEMBER 2, 1927 IN PLAT BOOK 28 AT PAGE 32 OF THE PUBLIC RECORDS OF DADE COUNTY (NOW MIAMI-DADE COUNTY), FLORIDA.

PARCEL 4:

A PORTION OF TR. 1 SITUATE, LYING AND BEING IN "AMENDED PLAT PORTION OF MAIN CAMPUS UNIVERSITY OF MIAMI," ACCORDING TO THE PLAT THEREOF, AS RECORDED JUNE 30, 1948 IN PLAT BOOK 46 AT PAGE 81 OF THE PUBLIC RECORDS OF DADE COUNTY (NOW MIAMI-DADE COUNTY), FLORIDA, CONSISTING OF A STRIP OF LAND 290.00 FEET IN WIDTH, AS MEASURED NORTHWESTERLY OF, AT RIGHT ANGLES TO AND PARALLEL WITH THE NORTHWESTERLY RIGHT OF WAY LINE OF PONCE DE LEON BOULEVARD SHOWN ON SAID PLAT, THE SAME BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, VIZ.:

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SHEET: 1 OF 13

BEGIN AT THE POINT OF INTERSECTION OF THE EASTERLY DEDICATED RIGHT OF WAY LINE OF SAN AMARO DRIVE AS DESCRIBED IN OFFICIAL RECORDS BOOK 2464 AT PAGE 556 OF THE PUBLIC RECORDS OF DADE COUNTY (NOW MIAMI-DADE COUNTY) FLORIDA, WITH A LINE LYING 290.00 FEET, AS MEASURED NORTHWESTERLY OF, AT RIGHT ANGLES TO AND PARALLEL WITH THE NORTHWESTERLY RIGHT OF WAY LINE OF PONCE DE LEON BOULEVARD; THENCE N50°19'30"E ALONG SAID PARALLEL LINE FOR 883.57 FEET; THENCE S39°40'30"E FOR 290.00 FEET TO A POINT OF INTERSECTION WITH SAID NORTHWESTERLY RIGHT OF WAY LINE OF PONCE DE LEON BOULEVARD; THENCE S50°19'30"W FOR 910.19 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE NORTH, THENCE SOUTHWESTERLY AND NORTHWESTERLY ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE OF PONCE DE LEON BOULEVARD AND THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD BEARING OF N84°40'30"W AND A CHORD DISTANCE OF 35.36 FEET FOR 39.27 FEET TO A POINT OF TANGENCY WITH THE NORTHEASTERLY RIGHT OF WAY LINE OF AVENUE APRICALE; THENCE ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE OF AVENUE APRICALE AND THE DEDICATED EASTERLY LINE OF SAN AMARO DRIVE FOR THE FOLLOWING COURSES; N39°40'30"W FOR 170.00 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE NORTHEAST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE; HAVING A RADIUS OF 92.19 FEET, A CENTRAL ANGLE OF 40°03'07", A CHORD BEARING OF N19°38'57"W AND A CHORD DISTANCE OF 63.14 FEET FOR 64.44 FEET TO THE POINT OF TANGENCY; THENCE N00°22'37"E FOR 46.61 FEET TO SAID POINT OF BEGINNING.

PARCEL 5:

THOSE PORTIONS OF TR. 1, TR. 4 AND TR. 5, SITUATE, LYING AND BEING IN "AMENDED PLAT PORTION OF MAIN CAMPUS UNIVERSITY OF MIAMI," ACCORDING TO THE PLAT THEREOF, AS RECORDED JUNE 30, 1948 IN PLAT BOOK 46 AT PAGE 81 OF THE PUBLIC RECORDS OF DADE COUNTY (NOW MIAMI-DADE COUNTY), FLORIDA, TOGETHER WITH A PORTION THEO. DICKINSON DRIVE, THE FOREGOING RIGHT OF WAY AS VACATED PURSUANT TO CORAL GABLES CITY ORDINANCE NUMBER 2011-03 AS RECORDED JUNE 16, 2011 IN OFFICIAL RECORDS BOOK 27724 AT PAGE 2651 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, VIZ.:

COMMENCE AT THE POINT OF INTERSECTION OF THE CENTERLINE OF THEO. DICKINSON DRIVE WITH THE NORTHWESTERLY RIGHT OF WAY LINE OF PONCE DE LEON BOULEVARD; THENCE N39°40'30"W ALONG SAID CENTERLINE OF THEO. DICKINSON DRIVE FOR 82.01 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE NORTHEAST; THENCE ALONG SAID CENTERLINE OF THEO. DICKINSON DRIVE AND THE ARC SAID CURVE, HAVING A RADIUS OF 364.91 FEET, A CENTRAL ANGLE OF 34°44'56," A CHORD BEARING OF N22°18'02"W, AND A CHORD DISTANCE OF 217.93 FEET FOR AN ARC DISTANCE OF 221.31 FEET TO A POINT OF NON-TANGENT INTERSECTION WITH A LINE LYING 290.00 FEET NORTHWESTERLY OF, AS MEASURED AT RIGHT ANGLES TO AND PARALLEL WITH SAID NORTHWESTERLY RIGHT OF WAY LINE OF PONCE DE LEON BOULEVARD (HEREINAFTER, THE "PARALLEL LINE") AND THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL OF LAND; FROM SAID POINT OF BEGINNING, THENCE S50°19'30"W FOR 189.72 FEET ALONG SAID PARALLEL LINE TO A POINT OF NON-TANGENT INTERSECTION WITH THE ARC OF A CIRCULAR CURVE CONCAVE TO THE NORTHEAST; THENCE ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 575.00 FEET, A CENTRAL ANGLE OF 21°50'56," A CHORD BEARING OF N12°26'00"W, AND A CHORD DISTANCE OF 217.94 FEET FOR 219.27 FEET TO THE POINT OF TANGENCY; THENCE N01°30'32"W FOR 41.04 FEET; THENCE N50°19'30"E FOR 184.89 FEET TO A POINT OF NON-TANGENT INTERSECTION WITH THE WESTERLY RIGHT OF WAY LINE OF SAID THEO. DICKINSON DRIVE AND THE ARC OF A CIRCULAR CURVE CONCAVE TO THE NORTHEAST; THENCE ALONG A SEGMENT OF SAID WESTERLY RIGHT OF WAY LINE AND ITS DEPARTURE THEREOF, HAVING A RADIUS OF 130.00 FEET, A CENTRAL ANGLE OF 34°45'00," A CHORD BEARING OF S22°18'00"E, AND A CHORD DISTANCE OF 77.64 FEET FOR 78.85 FEET TO THE POINT OF TANGENCY; THENCE S39°40'30"E FOR 151.94 FEET TO A POINT OF INTERSECTION WITH SAID PARALLEL LINE; THENCE S50°19'30"W ALONG SAID PARALLEL LINE FOR 97.11 FEET TO THE POINT OF BEGINNING.

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SHEET: 2 OF 13

PARCEL 6:

A PORTION OF TR. 6 SITUATE, LYING AND BEING IN "AMENDED PLAT PORTION OF MAIN CAMPUS UNIVERSITY OF MIAMI," ACCORDING TO THE PLAT THEREOF, AS RECORDED JUNE 30, 1948 IN PLAT BOOK 46 AT PAGE 81 OF THE PUBLIC RECORDS OF DADE COUNTY (NOW MIAMI-DADE COUNTY), FLORIDA, TOGETHER WITH PORTIONS OF PAVIA STREET AND AVE. LEVANTE, THE FOREGOING RIGHTS OF WAY AS VACATED PURSUANT TO CORAL GABLES CITY ORDINANCE NUMBER 2011-03 AS RECORDED JUNE 16, 2011 IN OFFICIAL RECORDS BOOK 27724 AT PAGE 2651 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, VIZ.:

BEGIN AT THE MOST SOUTHERLY CORNER OF THE GREATER MIAMI HILLEL FOUNDATION, INC. PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 29156 AT PAGE 72 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE S50°19'30"W ALONG THE NORTHWESTERLY RIGHT OF WAY LINE OF PONCE DE LEON BOULEVARD FOR 65.80 FEET; THENCE DEPARTING SAID NORTHWESTERLY RIGHT OF WAY LINE, N39°40'30"W FOR 290.00 FEET; THENCE N50°19'30"E FOR 35.00 FEET TO A POINT OF INTERSECTION WITH THE NORTHEASTERLY RIGHT OF WAY LINE OF PAVIA STREET, THE POINT OF NON-TANGENT INTERSECTION WITH THE NORTHEASTERLY RIGHT OF WAY PAVIA STREET AND THE ARC OF A CIRCULAR CURVE CONCAVE TO THE NORTH, THENCE SOUTHEASTERLY AND NORTHEASTERLY ALONG SAID NORTHEASTERLY RIGHT OF WAY PAVIA STREET AND THE ARC OF A CIRCULAR CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 53°07'16", A CHORD BEARING OF N76°53'08"E AND A CHORD DISTANCE OF 22.36 FEET FOR 23.18 FEET TO THE POINT OF TANGENCY WITH THE NORTHWESTERLY RIGHT OF WAY LINE OF AVE. LEVANTE, THENCE DEPARTING SAID NORTHWESTERLY RIGHT OF WAY LINE OF AVE. LEVANTE, S39°40'30"E CROSSING SAID AVE. LEVANTE AND CONTINUING ALONG THE SOUTHWESTERLY LINE OF THE DIOCESE OF SOUTH FLORIDA PROPERTY DATED SEPTEMBER 1, 1953 AS RECORDED IN DEED BOOK 3815 AT PAGE 209 OF THE PUBLIC RECORDS OF DADE COUNTY (NOW MIAMI-DADE COUNTY) FLORIDA AND THE SOUTHWESTERLY LINE OF SAID GREATER MIAMI HILLEL FOUNDATION, INC. PROPERTY FOR 280.00 FEET TO SAID POINT OF BEGINNING.

PARCEL 7:

A PORTION OF TR. 3 SITUATE, LYING AND BEING IN "AMENDED PLAT PORTION OF MAIN CAMPUS UNIVERSITY OF MIAMI," ACCORDING TO THE PLAT THEREOF, AS RECORDED JUNE 30, 1948 IN PLAT BOOK 46 AT PAGE 81 OF THE PUBLIC RECORDS OF DADE COUNTY (NOW MIAMI-DADE COUNTY), FLORIDA, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, VIZ.:

COMMENCE AT THE POINT OF INTERSECTION OF THE CENTERLINE OF MILLER DRIVE (HENRY KING STANFORD DRIVE) WITH THE NORTHWESTERLY RIGHT OF WAY LINE OF PONCE DE LEON BOULEVARD; THENCE N50°19'30"E ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE OF PONCE DE LEON BOULEVARD FOR 75.00 FEET TO THE POINT OF BEGINNING. THIS BEING A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE NORTH; THENCE NORTHWESTERLY ALONG THE NORTHEASTERLY RIGHT OF WAY LINE OF SAID MILLER DRIVE (HENRY KING STANFORD DRIVE) (AS VACATED PURSUANT TO CORAL GABLES CITY ORDINANCE NUMBER 2011-03 AND RECORDED JUNE 16, 2011 IN OFFICIAL RECORDS BOOK 27724 AT PAGE 2651 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA), AND THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD BEARING OF N84°40'30"W AND A CHORD DISTANCE OF 35.36 FEET FOR 39.27 FEET TO THE POINT OF TANGENCY; THENCE N39°40'30"W ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE OF MILLER DRIVE (HENRY KING STANFORD DRIVE) FOR 225.00 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTHEAST; THENCE ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE OF MILLER DRIVE (HENRY KING STANFORD DRIVE) AND THE ARC OF SAID CURVE, HAVING A RADIUS OF 1029.52 FEET, A CENTRAL ANGLE OF 02°13'35", A CHORD BEARING OF N40°47'18"W AND A CHORD DISTANCE OF 40.00 FEET FOR 40.01 FEET TO A POINT OF NON-TANGENT INTERSECTION WITH A LINE BEARING N50°19'30"E; THENCE DEPARTING SAID NORTHEASTERLY RIGHT OF WAY LINE OF MILLER DRIVE (HENRY KING STANFORD DRIVE), N50°19'30"E FOR 458.51 FEET; THENCE S39°40'30"E FOR 290.00 FEET TO A POINT OF INTERSECTION WITH SAID NORTHWESTERLY RIGHT OF WAY

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LINE OF PONCE DE LEON BOULEVARD; THENCE S50°19'30"W ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE OF PONCE DE LEON BOULEVARD FOR 432.73 FEET TO SAID POINT OF BEGINNING.

SAID PARCELS 1 THROUGH 7, INCLUSIVE HAVING SUCH SIZE, SHAPE, LOCATION, BUTTINGS AND BOUNDINGS, COURSES AND DISTANCES, WILL BY REFERENCE TO THE ANNEXED SKETCHES AT LARGE MORE FULLY APPEAR.

THE CUMULATIVE AREA OF SAID PARCELS 1 THROUGH 7, INCLUSIVE CONTAINS 13.78 ACRES, MORE OR LESS, BY CALCULATION.

SURVEYOR'S NOTES:

1. THE RECORDED PLATS AND INSTRUMENTS OF RECORD AS SHOWN ON THE MAPS AND/OR CITED IN THE LEGAL DESCRIPTIONS.
2. ALL EASEMENTS AND OTHER ENCUMBRANCES NOT RELATED TO THIS ENGAGEMENT HAVE BEEN OMITTED FOR CLARITY.
3. BUILDINGS, STRUCTURES, STREETSCAPES, UTILITY FEATURES AND OTHER SURFACE IMPROVEMENTS AS MAY EXIST WERE NOT LOCATED AND ARE NOT SHOWN.
4. THE CENTERLINE OF THEO. DICKINSON DRIVE (AS VACATED) PASSES THROUGH THE LENNAR UHEALTH BUILDING (NOT SHOWN) AS NOW LAID OUT AND IN USE. THIS IS STATED AS THEO. DICKINSON DRIVE, ALTHOUGH VACATED, REMAINS AS AN EASEMENT FOR PUBLIC UTILITIES. THIS SEGMENT OF THE CENTERLINE WAS USED FOR MATHEMATICAL PURPOSES IN ORDER TO CREATE A TIE FROM THE POINT OF COMMENCEMENT TO THE POINT OF BEGINNING FOR PARCEL 5.
5. SINCE NO OTHER INFORMATION OTHER THAN WHAT IS CITED IN THE SOURCES OF DATA WERE FURNISHED, THE CLIENT IS HEREBY ADVISED THAT THERE MAY BE LEGAL RESTRICTIONS ON THE SUBJECT PROPERTY THAT ARE NOT SHOWN ON THE MAP OR CONTAINED WITHIN THIS REPORT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, THE CITY OF CORAL GABLES, OR THE RECORDS OF ANY OTHER PUBLIC AND PRIVATE ENTITIES AS THEIR JURISDICTIONS MAY APPEAR.
6. BEARINGS AS SHOWN HEREON ARE BASED ON THE PLATTED BEARING OF S50°19'30"W ALONG THE NORTHWESTERLY RIGHT OF WAY LINE OF PONCE DE LEON BOULEVARD.
7. TAX FOLIO ENTRIES FROM THE MIAMI-DADE COUNTY PROPERTY APPRAISER'S OFFICE 2025 TAX ROLLS. (FOR REFERENCE ONLY.)
8. THIS "SKETCH TO ACCOMPANY LEGAL DESCRIPTION" DOES NOT REPRESENT A FIELD BOUNDARY SURVEY. SAID DOCUMENT WAS PREPARED FOR THE EXPRESS PURPOSE OF CREATING A PROPOSED MULTI-USE ZONE FOR THE UNIVERSITY OF MIAMI. NO FIELD SURVEY WORK WAS PERFORMED IN CONNECTION WITH SAME.

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SHEET: 4 OF 13

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY: THAT THIS "SKETCH TO ACCOMPANY LEGAL DESCRIPTION" WAS PREPARED UNDER MY DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND FURTHER, THAT SAID SKETCH MEETS THE INTENT OF THE APPLICABLE PROVISIONS OF THE "STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDA," PURSUANT TO RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE AND ITS IMPLEMENTING LAW, CHAPTER 472.027 OF THE FLORIDA STATUTES.

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Douglas W. Deans RLS
Registered Land Surveyor
Florida Certificate No. 4140

THE MAP AND REPORT CONSISTS OF MULTIPLE EXHIBITS IN WHICH EACH MUST BE ACCOMPANY THE OTHERS AND HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY DOUGLAS W. DEANS, REGISTERED LAND SURVEYOR NO. 4140, STATE OF FLORIDA USING A DIGITAL SIGNATURE AND DATE PURSUANT TO CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, UNDER SECTION 5J-17.062. THE "DIGITAL DATE" MAY NOT REFLECT THE LATEST REVISION DATE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES. ANY COPIES OF THIS MAP AND REPORT IN MANIPULATIVE FORMAT (E.G. AUTOCAD) ARE NOT TO BE CONSIDERED AS VALID ELECTRONIC REPRODUCTIONS OF THE SIGNED AND SEALED DOCUMENT.

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ABBREVIATIONS :

PC = POINT OF CURVATURE
PT = POINT OF TANGENCY
PNT = POINT OF NON-TANGENT INTERSECTION
L = ARC LENGTH
D = CENTRAL ANGLE
R = RADIUS
CH = CHORD BEARING
CD = CHORD DISTANCE
O.R.B. = OFFICIAL RECORDS BOOK
R.P.B. = ROAD PLAT BOOK
PB. = PLAT BOOK
PG. = PAGE



= AREA PREVIOUSLY APPROVED AS MULTI-USE ZONE
BY THE CITY OF CORAL GABLES

UNIVERSITY
OF MIAMI



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SHEET: 5 OF 13



L=21.86'
R=25.00'
D=50°05'38"
CH=S25°16'41"W
CD=21.17'

SW 57TH AVE.

AVENUE SAGUA

AVENUE LEVANTE

AVENUE SAGUA

PONCE DE LEON BOULEVARD
(UNIVERSITY CONCOURSE)

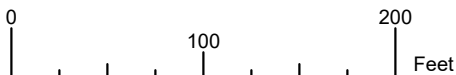
MATCH LINE "A"

Parcel 1
Area: 1.59 ac.

SECOND REVISED PLAT OF
CORAL GABLES RIVIERA
SECTION PART 14
(P.B. 28, PG 32)

NW'LY
RIGHT-OF-WAY LINE

L=56.68',
R=25.00'
D=129°54'22"
CH=S64°43'19"E
CD=45.30'



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AMENDED PLAT PORTION OF
MAIN CAMPUS UNIVERSITY OF MIAMI
PB. 46, PG. 81

14

L=64.44',
R=92.19'
D=40°03'07"
CH=N19°38'57"W
CD=63.14'

L=31.42',
R=20.00'
D=90°00'00"
CH=S84°40'30"E
CD=28.28'

AVENUE
APRICALE

Parcel 2
Area: 1.01 ac.

SAN AMARO
DRIVE

N00°22'37"E
46.61'

MATCH LINE "B"

NE'LY R/W LINE
AVENUE APRICALE

AVENUE APRICALE

ALLEY

7 8 9 10 11

14 13 12

AVENUE LEVANTE

AVENUE
SAGUA

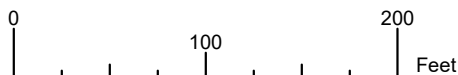
Parcel 3
Area: 0.29 ac.

NW'LY
RIGHT-OF-WAY LINE

SECOND REVISED PLAT OF
CORAL GABLES RIVIERA
SECTION PART 14
(P.B. 28, PG 32)

PONCE DE LEON BOULEVARD
(UNIVERSITY CONCOURSE)

UNIVERSITY
OF MIAMI



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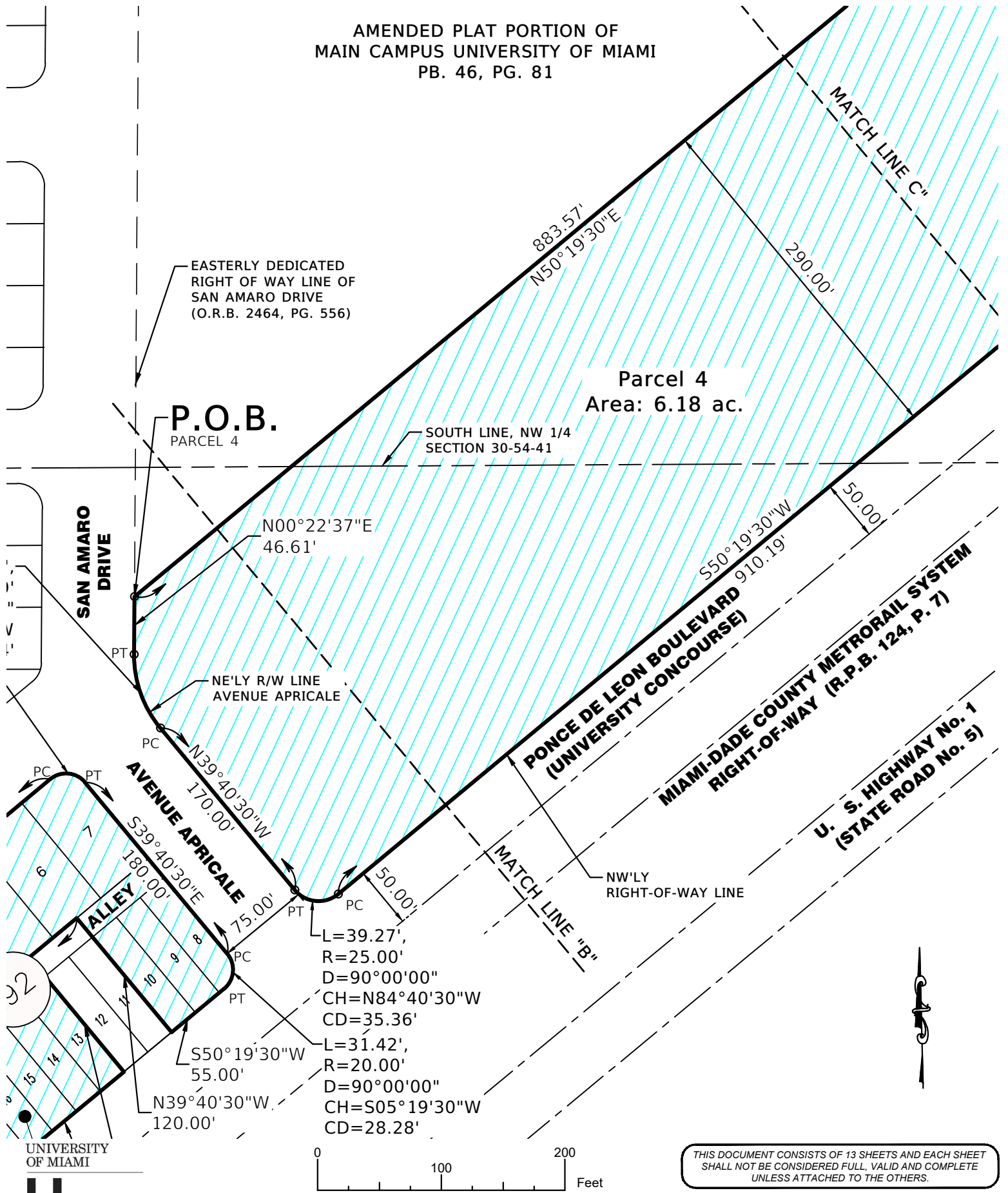
MULTI-USE AREA EXPANDED PARCEL
SKETCH TO ACCOMPANY
LEGAL DESCRIPTION

ORIGINAL: 08/05/26
REVISIONS:
1#
2#
3#
4#

JOB NO. 100068084 58.01Surv
DRAWN V.S.
CHECKED D.W.D.
QC D.W.D.

SHEET: 7 OF 13

AMENDED PLAT PORTION OF
MAIN CAMPUS UNIVERSITY OF MIAMI
PB. 46, PG. 81



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SKETCH TO ACCOMPANY
LEGAL DESCRIPTION**

ORIGINAL: 08/05/26

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JOB NO. 100068084 59.01Surv

DRAWN V.S.

CHECKED D.W.D.

QC D.W.D.

SHEET: 8 OF 13

AMENDED PLAT
PORTION OF
MAIN CAMPUS
UNIVERSITY OF
MIAMI
PB. 46, PG. 81

TR. 5

TR. 1

Parcel 5
Area: 1.23 ac.

N01°30'32"W
41.04'

L=219.27',
R=575.00'
D=21°50'56"
CH=N12°26'00"W
CD=217.94'

UNIVERSITY WATERWAY
(P.B. 46, PG. 81)
(O.R.B. 27590, PG. 641)

VACATED BY
CORAL GABLES
CITY ORDINANCE
No.2011-03
(O.R.B. 27724, PG. 2651)

L=78.85',
R=130.00'
D=34°45'00"
CH=S22°18'00"E
CD=77.64'

P.O.B.

PARCEL 5

WM.E. WALSH AVENUE
MATCH LINE "D"

TR. 4

L=221.32',
R=364.91'
D=34°45'00"
CH=S22°18'00"E
CD=217.94'

N39°40'30"W
82.01'

THEO.
DICKINSON
DRIVE

TR. 1

P.O.C.
PARCEL 5

PONCE DE LEON BOULEVARD
(UNIVERSITY CONCOURSE)

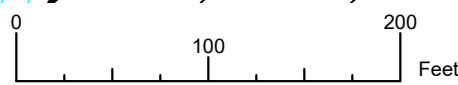
MIAMI-DADE COUNTY METRORAIL SYSTEM
RIGHT-OF-WAY (R.P.B. 124, P. 7)

TR. 1

MATCH LINE "C"

NW'LY
RIGHT-OF-WAY
LINE

UNIVERSITY
OF MIAMI



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MULTI-USE AREA EXPANDED PARCEL
SKETCH TO ACCOMPANY
LEGAL DESCRIPTION

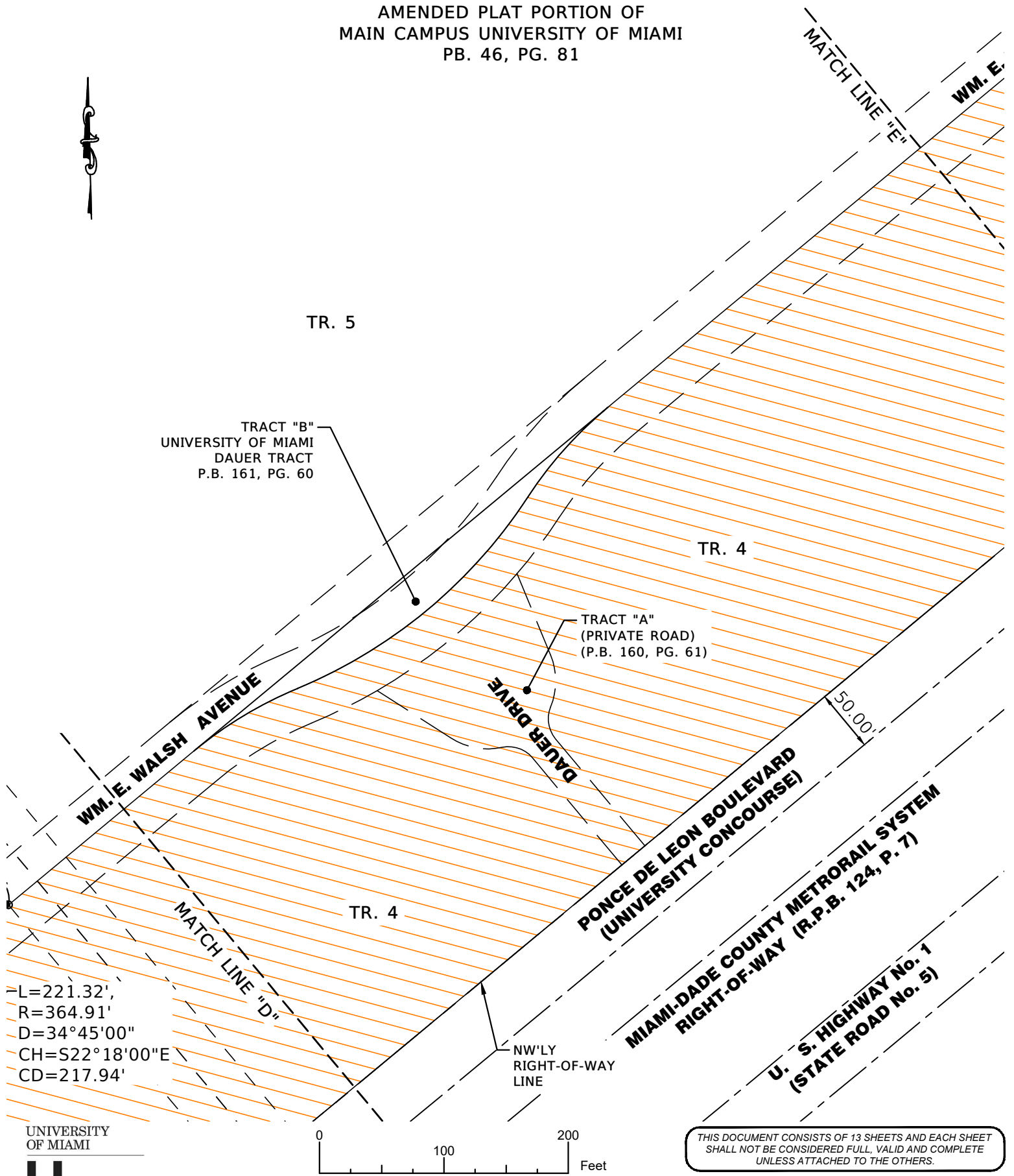
ORIGINAL: 08/05/26
REVISIONS:
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JOB NO. 100068084 58.01Surv
DRAWN V.S.
CHECKED D.W.D.
QC D.W.D.

SHEET: 9 OF 13

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AMENDED PLAT PORTION OF
MAIN CAMPUS UNIVERSITY OF MIAMI
PB. 46, PG. 81



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MULTI-USE AREA EXPANDED PARCEL
SKETCH TO ACCOMPANY
LEGAL DESCRIPTION

ORIGINAL: 08/05/26

REVISIONS:

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JOB NO. 100068084 59.01Surv

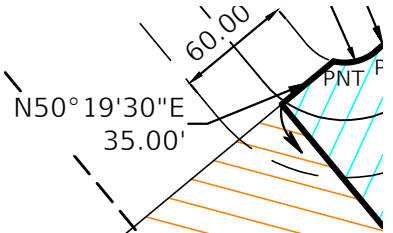
DRAWN V.S.

CHECKED D.W.D.

QC D.W.D.

SHEET: 10 OF 13

AMENDED PLAT PORTION OF
MAIN CAMPUS UNIVERSITY OF MIAMI
PB. 46, PG. 81



TR. 6

TR. 6

TR. 5

TR. 4

WM. E. WALSH AVENUE

GEO. E. MERRICK ST.

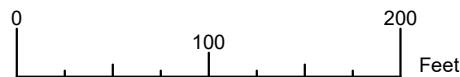
PONCE DE LEON BLVD. (UNIVERSITY CONCOURSE) (RON FRASER WAY)

MIAMI-DADE COUNTY METRORAIL SYSTEM RIGHT-OF-WAY (R.P.B. 124, P. 7)

U. S. HIGHWAY No. 1 (STATE ROAD No. 5)

MATCH LINE "E"

NW'LY
RIGHT-OF-WAY
LINE



UNIVERSITY
OF MIAMI



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**MULTI-USE AREA EXPANDED PARCEL
SKETCH TO ACCOMPANY
LEGAL DESCRIPTION**

ORIGINAL: 08/05/26

REVISIONS:

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JOB NO. 100068084 58.01 Surv

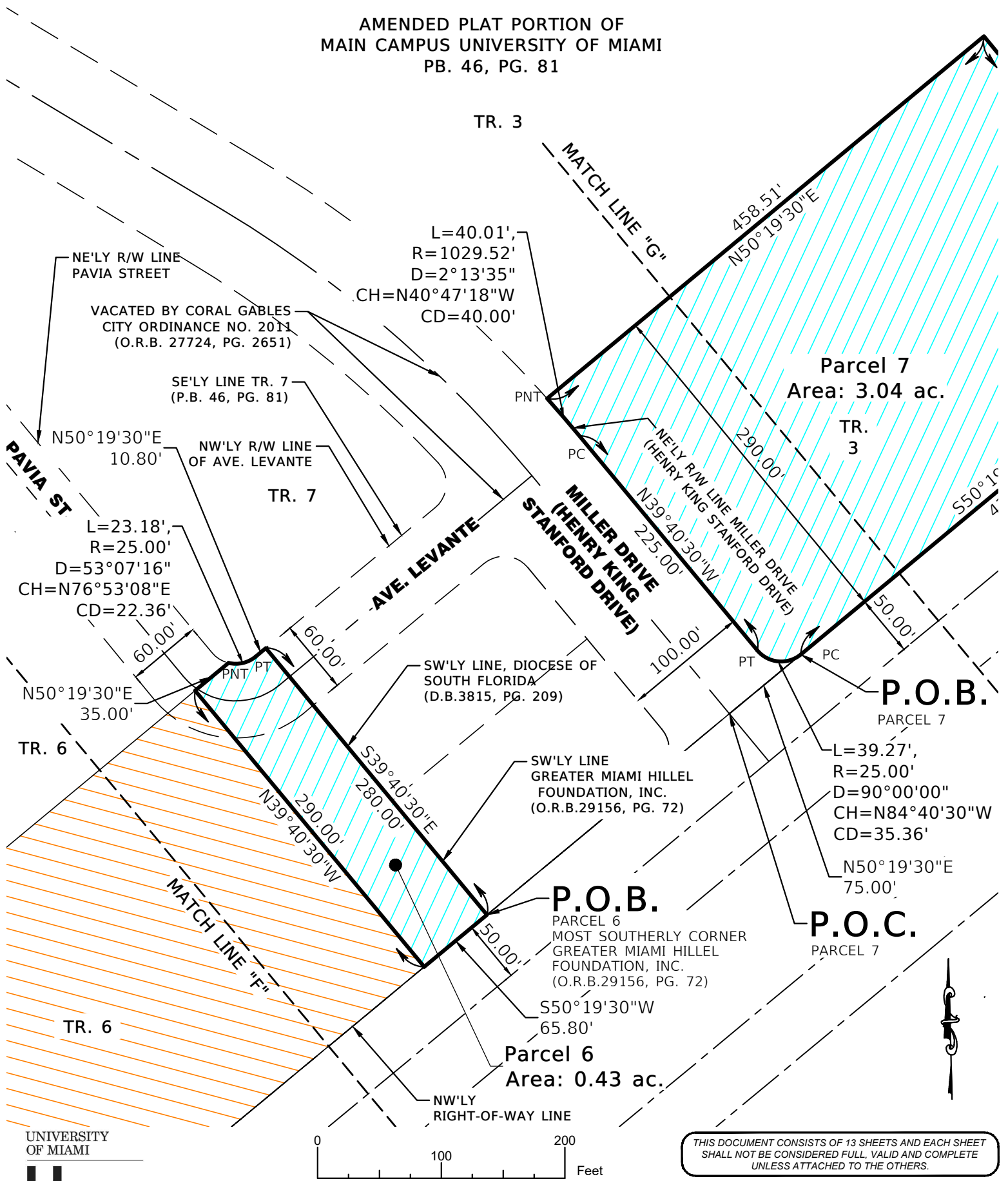
DRAWN V.S.

CHECKED D.W.D.

QC D.W.D.

SHEET: 11 OF 13

AMENDED PLAT PORTION OF
MAIN CAMPUS UNIVERSITY OF MIAMI
PB. 46, PG. 81



UNIVERSITY
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U

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MULTI-USE AREA EXPANDED PARCEL
SKETCH TO ACCOMPANY
LEGAL DESCRIPTION

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1#		CHECKED	D.W.D.
2#		QC	D.W.D.
3#			
4#			
SHEET: 12 OF 13			

AMENDED PLAT PORTION OF
MAIN CAMPUS UNIVERSITY OF MIAMI
PB. 46, PG. 81

TR. 3

TR. 3

TR. 3

Parcel 7
Area: 3.04 ac.

PONCE DE LEON BOULEVARD
(UNIVERSITY CONCOURSE)

PNT

PC

PT

P.O.B.

PARCEL 7

P.O.C.

PARCEL 7

P.O.B.

PARCEL 6
MOST SOUTHERLY CORNER
GREATER MIAMI HILLEL
FOUNDATION, INC.
(O.R.B.29156, PG. 72)

S50°19'30"W
65.80'

SW'LY LINE
GREATER MIAMI HILLEL
FOUNDATION, INC.
(O.R.B.29156, PG. 72)

SW'LY LINE, DIOCESE OF
SOUTH FLORIDA
(D.B.3815, PG. 209)

TR. 6

TR. 7

AVE. LEVANTE

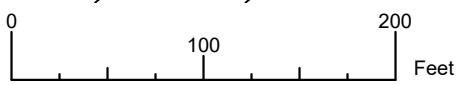
MILLER DRIVE
(HENRY KING
STANFORD DRIVE)

MATCH LINE "G"

L=40.01'
R=1029.52'
D=2°13'35"
CH=N40°47'18"W
CD=40.00'

S39°40'30"E
280.00'

UNIVERSITY
OF MIAMI



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MULTI-USE AREA EXPANDED PARCEL
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LEGAL DESCRIPTION

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CHECKED D.W.D.
QC D.W.D.
SHEET: 13 OF 13

Coral Gables Comprehensive Plan
Text Amendments

City of Coral Gables Comprehensive Plan

AMENDED Table FLU-5. Other Land Uses.

Table FLU-5. Other Land Uses.				
Classification	Description		Density / Intensity	Height
University Campus	Land uses for learning, research, living and other uses which are ancillary to a university campus.		Maximum F.A.R. of 0.7 <u>1.0</u> for the entire campus as a planned development site.	Per the Zoning Code.
	Sub Category			
	University Campus Multi-use Area	In addition to the uses in Table FLU-5 hereinabove, this category shall include other land uses that are associated or affiliated with the university, or directly supportive of the university's mission to educate and nurture students, to create knowledge, and to provide service to the community. Such other uses shall include lodging, conference center, governmental/public sector, research, office, and medical/healthcare, <u>including Hospital</u> , uses. Retail uses ancillary to or		

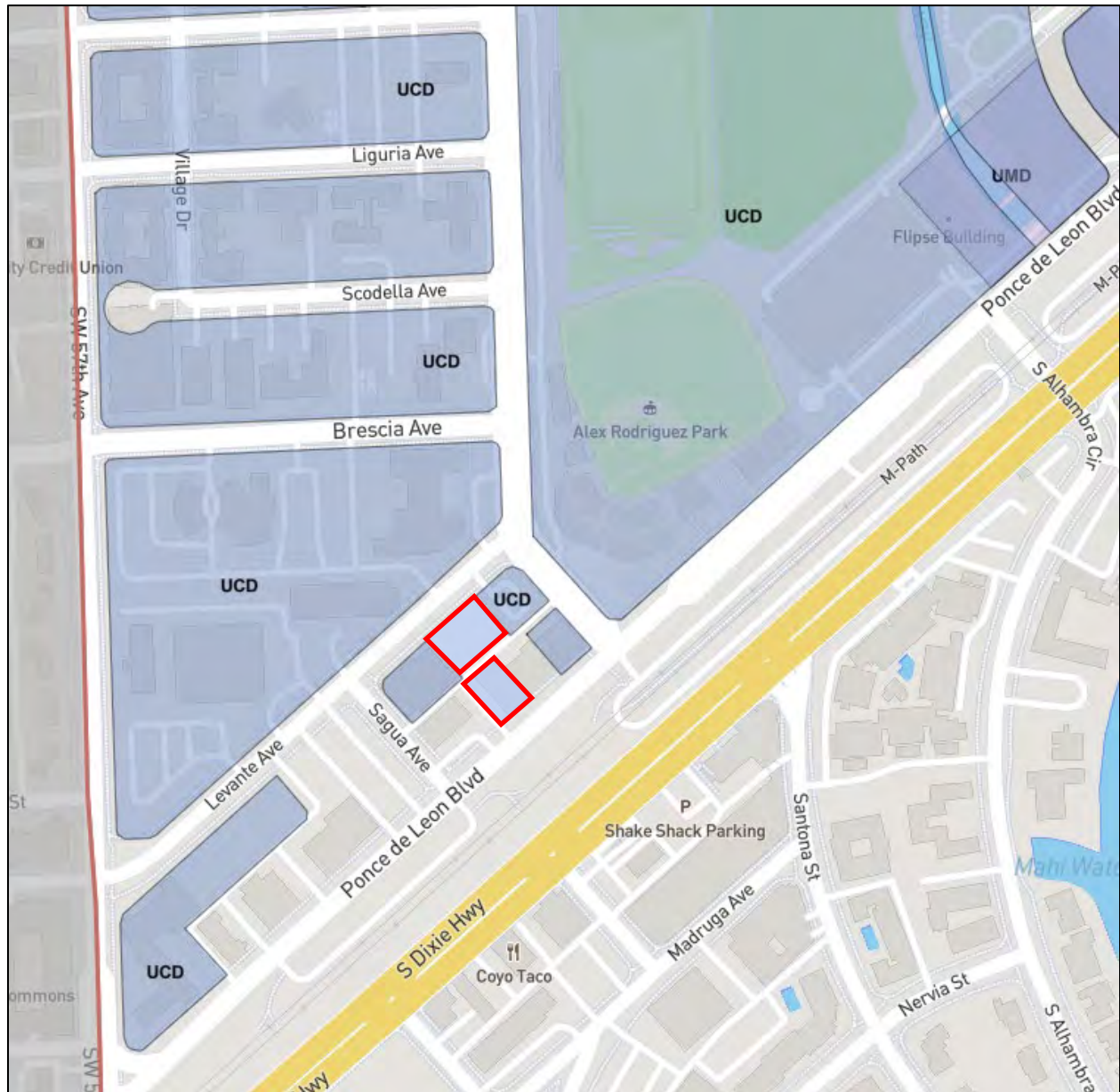
Table FLU-5. Other Land Uses.				
		which serve the other use(s) permitted in the University Campus and University Campus Multi-Use Area may be integrated in an amount not to exceed fifteen percent (15%) <u>twenty percent (20%)</u> of the total floor area.		

Exhibit F

City of Coral Gables Zoning Code Text and Map Amendments

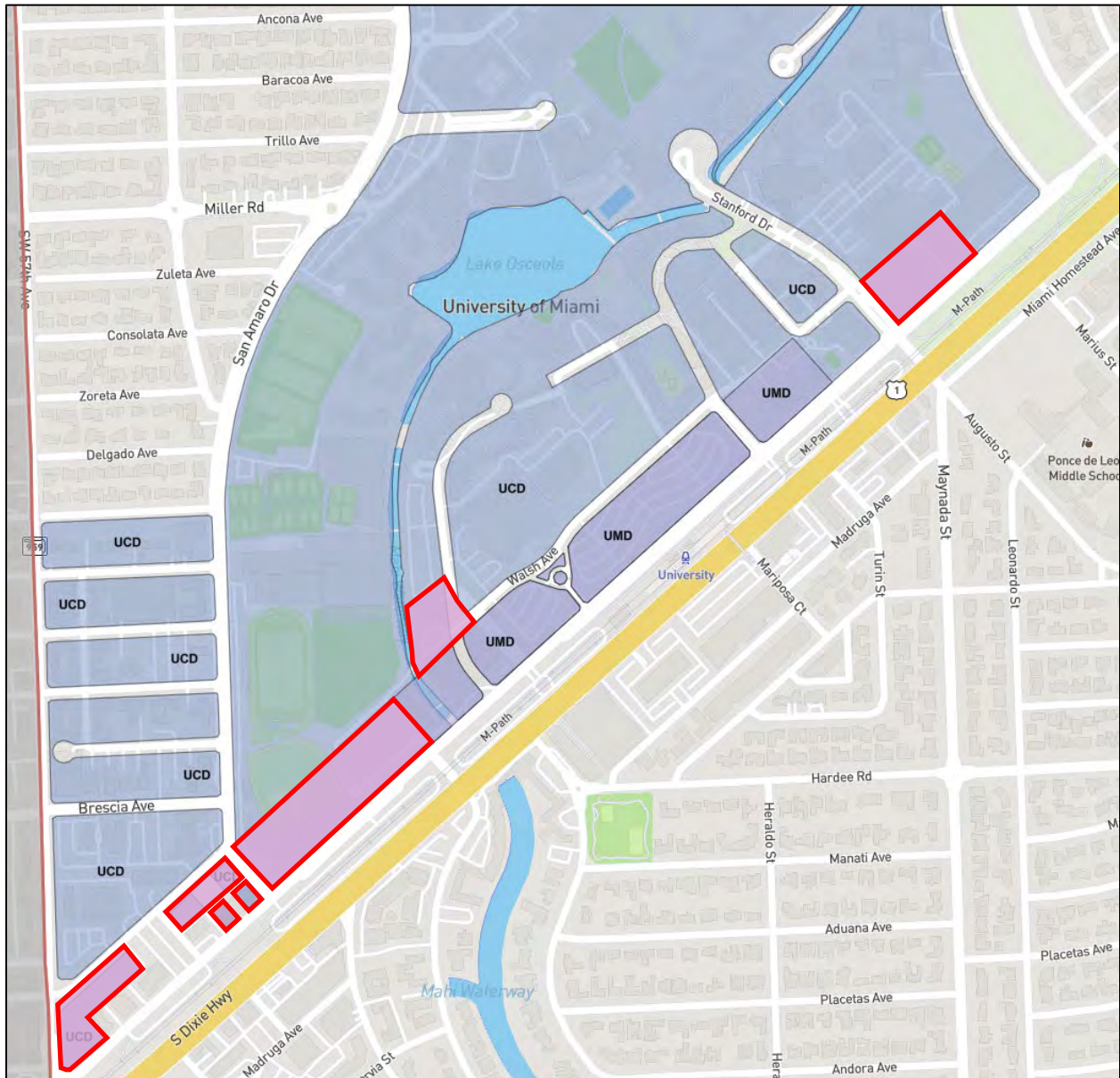
City of Coral Gables Zoning Code
Map Amendment

1. AMENDED Zoning Map



 Zoning map change from Mixed Use 1 (MX1) to University Campus District (UCD)

2. AMENDED Zoning Map



Zoning map change to extend the boundaries of the Overlay District –
University Use Multi-Use Area (UMD)

City of Coral Gables Zoning Code
Text Amendments

AMENDED Article 16. Definitions

Health Center means a medical facility, including a Hospital, serving both the University and the general public, ~~which could be~~ located on the University of Miami Campus in the University Multi-use Area that provides a full range of medical care services, on an including out-patient and inpatient care, diagnostic services, radiation therapy, basis across a wide spectrum of areas including radiation, diagnostic imaging, chemotherapy, sports medicine, surgical services, emergency care, and accessory uses customarily associated with such facilities. ~~out-patient surgery and accessory uses.~~

~~**University Campus District (UCD) Frontage A** means land within the UCD which has frontage on the following road segments: a) San Amaro Drive and Campo Sano Drive from Mataro Avenue to Pisano Avenue; b) Pisano Avenue from University Drive to Granada Boulevard; c) Granada Boulevard from Pisano Avenue to Ponce de Leon Boulevard; d) south side of Mataro Avenue beginning at the east property line of Lot 12, Block 184, Riviera Section Part 6 to Red Road; and e) Red Road from Mataro Avenue to Brescia Avenue.~~

~~**University Campus District (UCD) Frontage B** means land within the UCD which has frontage on the following road segments: a) Pisano Avenue from Campo Sano Drive to University Drive; b) west side of San Amaro Drive from Levante Avenue to Mataro Avenue; c) east side of San Amaro Drive from Brescia Avenue to Mataro Avenue; d) Block 184, Lots 13 and 14, Riviera Section Part 6 on Mataro Avenue; e) Red Road from Brescia Avenue to Levante Avenue; and f) north side of Levante Avenue from San Amaro Drive to Red Road.~~

~~**University Campus District (UCD) Frontage C** means land within the UCD which has frontage on the following road segments: Ponce de Leon Boulevard from Granada Boulevard to the west side of the Ponce Garage. Underground parking shall have no setback.~~

~~**University Campus District (UCD) Frontage D** means land within the UCD which has frontage on the following road segments: a) Ponce de Leon Boulevard the west side of the Ponce Garage to San Amaro Drive; and b) the east side of San Amaro Drive, from Ponce de Leon Boulevard to Brescia Avenue.~~

~~**University Campus District (UCD) Frontage E** means land within the UCD which has frontage on the following road segments: a) the south side of Levante Avenue; and b) the west side of San Amaro Drive, from Ponce de Leon Boulevard to Levante Avenue.~~

AMENDED Appendix A. Site Specific Regulations

Section A-89 - Riviera Section Part 14.

- A. Facing of lots.
 - 1. Lots 15 and 16, Block 203, shall be deemed to face Venera Avenue.
 - 2. Lots 17 and 18, Block 203, shall be deemed to face San Remo Avenue.
- B. Floor area ratio (FAR) provisions for buildings four (4) or more stories in height.
 - 1. See Archived Zoning Code Section 3-6(y).
 - 2. Maximum floor area ratio (FAR) for C District buildings four (4) stories in height located on the following described property shall not exceed 1.5: (2829)
 - a. All lots and tracts in Block 197, 198 and 199.
- C. Height of buildings.
 - 1. No buildings or structures shall be constructed or erected on the following described properties to exceed three (3) stories or forty-five (45) feet in height, whichever is less:
 - a. Lots ~~8~~ 11, 12, and 18 through 21, inclusive, in Block 192.
 - b. Lots 13 through ~~33~~ 40, inclusive, in Block 196.
 - c. Lots 10 through 29, inclusive, in Block 206.
 - d. All Lots in Blocks 206A and 207. (2771)
 - 2. No apartment buildings shall be constructed or erected on the following described properties to exceed four (4) stories or forty-five (45) feet in height, whichever is less:
 - a. All lots and tracts in Blocks 197, 198 and 199.
 - b. All lots in Blocks 201 and 202.
 - c. Lots 3 through 31, inclusive, Block 203.
 - d. Lot 4 through 37, inclusive, Block 204.
 - e. Lots 4 through 37, inclusive, Block 205.
 - f. Lots 4 through 7, inclusive, Lots 9 through 13, inclusive and a portion of Lot 8, Block 208. (2771)
 - 3. No commercial buildings shall be constructed or erected on the following described buildings four (4) stories or forty-five (45) feet in height, whichever is less:
 - a. All lots and tracts in Blocks 197, 198, and 199.
 - b. All lots in Blocks 201 and 202.
 - c. Lots 3 through 10, inclusive, and Lots 25 through 31, inclusive, Block 203.
 - d. Lots 4 through 37, inclusive, Block 204.
 - e. Lots 4 through 37, inclusive, Block 205.

4. No commercial buildings and/or structures shall be erected or altered on the following described properties to exceed six (6) stories or seventy-two (72) feet in height, whichever is less:
 - a. Lots 1, 2, 32, 33 and 34, Block 203.
 - b. Lots 1, 2, 3, 38, 39 and 40, Block 204.
 - c. Lots 1, 2, 3, 38, 39 and 40, Block 205.
 5. ~~A structural addition, having a tower and cross of approximately sixty-eight (68) feet in height, to the First Methodist Church of South Miami may be constructed on Lots 1 through 5, inclusive, Lots 36 through 40, inclusive, Block 196, according to Plat Book 28, Page 32 of the Public Records of Miami Dade County, Florida.~~
- D. Setbacks-Minimum front.
1. In Block 199, according to 2nd Revised Plat thereof, P. B. 28/32, or any replat of all or part of such Block-Fifty-six (56) feet from U.S. Route 1.
- E. Setbacks-Minimum rear.
1. Lots 11 through 16, inclusive, Block 203-Ten (10) feet.
 2. Lots 17 through 26, inclusive, Block 203-Ten (10) feet.

AMENDED Appendix D. University Campus District

Section D.1. University Campus District (UCD).

- A. Purpose and applicability. The purpose of the University Campus District (UCD) is to provide for the establishment and continuing operation of the University of Miami as an institution of higher education within the City of Coral Gables. The City of Coral Gables recognizes that institutions of higher education constitute a unique mix of land uses, facilities and activities and the City desires to establish procedural and substantive regulations to govern future development undertaken by the University within the campus boundaries.
- B. Campus sub-areas. The UCD is comprised of the Campus Buffer Area, Campus Transition Area, Campus Core Area and Campus Core Subareas (University Village and University Multi-Use Zone).
- C. Campus master plan components. Subject to, Sections 14-202.1 – 14-202.3, a Campus Master Plan application shall include the following information or documentation:
 - 1. A site plan.
 - 2. A development chart which identifies square footage of all existing and planned buildings and structures; the proposed timeline for construction of planned buildings and structures; and the campus wide ground area coverage and floor area ratio applicable on a cumulative basis for all structures.
 - 3. Design Manual that includes minimum design guidelines applicable to projects across the University of Miami campus (as defined in G(9)). ~~including sign and lighting design criteria and the design of parking structures which are adjacent to residential land uses outside of the UCD.~~
 - 4. Mobility Plan (as defined in Subsection G(6)).
 - 5. If an amendment to the adopted Campus Master Plan requires conditional use approval, the application shall be accompanied by either a traffic impact study or a justification for why a traffic study is not warranted.
 - 6. Such other materials as determined by the designated Development Review Official that may be required to demonstrate compliance with requirements not just performance standards this Section.

AMENDED Section D.1.F. Campus Sub Areas Table

Uses*	Campus Buffer Area	Campus Transition Area	Campus Core	Campus Core Subareas	
				University Village	University Multi-Use Zone
<u>Hospital up to 100 beds**</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>P</u>
<u>Hospital with over 100 beds**</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>C</u>

** Primary ingress and egress from Ponce de Leon Boulevard.

Uses*	Campus Buffer Area	Campus Transition Area	Campus Core	Campus Core Subareas	
				University Village	University Multi-Use Zone
Overnight accommodations, conference centers, governmental/public sector uses, research, office, medical/healthcare uses, <u>except Hospitals</u> , for the benefit of the University and the public.	N/A	N/A	N/A	N/A	P

Telecommunication facilities exceeding ten (10) feet of the <u>maximum</u> permitted height <u>in the district</u> .	X	X	C <u>P</u>	C	C <u>P</u>
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AMENDED Appendix D.1.G. Performance Standards

Note: *The UCD Frontage A, UCD Frontage B, and UCD Frontage C boundaries are shown on the attached Exhibit F.1*

1. Heights and setbacks of buildings. All new proposed structures and buildings within the UCD District shall comply with the following height and setback requirements. In the event more restrictive provisions have been approved or a part of the Campus Master Plan, the provisions of the Campus Master Plan shall control.

- a. UCD Frontage A means land within the UCD which has frontage on the following road segments: a) San Amaro Drive from Mataro Avenue to Campo Sano Drive; b) Campo Sano Drive from San Amaro Drive to Pisano Avenue; b) Pisano Avenue from University Drive to Granada Boulevard; c) Granada Boulevard from Pisano Avenue to Ponce de Leon Boulevard; d) south side of Mataro Avenue beginning at the east property line of Lot 12, Block 184, Riviera Section Part 6 to Red Road; and e) Red Road from Mataro Avenue to Corniche Avenue.

- i. No structure other than landscape features and a masonry wall with a maximum height of four (4) feet shall be permitted within ten (10) feet from UCD Frontage A boundary. ~~the front property line.~~
- ii. A masonry wall with a maximum height of six (6) feet shall be setback at least ten (10) feet from UCD Frontage A boundary. ~~the front property line.~~
- iii. Surface parking space shall be setback at least ten (10) feet from UCD Frontage A boundary. ~~the front property line.~~, except that surface parking spaces shall be setback at least seventy-five (75) feet from Mataro Avenue.
- iv. No building shall be permitted within twenty five (25) feet of UCD Frontage A boundary. ~~the front property line.~~
- v. The maximum permitted building height within one hundred (100) feet of UCD Frontage A boundary. ~~the front property line.~~ is forty -five (45) feet.
- vi. The maximum permitted building height between one hundred (100) and nine hundred and forty (940) feet from UCD Frontage A boundary. ~~the front property line.~~ shall increase above one hundred (100) by one (1) foot in height for every eight (8) feet of additional setback from the front property line.
- vii. The maximum permitted height shall be one hundred and fifty (150) feet or thirteen (13) stories.

~~viii.~~ For the area UCD Frontage A bounded by Mataro Avenue, Red Road, Corniche Avenue, and San Amaro Drive, maximum building heights shall be two (2) stories.

b. UCD Frontage B means land within the UCD which has frontage on the following road segments: a) West side of Pisano Avenue from Campo Sano Drive to University Drive; b) east side of San Amaro Drive from Brescia Avenue to Mataro Avenue; c) west side of San Amaro Drive from Ponce de Leon to Mataro Avenue d) Block 184, Lots 13 and 14, Riviera Section Part 6 on Mataro Avenue; e) north side of Ponce de Leon Boulevard from San Amaro Drive to Red Road; and f) East side of Red Road from Ponce de Leon Boulevard to Corniche Avenue.

- i. No structure other than landscape features and a masonry wall with a maximum height of four (4) feet shall be permitted within five (5) feet from UCD Frontage B boundary. ~~the front property line.~~
- ii. A masonry wall with a maximum height of six (6) feet shall be setback at least five (5) feet from UCD Frontage B boundary. ~~the front property line.~~
- iii. Surface parking spaces shall be setback at least five (5) feet from UCD Frontage B boundary.
- iv. No building shall be permitted within ten (10) ~~twenty-five (25)~~ feet of UCD Frontage B boundary ~~the front property line~~, except on Ponce de Leon Boulevard where buildings shall be permitted with a minimum setback of five (5) feet from a frontage line.
- v. The maximum permitted building height within one hundred (100) feet of UCD Frontage B boundary ~~the front property line~~ is sixty-five (65) feet except in the area in UCD Frontage B bound by Ponce de Leon Boulevard, San Amaro Drive, Levante Avenue and Red Road where the maximum height shall be seventy-two (72) feet.
- vi. The ~~maximum permitted~~ building height between one hundred (100) and four hundred and forty (440) feet from the UCD Frontage B boundary ~~the front property line~~ shall increase above sixty five (65) feet by one (1) foot in height for every four (4) feet of additional setback from UCD Frontage B boundary. ~~the front property line~~
- vii. The maximum permitted height shall be one hundred and fifty (150) feet, or thirteen (13) stories except in the area in UCD Frontage B bound by Ponce de Leon Boulevard, San Amaro Drive, Levante Avenue and Red Road where the maximum height shall be seventy-two (72) feet.

c. UCD Frontage C means land within the UCD which has frontage on the following road segments: a) Ponce de Leon Boulevard from Granada Boulevard to the east side of San Amaro Drive; and b) east side of San Amaro Drive from Ponce de Leon to Brescia Avenue.

- ~~i.~~ A masonry wall with a maximum height of four (4) feet shall be setback at least fifteen (15) feet from the front property line.
- ~~ii.~~ i. A masonry wall with a maximum height of six (6) feet and shall be setback at least twenty (20) feet ~~twenty-five (25) feet~~ from the front property line.
- ii. Entrance features at University entrances shall be permitted within the front setback.
- ~~iii.~~ iii. Surface parking spaces shall be setback at least ~~twenty-five (25)~~ twenty (20) feet from the UCD Frontage C boundary front property line, except on San Amaro Drive between Ponce de Leon Boulevard and Brescia Avenue where the setback shall be at least five (5) from the frontage line. Underground parking shall have no setback.
- ~~iv.~~ iv. No building shall be permitted within ~~fifty (50)~~ twenty (20) feet of the UCD Frontage C boundary front property line.
- ~~v.~~ v. The maximum permitted building height ~~within one hundred (100) feet of the front property line is ninety (90) feet~~ shall be one hundred and fifty (150) feet, or thirteen (13) stories except between the south side of the Mahoney-Pearson Garage and Carillo Avenue.
- ~~vi.~~ vi. Between the south side of the Mahoney-Pearson Garage and Carillo Avenue, the maximum permitted height within one hundred (100) feet of the frontage line is ninety (90) feet. The maximum permitted height between one hundred (100) and one hundred and sixty (160) feet from UCD Frontage B boundary shall increase above ninety (90) feet by one (1) foot in height for every one (1) foot of additional setback from the UCD Frontage B boundary.
- ~~vii.~~ vii. The maximum permitted building height ~~between one hundred (100) and one hundred and sixty (160) feet from the front property line shall increase above ninety (90) feet by one (1) foot in height for every one (1) foot of additional setback from the front property line.~~
- ~~viii.~~ viii. The maximum permitted height shall be one hundred and fifty (150) feet, or thirteen (13) stories.
- ~~viii.~~ viii. A porte-cochere may be extended into a required setback, provided that it does not exceed thirty (30) feet in height and provided that it is set back at least twenty (20) feet from the property line.

~~d. UCD Frontage D:~~

- ~~i. No structure other than landscape features and a masonry wall with a maximum height of four (4) feet shall be permitted within five (5) feet from the front property line.~~
- ~~ii. A masonry wall with a maximum height of six (6) feet shall be setback at least five (5) feet from the front property line.~~
- ~~iii. Surface parking space shall be setback at least five (5) feet from the front property line.~~
- ~~iv. No building shall be permitted within twenty (20) feet of the front property line.~~
- ~~v. The maximum permitted building height within one hundred (100) feet of the front property line shall be ninety (90) feet.~~
- ~~vi. The maximum permitted building height between one hundred (100) and one hundred and sixty (160) feet from the front property line shall increase above ninety (90) feet by one (1) foot in height for every one (1) foot of additional setback from the front property line.~~
- ~~vii. The maximum permitted height shall be one hundred and fifty (150) feet, or thirteen (13) stories.~~

~~e. UCD Frontage E:~~

- ~~i. Setbacks. None.~~
- ~~ii. Height. Three (3) floors or forty-five (45) feet, whichever is less.~~

AMENDED Appendix D.1.G. Performance Standards

2. Maximum ~~square feet~~ Floor Area Ratio (FAR). The maximum floor area ratio (FAR) for properties owned by the University in the University Campus District shall be 1.0 ~~The total combined permitted square feet for the University Campus District shall be 6.8 million square feet of gross floor area.~~ Floor Area Ratio (FAR) is the ratio of the applicable interior or exterior floor area of a building or buildings on a building site divided by the area of the site, as measured from the interior facing of exterior walls, and shall exclude:

A. The following areas in the ground floor:

1. Electrical rooms / FPL vault room;
2. Fire command room;
3. Fire pump room;
4. Lobbies;
5. Phone / IT room; and
6. Trash room

B. The following areas in all floors:

1. Stairwell;
2. Elevator; and
3. Trash chute

C. Balconies, porches, or stoops, subject to requirement of restrictive covenant prohibiting enclosures;

D. Basements and uninhabitable attics within a pitched roof;

E. Trellis or canopy located on the roof not exceeding a combined area of fifty percent (50%) of the rooftop floor area;

F. Upper volume of courtyards open to the sky.

G. Off-street parking areas.

H. Properties within the University Campus District (UCD) not owned and controlled by the University.

AMENDED Appendix D.1.G. Performance Standards

5. Maximum retail. No more than twenty (20%) ~~fifteen (15%)~~ percent of the total floor area in a Multi-Use Zone may be retail uses which are not university serving uses.

AMENDED Appendix D.1.G. Performance Standards

Note: *The existing Design Manual is included in Exhibit F.2*

9. Design. The Design Manual establishes a comprehensive set of baseline standards and requirements to broadly guide the design of projects across the University campus. The Design Manual shall be updated every 10 years and ~~The Design Manual previously adopted by the City of Coral Gables pursuant to Ordinance No. 2964, as subsequently amended, in effect at the date of adoption of this Section D.1. shall be the adopted Design Manual for the University Campus District. Any modification to the adopted Design Manual shall be reviewed and approved by the Board of Architects of the City of Coral Gables. ~~in accordance with the requirements for conditional uses in Section 14-202 and Article 15 of the Zoning Code. The design features shall be reflected in the adopted Design Manual. To the extent not inconsistent with the provisions of the adopted Design Manual, which shall govern in the event of any conflict with this Subsection D.1.G.,~~ the design features of University development shall include the following elements:~~
- a. Architectural design. Design criteria shall guide the architectural appearance and style of campus development ~~as a cohesive aesthetic environment.~~
 - b. External relationships. The scale of buildings in the buffer and transition Areas shall be based on careful site planning consideration of the relationship between University uses and structures and off-campus uses and structures in the surrounding perimeter areas and/or neighborhoods. New buildings shall be designed to provide protection of surrounding areas from potentially adverse impacts and influences from development and to provide protection of university development from potentially adverse surrounding influences.
 - c. Internal relationships and arrangement of uses. Compatible and complementary uses proposed within the UCD shall be so arranged as to:
 - i. Provide for safe, efficient, and harmonious groupings of structures and facilities.
 - ii. Create successful relationships between interior and exterior spaces.
 - ~~iii. Include adequate parking facilities which are reasonably accessible to the function they serve by walking, bicycling, or shuttle.~~
 - iii. Include pedestrian linkage between facilities.
 - iv. Simplify circulation routes and minimize opportunities for pedestrian/ vehicular conflicts.

- d. Signs and lighting. The character and size of the proposed signage and lighting shall take into account their compatibility and appropriateness with the surroundings and issues of safety, if applicable.
- e. Landscaping. Desirable landscaping shall be preserved in its natural state to the maximum extent possible. Landscaping requirements and standards established by the Zoning Code for off-street parking shall be used. Placement of structures and vehicular areas shall be such as to retain, to the extent reasonably practical, desirable existing landscaping, open space and natural features, and to promote the provision of compatible new landscaping.
- f. Parking garages.
 - i. Any parking structure or any portion thereof, which is located in the Transition Area shall be screened from view from adjacent single family residential districts by liner buildings/wraps.
 - ii. All parking structures within three hundred (300) feet of San Amaro Drive and Campo Sano Drive between Mataro Avenue and Pisano Avenue shall be screened from view from adjacent single family districts by liner buildings/wraps.
 - iii. All parking structures within three hundred (300) feet of San Amaro Drive and Campo Sano Drive between Mataro Avenue and Pisano Avenue shall be designed and constructed so that the square footage of the parking structure, light fixtures and parked cars are not visible from any residential lot which fronts on San Amaro Drive and Campo Sano Drive between Mataro Avenue and Pisano Avenue.
 - iv. Any parking structure within three hundred (300) feet of Pisano Avenue between Campo Sano Drive and University Drive shall be treated with architectural designs, features and materials, such as varying column spacing, real or false windows and other treatments which obscure the identity of the structure as a parking garage.

~~g. Installation of utilities. All utilities within the University Master Campus including but not limited to telephone, electrical systems and television cables shall be installed underground.~~

~~g. h.~~ Pedestrian amenities. Wherever possible, pedestrian amenities such as convenient and covered walkways, benches, water fountains, trash receptacles, bicycle racks and landscaping should be included, especially along street frontages and near access points.

h. ~~i.~~ Refuse and service areas. Refuse and service areas shall be so designed, located, landscaped and screened and the manner and timing of refuse collection and deliveries, shipment or other service activities so arranged as to minimize impact on adjacent or nearby properties or adjoining public ways, and to not impede circulation patterns.

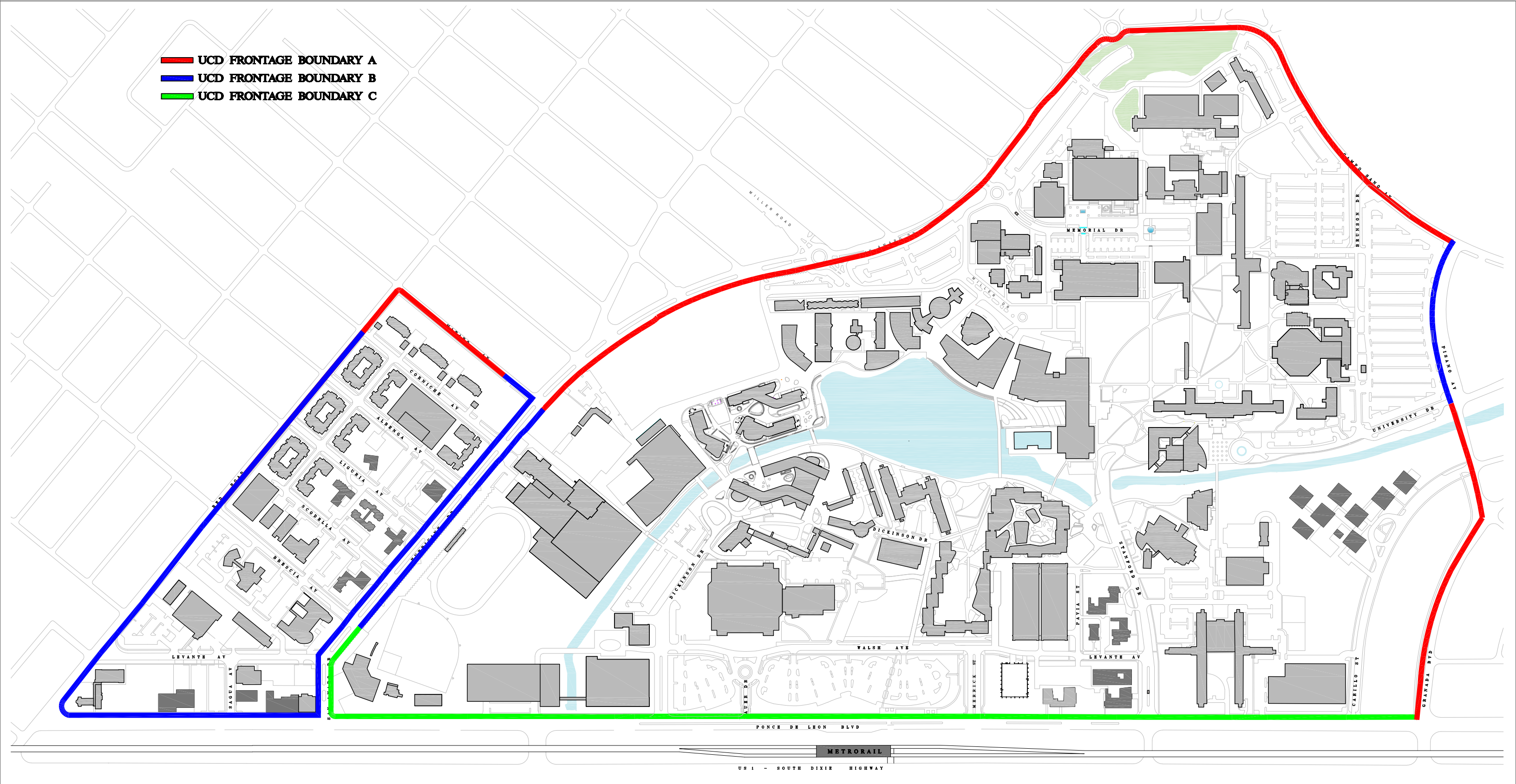


Exhibit G
Parking Spaces

City of Coral Gables Metered Parking Spaces

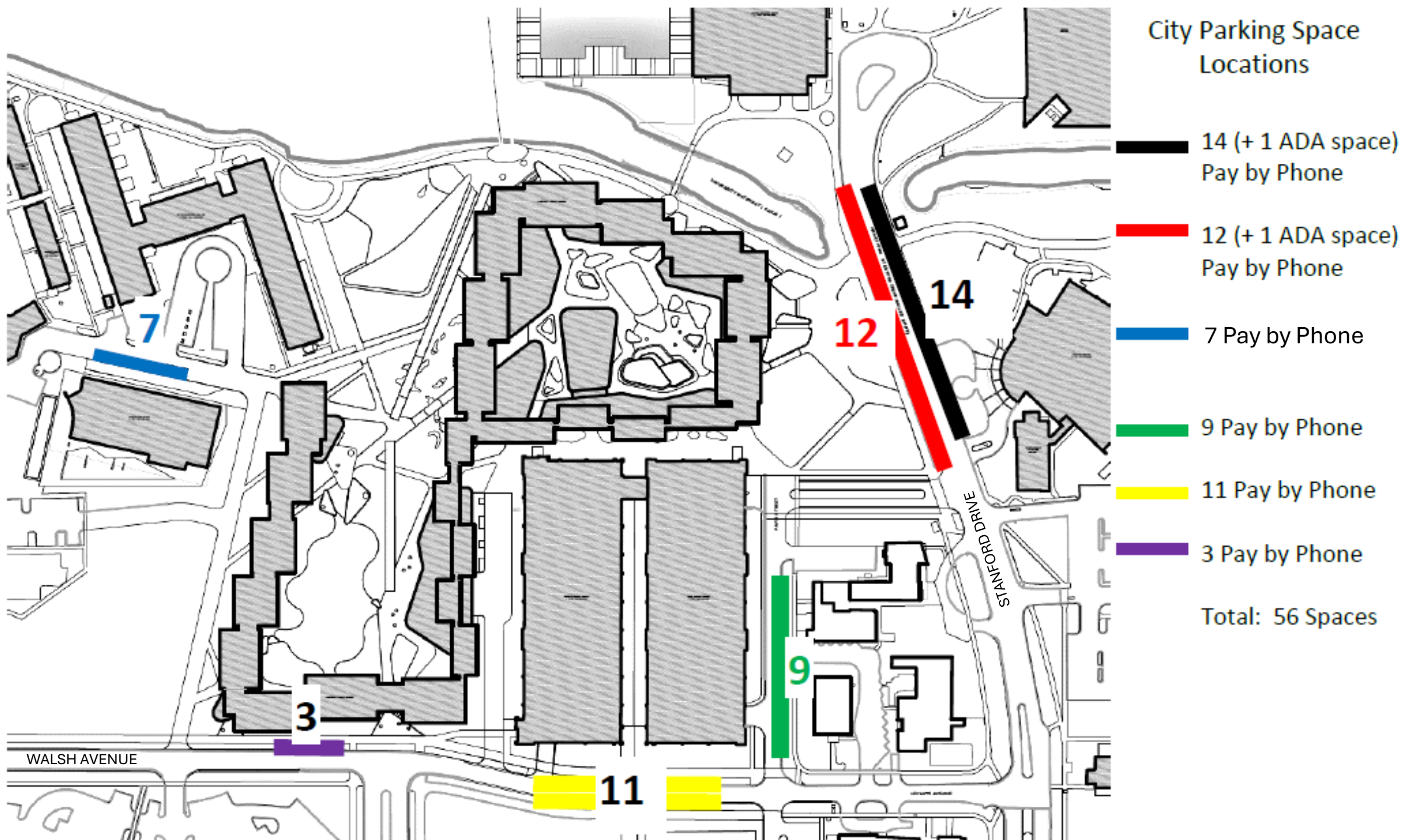


Exhibit H

Payment Schedule

City of Coral Gables and University of Miami Agreement

The Annual Payment in Year 1 shall be \$1,025,000 and Annual Payments thereafter during the term of the Agreement shall increase annually at 4% per annum.

EXHIBIT “I”

PROPOSED MASTER PLAN DEVELOPMENT CHART



July 30, 2026

Jennifer Garcia
Planning and Zoning Director
City of Coral Gables
427 Biltmore Way
Coral Gables, FL 33134

Re: *Request for Conditional Use approval of Modification to Campus Master Plan*

Dear Ms. Garcia,

The University of Miami ("University") proposes the modifications more specifically described below to the Campus Master Plan. Some of the proposed modifications to the Campus Master Plan require a Conditional Use approval. We seek that approval herein.

I. The Standard for Conditional Use Approval

Pursuant to Appendix D.1E.c, of the City of Coral Gables Zoning Code ("Code"), an increase in the intensity of the adopted Master Plan requires review and approval by the City of Coral Gables in accordance with the requirements for conditional uses in Section 14-203 of the Zoning Code. The University of Miami ("University") is proposing a modification to the Campus Master Plan to reflect an increase in the intensity of the adopted Master Plan¹.

II. Conditional Use - Proposed modification to Campus Master Plan

A. Increase in intensity of the Master Plan

The University of Miami has submitted an Amended and Restated Development Agreement² to the City. This Development Agreement proposes a Comprehensive Plan text amendment to Table FLU-5 to increase the maximum Floor Area Ratio (FAR) for the "University Campus" land use category from 0.7 to 1.0 which results in an increase in the maximum allowed square footage in the University Campus District. A Zoning Code text amendment to Appendix D.1.G. also replaces the permitted square footage of 6.8 million square feet of gross floor area with a FAR of 1.0.

¹ The Adopted Master Plan Map and Development Chart was approved on October 27, 2025.

² An Amended and Restated Development Agreement was submitted to the City on July 14, 2026.

Table 1

	Existing (acres)	Proposed (acres)*	FAR Existing	FAR Proposed	Maximum Allowed Development Existing (SF)	Maximum Proposed Development (SF, at FAR 1.0)
Campus Area	240.61	241.18				
Comprehensive Plan			0.7	1.0		
Zoning Code					6,800,000	10,505,972

* Includes additional 25,000 SF of properties located at 5827 Ponce de Leon, 5855 Ponce de Leon, and 1530 Levante Ave. as per Comprehensive Plan and Zoning Code map amendment

Table 1 indicates the changes to the allowable square feet on the Campus. Campus area has increased due to the inclusion of three properties into the University Campus District as per the Zoning Code map amendment submitted as part of the Amended and Restated Development Agreement: 5827 Ponce de Leon Blvd. (2,500 SF), 5855 Ponce de Leon Blvd. (10,000 SF), and 1530 Levante Ave. (12,500 SF). The proposed Maximum Proposed Development square footage is indicated as a separate line item of Unassigned Square Footage on the Development Chart.

The Development Chart will be updated to reflect a Proposed Maximum Floor Area at FAR 1.0 of 10,505,972 FAR GSF calculated based on a campus area of 241.18 acres.

III. Administrative Amendments

A. Dooly Memorial Classroom Building (#0203)

A 335 SF addition to Dooly Memorial Classroom Building at the Cosford Cinema. The project adds a mezzanine to the interior of the theater.

B. Soffer Indoor Practice Facility (#0600)

Update the square footage of the expansion of the Soffer Indoor Practice Facility by 2,468 SF to reflect permitted square footage. The adopted square footage was 37,097 SF and the revised square footage is 39,565 SF.

C. Batter's Eye (#0621)

New athletic operations and storage facility located along the outfield of Mark Light Field at Alex Rodriguez Park. The 3,430 SF, 34' high building has storage on the first floor and mezzanine and a camera platform on the third level.

D. Theatre Arts Building (#0420)

The building name will be updated to “The Playwright Theatre Arts Building”.

E. Addition of 2 new properties to the Campus Master Plan

The properties located at 5827 Ponce de Leon Blvd. (#0730), and 5855 Ponce de Leon Blvd. (#0700) are being rezoned to University Campus District as part of the Amended and Restated Development Agreement under separate submittal. The property at 5827 Ponce de Leon contains a 1,925 SF building and the property at 5855 contains a 3,510 SF building. The two properties with their square footage will be reflected in the Master Plan Map and Development Chart.

F. Unprogrammed Academic Space in Campus Core (GMP#000)

Unprogrammed Academic Space in the Campus Core will be reduced from 495,076 SF to 482,148 FAR GSF, a reduction of 12,928 FAR GSF. This adjustment balances the adopted future campus development at 6,800,000 FAR GSF. This unprogrammed space will be combined with the unprogrammed square footage increase due to the Conditional Use described in Section II of this application.

	Adopted FAR GSF	Increase Existing Unprogrammed Academic Space (SF)	Decrease Existing Unprogrammed Academic Space (SF)
Adopted Unprogrammed Academic Space in Campus Core (GMP000)	495,076		
Existing Building Square Foot Updates			
Update Indoor Practice Facility (0600)			2,468
Proposed New Buildings			
Batter's Eye (0621)			4,690
Cosford Cinema Addition (0203)			335
New Buildings Added to Master Plan			
5827 Ponce de Leon Blvd. (0730)			1,925
5855 Ponce de Leon Blvd. (0700)			3,510
Total		0	12,928
Difference (Increase - Decrease)		12,928	
Proposed Unprogrammed Academic Space in Campus Core (GMP000) (Adopted -Difference)		482,148	

The proposed modifications satisfy all of the following performance standards:

- Heights and Setbacks;
- Lot coverage, frontage, facing or number of buildings per site;
- Maximum Square Feet;
- Landscaped open space;
- Off-street Parking;
- Vehicular Access and Circulation; and,
- Design.

IV. Summary

In summary, the Amended and Restated Development Agreement proposes to change the maximum development on campus from 6,800,000 SF to a FAR of 1.0. Future projects will be reviewed as per the requirements of the Zoning Code.

For your ease of reference and to assist in your review and determination of this request for a Conditional Use approval of this amendment, we have enclosed the following documents:

- Exhibit A - Adopted Campus Master Plan
- Exhibit B – Adopted Master Plan Development Chart
- Exhibit B - Amended Campus Master Plan
- Exhibit C - Amended Campus Master Plan Development Chart

We respectfully ask the City of Coral Gables to support the University's request for a Conditional Use approval to the Campus Master Plan.

Thank you for your attention to this matter and please advise if you require additional information to assist with your determination.

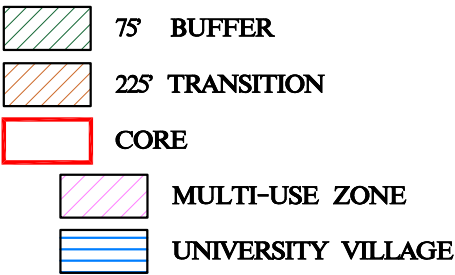
Sincerely,

A handwritten signature in black ink, appearing to read 'Deborah Hunley', is written over a printed name and title.

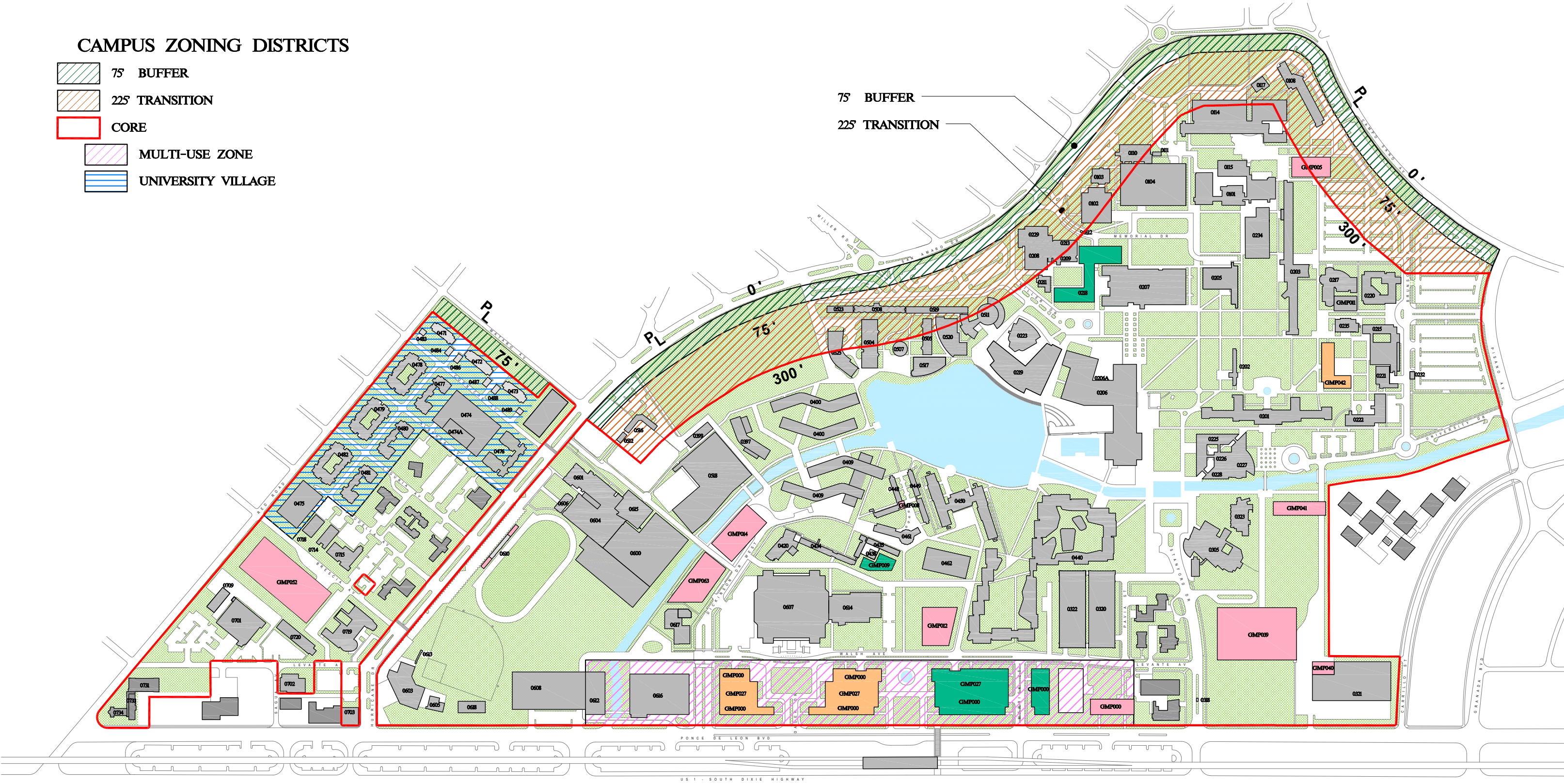
Deborah Hunley
Assistant Vice-President, Construction

Exhibit A
Adopted Campus Master Plan

CAMPUS ZONING DISTRICTS



75' BUFFER
225' TRANSITION



ADOPTED CAMPUS MASTER PLAN

	LEGEND		AMENDMENT		DATE		AMENDMENT		DATE		AMENDMENT		DATE	
		EXISTING BUILDINGS		2031 TO 2035	1: HEALTH CENTER	APPROVED:	01 DEC 10	8: ADMINISTRATIVE MODIFICATION	APPROVED:	14 FEB 14	15: ADMINISTRATIVE MODIFICATION	APPROVED:	14 DEC 18	
		PRESENT TO 2030		2036 TO 2040	2: HECHT ADDITION	APPROVED:	24 MAY 11	9: ZONING CODE (ADMINISTRATIVE)	APPROVED:	13 MAY 14	16: ADMINISTRATIVE MODIFICATION	APPROVED:	20 MAR 19	
					3: ADMINISTRATIVE MODIFICATION	APPROVED:	15 FEB 12	10: ADMINISTRATIVE MODIFICATION	APPROVED:	22 MAY 15	17: ADMINISTRATIVE MODIFICATION	APPROVED:	26 FEB 20	
					4: CAMPUS TRANSITION AREA	APPROVED:	22 MAY 12	11: ADMINISTRATIVE MODIFICATION	APPROVED:	29 MAR 16	18: ADMINISTRATIVE MODIFICATION	APPROVED:	28 MAR 22	
					5: ADMINISTRATIVE MODIFICATION	APPROVED:	31 AUG 12	12: ADMINISTRATIVE MODIFICATION	APPROVED:	17 JUNE 16	19: ADMINISTRATIVE MODIFICATION	APPROVED:	12 OCT 22	
					6: ADMINISTRATIVE MODIFICATION	APPROVED:	11 JAN 13	13: ADMINISTRATIVE MODIFICATION	APPROVED:	28 NOV 16	20: ADMINISTRATIVE MODIFICATION	APPROVED:	15 OCT 24	
					7: ADMINISTRATIVE MODIFICATION	APPROVED:	20 DEC 13	14: ADMINISTRATIVE MODIFICATION	APPROVED:	21 MAR 18	21: ADMINISTRATIVE MODIFICATION	APPROVED:	27 OCT 25	

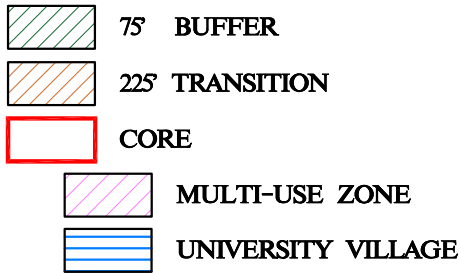
Exhibit B
Adopted Master Plan Development Chart

0225/0226/0227/0228	- Jenkins Building, George W. - Stubblefield Classroom Building, Elsa and William - Aresty Building, Gerald and Josephine - Kosar/Epstein Faculty Office Wing, Bernie Jr. and David	136,543												
0232	Wolfson Generator Enclosure		0											
0233	Nursing Simulation Hospital	40,437												
0235	Communication International Building	25,240												
0234	Frost Institute of Chemistry and Molecular Science	93,870												
0301	Mahoney Residential College, Daniel J.			167,166				717						
0302	Pearson Residential College, Jay F.W.			167,166				716						
0303	Mahoney - Pearson Dining Hall			20,673										
	New Student Housing (Mahoney - Pearson Replacement)					578,000								
	New Central Energy Plant					8,450	10,720							
0304	Utility Building 3, Mahoney-Pearson				4,360									
0305	Lowe Art Museum, Joe and Emily	42,187												
0310	Toppel Career Center, Patricia and Harold			12,740										
0317	Mahoney - Pearson Commons			18,652										
0318	Gate House/Information, Stanford Drive		78											
0320	Pavia Garage		254,950											
0321	Mahoney-Pearson Garage		172,572											
0322	Merrick Garage		298,150											
0323	Long Jr. and Smith Student Services Building	37,754												
0440	Lakeside Student Village	515,220						1,140						
0400	Centennial Village Phase A	268,575												
0409	Centennial Village Phase B (inc. Dining Hall)(Hecht Replacement)	311,323												
0397	Centennial Village Tower	80,979												
0399	Utility Building - Wellness		7,800											
GMP012	Theater					80,000								
0434	Pentland House	13,044												
0435	LaGorce House	21,593												
0420	Theatre Arts Building	16,888												
0438	Miller Buildlab		1,444											
0448	Architecture (48)	15,750												
0449	Architecture (49)	15,750												
0450	Eaton Residential College, Julian S.	105,796						394						
GMP008	Architecture ADA addition					4,000								
GMP009	School of Architecture Addition					37,000								
0462	Murphy Design Studio Building	14,081												
0461	Perez Architecture Center, Jorge M.	8,208												
0471/0472/0473	University Village Townhouses Buildings A-C	28,708												
0474	University Village Albenga Garage		232,770											
0475	University Village Scodella Garage		62,517											
0474A	University Village Student Support Center	5,996												
0476-0482	University Village Buildings 1-7	362,136						799						
0483/84/86-89	University Village Townhouse Garages		4,746											
0507	Music Administration Building	3,739												
0517	Weeks Center for Recording and Performance, L. Austin	14,000												
0518	Herbert Wellness Center, Patti and Allan	133,807												
0600	Soffer Football Indoor Practice Facility, Carol	81,743				37,097								
0601	Hecht Athletic Center	61,902												
0603	Rodriguez Park, Alex	33,597												
0604	Knight Sports Complex, James L.	28,500												
0605	Fraser Baseball Building, Ron	5,237												
0606	Kearns Sports Hall of Fame, Thomas N.			2,902										
0607/0614	Watsco Center and Fieldhouse	235,000												
0608	Ponce de Leon Garage		334,054											
0610	Cobb Stadium		1,800			1,000								
0618	Klotz Batting Practice Facility	6,912												
0612	Flipse Building, Fred C. and Helen Donn	70,063												
0613	Visitor Dugout		0											
0615	Schwartz Center for Athletic Excellence	36,545												
0701	1535 Levante	52,076												
0702	Rainbow Building	17,532												
0703	McKnight Building, Evelyn F. and William L.	10,500												
0704	1552 Brescia			3,324										
0705	1550 Brescia			6,570										
0709	Studio Arts Building	5,000												
0714	Pick Hall, Albert	11,537												
0715	Casa Bacardi - ICCAS	11,706												
0718	1551 Brescia	5,537												
0719	Newman Alumni Center, Robert and Judi Prokop	67,131												
0720	Orovitz Building, Max	37,023												
0731	6565 Red Road C - Sanctuary	15,652												
0733	6565 Red Road B - Fellowship Hall	4,291												
0734	6565 Red Road A - Chapel	3,095												

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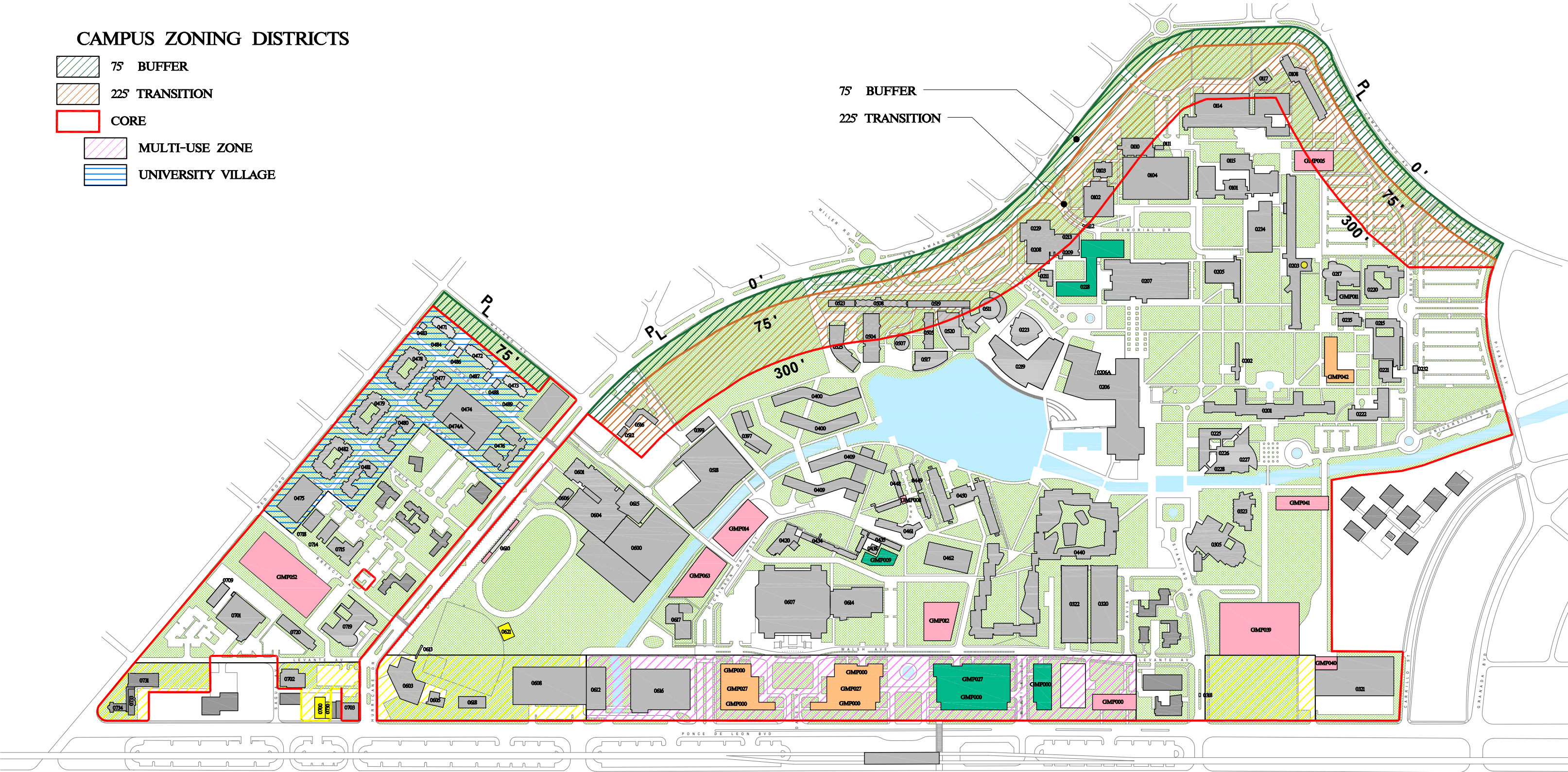
Exhibit C
Amended Campus Master Plan

CAMPUS ZONING DISTRICTS



75' BUFFER

225' TRANSITION



PROPOSED CAMPUS MASTER PLAN

LEGEND

- EXISTING BUILDINGS
- PRESENT TO 2030
- 2031 TO 2035
- 2036 TO 2040

- AMENDMENT - BUILDINGS
- AMENDMENT - MULTI-USE ZONE
- AMENDMENT - BOUNDARY
- ** Actual building footprints and locations may change depending on final designs.

AMENDMENT	DATE	AMENDMENT	DATE	AMENDMENT	DATE	AMENDMENT	DATE
1: HEALTH CENTER	APPROVED: 01 DEC 10	8: ADMINISTRATIVE MODIFICATION	APPROVED: 14 FEB 14	15: ADMINISTRATIVE MODIFICATION	APPROVED: 14 DEC 18	22: ADMINISTRATIVE MODIFICATION	PROPOSED: 07 JUL 26
2: HECHT ADDITION	APPROVED: 24 MAY 11	9: ZONING CODE (ADMINISTRATIVE)	APPROVED: 13 MAY 14	16: ADMINISTRATIVE MODIFICATION	APPROVED: 20 MAR 19		
3: ADMINISTRATIVE MODIFICATION	APPROVED: 15 FEB 12	10: ADMINISTRATIVE MODIFICATION	APPROVED: 22 MAY 15	17: ADMINISTRATIVE MODIFICATION	APPROVED: 26 FEB 20		
4: CAMPUS TRANSITION AREA	APPROVED: 22 MAY 12	11: ADMINISTRATIVE MODIFICATION	APPROVED: 29 MAR 16	18: ADMINISTRATIVE MODIFICATION	APPROVED: 28 MAR 22		
5: ADMINISTRATIVE MODIFICATION	APPROVED: 31 AUG 12	12: ADMINISTRATIVE MODIFICATION	APPROVED: 17 JUNE 16	19: ADMINISTRATIVE MODIFICATION	APPROVED: 12 OCT 22		
6: ADMINISTRATIVE MODIFICATION	APPROVED: 11 JAN 13	13: ADMINISTRATIVE MODIFICATION	APPROVED: 28 NOV 16	20: ADMINISTRATIVE MODIFICATION	APPROVED: 15 OCT 24		
7: ADMINISTRATIVE MODIFICATION	APPROVED: 20 DEC 13	14: ADMINISTRATIVE MODIFICATION	APPROVED: 21 MAR 18	21: ADMINISTRATIVE MODIFICATION	PROPOSED: 27 OCT 25		

Exhibit D
Amended Master Plan Development Chart

CAMPUS MASTER PLAN DEVELOPMENT CHART														
Building Areas: Existing, to be Demolished, and Proposed (GSF) Proposed Revision 22, July 30, 2026 Adopted Revision 21, Student Residential and Administrative Modifications, October 27, 2025 UCD Inception Date - October 12, 2010													LEGEND	
														Existing To Remain
														Future Building
														Existing to be Demolished
														Proposed Amendment
		A	B	C	D	E	F		G	H	I	J	K	
No.	Building	Existing to Remain in FAR	Existing to Remain non-FAR	To Be Demolished in FAR	To Be Demolished non FAR	Future in FAR	Future non-FAR	Beds	change					Comments
									add GSF FAR	reduce GSF FAR	add GSF non FAR	reduce GSF non FAR	change in beds	
CAMPUS BUFFER AREA														
0208/0229	Meyer Law Library (D)/Meyer Law Library (G)	87,290												
CAMPUS TRANSITION AREA														
0102	Ungar Building, Arthur A.	58,345												
0103	Utility Building 1		6,299											
0104	Cox Science Building, James M. Jr.	190,944												
0108	1300 Campo Sano	26,723												
0110	Cox Science Annex	39,766												
0111	Cox Generator Enclosure		764											
0112	Gate House/Information, Memorial Drive		25											
0117	Botany Greenhouse	3,300												
0114	Knight Physics Building, James L.	73,000												
GMP005	STEM B					63,131								
0209	Meyer Law Administration (C)	10,540												
0211	Law Classroom Building (E)	13,140												
0213	Daner Law Library Wing, Reba Engler (B)	37,986												
0504	Rehearsal Center	20,236												
0505	Volpe Classroom Building, Arnold	11,892												
0508	Foster Music Practice Building, Bertha M.	22,761												
0519	Frost North Studio Wing, Patricia L.	30,940												
0523	Frost South Studio Wing, Patricia L.	17,835												
0509	Messinger Music Executive Building			2,464										
0525	Knight Center for Music Innovation	22,361												
0511	Herman Ring Theatre, Jerry	14,589												
0512	Schiff Tennis House, Neil	2,254												
0516	Schiff Tennis Center, Neil	11,464												
0520	Weeks Music Library, Marta and L. Austin	28,433												
GMP001	Unprogrammed Academic Space in Transition Zone					9,389								
CAMPUS CORE AREA AND SUB-AREAS (University Village & Multi-Use Zone)														
GMP000	Unprogrammed Academic Space					482,148				12,928				Reduce as per Batter's Eye, Dooly Memorial, and IPF adjustment project from 495,076 SF by 12,928 SF to 482,148 SF
	Unprogrammed Academic Space (Additonal Proposed)					3,705,972								Additional SF at FAR 1.0 (241.18 acres)
0616	The Lennar Foundation Medical Center	211,340												
0617	Central Energy Plant	10,209	2,750											
GMP052	Brescia Garage						420,000							
GMP027	Multi-use Area Parking						1,000,000							

[illegible]

[illegible]

DRAFT

**2026 Amended Development Agreement
Traffic Statement**



MEMORANDUM

Date: August 6, 2026

To: Ms. Jennifer Garcia
Planning and Zoning Director

Ms. Melissa De Zayas
Assistant Director, Public Works

From: University of Miami

Re: Traffic Statement
Master Plan Conditional Use Submittal

The University has submitted to the City an Amended and Restated Development Agreement that includes Zoning and Comprehensive Plan map and text amendments. The proposed amended and restated DA is future looking over a 30-year term and addresses a wide variety of issues. Relevant here, the DA contemplates an increase to the relevant threshold for undergraduate enrollment from 13,000 to 17,500 full-time students. Also relevant here, the DA contemplates an increase to the allowable Floor Area Ratio (FAR) from 0.7 to 1.0. It is vitally important to note that the precise development programs, uses, and allocations of square footage have not been determined.

The 2010 Development Agreement ushered in a new regulatory regime to govern development on the campus and to streamline the City's review of development within the University of Miami campus. The central feature of this new regime was the creation of the University Campus District (UCD). The UCD and the review processes that accompany it acknowledge the University's unique needs, historic growth patterns, and long-term development goals while ensuring that the City review each University project as one piece of a much greater whole.

The City Code does not require an independent traffic-impact study at this time. The UCD acknowledges in Appendix D of the City of Coral Gables Code the unique development patterns of the University. Because the University's development patterns are unique, the University monitors, analyzes, and projects traffic based on campus population, land use characteristics, and observed travel patterns. Annual traffic counts at all University portals are reported to the City in the University's Mobility Plan, which provides annual reporting on traffic volumes, parking utilization, transportation demand management initiatives, and other mobility-related data.

The University monitors the effect of campus development on region-wide traffic conditions through the Regional Traffic Study process as required by Appendix D. The 2028 Regional Traffic Study will evaluate the traffic impacts of this proposed amendment on the surrounding roadways. Traffic and roadway impacts will be assessed and traffic mitigation proposed, as required, based on data and analysis. Future transportation impacts associated with campus growth will remain subject to data-driven analysis, ongoing monitoring, and project-specific review where required.

If and when required by the City Code for a specific project, the University will submit a traffic study based on both industry standards and the University's traffic data as established in the Mobility Plan and the Regional Traffic Study. In addition, all University proposed projects are obligated to meet all permitting requirements including review by appropriate boards and committees.

The proposed Development Agreement preserves the City's existing monitoring and review requirements while providing a data-driven framework for accommodating future University growth in a manner that remains subject to ongoing traffic analysis and mitigation.



January 26, 2026

Dear University of Miami Neighbors:

We are writing to share information about a proposed amendment to the University's Development Agreement with the City of Coral Gables (the "City") that has recently been submitted to the City. As part of this process, and in keeping with our commitment to open communication with our surrounding community, the University of Miami would like to invite you to an informational neighborhood meeting. The purpose of this meeting is to provide an overview of proposed changes to the campus, answer questions, and listen to any feedback you may wish to share regarding future campus planning efforts.

Meeting details are provided below. We value our relationship with our neighbors and appreciate your time and engagement.

WHO: University of Miami, City of Coral Gables Neighbors

WHEN: February 4, 2026, at 6:00 p.m.

WHERE: Newman Alumni Center: 6200 San Amaro Drive, Coral Gables, FL 33146

WHAT: Amendment to Development Agreement

Zoning Code text and map amendments relating to campus development:

- *Heights*
- *Setbacks*
- *FAR*
- *Multi-Use Area*
- *Uses*

Comprehensive Plan text and map amendments relating to campus development:

- *Multi-Use Area*
- *FAR*

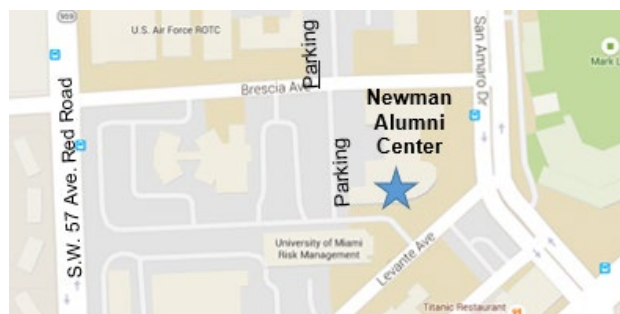
RSVP: Darlene Gonzalez at (305) 284-2090 or email d.perez12@miami.edu

Sign up to receive future public notices via email at:

<https://survey123.arcgis.com/share/9567f0907fb84214b2d6abc3987b98f5> or scan here:



LOCATION AND PARKING MAP





rdr miami | public hearing notification services

certified lists of property owners within a specific radius + radius maps + mailing labels + mailouts + notice of public hearing site posting
rdrmiami.com | diana@rdrmiami.com | 305.498.1614

January 27, 2026

University of Miami
Campus Planning & Development
1535 Levante Avenue, Suite 205
Coral Gables, FL 33146

Re: Property owners within 1,500 feet of the area highlighted below:



I hereby affirm that a total of **2,327, including 9 international**, were mailed on 1/27/2026.

Sincerely,

Diana B. Rio



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certified lists of property owners within a specific radius + radius maps + mailing labels + mailouts + notice of public hearing site posting
rdrmiami.com | diana@rdrmiami.com | 305.498.1614

January 7, 2026

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

Re: Property owners within 1,500 feet of the University of Miami Campus

This is to certify that the attached ownership list, map and mailing labels are a complete and accurate representation of the real estate property and property owners within 1,500 feet radius of the external boundaries of the subject property listed above, including the subject property. This reflects the most current records on file in the Miami-Dade County Property Appraisers' Office.

Per Section 15-102: Should the radius extend beyond the City limits, notice shall be mailed outside of the City limits only to addresses that are known by reference to the latest ad valorem tax record that are within a five hundred (500) foot radius of the property that is the subject of the application.

The MDCPS Office of the Superintendent, the Principal of the MDCPS physically located within the notice area, the District 6 School Board Member, the School Board Chair and Vice Chair have been added to the list and mailing labels as per City of Coral Gables Res. 2020-245, if applicable.

Per Ordinance 2023-02, Section 15-102: All required mail notice will be sent to the property address and the mailing address per the Miami-Dade Country Property Appraisers website. If the address is the same for both, then only one notice must be sent.

Sincerely,

Diana B. Rio

Total number of property owners without repetition: **2,327, including 9 international* ****

**MDCPS physically located within the notice area.*

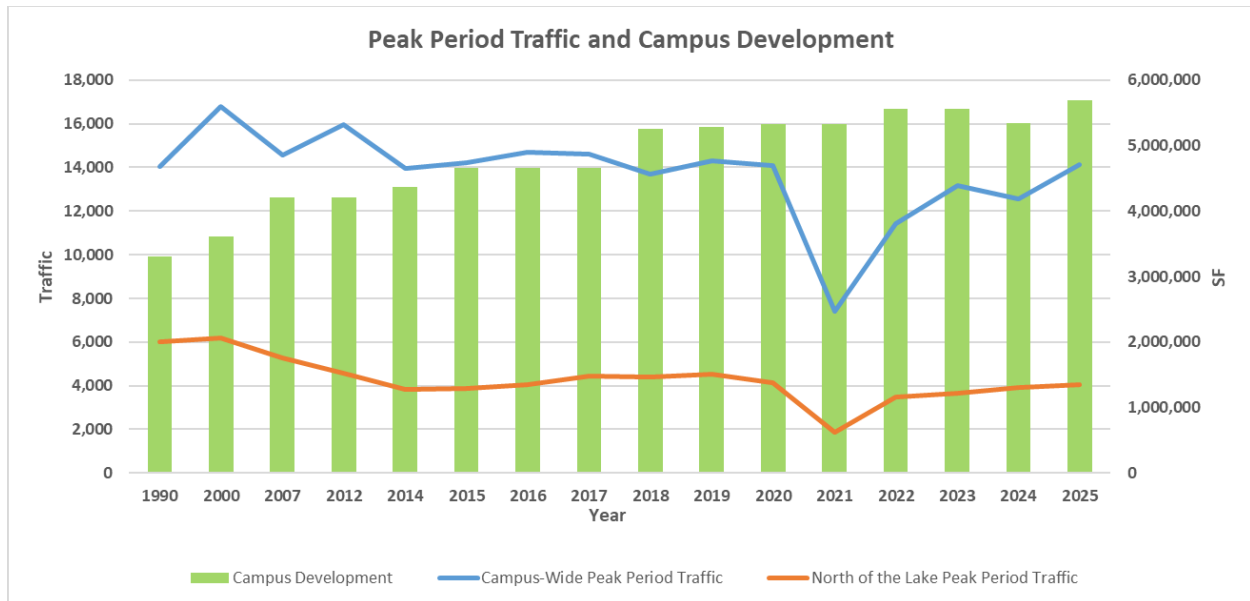
***Properties outside of the City of Coral Gables boundaries were found within a 500' radius.*

Amended and Restated Development Agreement
University of Miami Neighborhood Meeting Notes
February 4, 2026
6 p.m.

Meeting Notes. The University's presentation began promptly at 6:05 pm to allow guests to settle in with coffee, cookies, and water. The meeting concluded at approximately 6:50 pm – and some attendees spoke after the meeting with the University of Miami team to ask follow-up questions on an informal basis. The meeting itself progressed as follows.

- I. Jeff Bass (the University's outside counsel) began by explaining what a development agreement is, how it functions, the history surrounding the existing development agreement and the circumstances surrounding the current application to amend it.
 - Thereafter, Mr. Bass commenced his remarks with an explanation of the University's successful efforts to keep traffic flat notwithstanding the construction of new and improved buildings.
 - Mr. Bass also explained the annual traffic counts conducted by the University on the adjacent roadway network at our driveway entrances and exits.
 - He highlighted the University's major successful mobility strategies including:
 - The Hurry'Canes Shuttle
 - Assigned parking lots
 - No Freshman cars on Campus
 - The construction of the internal road
 - Mr. Bass further explained the Regional Traffic Study that the University conducts every five (5) years and the resultant mitigation that flows from it.
 - He anchored his remarks to the graphic set forth below – which he explained in detail.

- Campus development has increased by 2.37 M SF since 1990
- 2025 traffic at campus entries north of the lake is slightly lower than traffic in 1990
- 2025 traffic at all campus entries is flat compared to traffic in 1990



II. Thereafter, Mr. Bass gave a PowerPoint presentation that included a high-level summary of the key features of the proposed development agreement and invited questions regarding the details of the matters presented. Following the conclusion of the presentation, the meeting was opened for public comments. Set forth below is a summary of the speakers and the points or questions presented.

- Resident (David Henderson): Does the vacation of the swales on Levante Ave. mean the street will be closed?
 - Mr. Bass clarified that only the swales were being vacated not the street.
- Resident (Maria Cruz): Mrs. Cruz spoke at length and made the following general comments and asked the following question: With the University, what you see is not what you get. They are hard to trust. The Development Agreement meeting is open to the public, but it is not open for public discussion. Watsco was promised to be for University use, but it is now a convention center that anyone can use. The internal road is not used. Shuttles are huge and can barely make it around the circle. Those are not residential size buses. Traffic studies say what the person who pays for them wants them to say. Is UM offering Lee Lincoln in exchange for TDRs?

- Mr. Bass clarified that the Development Agreement did not include a term regarding TDRs.
- Mrs. Cruz also questioned why the University wanted the swale and stated UM should be maintaining it without ownership as everyone else in the City is required to do. She stated that residential neighborhoods are full of University cars. University has been involved with offsite developments.
 - Mr. Bass responded that it is a major goal of the University to provide new, modernized, and lovely housing on campus so that students want to live on campus to reduce the flow of traffic from outside the campus.
 - Mr. Bass cited Lakeside Village and Centennial Village as two prime examples of this successful plan.
- Resident (Richard Rosen): OLLI (Osher Lifelong Learning Institute) parking is inadequate and expensive. OLLI provides programming for people on social security and parking cost is a financial burden. In addition, parking tickets are unreasonably expensive.
- Resident (Alicia Arner): I am concerned about a hospital, the location and size. There is already a hospital down the street and there is no need for a hospital on campus. Plan is unnecessary. Will a hospital take parking from Watsco?
 - Mr. Bass indicated that there are no immediate plans for a hospital but that it would be in the Multi-Use Zone if it was developed.
- Resident (Alicia Arner): A campus that is so built up is not pleasant. UM has paved over so much green space, and I fear that a building will be put up on the Arboretum. UM has very little green space and the campus is becoming too much cement. What is the additional retail that is being requested?
- Resident (Roger Kogan): Asked about the area behind the Lennar building and whether a hospital would be put there.
- Resident (Jeff Flanagan): Asked about the depth of the multi-use area.
 - Staff spoke to him after the meeting and shared with him that the depth is approximately 250'.