



**City of Coral Gables**  
**Planning and Zoning Staff Recommendation**  
*Updated: April 4, 2016*

**Applicant:** University of Miami

**Application:** Amendment to the University of Miami Development Agreement

**Property:** University of Miami Campus  
Coral Gables, Florida

**Public Hearing Date/Time/Location:** Planning and Zoning Board  
October 14, 2015, 6:00 – 9:00 p.m.,  
City Commission Chambers, City Hall,  
405 Biltmore Way, Coral Gables, Florida, 33134

## 1. APPLICATION REQUEST

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

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

## 2. APPLICATION SUMMARY

### Project Summary

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

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

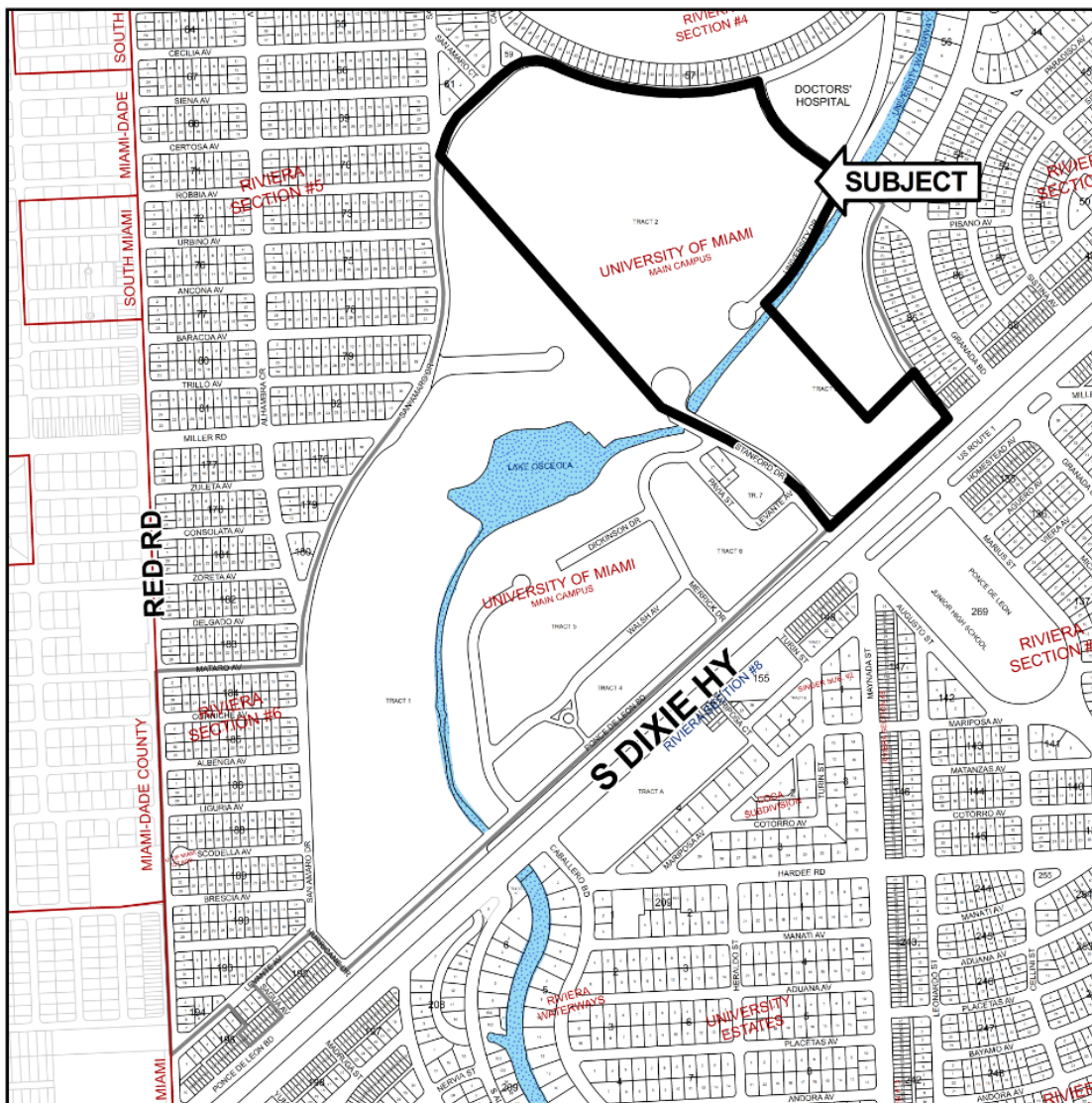


Figure 1: Location Map

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

### Project Context and Surrounding Uses

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

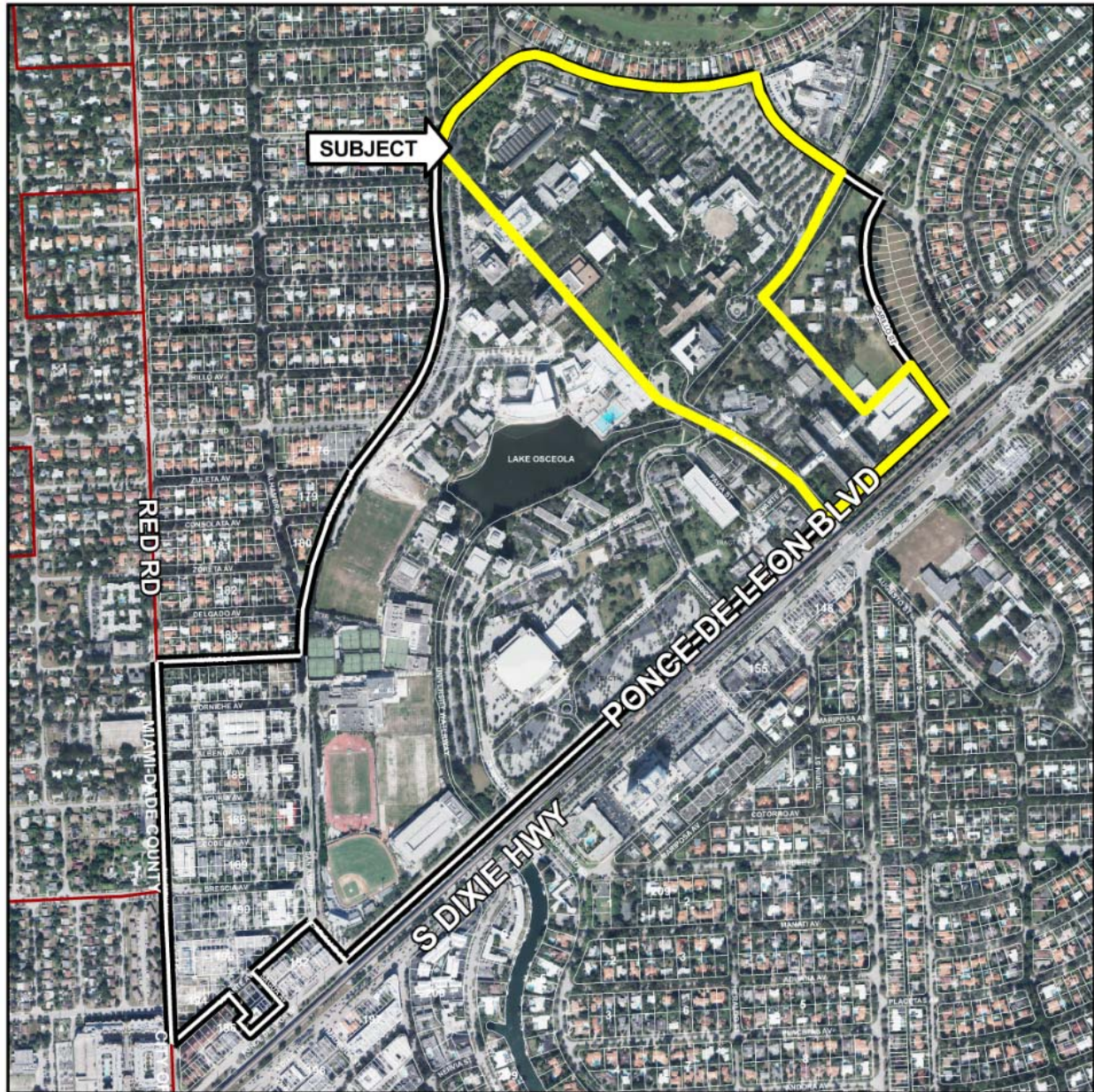


Figure 2: Aerial of Subject Property and Surrounding Areas

**Surrounding Land Uses**

<b>Location</b>	<b>Existing Land Uses</b>	<b>CP Designations</b>	<b>Zoning Designations</b>
North	<ul style="list-style-type: none"> <li>• Vacant wooded lot</li> <li>• Carlos Kakouris Park</li> <li>• Single-Family residences</li> <li>• Riviera Country Club Golf Course</li> <li>• Duplex Residential</li> <li>• Campo Sano Townhouse project</li> </ul>	<ul style="list-style-type: none"> <li>• Single-Family Low Density</li> <li>• Open Space</li> <li>• Single-Family Low Density</li> <li>• Parks and Recreation</li> <li>• Multi-Family Duplex Density</li> <li>• Multi-Family Duplex Density</li> </ul>	<ul style="list-style-type: none"> <li>• Single-Family Residential</li> <li>• Special Use</li> <li>• Single-Family Low Density</li> <li>• Parks and Recreation</li> <li>• Multi-Family Duplex Density</li> </ul>
East	<ul style="list-style-type: none"> <li>• Doctor’s Hospital</li> <li>• Single-Family homes</li> <li>• Gables Waterway</li> <li>• West Lab Elementary</li> </ul>	<ul style="list-style-type: none"> <li>• Hospital</li> <li>• Single-Family Low Density</li> <li>• University</li> </ul>	<ul style="list-style-type: none"> <li>• Special Use</li> <li>• Single-Family Residential</li> <li>• University Campus District</li> </ul>
South	<ul style="list-style-type: none"> <li>• University of Miami Campus</li> </ul>	<ul style="list-style-type: none"> <li>• University</li> <li>• University Campus Multi-Use Area</li> </ul>	<ul style="list-style-type: none"> <li>• University Campus District</li> </ul>
West	<ul style="list-style-type: none"> <li>• University of Miami Campus</li> </ul>	<ul style="list-style-type: none"> <li>• University</li> </ul>	<ul style="list-style-type: none"> <li>• University Campus District</li> </ul>

### Land Use Classification and Zoning District

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

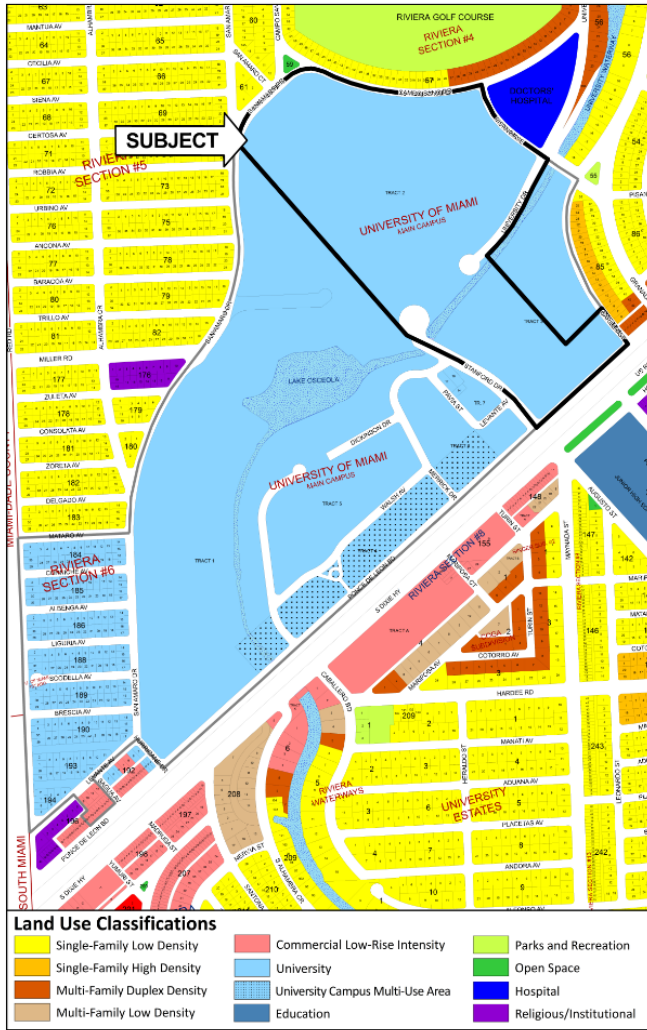


Figure 3: Existing Future Land Use Map



Figure 4: Existing Zoning Map

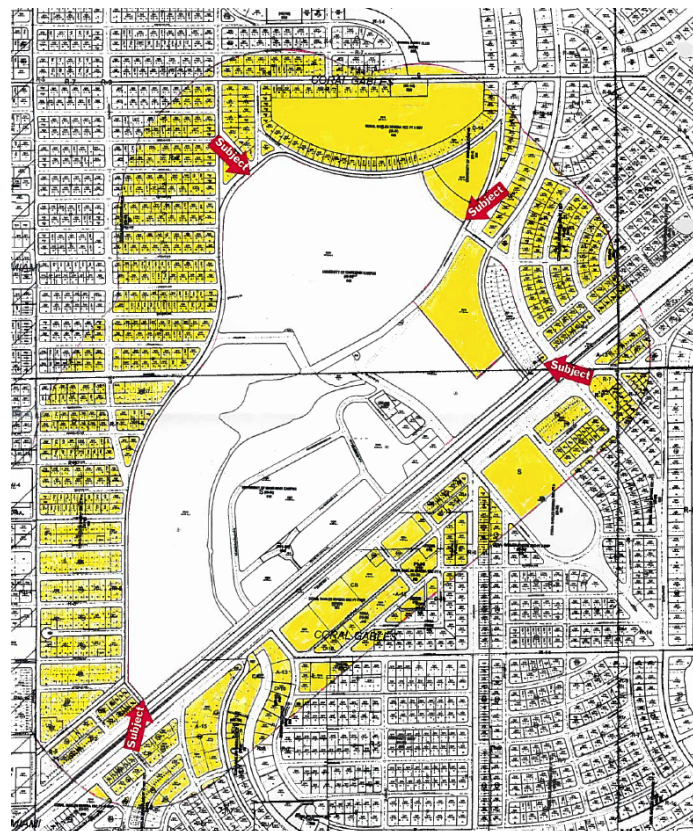
### 3. REVIEW TIMELINE AND PUBLIC NOTIFICATIONS

The proposal has undergone the following official City reviews:

Type of Review	Date	Result of Review
Development Review Committee	07.24.15	Comments Provided
Planning and Zoning Board	10.14.15	Continued by Applicant request
Planning and Zoning Board	12.09.15	Approval with conditions; 6-0
City Commission (1 <sup>st</sup> reading)	04.12.16	TBD
City Commission (2 <sup>nd</sup> reading)	TBD	TBD

The Applicant completed the mandatory neighborhood meeting on October 7, 2015 with notification to all property owners within 1,000 feet of the property boundary (see below map). The City hosted a second neighborhood meeting on November 19, 2015 with a second mailed notice to all property owners within 1,000 feet of the property boundary.

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



*Figure 5: Courtesy Notification Radius Map*

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

**Public Notice**

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

### 4. APPLICATION REQUEST

#### Development Agreement Amendment

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

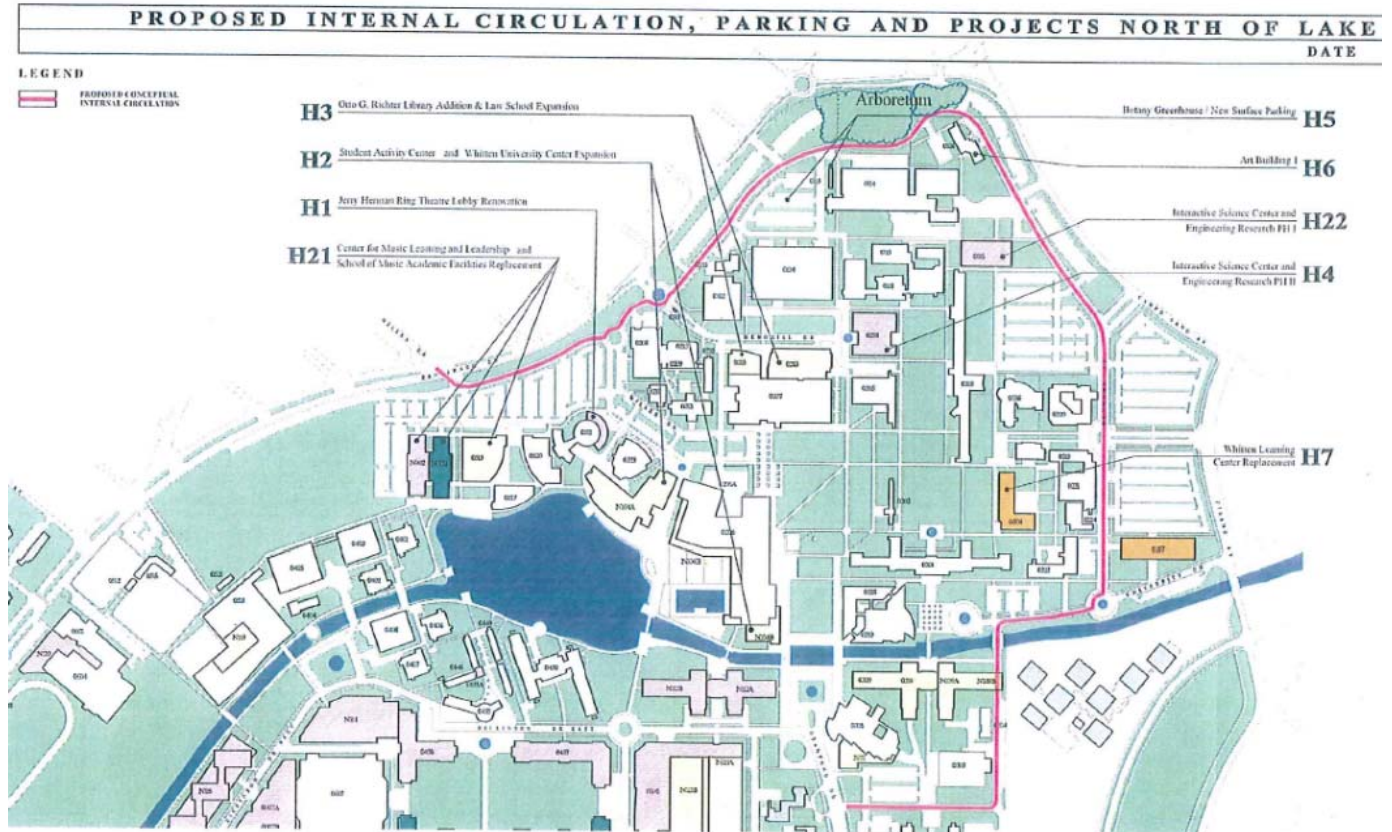


Figure 6: 2007 Adopted Internal Road Route (Pink line shown as “Proposed Conceptual Internal Circulation”)



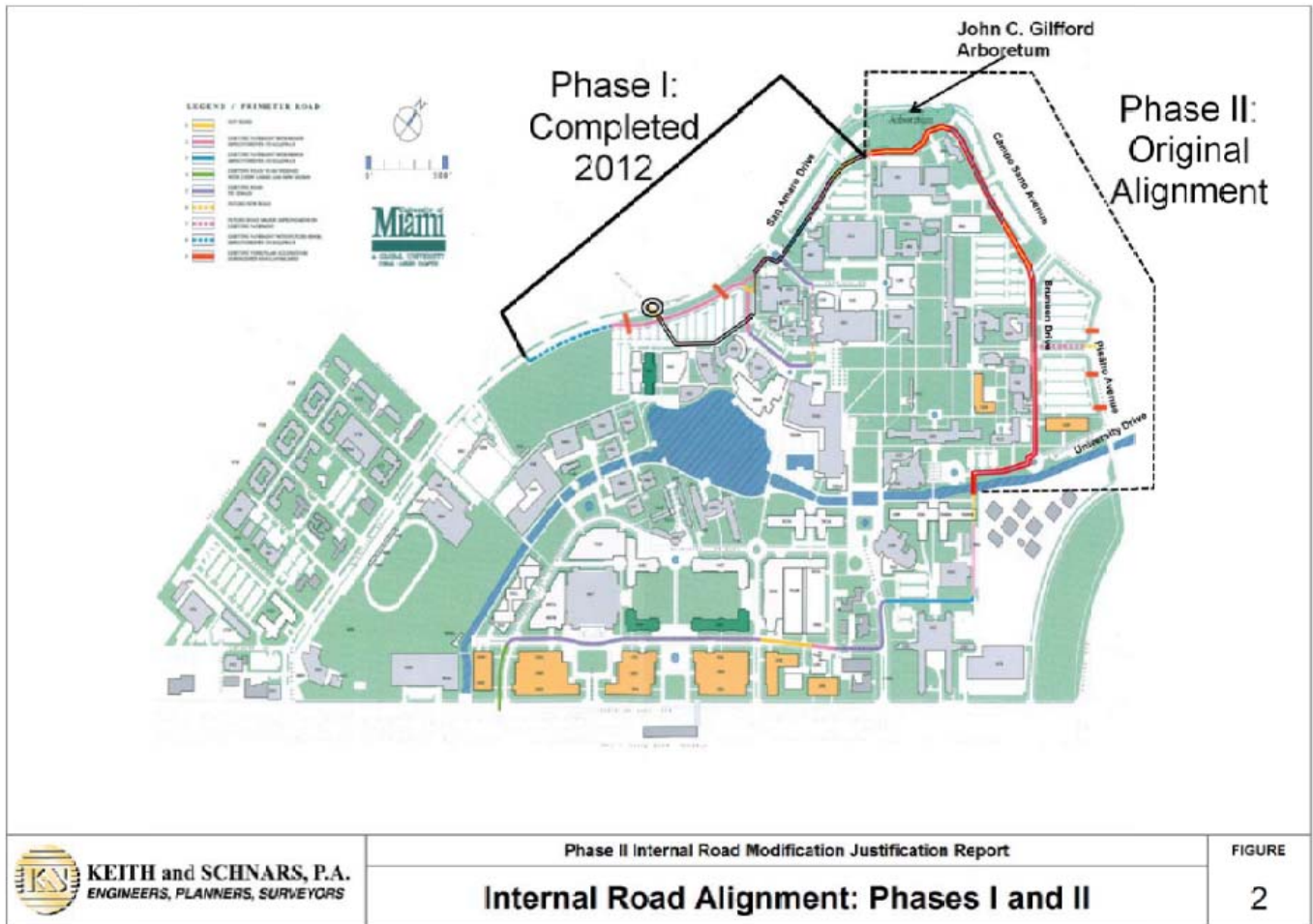


Figure 7: Adopted Internal Road Route, Phase I and Phase II

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

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

## REVISED APPROACH TO PHASE II OF THE INTERNAL ROAD

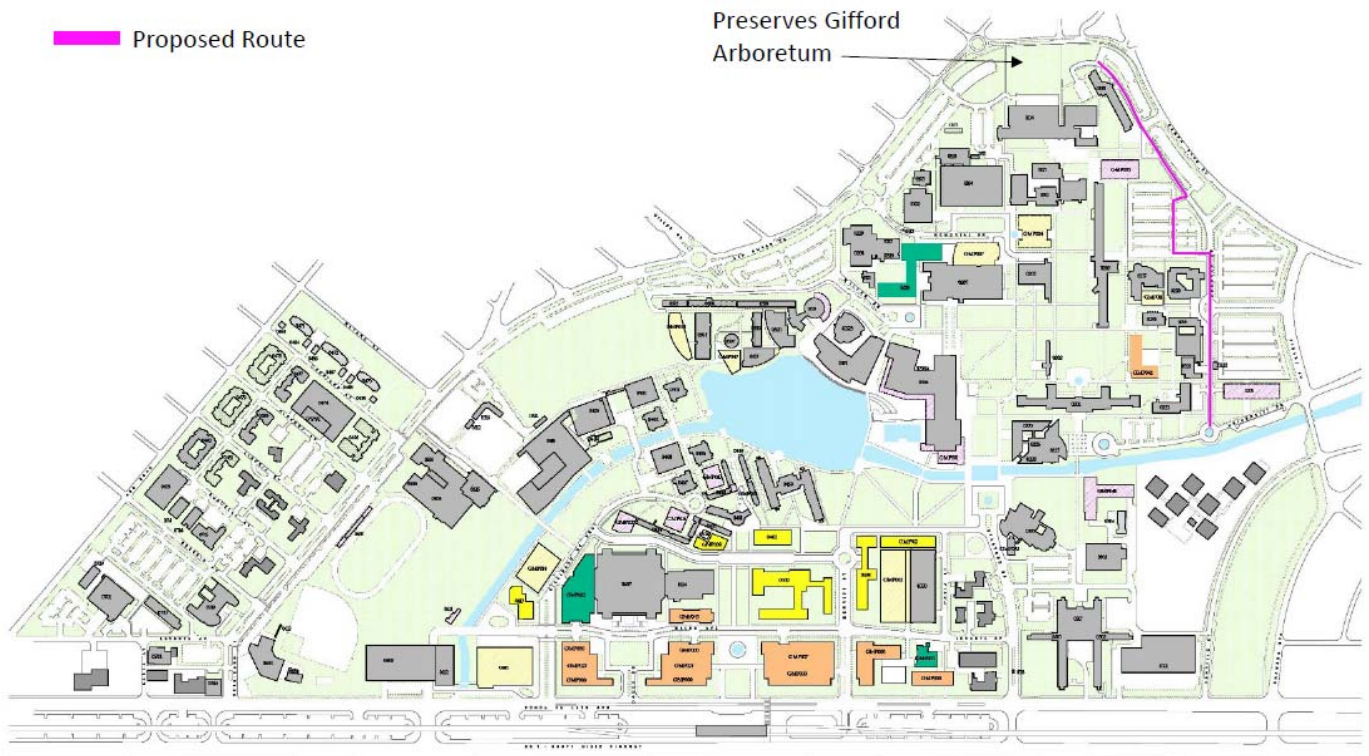


Figure 8: Proposed Updated Internal Road Phase II Design

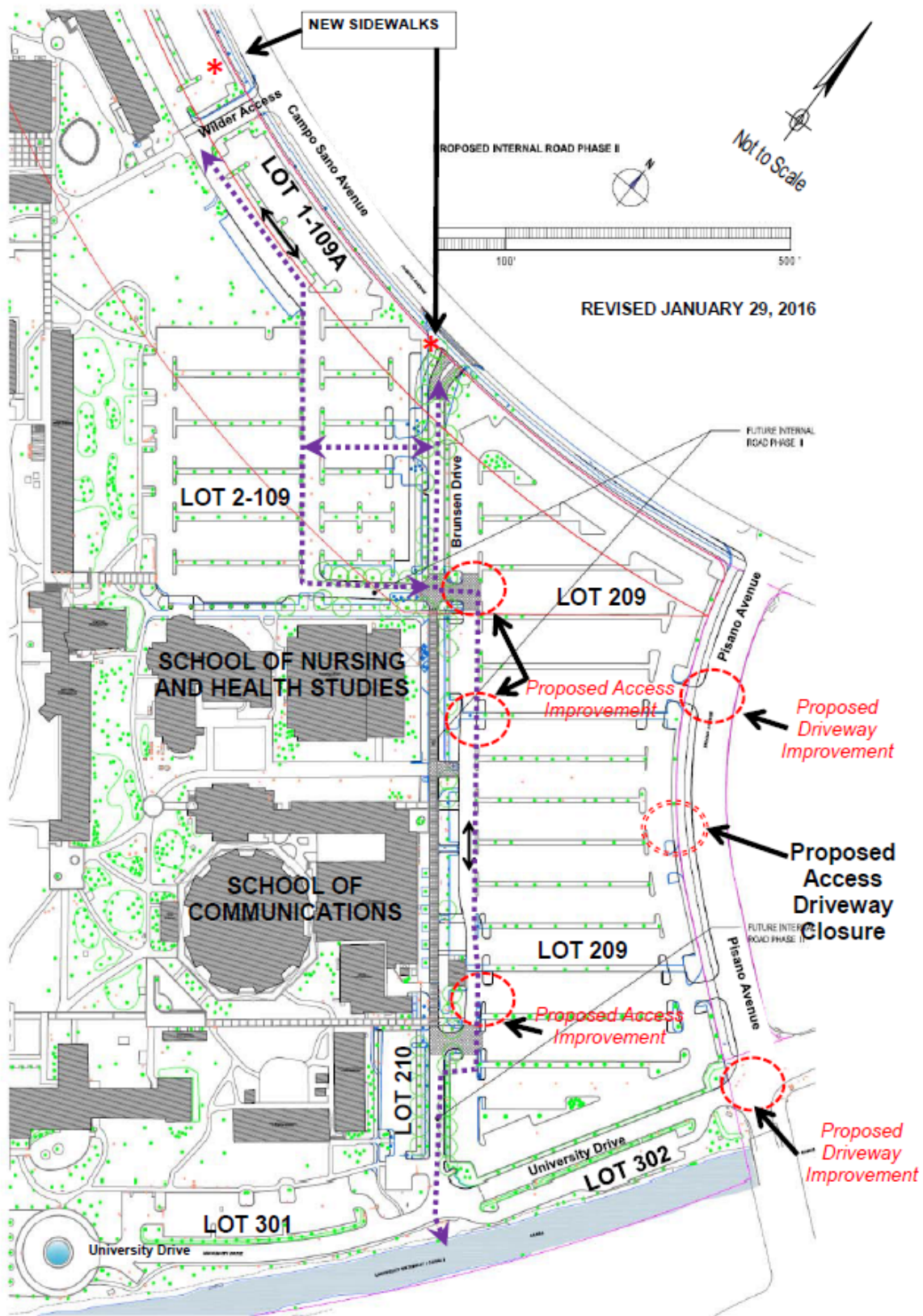


Figure 9: Proposed Alternative Mobility Improvements

In preparation for this Development Agreement Amendment application, the applicant has worked with City Staff to determine appropriate “Alternative Mobility Improvements” in lieu of construction of the original configuration of Phase II of the Internal Road. A series of plans for streetscape improvements, intersection safety improvements, and other pedestrian and bicycle mobility improvement projects have been discussed with the City during this time. As part of the official application submittal, the Applicant has included a diagram of potential “Alternative Mobility Improvements” which is shown in Figure 9 of this staff report.

In addition to the Alternative Mobility Improvements shown in Figure 9, the applicant proposes three additional improvements both on and off the campus:

1. The University will fund up to \$1 million in public realm improvements to benefit the surrounding residential community at locations adjacent to the University campus. The location, scope and design of these improvements would be determined by the City through a public input process.
2. The University will identify internal pedestrian and bicycle connections through the north side of the campus to connect Memorial Drive to University Drive.
3. The University will install signage, wayfinding, maps and labels of the Gifford Arboretum.

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

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

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

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

### Future Land Use Element

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

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

### Design

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

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

### Mobility

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

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

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

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

sidewalks, pedestrian paths and bicycle paths to encourage walking and cycling with the intent of enhancing the feeling of safety.

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

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

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

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

## **Natural Resources**

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

## **Recreation and Open Space**

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

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

## **Green**

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

### **Staff Comments:**

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

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

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

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

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

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

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

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

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

## 6. FINDINGS OF FACT

Zoning Code Section 3-2006 states that,

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

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

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



## 7. STAFF RECOMMENDATION AND CONDITIONS OF APPROVAL

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

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

### Summary of the Basis for Recommendation

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

### Conditions of Approval

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

1. The construction documents for the improvements in the campus and in the right of way area of Pisano Avenue shall be submitted for review and approval pursuant to applicable city regulations. Submittal of construction plans for these improvements and completion of these improvements shall follow the Internal Road deadlines outlined in Section 19 of the Development Agreement dated September 28, 2010 between the City of Coral Gables and the University of Miami, and as modified by this Development Agreement Amendment request.
2. The University shall fund construction costs for specific public realm improvements to be designed and constructed by the City based upon input from City Staff, the surrounding residential community and the University up to \$1 million (“Public Realm Improvements”).
  - a. The Public Realm Improvements shall be designed and constructed by the City in its discretion to benefit the surrounding residential community at locations adjacent to the University’s campus.

- b. The University shall tender payment to fund the Public Realm Improvements when presented by the City with written request for payment with the appropriate contract/work order for the construction of the Public Realm Improvements.
  - c. This condition – and the University’s obligation to fund the Public Realm Improvements – shall expire within ten (10) years of the date of the date of the adoption of this Ordinance (\_\_\_\_\_) unless extended in writing by the mutual consent of the parties.
  - d. Based upon public input received during the public outreach process, no changes to the existing sidewalk and lighting shall occur on San Amaro Drive from Memorial Drive to Campo Sano Avenue west of the Gifford Arboretum.
3. The University will identify pedestrian/bicycle pathway connections internally on campus comprised of both current and new segments as needed to provide connectivity from Memorial Drive to University Drive including Brunson Drive.
4. The University will install signage, wayfinding, maps, and labels of the Gifford Arboretum’s unique plant species. Installation of these features shall follow the Internal Road deadlines outlined in Section 19 of the Development Agreement dated September 28, 2010 between the City of Coral Gables and the University of Miami, and as modified by the Development Agreement Amendment request.
5. Commission approval is required for a special treatment sidewalk, decorative pavers, landscaping, irrigation, street lighting, landscaping lighting, and any other encroachments into, onto, under and over the right of way. The above encroachments shall be approved by City resolution and a Hold Harmless agreement shall be executed.
6. Incorporate Silva cell planters or structural soil into the landscape plans for all trees planted within the public right-of-way.
7. The University shall maintain the existing bridge crossing from University Drive south over the canal to accommodate pedestrian connectivity as well as emergency police vehicles.


## 8. ATTACHMENTS

Attachments provided with Staff's Report and Recommendation dated October 14, 2015 and updated April 4, 2016:


- A. Applicant's Submittal Package. *(provided as Exhibit A of the 04.12.16 City Commission cover memo: Applicant's Amended Submittal Binder)*
- B. 10.02.15 Courtesy notice mailed to all property owners within 1,000 feet of the University Campus.
- C. Public Comment. *(updated April 2016)*
- D. 10.02.15 Legal notice published.
- E. 10.14.15 Planning and Zoning Board Powerpoint presentation. *(updated powerpoint presentation provided as Exhibit E of the 04.12.16 City Commission cover memo)*

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

Respectfully submitted,



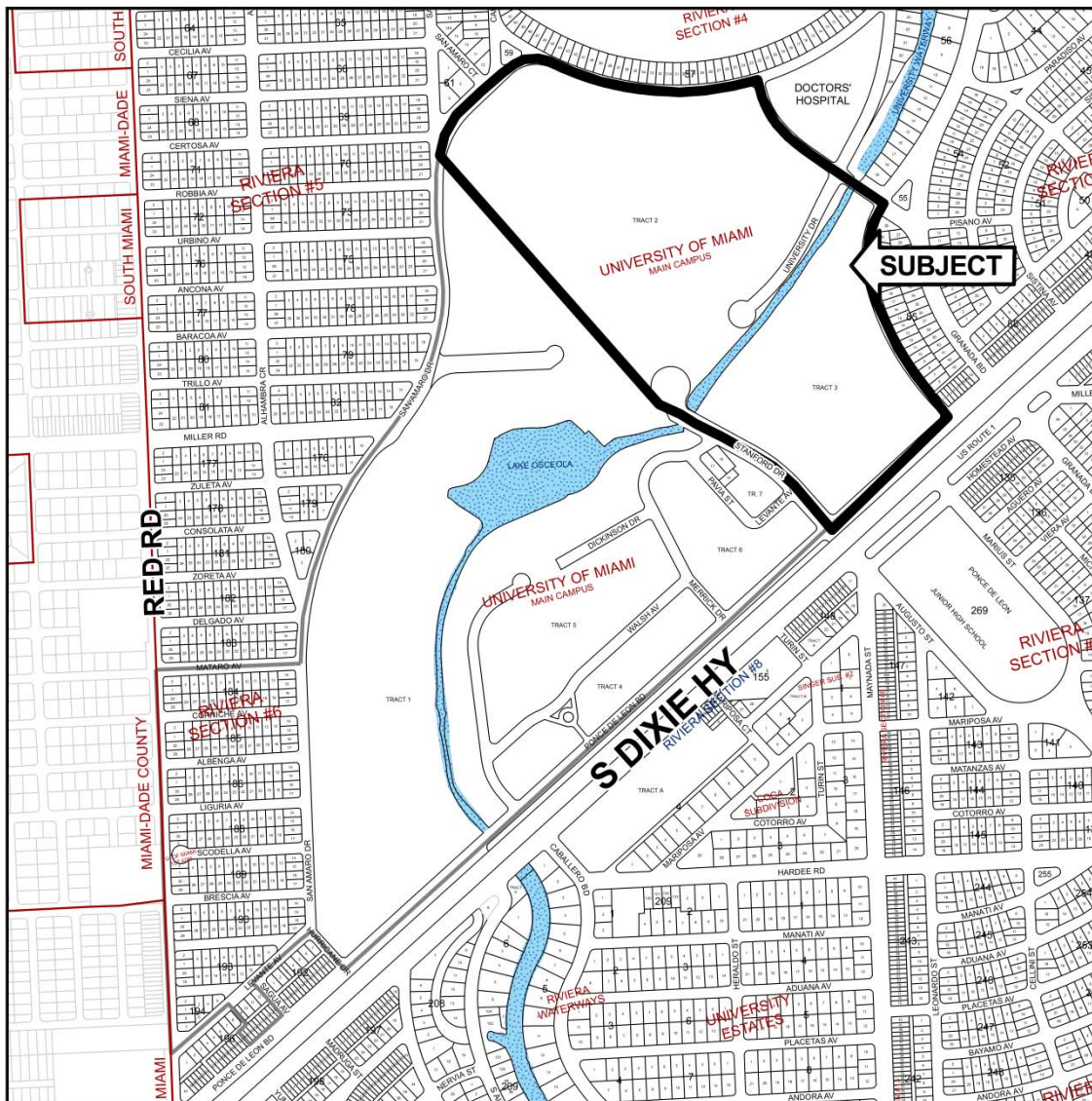
Ramon Trias  
Director of Planning and Zoning  
City of Coral Gables, Florida

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

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

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

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



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

Sincerely,

*City of Coral Gables, Florida*



- Whether all restrictive covenants and past agreements regarding truck traffic and neighborhood impacts are being enforced
- The traffic circle at Certosa Avenue and San Amaro is being damaged by truck traffic
- Disagreement over whether traffic is better or worse since the University has implemented new parking management plan – many residents believed that traffic has improved
- Observation that there is significant delivery truck traffic accessing Doctor’s Hospital but this is a reality of living near a hospital

At the conclusion of the meeting, residents provided some ideas of how they would like to see the University Campus and the adjacent neighborhoods improve.

Ideas suggested included:

- Do not complete the Internal Road – focus investment on providing open space instead
- Enlarge and improve the Arboretum
- Provide more green space along the edge of the campus for the benefit of the community
- Convert parking lots around the campus into park space
- Improve street lighting and traffic calming on San Amaro Drive, Miller Road, and Alhambra Circle
- Complete sidewalk connectivity throughout the neighborhood – make sure that sidewalks connect to the street pavement at intersections
- Restrict truck access so that trucks cannot drive through residential neighborhoods

Recommendation:

- In coordination with the Public Works Department, design and install pedestrian lighting on neighborhood streets adjacent to the campus.
- Enhance and expand the Arboretum.
- Restrict delivery hours to the campus as the noise generated by passing trucks is disruptive to the community.
- Provide additional sidewalks as requested by residents.
- Maintain and enhance connectivity between the north and south side of the University Campus and continue to study options for connectivity.
- Implement a shared use path along Campo Sano as provided in the adopted Coral Gables Bicycle / Pedestrian Plan.

Attachment:

*Sign in Sheet from November 19, 2015 Neighborhood Meeting*



## The City of Coral Gables

### Public Works Department

2800 SW 72 AVENUE  
MIAMI, FLORIDA 33155

November 3, 2015

Re: *Important neighborhood meeting*

Dear Resident:

The City of Coral Gables invites you to attend an important community meeting relating to your neighborhood and the University of Miami. The University of Miami currently has a development agreement with the City of Coral Gables. A component of this agreement requires the University to design and build an internal perimeter road around the campus. The University has submitted a zoning application to the City requesting that the requirements relating to the internal road along with other components be modified. The City wants to assure that your neighborhood understands the University's request and welcomes your input concerning this matter.

Additionally, City staff would welcome the opportunity to engage with you and your neighbors concerning any ideas and suggestions you may have for neighborhood improvements, including streets, pedestrian ways, lighting, landscaping or other ideas that you would like to collaboratively discuss.

**The meeting will take place: Thursday, November 19<sup>th</sup> from 6:00 to 7:00 p.m. at the Coral Gables Police Station – Community Meeting Room (basement), 2801 Salzedo Street, Coral Gables.**

As a resident of this area, your input is very valuable and we look forward to your participation in this meeting.

Should you need further information, please feel free to contact the Public Works Department at 305-460-5000.

Sincerely,

  
Glenn Kephart, P.E.  
Public Works Director

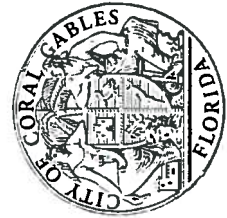
c: Cathy Swanson-Rivenbark, City Manager  
Carmen Olazabal, P.E., Assistant City Manager  
Ernesto Pino, R.A., Assistant Public Works Director  
Yamilet Senespleda, P.E., City Engineer  
Jessica Keller, Assistant Public Works Director  
Ed Hudak, Chief of Police, City of Coral Gables

*Any person requiring special accommodations for participation in the meeting should contact Public Works at 305-460-5000, with requests for auxiliary aids or services at least three business days before the meeting*



Sign in Sheet  
 Neighborhood Meeting, November 19, 2015

	Name	Email	Phone	Address
1	Jeff Bass	Jbass@shubh.org	3076 3F/ta	
2	MARIA C. CAWZ	thebeachenvy@aol.com	305-323-2154	1447 Mike Rd. C.G.
3	STAN BIRNHOLZ	BIRNHOLZ@NETZNET	305-661-9371	1450 BANACAY
4	ISMAEL SANTO ROMAN	ISMAELROMAN@BEECHCREEKFLA.NET	305-663-6732	1462 SIENA AVENUE
5	Alexandra Wilson	acc.wilson@gmail.com	305-926-2016	1454 Siena Ave
6	Jamet Gavarrete	jgavarrete@miami.edu	305-284-6228	1535 Brucate Ave
7	Meghan Salt	mhsalt46@aol.com	305-663-2980	1485 Mielan Rd
8	Terrance Salt	RHSALT@aol.com	' '	' '
9	Nikhil Hosseini	n.hosseini@miami.edu	386-852-0330	1527 Albeza Ave
10	Liz & Bob Gallego	lizbobgallego@att.net	305-205-0692	1137 Campo Sano Ave
11	DAVID MARTINEZ	MARTINS@AOL.COM	305-875-8183	5141 GRANATELLO CTR
12	STEFAN WUCHTY	WCATY@YAHOO.COM	574-886-4456	1400 SIENA AVE
13	Megan McLaughlin	mmclaughlin@coralgables.com		City Hall
14				

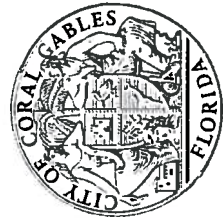


University of Miami  
 Internal Road Phase II  
 Neighborhood Meeting



Sign in Sheet  
 Neighborhood Meeting, November 19, 2015

	Name	Email	Phone	Address
1	<del>John Deere</del>	pberm emind spring. com	305 665 4917	1480 Portofino Ave
2	Jim Shiplet	jshiplet@msn.com	305-667-0032	1280 Blue Rd
3	Simone Diomene	simonediomene@gmail.com	305-975-1420	5410 Alhambra Circle
4	<del>YANN COSMAO</del>	charran@miam.edu	305 284 315	
5	YANN COSMAO	YCOSMAO@MAC.COM	305 924 2537	1241 CAMPO SANDO AVE.
6	Victor Balestra	vbalestra@aol.com	305-662-1758	917 PARADISO AVE
7	AMOS J. GARCIA	camoscuda@aol.com	305-498-6337	1441 Robbin Ave C.G. 33146
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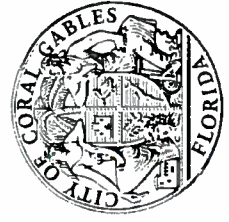


University of Miami  
 Internal Road Phase II  
 Neighborhood Meeting



Sign in Sheet  
 Neighborhood Meeting, November 19, 2015

	Name	Email	Phone	Address
1	Taryn Dennis	tjd63@miami.edu	678 4674468	UNIVERSITY OF MIAMI
2	Alicia Arnez	aharnez@yaho.com	305-978-9759	1410 SIENA AVE, CORAL GABLES
3	Mindy Ferris	mferris@miami.edu	3/2845478	
4	MARY MARTINEZ	macepmartinez117@gmail.com	305-858-209	5741 DONATELLO ST CORAL GABLES
5	GRACIA WILSON			4950 CAMPO SPINO CT
6	Deb Webb	dabwebb5@gmail.com	305-299-7492	1133 Campo SAO ALVARO
7	Alicia Corral	acorral@miam.edu	305-284-8083	1535 Levante (1510 Palanca)
8	RAMON TRIAS	RTRIAS@CORPGABLES.COM		CITY HALL
9				
10				
11				
12				
13				
14				



University of Miami  
 Internal Road Phase II  
 Neighborhood Meeting

## McLaughlin, Megan

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**From:** Luis E. Suarez <LSuarez@BSFLLP.com>  
**Sent:** Wednesday, December 09, 2015 3:18 PM  
**To:** Keller, Jessica; McLaughlin, Megan; Garrido, Lorena; Leen, Craig  
**Cc:** jbas@shubinbass.com  
**Subject:** FW: UM Internal Road Application  
**Attachments:** Conditions of Approval LSL 120915 1145 am.docx

Dear Mrs. Keller, Mrs. McLaughlin, Mrs. Garrido, and Mr. Leen:

I own 5110 San Amaro Drive.

Please see some additional comments to UM's condition of approval letter. Please consider them as you analyze this issue.

Best,

lui

### **Privileged and Confidential**

**Luis E. Suarez, Esq.**  
Partner  
**BOIES, SCHILLER & FLEXNER LLP**  
100 S.E. 2nd Street Suite# 2800  
Miami, FL 33131  
305-539-8400  
[lsuarez@bsfllp.com](mailto:lsuarez@bsfllp.com)  
[www.bsfllp.com](http://www.bsfllp.com)

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**From:** Luis E. Suarez  
**Sent:** Wednesday, December 09, 2015 3:02 PM  
**To:** 'Trias, Ramon'; 'Kephart, Glenn'  
**Cc:** [jbas@shubinbass.com](mailto:jbas@shubinbass.com)  
**Subject:** RE: UM Internal Road Application

Dear Mr. Trias and Mr. Kephart:

I own 5110 San Amaro Drive.

As noted below, Mr. Bass, Mrs. Gavarrete and I met to work on comments to the Staff Report and the Conditions of Approval noted on page 16 and 17 of the Staff Report. UM has outlined what would appear acceptable to them and they will submit that to you directly. I attach certain additional comments in redline form to UM's comments for your consideration. Please include these for the records and consider them as you see fit.

Thank you in advance.

Best,

Lui (5110 San Amaro Drive)

**Privileged and Confidential**

**Luis E. Suarez, Esq.**

Partner

**BOIES, SCHILLER & FLEXNER LLP**

100 S.E. 2nd Street Suite# 2800

Miami, FL 33131

305-539-8400

[lsuarez@bsfllp.com](mailto:lsuarez@bsfllp.com)

[www.bsfllp.com](http://www.bsfllp.com)

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**From:** Luis E. Suarez

**Sent:** Tuesday, October 13, 2015 10:04 PM

**To:** Trias, Ramon; 'Kephart, Glenn'

**Cc:** [jbass@shubinbass.com](mailto:jbass@shubinbass.com)

**Subject:** UM Internal Road Application

Dear Mr. Trias and Mr. Kephart:

Please note for the record that Mr. Bass, Mrs. Gavarrete and I have met and are working on comments to the Staff Report and the Conditions of Approval noted on page 16 and 17 of the Staff Report. We have also outlined what would appear acceptable to certain neighbors and UM, and we have further highlighted certain issues that should be given additional consideration.

I understand that tomorrow's presentation of the Application will be continued but please note that we are working on agreeable solutions, and will present those when ready.

Please keep me abreast of future considerations given to this Application.

I am interested in this Application because I own and live at **5110 San Amaro Drive**.

Respectfully,

Lui

**Luis E. Suarez, Esq.**

Partner

**BOIES, SCHILLER & FLEXNER LLP**

100 S.E. 2nd Street Suite# 2800

Miami, FL 33131

305-539-8400

[lsuarez@bsfllp.com](mailto:lsuarez@bsfllp.com)

[www.bsfllp.com](http://www.bsfllp.com)

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The information contained in this electronic message is confidential information intended only for the use of the named recipient(s) and may contain information that, among other protections, is the subject of attorney-client privilege, attorney work product or exempt from disclosure under applicable law. If the reader of this electronic message is not the named recipient, or the employee or agent responsible to deliver it to the named recipient, you are hereby notified that any dissemination, distribution, copying or other use of this communication is strictly prohibited and no privilege is waived. If you have received this communication in error, please immediately notify the sender by replying to this electronic message and then deleting this electronic message from your computer. [v.1]

## Conditions of Approval

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

1. The Applicant shall prepare and submit construction documents as shown on Figure 9 of this staff report: Proposed Modification to Phase II Internal Road for improvements internal to the campus. The final plans for the improvements in the campus and in the right of way area of Pisano (see item 1.d) shall be submitted for the review and approval pursuant to applicable city regulations and to be reviewed by the Directors of Public Works, Landscape Services, and Planning and Zoning. Submittal of construction plans for these improvements and completion of these improvements shall follow the Internal Road deadlines outlined in Section 19 of the Development Agreement dated September 28, 2010 between the City of Coral Gables and the University of Miami, and as modified by this Development Agreement Amendment request.

a. The Applicant shall fund construction costs - for specific public realm improvements to be designed and constructed by the City based upon input from City Staff, the surrounding residential community and the University that is no greater than the construction cost of a sidewalk expansion from 5 to 10 feet, infill lamp post lighting, infill of trees as appropriate in the swale area from east of the Gifford Arboretum to Pisano Avenue along Campo Sano Avenue, along the University of Miami Campus side of the Campo Sano Right of Way and reduction of the asphalt driving area near and around the Campo Sano Court, as well as a modest adjustment to the radius to access Campo Sano Court from Campo Sano as identified by city staff.

Specific neighbor feedback received thus far strenuously notes that sidewalks greater than 5 feet in length are wholly inconsistent with the residential character of the neighborhood. Neighborhood objections to longer than 5 feet with has been received. The reason is simple: no other residential street has sidewalks of that width. The neighbors have further noted objections to the type of sidewalk that runs adjacent to the law school lot where no green edge exists immediately next to the road and which is way too wide for residential purposes. (The wall edge treatment along the law school lot, however, is very nice.)

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b. Notwithstanding condition (1)(a) above, based upon public input received during the public outreach process, no changes to the existing sidewalk and lighting shall occur on San Amaro Drive from Memorial Drive to Campo Sano west of the Gifford Arboretum.



c. To enhance pedestrian and bicycle connectivity from Memorial Drive to University Drive, the Applicant shall provide a pedestrian/bicycle pathway connection internally on campus. Said pedestrian/bike pathway will be comprised of both current and new segments as needed to provide connectivity from Memorial to University Drive including Brunson Drive. This pathway will be located on University Property on the eastern side of the Ungar and Cox parking lots, close to the Ungar and Cox buildings, and will further hug the northern part of the Knight Physics Buildings, and shall be South of the Gifford Arboretum and South of 1300 Campo Sano.

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d. The University shall prepare and submit construction documents and construct sidewalk, trees and lamp post lighting along the western side of the public right of way on Pisano Avenue from Campo Sano Avenue to University Drive; no changes to the sidewalk shall be included along Campo Sano Avenue by the University.

2. All parking spaces displaced as a result of the construction of the modified Internal Road Phase II shall be replaced one-for-one on campus.

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3. Further enhance the Gifford Arboretum to better serve the educational and needs of the community, including improved signage, wayfinding, maps, and labels of the Arboretum's unique plant species, including pathways. Submittal of plans for these improvements and completion of these improvements shall follow the Internal Road deadlines outlined in Section 19 of the Development Agreement dated September 28, 2010 between the City of Coral Gables and the University of Miami, and as modified by this Development Agreement Amendment request.

The neighbors have proposed that the University and the City consider whether it is feasible to create a larger Arboretum by ceding some of the asphalt from the Ungar/Cox lots, from behind or near 1300 Campo, or from the area near the Knight Physics Building. Alternatively, the University and the City may reconsider

whether the new parking spaces in Figure 9 are even necessary.  
Perhaps preserve that as further expansion of the Arboretum?

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

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

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6. Additional transportation management actions having a rational nexus to demonstrated circulation/connectivity needs may be considered in conjunction with future amendments to the University of Miami Campus Master Plan.

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

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

Dear Ms. Diament:

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

Please contact me if you have additional question.

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

Thank you for your participation.

Ramon Trias  
Director of Planning and Zoning

Sent from my iPhone

On Oct 7, 2015, at 9:38 PM, Simone Diament <[simonediamet@gmail.com](mailto:simonediamet@gmail.com)> wrote:

I don't understand: is this exclusively a UM matter, or does it concern the neighbors? In the latter case, we should be notified at the same time UM people are and, as Maria rightly complains, not at the last moment. Being notified at the last moment, as we have, opens the question of: does UM want to operate behind everybody's back to the detriment of the community? If this is a UM only affair, they should be free to do what they want, without pretending to involve the community. Please explain in simple terms. Thanks

from Simone Zarmati Diament  
Editor.in.chief [www.southfloridagourmet.com](http://www.southfloridagourmet.com)  
Radio host Food&Wine Talk WSFG  
Sent from my iPad

On Oct 7, 2015, at 7:38 PM, Trias, Ramon <[rtrias@coralgables.com](mailto:rtrias@coralgables.com)> wrote:

Thank you for your email. I will forward your email as part of the record to the planning and zoning board members.

I appreciate the time you have taken on this issue.

Ramon Trias

Sent from my iPhone

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

I am at the UM so called community meeting. I counted over 50 people with U of M email addresses, plus others who are from the UM, but gave their personal addresses. There were very few neighbors as I expected due to the short notice. This meeting was NOT a community (neighborhood) meeting. It was advertised in the University as a meeting to "Save the Arboretum meeting!"

In fact this was an absolute sham!

I respectfully request that the Planning and Zoning Board do not consider this request until there is a real neighborhood meeting. I was also suggest the City host the meeting, so it is a real community meeting

Thanks

Maria

Sent from my iPhone

On Oct 7, 2015, at 10:51 AM, "Trias, Ramon"  
<[rtrias@coralgables.com](mailto:rtrias@coralgables.com)> wrote:

Dear Ms. Cruz:

Because the October date of the Planning and Zoning meeting was selected later, at the request of the applicant. Neighbors were notified as soon as the schedule was finalized.

Ramon

**From:** Maria C. Cruz  
[<mailto:thebeachcruzy@aol.com>]  
**Sent:** Wednesday, October 07, 2015 10:47 AM  
**To:** Swanson-Rivenbark, Cathy  
**Cc:** [lsuarez@bsflp.com](mailto:lsuarez@bsflp.com); Olazabal, Carmen; Trias, Ramon; Kephart, Glenn  
**Subject:** Re: Tomorrow's informational (required) meeting

I stand corrected. This is the list that went to the City and the University. The letter is dated JULY 7, 2015! Why did we, the residents, not get both

the informational (required) meeting notice and the courtesy notice until the eleventh hour? Please explain why? Is the City precluded from sending it earlier than the 10 days? Is the University?

Thanks!  
Maria

-----Original Message-----

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

Dear Ms. Cruz:

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

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

Thank you for your continued interest in University projects. All staff appreciate input from neighbors, as your opinions enhance the quality of life in our community.

Ramon Trias  
Director of Planning and Zoning

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

Does he also have the information about the UM letters?

-----Original Message-----

From: Kephart, Glenn

<[gkephart@coralgables.com](mailto:gkephart@coralgables.com)>

To: Maria C. Cruz <[thebeachcruzy@aol.com](mailto:thebeachcruzy@aol.com)>

Cc: Swanson-Rivenbark, Cathy

<[cswanson@coralgables.com](mailto:cswanson@coralgables.com)>; Isuarez

<[lsuarez@bsfilp.com](mailto:lsuarez@bsfilp.com)>; Trias, Ramon

<[rtrias@coralgables.com](mailto:rtrias@coralgables.com)>; Olazabal, Carmen

<[colazabal@coralgables.com](mailto:colazabal@coralgables.com)>

Sent: Tue, Oct 6, 2015 5:38 pm

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

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

Sent from my iPhone

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

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

Thanks!  
Maria

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

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Please Note: Florida has a very broad Public Records Law. Most written communications to or from State and Local Officials

regarding State or Local business are public records available to the public and media upon request. Your email communications may therefore be subject to public disclosure.

**From:** [Trias, Ramon](#)  
**To:** [McLaughlin, Megan](#)  
**Subject:** FW: Request for rescheduling meeting  
**Date:** Monday, October 12, 2015 5:04:30 PM

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Please file. Thanks.

---

**From:** Trias, Ramon  
**Sent:** Monday, October 12, 2015 5:04 PM  
**To:** 'Simone Diament'  
**Cc:** Maria C. Cruz; [jgavarrete@miami.edu](mailto:jgavarrete@miami.edu); Kephart, Glenn; Olazabal, Carmen; [jbass@shubinbass.com](mailto:jbass@shubinbass.com); [McLaughlin, Megan](mailto:McLaughlin, Megan); [mweinroth@miami.edu](mailto:mweinroth@miami.edu); [lsuarez@bsflp.com](mailto:lsuarez@bsflp.com); [eu7777@bellsouth.net](mailto:eu7777@bellsouth.net); [heathersalt46@aol.com](mailto:heathersalt46@aol.com); [magsdaisy@aol.com](mailto:magsdaisy@aol.com)  
**Subject:** RE: Request for rescheduling meeting

Dear Ms. Diament:

Thank you for your email.

I will forward your request to the members of the Planning and Zoning Board. I don't have the authority to reschedule the item at this point. However, you have the opportunity to make your request through this email and during the meeting. The Board will consider your request during discussion of the item.

Ramon Trias

**From:** Simone Diament [<mailto:simonediamant@gmail.com>]  
**Sent:** Monday, October 12, 2015 4:55 PM  
**To:** Trias, Ramon  
**Cc:** Maria C. Cruz; [jgavarrete@miami.edu](mailto:jgavarrete@miami.edu); Kephart, Glenn; Olazabal, Carmen; [jbass@shubinbass.com](mailto:jbass@shubinbass.com); [McLaughlin, Megan](mailto:McLaughlin, Megan); [mweinroth@miami.edu](mailto:mweinroth@miami.edu); [lsuarez@bsflp.com](mailto:lsuarez@bsflp.com); [eu7777@bellsouth.net](mailto:eu7777@bellsouth.net); [heathersalt46@aol.com](mailto:heathersalt46@aol.com); [magsdaisy@aol.com](mailto:magsdaisy@aol.com)  
**Subject:** Re: Request for rescheduling meeting

Hello Mr. Trias,

This is to request that you do not bring up the amendment at the Planning and Zoning Board members this week and to reschedule the public meeting with enough notice time so that the property owners get a chance to meet and discuss the amendment requests.

Because of the short notice we were given and poor planning on your part, another important city event was taking place at the same time and no one could attend. Therefore, the public meeting that the University held should not be considered as fulfilling the requirement.

Please advise with enough notice time of the next meeting date.

Thank you for your understanding and for ensure that equal rights are given to all concerned.

Simone Zarmati Diament  
Editor-in-Chief [www.southfloridagourmet.com](http://www.southfloridagourmet.com)  
Radio Show Host FOOD & WINE TALK WSFG  
305-975-1425



---

*I may not agree with what you say, but I will defend to death your right to say it (Voltaire)*  
*Truth is generally the best vindication against slander (Lincoln)*  
*Without the Freedom to criticize, there is no worthy praise (Beaumarchais)*

On Fri, Oct 9, 2015 at 4:31 PM, Trias, Ramon <[rtrias@coralgables.com](mailto:rtrias@coralgables.com)> wrote:  
Dear Ms. Cruz:

Thank you for your suggestion.

We will forward your request to the Planning and Zoning board members. However, please keep in mind that the decision is up to them.

Ramon Trias

Sent from my iPhone

On Oct 9, 2015, at 4:27 PM, Maria C. Cruz <[thebeachcruzy@aol.com](mailto:thebeachcruzy@aol.com)> wrote:

Mr. Trias,  
Once again, now based on the attached sign in sheets that demonstrate what I had said before, I respectfully request that this item be deferred to a later date, after a REAL public hearing is held.  
Thanks!  
Maria

-----Original Message-----

From: Gavarrete, Janet L. <[jgavarrete@miami.edu](mailto:jgavarrete@miami.edu)>  
To: Kephart, Glenn <[gkephart@coralgables.com](mailto:gkephart@coralgables.com)>  
Cc: Maria Calzón Cruz (<[thebeachcruzy@aol.com](mailto:thebeachcruzy@aol.com)>) <[thebeachcruzy@aol.com](mailto:thebeachcruzy@aol.com)>; Trias, Ramon <[rtrias@coralgables.com](mailto:rtrias@coralgables.com)>; Olazabal, Carmen <[colazabal@coralgables.com](mailto:colazabal@coralgables.com)>; 'Jeff Bass' (<[jbass@shubinbass.com](mailto:jbass@shubinbass.com)>) <[jbass@shubinbass.com](mailto:jbass@shubinbass.com)>; McLaughlin, Megan <[mmclaughlin@coralgables.com](mailto:mmclaughlin@coralgables.com)>; Weinroth, Marc A <[mweinroth@miami.edu](mailto:mweinroth@miami.edu)>  
Sent: Thu, Oct 8, 2015 4:21 pm  
Subject: RE: Transcript

Certainly. Attached. J

-----Original Message-----

From: Kephart, Glenn  
[<mailto:gkephart@coralgables.com>]  
Sent: Thursday, October 08, 2015 3:09 PM  
To: Gavarrete, Janet L. <[jgavarrete@miami.edu](mailto:jgavarrete@miami.edu)>  
Cc: Maria Calzón Cruz (<[thebeachcruzy@aol.com](mailto:thebeachcruzy@aol.com)>) <[thebeachcruzy@aol.com](mailto:thebeachcruzy@aol.com)>; Trias, Ramon <[rtrias@coralgables.com](mailto:rtrias@coralgables.com)>; Olazabal, Carmen <[colazabal@coralgables.com](mailto:colazabal@coralgables.com)>  
Subject:  
FW: Transcript

Janet,  
Can you please provide this information?  
Thank you

Glenn Kephart, P.E  
Public Works Director  
City of  
Coral Gables  
[305-460-5001](tel:305-460-5001)

-----Original Message-----

From: Maria Calzón

Cruz [<mailto:thebeachcruzy@aol.com>]

Sent: Thursday, October 08, 2015 3:07

PM

To: Kephart, Glenn

Cc: Trias, Ramon; Luis E. Suarez; Maria Calzón

Cruz

Subject: Transcript

Please provide me the name of the court reporter  
that was there last night.

Thanks !

Maria

Sent from my iPhone

Please Note:

Florida has a very broad Public Records Law. Most written  
communications to or

from State and Local Officials regarding State or Local business  
are public

records available to the public and media upon request. Your email  
communications may therefore be subject to public disclosure.

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

**McLaughlin, Megan**

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

Good Morning, Mr. Kephart,

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

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

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

Maria  
305-323-2154

-----Original Message-----

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

Good Morning Maria,

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

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

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

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

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

Sincerely,

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



*Celebrating 90 years of a dream realized.*

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

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

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---

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

Dear Ms. Cruz:

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

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

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

Ramon Trias

---

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

As I have brought up before, this was not a community (neighborhood) public meeting to provide information to the neighbors, ie , property owners. The property owners were not given enough time to be able to attend. The letter from the University inviting the neighbors was dated September 29 for the October 7 meeting. There was absolutely no mention that this was a required meeting before going to the Planning & Zoning Board.

Instead of trying to get real input from the property owners, who most likely could not change their plans, there was even a very important meeting about the future of our City at the exact same time!, the University chose to make it a Save the Arboretum "pep rally."

I wonder if the property owners voice would be heard if we chose to get involved in UM students issues? Perhaps we should be invited to participate!

Anyone who was there last night or who has had the time to read the voluminous documents is aware that the Arboretum is just one of the requested actions.

Once again , on behalf of all the property owners who were not given enough advanced notice or information to attend this "community" meeting, I respectfully request that the matter be continued by the Planning and Zoning Board until a real community informational meeting is scheduled and furthermore that the City hosts it at a location away from the University, advertises it as a meeting for the property owners to receive the information and be able to share their opinions and concerns.

Thanks!  
Maria

Sent from my iPhone

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

Dear Ms. Diament:

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

Please contact me if you have additional question.

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

Thank you for your participation.

Ramon Trias  
Director of Planning and Zoning

Sent from my iPhone

On Oct 7, 2015, at 9:38 PM, Simone Diament <[simonediamet@gmail.com](mailto:simonediamet@gmail.com)> wrote:

I don't understand: is this exclusively a UM matter, or does it concern the neighbors? In the latter case, we should be notified at the same time UM people are and, as Maria rightly complains, not at the last moment.

Being notified at the last moment, as we have, opens the question of: does UM want to operate behind everybody's back to the detriment of the community?

If this is a UM only affair, they should be free to do what they want, without pretending to involve the community.

Please explain in simple terms. Thanks

from Simone Zarmati Diament  
Editor.in.chief [www.southfloridagourmet.com](http://www.southfloridagourmet.com)  
Radio host Food&Wine Talk WSFG  
Sent from my iPad

On Oct 7, 2015, at 7:38 PM, Trias, Ramon <[rtrias@coralgables.com](mailto:rtrias@coralgables.com)> wrote:

Thank you for your email. I will forward your email as part of the record to the planning and zoning board members.

I appreciate the time you have taken on this issue.

Ramon Trias

Sent from my iPhone

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

I am at the UM so called community meeting. I counted over 50 people with U of M email addresses, plus others who are from the UM, but gave their personal addresses. There were very few neighbors as I expected due to the short notice. This meeting was NOT a community (neighborhood) meeting. It was advertised in the University as a meeting to "Save the Arboretum meeting!"

In fact this was an absolute sham!

I respectfully request that the Planning and Zoning Board do not consider this request until there is a real neighborhood meeting. I was also suggest the City host the meeting, so it is a real community meeting

Thanks

Maria

Sent from my iPhone

On Oct 7, 2015, at 10:51 AM, "Trias, Ramon" <[rtrias@coralgables.com](mailto:rtrias@coralgables.com)> wrote:

Dear Ms. Cruz:

Because the October date of the Planning and Zoning meeting was selected later, at the request of the applicant. Neighbors were notified as soon as the schedule was finalized.

Ramon

**From:** Maria C. Cruz  
[<mailto:thebeachcruzy@aol.com>]  
**Sent:** Wednesday, October 07, 2015 10:47 AM  
**To:** Swanson-Rivenbark, Cathy  
**Cc:** [lsuarez@bsflp.com](mailto:lsuarez@bsflp.com); Olazabal, Carmen; Trias, Ramon; Kephart, Glenn

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

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

Thanks!  
Maria

-----Original Message-----

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

Dear Ms. Cruz:

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

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

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



enhance the quality of life in our community.

Ramon Trias  
Director of Planning and Zoning

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

Does he also have the information  
about the UM letters?

-----Original Message-----

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

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

Sent from my iPhone

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

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

meeting?  
Thanks!  
Maria

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

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

Dear Ms. Diament:

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

Please contact me if you have additional question.

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

Thank you for your participation.

Ramon Trias  
Director of Planning and Zoning

Sent from my iPhone

On Oct 7, 2015, at 9:38 PM, Simone Diament <[simonediamet@gmail.com](mailto:simonediamet@gmail.com)> wrote:

I don't understand: is this exclusively a UM matter, or does it concern the neighbors? In the latter case, we should be notified at the same time UM people are and, as Maria rightly complains, not at the last moment. Being notified at the last moment, as we have, opens the question of: does UM want to operate behind everybody's back to the detriment of the community? If this is a UM only affair, they should be free to do what they want, without pretending to involve the community. Please explain in simple terms. Thanks

from Simone Zarmati Diament  
Editor.in.chief [www.southfloridagourmet.com](http://www.southfloridagourmet.com)  
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Sent from my iPad

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I appreciate the time you have taken on this issue.

Ramon Trias

Sent from my iPhone

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

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In fact this was an absolute sham!

I respectfully request that the Planning and Zoning Board do not consider this request until there is a real neighborhood meeting. I was also suggest the City host the meeting, so it is a real community meeting

Thanks

Maria

Sent from my iPhone

On Oct 7, 2015, at 10:51 AM, "Trias, Ramon"  
<[rtrias@coralgables.com](mailto:rtrias@coralgables.com)> wrote:

Dear Ms. Cruz:

Because the October date of the Planning and Zoning meeting was selected later, at the request of the applicant. Neighbors were notified as soon as the schedule was finalized.

Ramon

**From:** Maria C. Cruz  
[<mailto:thebeachcruzy@aol.com>]  
**Sent:** Wednesday, October 07, 2015 10:47 AM  
**To:** Swanson-Rivenbark, Cathy  
**Cc:** [lsuarez@bsflp.com](mailto:lsuarez@bsflp.com); Olazabal, Carmen; Trias, Ramon; Kephart, Glenn  
**Subject:** Re: Tomorrow's informational (required) meeting

I stand corrected. This is the list that went to the City and the University. The letter is dated JULY 7, 2015! Why did we, the residents, not get both

the informational (required) meeting notice and the courtesy notice until the eleventh hour? Please explain why? Is the City precluded from sending it earlier than the 10 days? Is the University?

Thanks!  
Maria

-----Original Message-----

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

Dear Ms. Cruz:

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

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

Thank you for your continued interest in University projects. All staff appreciate input from neighbors, as your opinions enhance the quality of life in our community.

Ramon Trias  
Director of Planning and Zoning

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

Does he also have the information about the UM letters?

-----Original Message-----

From: Kephart, Glenn

<[gkephart@coralgables.com](mailto:gkephart@coralgables.com)>

To: Maria C. Cruz <[thebeachcruzy@aol.com](mailto:thebeachcruzy@aol.com)>

Cc: Swanson-Rivenbark, Cathy

<[cswanson@coralgables.com](mailto:cswanson@coralgables.com)>; Isuarez

<[lsuarez@bsfilp.com](mailto:lsuarez@bsfilp.com)>; Trias, Ramon

<[rtrias@coralgables.com](mailto:rtrias@coralgables.com)>; Olazabal, Carmen

<[colazabal@coralgables.com](mailto:colazabal@coralgables.com)>

Sent: Tue, Oct 6, 2015 5:38 pm

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

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

Sent from my iPhone

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

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

Thanks!  
Maria

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regarding State or Local business are public records available to the public and media upon request. Your email communications may therefore be subject to public disclosure.

## McLaughlin, Megan

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**From:** Trias, Ramon  
**Sent:** Friday, October 09, 2015 4:32 PM  
**To:** Maria C. Cruz  
**Cc:** jgavarrete@miami.edu; Kephart, Glenn; Olazabal, Carmen; jbass@shubinbass.com; McLaughlin, Megan; mweinroth@miami.edu; lsuarez@bsfllp.com; simonediamant@gmail.com; eu7777@bellsouth.net; heathersalt46@aol.com; magsdaisy@aol.com  
**Subject:** Re: Transcript

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Ms. Cruz:

Thank you for your suggestion.

We will forward your request to the Planning and Zoning board members. However, please keep in mind that the decision is up to them.

Ramon Trias

Sent from my iPhone

On Oct 9, 2015, at 4:27 PM, Maria C. Cruz <[thebeachcruzy@aol.com](mailto:thebeachcruzy@aol.com)> wrote:

Mr. Trias,  
Once again, now based on the attached sign in sheets that demonstrate what I had said before, I respectfully request that this item be deferred to a later date, after a REAL public hearing is held.  
Thanks!  
Maria

-----Original Message-----

From: Gavarrete, Janet L. <[jgavarrete@miami.edu](mailto:jgavarrete@miami.edu)>  
To: Kephart, Glenn <[gkephart@coralgables.com](mailto:gkephart@coralgables.com)>  
Cc: Maria Calzón Cruz ([thebeachcruzy@aol.com](mailto:thebeachcruzy@aol.com)) <[thebeachcruzy@aol.com](mailto:thebeachcruzy@aol.com)>; Trias, Ramon <[rtrias@coralgables.com](mailto:rtrias@coralgables.com)>; Olazabal, Carmen <[colazabal@coralgables.com](mailto:colazabal@coralgables.com)>; 'Jeff Bass' ([jbass@shubinbass.com](mailto:jbass@shubinbass.com)) <[jbass@shubinbass.com](mailto:jbass@shubinbass.com)>; McLaughlin, Megan <[mmclaughlin@coralgables.com](mailto:mmclaughlin@coralgables.com)>; Weinroth, Marc A <[mweinroth@miami.edu](mailto:mweinroth@miami.edu)>  
Sent: Thu, Oct 8, 2015 4:21 pm  
Subject: RE: Transcript

Certainly. Attached. J

-----Original Message-----

From: Kephart, Glenn  
[<mailto:gkephart@coralgables.com>]  
Sent: Thursday, October 08, 2015 3:09 PM  
To: Gavarrete, Janet L. <[jgavarrete@miami.edu](mailto:jgavarrete@miami.edu)>  
Cc: Maria Calzón Cruz ([thebeachcruzy@aol.com](mailto:thebeachcruzy@aol.com)) <[thebeachcruzy@aol.com](mailto:thebeachcruzy@aol.com)>; Trias, Ramon <[rtrias@coralgables.com](mailto:rtrias@coralgables.com)>; Olazabal, Carmen <[colazabal@coralgables.com](mailto:colazabal@coralgables.com)>



Subject:  
FW: Transcript

Janet,

Can you please provide this  
information?  
Thank you

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

-----Original Message-----

From: Maria Calzón  
Cruz [<mailto:thebeachcruzy@aol.com>]  
Sent: Thursday, October 08, 2015 3:07  
PM  
To: Kephart, Glenn  
Cc: Trias, Ramon; Luis E. Suarez; Maria Calzón  
Cruz  
Subject: Transcript

Please provide me the name of the court reporter  
that was there last night.  
Thanks !  
Maria

Sent from my iPhone  
Please Note:

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or  
from State and Local Officials regarding State or Local business are public  
records available to the public and media upon request. Your email  
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**From:** [Trias, Ramon](#)  
**To:** [McLaughlin, Megan](#)  
**Subject:** FW: Tomorrow's informational (required) meeting  
**Date:** Thursday, October 08, 2015 7:53:51 AM

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---

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

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

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

Ramon Trias

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**To:** Trias, Ramon  
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I wonder if the property owners voice would be heard if we chose to get involved in UM students issues? Perhaps we should be invited to participate!

Anyone who was there last night or who has had the time to read the voluminous documents is aware that the Arboretum is just one of the requested actions.

Once again , on behalf of all the property owners who were not given enough advanced notice or information to attend this "community" meeting, I respectfully request that the matter be continued by the Planning and Zoning Board until a real community informational meeting is scheduled and furthermore that the City hosts it at a location away from the University, advertises it as a meeting for the property owners to receive the information and be able to share their opinions and concerns.

Thanks!  
Maria

Sent from my iPhone

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

Dear Ms. Diament:

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

Please contact me if you have additional question.

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

Thank you for your participation.

Ramon Trias  
Director of Planning and Zoning

Sent from my iPhone

On Oct 7, 2015, at 9:38 PM, Simone Diament <[simonediamet@gmail.com](mailto:simonediamet@gmail.com)> wrote:

I don't understand: is this exclusively a UM matter, or does it concern the neighbors? In the latter case, we should be notified at the same time UM people are and, as Maria rightly complains, not at the last moment.

Being notified at the last moment, as we have, opens the question of: does UM want to operate behind everybody's back to the detriment of the community?

If this is a UM only affair, they should be free to do what they want, without pretending to involve the community.

Please explain in simple terms. Thanks

from Simone Zarmati Diament  
Editor.in.chief [www.southfloridagourmet.com](http://www.southfloridagourmet.com)  
Radio host Food&Wine Talk WSFG  
Sent from my iPad

On Oct 7, 2015, at 7:38 PM, Trias, Ramon <[rtrias@coralgables.com](mailto:rtrias@coralgables.com)> wrote:

Thank you for your email. I will forward your email as part of the record to the planning and zoning board members.

I appreciate the time you have taken on this issue.

Ramon Trias

Sent from my iPhone

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

I am at the UM so called community meeting. I counted over 50 people with U of M email addresses, plus others who are from the UM, but gave their personal addresses. There were very few neighbors as I expected due to the short notice. This meeting was NOT a community (neighborhood) meeting. It was advertised in the University as a meeting to "Save the Arboretum meeting!"

In fact this was an absolute sham!

I respectfully request that the Planning and Zoning Board do not consider this request until there is a real neighborhood meeting. I was also suggest the City host the meeting, so it is a real community meeting

Thanks

Maria

Sent from my iPhone

On Oct 7, 2015, at 10:51 AM, "Trias, Ramon" <[rtrias@coralgables.com](mailto:rtrias@coralgables.com)> wrote:

Dear Ms. Cruz:

Because the October date of the Planning and Zoning meeting was selected later, at the request of the applicant. Neighbors were notified as soon as the schedule was finalized.

Ramon

**From:** Maria C. Cruz  
[<mailto:thebeachcruzy@aol.com>]  
**Sent:** Wednesday, October 07, 2015 10:47 AM  
**To:** Swanson-Rivenbark, Cathy  
**Cc:** [lsuarez@bsflp.com](mailto:lsuarez@bsflp.com); Olazabal, Carmen; Trias, Ramon; Kephart, Glenn

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

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

Thanks!  
Maria

-----Original Message-----

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

Dear Ms. Cruz:

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

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

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

enhance the quality of life in our community.

Ramon Trias  
Director of Planning and Zoning

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

Does he also have the information  
about the UM letters?

-----Original Message-----

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

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

Sent from my iPhone

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

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

meeting?  
Thanks!  
Maria


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

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

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

1. An Ordinance of the City Commission of Coral Gables, Florida, providing for text amendments to the City of Coral Gables Official Zoning Code by amending Article 5 (“Development Standards”), and by amending Article 8 (“Definitions”); providing for severability, repealer, codification, and an effective date.
2. An Ordinance of the City Commission of Coral Gables amending the City of Coral Gables and University of Miami Development Agreement, adopted by Ordinance No. 2010-31 on 09.28.10, pursuant to Zoning Code Article 3, Division 19, entitled “Development Agreements”, for the University of Miami, City of Coral Gables Campus, amending Paragraph 19 of the Development Agreement (“Internal Road and Access”) that governs internal circulation on the Coral Gables Campus, to modify Phase II of the Internal Road; providing for a repealer provision, providing for a severability clause, and providing for an effective date. (legal description on file)

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

3. An Ordinance of the City Commission of Coral Gables, Florida providing for text amendments to the City of Coral Gables Official Zoning Code, Article 5, “Development Standards,” Division 14, “Parking, Loading, and Driveway Requirements,” Section 5-1410, “Shared parking reduction standards” creating provisions for shared parking reductions as a part of a mixed use site plan or planned area development; providing for a repealer provision, providing for a severability clause, providing for codification, and providing for an effective date.
4. An Ordinance of the City Commission of Coral Gables, Florida providing for text amendments to the City of Coral Gables Official Zoning Code, Article 5, “Development Standards,” Division 14, “Parking, Loading, and Driveway Requirements,” Section 5-1409, “Amount of required parking,” amending parking requirements for multi-family dwellings and restaurants; providing for a repealer provision, providing for a severability clause, providing for codification, and providing for an effective date.
5. An Ordinance of the City Commission of Coral Gables, Florida providing for text amendments to the City of Coral Gables Official Zoning Code, Article 4, “Zoning Districts,” Division 2, “Overlay and Special Purpose Districts,” Section 4-201, “Mixed Use District (MXD),” amending parking requirements for ground floor uses, adding shared parking reduction standard reference, and adding LEED certification standards for new mixed use developments; providing for a repealer provision, providing for a severability clause, providing for codification, and providing for an effective date.
6. An Ordinance of the City Commission of Coral Gables, Florida providing for text amendments to the



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

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

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

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

*(PUBLISH DATE: October 2, 2015)*