The University of Miami Student Housing

Development Review Committee (DRC)

Submitted: January 6, 2017

DRC Meeting Date: January 27, 20147
# Table of Contents

Development Review Committee Application  
The University of Miami Student Housing  
January 6, 2017

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Preamble

The Development Review Committee (DRC) is an administrative and technical committee which reviews policy and technical issues raised by a development project. The DRC is intended to streamline and coordinate the review of the development process by identifying, addressing, providing input, advice and comments regarding all applicable provisions and regulations. The review of the projects and comments on development proposals by the DRC shall not be construed to be an approval of any project presented to the Committee.

Application review request

The undersigned applicant(s)/agent(s)/property owner(s) request(s) Level One (1) Development Review Committee consideration and review for the following application(s) (please check all that apply):

- Abandonment and Vacations
- Comprehensive Plan Map Amendment - Small Scale
- Comprehensive Plan Map Amendment - Large Scale
- Comprehensive Plan Text Amendment
- Conditional Use with Site Plan
- Conditional Use without Site Plan
- Coral Gables Mediterranean Architectural Design Special Locational Site Plan
- Development Agreement
- Development of Regional Impact
- Development of Regional Impact - Notice of Proposed Change
- Mixed Use Site Plan
- Planned Area Development Designation and Site Plan
- Planned Area Development Major Amendment
- Separation/Establishment of a Building Site
- Site Plan
- Subdivision Review for a Tentative Plat and Variance
- Transfer of Development Rights Receiving Site Plan
- University Campus District Modification to the Adopted Campus Master Plan
- Zoning Code Map Amendment
- Zoning Code Text Amendment
- Other: ________________________________

Property information

Street address of the subject property: 1280 Stanford Drive, Coral Gables, FL 33146

Property/project name: Student Housing
Current land use classification(s): University Campus

Current zoning classification(s): University Campus District (UCD)

Proposed land use classification(s) (if applicable): N/A

Proposed zoning classification(s) (if applicable): N/A

Previous use(s)/current use(s) of the property/building(s): Office and vacant land

Proposed use(s) of the property/building(s): Student Housing and Academic uses

Size of property (square feet/ acres): Project: 8.6 acres / University: 239 acres

Total non-residential (i.e., commercial, office, etc.) floor area (total square feet/FAR): 

Total number of residential units per acre and total number of unit’s: Approx. 1,104 student beds

Estimated cost of the existing/proposed building/project: $100,000,000

Application(s) and date(s) of all previous City of Coral Gables submittals and type of actions related to existing/proposed building/project:

Master Plan amendment approved on November 28, 2016. (See Tab 15)

Project Legal Description: Lot(s): See attached legal description and survey

Block(s): 

Section(s): 

Listing of all folio numbers for subject property:

See attached folio numbers
### General Information

**Applicant(s)/Agent(s) Name(s):** Jeff Bass, P.A.

**Telephone Contact No:** 305-381-6060  
**Fax No:** 305-381-9457  
**Email:** bass@shubinbass.com

**Mailing Address:** 46 SW 1st Street 3rd Floor Miami, FL 33131

#### Property Owner(s) Name(s): University of Miami - Larry Marbert

**Telephone Contact No:** 305-284-5660  
**Fax No:** 305-284-3108  
**Email:** lmarbert@miami.edu

**Mailing Address:** 1535 Levante Avenue Coral Gables, FL 33146

**Project Architect(s) Name(s):** Alejandro Gonzalez/ Bernardo Fort-Brescia

**Telephone Contact No:** 305-372-1812  
**Fax No:**  
**Email:** agonzalez@arquitectonica.com

**Mailing Address:** 2900 Oak Avenue Miami, FL 33133

Provide the date(s) and type(s) of application(s) previously filed with the City of Coral Gables and type of reviews, approvals, actions related to this request:

**Master Plan Amendment - Administrative Approval on November 18, 2016 (See Tab 15)**
Application requirements and supporting information

Application submittal dates and meeting dates. Applications for the DRC shall be submitted in no later than the first Friday of each month to be scheduled for the same monthly DRC meeting. DRC meetings are held the last Friday of each month, 9:30 a.m. City Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida 33134. Applicants and/or agents shall be required to attend the meeting to present the application request and respond to City Staff questions. All applications shall be complete at time of submittal.

Preapplication Conference Requirements. A Pre-application Conference is required with the Planning and Zoning Division in advance of application submittal to determine the information necessary to be filed with the application(s). The City reserves the right to request additional information as necessary.

Application submittal (order of documents). The order of the documents for the application submittal shall be as follows (required documents will be determined at pre-application meeting):

- Table of Contents with page numbers identifying all below documents.
- DRC Application.
- Statement of use and/or cover letter.
- Aerial.
- Photographs of property, adjacent uses and/or streetscape.
- Property survey and legal description.
- Zoning chart and supporting information.
- Site Plan.
- Landscape plan and vegetation assessment.
- Tree survey and relocation plan.
- Architectural/building elevations.
- Building floor plans.
- Pedestrian amenities and streetscape plan.
- On-street parking analysis.
- Art in Public Places plan and/or statement.
- Lighting plan and signage plan.
- Underground utilities plan and/or statement.
- Ordinances, resolutions, covenants, development agreements, etc. previously granted for the property.
- Historical significance letter.
- City Concurrency Impact Statement (CIS).
- Traffic study.
- Name and contact information for property owner, applicant, architect, attorney, etc.
- City of Coral Gables Annual Registration Application and Issue Application Lobbyist forms.
- Warranty deed.
- Application fee equal to one tenth of one percent (.001) of the estimated total building construction cost as determined by the City ($100.00 minimum fee and $10,000.00 maximum fee). Payment shall be in check form, payable to the City of Coral Gables.

Other:

ARQUITECTONICA
Posting of the property. The City will post the subject property with a sign in accordance with the requirements of the Zoning Code indicating the DRC meeting date and location. The sign will be installed ten (10) days prior to the meeting and shall not be removed until after the meeting has been held, at which time it is the applicant’s responsibility to remove the sign.

Application submittal requirements

1. Hard copies. Three (3) hard copies of the entire application shall be submitted including all the items identified in the pre-application conference. Plans and drawings shall be in 11” x 17” format.
2. Electronic copy. One (1) PDF of the entire application shall be submitted including all items provided within the hard copies. The documents provided in the electronic copy shall be the same size (11” x 17” maximum for plans and drawings) and in the same order as the hard copy submittal. The total file size shall not exceed 30 MB.

Applicant/agent/property owner/architect affirmation and consent

(I) (We) affirm and certify to all of the following:
1. Submission of the following:
   a. Warranty deed/tax record as proof of ownership for all properties considered as a part of the application request; or
   b. Authorized as the applicant(s)/agent(s) identified herein to file this application and act on behalf of all current property owner(s) and modify any valid City of Coral Gables entitlements in effect during the entire review process.
2. This request, application, application supporting materials and all future supporting materials complies with all provisions and regulations of the Zoning Code, Comprehensive Land Use Plan and Code of Ordinances of the City of Coral Gables unless identified and approved as a part of this application request or other previously approved applications. Applicant understands that any violation of these provisions renders the application invalid.
3. That all the information contained in this application and all documentation submitted herewith is true to the best of (my) (our) knowledge and belief.
4. Understand that the application, all attachments and fees become a part of the official records of the City of Coral Gables and are not returnable.
5. Failure to provide the information necessary pursuant to the established time frames included but not limited to application submittal, submission of revised documents, etc. for review by City Staff and the designated reviewing entity may cause application to be deferred without further review until such time the requested information is submitted.
6. All representatives of the application have registered with and completed lobbyist forms for the City of Coral Gables City Clerk's office.
7. Understand that under Florida Law, all the information submitted as part of the application are public records.
8. The subject property will be posted by the City in accordance with Zoning Code requirements. The sign shall be installed by the City ten (10) days prior to the meeting and shall not be removed until after the meeting, at which time it is the applicant’s responsibility to remove the sign.
<table>
<thead>
<tr>
<th>Applicant(s)/Agent(s) Signature</th>
<th>Applicant(s)/Agent(s) Print Name</th>
</tr>
</thead>
<tbody>
<tr>
<td>[Signature]</td>
<td>Jeffrey Bass</td>
</tr>
</tbody>
</table>

Address: 46 SW 1st Street, 3rd Floor
Miami, FL 33131

Telephone: 305-381-6060
Fax: 305-381-9457

Email: jbass@shubinbass.com

**NOTARIZATION**

STATE OF FLORIDA/COUNTY OF

The foregoing instrument was acknowledged before me this 22 day of December, 2016 by Jeffrey S. Bass

[Signature of Notary Public - State of Florida]

EMILY E VAUGHAN
MY COMMISSION # FF96103
EXPIRES May 25, 2020

(Print, Type or Stamp Commissioned Name of Notary Public)

☐ Personally Known OR ☐ Produced Identification; Type of Identification Produced
Property Owner(s) Signature: [Signature]

Property Owner(s) Print Name: Larry Marbert, Vice-President

Property Owner(s) Signature: [Signature]

Property Owner(s) Print Name: [Print Name]

Property Owner(s) Signature: [Signature]

Property Owner(s) Print Name: [Print Name]

Address: 1535 Levante Ave.
Coral Gables, FL 33146

Telephone: 305-284-5660
Fax: 305-284-5108

Email: marbert@miami.edu

NOTARIZATION

STATE OF FLORIDA/COUNTY OF
The foregoing instrument was acknowledged before me this 3 day of Jan, 2023.
(Signature of Notary Public - State of Florida)

[Signature]

(Print, Type or Stamp Commissioned Name of Notary Public)

☑ Personally Known OR ☐ Produced Identification; Type of identification Produced _________

[Signature]
Development Review Committee Application

Address: 427 Biltmore Way, 2nd Floor, Coral Gables, Florida 33134
Email: planning@coralgables.com
Phone: 305.460.5211

Architect(s) Signature: [signature]
Architect(s) Print Name:
Alejandro Gonzalez

Address: 2900 Oak Ave, Miami FL 33133

Telephone: 305 37301812
Fax: 305 372 1175

Email: agonzalez@arquitectonica.com

NOTARIZATION

STATE OF FLORIDA/COUNTY OF
The foregoing instrument was acknowledged before me this 03 day of January by 2017
(Signature of Notary Public - State of Florida)

[Signature of Notary Public]

Print, Type or Stamp Commissioned Name of Notary Public
(Personally Known OR Produced Identification; Type of Identification Produced)

ARQUITECTONICA
**Architect(s) Signature:**

- [Signature]

**Architect(s) Print Name:**

- Bernardo Fort

**Address:**

- 2700 Oak Avenue, Miami, Florida 33133

**Telephone:**

- 305 372 1812

**Fax:**

- 305 372 1175

**Email:**

- Bfort@arquitectonica.com

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**NOTARIZATION**

**STATE OF FLORIDA/COUNTY OF:**

The foregoing instrument was acknowledged before me this **03** day of **January** by **2017**

(Signature of Notary Public - State of Florida)

- [Signature]

(Print, Type or Stamp Commissioned Name of Notary Public)

- **☑** Personally Known OR **☐** Produced Identification; Type of Identification Produced

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| L | ARQUITECTONICA | DRC Application |
VIA HAND DELIVERY

January 6, 2017

Mr. Ramon Trias
Planning and Zoning Division
City of Coral Gables
427 Billmore Way, 2nd Floor
Coral Gables, Florida 33134

Re: Development Review Committee
Student Housing – Letter of Intent

Dear Mr. Trias:

I. Overview

Please allow this correspondence to serve as the University of Miami (the “University”)’s letter of intent for its student housing application (“Student Housing” or “Project”) before the Development Review Committee (“DRC”). The Project implements the University’s plan to upgrade its on-campus student housing inventory in a very substantial way. It is designed to foster a stronger sense of on-campus community for the University’s resident population, to help recruit more students to live on campus and, relatedly, to retain students on campus who would otherwise look to move off-campus during their college career. The integration of the Project with vitally important student support and recreational programs more particularly described below is designed to optimize student-development outcomes.

The Project is designed to serve as as far more than just a dormitory. Indeed, it is designed as a hub for student life and campus-based activity. It includes a learning center, the Launch Pad (a start-up space for student business initiatives), a 200 seat auditorium, multi-purpose rooms, and a “curated warehouse” for innovative programming such as rotating exhibits, retail, micro-theater, and food service. The Project also includes a central package center where residents can receive their mail and packages, a print shop, a bike shop, and recreation room. These uses will be connected with covered breezeways and pathways designed to encourage student interaction.
The Project adds approximately 1,104 beds to the current housing inventory. As explained below and in the accompanying materials, it is located on a site that fronts Lake Osceola and is proximate to both the University Center and Eaton Residential College. From a design perspective, the Project seeks to engage and animate the ground floor plane with student-focused campus life amenities. To accomplish this design goal, the student beds are located in a series of elevated structures that allow for the creation of outdoor programming space at the ground floor of the buildings. Strategically placed social and learning spaces – such as individual and group study lounges – will be located throughout the upper floors. A second-level courtyard will accommodate outdoor residence hall programming in a more intimate setting.

II. Project Description

A. Design, Massing, Location, and Height

The creation of a new residential experience is the Project’s primary objective. The design seeks to accomplish this objective through the elimination of vehicular traffic in exchange for pedestrian focused major and secondary walkways connecting key nodes and buildings through the landscape. The buildings create a system of integrated and freestanding colonnades/arcades that embrace the south Florida climate, encourage outdoor usable space, and extend the University’s lush landscape south of Lake Osceola.

The Project fronts Lake Osceola on Stanford Drive. It is designed to create green spaces that extend the tropical garden character of the campus towards Walsh Avenue. The design creates covered natural paths of travel, new plazas and courtyards, and a residential environment that synchronizes with the natural environment through the use of scale, repetition, structured irregularity, and natural materials.

Waterfront lands currently used for surface parking will be transformed into a large garden and green space area. This gesture reclaim the ground floor and animates it with student life. This is one of the primary reasons that the design elevates the dormitories above the ground plane. By doing so, we liberate the ground floor for student-focused uses such as an auditorium, classrooms, study space, postal services, food and beverage, and recreational space.

The building is divided into a series of clusters. This allows for natural daylight and view corridors into the interior circulation spaces. This further translates the scale of the

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1 The Project is approved on the University’s adopted Campus Master Plan and Master Plan Development Chart.
building into a community expression. The façade treatments further expand this concept of community through differentiation that creates a sense of community by incorporating three different façade designs. Each uses a distinct material to draw on the natural feel of the site. Wood, metal and concrete/stucco facades make up the clusters. Each type has a unique fenestration design that ties into the modular qualities of each material. A balance of window and solid encourages natural light as well as the privacy of a home. The materials complement the raw and natural feel of the garden creating a sense of visual harmony. The materials also give the feeling of a residential function within an academic campus. In contrast to the dormitory unit facades, a glass façade encloses common spaces that bridge major axes and allow for vertical circulation and common space to coexist.

The placement and location of the buildings on the site is designed to create spatial definition of the outdoor areas. The ground level functions take place in an area that is approximately 20 feet in height. Above this are five (5) levels of dormitories. The upper dormitory level is less than 69 feet above the ground plane. The building is long and meanders through the landscape to create both a courtyard and tropical lawn that opens to Lake Osceola. Each building section has a unique character. The lawn extends from Walsh Avenue all the way to the water’s edge and terminates visually with the student center. This space is geared towards outdoor recreation and activities. The courtyard space is more intimate in scale and addresses more inward activities such as a multifunction hall, auditorium and courtyard plaza.

The rooflines are articulated with sloped roofs that reinforce the overall goal of creating a collection of individual buildings. These rooflines vary from 79 to 92 feet from the ground plane. The roof is intended to continue the expression of the building in the garden by integrating green roofs, almost as if the buildings were trees themselves; held up by trunks, providing shaded spaces below and a green canopy.

By elevating the building and freeing the garden level, the building promotes natural airflow and comfortable outdoor spaces. The design was tested and modified using thermal comfort modeling to optimize outdoor comfort and breezes throughout the year.

The dormitories include additional communal spaces such as study lounges, outdoor recreation decks, and gathering space in the form of roof gardens on the second level. A feature balcony also integrated into the common spaces to take advantage of the outdoor space with a view across Lake Osceola into the heart of the campus.

B. Pedestrian and Vehicular Circulation

Currently, Dickinson Drive, Merrick Street, and Walsh Avenue provide access between Dickinson Drive and Stanford Drive south of Lake Osceola. The proposed Student Housing along with the new Murphy Design Studio will eliminate the Dickinson
Drive / Merrick Street vehicular connection and leave a circular terminus for Dickinson Drive near Hecht-Stanford and the School of Architecture. Vehicular circulation between Dickinson Drive and Stanford Drive will utilize Walsh Avenue and service roads will provide service access to campus buildings.

The proposed vehicular circulation changes will create a pedestrian friendly, car-free zone in the center of campus with open views from a lawn to Lake Osceola. Vehicles will be able to travel more directly to the Pavia and Merrick parking garages and areas of pedestrian and vehicular conflict will be significantly reduced.

The elimination of vehicular streets between Walsh and Lake Osceola provides the opportunity to create pedestrian spaces in the heart of the campus. The ground floor of the Project is designed as open spaces for pedestrian circulation and an expanded network of sidewalks provides for easy access towards all areas of campus. Resident students and those parking at the garages will be able to reach most points on campus without having to cross any roads.

C. Parking

The proposed Student Housing will convert over 1,104 commuter students into residents. This conversion will ease traffic during the peak morning and evening hours and will reduce the use of vehicles around campus as students will be able to walk or bike to classes and activities on campus.

The Project will be located in areas that are currently used for parking. A portion of the parking spaces that are lost will be replaced by 60 parking lifts at the Pavia Garage. The reduced demand due to the conversion of commuters to residents will also alleviate some of the parking space loss and the University will continue to provide sufficient parking on a campus-wide basis to support all faculty, staff, students and visitors on campus.

In accordance with Section 4-202(11) of the Zoning Code, on June 1, 2018, the University will submit to the City a Parking Impact Analysis Report that will assess utilization of campus parking facilities. That report will incorporate the changes due to the Project.

Based upon the foregoing, we would sincerely appreciate your favorable consideration of this vitally important Project.
Sincerely,

Jeffrey S. Bass
For the Firm

Cc: Ms. Patricia Whitely (pwhitely@miami.edu)
Ms. Aileen Ugalde (augalde@miami.edu)
Ms. Janet Gavarette (jgavarette@miami.edu)
Mr. Richard Jones (rjones@miami.edu)
Mr. Rudy Fernandez (rudyfernandez@miami.edu)
Mr. Marc Weinroth (mweinroth@miami.edu)
## Property Information

- **File#:** 03-4139-009-0080
- **Property Address:** 5609 PONCE DE LEON BLVD
- **Owner:** UNIVERSITY OF MIAMI % PIT OFFICE
- **Mailing Address:** PO BOX 248108 CORAL GABLES FL 33124
- **Primary Zone:** 9400 COMMERCIAL - CENTRAL
- **Primary Land Use:** 7411 EDUCATIONAL/SCIENTIFIC - EX. EDUCATIONAL - PRIVATE
- **Bed / Baths / Half:** 0 / 0 / 0
- **Floors:** 3
- **Living Units:** 0
- **Actual Area:** Sq Ft
- **Living Area:** Sq Ft
- **Adjusted Area:** 9,900 Sq Ft
- **Lot Size:** 7,900 Sq Ft
- **Year Built:** 1994

## Assessment Information

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## Benefits Information

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Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

## Sales Information

- **Previous Sales:**
- **Price:**
- **OR Book/Page:**
- **Qualification Description:**

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The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assume no liability, and full disclaimer and User Agreement at http://www.miamidade.gov/disclaimer.asp

**Version:**
Property Information

Folio: 03-4130-009-0070
Property Address:
Owner: UNIVERSITY OF MIAMI % R R OFFICE
Mailing Address: PO BOX 248105 CORAL GABLES, FL 33124
Primary Zone: 9110 COMMERCIAL NEIGHBORHOOD
Primary Land Use: 1091 VACANT LAND - COMMERCIAL VACANT LAND
Beds / Bath / Half: 0 / 0 / 0
Floors: 0
Living Units: 0
Actual Area: 0 Sq.Ft.
Living Area: 0 Sq.Ft.
Adjusted Area: 0 Sq.Ft.
Lot Size: 5,000 Sq.Ft.
Year Built: 0

Assessment Information

Year 2015 2014 2013
Land Value $350,000 $350,000 $350,000
Building Value $0 $0 $0
IF Value $0 $0 $0
Market Value $350,000 $350,000 $350,000
Assessed Value $350,000 $350,000 $350,000

Benefits Information

Benefit Type 2015 2014 2013
Non-Homestead Cap Assessment Reduction $37,550
Educational Exemption $350,000 $350,000 $350,000

Short Legal Description

CORAL GABLES RIVERIA SEC 14 2ND REV PL PB 28-32
LOT 7 BK 192
LOT 750 000 X 120

The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assume no liability, see full disclaimer and User Agreement at http://www.miamidade.gov/noticeclaimer.aspx
### Property Information
- **Folio**: 03-4130-029-0000

### Owner
- **UNIVERSITY OF MIAMI**
- **% R E OFFICE**

### Mailing Address
- **PO BOX 26108**
- **CORAL GABLES, FL 33124**

### Assessment Information

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<th>Year</th>
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**Note**: Not all benefits are applicable to all Taxable Values (i.e., County, School Board, City, Regional).

### Short Legal Description
- **CORAL GABLES RIVIERA SEC 14 2ND**
- **REV PL PB 26-92**
- **LOT 6 BLK 142**
- **LOT SIZE 50,000 X 100**
Property Information
Folio: 00-4150-209-0010
Property Address: 1540 LEVANTE AVE
Owner: UNIVERSITY OF MIAMI
Mailing Address: PO BOX 248106
CORAL GABLES, FL 33124
Primary Zone: 0100 COMMERCIAL - NEIGHBORHOOD
Primary Land Use: 7241 EDUCATIONAL/SCIENTIFIC - EX: EDUCATIONAL - PRIVATE
Beds / Baths / Half: 0 / 0 / 0
Floors: 2
Living Units: 0
Actual Area: Sq Ft
Living Area: Sq Ft
Adjusted Area: 15,079 Sq Ft
Lot Size: 12,500 Sq Ft
Year Built: 1959

Assessment Information
Year 2015 2014 2013
Land Value $875,000 $875,000 $875,000
Building Value $725,714 $699,078 $699,322
AR Value $77,500 $78,450 $79,400
Market Value $1,678,214 $1,652,526 $1,653,722
Assess Value $1,678,214 $1,652,526 $1,653,722

Benefits Information
Benefit Type 2015 2016 2017
Educational 1,076,214 1,052,526 1,053,722
(Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

Short Legal Description
CORAL GABLES RIVIERA SEC 14 2ND
REV PL PB 28-32
LOTS 1 & 2 & SW1/2 LOT 3 BLK 192
LOT SIZE 150.00 X 100

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6/19/2015 4:38 PM
## OFFICE OF THE PROPERTY APPRAISER

**Summary Report**

Generated On: 6/19/2015

### Property Information

**Folio:** 03-4130-002-1040  
**Property Address:** 1537 LEVANTE AVE  
**1537 LEVANTE AVE 1535 LEVANTE AVE**

**Owner:** UNIVERSITY OF MIAMI INS & R E OFFICE  
**Mailing Address:** PO BOX 248109 CORAL GABLES, FL 33124

**Primary Zone:** 8600 SPECIAL USE  
**Primary Land Use:** 7241 EDUCATIONAL/SCIENTIFIC - EX. EDUCATIONAL - PRIVATE

**Beds / Baths / Half:** 0 / 0 / 0  
**Floors:** 3  
**Living Units:** 0  
**Actual Area:** 78.341 Sq Ft  
**Living Area:** Sq Ft

**Adjusted Area:** 78.341 Sq Ft  
**Lot Size:** 115.544 Sq Ft  
**Year Built:** 1970

### Assessment Information

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<td>$4,410,332</td>
<td>$4,366,103</td>
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</table>

### Benefit Information

**Benefit Type:**  

**Educational Exemption:** $4,490,372 ($4,410,332, $4,366,103)

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

### Sales Information

<table>
<thead>
<tr>
<th>Previous Sale</th>
<th>Price</th>
<th>Off Book Page</th>
<th>Qualification Description</th>
</tr>
</thead>
</table>

Short Legal Description:

30 54 41 2.652 AC  
C GALVES REV SEC 5 PB 20-79  
BLKS 103 & 104 & THAT PART OF  
SAQUA AVE LYING BETWEEN SAID BLKS  
LESS LOTS 1-2-3-6-7-8 & PORT OF

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## Property Information

- **Folio:** 00-4130-052-1041
- **Property Address:** UNIVERSITY OF MIAMI 
  GABLES ONE TOWER
- **Mailing Address:** 1320 S DIXIE HWY STE 1250 
  CORAL GABLES, FL 33146
- **Primary Zone:** 8000 SPECIAL USE
- **Primary Land Use:** 1066 VACANT LAND - 
  COMMERCIAL, EXTRA FEES OTHER THAN PARKING
- **Beds / Baths / Half:** 0 / 0 / 0
- **Floors:** 0
- **Living Units:** 0
- **Actual Area:** 0 Sq Ft
- **Living Area:** 0 Sq Ft
- **Adjusted Area:** 0 Sq Ft
- **Lot Size:** 46,075 Sq Ft
- **Year Built:** 0

## Assessment Information

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<td>Building Value</td>
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<td>LOT Value</td>
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## Benefits Information

- **Benefit Type:** Educational Exemption
  | 2013 | 2014 | 2015 |
  | $797,064 | $797,108 | $794,095 |

**Note:** Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

## Sales Information

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<td>$100</td>
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**Federal, state or local government agency:** Miami-Dade County

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OFFICE OF THE PROPERTY APPRAISER

Summary Report

Property Information
- Folio: 20-4130-002-1030
- Property Address: 1550 BRESICA AVE
- Owner: UNIVERSITY OF MIAMI
- Mailing Address: REAL ESTATE OFF PO BOX 248101 CORAL GABLES FL 33124
- Primary Zone: B600 SPECIAL USE
- Primary Land Use: 7241 EDUCATIONAL/SCIENTIFIC - EX - EDUCATIONAL - PRIVATE
- Beds / Baths / Half: 9 / 9
- Floors: 4
- Living Units: 0
- Actual Area: 75,237 Sq Ft
- Living Area: 75,237 Sq Ft
- Adjusted Area: 75,237 Sq Ft
- Lot Size: 146,163 Sq Ft
- Year Built: 1968

Assessment Information
- Year 2015 2014 2013
- Land Value $1,118,722 $1,118,722 $1,044,141
- Building Value $8,967,027 $8,716,027 $8,806,607
- RP Value $902,025 $901,715 $920,021
- Market Value $10,947,778 $10,745,506 $10,774,569
- Assessed Value $10,947,778 $10,745,506 $10,774,569

Benefits Information
- Benefit: Educational
- Type: Exemption
- 2015: $10,947,778
- 2014: $10,745,506
- 2013: $10,774,569

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

Short Legal Description
- C GABLES RIVERA SEC 6 PB 20-79 LOTS 1 THRU 30 BLK 192 LOT SIZE 149163 SQ FT

Taxable Value Information
- County
  - Exemption Value: $10,947,778
  - Taxable Value: $0
  - 2013: $10,774,569
- School Board
  - Exemption Value: $10,947,778
  - Taxable Value: $0
- City
  - Exemption Value: $10,947,778
  - Taxable Value: $0
- Regional
  - Exemption Value: $10,947,778
  - Taxable Value: $0

Sales Information
- Previous Sale
- Price
- OR Block/Page
- Qualification Description

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Version: 6/19/2015 4:43 PM
Summary Report

Property Information
Folio: 03-4130-002-1000
Property Address: 1592 SOCIOELLA AVE
Owner: UNIV OF MIA
Mailing Address: PO BOX 248106 CORAL GABLES, FL 33124
Primary Zone: 0100 SINGLE FAMILY - GENERAL
Primary Land Use: 2719 AUTOMOTIVE OR MARINE
Beds / Baths / Half: 0 / 0 / 0
Floors: 2
Living Units: 2
Actual Area: Sq Ft
Living Area: Sq Ft
Adjusted Area: 34,578 Sq Ft
Lot Size: 5,176 Sq Ft
Year Built: 2009

Assessment Information
Year 2015 2014 2013
Land Value $1,411,905 $441,265 $949,206
Building Value $1,967,862 $1,954,937 $1,954,796
XF Value 93,581 94,577 95,577
Market Value $3,493,193 $2,970,294 $2,693,578
Assessed Value $3,259,228 $2,642,935 $2,663,578

Benefits Information
Benefit Type 2015 2014 2013
Non-Homestead Cap Exemption $235,965 $7,359
Educational Exemption $3,259,228 $2,962,905 $2,663,578

Note: Not all benefits are applicable to all Taxable Values (e.g. County, School Board, City, Regional).

Short Legal Description
C GABLES RIVIERA SEC 6
PB 20-79
LOT 1 & LOTS 28 THRU 30 BLK 189
A LOTS 3-6 & BLK 1 OF UNIVERSITY
OF MIAMI MAIN CAMPUS 1ST ADD

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Version: 6/19/2015 4:44 PM

Folio:

6/19/2015 4:44 PM

ARQUITECTONICA
## Property Information
- **Folio:** 03-4130-202-1002
- **Property Address:** 1541 BRESCA AVE
- **Owner:** UNIVERSITY OF MIAMI R E DEPT
- **Mailing Address:** PO BOX 345108, CORAL GABLES, FL 33124
- **Primary Zone:** 9690 SPECIAL USE
- **Primary Land Use:** 7541 EDUCATIONAL/SCIENTIFIC - EX: EDUCATIONAL - PRIVATE
- **Beds / Baths / Half:** 0 / 0 / 0
- **Floors:** 1
- **Living Units:** 0
- **Actual Area:** Sq Ft
- **Living Area:** Sq Ft
- **Adjusted Area:** 11,620 Sq Ft
- **Lot Size:** 30,000 Sq Ft
- **Year Built:** 1967

## Assessment Information
- **Year:**
  - **2015:** $277,500
  - **2014:** $277,500
  - **2013:** $263,500
- **Building Value:** $500,410
- **BP Value:** $23,710
- **Market Value:** $901,231
- **Assessed Value:** $901,231

## Benefits Information
- **Benefit:** Exemption
- **Type:**
  - **2015:** $901,231
  - **2014:** $901,231
  - **2013:** $901,231

## Taxable Value Information
- **Year:**
  - **2015:** $791,853
  - **2014:** $791,853
  - **2013:** $791,853
- **Taxable Value:**
  - **2015:** $0
  - **2014:** $0
  - **2013:** $0

## Sales Information
- **Previous Sale:**
  - **Price:**
  - **OR Box/Page:**
  - **Qualification Description:**

## Short Legal Description
- **LOT SIZE:** 3,000,000 X 100

---

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**Version:**
**Property Information**

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<td>Owner</td>
<td>UNIVERSITY OF MIAMI</td>
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<td>Mailing Address</td>
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<tr>
<td>Floors</td>
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<td>Adjusted Area</td>
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<td>Year Built</td>
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**Assessment Information**

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<td>$1,031,552</td>
<td>$1,001,975</td>
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<td>Assessed Value</td>
<td>$1,046,015</td>
<td>$1,031,552</td>
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**Taxable Value Information**

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<thead>
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<th>2015</th>
<th>2014</th>
<th>2015</th>
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<tbody>
<tr>
<td>County</td>
<td>$1,046,015</td>
<td>$1,031,552</td>
<td>$1,001,975</td>
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<tr>
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<td>$0</td>
<td>$0</td>
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<tr>
<td>School Board</td>
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<tr>
<td>Taxable Value</td>
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<td>$0</td>
<td>$0</td>
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<tr>
<td>City</td>
<td>$1,046,015</td>
<td>$1,031,552</td>
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<tr>
<td>Taxable Value</td>
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</tr>
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<td>Regional</td>
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**Benefits Information**

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<th>Type</th>
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<td>$1,001,975</td>
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</table>

Note: Not all benefits are applicable to all taxable values (e.g., County, School Board, City, Regional).

**Sales Information**

<table>
<thead>
<tr>
<th>Previous Sale</th>
<th>Price</th>
<th>Off Market Price</th>
<th>Qualification Description</th>
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Version:
### Property Information

- **Folio:** 03-4130-202-1022
- **Property Address:** UNIVERSITY OF MIA 606
- **Owner:** REAL ESTATE OFFICE
- **Mailing Address:** PO BOX 248109
- **Coral Gables, FL 33124**
- **Primary Zone:** 6000 SPECIAL USE
- **Primary Land Use:** 1091 VACANT LAND - COMMERCIAL - VACANT LAND
- ** Baths / Baths / Half:** 0 / 0 / 0
- **Floors:** 0
- **Living Units:** 0
- **Actual Area:** 0 Sq Ft
- **Adjusted Area:** 0 Sq Ft
- **Lot Size:** 25,190 Sq Ft
- **Year Built:** 0

### Assessment Information

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<tr>
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<td>$330,650</td>
<td>$314,550</td>
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### Benefits Information

- **Benefit**
  - Educational Exemption
  - **Type**
  - **2013**
  - **2014**
  - **2015**
  - **Assessment:** $330,650
  - **Assessed Value:** $330,650
  - **Taxable Value:** $330,650

### Taxable Value Information

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### Sales Information

- **Previous Sale:**
  - **Price:**
  - **OR Book/Page:**
  - **Qualification Description:**

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Property Information
Folios: 03-4130-002-0990
Property Address: 1560 LIGURA AVE
1560 LIGURA AVE
Owner: UNIV OF MIAMI INS & R E OFFICE
Mailing Address: PO BOX 248105
CORAL GABLES, FL 33124
Primary Zone: 0100 SINGLE FAMILY - GENERAL
Primary Land Use: 7241 EDUCATIONAL/SCIENTIFIC - EX EDUCATIONAL - PRIVATE
Beds / Baths / Half: 204 / 213 / 0
Floors: 4
Living Units: 79
Actual Area: Sq Ft
Living Area: Sq Ft
Adjusted Area: 97,775 Sq Ft
Lot Size: 61,370 Sq Ft
Year Built: 2006

Assessment Information
Year | 2015 | 2014 | 2013
--- | --- | --- | ---
Land Value | $2,761,900 | $1,941,290 | $1,150,800
Building Value | $7,630,716 | $7,431,135 | $7,509,350
XF Value | $506,728 | $512,122 | $517,514
Market Value | $10,904,395 | $9,784,537 | $9,177,873
Assessed Value | $10,762,990 | $9,784,537 | $9,177,873

Benefits Information
Benefit | Type | 2015 | 2014 | 2013
--- | --- | --- | --- | ---
Non-Homestead Cap | Assessment Reduction | $141,374
Educational | Exemption | $10,762,990 | $9,784,537 | $9,177,873

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

Sales Information
Previous Sale | Price | OR Book Page | Qualification Description
--- | --- | --- | ---

Short Legal Description
C GABLES RIVERA SEC 6
FR 20-79
LOTS 1 THRU 6 & LOTS 25 THRU 27 &
LOT 26 BLK 1 & LOTS 1 A & B BLK 1
OF UNIVERSITY OF MIAMI MAIN

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Version
6/19/2015 4:46 PM
1 of 1
## Property Information

- **Folio:** 03-4130-002-0980
- **Property Address:** UNIVERSITY OF MIAMI INS R & E OFFICE
- **Mailing Address:** PO BOX 24108 CORAL GABLES, FL 33124
- **Primary Zone:** 0101 SINGLE FAMILY - GENERAL
- **Primary Land Use:** 1081 VACANT LAND - COMMERCIAL - VACANT LAND
- **Beds / Baths / Half:** 0 / 0 / 0
- **Floors:** 0
- **Living Units:** 0
- **Actual Area:** 0 Sq. Ft
- **Living Area:** 0 Sq. Ft
- **Adjusted Area:** 0 Sq. Ft
- **Lot Size:** 30,000 Sq. Ft
- **Year Built:** 0

## Assessment Information

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## Benefits Information

- **Benefit:**
  - **Type:**
    - 2013: $680,625
    - 2014: $681,750
    - 2015: $682,500
- **Non-Homestead Cap:**
  - **Reassessment Reduction:** $666,375
  - **Of $281,250:**
- **Educational Exemption:** $680,625
  - $681,750
  - $682,500

Note: Not all benefits are applicable to all Taxable Values (e.g., County, School Board, City, Regional).

## Short Legal Description

- **C GABLES RIVERA SEC 6 PLS 20-70 LT 10 THRU 12 & 19 THRU 21 BLK 186 LOT SIZE 3000 SQ FT NAV 03-4130-002-0980**

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### Property Information
- **Folio:** 03-4120-202-0460
- **Property Address:** 1955 LIGURIA AVE 1955 LIGURIA AVE
- **Owner:** UNIVERSITY OF MIAMI INS & RE OFFICE
- **Mailing Address:** PO BOX 241958 CORAL GABLES, FL 33124
- **Primary Zone:** 0100 SINGLE FAMILY - GENERAL
- **Primary Land Use:** 7261 EDUCATIONAL/SCIENTIFIC- EX. EDUCATIONAL - PRIVATE
- **Beds / Baths / Half:** 3/ 1/ 3/ 0
- **Floors:** 4
- **Living Units:** 71
- **Actual Area:** Sq Ft
- **Living Area:** Sq Ft
- **Adjusted Area:** 87,576 Sq Ft
- **Lot Size:** 81,000 Sq Ft
- **Year Built:** 2006

### Assessment Information
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<th>Year</th>
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<td>$9,740,657</td>
<td>$9,143,743</td>
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### Benefits Information
- **Non-Homestead Cap:** Assessment Reduction $109,654
- **Educational Exemption:** $10,721,322 $9,740,657 $9,143,743

### Sales Information
- **Previous Sale:**
  - **Price:**
  - **OR Deed Page:**
  - **Qualification Description:**

### Taxable Value Information

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**City:**

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**School Board:**

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**Regional:**

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**Note:** Not all benefits are applicable to all Taxable Values (i.e., County, School Board, City, Regional).

### Legal Description
- C GABLES RIVIERA SEC 6 PB 20-79
- LOTS 1 THRU 6 & 25 THRU 30
- BLK 166
- LOT SIZE 61000 SQ FT
OFFICE OF THE PROPERTY APPRAISER

Summary Report

Folio: 03-4130-002-0900

Property Address: 1540 CORINHOE AVE
1520 ALBENGA AVE 5650 S AINURO OR 1995 ALBENGA AVE

Owner: UNIVERSITY OF MIAMI
INS & E OFFICE

Mailing Address: PO BOX 248106
CORAL GABLES, FL 33124

Primary Use: 7241 EDUCATIONAL/SCIENTIFIC - EX. EDUCATIONAL - PRIVATE

Beds/Baths/Type: 3/3.5 / 0

Floors: 4
Living Units: 121
Actual Area: 88 Sq Ft
Living Area: 80 Sq Ft
Adjusted Area: 335,540 Sq Ft
Lot Size: 140,000 Sq Ft
Year Built: 2008

Assessment Information

Year 2015 2014 2013
Land Value $6,970,000 $4,380,000 $2,737,500
Building Value $23,514,590 $22,864,531 $23,125,419
SF Value $1,010,680 $1,021,567 $1,032,400
Market Value $31,085,440 $28,288,178 $26,895,322
Assessed Value $31,085,440 $28,288,178 $26,895,322

Benefits Information

Benefit Type 2015 2014 2013
Educational Exemption $31,085,440 $28,288,178 $26,895,322

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, city, regional).

Sales Information

Previous Sales Price Off Book Page Qualification Description

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Version: 1

6/19/2015 4:47 PM
OFFICE OF THE PROPERTY APPRAISER

Summary Report

Property Information

Folio: 00-4120-002-0061
Property Address: 5901 SW 37 AVE
Owner: UNIVERSITY OF MIAMI
REAL ESTATE DEPT
Mailing Address: PO BOX 243679
CORAL GABLES, FL 33124
Primary Zone: 0600 SPECIFIC NO-COMM QUALITY
Primary Land Use: 0030 MULTIFAMILY 2-6 UNITS:
MULTIFAMILY 3 OR MORE UNITS
Bed / Bath / Half: 2 / 2 / 0
Floors: 2
Living Units: 6
Actual Area: 10,370 Sq Ft
Living Area: 8,987 Sq Ft
Adjusted Area: 9,023 Sq Ft
Lot Size: 37,000 Sq Ft
Year Built: 2009

Assessment Information

Year 2015 2014 2013
Land Value $635,500 $635,500 $635,500
Building Value $542,124 $547,365 $595,500
XF Value $0 $0 $0
Market Value $1,277,624 $1,182,893 $1,000,000
Assessed Value $1,210,000 $1,150,000 $1,000,000

Benefits Information

Benefit Type 2015 2014 2013
Non-Homestead Cap Assessment Reduction $57,524 $250,835

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

Short Legal Description

30 54 41
C GAG RIVERA SEC 6 PB 20-79
LOTS 1-2-3 & 28-29 & 30 BLK 184
LOT SIZE 200-000 X 150

Taxable Value Information

Year 2015 2014 2013
County Exemption Value $0 $0 $0
Taxable Value $1,210,000 $1,150,000 $1,000,000
School Board Exemption Value $0 $0 $0
Taxable Value $1,210,000 $1,150,000 $1,000,000
City Exemption Value $0 $0 $0
Taxable Value $1,210,000 $1,150,000 $1,000,000
Regional Exemption Value $0 $0 $0
Taxable Value $1,210,000 $1,150,000 $1,000,000

Sales Information

Previous Sale Price Or Back Page Qualification Description
1/01/1972 $92,350 00000-00000 2008 and prior year sales. Qual by deed or exam of deed

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Version

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1 of 1
Property Information
Folio: 03-4130-002-080
Property Address: 1527 CORNICHE AVE
Owner: THE UNIVERSITY OF MIAMI INS & R E OFFICE
Mailing Address: PO BOX 248196 CORAL GABLES, FL 33124
Primary Zone: 0100 SINGLE FAMILY - GENERAL
Primary Land Use: 0950 MULTIFAMILY 10 UNITS PLUS; MULTIFAMILY 3 OR MORE UNITS
Beds / Baths / Half: 24 / 18 / 0
Floors: 2
Living Units: 12
Actual Area: 23,696 Sq Ft
Living Area: 20,311 Sq Ft
Adjusted Area: 20,643 Sq Ft
Lot Size: 40,100 Sq Ft
Year Built: 2000

Assessment Information
Year 2015 2014 2013
Land Value $1,804,500 $1,239,000 $791,900
Building Value $655,000 $718,000 $598,700
XF Value $0 $0 $0
Market Value $2,740,000 $2,400,000 $1,360,000
Assessed Value $1,633,500 $1,485,000 $1,360,000

Benefits Information
Benefit Type 2015 2014 2013
Non-Homestead Cap Assessment Reduction $1,106,500 $915,000

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

Short Legal Description
C GABLES RIVERA SEC 8 PB 20-79
LOTS 19 THRU 27 INC LESS BLK 184
292 FT OF LOT 19 & 329 FT OF 320 FT OF LOT 20
LOT SIZE IRREGULAR

Taxable Value Information
Year 2015 2014 2013
County Exemption Value $0 $0 $0
Taxable Value $1,633,500 $1,485,000 $1,360,000
School Board Exemption Value $0 $0 $0
Taxable Value $2,400,000 $2,400,000 $1,360,000
City Exemption Value $0 $0 $0
Taxable Value $1,633,500 $1,485,000 $1,360,000
Regional Exemption Value $0 $0 $0
Taxable Value $1,633,500 $1,485,000 $1,360,000

Sales Information
Previous Sale Price OR Book-Page Qualification Description

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Version
6/19/2015 6:48 PM
OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On: 6/19/2015

Property Information
Folio: 03-4130-002-0800
Property Address: 1527 CORNICE AVE
Owner: THE UNIVERSITY OF MIAMI
Mailing Address: PO BOX 248105
CORAL GABLES, FL 33124
Primary Zone: 0100 SINGLE FAMILY - GENERAL
Primary Land Use: 0003 MULTIFAMILY 10 UNITS PLUS MULTIFAMILY 3 OR MORE UNITS
Bas / Bath / Half: 24 / 18 / 0
Floors: 2
Living Units: 12
Actual Area: 23,696 Sq Ft
Living Area: 20,311 Sq Ft
Adjusted Area: 20,643 Sq Ft
Lot Size: 40,100 Sq Ft
Year Built: 2009

Assessment Information
Year: 2015 2016 2017
Land Value: $1,404,900 $1,205,000 $761,000
Building Value: $659,500 $1,187,000 $558,100
Market Value: $2,749,000 $2,420,000 $1,379,000
Assessed Value: $1,838,500 $1,485,000 $1,350,000

Benefits Information
Benefit Type 2015 2016 2017
Non-Homestead Cap: Assessment Reduction $1,106,500 $919,000

Sales Information
Previous Sale: Price: OR Buy-Page: Qualification Description

Taxable Value Information
2015 2014 2013
County Exemption Value: $0 $0 $0
Taxable Value: $1,533,500 $1,485,000 $1,350,000
School Board Exemption Value: $0 $0 $0
Taxable Value: $2,140,000 $2,400,000 $1,350,000
City Exemption Value: $0 $0 $0
Taxable Value: $1,833,500 $1,485,000 $1,350,000
Regional Exemption Value: $0 $0 $0
Taxable Value: $1,533,500 $1,485,000 $1,350,000

Short Legal Description
C GABLES RIVERA SEC 6 PB 20-79
LOTS 19 THRU 27 INC LESS BLK 194
S7/8 FT OF LOT 19 & E2/8 FT OF S7/8 FT
OF LOT 20
LOT SIZE IRREGULAR

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Property Information

Folio: 03-4130-002-0811
Property Address:
Owner: UNIVERSITY OF MIAMI
Mailing Address: 1556 LEVANTE AVE #206
CORAL GABLES, FL 33146-2416
Primary Zone: D100 SINGLE FAMILY - GENERAL
Primary Land Use: RMI VACANT GOVERNMENTAL, VACANT LAND - GOVERNMENTAL
Beds / Baths / Half: 0 / 0 / 0
Floors: 0
Living Units: 0
Actual Area: 0 Sq Ft
Living Area: 0 Sq Ft
Adjusted Area: 0 Sq Ft
Lot Size: 4,200 Sq Ft
Year Built: 0

Assessment Information

Year 2015 2014 2013
Land Value $220,500 $147,000 $176,400
Building Value $0 $0 $0
XF Value $0 $0 $0
Market Value $220,500 $147,000 $176,400
Assessed Value $161,700 $147,000 $176,400

Benefits Information

Benefit Type 2015 2014 2013
Non-Homestead Cap Assessment Reduction $58,800

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

Short Legal Description

C GABLES RIVIERA SEC 6 PB 20-79 5/7/FT OF LOT 18 & ESPT OF 5/7/FT OF LOT 20 BLK 184 LOT SIZE 75.000 X 70
COC 22473-002-00 2004 5

Sales Information

Previous Sale 06/12/2004
 Prev. OR & Page 22473-002 Quit by exam of deed

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Vision.
OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On: 5/19/2015

Property Information
Folio: 03-4130-002-0870
Property Address: 1537 CORNICHE AVE
Owner: UNIVERSITY OF MIAMI INS & R E OFFICE
Mailing Address: PO BOX 348106 CORAL GABLES, FL 33124
Primary Zone: 0100 SINGLE FAMILY - GENERAL
Primary Land Use: 7081 VACANT LAND - INSTITUTIONAL - VACANT LAND
Beds / Baths / Half: 0 / 0 / 0
Floors: 0
Living Units: 0
Actual Area: 0 Sq Ft
Living Area: 0 Sq Ft
Adjusted Area: 0 Sq Ft
Lot Size: 45,000 Sq Ft
Year Built: 0

Assessment Information
Year: 2015 2014 2013
Land Value: $2,025,000 $1,350,000 $1,010,000
Building Value: $0 $0 $0
XF Value: $0 $0 $0
Market Value: $2,025,000 $1,350,000 $1,010,000
Assessed Value: $980,100 $991,000 $910,000

Benefits Information
Benefit: Type 2015 2014 2013
Non-Homestead
Cap
Educational
Exemption
Reduction
$1,044,900 $450,000
$980,100
$991,000
$910,000
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

Short Legal Description
C GABLES RIVERA SEC 6 PB 20-79
LOT 4 TRU 12 INC BLK 154
LOT SIZE 450.000 X 100

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Version: 6/19/2015 4:49 PM
**Property Information**

- **Folio:** 00-4130-015-0020
- **Property Address:** 9665 PONCE DE Leon Blvd 1224 DICKINSON DR 1216
- **Owner:** UNIVERSITY OF MIAMI
- **Mailing Address:** PO BOX 246106 CORAL GABLES FL 33124
- **Primary Zone:** 8600 SPECIAL USE
- **Primary Land Use:** 7241 EDUCATIONAL-SCIENTIFIC - EX, EDUCATIONAL - PRIVATE
- **Beds / Baths / Half:** 0 / 0 / 0
- **Floors:** 2
- **Living Units:** 0
- **Actual Area:** Sq.Ft
- **Living Area:** Sq.Ft
- **Adjusted Area:** 12,581 Sq.Ft
- **Lot Size:** 245,040 Sq.Ft
- **Year Built:** 1865

**Assessment Information**

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**School Board**

- **Exemption Value:** $2,464,502
- **Taxable Value:** $0

**City**

- **Exemption Value:** $2,464,502
- **Taxable Value:** $0

**Regional**

- **Exemption Value:** $2,464,502
- **Taxable Value:** $0

**Benefits Information**

- **Benefit Type:** 2015 | 2016 | 2017
- **Educational Exemption:** $2,464,502 | $2,475,022 | $2,353,960

**Sales Information**

- **Previous Sale:** $0
- **Price:** $0
- **OR Book/Page:** 0
- **Qualification Description:** 0

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*version.*
**Property Information**

- **Folio:** 03-4130-015-0070
- **Property Address:**
  - 1101 STANFORD DR
  - 1111 MEMORIAL DR 1204
  - DICKINSON DR 1211 DICKINSON DR 1301 MEMORIAL OR 8821 SAN AMARO DR 1345 DAUER DR
- **Owner:** UNIVERSITY OF MIAMI INS & R & E OFFICE
- **Mailing Address:** PO BOX 248106 CORAL GABLES, FL 33124
- **Primary Zone:** 0600 SPECIAL USE
- **Primary Land Use:** 7511 EDUCATIONAL/SCIENTIFIC - EX - EDUCATIONAL - PRIVATE
- **Bed / Bath / Half:** 0 / 0 / 0
- **Floors:** 3
- **Living Units:** 0
- **Actual Area:** Sq. Ft
- **Living Area:** SQ. Ft
- **Adjusted Area:** 269,438 SQ.Ft
- **Lot Size:** 655,560 SQ.Ft
- **Year Built:** 2002

**Assessment Information**

- **Year:** 2015, 2014, 2013
- **Land Value:** $4,016,892, $4,016,892, $4,016,892
- **Building Value:** $54,521,242, $53,062,851, $53,062,851
- **XF Value:** $1,985,843, $2,077,722, $2,077,722
- **Market Value:** $81,423,935, $80,007,233, $80,282,149
- **Assessed Value:** $61,423,935, $60,007,233, $60,282,149

**Benefits Information**

- **Benefit Type:** Educational
- **2015:** Exemption Value $91,423,935, Taxable Value $0, $0, $0
- **2014:** Exemption Value $91,423,935, Taxable Value $0, $0, $0
- **2013:** Exemption Value $91,423,935, Taxable Value $0, $0, $0

**Sales Information**

- **Previous Sale:**
  - Date: [Year]
  - Price: [Amount]
  - OR Book/Page: [Number]
  - Qualification Description: [Details]

### Short Legal Description

- 59.90 S 41 15.00 AC
- MAIN CAMPUS UNIVERSITY MIAMI AMD
- TRACT 3 PB 46-61
- LOT SIZE 65541 SQUARE FEET

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**Version:** [Version Information]
Property Information

Folks: 03-4130-015-0080

Property Address: 1231 DICKINSON DR
1245 DAILEY DR

Owner UNIVERSITY OF MIAMI INS & R E OFFICE

Mailing Address PO BOX 246106
CORAL GABLES, FL 33124

Primary Zone 8600 SPECIAL USE

Primary Land Use 7261 EDUCATIONAL/SCIENTIFIC - EX. EDUCATIONAL - PRIVATE

Beds / Baths / Half 0 / 0 / 0

Floors 1

Living Units 0

Actual Area 0 Sq Ft

Living Area 0 Sq Ft

Adjusted Area 114,163 Sq Ft

Lot Size 375,818 Sq Ft

Year Built 1969

Assessment Information

Year 2015 2014 2013

Land Value $2,816,035 $2,816,035 $2,830,725

Building Value $5,243,157 $5,199,295 $5,223,542

市场份额 $1,154,075 $1,178,120 $1,192,125

Market Value $10,225,267 $10,166,020 $10,049,493

Assessed Value $10,225,267 $10,166,020 $10,049,493

Benefits Information

Benefit Type 2015 2014 2013

Educational Exemption $10,225,887 $10,166,021 $10,049,493

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

Short Legal Description
30 54 41 18 826AC
MAIN CAMPUS UNIVERSITY OF MIAMI
TRACT 4 AS DESC IN PB 45-51 LESS
PORT LYING IN PB 161-60
LOT 1600 X 300 FT AC.

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Version:

1 of 1
Property Information

Folio: 03-4130-015-0060
Property Address: 1231 DICKINSON DR
1245 DAUER DR
Owner: UNIVERSITY OF MIAMI
INS & R E OFFICE
Mailing Address: PO BOX 248108
CORAL GABLES, FL 33124
Primary Zone: 8690 SPECIAL USE
Primary Land Use: 7241 EDUCATIONAL/SCIENTIFIC - EX - EDUCATIONAL - PRIVATE
Beds / Baths / Half: 0 / 0 / 0
Floors: 1
Living Units: 1
Actual Area: Sq Ft
Living Area: Sq Ft
Adjusted Area: 114.193 Sq Ft
Lot Size: 274,818 Sq Ft
Year Built: 1998

Assessment Information

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Benefits Information

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</table>

Note: Not all benefits are applicable to all Taxable Values. (e.g., County, School Board, City, Railroad)

Short Legal Description

30.54 41 6.623AC
MAIN CAMPUS UNIVERSITY MIAMI AMID
TRACT 4 AX DESC IN PB 46-81 LESS
PORT LYING IN PB 161-60
LOT SIZE 8.623 AC

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Version: 6/19/2015 4:51 PM
Summary Report

Property Information
Folio: 03-4130-016-0100
Property Address: 5255 PONCE DE LEON BLVD
Owner: UNIVERSITY OF MIAMI
Mailing Address: PO BOX 248106
Primary Zone: 8600 SPECIAL USE
Primary Land Use: 7291 EDUCATIONAL; SCIENTIFIC; EX; EDUCATIONAL; PRIVATE
Beds / Baths / Half: 0 / 0 / 0
Floors: 5
Living Units: 0
Actual Area: 260,846 Sq Ft
Living Area: 260,846 Sq Ft
Adjusted Area: 256,789 Sq Ft
Lot Size: 278,784 Sq Ft
Year Built: 2002

Assessment Information
Year 2015 2014 2013
Land Value $2,090,860 $2,090,860 $1,987,488
Building Value $11,689,546 $6,358,965 $5,435,845
XF Value $351,171 $331,832 $334,370
Market Value $14,540,597 $8,679,705 $8,612,716
Assessed Value $14,540,597 $8,679,705 $8,612,716

Benefits Information
Benefit Type 2015 2014 2013
Educational Exemption $14,540,597 $8,679,705 $8,612,716

Sales Information
Previous Sale Price OR Book Page Qualification Description

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6/19/2015 4:52 PM
**OFFICE OF THE PROPERTY APPRAISER**

**Summary Report**

**Generated On:** 6/19/2015

### Property Information
- **Folio:** 03-4130-015-0110
- **Property Address:** 6225 PONCE DE LEON BLVD
- **Owner:** UNIVERSITY OF MIAMI % REAL ESTATE OFFICE
- **Mailing Address:** PO BOX 249156 CORAL GABLES, FL 33124
- **Primary Zone:** 9600 SPECIAL USE
- **Primary Land Use:** 7241 EDUCATIONAL/SCIENTIFIC - EX. EDUCATIONAL - PRIVATE
- **Beds / Baths / Half:** 0 / 0 / 0
- **Floors:** 0
- **Living Units:** 0
- **Actual Area:** Sq Ft
- **Living Area:** Sq Ft
- **Adjusted Area:** 1 Sq Ft
- **Lot Size:** 20,620 Sq Ft
- **Year Built:** 0

### Assessment Information

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<td>Market Value</td>
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<td>Exemption Value</td>
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</table>

### Benefits Information

- **Benefit Type:** Exemption
- **2015:** $707,385
- **2014:** $707,385
- **2013:** $677,765

**Note:** Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

### Short Legal Description

MAIN CAMPUS UNIVERSITY MIAMI AND THAT PT OF TR 6 AS DESCRIBED IN DB 3017-162 PB 45-81 LOT 2 SIZE 29620 SQUARE FEET

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**Version:** 6/19/2015 1:52 Pb

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**ARQUITECTONICA**
### Property Information
- **Folio:** 03-4130-015-0150
- **Owner:** UNIVERSITY OF MIAMI INS & R E OFFICE
- **Mailing Address:** PO BOX 248108 CORAL GABLES, FL 33124
- **Primary Zone:** 8600 SPECIAL USE
- **Primary Land Use:** 7971 VACANT LAND - INSTITUTIONAL - VACANT LAND
- **Beds / Baths / Half:** 0 / 0 / 0
- **Floors:** 0
- **Living Units:** 0
- **Actual Area:** 0 Sq Ft
- **Adjustment Area:** 0 Sq Ft
- **Lot Size:** 60,540 Sq Ft
- **Year Built:** 0

### Assessment Information
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<td>$1,089,864</td>
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<td><strong>Land Value</strong></td>
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<tr>
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### Benefits Information
- **Benefit Type:**
  - **2015:** $49,411
  - **2014:**
  - **2013:**
- **Cap:**
  - **Non-Homestead:**
  - **Educational:**
    - Exemption: $1,089,864
    - $1,089,864
    - $999,042
  - **Year:**
    - **Non-Homestead:**
    - **Educational:**
      - Exemption: $1,089,864
      - $1,089,864
      - $999,042
      - $1,089,864
      - $999,042
      - $1,089,864

### Short Legal Description
- 19-32 54 41 1.39 AC
- MAIN CAM PLUS UNIV MIA HEAD PS 46-81
- BEG AT X CIL OF LAVANTE & MILLER
- SWLY 10.0 FT NALY 10.0 FT FOR POB
- NALY 15.0 FT SWLY 32.0 FT SELY

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property Information
Folks: 03-4130-014-0010
Property Address: 1115 LEVANTE AVE
Owner: UNIVERSITY OF MIAMI INS & R.E OFFICE
Mailing Address: PO BOX 248105 CORAL GABLES, FL 33124
Primary Zone: 8800 SPECIAL USE
Primary Land Use: T541 EDUCATIONAL/SCIENTIFIC - EX: EDUCATIONAL - PRIVATE
Beds / Baths / Half: 0 / 0 / 0
Floors: 1
Living Units: 0
Actual Area: Sq.Ft
Living Area: Sq.Ft
Adjusted Area: 1 Sq.Ft
Lot Size: 51,684 Sq.Ft
Year Built: 0

Assessment Information
Year 2015 2014 2013
Land Value $655,672 $655,672 $633,666
Building Value $910,920 $910,920 $910,920
IF Value $0 $0 $0
Market Value $1,166,297 $1,166,297 $1,134,313
Assessed Value $1,166,297 $1,166,297 $1,134,313

Benefits Information
Benefit Type 2015 2014 2013
Educational Exemption $1,166,297 $1,166,297 $1,134,313
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

Short Legal Description
19-30-54-41
C QA B REV SEC 7 REV PB 28-45
LOTS 14 TO 16 INC & ALL OF ST LGY
N00 X & AQ THERETO BLK 180
LOT SIZE 31944 SQUARE FEET

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6/19/2015 4:54 PM
1 of 1
**Property Information**

- **Folio:** 00-4130-016-0050
- **Property Address:**
  - 1350 MILLER RD
  - 1301 STANFORD DR A 1301
  - STANFORD DR B 1302
  - STANFORD DR 1307
  - STANFORD DR 1300
  - MEMORIAL DR 1301 STANFORD DR
- **Owner:** UNIVERSITY OF MIAMI INS & R E OFFICE
- **Mailing Address:** PO BOX 348105 CORAL GABLES , FL 33124
- **Primary Zone:** 8800 SPECIAL USE
- **Primary Land Use:** 7241 EDUCATIONAL/SCIENTIFIC - EX EDUCATIONAL - PRIVATE
- **Beds / Baths / Half:** 0 / 0 / 0
- **Square:** 0
- **Living Units:** 0
- **Actual Area:** Sq.Ft.
- **Living Area:** Sq.Ft.
- **Adjusted Area:** 257,059 Sq.Ft.
- **Lot Size:** 1,223,165 Sq.Ft.
- **Year Built:** 1993

**Assessment Information**

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<td>$16,837,012</td>
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**Beneficial Information**

- **Benefit Type:** Exemption
- **2015:** $17,178,955
- **2014:** $16,837,012
- **2013:** $16,605,922

*Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).*

**Sales Information**

- **Previous Sale:**
  - Price
  - Date
- **Property Description:**

**Short Legal Description**

- 19-30 54 41 29 0F AC PS 46-81
- MAIN CAMPUS UNIVERSITY OF MIAMI AMD
- TR 3 LESS PARCEL TO B.P. PER DB
- 4250-165 & LESS PORT PER PB 77-78
- LOT SIZE 123165 SQUARE FEET

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### Property Information

**Folio:** 03-4130-015-0030

**Property Address:**
- 1301 MEMORIAL DR
- 1305 STAFFORD DR
- 1301 MILLER DR
- 5100 BRUNSON DR
- 5202 UNIVERSITY DR
- 5151 SAN AMARO DR
- 5002 BRUNSON DR
- 1301 MEMORIAL DR
- 5100 BRUNSON DR

**Owner:** UNIVERSITY OF MIAMI INS & R E OFF

**Mailing Address:** PO BOX 248166
CORAL GABLES, FL 33124

**Primary Zone:** KH01 SPECIAL USE

**Primary Land Use:** 7241 EDUCATIONAL/SCIENTIFIC - EX EDUCATIONAL - PRIVATE

**Beds / Baths / Hap:** 0 / 0 / 0

**Floors:** 3

**Living Units:** 0

**Actual Area:** Sq Ft

**Living Area:** Sq Ft

**Adjusted Area:** 213,156 Sq Ft

**Lot Size:** 2,789,333 Sq Ft

**Year Built:** 1650

### Assessment Information

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<td>$15,100,327</td>
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### Taxable Value Information

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<td>Exemption Value</td>
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<td>$15,100,327</td>
<td>$14,426,781</td>
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### City

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<td>$22,178,096</td>
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### Regional

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<tr>
<td>Taxable Value</td>
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### Benefits Information

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**Note:** Not all benefits are applicable to all Taxable Values (i.e., County, School Board, City, Regional).

### Sales Information

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<th>Previous Sale</th>
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<th>Off Book/Page</th>
<th>Qualification Description</th>
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### Short Legal Description

- MAIN CAMPUS UNIVERSITY MIAMI AMB
- PB 45-B1
- TRACT 2 LESS DESC BEG NE COR OF
- TR 5 TH N WAYS AD 3397 FT S
- AD 78,287 FT SW 780 FEET AD 39,377 FT

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STAGE AREA
PROVIDE TEMP POWER
AND GROUND SUPPORT
BASE.

12-7-2016 DESIGN DEVELOPMENT PROGRESS - NOT FOR CONSTRUCTION
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<th>future in FAR</th>
<th>future non FAR</th>
<th>Beds</th>
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<th>change in beds</th>
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**Notes:**
- Square footage listed in the Transition Zone.
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<tr>
<td>Boardman Building</td>
<td>J. Neville</td>
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<td>Antonia</td>
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<td>Law Classroom Building</td>
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<td>Islamic Center</td>
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<td>Mobility Building</td>
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<td>Maloney Pensioner Garage</td>
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<tr>
<td>Utility Building 2</td>
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Note: Reflects SF elevator additions as completed and testing.

Note: Reflects 1,500 SF addition as completed and testing.

Note: 700 SF additional for construction of new floor in Science Envelope.
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<th>S/N</th>
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<th>Description</th>
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<td>LaGrande House</td>
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<td>Porcell - Lee Jam</td>
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<td>Cobe Stadium</td>
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<td>B</td>
<td>C</td>
<td>D</td>
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<table>
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<tr>
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<th>F</th>
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<th>H</th>
<th>I</th>
<th>J</th>
<th>K</th>
<th>L</th>
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<td>6,068</td>
<td>172,864</td>
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</table>

**SUMMARY / GSF**

- Total Existing Buildings in FAR $= (A + C)$: 4,692,372
- Total Existing Buildings not in FAR $= (B + D)$: 1,386,367
- Total Existing Buildings (FAR and non FAR) $= (A + B + C + D)$: 6,090,115
- FAR Buildings to be Demolished $= (C / C)$: 167,664
- Non FAR Buildings to be Demolished $= (D / C)$: 436
- Total Existing Buildings in FAR and not in FAR to remain = $(A + B)$: 5,082,615
- Proposed Buildings in existing FAR $= (E)$: 2,296,357
- Proposed Buildings not in existing FAR $= (F)$: 1,057,500
- Developed Campus in FAR and not in FAR assuming all Buildings are built = $(A + B + E + F)$: 6,885,872
- Buildings not included in FAR calculations = $(B + E)$: 2,883,867
- 2012 Proposed Adjusted Development less Buildings not in FAR = $(A + E)$: 6,795,000
- Permitted Building Area for FAR = $(A + D)$: 6,795,360
- Amount remaining to be programmed = $6,795,360 - (A + D)$: 3,385

**PARKING**

- 2012 Total Campus Parking Capacity (spaces) to be reported in annual Mobility Report

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<table>
<thead>
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<th>UCD CAMPUS AREAS as of MAY 22, 2012 MASTER PLAN</th>
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</thead>
<tbody>
<tr>
<td>Campus Area</td>
</tr>
<tr>
<td>Total GSF</td>
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<tr>
<td>Number of</td>
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<tr>
<td>Campus Buffer Area</td>
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<tr>
<td>87,390</td>
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February 12, 2016

Janet Gavarrete
University of Miami
1535 Laventie Avenue, Suite 205
Coral Gables, FL 33146

Re: The Rhodes House Building 37 located at 1204 Dickinson Drive, legally described as A portion of Tr. 5 of Amended Plat Portion of Main Campus University of Miami, according to the Plat thereof, as recorded in Plat Book 46 at Page 81 of the Public Records of Dade County (now Miami-Dade County), Florida.

Dear Ms. Gavarrete:

Section 3-1107(g) of the Coral Gables Zoning Code states that "All demolition permits for non-designated buildings and/or structures must be approved by the Historic Preservation Officer or designee. The approval is valid for six (60) months from issuance and shall thereafter expire and the approval is deemed void unless the demolition permit has been issued by the Development Services Department. The Historic Preservation Officer may require review by the Historic Preservation Board if the building and/or structure to be demolished is eligible for designation as a local historic landmark or as a contributing building, structure or property within an existing local historic landmark district. This determination of eligibility is preliminary in nature and the final public hearing before the Historic Preservation Board on Local Historic Designation shall be within sixty (60) days from the Historic Preservation Officer determination of "eligibility." Consideration by the Board may be deferred by mutual agreement by the property owner and the Historic Preservation Officer. The Historic Preservation Officer may require the filing of a written application on the forms prepared by the Department and may request additional background information to assist the Board in its consideration of eligibility. Independent analysis by a consultant selected by the City may be required to assist in the review of the application. All fees associated with the analysis shall be the responsibility of the applicant. The types of reviews that could be conducted may include but are not limited to the following: property appraisals; archeological assessments; and historic assessments."

Therefore, please be advised that after careful research and study of our records and the information you presented the following information has been determined:

The Rhodes House Building 37 located at 1204 Dickinson Drive, legally described as A portion of Tr. 5 of Amended Plat Portion of Main Campus University of Miami, according to the Plat thereof, as recorded in Plat Book 46 at Page 81 of the Public Records of Dade County (now Miami-Dade County), Florida, does meet the minimum eligibility criteria for designation as a local historic landmark but, due to previous Historic Preservation Board
determination, staff will not require review by the Historic Preservation Board if an application is made for a demolition permit.

This letter is a reissue of the previous letter dated March 25, 2015. Please note that, pursuant to Section 2-705(b)(15) of the Coastal Gables Zoning Code, this determination does not constitute a development order and is valid for a period of six (6) months. In the case where the Historic Preservation Officer or designee determines that the property does not meet the minimum eligibility criteria for designation, a permit for the demolition of the property must be issued within the six-month period. Upon expiration of the six-month period, you will be required to file a new application.

Any change from the foregoing may be made upon a demonstration of a change in the material facts upon which this determination was made. If you have any further questions concerning this matter, please do not hesitate to contact this office.

Sincerely,

[Signature]

Dena M. Spain
Historical Resources & Cultural Arts Director

cc: Craig Leon, City Attorney
    Miriam S. Ramos, Deputy City Attorney
    Charles Wu, Assistant Development Services Director
    Ramon Tria, Planning & Zoning Director
    William Miner, Building Director
    Virginia Goizueta, Plans Processor Lead
    Historical Significance Request Property File
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January 6, 2017

Development Review Committee (DRC)
City of Coral Gables
405 Biltmore Way
Coral Gables, Florida 33134

Re: University of Miami
DRC Level 1 – Student Housing

Owner:
University of Miami
1535 LeVante Avenue
Suite 205
Coral Gables, Florida 33146

Contact: Larry Marbert
Title: Vice-President, Real Estate
Telephone: 305-284-5660
Email: lmarbert@miami.edu

Contact: Janet Gavarrete
Title: Associate Vice-President, Campus Planning and Development
Telephone: 305-284-2105
Email: jgavarrete@miami.edu

Contact: Alicia Corral
Title: Campus Planner
Telephone: 305-284-8083
Email: acorral@miami.edu

Applicant:
Jeffrey Bass
Shubin and Bass
48 SW 17th St., 3rd Floor
Miami, FL 33130
305-381-6060

Architect:
Arquitectonica

Contact: Alejandro Gonzalez
Title: Vice President
Telephone: 305-373-1812
Email: agonzalez@arquitectonica.com

Landscape Architect
Arquitectonica GEO

Contact: Bern Hutchens
Title: Vice President
Telephone: 305-373-1812
Email: bhutchens@arquitectonica.com

Civil Engineer
Edwards and Partners

Contact: Collin Edwards
Title: President
Telephone: 305-662-7422
Email: collin@edwardsandpartners
CITY OF CORAL GABLES

LOBBYIST ANNUAL REGISTRATION APPLICATION
FOR EACH PRINCIPAL REPRESENTED

REGISTRATION #: ____________________

HAVE YOU BEEN RETAINED TO LOBBY ANY OF THE FOLLOWING FOR THE STATED PURPOSE?

<table>
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<tr>
<th>CITY OFFICIALS:</th>
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<tr>
<td>Mayor, City Commissioners, City Attorney, City Manager, City Clerk, Assistant City Manager, Special Assistant to City Manager, Heads or Directors of Departments, and their Assistants or Deputies, Police Major or Chief, Fire Major or Chief, Building and Zoning Inspectors Board, Committee Members, or any other City Official or staff.</td>
</tr>
</tbody>
</table>

FOR THIS PURPOSE:

To encourage the approval, disapproval, adoption, repeal, passage, defeat or modification of any ordinance, resolution, action or decision of the City Commission, or any action, decision or recommendation of the City Commission, any Board, Committee or City Official.

IF THE FOREGOING APPLIES TO YOU, YOU ARE REQUIRED TO REGISTER AS A LOBBYIST:

<table>
<thead>
<tr>
<th>Print Your Name</th>
<th>Jeffrey S. Bass</th>
</tr>
</thead>
<tbody>
<tr>
<td>LOBBYIST</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Print Your Business Name, if applicable</th>
<th>Shubin &amp; Base, P.A.</th>
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</table>

<table>
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<tr>
<th>Business Telephone Number</th>
<th>(305) 381-6060</th>
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</thead>
</table>

<table>
<thead>
<tr>
<th>Business Address</th>
<th>46 S.W. 1st Street, Third Floor, Miami, Florida, 33130</th>
</tr>
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</table>

<table>
<thead>
<tr>
<th>ADDRESS</th>
<th>CITY, STATE</th>
<th>ZIP CODE</th>
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</thead>
<tbody>
<tr>
<td>46 S.W. 1st Street, Third Floor, Miami, Florida, 33130</td>
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<td>33130</td>
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</table>

Federal ID: 650363231

State the extent of any business or professional relationship you have with any current member of the City Commission.

NONE

PRINCIPAL REPRESENTED:

<table>
<thead>
<tr>
<th>NAME</th>
<th>University of Miami</th>
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<tr>
<td>COMPANY NAME, IF APPLICABLE</td>
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<th>BUSINESS ADDRESS</th>
<th>1200 South Dixie Hwy., Suite 1298, Coral Gables, FL 33146</th>
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<table>
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<tr>
<th>TELEPHONE NO.</th>
<th>(305) 284-2700</th>
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Lobbyist - Annual Registration Application (Revised 06/30/10)  Page 1 of 2
ANNUAL REPORT: On October 1st of each year, you are required to submit to the City Clerk a signed statement under oath listing all lobbying expenditures in excess of $25.00 for the preceding calendar year. A statement is required to be filed even if there were no expenditures.

LOBBYIST ISSUE APPLICATION: Prior to lobbying for a specific issue, you are required to fill out a Lobbyist Issue Application form with the Office of the City Clerk, stating under oath, your name, business address, the name of each principal who employed you to lobby, and the specific issue on which you wish to lobby.

NOTICE OF WITHDRAWAL: If you discontinue representing a particular client, a notice of withdrawal is required to be filed with the City Clerk.

ANNUAL LOBBYIST REGISTRATION FEE: This registration must be on file in the Office of the City Clerk prior to the filing of an issue application to lobby on a specific issue, and payment of a $150.00 Lobbyist Registration Fee is required.

I, Jeffrey S. Bass, hereby swear or affirm under penalty of perjury that I have read the provisions of the City of Coral Gables Ordinance 2006-11, governing Lobbying and that all of the facts contained in this registration application are true and that I agree to pay the $150.00 Annual Lobbyist Registration Fee.

Signature of Lobbyist

STATE OF FLORIDA
COUNTY OF DADE

B E F O R E: Me personally appeared Jeffrey S. Bass, so well known to me to be the person described in and who executed the foregoing instrument, and acknowledged to me before me that he/she executed said instrument for the purposes therein expressed.

WITNESS my Hand and Official Seal this 4th day of January 2017

Produced ID

$150.00 Fee Paid

Fee Waived for Non-For-Profit Organizations (documentary proof attached.)

For Office Use Only

Data Entry Date: _______ 20____

Entered By: ________________________
CITY OF CORAL GABLES
LOYBIST
ISSUE APPLICATION

REGISTRATION #: 

HAVE YOU BEEN RETAINED TO LOBBY ANY OF THE FOLLOWING FOR THE STATED PURPOSE?

CITY OFFICIALS: Mayor, City Commissioners, City Attorney, City Manager, City Clerk, Assistant City Manager, Special Assistant to City Manager, Heads or Directors of Departments, and their Assistant or Deputy, Police Major or Chief, Fire Major or Chief, Building and Zoning Inspectors, Board, Committee Members, or any City Official or staff.

FOR THIS PURPOSE: To encourage the passage, defeat or modification of any ordinance, resolution, action or decision of the City Commission; or any action, decision or recommendation of any Board, Committee or City Official.

IF THE FOREGOING APPLIES TO YOU, YOU ARE REQUIRED TO REGISTER AS A LOBBYIST AND TO FILE THE FOLLOWING INFORMATION, UNDER OATH, WITH THE CITY CLERK FOR EACH ISSUE ADDRESSED. ISSUE FEES: NO CHARGE, PROVIDING YOU HAVE A CURRENT ANNUAL LOBBYIST REGISTRATION DOCUMENT ON FILE.

Print Your Name: Jeffrey S. Bass
Print Your Business Name: Stubin & Bass, P.A.
Business Telephone Number: (305) 381-6060
Business Address: 46 S.W. 1st Street, Third Floor, Miami, Florida 33130
Corporation, Partnership, or Trust Represented: University of Miami
Principal Name: University of Miami
Principal Address: 1320 South Dixie Hwy, Suite 1255, Coral Gables, Fl 33146 Telephone Number: (305) 284-2700

ISSUE: Describe in detail, including address, if applicable, of the specific issue on which you will lobby: (Separate Application is required for each specific issue)

General representation in matters related to campus development.

Providing services as an attorney.

Lobbyist Form – Issue Application - Revised 6/30/19

1 of 2
Jeffrey S. Bass hereby swear or affirm under penalty of perjury that all the facts contained in this Application are true and that I am aware that these requirements are in compliance with the provisions of the City of Coral Gables Ordinance No. 2006-11, governing Lobbying.

Signature of Lobbyist

January 4, 2017

Date

STATE OF FLORIDA

COUNTY OF DADE

BEFORE ME personally appeared Jeffrey S. Bass to me well known and known to me to be the person described in and who executed the foregoing instrument, and acknowledged to and before me that he/she executed said instrument for the purpose therein expressed.

WITNESS my Hand and Official Seal this 4th day of January 2017.

Personally Known

Produced ID

For Office Use Only

Data Entry Date: 20

Entered By:

Annual Fees Waived for Not-for-Profit Organization. Please attach documentary proof.

(Lobbyist Form – Issue Application - Revised 6/30/16)
CITY OF CORAL GABLES
LOBBYIST EXPENDITURE REPORT

Any lobbyist who has registered must file an expenditure form detailing any expenditure related to lobbying for each issue the lobbyist has been engaged to lobby in the period from January 1, through December 31st of the preceding year.

Lobbyist Name: Jeffrey S. Bass
Principal: University of Miami

Issue: General representation in matters related to campus development. Providing services as an attorney

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<td>Other</td>
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JANUARY 1, 2010 THROUGH DECEMBER 31, 2010
OATH

I do solemnly swear or affirm that all facts contained on this Lobbyist Expenditure Report are true and correct; and that I have read and am familiar with the provisions contained in the City of Coral Gables Ordinance No. 2006-11.

______________________________
Signature of Lobbyist

January 4, 2017
Date

STATE OF FLORIDA
COUNTY OF DADE

BEFORE ME personally appeared Jeffrey S. Bass to me well known and known to me to be the person described in and who executed the foregoing instrument, and acknowledged to and before me that he/she executed said instrument for the purposes therein expressed.

WITNESS my Hand and Official Seal this 4th day of January 2017.

✓ Personally Known

Emily Vaughan
Notary Public
State of Florida

Produced ID

For Office Use Only

Data Entry Date: , 20 . Entered By:
SHUBIN & BASS, P.A.

CHECK

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SHUBIN & BASS, P.A.

REGIONS

01/04/17

DATE

CHECK

AMOUNT

***$150.00

PAY

TO THE OFFICE OF

CLERK, CITY OF CORAL GABLES

1204

Lobbyist Registration
CITY OF CORAL GABLES

LOBBYIST ANNUAL REGISTRATION APPLICATION
FOR EACH PRINCIPAL REPRESENTED

REGISTRATION #: ________________________

HAVE YOU BEEN RETAINED TO LOBBY ANY OF THE FOLLOWING FOR THE STATED PURPOSE?

| CITY OFFICIALS: | Mayor, City Commissioners, City Attorney, City Manager, City Clerk, Assistant City Manager, Special Assistant to City Manager, Heads or Directors of Departments, and their Assistant or Deputy, Police Major or Chief, Fire Major or Chief, Building and Zoning Inspectors Board, Committee Members, or any other City Official or staff. |
| FOR THIS PURPOSE: | To encourage the approval, disapproval, adoption, repeal, passage, defeat or modification of any ordinance, resolution, action or decision of the City Commission; or any action, decision or recommendation of the City Commission, any Board, Committee or City Official. |

IF THE FOREGOING APPLIES TO YOU, YOU ARE REQUIRED TO REGISTER AS A LOBBYIST:

Print Your Name: Alejandro Gonzalez

Print Your Business Name, if applicable: Arquitectonica

Business Telephone Number: 305 372 1012

Business Address: 2900 Oak Ave, Miami, FL 33133

State the extent of any business or professional relationship you have with any current member of the City Commission: N/A

Federal ID#: 591795451

PRINCIPAL REPRESENTED:

NAME: University of Miami

COMPANY NAME, IF APPLICABLE: Arquitectonica

BUSINESS ADDRESS: 1555 Leavante Ave, Coral Gables, FL 33146

TELEPHONE NO.: 305 243 5660

Lobbyist – Annual Registration Application (Revised 06/30/10)
ANNUAL REPORT: On October 1st of each year, you are required to submit to the City Clerk a signed statement under oath listing all lobbying expenditures in excess of $25.00 for the preceding calendar year. A statement is required to be filed even if there were no expenditures.

LOYIST ISSUE APPLICATION: Prior to lobbying for a specific issue, you are required to fill out a Lobbyist Issue Application form with the Office of the City Clerk; stating under oath, your name, business address, the name of each principal who employed you to lobby, and the specific issue on which you wish to lobby.

NOTICE OF WITHDRAWAL: If you discontinue representing a particular client, a notice of withdrawal is required to be filed with the City Clerk.

ANNUAL LOBBYIST REGISTRATION FEE: This Registration must be on file in the Office of the City Clerk prior to The filing of an Issue Application to lobby on a specific issue, and payment of a $150.00 Lobbyist Registration Fee is required.

I, Alejandro Gomez,

Do hereby swear or affirm under penalty of perjury that I have read the provisions of the City of Coral Gables Ordinance 2006-11, governing Lobbying and that all of the facts contained in this Registration Application are true and that I agree to pay the $150.00 Annual Lobbyist Registration Fee.

Signature of Lobbyist

STATE OF FLORIDA

COUNTY OF DADE

BEFORE ME personally appeared Alejandro Gomez, to me well known and known to me to be the person described in and who executed the foregoing instrument, and acknowledged to and before me that he/she executed said instrument for the purposes therein expressed.

WITNESS my Hand and Official Seal this 03, 2017

Personally Known

Produced ID

$150.00 Fee Paid

Fee Waived for Not-for-Profit Organizations (documentary proof attached.)

Date Entry Date: 20

Entered By:
I, Alejandro Gonzalez, hereby swear or affirm under penalty of perjury that all the facts contained in this Application are true and that I am aware that these requirements are in compliance with the provisions of the City of Coral Gables Ordinance No. 2006-11, governing Lobbying.

Signature of Lobbyist

STATE OF FLORIDA
COUNTY OF DADE

BEFORE ME personally appeared Alejandro Gonzalez, to me well known and known to me to be the person described in and who executed the foregoing instrument, and acknowledged to me that he/she executed said instrument for the purposes therein expressed.

WITNESS my Hand and Official Seal this 03/09/2017.

Personally Known
Produced ID

Annual Fees Waived for Not-for-Profit Organization. Please attach documentary proof.

Lobbyist Form – Issue Application - Revised 6/29/10

ARQUITECTONICA

Lobbyist Registration
PAY

ONE HUNDRED FIFTY AND 00/100 DOLLARS

TO

City of Coral Gables
Payment Processing Center
PO Box 742525
Coral Gables, FL 33120

CHECK DATE: January 3, 2017
AMOUNT: 150.00

ARQUITECTONICA
INTERNATIONAL CORPORATION

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Paid by: Arquitectonica

Thank you for your payment.

CUSTOMER COPY
CITY OF CORAL GABLES
LOBBYIST ANNUAL REGISTRATION APPLICATION
FOR EACH PRINCIPAL REPRESENTED

REGISTRATION #: 

HAVE YOU BEEN RETAINED TO LOBBY ANY OF THE FOLLOWING FOR THE STATED PURPOSE:

CITY OFFICIALS: Mayor, City Commissioners, City Attorney, City Manager, City Clerk, Assistant City Manager, Special Assistant to City Manager, Heads or Directors of Departments, and their Assistant or Deputy, Police Major or Chief, Fire Major or Chief, Building and Zoning Inspectors Board, Committee Members, or any other City Official or staff.

FOR THIS PURPOSE: To encourage the approval, disapproval, adoption, repeal, passage, defeat or modification of any ordinance, resolution, action or decision of the City Commission, or any action, decision or recommendation of the City Commission, any Board, Committee or City Official.

IF THE FOREGOING APPLIES TO YOU, YOU ARE REQUIRED TO REGISTER AS A LOBBYIST:

Print Your Name

Bernardo Fort

Print Your Business Name, if applicable

Arquitectonica

Business Telephone Number

305 372 1812

Business Address

2900 Oak Ave Miami, Fl. 33133

Federal ID#: 59 795 451

State the extent of any business or professional relationship you have with any current member of the City Commission.

PRINCIPAL REPRESENTED:

NAME University of Miami

COMPANY NAME, IF APPLICABLE

BUSINESS ADDRESS 1335 Levanne Ave

Coral Gables, Fl. 33146

TELEPHONE NO.: 

Lobbyist – Annual Registration Application (Revised 06/20/10)

Page 1 of 2

ARQUITECTONICA
I, [Name of Lobbyist], hereby swear or affirm under penalty of perjury that all the facts contained in this Application are true and that I am aware that these requirements are in compliance with the provisions of the City of Coral Gables Ordinance No. 2016-11, governing Lobbying.

[Signature of Lobbyist]  1/3/17

STATE OF FLORIDA

COUNTY OF DADE

BEFORE ME personally appeared [Name of Lobbyist] to me well known and known to me to be the person described in and who executed the foregoing instrument, and acknowledged to and before me that he/she executed said instrument for the purposes therein expressed.

WITNESS my Hand and Official Seal this [Signature of Notary Public]

[Notary Public]

STATE OF FLORIDA

Annual Fees Waived for Not-for-Profit Organization. Please attach documentary proof.

Lobbyist Form - Issue Application - Revised 6/30/10

ARQUITECTONICA
CITY OF CORAL GABLES
LOYBYIST
ISSUE APPLICATION

REGISTRATION #: [Blank]

HAVE YOU BEEN RETAINED TO LOBBY ANY OF THE FOLLOWING FOR THE STATED PURPOSE?

CITY OFFICIALS: Mayor, City Commissioners, City Attorney, City Manager, City Clerk, Assistant City Manager, Special Assistant to City Manager, Heads or Directors of Departments, and their Assistant or Deputy, Police Mayor or Chief, Fire Mayor or Chief, Building and Zoning Inspectors, Board, Committee Members, or any City Official or staff.

FOR THIS PURPOSE: To encourage the passage, defeat or modification of any ordinance, resolution, action or decision of the City Commission; or any action, decision or recommendation of any Board Committee or City Official.

IF THE FOREGOING APPLIES TO YOU, YOU ARE REQUIRED TO REGISTER AS A LOBBYIST AND TO FILE THE FOLLOWING INFORMATION, UNDER OATH, WITH THE CITY CLERK FOR EACH ISSUE ADDRESSED. ISSUE FEE: NO CHARGE, PROVIDING YOU HAVE A CURRENT ANNUAL LOBBYIST REGISTRATION DOCUMENT ON FILE.

Print Your Name: [Blank]
Print Your Business Name: [Blank]
Business Telephone Number: [Blank]
Business Address: 2900 Oak Ave, Miami, FL 33133
Corporation, Partnership, or Trust Represented: [Blank]
Principal Name: [Blank]
Principal Address: 1662 Main St, Miami
Telephone Number: [Blank]

ISSUE: Describe in detail, including address, if applicable, of the specific issue on which you will lobby: (Separate Application is required for each specific issue)

University of Miami Student Housing

Lobbyist Form – Issue Application - Revised 6/30/10

ARQUITECTONICA
**CHECK DATE:** January 3, 2017

**PAY**

One Hundred Fifty and 00/100 Dollars

**TO**

City of Coral Gables
Payment Processing Center
PO Box 7403
Cincinnati, OH 45274-2503

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**TOTAL**

150.00

**AMOUNT**

150.00
City of Coral Gables
City Clerk
4500 Ponce de Leon Blvd
Coral Gables, FL 33146
305-460-5351

008891-0008 Narcos U. 01/03/2017 03:41PM

CIC
Payment Tran Code: CIC
Lobbyists, Records and Notary Services (CIC)
Description: Lobbyist - Bernardo Fort
Lobbyists, Records and Notary Services

150.00

Subtotal
150.00

Total
150.00

CHECK
Check Number 21465

150.00

Change due

0.00

Paid by: Arquitectonica

Thank you for your payment

CUSTOMER COPY

Lobbyist Registration
**UNIVERSITY OF MIAMI**

**PAY TO THE ORDER OF**

**CITY OF CORAL GABLES**

**400 BILTMORE WAY**

**CORAL GABLES**  **FL 33134**

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**VOUCHER CHECK**

**UNIVERSITY OF MIAMI**

**REMITTANCE ADVISE**

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**TEN THOUSAND 00/10**

Development Review Committee Permit Application Fee for UM C-746 Housing Project

**APPLICATION DATE**

12 22 16