



August 12, 2010

Mr. Eric Riel
Planning Director
405 Biltmore Way
Coral Gables, FL 33134

Re: University of Miami / Proposed Change of Zoning District

Dear Mr. Riel:

We are requesting the following amendment to the City of Coral Gables ("City") Zoning Map:

1. A map amendment to include properties that have been used for University use, but have not been so designated on the City's Zoning Map.

A more detailed description of said amendment follows.

1. Proposed Zoning Map Change – University Campus District (UCD)

This amendment, further described in Exhibit "A" attached hereto, changes two buildings that have been used for University use, and have historically been reflected in all Campus plans and studies, and rezones them to University Campus District (UCD). While the Comprehensive Plan designation for these properties is presently "Commercial", as indicated in our application, we are in the process of having the designation changed to "University Campus", in order that both the land use designation and the zoning be consistent with the current use of the properties.

Based upon the foregoing, we look forward to your favorable recommendation to the proposed Zoning Map amendment.

Sincerely,

Janet Gavarrete
Associate Vice-President of Campus Planning

Exhibit A

Parcel 1 – McKnight Advancement Building

Address: 5809 Ponce de Leon Blvd.
Coral Gables, FL 33146

Folio #: 03-4130-009-0080

Legal Description: Lots 8, 9, 10 in Block 192 of SECOND REVISED PLAT OF CORAL GABLES RIVIERA SECTION PART 14, according to the Plat thereof, as recorded in Plat Book 28 at Page 32 of the Public Records of Dade County (now Miami-Dade County), Florida

Owner: University of Miami
1535 Levante Ave.
Coral Gables, FL 33146

Parcel 2 – McKnight Building Parking Lot

Address: n/a

Folio #: 03-4130-009-0070

Legal Description: Lot 7 in Block 192 of SECOND REVISED PLAT OF CORAL GABLES RIVIERA SECTION PART 14, according to the Plat thereof, as recorded in Plat Book 28 at Page 32 of the Public Records of Dade County (now Miami-Dade County), Florida

Owner: University of Miami
1535 Levante Ave.
Coral Gables, FL 33146

Parcel 3 – McKnight Building Parking Lot

Address: n/a

Folio #: 03-4130-009-0060

Legal Description: Lot 6 in Block 192 of SECOND REVISED PLAT OF CORAL GABLES RIVIERA SECTION PART 14, according to the Plat thereof, as recorded in Plat Book 28 at Page 32 of the Public Records of Dade County (now Miami-Dade County), Florida

Owner: University of Miami
1535 Levante Ave.
Coral Gables, FL 33146

Parcel 4 – Rainbow Building

Address: 1540 Levante Avenue
Coral Gables, FL 33146

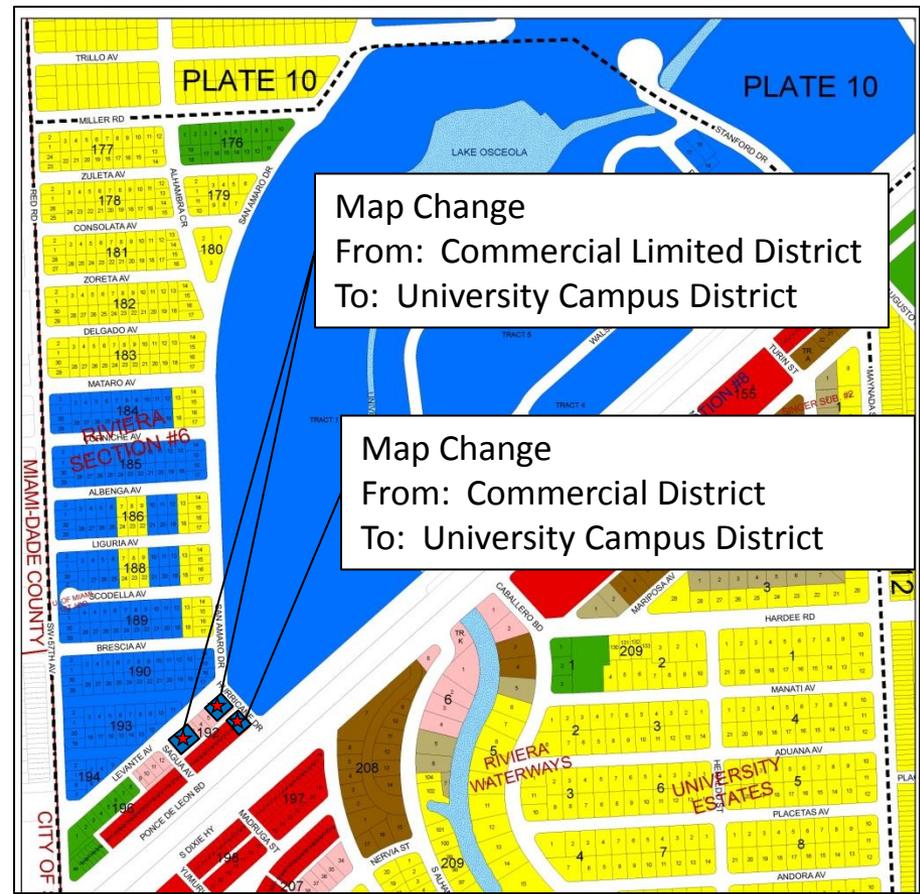
Folio #: 03-4130-009-0010

Legal Description: Lots 1, 2 and the SW ½ of Lot 3 in Block 192 of SECOND REVISED PLAT OF CORAL GABLES RIVIERA SECTION PART 14, according to the Plat thereof, as recorded in Plat Book 28 at Page 32 of the Public Records of Dade County (now Miami-Dade County), Florida.

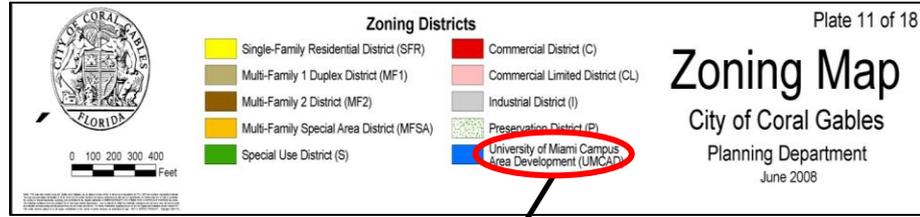
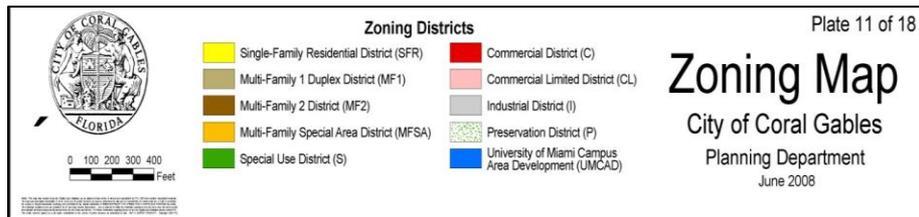
Owner: University of Miami
1535 Levante Ave.
Coral Gables, FL 33146



Existing Zoning Map



Proposed Zoning Map



Legend Change
From: University of Miami Campus Area Development (UMCAD)
To: University Campus District (UCD)

My Home
Miami-Dade County, Florida

miamidade.gov



Property Information Map



Aerial Photography - 2009

0 78 ft

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Close

Summary Details:

Folio No.:	03-4130-009-0080
Property:	5809 PONCE DE LEON BLVD
Mailing Address:	UNIVERSITY OF MIAMI % R E OFFICE PO BOX 248106 CORAL GABLES FL 33124-

Property Information:

Primary Zone:	6400 COMMERCIAL, MEDIUM INTENSITY
CLUC:	0041 EDUCATIONAL-PRIVATE
Beds/Baths:	0/0
Floors:	2
Living Units:	0
Adj Sq Footage:	9,900
Lot Size:	7,500 SQ FT
Year Built:	1954
Legal Description:	CORAL GABLES RIVIERA SEC 14 2ND REV PL PB 28-32 LOTS 8 TO 10 INC BLK 192 LOT SIZE 75.000 X 100

Assessment Information:

Year:	2009	2008
Land Value:	\$562,500	\$562,500
Building Value:	\$493,765	\$508,167
Market Value:	\$1,056,265	\$1,070,667
Assessed Value:	\$1,056,265	\$1,070,667

Taxable Value Information:

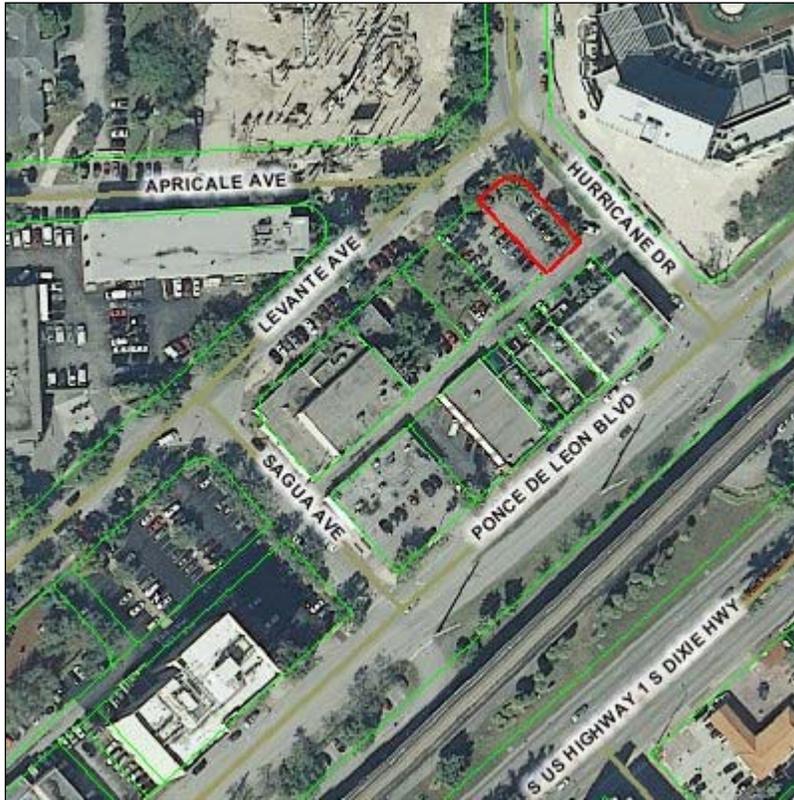
Year:	2009	2008
Taxing Authority:	Applied Exemption/ Taxable Value:	Applied Exemption/ Taxable Value:
Regional:	\$1,056,265/ \$0	\$1,070,667/ \$0
County:	\$1,056,265/ \$0	\$1,070,667/ \$0
City:	\$1,056,265/ \$0	\$1,070,667/ \$0
School Board:	\$1,056,265/ \$0	\$1,070,667/ \$0

My Home
Miami-Dade County, Florida

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Property Information Map



Aerial Photography - 2009

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Close

Summary Details:

Folio No.:	03-4130-009-0070
Property:	
Mailing Address:	UNIVERSITY OF MIAMI % R E OFFICE PO BOX 248106 CORAL GABLES FL 33124-

Property Information:

Primary Zone:	6100 RESTRICTED COMMERCIAL
CLUC:	0081 VACANT LAND
Beds/Baths:	0/0
Floors:	0
Living Units:	0
Adj Sq Footage:	0
Lot Size:	5,000 SQ FT
Year Built:	0
Legal Description:	CORAL GABLES RIVIERA SEC 14 2ND REV PL PB 28-32 LOT 7 BLK 192 LOT SIZE 50.000 X 100

Assessment Information:

Year:	2009	2008
Land Value:	\$350,000	\$350,000
Building Value:	\$0	\$0
Market Value:	\$350,000	\$350,000
Assessed Value:	\$350,000	\$350,000

Taxable Value Information:

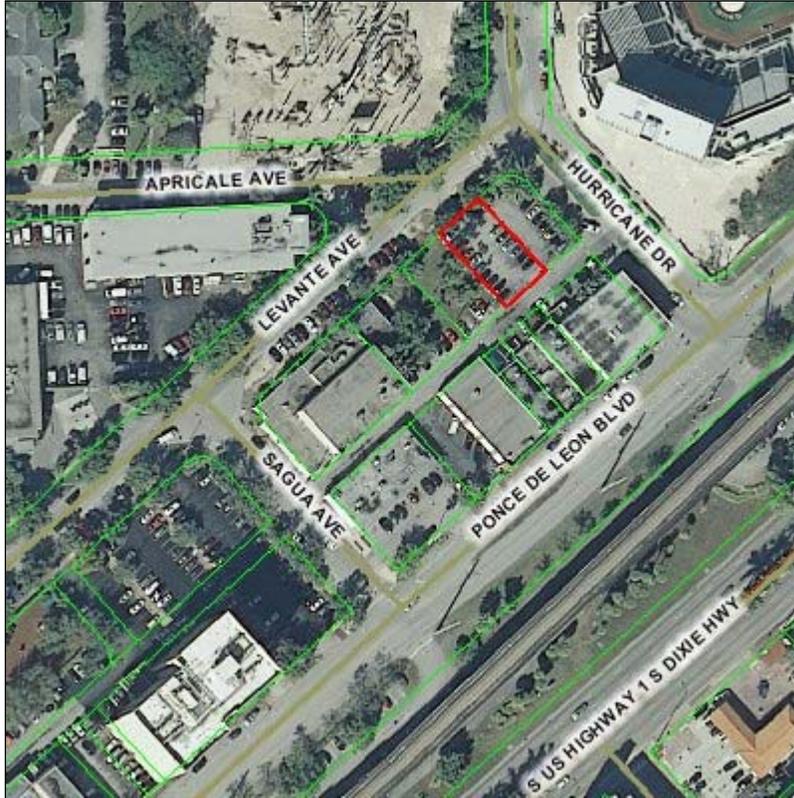
Year:	2009	2008
Taxing Authority:	Applied Exemption/ Taxable Value:	Applied Exemption/ Taxable Value:
Regional:	\$350,000/\$0	\$350,000/\$0
County:	\$350,000/\$0	\$350,000/\$0
City:	\$350,000/\$0	\$350,000/\$0
School Board:	\$350,000/\$0	\$350,000/\$0

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Miami-Dade County, Florida

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Property Information Map



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Summary Details:

Folio No.:	03-4130-009-0060
Property:	
Mailing Address:	UNIVERSITY OF MIAMI % R E OFFICE PO BOX 248106 CORAL GABLES FL 33124-

Property Information:

Primary Zone:	6100 RESTRICTED COMMERCIAL
CLUC:	0081 VACANT LAND
Beds/Baths:	0/0
Floors:	0
Living Units:	0
Adj Sq Footage:	0
Lot Size:	5,000 SQ FT
Year Built:	0
Legal Description:	CORAL GABLES RIVIERA SEC 14 2ND REV PL PB 28-32 LOT 6 BLK 192 LOT SIZE 50.000 X 100

Assessment Information:

Year:	2009	2008
Land Value:	\$350,000	\$350,000
Building Value:	\$0	\$0
Market Value:	\$350,000	\$350,000
Assessed Value:	\$350,000	\$350,000

Taxable Value Information:

Year:	2009	2008
Taxing Authority:	Applied Exemption/ Taxable Value:	Applied Exemption/ Taxable Value:
Regional:	\$350,000/\$0	\$350,000/\$0
County:	\$350,000/\$0	\$350,000/\$0
City:	\$350,000/\$0	\$350,000/\$0
School Board:	\$350,000/\$0	\$350,000/\$0

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Property Information Map



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Summary Details:

Folio No.:	03-4130-009-0010
Property:	1540 LEVANTE AVE
Mailing Address:	UNIVERSITY OF MIAMI % R E OFFICE PO BOX 248106 CORAL GABLES FL 33124-

Property Information:

Primary Zone:	6100 RESTRICTED COMMERCIAL
CLUC:	0041 EDUCATIONAL-PRIVATE
Beds/Baths:	0/0
Floors:	2
Living Units:	0
Adj Sq Footage:	15,879
Lot Size:	12,500 SQ FT
Year Built:	1958
Legal Description:	CORAL GABLES RIVIERA SEC 14 2ND REV PL PB 28-32 LOTS 1 & 2 & SW1/2 LOT 3 BLK 192 LOT SIZE 125,000 X 100

Assessment Information:

Year:	2009	2008
Land Value:	\$875,000	\$875,000
Building Value:	\$902,100	\$926,307
Market Value:	\$1,777,100	\$1,801,307
Assessed Value:	\$1,777,100	\$1,801,307

Taxable Value Information:

Year:	2009	2008
Taxing Authority:	Applied Exemption/ Taxable Value:	Applied Exemption/ Taxable Value:
Regional:	\$1,777,100/ \$0	\$1,801,307/ \$0
County:	\$1,777,100/ \$0	\$1,801,307/ \$0
City:	\$1,777,100/ \$0	\$1,801,307/ \$0
School Board:	\$1,777,100/ \$0	\$1,801,307/ \$0