



City of Coral Gables
CITY COMMISSION MEETING
May 20, 2025

ITEM TITLE:

Resolution.

A Resolution of the City Commission approving the Tree Relocation and Mitigation Plan for the townhouse development project referred to as “The George” on the property legally described as Lots 29 through 41, Block 10, Coral Gables Biltmore Section (717, 729, 737 and 741 Valencia Avenue), Coral Gables, Florida.

BRIEF HISTORY:

On July 9, 2024, pursuant to Resolution No. 2024-154, the City Commission approved a site plan for a townhouse development referred to as “The George.” Pursuant to Section 2, condition 3(c) of Resolution 2024-154, the property owner was required to coordinate with Public Works on the feasibility of the relocation of the mature trees at the project site and prepare tree relocation plan or, in the event that one or more trees cannot be relocated, mitigation measures shall be proposed which improve the tree canopy in the neighborhood surrounding the project site.

Pursuant to such condition, the property owner submitted a Tree Relocation and Mitigation Plan that was considered by the City Commission on March 11, 2025 and the City Commission adopted Resolution No. 2025-69 which, among other things, deferred consideration of the Tree Relocation and Mitigation Plan, as amended on March 10, 2025, until the May 20 2025 City Commission meeting to allow time for the property owner to hold a community meeting.

The property owner has submitted landscape architectural plans signed and sealed April 2, 2025 which include a Landscape Plan, Tree Survey, Disposition & Protection Plan, and Irrigation Plan and held a community meeting on May 13, 2025.

The proposed resolution approves the plan that includes the following key points:

- Relocation of 1 Gumbo Limbo tree to the Granada Golf Course or a City park to be determined by the City;
- Removal of 6 Live Oak trees;
- Planting of 6 oaks measuring 20-22 feet in height along the right-of-way in front of the project site that will be guaranteed to survive by the tree contractor at an approximate cost to property owner of \$51,000;
- Planting of an additional 50 trees at the project measuring at least 12 feet tall, comprised of 24 required trees and 26 surplus trees;
- Planting of 331 shrubs along the Valencia Ave sidewalk and the perimeter of the project; and

- Payment of mitigation by the applicant to the City in the amount of \$245,000.00.

ATTACHMENT(S):

1. Draft Resolution

FINANCIAL INFORMATION:

No.	Amount	Account No.	Source of Funds
1.	Not applicable	Not applicable	Not applicable
Total:			
Fiscal Impact: Not applicable			

BUSINESS IMPACT:

Not applicable.