

CITY OF CORAL GABLES, FLORIDA

RESOLUTION NO. 2025-69

A RESOLUTION OF THE CITY COMMISSION DEFERRING CONSIDERATION OF A 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.

WHEREAS, 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;” and

WHEREAS, 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; and

WHEREAS, pursuant to such condition, on February 14, 2025, the property owner submitted for the City Commission’s consideration and review, a proposed Tree Relocation and Mitigation Plan, and on March 10, 2025, the property owner submitted an amended proposed Tree Relocation and Mitigation Plan;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE CITY OF CORAL GABLES:

SECTION 1. That the foregoing “**WHEREAS**” clauses are hereby ratified and confirmed as being true and correct and are hereby made a specific part of this Resolution upon the adoption hereof.

SECTION 2. That the City Commission hereby defers its consideration of the Tree Relocation and Mitigation Plan, as amended on March 10, 2025, attached as Exhibit A, until the May 20, 2025 City Commission meeting to allow time for the property owner to hold a community meeting. In the meantime, the property owner may apply for and obtain a foundation permit, subject to all other requirements, and provided that no work is commenced that would affect the trees until a Tree Relocation and Mitigation Plan is approved. Additionally, the property owner should continue the preparation process for relocation of trees, including root pruning of the trees that are proposed for relocation.

SECTION 3. That this Resolution shall become effective upon the date of its passage and adoption herein.

PASSED AND ADOPTED THIS ELEVENTH DAY OF MARCH A.D., 2025.

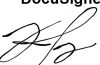
(Moved: Castro / Seconded: Menendez)

(Yeas: Fernandez, Menendez, Anderson, Castro, Lago)

(Unanimous: 5-0 Vote)

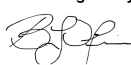
(Agenda Item: E-3)

APPROVED:

DocuSigned by:

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VINCE LAGO
MAYOR

ATTEST:

DocuSigned by:

358417D2FA884FF...

BILLY Y. URQUIA
CITY CLERK

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY:

DocuSigned by:

9A595ED64D304E8...

CRISTINA M. SUÁREZ
CITY ATTORNEY



Writer's Direct Dial Number: (305) 376-6027

Writer's E-Mail Address: mgarcia-serra@gunster.com

March 10, 2025

Mr. Alberto Parjus
City Manager
City of Coral Gables
2151 Salzedo Street
Coral Gables, FL 33134

Re: The George / 717 -741 Valencia Avenue / Tree Relocation and Mitigation Plan /Amended Proposal

Dear Mr. Parjus:

On behalf of The George, LLC, the developer of The George townhome project to be located at 717, 729, 737 and 741 Valencia Avenue (collectively, the "Property"), we respectfully submit this letter in connection with the enclosed Amended Tree Relocation and Mitigation Plan (Exhibit 1) as required pursuant to Section 2 Condition 3(c) of Resolution No. 2024-154, attached as Exhibit 2. After extensive discussions with City staff since our original submission, we have revised the proposed tree mitigation and relocation plan so as to relocate a very large Live Oak tree that was previously proposed for removal and we have come to agreement with City staff on the correct calculation of the tree mitigation fee.

As noted in the enclosed Amended Tree Relocation and Mitigation Plan, there were originally a total of seven (7) trees which were identified with a potential for relocation and/or removal: six (6) Live Oaks (trees #14, #20, #30, #41, #46, and #56) and one (1) Gumbo Limbo (tree #45)¹. Three firms specializing in relocation analyzed these trees:

1. Environmental Design, Inc. (treemover.com), the certified arborist and tree mover trusted by Pebble Beach Golf Links, Stanford University, the University of Texas, the 9/11 Memorial, the San Diego Zoo, the University of Michigan, Google, and Apple Inc. which has been relocating large trees since 1977 (Exhibit 3).
2. Tropical Designs of Florida, Inc., a certified arborist who has been practicing in South Florida since the 1970s (Exhibit 4).
3. Green Integrity's, Inc., the University of Miami's preferred tree mover who has been relocating large trees in South Florida for over 20 years (Exhibit 5).

The credentials and/or reports for each of these consultants are included as part of the exhibits referenced above. These experts determined that the Gumbo Limbo tree can be relocated. As a result of our work with City staff, we have come to the conclusion that Tree No. 41, a Live

¹ There was an 8th tree (a younger oak) mentioned in Resolution No. 2024-154 and identified as tree #40 on Exhibit 1 which was subsequently removed with the City's approval.



Oak with a tree canopy width of over 60 feet, can also be relocated. The existing four (4) Live Oaks at the new site of Tree No. 41 will be relocated to the Granada Golf Course. The remaining five Live Oaks must be removed as they would require pruning more than 25% of the current canopy (branch/leaf area) for transportation to any other viable location and none of them are good candidates to survive and prosper post relocation especially when compared to the quality and survivability of new trees which can be planted in other areas of the City at the City's request. A summary of the analysis of each tree is provided below with each tree identified by its number on the relocation plan (Exhibit 1).

1. Tree #14 – Live Oak (Pictured in Exhibit 6) – Remove
 - a. The tree has a codominant stem (two trunks), and relocation would require removing the codominant stem which would result in excessive damage to the tree (Exhibit 3 - Pages 17, 18, and 20).
2. Tree #20 – Live Oak (Pictured in Exhibit 6) – Remove
 - a. Relocation would require pruning more than 25% of the current canopy. There is significant damage to the base of the main stem due to an existing fence on the property (Exhibit 3 - Pages 16 and 20).
3. Tree #30 – Live Oak (Pictured in Exhibit 6) – Remove
 - a. Relocation would require pruning more than 25% of the current canopy. Relocation would require pruning on multiple sides which endangers long-term survival (Exhibit 3, Pages 13, 14, 15, and 20).
4. Tree #41 – Live Oak (Pictured in Exhibit 6) – Relocate

This is a very large Live Oak tree which we have concluded may be relocated to a triangular median at the Northwest corner of the intersection of Valencia Avenue and Cardena Street. The four (4) existing live oak trees within the triangular median shall be relocated to the Granada Golf Course. This is a significant undertaking which we request be done subject to the following:

- a. A meeting with the Public Works Director and staff be scheduled for March 17th to review the civil improvement plans to prepare the triangular median for the planting of Tree No. 41.
- b. The Public Works Department is to review and process the necessary permit application for the civil work in the triangular median within three business days of submission of the permit application. The existing trees in the triangular median will be moved as soon as my client is ready to commence civil work.
- c. The cost of the civil work for the triangular median will be credited towards impact fees and building permit fees.
- d. The relocation of Tree No. 41 shall commence no later than May 1st.



5. Tree #45 – Gumbo Limbo (Pictured in Exhibit 6) – Relocate
 - a. The tree is in good condition and could easily be transplanted with a high chance of survival (Exhibit 3 - Page 20).
6. Tree #46 – Live Oak (Pictured in Exhibit 6) – Remove
 - a. Relocation of this Oak would require pruning more than 25% of the current canopy in order to have enough clearance for the route. Specifically, all limbs which extend beyond 14 feet from the main stem and additional pruning of a large 8"-10" limb on the south side based on the limited dimensions of any potential route to a new destination (Exhibit 3 - Pages 11 and 20).
7. Tree #56 – Live Oak (Pictured in Exhibit 6) – Remove
 - a. Relocation would require pruning more than 25% of the current canopy. It is also an irregularly shaped tree which would negatively impact survival (Exhibit 3 - Pages 19 and 20).

As part of the relocation and mitigation plan and the improvements to the Valencia Avenue streetscape, my client proposes the following:

- (1) The payment of approximately \$215,000 to the City as mitigation payments to be utilized for the planting of shade trees along Biltmore Way.
- (2) The relocation of the Gumbo Limbo tree to the Granada Golf Course or a City park to be determined by the City.
- (3) The planting of 6 live oaks measuring a minimum of 20-22 feet in height along the right-of-way in front of the project site.
- (4) The planting of 58 trees on the project site measuring 12 feet tall.
- (5) The planting of 331 shrubs on the project site and right-of-way.

A more detailed explanation of the analysis of each tree is included in the exhibits attached to this letter.

My client's parent company, MG Developer, has a long and successful record of award-winning projects in Coral Gables including several in the immediate vicinity of The George, including Biltmore Parc, Beatrice Row, Biltmore Row, Althea Row, and Gables Village. All of these projects have been designed in a sensitive manner and have embraced the City's tree lined streets fabric and enhanced it including multiple instances of tree relocation. In this instance, after considerable work and effort, our conclusion is that two trees may be relocated with a high likelihood of success. Other trees should be removed and the mitigation payments should be utilized to plant new trees which are stronger, more durable, and will do more to enhance the City's tree canopy.

The George is the rare project which is zoned for an intense and dense high-rise building (50 units, 150 feet tall) but which is, instead, proposed to be low scale and sensitive to the community (13 units, 45 feet tall). MG Developer only enhances neighborhoods in which it builds, and it is in that spirit that we propose this plan for tree relocation and mitigation which will be a very significant enhancement to the City's public tree canopy. We respectfully request that you



schedule this proposed Amended Tree Relocation and Mitigation Plan for the review of the City Commission on its next available agenda. Upon approval of this Amended Tree Relocation and Mitigation Plan, Condition 3(c) of Section 2 of Resolution No. 2024-154 shall be satisfied.

If you have any questions, please do not hesitate to contact me at (305) 376-6061. Thank you for your attention to this matter and we look forward to continuing to work with you on this exciting project.

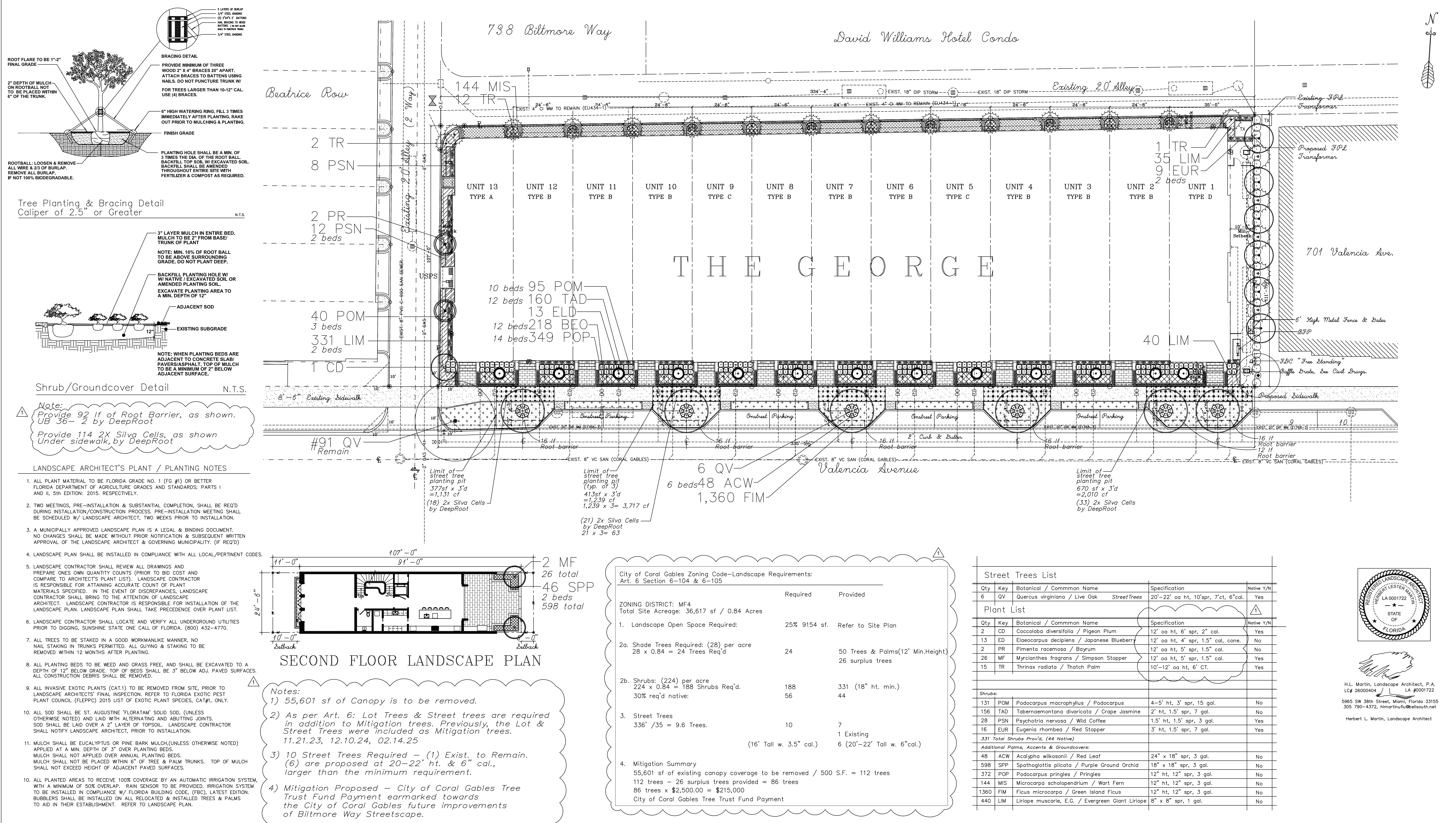
Sincerely,

A handwritten signature in blue ink that reads 'Mario Garcia-Serra'.

Mario Garcia-Serra

cc: Cristina M. Suarez, City Attorney
Joe Gomez, Deputy City Manager
Hermes Diaz, Public Works Director
Deena Bell-Llewellyn, ASLA, Assistant Director of Public Works

Exhibit 1



Tree Planting & Bracing Detail
Caliper of 2.5" or Greater

Shrub/Groundcover Detail

Note:
Provide 92 lf of Root Barrier, as shown.
UB 36- 2 by DeepRoot
Provide 114 2X Silva Cells, as shown
Under sidewalk, by DeepRoot

LANDSCAPE ARCHITECT'S PLANT / PLANTING NOTES

- ALL PLANT MATERIAL TO BE FLORIDA GRADE NO. 1 (FG #1) OR BETTER FLORIDA DEPARTMENT OF AGRICULTURE GRADES AND STANDARDS, PARTS I AND II, 5th EDITION: 2015, RESPECTIVELY.
- TWO MEETINGS, PRE-INSTALLATION & SUBSTANTIAL COMPLETION, SHALL BE REQ'D DURING INSTALLATION/CONSTRUCTION PROCESS. PRE-INSTALLATION MEETING SHALL BE SCHEDULED W/ LANDSCAPE ARCHITECT, TWO WEEKS PRIOR TO INSTALLATION.
- A MUNICIPALLY APPROVED LANDSCAPE PLAN IS A LEGAL & BINDING DOCUMENT. NO CHANGES SHALL BE MADE WITHOUT PRIOR NOTIFICATION & SUBSEQUENT WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT & GOVERNING MUNICIPALITY. (IF REQ'D)
- LANDSCAPE PLAN SHALL BE INSTALLED IN COMPLIANCE WITH ALL LOCAL/PERTINENT CODES.
- LANDSCAPE CONTRACTOR SHALL REVIEW ALL DRAWINGS AND PREPARE OWN QUANTITY COUNTS (PRIOR TO BID COST AND COMPARE TO ARCHITECT'S PLANT LIST). LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ATTAINING ACCURATE COUNT OF PLANT MATERIALS SPECIFIED. IN THE EVENT OF DISCREPANCIES, LANDSCAPE CONTRACTOR SHALL BRING TO THE ATTENTION OF LANDSCAPE ARCHITECT. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF THE LANDSCAPE PLAN. LANDSCAPE PLAN SHALL TAKE PRECEDENCE OVER PLANT LIST.
- LANDSCAPE CONTRACTOR SHALL LOCATE AND VERIFY ALL UNDERGROUND UTILITIES PRIOR TO DIGGING, SUNSHINE STATE ONE CALL OF FLORIDA. (800) 432-4770.
- ALL TREES TO BE STAKED IN A GOOD WORKMANLIKE MANNER, NO NAIL STAKING IN TRUNKS PERMITTED. ALL GUYING & STAKING TO BE REMOVED WITHIN 12 MONTHS AFTER PLANTING.
- ALL PLANTING BEDS TO BE WEED AND GRASS FREE, AND SHALL BE EXCAVATED TO A DEPTH OF 12" BELOW GRADE. TOP OF BEDS SHALL BE 3" BELOW ADJ. PAVED SURFACES. ALL CONSTRUCTION DEBRIS SHALL BE REMOVED.
- ALL INVASIVE EXOTIC PLANTS (CAT.1) TO BE REMOVED FROM SITE, PRIOR TO LANDSCAPE ARCHITECTS' FINAL INSPECTION. REFER TO FLORIDA EXOTIC PEST PLANT COUNCIL (FLEPPC) 2015 LIST OF EXOTIC PLANT SPECIES, CAT.#1, ONLY.
- ALL SOD SHALL BE ST. AUGUSTINE 'FLORATAM' SOLID SOD, (UNLESS OTHERWISE NOTED) AND LAID WITH ALTERNATING AND ABUTTING JOINTS. SOD SHALL BE LAID OVER A 2" LAYER OF TOPSOIL. LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT, PRIOR TO INSTALLATION.
- MULCH SHALL BE EUCALYPTUS OR PINE BARK MULCH, (UNLESS OTHERWISE NOTED) APPLIED AT A MIN. DEPTH OF 3" OVER PLANTING BEDS. MULCH SHALL NOT APPLIED OVER ANNUAL PLANTING BEDS. MULCH SHALL NOT BE PLACED WITHIN 6" OF TREE & PALM TRUNKS. TOP OF MULCH SHALL NOT EXCEED HEIGHT OF ADJACENT PAVED SURFACES.
- ALL PLANTED AREAS TO RECEIVE 100% COVERAGE BY AN AUTOMATIC IRRIGATION SYSTEM, WITH A MINIMUM OF 50% OVERLAP. RAIN SENSOR TO BE PROVIDED. IRRIGATION SYSTEM TO BE INSTALLED IN COMPLIANCE W/ FLORIDA BUILDING CODE, (FBC), LATEST EDITION. BUBBLERS SHALL BE INSTALLED ON ALL RELOCATED & INSTALLED TREES & PALMS TO AID IN THEIR ESTABLISHMENT. REFER TO LANDSCAPE PLAN.

SECOND FLOOR LANDSCAPE PLAN

City of Coral Gables Zoning Code—Landscape Requirements:
Art. 6 Section 6-104 & 6-105

	Required	Provided
ZONING DISTRICT: MF4 Total Site Acreage: 36,617 sf / 0.84 Acres		
1. Landscape Open Space Required:	25% 9154 sf.	Refer to Site Plan
2a. Shade Trees Required: (28) per acre 28 x 0.84 = 24 Trees Req'd	24	50 Trees & Palms (12' Min.Height) 26 surplus trees
2b. Shrubs: (224) per acre 224 x 0.84 = 188 Shrubs Req'd. 30% req'd native:	188 56	331 (18" ht. min.) 44
3. Street Trees 336' / 35 = 9.6 Trees.	10	7 1 Existing (16' Tall w. 3.5" cal.) 6 (20'-22' Tall w. 6" cal.)
4. Mitigation Summary 55,601 sf of existing canopy coverage to be removed / 500 S.F. = 112 trees 112 trees - 26 surplus trees provided = 86 trees 86 trees x \$2,500.00 = \$215,000 City of Coral Gables Tree Trust Fund Payment		

Street Trees List				
Qty	Key	Botanical / Common Name	Specification	Native Y/N
6	QV	Quercus virginiana / Live Oak	Street Trees 20'-22' oa ht, 10'spr, 7'ct, 6" cal.	Yes
Plant List				
Qty	Key	Botanical / Common Name	Specification	Native Y/N
2	CD	Coccoloba diversifolia / Pigeon Plum	12' oa ht, 6' spr, 2" cal.	Yes
13	ED	Elaeocarpus decipiens / Japanese Blueberry	12' oa ht, 4' spr, 1.5" cal, cone.	No
2	PR	Pimenta racemosa / Bayrum	12' oa ht, 5' spr, 1.5" cal.	No
26	MF	Myrcianthes fragrans / Simpson Stopper	12' oa ht, 5' spr, 1.5" cal.	Yes
15	TR	Thrinax radiata / Thatch Palm	10'-12' oa ht, 6' CT.	Yes
Shrubs:				
131	POM	Podocarpus macrophyllus / Podocarpus	4-5' ht, 3' spr, 15 gal.	No
156	TAD	Tabernaemontana divaricata / Crape Jasmine	2' ht, 1.5' spr, 7 gal.	No
28	PSN	Psychotria nervosa / Wild Coffee	1.5' ht, 1.5' spr, 3 gal.	Yes
16	EUR	Eugenia rhomboides / Red Stopper	3' ht, 1.5' spr, 7 gal.	Yes
331 Total Shrubs Prov'd, (44 Native)				
Additional Palms, Accents & Groundcovers:				
48	ACW	Acalypha wilkesonii / Red Leaf	24" x 18" spr, 3 gal.	No
598	SPP	Spathoglottis plicata / Purple Ground Orchid	18" x 18" spr, 3 gal.	No
372	POP	Podocarpus pringles / Pringles	12" ht, 12" spr, 3 gal.	No
144	MIS	Microcarpa scholopendrium / Wart Fern	12" ht, 12" spr, 3 gal.	No
1360	FIM	Ficus microcarpa / Green Island Ficus	12" ht, 12" spr, 3 gal.	No
440	LIM	Liriope muscarie, E.G. / Evergreen Giant Liriope	8" x 8" spr, 1 gal.	No

LANDSCAPE PLAN

Scale 1/16" = 1' - 0"

LA-01 LANDSCAPE PLAN
LA-02 TREE SURVEY/DISPOSITION & PROTECTION PLAN
LA-03 TREE PROTECTION PLAN
LA-04 IRRIGATION PLAN

PERMIT SET
11-25-24

REVISIONS

THE GEORGE

de la Guardia Victoria Architects & Urbanists, Inc.
524 Valencia Avenue, Coral Gables, FL 33134
305-444-5855
305-790-4372
hmartin@bellsouth.net

LANDSCAPE PLAN

LA-01

TREE RESOURCE EVALUATION - MEASUREMENTS AND CONDITION RATING									
Number/Key	Botanical Name	Common Name	DBH	HT	SPR	Condition	TPZ	Disposition	Mitigation
1	Adonidia merillii x 3 tks	Christmas palm	18"	22'	16'	Good	4'	Remove	201
2	Adonidia merillii x 3 tks	Christmas palm	17"	12'	17'	Good	4'	Remove	201
3	Adonidia merillii x 2 tks	Christmas palm	12"	12'	14'	Good	4'	Remove	154
4	Adonidia merillii x 3 tks	Christmas palm	18"	12'	20'	Good	4'	Remove	380
5	Adonidia merillii x 2 tks	Christmas palm	10"	10'	15'	Good	4'	Remove	177
6	Adonidia merillii x 2 tks	Christmas palm	8"	10'	11'	Good	4'	Remove	95
7	Adonidia merillii x 3 tks	Christmas palm	14"	21'	22'	Good	4'	Remove	380
8	Ptychosperma elegans x 2 tks	Solitaire palm	5"	28'	8'	Good	4'	Remove	N/A <6"DBH Palm
9	Podocarpus macrophylla	Podocarpus	12"	18'	18'	Moderate	4'	Remove	254
10	Ptychosperma elegans	Solitaire palm	3"	14'	12'	Good	4'	Remove	N/A <6"DBH Palm
11	Schefflera actinophylla	Umbrella tree	33"	26'	25'	Invasive		Remove	N/A <12' ht
12	Ptychosperma elegans	Solitaire palm	4"	26'	12'	Good	4'	Remove	N/A <6"DBH Palm
13	Ptychosperma elegans	Solitaire palm	4"	30'	14'	Good	4'	Remove	N/A <6"DBH Palm
14	Quercus virginiana	Live oak	34"	60'	60'	Good	14'	Remove	5652
15	Ptychosperma elegans	Solitaire palm	4"	40'	14'	Good	4'	Remove	N/A <6"DBH Palm
16	Grevillea robusta	Silky oak	12"	60'	20'	Moderate	8'	Remove	314
18	Ptychosperma elegans x 3 tks	Solitaire palm	9"	40'	18'	Good	4'	Remove	254
18a	Murraya paniculata	Orange jasmine	3"	12'	12'	Moderate	3'	Remove	
19	Ptychosperma elegans	Solitaire palm	4"	60'	16'	Good	4'	Remove	N/A <6"DBH Palm
20	Quercus virginiana	Live oak	30"	60'	60'	Good	14'	Remove	5652
21	Veitchia montgomeryana	Montgomery palm	7"	30'	18'	Good	4'	Remove	254
22	Veitchia montgomeryana	Montgomery palm	6"	17'	16'	Good	4'	Remove	201
23	Veitchia montgomeryana	Montgomery palm	7"	30'	18'	Good	4'	Remove	254
24	Veitchia montgomeryana	Montgomery palm	6"	30'	18'	Good	4'	Remove	254
25	Ptychosperma elegans x 3 tks	Solitaire palm	9"	30'	28'	Moderate	4'	Remove	254
26	Ptychosperma elegans x 3 tks	Solitaire palm	9"	30'	20'	Moderate	4'	Remove	615
27	Schefflera actinophylla	Umbrella tree	8"	30'	16'	Invasive		Remove	N/A, Invasive
28	Quercus virginiana	Live oak	9"	30'	30'	Moderate	6'	Remove	707
29	Quercus virginiana	Live oak	27"	80'	92'	Moderate	14'	Remove	7073
30	Quercus virginiana	Live oak	35"	60'	85'	Good	16'	Remove	7073
30a	Quercus virginiana	Live oak	5"	25'	15'	Poor	4'	Remove	177
31	Veitchia montgomeryana	Montgomery palm	7"	20'	16'	Good	4'	Remove	254
32	Veitchia montgomeryana	Montgomery palm	7"	28'	18'	Good	4'	Remove	254
33	Veitchia montgomeryana	Montgomery palm	8"	50'	18'	Good	4'	Remove	254
34	Veitchia montgomeryana	Montgomery palm	5"	15'	12'	Good	4'	Remove	N/A <6"DBH Palm
35	Ptychosperma elegans	Solitaire palm	3"	18'	14'	Good	4'	Remove	N/A <6"DBH Palm
36	Veitchia montgomeryana	Montgomery palm	6"	22'	18'	Good	4'	Remove	254
37	Veitchia montgomeryana	Montgomery palm	8"	35'	22'	Good	4'	Remove	380
38	Veitchia montgomeryana	Montgomery palm	7"	35'	22'	Good	4'	Remove	380
39	Veitchia montgomeryana	Montgomery palm	10"	70'	22'	Good	4'	Remove	380
39a	Veitchia montgomeryana	Montgomery palm	7"	20'	22'	Good	4'	Remove	380
40	Quercus virginiana	Live oak	31"	80'	55'	Moderate	14'	Remove	4250
41	Quercus virginiana	Live oak	31"	50'	62'	Good	14'	RELOCATE	
42	Sabal palmetto	Sabal palm	0"	4'	18'	Good	4'	Remove	N/A <12' ht, 4.5"
43	Ptychosperma elegans	Solitaire palm	3"	28'	14'	Good	4'	Remove	N/A <6"DBH Palm
43a	Ptychosperma elegans	Solitaire palm	3"	26'	18'	Good	4'	Remove	N/A <6"DBH Palm
43b	Ptychosperma elegans	Solitaire palm	3"	30'	16'	Good	4'	Remove	N/A <6"DBH Palm
43c	Thrinax radiata	Florida thatch palm	4"	22'	16'	Good	4'	Remove	N/A <6"DBH Palm
43d	Ptychosperma elegans	Solitaire palm	3"	28'	18'	Good	4'	Remove	N/A <6"DBH Palm
43e	Coccothrinax argentata	Florida silver palm	3"	10'	9'	Good	4'	Remove	N/A <6"DBH Palm
43f	Ptychosperma elegans	Solitaire palm	3"	24'	0	Dead		Remove	N/A, dead
43g	Ptychosperma elegans	Solitaire palm	3"	35'	18'	Good	4'	Remove	N/A <6"DBH Palm
43h	Ptychosperma elegans	Solitaire palm	3"	50'	16'	Good	4'	Remove	N/A <6"DBH Palm
43i	Ptychosperma elegans	Solitaire palm	4"	40'	16'	Good	4'	Remove	N/A <6"DBH Palm
43j	Coccothrinax argentata	Florida silver palm	3"	10'	8'	Good	4'	Remove	N/A <6"DBH Palm
44	Not on survey								N/A <6"DBH Palm
45	Bursera simaruba	Gumbo limbo	12"	35'	28'	Moderate	6'	RELOCATE	
46	Quercus virginiana	Live oak	29"	90'	70'	Good	14'	Remove	4250
47	Veitchia montgomeryana	Montgomery palm	3"	10'	18'	Good	4'	Remove	N/A <12' ht, 4.5"
48	Veitchia montgomeryana	Montgomery palm	7"	10'	18'	Good	4'	Remove	254
49	Ptychosperma elegans	Solitaire palm	4"	28'	18'	Good	4'	Remove	N/A <6"DBH Palm
50	Veitchia montgomeryana	Montgomery palm	8"	28'	20'	Good	4'	Remove	314
51	Ptychosperma elegans	Solitaire palm	3"	8'	16'	Good	4'	Remove	N/A <12' ht, 4.5"
52	Caryota mitis	Fishtail palm	2"	14'	10'	Poor	3'	Remove	N/A <6"DBH Palm
52a	Caryota mitis	Fishtail palm	12"	14'	14'	Poor	3'	Remove	154
52b	Caryota mitis	Fishtail palm	14"	24'	16'	Poor	3'	Remove	201
52c	Caryota mitis	Fishtail palm	4"	14'	10'	Poor	3'	Remove	N/A <12' ht, 4.5"
53	Quercus virginiana	Live oak	8"	28'	24'	Good	6'	Remove	452
54	Sabal palmetto	Sabal palm	14"	12'	20'	Good	4'	Remove	314
55	Quercus virginiana	Live oak	17"	28'	40'	Good	8'	Remove	1256
56	Quercus virginiana	Live oak	25"	60'	48'	Good	14'	Remove	3617
57	Ilex cassine	Dahoon holly	6"	20'	17'	Poor	4'	Remove	380
58	Ilex cassine	Dahoon holly	15"	24'	22'	Poor	4'	Remove	380
59	Ilex cassine	Dahoon holly	4"	14'	14'	Poor	4'	Remove	154
60	Ptychosperma elegans x 3 tks	Solitaire palm	7"	30'	18'	Good	4'	Remove	254
61	Ficus microcarpa	Laurel fig	80"	90'	95'	Moderate	14'	Remove	N/A, Invasive
62	Bursera simaruba	Gumbo limbo	9"	25'	26'	Poor	5'	Remove	531
63	Ptychosperma elegans	Solitaire palm	4"	22'	6"	Poor	3'	Remove	N/A <6"DBH Palm
64	Veitchia montgomeryana	Montgomery palm	8"	30'	18'	Good	4'	Remove	254
65	Veitchia montgomeryana	Montgomery palm	4"	16'	14'	Good	4'	Remove	N/A <6"DBH Palm
66	Veitchia montgomeryana	Montgomery palm	5"	17'	16'	Good	4'	Remove	N/A <6"DBH Palm
67	Veitchia montgomeryana	Montgomery palm	8"	30'	20'	Good	4'	Remove	314
68	Veitchia montgomeryana	Montgomery palm	8"	35'	22'	Good	4'	Remove	380
69	Veitchia montgomeryana	Montgomery palm	8"	40'	20'	Good	4'	Remove	314
70	Veitchia montgomeryana	Montgomery palm	9"	35'	18'	Good	4'	Remove	254
71	Veitchia montgomeryana	Montgomery palm	5"	30'	18'	Good	4'	Remove	N/A <6"DBH Palm
72	Roystonia regia	Royal palm	16"	40'	32'	Good	4'	Remove	804
73	Veitchia montgomeryana	Montgomery palm	6"	22'	18'	Good	4'	Remove	254
74	Veitchia montgomeryana x 2 tks	Montgomery palm	12"	45'	28'	Moderate	4'	Remove	
74a	Caryota mitis	Fishtail palm	15"	22'	8'	Poor	3'	Remove	50
75	Veitchia montgomeryana	Montgomery palm	8"	55'	18'	Good	4'	Remove	254
76	Veitchia montgomeryana	Montgomery palm	4"	17'	16'	Good	4'	Remove	N/A <6"DBH Palm
77	Veitchia montgomeryana	Montgomery palm	7"	35'	18'	Good	4'	Remove	254
78	Veitchia montgomeryana x 2 tks	Montgomery palm	10"	35'	26'	Good	4'	Remove	
79	Veitchia montgomeryana	Montgomery palm	9"	55'	18'	Good	4'	Remove	254
80	Veitchia montgomeryana x 2 tks	Montgomery palm	16"	30'	40'	Good	4'	Remove	1256
81	Veitchia montgomeryana	Montgomery palm	3"	18'	8'	Poor	4'	Remove	N/A <6"DBH Palm
82	Veitchia montgomeryana	Montgomery palm	6"	22'	6'	Poor	4'	Remove	28
83	Veitchia montgomeryana	Montgomery palm	7"	45'	16'	Good	4'	Remove	201
84	Veitchia montgomeryana	Montgomery palm	8"	45'	16'	Good	4'	Remove	201
85	Veitchia montgomeryana	Montgomery palm	9"	45'	16'	Good	4'	Remove	201
86	Veitchia montgomeryana	Montgomery palm	7"	28'	18'	Good	4'	Remove	254
87	Veitchia montgomeryana	Montgomery palm	5"	15'	14'	Good	4'	Remove	N/A <6"DBH Palm
88	Veitchia montgomeryana	Montgomery palm	5"	15'	12'	Good	4'	Remove	N/A <6"DBH Palm
89	Veitchia montgomeryana	Montgomery palm	5"	18'	16'	Good	4'	Remove	N/A <6"DBH Palm
90	Veitchia montgomeryana	Montgomery palm	9"	40'	18'	Good	4'	Remove	254
91	Quercus virginiana	Live oak	7"	23'	22'	Moderate	6'	REMAIN	
Sf of Canopy to be removed:									55,601

Tree Survey List- Existing to Remain & Relocated (off-site)									
Num	Botanical / Common Name	Disposition	DBH	HT	SPR	Condition	Notes		
#45 BS	Bursera simaruba / Gumbo Limbo	Relocate	12"	35'	28'	Good	To be relocated off-site		
#41 QV	Quercus virginiana / Live Oak	Relocate	31"	50'	62'	Good	To be relocated off-site		

Existing Tree / Palm to be removed

Existing Tree / Palm to remain (1) Indicates TPZ (as per Arborist) TPZ dimension is rad. from trunk.

Existing Tree / Palm to be relocated.

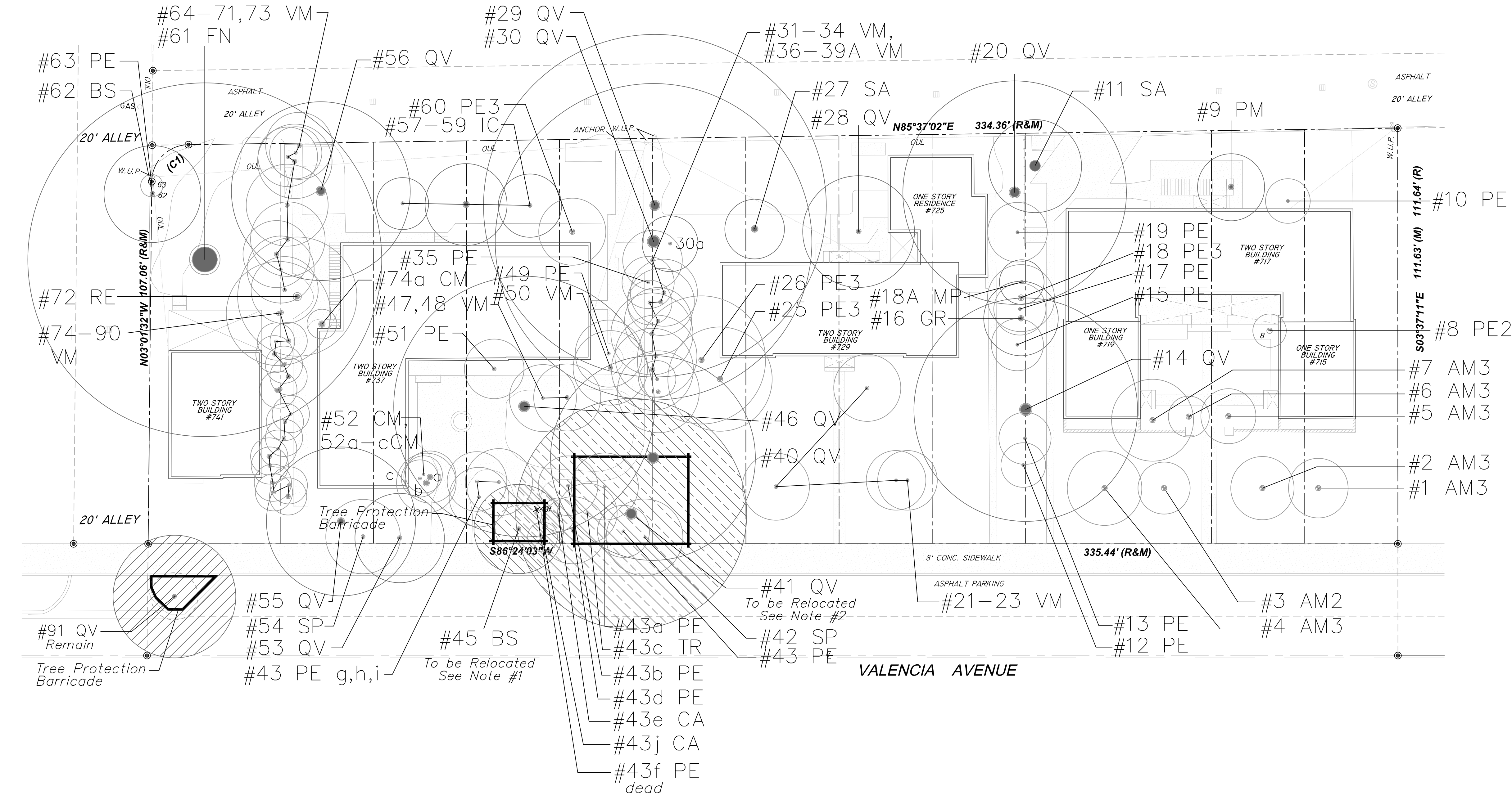
Note #1:
#45 BS Gumbo Limbo is to be relocated to an off-site location to be determined by the City of Coral Gables.

Note #2:
#41 QV Live Oak is to be relocated to an off-site location on the triangular parkway bounded by Valencia Ave., Cardena Street & Biltmore Court.

Note #3:
The 4 Existing Street Oaks located on the Triangular Parkway bounded by Valencia Ave., Cardena Street & Biltmore Court will be relocated to a site selected by the City of Coral Gables on the Granada Golf Course.

TREE SURVEY / DISPOSITION & PROTECTION PLAN

Scale 1/16" = 1' - 0"



Herbert L. Martin, Landscape Architect, P.A.
LC# 26000404 LA #0001722
5965 SW 38th Street, Miami, Florida 33155
305 790-4372, himartin@bellsouth.net

LA-01 LANDSCAPE PLAN
LA-02 TREE SURVEY/DISPOSITION & PROTECTION PLAN
LA-03 TREE PROTECTION PLAN
LA-04 IRRIGATION PLAN

THE GEORGE

TREE SURVEY, DISPOSITION & PROTECTION PLAN

LA-02

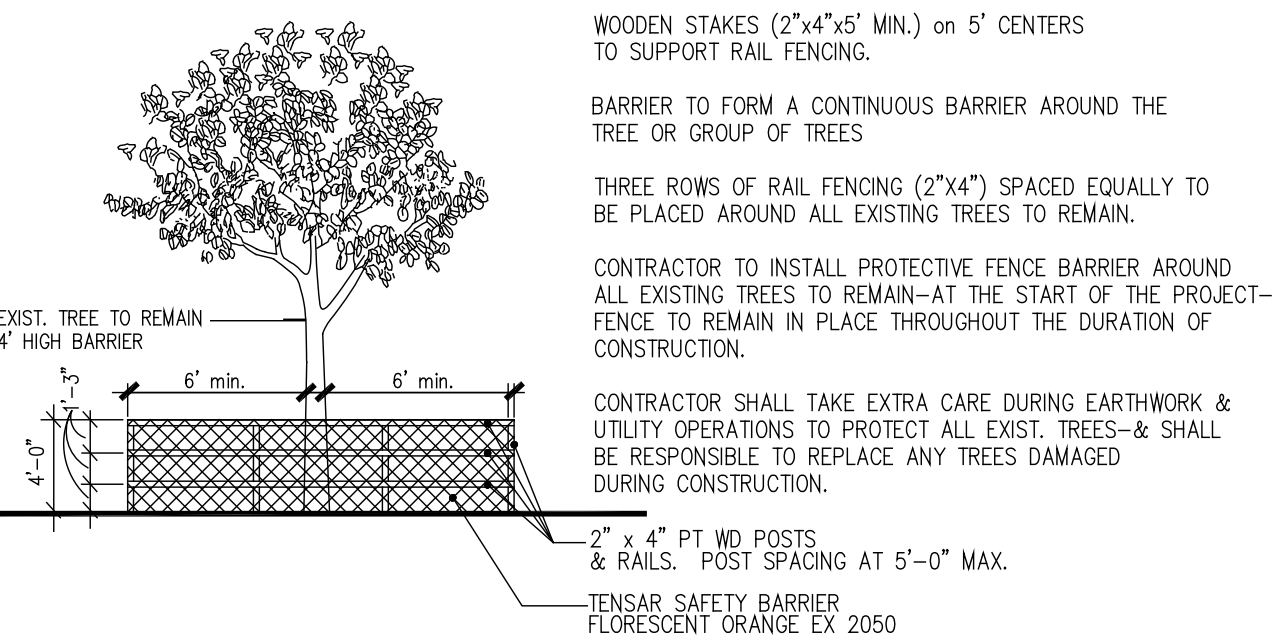
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REVISIONS

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de la Guardia Victoria Architects & Urbanists, Inc.
595 Valencia Avenue, Coral Gables, FL 33134 305.260.4400 Buro A de la Guardia Architects

LA-02



CITY OF CORAL GABLES
TREE PROTECTION BARRICADE DETAIL N.T.S.

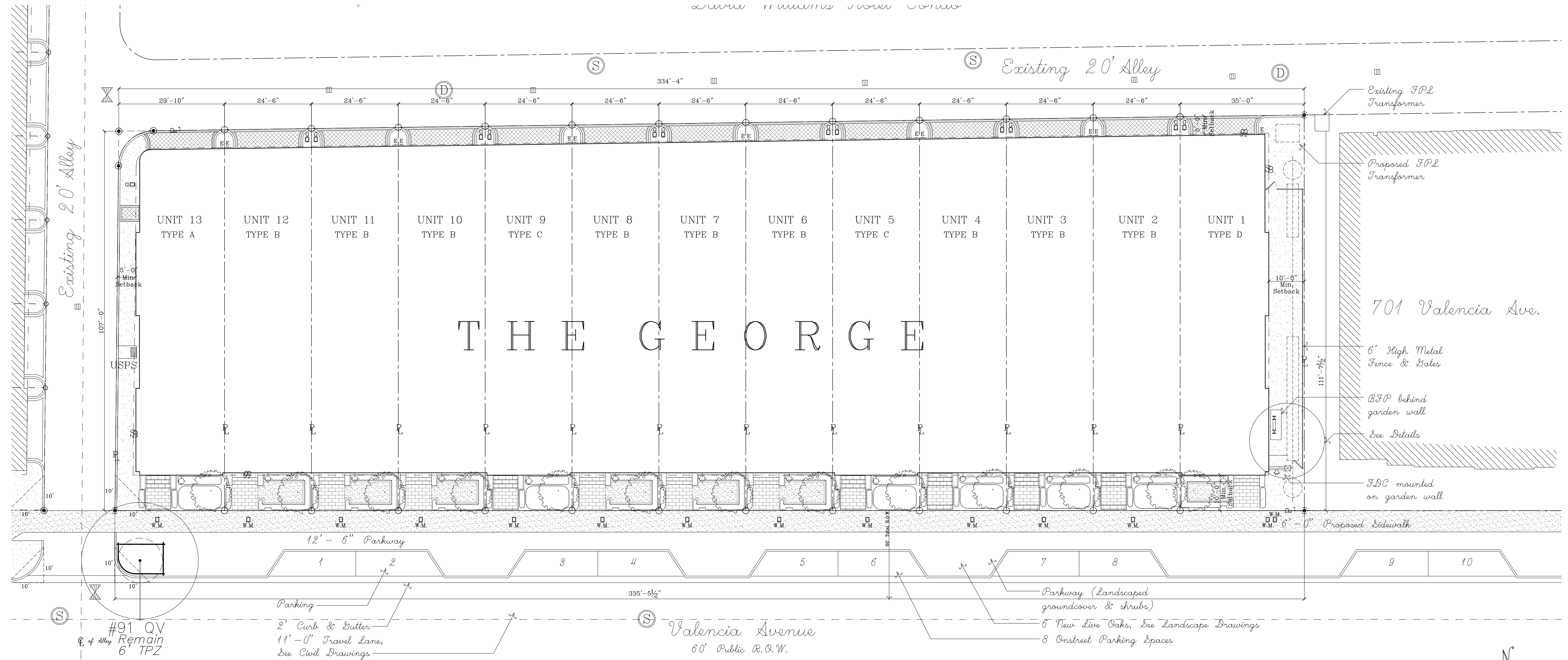
Notes:

- 1) Tree Protection Barricade dimensions are measured from the outside of the trunk.
- 2) Tree Protection Barricades are adjusted where necessary to account for buildings, adjacent sidewalks, & street/curb.
- 3) No disturbance to soil or disposal of any building material/waste is permitted within the tree protection zone.
- 4) Barricades to remain in place throughout the duration of construction activities.
- 5) Barricades to be attached to existing CLF's, WD fences or concrete walls where applicable.
- 6) Barricades to be located no closer than 2' from edge of pavement.
- 7) TPZ dimensions are 1' per 1" of DBH radius as measured from face of trunk.

Tree Survey List- Existing to Remain

Num	Botanical / Common Name	Disposition	Description			Condition	Notes
			DBH	HT	SPR		
#91 QV	Quercus virginiana / Live Oak	Remain	7"	23'	22'	Good	In R/W

- Existing Tree / Palm to remain (1)
- Indicates TPZ (as per Arborist)
TPZ dimension is rad. from trunk.



TREE PROTECTION PLAN

Scale 1/16" = 1'-0"

H.L. Martin, Landscape Architect, P.A.
LCA #26000404 LA #0001722
5965 SW 38th Street, Miami, Florida 33155
305 790-4372, himartin@bellsouth.net
Herbert L. Martin, Landscape Architect

LA-01 LANDSCAPE PLAN
LA-02 TREE SURVEY /
DISPOSITION PLAN
LA-03 TREE PROTECTION
PLAN

TREE PROTECTION PLAN
Scale 1/16" = 1'-0"

LA-03

de la Guardia Victoria Architects & Urbanists, Inc.
224 Valencia Avenue, Coral Gables, FL 33134 Tel:305-444-6363 Maria M. de la Guardia AB0014864

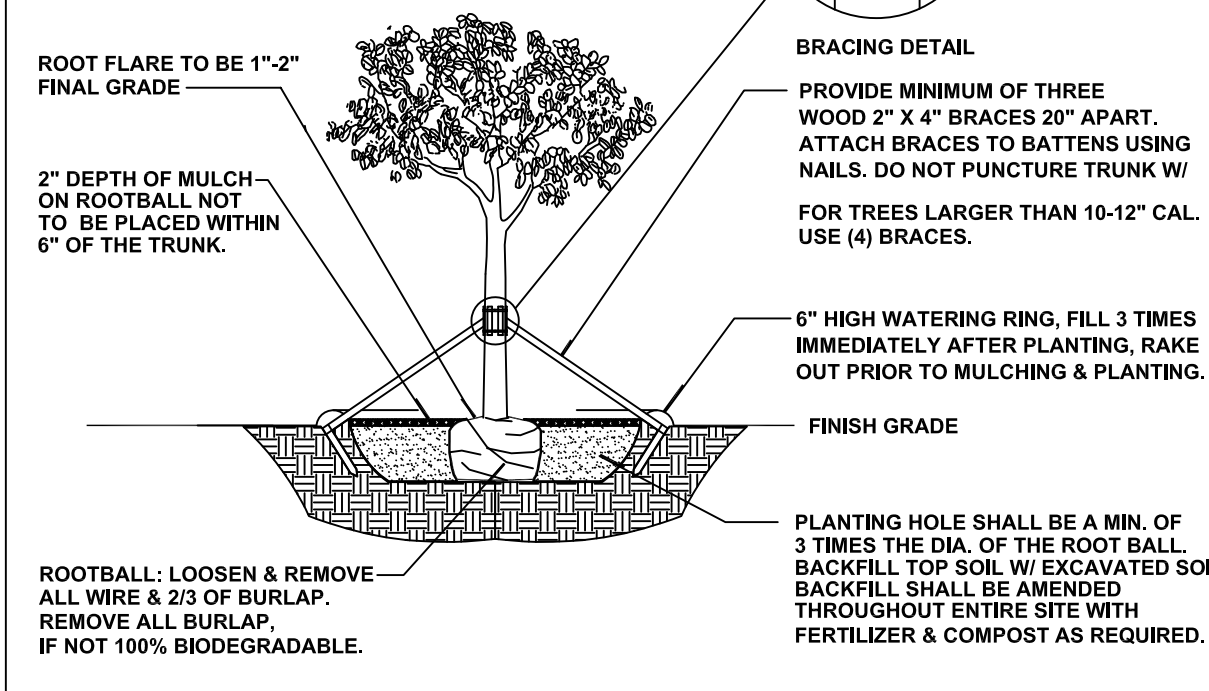
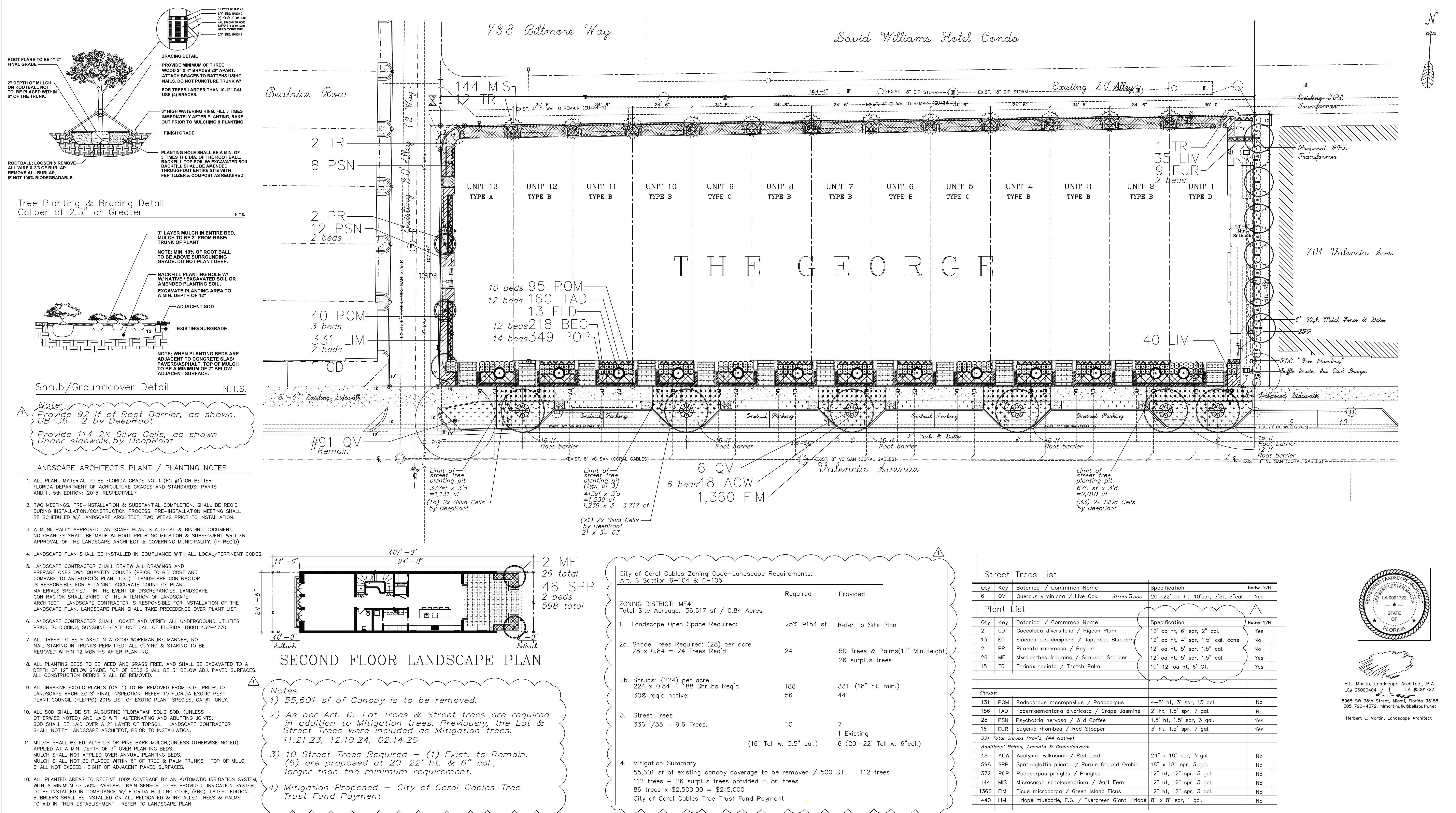
THE GEORGE

729 VALENCIA AVENUE, CORAL GABLES, FLORIDA 33134

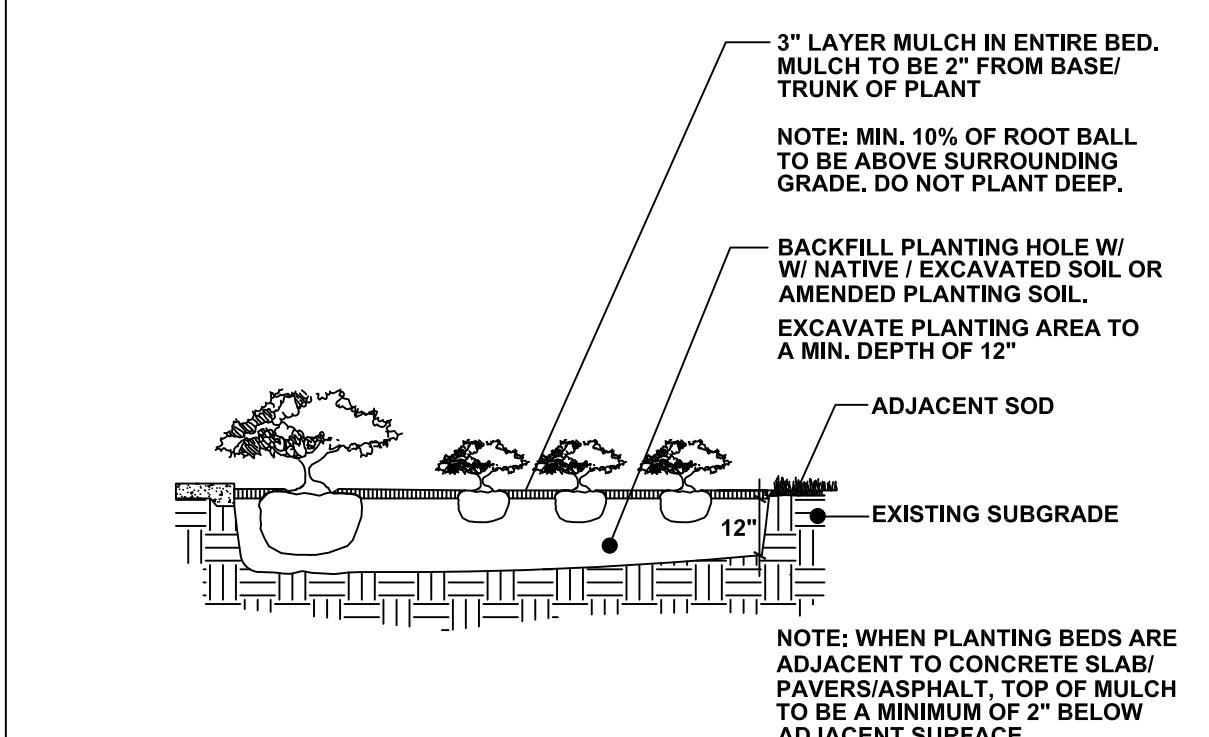
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11-26-24



Tree Planting & Bracing Detail
Caliper of 2.5" or Greater

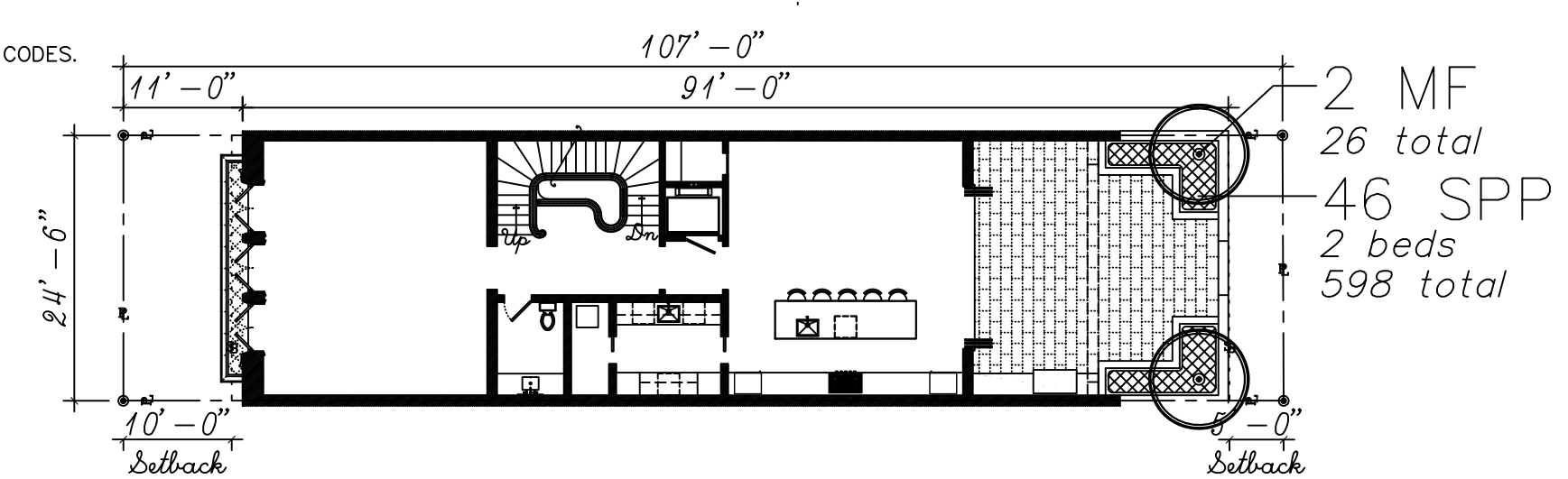


Shrub/Groundcover Detail

Note:
Provide 92 lf of Root Barrier, as shown.
UB 36- 2 by DeepRoot
Provide 114 2X Silva Cells, as shown
Under sidewalk, by DeepRoot

LANDSCAPE ARCHITECT'S PLANT / PLANTING NOTES

- ALL PLANT MATERIAL TO BE FLORIDA GRADE NO. 1 (FG #1) OR BETTER FLORIDA DEPARTMENT OF AGRICULTURE GRADES AND STANDARDS, PARTS I AND II, 5th EDITION: 2015, RESPECTIVELY.
- TWO MEETINGS, PRE-INSTALLATION & SUBSTANTIAL COMPLETION, SHALL BE REQ'D DURING INSTALLATION/CONSTRUCTION PROCESS. PRE-INSTALLATION MEETING SHALL BE SCHEDULED W/ LANDSCAPE ARCHITECT, TWO WEEKS PRIOR TO INSTALLATION.
- A MUNICIPALLY APPROVED LANDSCAPE PLAN IS A LEGAL & BINDING DOCUMENT. NO CHANGES SHALL BE MADE WITHOUT PRIOR NOTIFICATION & SUBSEQUENT WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT & GOVERNING MUNICIPALITY. (IF REQ'D)
- LANDSCAPE PLAN SHALL BE INSTALLED IN COMPLIANCE WITH ALL LOCAL/PERTINENT CODES.
- LANDSCAPE CONTRACTOR SHALL REVIEW ALL DRAWINGS AND PREPARE OWN QUANTITY COUNTS (PRIOR TO BID COST AND COMPARE TO ARCHITECT'S PLANT LIST). LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ATTAINING ACCURATE COUNT OF PLANT MATERIALS SPECIFIED. IN THE EVENT OF DISCREPANCIES, LANDSCAPE CONTRACTOR SHALL BRING TO THE ATTENTION OF LANDSCAPE ARCHITECT. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF THE LANDSCAPE PLAN. LANDSCAPE PLAN SHALL TAKE PRECEDENCE OVER PLANT LIST.
- LANDSCAPE CONTRACTOR SHALL LOCATE AND VERIFY ALL UNDERGROUND UTILITIES PRIOR TO DIGGING, SUNSHINE STATE ONE CALL OF FLORIDA. (800) 432-4770.
- ALL TREES TO BE STAKED IN A GOOD WORKMANLIKE MANNER, NO NAIL STAKING IN TRUNKS PERMITTED. ALL GUYING & STAKING TO BE REMOVED WITHIN 12 MONTHS AFTER PLANTING.
- ALL PLANTING BEDS TO BE WEED AND GRASS FREE, AND SHALL BE EXCAVATED TO A DEPTH OF 12" BELOW GRADE. TOP OF BEDS SHALL BE 3" BELOW ADJ. PAVED SURFACES. ALL CONSTRUCTION DEBRIS SHALL BE REMOVED.
- ALL INVASIVE EXOTIC PLANTS (CAT.1) TO BE REMOVED FROM SITE, PRIOR TO LANDSCAPE ARCHITECTS' FINAL INSPECTION. REFER TO FLORIDA EXOTIC PEST PLANT COUNCIL (FLEPPC) 2015 LIST OF EXOTIC PLANT SPECIES, CAT.#1, ONLY.
- ALL SOD SHALL BE ST. AUGUSTINE 'FLORATAM' SOLID SOD, (UNLESS OTHERWISE NOTED) AND LAID WITH ALTERNATING AND ABUTTING JOINTS. SOD SHALL BE LAID OVER A 2" LAYER OF TOPSOIL. LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT, PRIOR TO INSTALLATION.
- MULCH SHALL BE EUCALYPTUS OR PINE BARK MULCH, (UNLESS OTHERWISE NOTED) APPLIED AT A MIN. DEPTH OF 3" OVER PLANTING BEDS. MULCH SHALL NOT APPLIED OVER ANNUAL PLANTING BEDS. MULCH SHALL NOT BE PLACED WITHIN 6" OF TREE & PALM TRUNKS. TOP OF MULCH SHALL NOT EXCEED HEIGHT OF ADJACENT PAVED SURFACES.
- ALL PLANTED AREAS TO RECEIVE 100% COVERAGE BY AN AUTOMATIC IRRIGATION SYSTEM, WITH A MINIMUM OF 50% OVERLAP. RAIN SENSOR TO BE PROVIDED. IRRIGATION SYSTEM TO BE INSTALLED IN COMPLIANCE W/ FLORIDA BUILDING CODE, (FBC), LATEST EDITION. BUBBLERS SHALL BE INSTALLED ON ALL RELOCATED & INSTALLED TREES & PALMS TO AID IN THEIR ESTABLISHMENT. REFER TO LANDSCAPE PLAN.



SECOND FLOOR LANDSCAPE PLAN

Notes:
1) 55,601 sf of Canopy is to be removed.
2) As per Art. 6: Lot Trees & Street trees are required in addition to Mitigation trees. Previously, the Lot & Street Trees were included as Mitigation trees.
11.21.23, 12.10.24, 02.14.25
3) 10 Street Trees Required - (1) Exist. to Remain. (6) are proposed at 20-22' ht. & 6" cal., larger than the minimum requirement.
4) Mitigation Proposed - City of Coral Gables Tree Trust Fund Payment

City of Coral Gables Zoning Code—Landscape Requirements:
Art. 6 Section 6-104 & 6-105

	Required	Provided
ZONING DISTRICT: MF4 Total Site Acreage: 36,617 sf / 0.84 Acres		
1. Landscape Open Space Required:	25% 9154 sf.	Refer to Site Plan
2a. Shade Trees Required: (28) per acre 28 x 0.84 = 24 Trees Req'd	24	50 Trees & Palms (12' Min.Height) 26 surplus trees
2b. Shrubs: (224) per acre 224 x 0.84 = 188 Shrubs Req'd. 30% req'd native:	188 56	331 (18" ht. min.) 44
3. Street Trees 336' /35 = 9.6 Trees.	10	7 1 Existing (16" Tall w. 3.5" cal.) 6 (20'-22' Tall w. 6"cal.)
4. Mitigation Summary 55,601 sf of existing canopy coverage to be removed / 500 S.F. = 112 trees 112 trees - 26 surplus trees provided = 86 trees 86 trees x \$2,500.00 = \$215,000 City of Coral Gables Tree Trust Fund Payment		

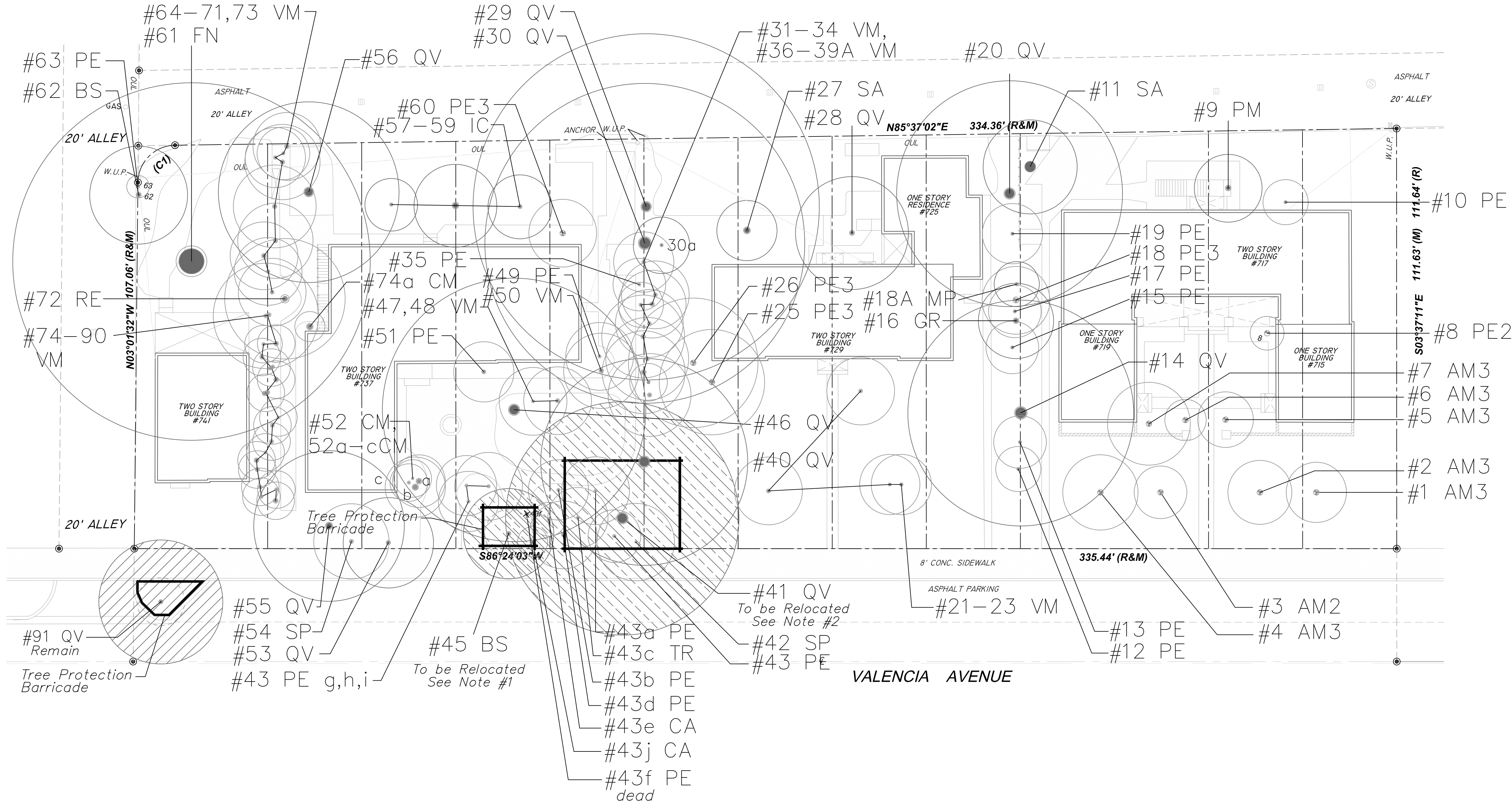
Street Trees List				
Qty	Key	Botanical / Common Name	Specification	Native Y/N
6	QV	Quercus virginiana / Live Oak	Street Trees 20'-22' oa ht, 10'spr, 7'ct, 6"cal.	Yes
Plant List				
Qty	Key	Botanical / Common Name	Specification	Native Y/N
2	CD	Coccoloba diversifolia / Pigeon Plum	12' oa ht, 6' spr, 2" cal.	Yes
13	ED	Elaeocarpus decipiens / Japanese Blueberry	12' oa ht, 4' spr, 1.5" cal, cone.	No
2	PR	Pimenta racemosa / Bayrum	12' oa ht, 5' spr, 1.5" cal.	No
26	MF	Myrcianthes fragrans / Simpson Stopper	12' oa ht, 5' spr, 1.5" cal.	Yes
15	TR	Thrinax radiata / Thatch Palm	10'-12' oa ht, 6' CT.	Yes
Shrubs:				
131	POM	Podocarpus macrophyllus / Podocarpus	4-5' ht, 3' spr, 15 gal.	No
156	TAD	Tabernaemontana divaricata / Crape Jasmine	2' ht, 1.5' spr, 7 gal.	No
28	PSN	Psychotria nervosa / Wild Coffee	1.5' ht, 1.5' spr, 3 gal.	Yes
16	EUR	Eugenia rhombica / Red Stopper	3' ht, 1.5' spr, 7 gal.	Yes
331 Total Shrubs Prov'd, (44 Native)				
Additional Palms, Accents & Groundcovers:				
48	ACW	Acalypha wilkesonii / Red Leaf	24" x 18" spr, 3 gal.	No
598	SPP	Spathoglottis plicata / Purple Ground Orchid	18" x 18" spr, 3 gal.	No
372	POP	Podocarpus pringles / Pringles	12" ht, 12" spr, 3 gal.	No
144	MIS	Microcarpa scholopendrium / Wart Fern	12" ht, 12" spr, 3 gal.	No
1360	FIM	Ficus microcarpa / Green Island Ficus	12" ht, 12" spr, 3 gal.	No
440	LIM	Liriope muscarie, E.G. / Evergreen Giant Liriope	8" x 8" spr, 1 gal.	No

LANDSCAPE PLAN

Scale 1/16" = 1' - 0"

LA-01 LANDSCAPE PLAN
LA-02 TREE SURVEY/DISPOSITION & PROTECTION PLAN
LA-03 TREE PROTECTION PLAN
LA-04 IRRIGATION PLAN

TREE RESOURCE EVALUATION - MEASUREMENTS AND CONDITION RATING									
Number/Key	Botanical Name	Common Name	DBH	HT	SPR	Condition	TPZ	Disposition	Mitigation
1	Adonidia merillii x 3 tks	Christmas palm	18"	12'	16'	Good	4'	Remove	201
2	Adonidia merillii x 3 tks	Christmas palm	17"	12'	17'	Good	4'	Remove	201
3	Adonidia merillii x 2 tks	Christmas palm	12"	12'	14'	Good	4'	Remove	154
4	Adonidia merillii x 3 tks	Christmas palm	18"	12'	20'	Good	4'	Remove	380
5	Adonidia merillii x 2 tks	Christmas palm	10"	10'	15'	Good	4'	Remove	177
6	Adonidia merillii x 2 tks	Christmas palm	8"	10'	11'	Good	4'	Remove	95
7	Adonidia merillii x 3 tks	Christmas palm	14"	21'	22'	Good	4'	Remove	380
8	Ptychosperma elegans x 2 tks	Solitaire palm	5"	28'	8'	Good	4'	Remove	N/A <6" DBH Palm
9	Podocarpus macrophylla	Podocarpus	12"	18'	18'	Moderate	4'	Remove	254
10	Ptychosperma elegans	Solitaire palm	3"	14'	12'	Good	4'	Remove	N/A <6" DBH Palm
11	Schefflera actinophylla	Umbrella tree	33"	26'	25'	Invasive	Remove	N/A <12' ht	
12	Ptychosperma elegans	Solitaire palm	4"	26'	12'	Good	4'	Remove	N/A <6" DBH Palm
13	Ptychosperma elegans	Solitaire palm	4"	30'	14'	Good	4'	Remove	N/A <6" DBH Palm
14	Quercus virginiana	Live oak	34"	60'	60'	Good	14'	Remove	5652
15	Ptychosperma elegans	Solitaire palm	4"	40'	14'	Good	4'	Remove	N/A <6" DBH Palm
16	Grevillea robusta	Silky oak	12"	60'	20'	Moderate	8'	Remove	314
18	Ptychosperma elegans x 3 tks	Solitaire palm	9"	40'	18'	Good	4'	Remove	254
18a	Murraya paniculata	Orange jasmine	3"	12'	12'	Moderate	3'	Remove	
19	Ptychosperma elegans	Solitaire palm	4"	60'	16'	Good	4'	Remove	N/A <6" DBH Palm
20	Quercus virginiana	Live oak	30"	60'	60'	Good	14'	Remove	5652
21	Veitchia montgomeryana	Montgomery palm	7"	30'	18'	Good	4'	Remove	254
22	Veitchia montgomeryana	Montgomery palm	6"	17'	16'	Good	4'	Remove	201
23	Veitchia montgomeryana	Montgomery palm	7"	30'	18'	Good	4'	Remove	254
24	Veitchia montgomeryana	Montgomery palm	6"	30'	18'	Good	4'	Remove	254
25	Ptychosperma elegans x 3 tks	Solitaire palm	9"	30'	28'	Moderate	4'	Remove	254
26	Ptychosperma elegans x 3 tks	Solitaire palm	9"	30'	20'	Moderate	4'	Remove	615
27	Schefflera actinophylla	Umbrella tree	8"	30'	16'	Invasive	Remove	N/A, Invasive	
28	Quercus virginiana	Live oak	9"	30'	30'	Moderate	6'	Remove	707
29	Quercus virginiana	Live oak	27"	80'	92'	Moderate	14'	Remove	7073
30	Quercus virginiana	Live oak	35"	60'	85'	Good	16'	Remove	7073
30a	Quercus virginiana	Live oak	5"	25'	15'	Poor	4'	Remove	177
31	Veitchia montgomeryana	Montgomery palm	7"	20'	16'	Good	4'	Remove	254
32	Veitchia montgomeryana	Montgomery palm	7"	28'	18'	Good	4'	Remove	254
33	Veitchia montgomeryana	Montgomery palm	8"	50'	18'	Good	4'	Remove	254
34	Veitchia montgomeryana	Montgomery palm	5"	15'	12'	Good	4'	Remove	N/A <6" DBH Palm
35	Ptychosperma elegans	Solitaire palm	3"	18'	14'	Good	4'	Remove	N/A <6" DBH Palm
36	Veitchia montgomeryana	Montgomery palm	6"	22'	18'	Good	4'	Remove	254
37	Veitchia montgomeryana	Montgomery palm	8"	35'	22'	Good	4'	Remove	380
38	Veitchia montgomeryana	Montgomery palm	7"	35'	22'	Good	4'	Remove	380
39	Veitchia montgomeryana	Montgomery palm	10"	70'	22'	Good	4'	Remove	380
39a	Veitchia montgomeryana	Montgomery palm	7"	20'	22'	Good	4'	Remove	380
40	Quercus virginiana	Live oak	31"	80'	55'	Moderate	14'	Remove	4250
41	Quercus virginiana	Live oak	31"	50'	62'	Good	14'	RELOCATE	
42	Sabal palmetto	Sabal palm	0"	4'	18'	Good	4'	Remove	N/A <12' ht, 4.5"
43	Ptychosperma elegans	Solitaire palm	3"	28'	14'	Good	4'	Remove	N/A <6" DBH Palm
43a	Ptychosperma elegans	Solitaire palm	3"	26'	18'	Good	4'	Remove	N/A <6" DBH Palm
43b	Ptychosperma elegans	Solitaire palm	3"	30'	16'	Good	4'	Remove	N/A <6" DBH Palm
43c	Thrinax radiata	Florida thatch palm	4"	22'	16'	Good	4'	Remove	N/A <6" DBH Palm
43d	Ptychosperma elegans	Solitaire palm	3"	28'	18'	Good	4'	Remove	N/A <6" DBH Palm
43e	Coccothrinax argentata	Florida silver palm	3"	10'	9'	Good	4'	Remove	N/A <6" DBH Palm
43f	Ptychosperma elegans	Solitaire palm	3"	24'	0	Dead	Remove	N/A, dead	
43g	Ptychosperma elegans	Solitaire palm	3"	35'	18'	Good	4'	Remove	N/A <6" DBH Palm
43h	Ptychosperma elegans	Solitaire palm	3"	50'	16'	Good	4'	Remove	N/A <6" DBH Palm
43i	Ptychosperma elegans	Solitaire palm	4"	40'	16'	Good	4'	Remove	N/A <6" DBH Palm
43j	Coccothrinax argentata	Florida silver palm	3"	10'	8'	Good	4'	Remove	N/A <6" DBH Palm
44	Not on survey							Remove	N/A <6" DBH Palm
45	Bursera simaruba	Gumbo limbo	12"	35'	28'	Moderate	6'	RELOCATE	
46	Quercus virginiana	Live oak	29"	90'	70'	Good	14'	Remove	4250
47	Veitchia montgomeryana	Montgomery palm	3"	10'	18'	Good	4'	Remove	N/A <12' ht, 4.5"
48	Veitchia montgomeryana	Montgomery palm	7"	10'	18'	Good	4'	Remove	254
49	Ptychosperma elegans	Solitaire palm	4"	28'	18'	Good	4'	Remove	N/A <6" DBH Palm
50	Veitchia montgomeryana	Montgomery palm	8"	28'	20'	Good	4'	Remove	314
51	Ptychosperma elegans	Solitaire palm	3"	8'	16'	Good	4'	Remove	N/A <12' ht, 4.5"
52	Caryota mitis	Fishtail palm	2"	14'	10'	Poor	3'	Remove	N/A <6" DBH Palm
52a	Caryota mitis	Fishtail palm	12"	14'	14'	Poor	3'	Remove	154
52b	Caryota mitis	Fishtail palm	14"	24'	16'	Poor	3'	Remove	201
52c	Caryota mitis	Fishtail palm	4"	14'	10'	Poor	3'	Remove	N/A <12' ht, 4.5"
53	Quercus virginiana	Live oak	8"	28'	24'	Good	6'	Remove	452
54	Sabal palmetto	Sabal palm	14"	12'	20'	Good	4'	Remove	314
55	Quercus virginiana	Live oak	17"	28'	40'	Good	8'	Remove	1256
56	Quercus virginiana	Live oak	25"	60'	48'	Good	14'	Remove	3617
57	Ilex cassine	Dahoon holly	6"	20'	17'	Poor	4'	Remove	380
58	Ilex cassine	Dahoon holly	15"	24'	22'	Poor	4'	Remove	380
59	Ilex cassine	Dahoon holly	4"	14'	14'	Poor	4'	Remove	154
60	Ptychosperma elegans x 3 tks	Solitaire palm	7"	30'	18'	Good	4'	Remove	254
61	Ficus microcarpa	Laurel fig	80"	90'	95'	Moderate	14'	Remove	N/A, Invasive
62	Bursera simaruba	Gumbo limbo	9"	25'	26'	Poor	5'	Remove	531
63	Ptychosperma elegans	Solitaire palm	4"	22'	6'	Poor	3'	Remove	N/A <6" DBH Palm
64	Veitchia montgomeryana	Montgomery palm	8"	30'	18'	Good	4'	Remove	254
65	Veitchia montgomeryana	Montgomery palm	4"	16'	14'	Good	4'	Remove	N/A <6" DBH Palm
66	Veitchia montgomeryana	Montgomery palm	5"	17'	16'	Good	4'	Remove	N/A <6" DBH Palm
67	Veitchia montgomeryana	Montgomery palm	8"	30'	20'	Good	4'	Remove	314
68	Veitchia montgomeryana	Montgomery palm	8"	35'	22'	Good	4'	Remove	380
69	Veitchia montgomeryana	Montgomery palm	8"	40'	20'	Good	4'	Remove	314
70	Veitchia montgomeryana	Montgomery palm	9"	35'	18'	Good	4'	Remove	254
71	Veitchia montgomeryana	Montgomery palm	5"	30'	18'	Good	4'	Remove	N/A <6" DBH Palm
72	Roystonia regia	Royal palm	16"	40'	32'	Good	4'	Remove	804
73	Veitchia montgomeryana	Montgomery palm	6"	22'	18'	Good	4'	Remove	254
74	Veitchia montgomeryana x 2 tks	Montgomery palm	12"	45'	28'	Moderate	4'	Remove	
74a	Caryota mitis	Fishtail palm	15"	22'	8'	Poor	3'	Remove	50
75	Veitchia montgomeryana	Montgomery palm	8"	55'	18'	Good	4'	Remove	254
76	Veitchia montgomeryana	Montgomery palm	4"	17'	16'	Good	4'	Remove	N/A <6" DBH Palm
77	Veitchia montgomeryana	Montgomery palm	7"	35'	18'	Good	4'	Remove	254
78	Veitchia montgomeryana x 2 tks	Montgomery palm	10"	35'	26'	Good	4'	Remove	
79	Veitchia montgomeryana	Montgomery palm	9"	55'	18'	Good	4'	Remove	254
80	Veitchia montgomeryana x 2 tks	Montgomery palm	16"	30'	40'	Good	4'	Remove	1256
81	Veitchia montgomeryana	Montgomery palm	3"	18'	8'	Poor	4'	Remove	N/A <6" DBH Palm
82	Veitchia montgomeryana	Montgomery palm	6"	22'	6'	Poor	4'	Remove	28
83	Veitchia montgomeryana	Montgomery palm	7"	45'	16'	Good	4'	Remove	201
84	Veitchia montgomeryana	Montgomery palm	8"	45'	16'	Good	4'	Remove	201
85	Veitchia montgomeryana	Montgomery palm	9"	45'	16'	Good	4'	Remove	201
86	Veitchia montgomeryana	Montgomery palm	7"	28'	18'	Good	4'	Remove	254
87	Veitchia montgomeryana	Montgomery palm	5"	15'	14'	Good	4'	Remove	N/A <6" DBH Palm
88	Veitchia montgomeryana	Montgomery palm	5"	15'	12'	Good	4'	Remove	N/A <6" DBH Palm
89	Veitchia montgomeryana	Montgomery palm	5"	18'	16'	Good	4'	Remove	N/A <6" DBH Palm
90	Veitchia montgomeryana	Montgomery palm	9"	40'	18'	Good	4'	Remove	254
91	Quercus virginiana	Live oak	7"	23'	22'	Moderate	6'	REMAIN	
Sf of Canopy to be removed:									55,601



Tree Survey List- Existing to Remain & Relocated (off-site)									
Num	Botanical / Common Name	Disposition	DBH	HT	SPR	Condition	Notes		
#45 BS	Bursera simaruba / Gumbo Limbo	Relocate	12"	35'	28'	Good	To be relocated off-site		
#41 QV	Quercus virginiana / Live Oak	Relocate	31"	50'	62'	Good	To be relocated off-site		

Existing Tree / Palm to be removed

Existing Tree / Palm to remain (1)
Indicates TPZ (as per Arborist)
TPZ dimension is rad. from trunk.

Existing Tree / Palm to be relocated.

Note #1:
#45 BS Gumbo Limbo is to be relocated to an off-site location to be determined by the City of Coral Gables.

Note #2:
#41 QV Live Oak is to be relocated to an off-site location on the triangular parkway bounded by Valencia Ave., Cardena Street & Biltmore Court.

TREE SURVEY / DISPOSITION & PROTECTION PLAN

Scale 1/16" = 1' - 0"

LA-01 LANDSCAPE PLAN
LA-02 TREE SURVEY/DISPOSITION & PROTECTION PLAN
LA-03 TREE PROTECTION PLAN
LA-04 IRRIGATION PLAN

PERMIT
SET
11-25-24

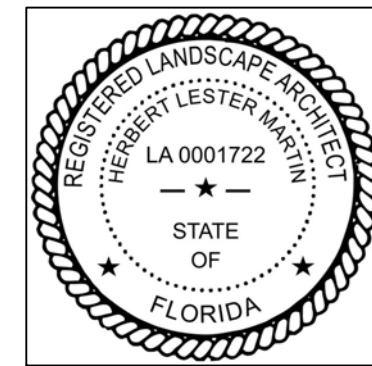
REVISIONS

THE
GEORGE
★

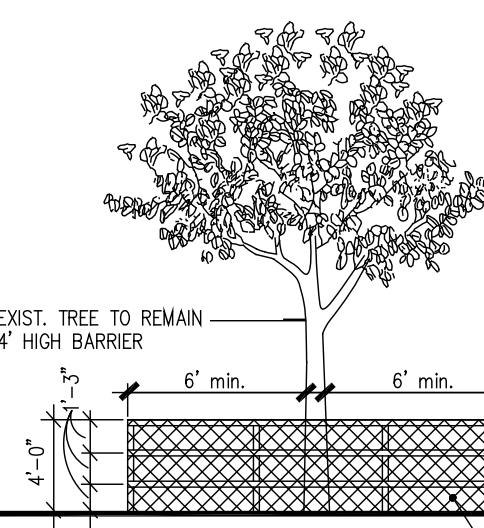
TREE SURVEY,
DISPOSITION &
PROTECTION PLAN

LA-02

de la Guardia Victoria Architects & Urbanists, Inc.
555 Valencia Avenue, Coral Gables, FL 33134 (305) 443-4433 • 305.443.4433 • 305.443.4433
728 VALENCIA AVENUE, CORAL GABLES, FLORIDA 33134



H.L. Martin, Landscape Architect, P.A.
LC# 26000404 LA #0001722
5965 SW 38th Street, Miami, Florida 33155
305 790-4372, himartin@ellsouth.net
Herbert L. Martin, Landscape Architect



WOODEN STAKES (2"x4"x6' MIN.) ON 5' CENTERS TO SUPPORT RAIL FENCING.
BARRIER TO FORM A CONTINUOUS BARRIER AROUND THE TREE OR GROUP OF TREES.
THREE ROWS OF RAIL FENCING (2"x4") SPACED EQUALLY TO BE PLACED AROUND ALL EXISTING TREES TO REMAIN.
CONTRACTOR TO INSTALL PROTECTIVE FENCE BARRIER AROUND ALL EXISTING TREES TO REMAIN-AT THE START OF THE PROJECT-FENCE TO REMAIN IN PLACE THROUGHOUT THE DURATION OF CONSTRUCTION.
CONTRACTOR SHALL TAKE EXTRA CARE DURING EARTHWORK & UTILITY OPERATIONS TO PROTECT ALL EXIST. TREES-& SHALL BE RESPONSIBLE TO REPLACE ANY TREES DAMAGED DURING CONSTRUCTION.

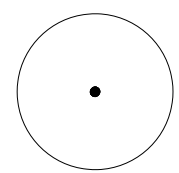
CITY OF CORAL GABLES
TREE PROTECTION BARRICADE DETAIL N.T.S.

Notes:

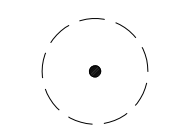
- 1) Tree Protection Barricade dimensions are measured from the outside of the trunk.
- 2) Tree Protection Barricades are adjusted where necessary to account for buildings, adjacent sidewalks, & street/curb.
- 3) No disturbance to soil or disposal of any building material/waste is permitted within the tree protection zone.
- 4) Barricades to remain in place throughout the duration of construction activities.
- 5) Barricades to be attached to existing CLF's, WD fences or concrete walls where applicable.
- 6) Barricades to be located no closer than 2' from edge of pavement.
- 7) TPZ dimensions are 1' per 1" of DBH radius as measured from face of trunk.

Tree Survey List- Existing to Remain

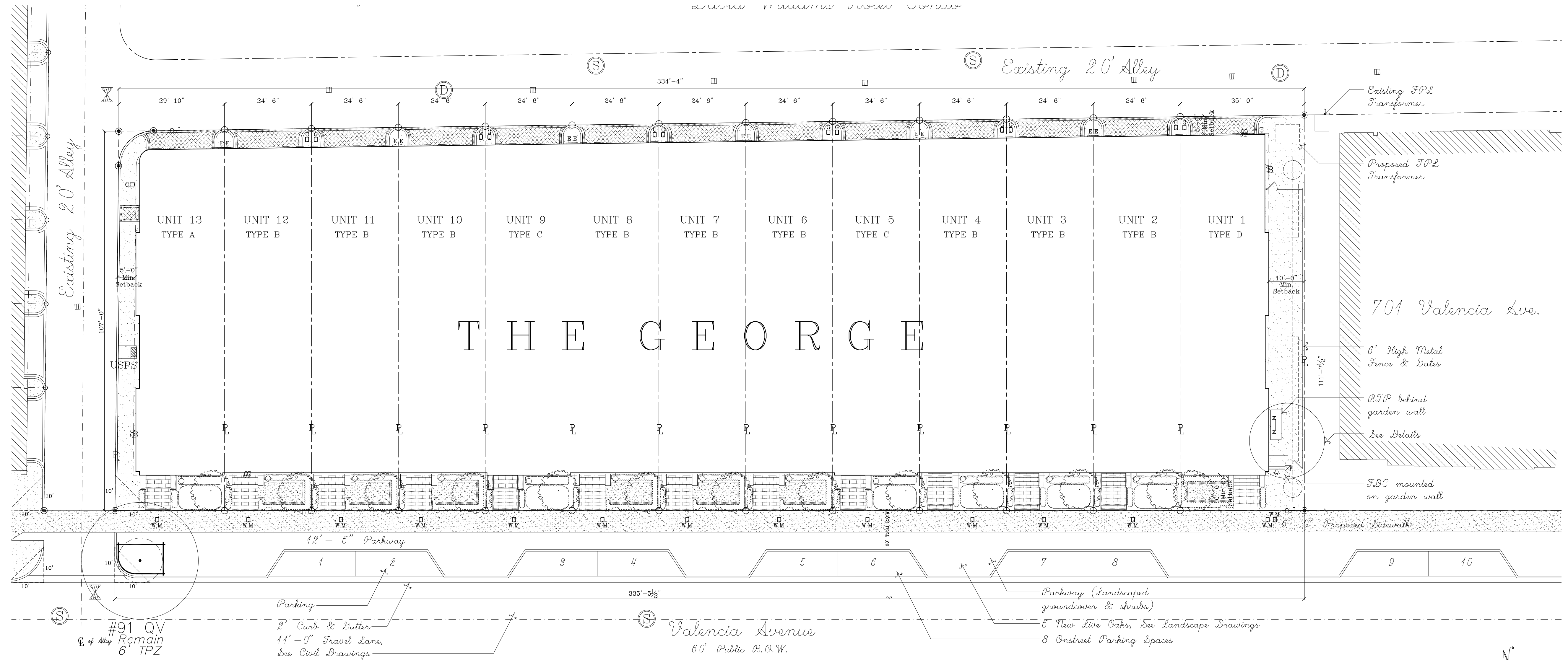
Num	Botanical / Common Name	Disposition	Description			Condition	Notes
			DBH	HT	SPR		
#91 QV	Quercus virginiana / Live Oak	Remain	7"	23'	22'	Good	In R/W



Existing Tree / Palm to remain (1)



Indicates TPZ (as per Arborist)
TPZ dimension is rad. from trunk.



TREE PROTECTION PLAN

Scale 1/16" = 1'-0"



H.L. Martin, Landscape Architect, P.A.
LA #0001722
5965 SW 38th Street, Miami, Florida 33155
305 790-4372, himartin@bellsouth.net

Herbert L. Martin, Landscape Architect

LA-01 LANDSCAPE PLAN
LA-02 TREE SURVEY /
DISPOSITION PLAN
LA-03 TREE PROTECTION
PLAN

de la Guardia Victoria Architects & Urbanists, Inc.
224 Valencia Avenue, Coral Gables, FL 33134 561-505-444-5363 Maria M. de la Guardia AB0014864

THE GEORGE

729 VALENCIA AVENUE, CORAL GABLES, FLORIDA 33134

TREE PROTECTION PLAN
Scale 1/16" = 1'-0"

LA-03

REVISIONS

PERMIT
SET
11-26-24

Exhibit 2

CITY OF CORAL GABLES, FLORIDA

RESOLUTION NO. 2024-154

A RESOLUTION OF THE CITY COMMISSION OF CORAL GABLES, FLORIDA APPROVING CONDITIONAL USE REVIEW OF A SITE PLAN PURSUANT TO ZONING CODE ARTICLE 14, “PROCESS” SECTION 14-203, “CONDITIONAL USES,” FOR A PROPOSED TOWNHOUSE DEVELOPMENT 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; INCLUDING REQUIRED CONDITIONS; PROVIDING FOR A REPEALER PROVISION, SEVERABILITY CLAUSE, AND AN EFFECTIVE DATE.

WHEREAS, an Application was submitted requesting site plan review pursuant to Zoning Code Section 14-203 for a proposed townhouse project including 13 units 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; and

WHEREAS, the Application requires site plan review and public hearing consideration pursuant to the Zoning Code Multi-Family 4 District (MF4) provisions; and

WHEREAS, after notice of public hearing was duly noticed, a public hearing was held before the Board of Architects of the City of Coral Gables on April 4, 2024, at which hearing all interested persons were afforded the opportunity to be heard; and

WHEREAS, at the April 4, 2024 Board of Architects meeting, the Board of Architects approved the Coral Gables Mediterranean style design and approved the preliminary design (vote: 7 – 0); and

WHEREAS, after notice of public hearing duly published and notifications of all property owners of record within one-thousand (1,000) feet, a public hearing was held before the Planning and Zoning Board/Local Planning Agency of the City of Coral Gables on June 12, 2024, at which hearing all interested persons were afforded the opportunity to be heard; and

WHEREAS, at the June 12, 2024 Planning and Zoning Board meeting, the Planning and Zoning Board/Local Planning Agency recommended approval of the proposed site plan (vote: 6 – 0); and

WHEREAS, after notice of public hearing duly published and notifications of all property owners of record within one-thousand (1,000) feet from the subject property, a public hearing was held before the City Commission of the City of Coral Gables on July 9, 2024, at which hearing all interested persons were afforded the opportunity to be heard; and

WHEREAS, public hearings have been completed as indicated herein by the Coral Gables City Commission in consideration of a request for site plan review as required by the Zoning Code, and including careful consideration of written and oral comments by members of the public;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF CORAL GABLES THAT:

SECTION 1. The foregoing “**WHEREAS**” clauses are hereby ratified and confirmed as being true and correct and are hereby made a specific part of the Resolution upon adoption hereof.

SECTION 2. The proposed use site plan review for the townhouse project including live/work units 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 shall be and is hereby approved subject to all of the following conditions:

- 1. Application/Supporting Documentation. Construction of the proposed project shall be in substantial conformance with all of the following:**
 - a. The Applicant’s submittal package to PZB prepared by de la Guardia Victoria Architects and Urbanists to include:
 - i. Maximum building height shall not exceed 43’-6” / 3 stories.
 - ii. 1.51 FAR (55,206 sq. ft.).
 - iii. 13 residential units.
 - iv. Approximately 9,665 square feet of total open space.
 - b. All representations preferred by the Applicant’s representatives as a part of the review of the Application at public hearings.
- 2. Restrictive covenant.** Within thirty (30) days of City Commission approval of the Application, the Applicant, property owner(s), its successors or assigns shall submit a restrictive covenant for City Attorney review and approval outlining all conditions of approval as approved by the City Commission. Failure to submit the draft restrictive covenant within the specified time frame shall render the approval void unless said time frame for submittal of the draft restrictive covenant is extended by the City Attorney after good cause as to why the time frame should be extended. It is recognized that the requirements contained in the restrictive covenant constitute regulatory conditions of approval and shall survive as regulatory conditions of approval even if the restrictive covenant is later found to be void or unenforceable.
- 3. Prior to issuance of the first Building Permit, Applicant shall:**
 - a. **Impact Fees.** The Applicant shall include the payment of all applicable City of Coral Gables impact fees, sewer capacity fees and service charges prior to the issuance of a building permit. No impact fee shall be waived.
 - b. **On-street parking.** The design of on-street parking shall be consistent with the current on-street parking design on the south side of Valencia Avenue. Payment shall be provided by the Applicant, its successors or assigns according to the established City requirements for the loss of on-street parking spaces on Valencia beyond the ten (10) required on-street parking spaces.
 - c. **On-site Trees.** The Applicant shall coordinate with Public Works on the feasibility of the relocation of the 6 mature oak trees and 2 additional mature trees. The Applicant shall

prepare a tree relocation plan or, in the event that one or more trees cannot be relocated, mitigation measures shall be proposed which improve tree canopy in the neighborhood surrounding the project site. The Tree Relocation / Mitigation Plan shall be reviewed and approved by the City Commission prior to permit issuance for vertical construction. The Applicant shall also be responsible for canopy mitigation payments for any loss of tree canopy. All collected tree canopy mitigation funds shall be allocated toward providing new shade trees on Valencia, Biltmore Court, Cardena, and Biltmore Way.

- d. **Off-site improvements.** Prior to issuance of the first City permit for vertical construction, all proposed streetscape improvements, including landscaped bumpouts and shade trees on Valencia, shall require conceptual approval from the City. Provided landscape shall exceed requirements provided in Article 6 of the Coral Gables Zoning Code. Minimum tree planting height in the right-of-way shall exceed sixteen (16) feet, and three-and-a-half (3.5) inch caliper. Tree species shall be consistent with the streetscape master plan or existing street species, as deemed appropriate by the Landscape Division. Silva cells under sidewalks near proposed trees shall be provided at 32" minimum in depth within the public right-of-way and subject property. Any changes to and departures from the right-of-way and public realm improvements identified via the permitting process shall be subject to review and approval by Directors of Public Works, Landscape Services, Planning and Zoning, and Parking.
- e. **Bicycle/Pedestrian Plan.** The bicycle route on Valencia shall comply with the City's Bicycle Pedestrian Master Plan, to be reviewed and approved by the Public Works Director. Alley shall be designed with a flare-style curb cut with a continuous and level sidewalk through the alley to create a pedestrian-friendly environment.
- f. **Art in Public Places.** The Applicant shall provide a complete and notarized copy of the Project Value Application to the City. Prior to the issuance of the first Building Permit, the Applicant must make the required contribution to the appropriate Art in Public Places fund or receive approval for a waiver in accordance with the requirements of Article 9.
- g. **Construction Staging.** A construction staging plan shall be submitted to the Building Division. A checklist of requirements shall be provided upon request. Construction phasing/staging shall maintain pedestrian access and vehicle circulation along all streets.
- h. **Construction dust protection.** All demolition and construction dust shall be minimized to protect the neighboring properties.
- i. **Bond to Restore Project Property.** Provide to the City a surety bond, or other form of security deemed acceptable by the City, covering the estimated maximum cost of the full restoration of the Property, including installation of sod and landscaping to City Code standards, and removal of all construction fencing.
- j. **Bond for Offsite Improvements.** Provide to the City a surety bond, or other form of security deemed acceptable by the City, in the amount of 100% of the estimated total hard and soft cost of all Offsite Improvements as determined by the Public Works Director.
- k. **Construction Notices.** Provide written notice to all properties within one thousand (1,000) feet of the project boundaries providing a specific liaison/contact person for the project including the contact name, contact telephone number and email, to allow

communication between adjacent neighbors or interested parties of construction activities, project status, potential concerns, etc.

4. Prior to issuance of the first Temporary Certificate of Occupancy, Applicant shall:

- a. **Underground utilities.** Submit all necessary plans and documents and complete the undergrounding of all existing and new utilities along all public rights-of-way abutting and adjacent project boundary, subject to review and approval by the Directors of Public Works, Landscape Services and Planning and Zoning.
- b. **Off-site improvements.** Install all right-of-way improvements subject to review and approval by Public Works Department and the Planning and Zoning Division.
- c. **Art in Public Places.** The Applicant shall comply with all City requirements for Art in Public Places.

5. Following issuance of the first Certificate of Occupancy, Applicant shall:

- a. **Sustainability Certification.** Within two years of the issuance of a Final Certificate of Occupancy, the building must achieve LEED Silver or equivalent certification. If the applicant chooses to pursue NGBS Silver Certification, an Energy Star Label will also be required within two years of the Final Certificate of Occupancy.
 - i. The City will hold the Green Building Bond for the time necessary for the green certification, or equivalent, to be issued for twenty-four (24) months after issuance of the Certificate of Occupancy or Completion; whichever occurs first. Upon receiving final documentation of certification from the developer/owner/contractor, the City shall release the full amount of the bond within thirty (30) days.
 - ii. If the developer/owner/contractor is unable to provide proof of green certification, or equivalent, within twenty-four (24) months after issuance of the Certificate of Occupancy or Completion, the full amount of the Green Building Bond shall be forfeited to the City. Any proceeds from the forfeiture of the bond under this section shall be allocated toward funding Sustainability Master Plan initiatives.

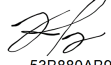
SECTION 3. That the applicant shall further be required to comply with all applicable zoning regulations and any changes to the application herein granted shall be in conformance with the requirements of Zoning Code Section 14-203.10, "Changes to an approved conditional use."

SECTION 4. This development permit by the City of Coral Gables does not in any way create any right on the part of an applicant to obtain a permit from a county, state or federal agency. Likewise, this development permit does not create any liability on the part of the City of Coral Gables for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a county, state or federal agency, or if the applicant undertakes actions that result in a violation of county, state or federal law. In addition, as a condition of this approval, all county, state and federal permits must be obtained before commencement of the development.

SECTION 5. That this Resolution shall become effective upon the date of its passage and adoption herein.


PASSED AND ADOPTED THIS NINTH DAY OF JULY, A.D., 2024.
(Moved: Anderson / Seconded: Menendez)
(Yeas: Menendez, Anderson, Castro, Fernandez, Lago)
(Unanimous: 5-0 Vote)
(Agenda Item: E-8)

APPROVED:

DocuSigned by:

53B880AB93824A5...

VINCE LAGO
MAYOR

ATTEST:

DocuSigned by:

358417D2FA884FF...

BILLY Y. URQUIA
CITY CLERK

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

DocuSigned by:

9A595ED64D304E8...

CRISTINA M. SUÀREZ
CITY ATTORNEY

Exhibit 3

Exhibit 3: Arborist/Tree Mover's Assessment (Environmental Design, Inc.):

Note: Environmental Design, Inc. (treemover.com) has relocated large trees for over >40 years for clients including Pebble Beach Golf Links, Stanford University, The University of Texas, The University of Michigan, Google, Apple Inc, and the 9/11 Memorial in NYC.

"I based my opinion on the overall observations onsite of tree health, vigor, growing condition, and estimated pruning impacts. It is my view that the trees offered as candidates, while certainly the best trees onsite, would be far less desirable and perhaps less healthy if subjected to relocation. If the minimum pruning estimates / impacts were not necessary, I would have a much more favorable opinion toward relocation possibilities."

- Jon Hillis
VP @ Enviromental Design
ISA Certified Arborist
Treemover.com



MG Developer Miami, LLC
"The George" 711-741 Valencia Ave.
Coral Gables, FL

Visual Tree Assessment and Feasibility for Transplanting

PREPARED FOR:

MG Developer Miami
Attn: Jose Mata
301 Almeria Ave, Ste.330
Coral Gables, FL 33134

PREPARED BY:

Jon Hillis
Environmental Design, Inc.
ISA Certified Arborist: TX-3856A
jonhillis@treemover.com

INTRODUCTION

This report provides a brief visual tree assessment and initial tree transplant feasibility in response to the client's request to view and assess six (6) Live Oaks and one (1) Gumbo Limbo. The property was located at 711-741 Valencia Ave in Coral Gables, FL.. The trees are currently located on a property with separate residential units on approximately one acre of land. The structures are planned to be demolished and the trees are between 50-70 years old, approximately.

ASSIGNMENT

The report is designed to provide the client information needed to make decisions concerning tree transplanting and the potential impacts to said trees for successful relocation. Relocation success is dependent upon survival of the trees and transport of the trees from existing to final location(s) with clear access and travel path for the entire route of the transport. Data was collected on 7 trees. Assessment of the trees included:

- Identification of species
- Trunk diameter measurement - observed and based on previous report by Jeff Shimonsky
- General condition assessment of health and structure
- Estimated rootball size, current canopy spread estimation and potential pruning impacts
- Suitability and feasibility of relocation / transplanting

LIMITS OF ASSIGNMENT

The tree assessment was performed from the ground and based on accessible visual conditions. This tree assessment was *not* a tree risk assessment. As such, no trees were assessed for risk in accordance with industry standards, nor are there any tree risk ratings or risk mitigation recommendations provided within this report. Care has been taken to obtain all information from reliable sources. All data has been verified insofar as possible; however, the Arborist can neither guarantee nor be responsible for the accuracy of information provided by others.

Illustrations, diagrams, graphs, and photographs in this report, being intended as visual aids, are not necessarily to scale and should not be construed as engineering or architectural reports or surveys. Information contained in this report covers only those items that were examined and reflects the condition of those items at the time of inspection. There is no warranty or guarantee, expressed or implied, that problems or deficiencies of the plans or property in question may not arise in the future. There is no guarantee for the success of relocation, if recommended, of the trees contained in this report, however, the opinion of this report is made with the best interest intended for the trees being addressed. Current condition of the tree(s), potential root ball size / shape and potential pruning impacts on the health of the tree(s) was assessed based on professional opinion and history of successful work with large transplant trees for over 25 years.

METHODS

The trees were assessed on July 15, 2024. The assessment included species identification, visual inspection of trunk diameter at breast height (DBH, inches), a visual inspection of health and structure conditions, and suitability for transplanting using predictive pruning assessments based on the transplant route inspected on the day of the visit.

The Main Route observed for potential transplanting of the trees observed would have an origin point of approximately 711 Valencia Avenue, proceeding East on Valencia to a north turn on Cardena Street and then a westward travel route along Biltmore Way for one block until turning north on Anderson Rd. Current final destination. is on the perimeter of Granada Golf Course.

OBSERVATIONS

The following items are noteworthy:

- Most trees were in somewhat constricted rooting areas due to proximity to building foundations and nearby flatwork.
- The overall health of the assessed trees was Good or Fair.
- The soil surrounding most trees was very compacted.
- The route along Cardena Street has a very restrictive width clearance due to power transmission lines running along the east side of the street. Back of curb to back of curb is only about 30 feet. There is 8 feet of sidewalk on the west side and a small retaining wall that allow for slightly more clearance. Florida Power has a directive to stay 10 feet away from transmission lines, thereby decreasing the clearance width to the east.
- There are also eight (8) palms on the west side along Cardena further inhibiting canopy clearance in this direction. These are not as limiting as the fact that the center of the load must stay a certain distance from the small retaining wall on the west side of the sidewalk. In addition, the sidewalk area contains some utility valves and a vault.
- Pruning impact estimates are not all depicted in photographs due to the inability to capture clear photos due to obstruction of view, buildings, etc. All trees were viewable from the ground and estimations could be attained through these views and note-taking.

RECOMMENDATIONS AND PARTIAL CRITERIA FOR DECISION-MAKING

Recommendations that are made by EDI are intended to provide you with a better understanding of your existing landscape and help you make informed decisions about your trees. From a transplanting perspective, I utilized an industry and ANSI standards that apply to pruning percentages, based on current canopy coverage and future impacts to the health of the tree(s).

- Trees that were estimated to require more than 25% of current canopy removal for route clearance were deemed "non-candidates" for transplanting. All seven (7) trees considered for transplanting already have a "somewhat limited" canopy coverage due to competition from buildings and other trees as well as competition for space and light because of building proximity over many decades. Removal of more than 25% of existing canopy would be a significant impact to short and long term health for trees that are also transplanted and lose a significant portion of functioning root system.
- Trees that already had a "flat side" to their canopies were investigated to confirm whether this "flat side" could be advantageous during the route transportation along Cardena St. Positioning and orienting these trees have a subset of criteria that mandates piping platform insertion from particular angles and safe / stable securement to the transporter. For Example, tree #46 would require a piping platform insertion from either the North or South direction in order to limit limb removals; however, there is not enough space for a boring pit and piping operation on either the North or South sides. This tree must be piped from the East side only due to constrictions on the West side as well.
- Another main consideration for each tree was the position of the main stem in the root ball and the dimensional limitations of this position when considering center-point loading and balance; at the same time being aware of the canopy dimension from center point on the travel route or particular road that the load is traveling.
- Tree Removals and pruning along the route to final location(s) and dimensional restrictions of the entry columns at Anderson Rd. and Greenway were also a consideration and will be noted / depicted through photos herein.

SITE MAP – TREE LOCATIONS



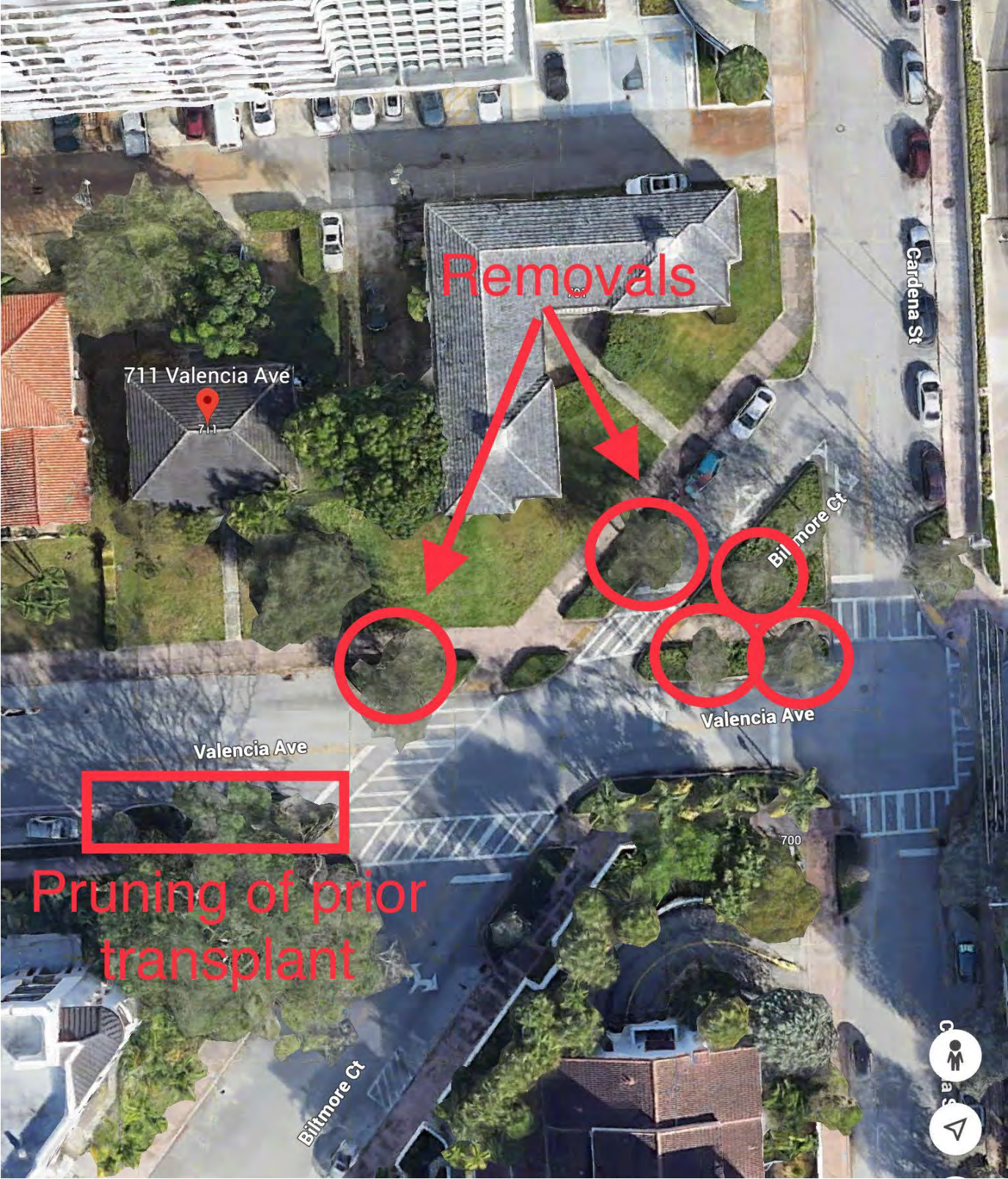
TREE ID

Tree #	Cal. (inches)	Species
46	29	Live Oak
41	31	Live Oak
30	35	Live Oak
20	30	Live Oak
14	34	Live Oak
56	25	Live Oak
45	12	Gumbo Limbo

ROUTE – MAIN OVERVIEW AND SECTION VIEWS



REMOVALS AND PRUNING ON VALENCIA AVE.



CARDENA STREET - WIDTH RESTRICTIONS: Back of curb to electrical safe distance (20 ft.) Distance from retaining wall to electrical safe distance (28 ft). Assumption of ability to Cap fire hydrant at sidewalk grade.



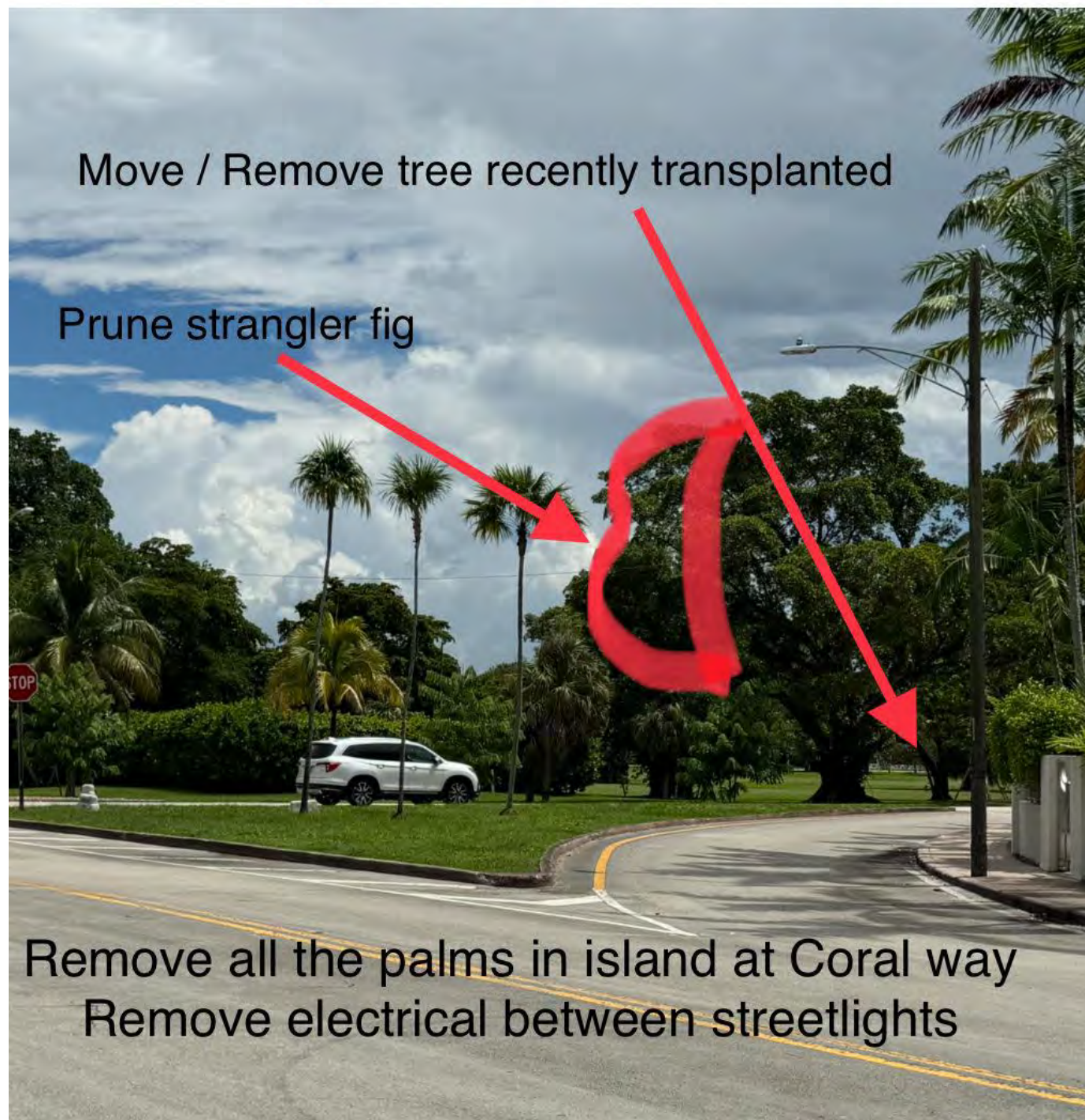
Biltmore Way looking to the East



Anderson Rd. Intersection



Coral way and Anderson Rd. Intersection



S. Greenway Drive



South Greenway Drive - Historic Entry Columns

Due to the significance of these columns, there would be a maximum width of 21 feet for any loads passing through. Currently there is only one tree root ball estimation capable of passing through this area.

INDIVIDUAL TREE ASSESSMENTS AND ESTIMATED PRUNING IMPACTS

TREE #46 (29" Live Oak)



#46 - prune large 8"-10" limb that is on south side
And all limbs above that extend beyond 14 feet
from main stem to the south.

This impact is based on traveling down Cardena St. If this can be avoided, less pruning would be necessary; however, the root ball size would not currently fit into the triangular island at the intersection of Valencia Avenue and Cardena Street.

Tree #41 (3" Live Oak)



Based on the limited amount of existing canopy, coupled with the lack of interior foliage, the amount of pruning necessary to get this tree down the road would have negative health impacts. The tree is in such competition with #46 and two other trees that the final product, when pulled from its surroundings, would be an individual candidate not worthy of consideration in my professional opinion.

Tree #30





#30 east side of canopy impacts



Tree #30 would best be piped from the South; however, piping from West or East would also present issues with excessive pruning on the South side of the tree.

The pruning necessary would be excessive to get it through the Cardena St. route.

Tree #20 (30" Live Oak)



Tree #20 will need some East side pruning as well. This tree has the most dense foliage, but we also have some inhibition about future impacts of the cyclone fence wounds on the base of the main stem.

This tree and tree #30 are proposed to have the smallest root balls. They would “possibly” fit into an island at Cardena and Valencia (if designed large enough) and without the proposed pruning impacts because the route would end before Cardena Street.

Tree #14 (34" Live Oak) Split Stem





Tree #14 has one of the most expansive canopies currently. Removal of the entire codominant stem shown above would not be recommended due to the size of the cut and the amount of energy necessary to heal the wound. The resulting tree shape and form would not be desirable either, in my opinion.

Tree #56 (25" Live Oak)



Tree #56 will need some pruning on the north side as well. This tree is very flat on the west side and perhaps is not the best candidate for relocation based on this fact alone, not to mention the condition and pruning impacts on the tree.

NOTE: The proposed pruning impacts shown on tree #56, as with most of the other trees, are only in one viewing direction. Bear in mind, these are not necessarily the only cuts that are proposed. Some camera angles were not accessible due to structures and obstructions onsite.

Tree #45 is a 12 inch Gumbo Limbo and is not photo-documented in this file. The tree is in good condition, but has a limited canopy. The tree has a codominant structure at about 7 feet above grade. This tree, as with most Gumbo Limbo trees, could be easily transplanted with a high survivability.

TREE MATRIX AND SPEC INFORMATION

Tree #	Cal.	Species	Root Ball Size (approx. Ft.)		Existing Canopy Size		Min. Prune Percent	Relo. Candidate
			North/South	East/West	North/South	East/West		
46	29	LO	23	24	47	40	30	NO
41	31	LO	24	24	30	36	35	NO
30	35	LO	18	24	47	80	35	NO
20	30	LO	26	21	49	57	30	NO
14	34	LO	23	21	58	66	35	NO
56	25	LO	22	23	53	46	30	NO
45	12	Gumbo L.	4	4	6	6	0	YES

NOTE: Indication of whether a tree is a relocation candidate is based on the final location(s) observed on or near the Granada Golf Course, If a suitable-sized planting area is designed on Valencia Ave. there would be good reason for reconsideration. Root ball sizes are only estimates at this point and could be reconsidered based on further exploration and field examination.

Pruning percentages are estimates of the minimum amount of pruning necessary to get down Cardena Street. The actual amount of necessary pruning in the field may be re-addressed and increased at a future date, if applicable.

SUMMARY

I Based my opinion on the overall observations onsite of tree health, vigor, growing condition and estimated pruning impacts. It is my view that the trees offered as candidates, while certainly the best trees onsite, would be far less desirable and perhaps less healthy if subjected to relocation. If the minimum pruning estimates / impacts were not necessary, I would have a much more favorable opinion toward relocation possibilities.

Jon Hillis
ISA Certified Arborist: TX-3856A

Exhibit 4

Exhibit 4: Arborist's Report

Tropical Designs of Florida

Jose H. Mata
Development Project Manager
MG Developer

August 10, 2024

Dear Mr. Mata,

This document reiterates the findings of Mr. Jon Hillis of Environmental Design Inc regarding the feasibility of relocating six or seven mature live oak trees from the site of The George to Granada Golf Course. A copy of the report written by Mr. Hillis is in Appendix A below where he finds that these trees are “non-candidates” for relocation to Granada Golf Course.

Mr. Hillis studied the available routes from The George site to Granada Golf Course and found that a substantial amount of the canopy and branches would need to be removed from each tree to ensure the safe passage of these trees underneath electrical lines, past buildings, utilities, and other trees during the relocation process. I concur with these findings.

Removing a substantial amount of the canopy of a tree, more than 25%, will stress a tree and in the case of mature trees being relocated will cause the death or severe decline of the tree. Cutting large diameter branches, over six inches in diameter, creates large infection courts enabling disease organisms and pathogens to directly enter the wood and vascular system of a tree. Cutting large diameter branches also causes quiescent endophytes within the tree to become pathogens.

Removal of large amounts of canopy foliage from a mature tree changes the movement dynamics and damping effects of branch/canopy movement during wind events, further disables the ability of a tree to regrow and recover from any root or canopy loss, heal large branch wounds, or isolate disease organisms inside the tree.

Appendix B below is a copy of an email from FP&L to Jose Mata letting the team know that overhead electrical lines will not be de-energized for tree relocation. FP&L further

states that nothing during the relocations can come within 10 feet of these electrical lines. This means the trees would have to be butchered to pass underneath the overhead electrical lines.

Tree relocation to another site is not feasible.

Sincerely,

**Jeff Shimonski
President, Tropical Designs of Florida
305-773-9406
jeff@tropicalarboriculture.com
ISA Certified Arborist FL-1052A
American Society of Consulting Arborists
ISA Tree Risk Assessment Qualification**

Appendix – A – Report by Environmental Design Inc

Note: See Exhibit 3 for this 20-page report.



**MG DeveloperMiami, LLC
"The George" 711-741ValenciaAve.
Coral Gables, FL**

Visual Tree Assessment and Feasibility for Transplanting

PREPARED FOR:

MG Developer Miami
Attn: Jose Mata
301 Almeria Ave, Ste.330
Coral Gables, FL 33134

PREPARED BY:

Jon Hillis
Environmental Design, Inc.
ISA Certified Arborist: TX-
3856A
jonhillis@treemover.com
m

Appendix – B - FP&L email to Jose Mata

Jose Mata

From: Gadon, Robert <Robert.Gadon@fpl.com>
Sent: Tuesday, July 16, 2024 11:52 AM
To: Jose Mata; Oscar Diaz
Cc: Ariel Gutierrez
Subject: RE: Cardena OH Lines

Good Morning,

In preliminary discussions with our planning department as well as our distribu on control center, FPL will not be able to temporarily de-energize OH lines.

Remember that you need to maintain 10% away from FPL OH conductors as per OSHA standards.

Let me know if you have any other ques ons/concerns.

Best Regards,

Robert Gadon – Engineer II
Central Dade Service Center – Florida Power & Light
| Office: 305-377-6009 | Cell: 786-643-1480 |
Robert.Gadon@fpl.com | Office: 122 SW 3RD ST Miami, FL 33130 |



Please contact me with any questions or concerns. If you cannot reach me, feel free to contact my Engineering Leader
Diego Pineiro (o) 305-377-6167 or diego.pineiro@fpl.com
To report power related issues at any time of the day, call 1-800-4-OUTAGE or visit www.FPL.com/outage
Visit the new [FPL Project Portal](http://FPL.com/construction) at FPL.com/construction to manage your FPL residential and commercial construction projects including milestones. Link to FPL's Electrical Service Standards: <https://www.fpl.com/partner/builders/service-standards.html>

<p>Begin & Track Your Construction Project</p>  <p>Enter Project Portal</p>	<p>Report an Outage in Your Area</p> 	<p>Tree & Vegetation Maintenance</p> 	<p>Important Project Information</p> 	<p>How to Schedule an Appointment</p> 	<p>FPL's Electric Service Standards</p>  <p>Service Provisions, Metering Equipment & More</p>
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Exhibit 5

Exhibit 5: Tree Mover's Assessment (Green Integrity's, Inc.):

Note: Green Integrity's is the tree mover trusted by the University of Miami. It has relocated large trees in South Florida for >20 years.

"Over the years of moving older established Live Oaks I have noticed that they need more care and maintenance to have a chance of surviving. Also, if they do survive, they seem to stay the same size for many years and never really thrive in their new location as if we put in a well rooted tree grown in a box or tree ring. It is a different story with more tropical trees but seems to hold true with the hardwood natives like the live oak. When they are grown from a younger age in their new location, they will fill in the location they are placed more rapidly taking off right from the start. The only drawback is that the price is similar to relocating and sometimes even more. But, unlike with relocated mature live oaks, they can be guaranteed to survive which is priceless."

- Walter Acree
President of Green Integrity's
Greenintegritys.com

Exhibit 6

Exhibit 6: Photo of Tree #14



Exhibit 6: Photo of Tree #20



Exhibit 6: Photo of Tree #30



Exhibit 6: Photo of Tree #41



Exhibit 6: Photo of Tree #45



Exhibit 6: Photo of Tree #46



Exhibit 6: Photo of Tree #56

