



City of Coral Gables Planning and Zoning Staff Report

Applicant: City of Coral Gables
Application: **Zoning Code Text Amendment: Landscape Requirements**
Public Hearing: Planning and Zoning Board
Date & Time: **November 1, 2022; 6:00 – 9:00 p.m.**
Location: City Commission Chambers, City Hall,
405 Biltmore Way, Coral Gables, Florida 33134

1. APPLICATION REQUEST

The City of Coral Gables has initiated a request for a Zoning Code Text Amendment as follows:

An Ordinance of the City Commission of Coral Gables, Florida, amending the City of Coral Gables Zoning Code, Article 6, "Landscape", Section 6-104, "Landscape Requirements for Public Rights-of-Way" to amend planting height and various other provisions; providing for severability, repealer, codification, and for an effective date.

2. APPLICATION SUMMARY

As requested by the City Commission, Zoning Code text amendments are proposed to give the Greenspace Management Division discretion to allow trees of a lower height at planting provided they meet life safety requirements and contribute to that diversity. The text amendments also clarify a few other provisions regarding planting in the rights-of-way, including provisions regarding the percentage of palms to be planted in the rights-of-way. The proposed text amendments are to incentivize diversity in the urban canopy.

The Planning & Zoning Board reviewed the proposed text amendment at their September 14, 2022, meeting. The excerpt from the meeting minutes is provided as Attachment B. In summary, the Board understood the need to allow shorter trees, but expressed concern for encouraging a variety of tree species within the same block as not being consistent with the original identity of Coral Gables. After a lengthy discussion, the Board deferred the request to hear the review of additional advisory boards, such as the Landscape & Beautification Advisory Board.

On October 13, 2022, the Landscape Advisory Board discussed the proposed text amendments of the intent to provide a variety of street tree species within the same block. At the beginning of the discussion, the Board was divided with multiple opinions. Some members believed that providing a variety of tree species added to the interest and beauty of any street block, while others reported that George Merrick had master planned the city's tree canopy to deliberately be coordinated like the symbolic live oaks on Coral Way as seen on maps dating back to the 1910's. Staff brought up the 2014 *Neighborhood Tree Succession and Initiation Plan* that included extensive color-coded mapping of almost each block and a recommendation to strive for species diversification. The board agreed that they support diversity if master-planned and well-thought out, as planting trees haphazardly would not be appropriate for the city.

3. REVIEW TIMELINE / PUBLIC NOTICE

City Review Timeline

The submitted applications have undergone the following City reviews:

REVIEW COMMITTEES AND BOARDS	DATE
City Commission – 1 st Reading	06.25.22
Planning and Zoning Board	09.14.22
Landscape and Beautification Advisory Board	10.13.22
Planning and Zoning Board	11.01.22
City Commission – 2 nd Reading	TBD

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

PUBLIC NOTICE	DATE
Legal advertisement	08.02.22
Posted agenda and Staff report on City web page/City Hall	08.09.22
Legal advertisement	10.21.22
Posted agenda and Staff report on City web page/City Hall	10.28.22

4. FINDINGS OF FACT

The request is a Text Amendment to Article 6, “Landscape,” Section 6-104, “Landscape Requirements for Public Rights-of-Way.” The proposed changes are provided in Attachment A in ~~striketrough~~ / underline format.

Zoning Code Section 14-212.5 provides review standards for Zoning Code text amendments:

Standard	Staff Evaluation
a. Promotes the public health, safety, and welfare.	The intent of the proposed amendment is to allow trees of a lower height at planting provided they meet life safety requirements and contribute to that diversity at the discretion of the Greenspace Management Division. This incentivizes diversity in the urban canopy.
b. Does not permit uses the Comprehensive Plan prohibits in the area affected by the text amendment.	The proposed amendment does not affect any uses permitted in the Comprehensive Plan.
c. Does not allow densities or intensities in excess of the densities and intensities which are permitted by the future land use categories of the affected property.	The proposed text amendment does not allow densities or intensities in excess of what are permitted by the future land uses.

d. Will not cause a decline in the level of service for public infrastructure which is the subject of a concurrency requirement to a level of service which is less than the minimum requirements of the Comprehensive Plan.	The proposed text amendment will not affect the level of service for public infrastructure.
e. Does not directly conflict with any objective or policy of the Comprehensive Plan.	The proposed amendment does not conflict with any objective or policy.

Staff comments:

The proposed text amendment to the Zoning Code gives the Greenspace Management Division the discretion to allow trees of a lower height at planting in order to incentivize diversity in the urban canopy. The proposed flexibility to the planting requirements fulfills objectives of the Comprehensive Plan to promote increasing the tree canopy and require additional measures to contribute to increasing the collective tree canopy of the City. The Comprehensive Plan policy to promote and support George Merrick’s vision will be fulfilled through the discretionary review of the Greenspace Management Division. The standards identified in Section 14-212.5 for the proposed Zoning text amendment are **satisfied**.

5. STAFF RECOMMENDATION

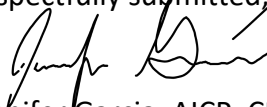
Based upon the complete Findings of Fact contained within this report, staff recommends **Approval**.

6. ATTACHMENTS

- A. Draft Ordinance with proposed text amendment.
- B. Excerpts of 09 14 22 PZB Meeting Minutes.
- C. 10 13 22 Landscape & Beautification Advisory Board Meeting Minutes.
- D. 2014 Neighborhood Tree Succession and Initiation Plan.
- E. Swale planting examples.
- F. Legal advertisement published.

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

Respectfully submitted,



Jennifer Garcia, AICP, CNU-A
City Planner
City of Coral Gables, Florida

CITY OF CORAL GABLES, FLORIDA

ORDINANCE NO. 2022-__

AN ORDINANCE OF THE CITY OF CORAL GABLES, FLORIDA, AMENDING THE CITY OF CORAL GABLES ZONING CODE, ARTICLE 6 “LANDSCAPE”, SECTION 6-104 “LANDSCAPE REQUIREMENTS FOR PUBLIC RIGHTS-OF-WAY” TO AMEND PLANTING HEIGHT AND VARIOUS OTHER PROVISIONS, PROVIDING FOR A REPEALER PROVISION, SEVERABILITY CLAUSE, CODIFICATION, AND AN EFFECTIVE DATE

WHEREAS, the City has certain Zoning Code provisions which address the planting heights of trees placed in the City’s public rights-of-way; and

WHEREAS, in order to incentivize diversity in the urban canopy the City Commission wishes to give the Greenspace Management Division discretion to allow trees of a lower height at planting provided they meet life safety requirements and contribute to that diversity; and

WHEREAS, the City Commission also wishes to clarify a few other provisions regarding planting in the rights-of-way, including provisions regarding the percentage of palms to be planted in rights-of-way; and

WHEREAS, after notice was duly published, a public hearing was held before the City Commission on June 25, 2022, for First Reading at which hearing all interested parties were afforded the opportunity to be heard; and

WHEREAS, after notice was duly published, a public hearing was held before the Planning and Zoning Board on September 14, 2022, at which hearing all interested parties were afforded the opportunity to be heard; and

WHEREAS, the Planning and Zoning Board was presented with the proposed text amendment, and after due consideration, deferred (vote: 6 to 0) the text amendment until after the Landscape and Beautification Advisory Board reviewed it and gave feedback; and

WHEREAS, the Landscape and Beautification Advisory Board was presented with the proposed text amendment on October 13, 2022, and after discussion of multiple viewpoints of street tree plantings, the Board agreed that they supported diversity of trees within a master plan; and

WHEREAS, after notice was duly published, a public hearing was held before the Planning and Zoning Board on November 1, 2022, at which hearing all interested parties were afforded the opportunity to be heard; and

WHEREAS, the Planning and Zoning Board was presented with the proposed text amendment, and after due consideration, recommended approval/denial (vote: _ to _) of the text amendment; and

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

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 Ordinance upon adoption hereof.

SECTION 2. That Article 6 “Landscape”, Section 6-104 “Landscape Requirements for Public Rights-of-Way” of the Zoning Code of Coral Gables, Florida be amended as indicated in the attached Exhibit A¹:

SECTION 3. All ordinances or parts of ordinances inconsistent or in conflict with the provisions of this Ordinance are hereby repealed.

SECTION 4. If any section, part of section, paragraph, clause, phrase or word of this Ordinance is declared invalid, the remaining provisions of this Ordinance shall not be affected.

SECTION 5. It is the intention of the Commission of the City of Coral Gables, Florida, that the provisions of this Ordinance shall become and be made part of the City of Coral Gables Zoning Code; and that the sections of this “ordinance” may be changed to “section”, “article”, or such other appropriate word or phrase in order to accomplish such intentions.

SECTION 6. If the Zoning Code of the City of Coral Gables Tables of Contents or other reference portions is affected by these provisions, then changes are approved as a part of this Ordinance.

SECTION 7. This Ordinance shall become effective immediately upon passage.

¹ Deletions are indicated by ~~strikethrough~~. Insertions are indicated by underline.

PASSED AND ADOPTED THIS _____ DAY OF _____, A.D. 2022.

APPROVED:

VINCE LAGO

MAYOR

ATTEST:

BILLY Y. URQUIA

CITY CLERK

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

MIRIAM SOLER RAMOS

CITY ATTORNEY

EXHIBIT A

Section 6-104. Landscape requirements for public rights-of-way

- A. Public rights-of way. Properties within MF1, MF2, MF3, MF4, MX1, MX2, MX3, S, UCD, PAD and P zoning districts exceeding the applicability thresholds as defined in Section 6-102.B. shall be required to install the improvements listed below. The required improvements are based upon the properties lineal property dimension abutting the r.o.w. The requirements provided herein and any potential conflicts shall be subject to review and approval by the Public Works Department and ~~Public Works Landscape~~ Public Works Greenspace Management Division.

Type	Minimum Requirements
1. Drainage.	All properties shall be required to install drainage within the r.o.w. pursuant to the Department of Public Works requirements.
2. City Public Works Manual	<p>a. Landscaping, landscape islands, bulbouts, curbing, pedestrian crosswalks bulbouts, drainage and other associated traffic calming improvements shall be required pursuant to the City Public Works Manual and accompanying standards. If the City Public Works Manual and accompanying standards are not applicable to the area in which the proposed development is contemplated, see Section 6-104.A.3 below for minimum r.o.w. planting requirements.</p>
3. Right-of-way planting requirements not associated with the City Public Works Manual .	<p>a. Landscaping shall be installed within the City r.o.w. and shall be installed in accordance with all of the following:</p> <p>i. Large shade trees. Provide one (1) large shade tree, minimum planting height of sixteen (16) feet/three-and-a-half (3½) inch caliper per thirty-five (35) linear feet or fraction thereof of right-of-way abutting the property. Palm or medium shade tree, minimum planting height of fourteen (14) feet/two-and-a-half (2½) inch caliper may be utilized to satisfy the above large shade tree requirements at a three-to-one (3:1) ratio. A maximum of ten <u>twenty-five (25%)</u> percent of the required total may be palm varieties. <u>Exceptions to planting height for tree varieties whose average mature height is 25 feet or less may be approved by the Greenspace Management Division Director prior to installation provided that the requested</u></p>

	<p><u>trees meet all relevant height clearance requirements, comply with all other life safety regulations, and add to the diversity of the urban canopy.</u></p> <p>ii. Shrubs. Provide one (1) shrub per one (1) linear foot or fraction thereof of the right-of-way abutting the property.</p>
<p>Medians and/or traffic calming devices 4. required pursuant to the City Public Works Manual.</p>	<p>a. If a median exists or can be established on the abutting r.o.w., the improvements listed in above Section 6-104.A.3 shall be installed pursuant to the City Public Works Manual and accompanying standards .</p> <p>b. If a median exists or can be established on the abutting r.o.w. and is not included within the City Public Works Manual a median shall be provided subject to all of the following:</p> <ul style="list-style-type: none"> . Large shade trees. One (1) large shade tree, minimum planting height of sixteen (16) feet/three-and-a-half (3½) inch caliper per thirty-five (35) feet linear feet or fraction thereof of right-of-way abutting the property. Palm or medium shade tree, minimum planting height of fourteen (14) feet/two-and-a-half (2½) inch caliper may be utilized to satisfy the above large shade tree requirements at a three-to-one (3:1) ratio. A maximum of twenty-five (25%) percent of the required total may be palm varieties. <u>Exceptions to planting height for tree varieties whose average mature height is 25 feet or less may be approved by the Greenspace Management Division Director prior to installation provided that the requested trees meet all relevant height clearance requirements, comply with all other life safety regulations, and add to the diversity of the urban canopy.</u> <p>i. Shrubs. One (1) shrub per one (1) linear feet or fraction thereof of the right-of-way abutting the property.</p>
<p>5. Lawn grass.</p>	<p>All unpaved surfaces on rights-of-way shall be sodded. Groundcover may be substituted in lieu of lawn grass subject to Public Works Landscape Services Division review and approval.</p>
<p>6. Payment in lieu of installation.</p>	<p>In lieu of the requirements set forth in Section 6-104.A.2-4, the City Manager or designee in accordance with these rules and regulations</p>

	<p>may allow for the payment of the above improvements into a designated fund in lieu of providing the improvements if either of the following exist: 1) the off-site improvements are provided; 2) if onsite constraints exist that prohibit the improvements; and or, 3) if the City determines that a comprehensive installation of the improvements will be more beneficial. The estimate shall be based upon design, installation, and costs of all improvements. Applicants shall provide the City an estimate prepared by a licensed civil engineer or other City approved entity. The City shall evaluate and approve all estimates in accordance with the City's rules and regulations. These funds shall be allocated in a special fund towards street improvements in close proximity to the provider.</p>
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1 MR. TORRE: Yes.

2 THE SECRETARY: Chip Withers?

3 MR. WITHERS: Yes.

4 THE SECRETARY: Claudia Miro?

5 MS. MIRO: I just wanted to make a comment

6 before. I wanted to say that I did read the

7 letter from the Prehistoric (sic) Board, and

8 while I don't, as a rule, just generally favor

9 vacating alleys, I think that listening to the

10 applicant and listening to Public Works, I

11 think that, in this case, you know, the

12 Preservation says, oh, it's public land, but

13 there's water lines there. It's not like we

14 could use it as a park. And I really like the

15 idea that we can make money off of this land

16 now and collect taxes. So, yes.

17 THE SECRETARY: Julio Grabiél?

18 MR. GRABIEL: Yes.

19 THE SECRETARY: Eibi Aizenstat?

20 CHAIRMAN AIZENSTAT: Yes.

21 MR. GUILFORD: Thank you very much.

22 CHAIRMAN AIZENSTAT: Thank you, Zeke. Nice

23 seeing you again.

24 MR. GUILFORD: Likewise.

25 CHAIRMAN AIZENSTAT: The next item on the

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1 by using smaller height trees, more natives,

2 more flowering trees, more interest. Being

3 that unusual trees come in smaller sizes in

4 nurseries, it's very difficult to find them

5 sometimes 15 to 16 feet tall. So this just

6 gives people variety, greater variety, easier

7 to find them in nurseries. It will create

8 diversity and more interest in the swales.

9 CHAIRMAN AIZENSTAT: Thank you.

10 Do we have -- Jennifer, would you like to

11 make any comments? Thank you.

12 Do we have anybody from the public, Jill?

13 THE SECRETARY: No.

14 CHAIRMAN AIZENSTAT: Zoom?

15 THE SECRETARY: No.

16 CHAIRMAN AIZENSTAT: Phone platform?

17 THE SECRETARY: No. We just got back,

18 actually. Zoom was down, but it's back on and

19 we don't have any speakers.

20 CHAIRMAN AIZENSTAT: Zoom was down, but we

21 are back on. Okay. But we have nobody, right?

22 THE SECRETARY: Correct.

23 CHAIRMAN AIZENSTAT: Okay. At this time,

24 I'd like to go ahead and close it for public

25 comment. Claudia?

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1 agenda is E-3. Mr. Ceballos.

2 MR. CEBALLOS: File ID 22-4426, an

3 Ordinance of City Commission amending the City

4 of Coral Gables Zoning Code, Article 6

5 "Landscape," Section 6-104 "Landscape

6 Requirements for Public Right-of-Way; to amend

7 planting height and various other provisions

8 providing for a repeater provision,

9 severability clause, codification, and

10 providing for an effective date.

11 CHAIRMAN AIZENSTAT: Thank you.

12 MS. BELL-LLEWELLYN: Good evening,

13 everyone. I'm Deena Bell-Llewellyn, Assistant

14 Director of Public Works for Green Space

15 Management.

16 So this is very simple. Right now, the

17 Zoning Code requires trees in public

18 right-of-way swales, when they're planted new,

19 to be 15 to 16 feet tall at the time of

20 planting. So we have a dense urban forest in

21 Coral Gables with a lot of large trees, and

22 what this does is provides residents, as well

23 as City Staff, when we're doing tree plantings,

24 to add more -- is that a yes? I think that's a

25 yes -- add more diversity to the urban forest

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1 MS. MIRO: No comments. I think she was

2 very clear.

3 CHAIRMAN AIZENSTAT: She was clear.

4 MS. MIRO: I mean -- thank you.

5 CHAIRMAN AIZENSTAT: Luis?

6 MR. REVUELTA: No comment.

7 CHAIRMAN AIZENSTAT: Venny?

8 MR. TORRE: I do have a couple of

9 questions. So I understand what you're trying

10 to do with the variety and so on. So, for

11 example, a small tree, an Orange Geiger, let's

12 pretend, that would be okay and something like

13 that could actually be the one that you kind of

14 want to put in there, like maybe go -- tops 15,

15 16 when it's fully grown?

16 MS. BELL-LLEWELLYN: Uh-huh.

17 MR. TORRE: So that sort of small tree

18 could be the one that you kind of want to put

19 in there?

20 MS. BELL-LLEWELLYN: Yes, trying to

21 establish a medium high canopy, below very

22 large trees, so we get a layering effect in the

23 urban forest, right, and then we're going to

24 get a greater species variety. Of course,

25 we'll make sure they're not in conflict with

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1 sidewalks or triangles of visibilities. As
 2 long as there's proper clearance for safety,
 3 we'll look at the application on a case per
 4 case basis.
 5 MR. TORRE: And then I think I read it, but
 6 just to be clear, when those trees are smaller,
 7 you plant them closer together or not
 8 necessarily?
 9 MS. BELL-LLEWELLYN: You can, depending on
 10 the planting design.
 11 MR. TORRE: They're not going to be at the
 12 same distance as the big trees by default? You
 13 could space them closer together?
 14 MS. BELL-LLEWELLYN: You can space them
 15 randomly, triangulated. You know, we're trying
 16 to allow for flexibility in the design of
 17 swales. We have the swale planning package,
 18 and a lot of people are taking advantage of
 19 that and designing a landscape for their swales
 20 and submitting to Public Works for review. Our
 21 division reviews that on a case by case basis
 22 and makes sure the design works.
 23 CHAIRMAN AIZENSTAT: Chip.
 24 MR. WITHERS Thank you.
 25 So how do you manage the whole triangle of

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1 MS. BELL-LLEWELLYN: Sometimes great tree
 2 species are not available in nurseries at 15 to
 3 16 feet. Sometimes they can only find them 12
 4 to 13 feet, but we know that there are species
 5 that will grow very quick. So we're trying to
 6 allow flexibility and that way we're going to
 7 get better trees and a greater variety of
 8 trees.
 9 MR. WITHERS: So, if someone has all Black
 10 Olives or someone has all Mahoganies or someone
 11 has all Oak Trees on their street, they have
 12 the ability to go in front of their home, where
 13 their swale is, and plant Silver Buttonwoods,
 14 Gumbo Limbos or whatever they want? So we're
 15 not going to try to maintain that themed street
 16 any longer; is that the intention?
 17 MS. BELL-LLEWELLYN: That's right.
 18 Diversity is encouraged, so we do not require
 19 you to stick to a themed street.
 20 MR. WITHERS: So if I'm on Coral Way, with
 21 all of those majestic Oak Trees, I can load up
 22 my right-of-way with whatever I want? I mean,
 23 I'm just wondering, what does that do to our
 24 historic nature of some of our streets and some
 25 of our -- because you see the pictures -- I'm

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1 visibility issue with --
 2 MS. BELL-LLEWELLYN: There's no change to
 3 the triangle of visibility Code proposed. It
 4 reads that there must be visibility from thirty
 5 inches height to eight feet. So you must have
 6 a trunk that can you can see through from
 7 thirty inches up to eight feet. All of the
 8 ground covers in the swales have to be
 9 maintained below thirty inches tall. So you're
 10 not going to have a wall of vegetation.
 11 MR. WITHERS: So you're not encouraging the
 12 planting of trees in the swales, you're
 13 encouraging more of the lower landscaping in
 14 swales and this is primarily in setback areas?
 15 I'm not quite sure. What is -- well, what are
 16 you encouraging people to do?
 17 MS. BELL-LLEWELLYN: This amendment is for
 18 any right-of-way, swales in front of
 19 Residential property, as well as City
 20 properties, like parks. Right now, when we are
 21 reviewing plans that are submitted by residents
 22 or developers or Commercial properties, street
 23 trees are required to be 15 to 16 feet of
 24 height at time of planting.
 25 MR. WITHERS: Right. Right.

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1 just -- has anybody thought that through? I
 2 mean, has anybody gone to the garden clubs and
 3 the different public groups and have they all
 4 signed off on this?
 5 MS. BELL-LLEWELLYN: Right. I don't know
 6 the date, six or seven years ago, when the tree
 7 succession project was underway in the City, it
 8 was before I was here, there was a consultant,
 9 and by Ordinance adopted that diversity was
 10 going to be the goal for the tree canopy.
 11 MR. WITHERS: No, I'm just trying to
 12 understand what pushed this, because I'm
 13 thinking of Coconut Grove. It has absolutely
 14 no theme on their streets and they allow
 15 whatever you want right up to the street. Is
 16 that okay? Is that what we want the Gables to
 17 look like, Coconut Grove, Kiaora and those
 18 streets? Is that what we're looking for? You
 19 know what I'm asking?
 20 MS. BELL-LLEWELLYN: I do. I really
 21 understand what you're saying. You know, Coral
 22 Gables has a historic fabric and a lot of the
 23 City grid was themed streets. There are
 24 certain streets that have nothing but Coconut
 25 Palms, certain have nothing but Black Olives.

1 MR. WITHERS: (Simultaneous speaking.)
2 MS. BELL-LLEWELLYN: But, you know, by that
3 Ordinance and the Tree Succession Plan and the
4 study and the time, diversity was encouraged,
5 for ecological reasons and sustainability
6 reasons.

7 MR. WITHERS: But not architectural reasons
8 or how it looks, that was not considered?

9 MS. BELL-LLEWELLYN: Well, the aesthetics
10 of the landscape, I guess is judged by the
11 Board of Architects, when landscape plans are
12 submitted, but this is allowing more
13 flexibility with --

14 MR. WITHERS: Here's what my concern is,
15 okay, and I can only think of my own
16 neighborhood, there are a few homes that have
17 people that planted in their swales and they
18 are the smaller plant and smaller trees.
19 They're not really maintained, because they
20 wanted to look like a more rouged, not trimmed
21 look. They've overgrown. Invasive species
22 have come in, and there have been no
23 maintenance of the swale area, once the trees
24 are planted, because it just kind of filled in
25 with Brazilian Peppers and other trees that are

1 obnoxious trees and things, and so I'm just
2 wondering, once you kind of open that door to
3 allow a free fall into somebody's swale, how do
4 you then try to reign that in, if it's not
5 pleasing to the neighborhood, because some of
6 it looks pretty junkie? I mean, you know, some
7 of those areas look pretty rough.

8 So how do you maintain that? How do you
9 reign in that look, to say -- I might not want
10 my neighbor just to start filling up their
11 swale with trees and bushes that they don't
12 manage and maintain, when you have -- I'm all
13 for planting in swales, you know, for various
14 reasons, for maybe keeping parking out or
15 whatever, but I'm just wondering if we really
16 want to build a jungle in our swales as opposed
17 to -- so that's just my comment on that. How
18 do you --

19 MS. BELL-LLEWELLYN: I can speak on the
20 maintenance part of your question.

21 MR. WITHERS: Okay.

22 MS. BELL-LLEWELLYN: Our Code Enforcement
23 Department does monitor swales and issues
24 warnings and citations for when they are
25 unkept, but there's no, I guess, I mean,

1 architectural standard for what types of plants
2 or what look. Whether you have a tropical
3 jungle look or a trimmed English Garden look,
4 that's sort of up to the applicant and their
5 style.

6 MR. WITHERS: Okay.

7 MR. TORRE: Would you allow me?

8 MR. WITHERS: Oh, I'm done. Thank you very
9 much.

10 MR. TORRE: Following up what Chip was
11 talking about, do you have a review process
12 that you do for these applicants, so that
13 you're the final order on what's proposed and
14 whether it makes sense or not? Is that the way
15 it goes?

16 MS. BELL-LLEWELLYN: My division, yes.

17 MR. TORRE: That's how it goes?

18 MS. BELL-LLEWELLYN: Yes.

19 MR. TORRE: So you're still going to be the
20 one, you or somebody in your department or
21 somebody --

22 MS. BELL-LLEWELLYN: Uh-huh. It's a Public
23 Works permit that's submitted through the
24 Public Works Department, and our Division
25 reviews the planting rights. So, myself, I'm a

1 landscape architect and a certified arborist,
2 and we have another landscape architect coming
3 onboard. We have a horticulturist and we have
4 two other certified arborists that also do
5 plans reviews.

6 MR. TORRE: So, you know, following with
7 his previous comments, so if somebody came into
8 your office and on Columbus Boulevard did
9 something that --

10 MR. WITHERS: I'm sorry, where?

11 MR. TORRE: On Columbus.

12 MR. WITHERS: Okay. That's a good example.
13 Perfect.

14 MR. TORRE: Very good example, right. So
15 if they did something that you said, you know,
16 that's really not the right choice, and maybe
17 that's a coral rock house, which I've seen
18 there's several there, you would say, the
19 better choice would be this? Is that a proper
20 statement --

21 MS. BELL-LLEWELLYN: Yes.

22 MR. TORRE: -- that you would probably
23 suggest something different on that level?

24 MS. BELL-LLEWELLYN: We do review the
25 specific plant material and whether it's

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1 appropriate and think about the growth habits
 2 and the maintenance, and on Columbus, better
 3 like shade under those big ficus trees and that
 4 kind of thing.
 5 MR. TORRE: Does character matter, meaning
 6 not just the fauna style or type, but maybe how
 7 it fits in character? No? I'm just asking the
 8 question.
 9 MR. WITHERS: No. It's a free fall. That
 10 was my concern.
 11 MR. TORRE: Well, I'm following your --
 12 MS. BELL-LLEWELLYN: There is no -- I don't
 13 know a better word to say -- style, judging of
 14 style of someone's personal landscape tastes,
 15 no.
 16 MR. WITHERS: I do have another question I
 17 had written. So, as far as the irrigation,
 18 you're going to allow people to encroach into
 19 the right-of-way with utilities?
 20 MS. BELL-LLEWELLYN: Yes, they can put
 21 irrigation in the right-of-way with this Public
 22 Works permit process.
 23 MR. WITHERS: Under the sidewalk? Are they
 24 going to allow to put lighting in?
 25 MS. BELL-LLEWELLYN: We look at that on a

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1 MS. BELL-LLEWELLYN: Setback from the side
 2 of the street to the tree --
 3 MR. WITHERS: Yeah, how close can I come to
 4 the side of the street?
 5 MS. BELL-LLEWELLYN: It depends on the tree
 6 species and the character, but obviously we
 7 like to maintain a minimum of six feet, seven
 8 feet, from road edges, depending on the
 9 branching character of that street.
 10 MR. WITHERS: That's from the trunk or the
 11 tree --
 12 MS. BELL-LLEWELLYN: From the trunk.
 13 MR. WITHERS: From the trunk, not the
 14 canopy?
 15 MS. BELL-LLEWELLYN: Our Code says that
 16 trees have to be at least five feet from
 17 driveway approaches, right, five to six feet,
 18 so --
 19 MR. WITHERS: So there was -- I don't know
 20 if there's something in our Code that requires
 21 curbing when the trunk is at a certain
 22 diameter. It's the highway standard. Do you
 23 know anything --
 24 MS. BELL-LLEWELLYN: That's a highway
 25 standard, but not a Residential street

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1 case per case basis for lighting, generally.
 2 MR. WITHERS: I mean, so it's a, yes,
 3 people can light their swales now?
 4 MS. BELL-LLEWELLYN: Well, it depends on
 5 the type of project. Some Commercial projects,
 6 you know, have lighting in the right-of-way.
 7 Residential, I haven't seen many applications
 8 for lighting in Residential swales, no.
 9 MR. WITHERS: There's a lot of lighting
 10 that I'm sure is in our City that shouldn't be
 11 there.
 12 MS. BELL-LLEWELLYN: But this is just tree
 13 height, you know, but if you have more
 14 questions about lighting, that would be a
 15 Public Works review question.
 16 MR. WITHERS: But you're going to allow
 17 utilities like water?
 18 MS. BELL-LLEWELLYN: We do allow irrigation
 19 systems with planting through the Swale
 20 Planting Permit. The owners or residents will
 21 sign the covenants and they become responsible
 22 for the maintenance of the irrigation system,
 23 as well as the landscaping as a whole.
 24 MR. WITHERS: And the setback from the side
 25 of the street to the tree is, what?

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1 standard, right?
 2 MR. WITHERS: I'm sorry? Because Segovia
 3 has curbing because those Oak Trees are a
 4 little bigger. So this is -- so if someone
 5 puts a bigger tree and is not going to require
 6 curbing in front of their house, the City can't
 7 come back and say, you need to put curbing in?
 8 CHAIRMAN AIZENSTAT: I actually don't think
 9 curbing is allowed in the City of Coral Gables.
 10 MR. GRABIEL: No, it's not.
 11 CHAIRMAN AIZENSTAT: It's not, correct?
 12 MR. GRABIEL: Because as the water --
 13 MR. WITHERS: Okay. So when they put the
 14 median down Segovia --
 15 MR. GRABIEL: And it was very
 16 controversial.
 17 MR. WITHERS: It was controversial, because
 18 they did not want -- but they ended up putting
 19 curbing in, because they didn't want cars
 20 jumping off and hitting the Oak Trees.
 21 MR. GRABIEL: Yeah, but the Residential
 22 side does not have curbs.
 23 MR. WITHERS: I'm sorry?
 24 MR. GRABIEL: The Residential side of
 25 Segovia does not have curbs, only the center

1 island that's curbed.
 2 MR. WITHERS: I understand. If it's on a
 3 side, you're not required curbing, only if it's
 4 in the median? Is that --
 5 MR. REVUELTA: It's not permitted.
 6 CHAIRMAN AIZENSTAT: It's not permitted.
 7 It's not that it's not required. You're not
 8 allowed.
 9 MR. TORRE: I think because of the
 10 narrowness of that --
 11 MR. WITHERS: No, I understand. I
 12 Understood.
 13 MS. GARCIA: But it usually depends on the
 14 intersection. There are some intersections,
 15 like the more recent traffic calming
 16 intersections, that have the circle in the
 17 middle, they do provide curbing, but then you
 18 need to be able to control where that drainage
 19 goes.
 20 MR. WITHERS: Right.
 21 MS. GARCIA: And then it depends on where
 22 the draining is going to be located, too, if
 23 they need that curbing or if it could just
 24 filter into the -- and I just wanted to clarify
 25 something. This text amendment is just for the

1 a variety of the planting, but I'm not in
 2 agreement that all of a sudden anybody can
 3 plant an eight-foot tree, where there's
 4 supposed to be 13, and everybody on the street
 5 has the taller trees.
 6 I think there's a responsibility, as an
 7 urban element, the trees -- the continuity of
 8 the trees on both sides of the street and as we
 9 proceed, is what makes those streets valuable
 10 and beautiful. To start changing that, I'm not
 11 in agreement with that at all.
 12 MS. BELL-LLEWELLYN: Okay. I can speak on
 13 that. Well, currently we allow diversity in
 14 tree species. There's nothing that requires
 15 the same trees be --
 16 MR. GRABIEL: It doesn't?
 17 MS. BELL-LLEWELLYN: No.
 18 MR. REVUELTA: Within private property.
 19 This is public property.
 20 MS. BELL-LLEWELLYN: No. In street tree
 21 planning, we allow diversity now. That already
 22 occurs.
 23 Let me explain about the diversity. I
 24 think, when I mentioned, during the tree
 25 succession project, it's important to get

1 landscaping, to allow Deena and her to be able
 2 to use their discretion of having different
 3 types of trees plantings in the right-of-way.
 4 It has nothing to do with lighting, nothing to
 5 do with sprinkler systems, irrigation into the
 6 right-of-way. It is just about landscaping.
 7 MR. WITHERS: Understood.
 8 Thank you.
 9 CHAIRMAN AIZENSTAT: Thank you.
 10 Julio?
 11 MR. GRABIEL: Yeah. I have a bit of a
 12 problem with what you're proposing. I think
 13 the beauty of Coral Gables' streets is that you
 14 have you have uniformity of planting and you
 15 drive down the street and it's either
 16 Mahoganies or Black Olives or Oaks of Palm
 17 Trees, but there's continuity of it, and that's
 18 what makes those streets beautiful.
 19 The moment you start breaking the rhythm of
 20 the landscaping and you don't put another Oak
 21 Tree or another Mahogany or another Gumbo
 22 Limbo, as the rest of the street has, you lose
 23 the quality of the street. To come along now
 24 and start putting smaller trees, different
 25 variety -- and I understand the need to create

1 diversity in tree species, because of -- think
 2 about disease, mass kill-offs, mass problems
 3 with certain tree species. If there's a blight
 4 that kills one specific tree species, we don't
 5 want to rely on just that tree species. We
 6 want a mix in diversity, so there are other
 7 tree species to provide the shade canopy and
 8 keep it in a sustainable balance.
 9 So I think that was the main purpose of
 10 this study and the Ordinance back during the
 11 Tree Succession Plan, to -- as a mission, to
 12 create the diversity, so there's an ecological
 13 balance throughout the City, and we're not
 14 relying on just the handful of species. That
 15 was the reason.
 16 MR. TORRE: I want to add something to your
 17 -- because I think this debate has been
 18 broadened up a little, like I kind of like to
 19 do.
 20 So back in the day, you know, we had a
 21 little bit more freedom. I think I did or we
 22 did. Come Andrew, things started to change.
 23 Come Wilma and Katrina, a lot of things
 24 changed, from my perspective, when Brook, your
 25 predecessor was around. You know, it was

1 basically, you get one, two or three options,
2 and we basically became where we had to plant
3 the single liter Oak or this and he wanted me
4 to plant a palm from Hawaii -- I forget the
5 name of it -- and it was very, very, very
6 expensive, and I ended up with something
7 different.

8 But I think that the other side of this is
9 that we got to be where we're repeating, for
10 the sake of the hurricane situation, and all I
11 could see was, we're trying to do it just to
12 protect from the tree. So it was very
13 protective, and I don't know that we were
14 getting anything more than two or three trees,
15 from -- you know, five, six, seven years ago, I
16 remember that's what we were doing.

17 So is that still in discussions, how these
18 trees, you know, work with the hurricanes and
19 with winds and all of that? Is that part of
20 this whole thing, as well?

21 MS. BELL-LLEWELLYN: Exactly. Exactly,
22 bringing in diversity, more native trees that
23 will be sustainable, withstand the hurricanes.
24 You're right, Venny. I mean, you know, years
25 ago, to find a tree species, 15 to 16 feet

1 tall, available in the nurseries in any large
2 quantity, you're pretty much going to get Oaks,
3 Gumbo Limbos, Mahoganies, Coconut Palms, you
4 know. It really limited the options.

5 So nurseries grow a lot of really
6 interesting sustainable native trees, in
7 smaller sizes, that we'd like to be able to
8 incorporate in the City.

9 CHAIRMAN AIZENSTAT: Your emphasizes is on
10 native trees?

11 MS. BELL-LLEWELLYN: Sustainability and
12 withstanding hurricanes and trees that protect
13 the health and public -- you know, the health,
14 welfare and safety of the public. Meaning very
15 sustainable, strong, resilient trees, are
16 mostly natives.

17 CHAIRMAN AIZENSTAT: But you encourage
18 native trees?

19 MS. BELL-LLEWELLYN: Uh-huh, encourage
20 natives in the right-of-way, but we also really
21 would love to see flowering trees. A lot of
22 the public wants to bring in some beautiful
23 tropical flowering trees. We have many
24 options. We're blessed to have such a variety
25 of trees that are available in nurseries

1 flowering.

2 MR. TORRE: Is this going, in a way,
3 against that whole momentum of protecting
4 against Public Works having to go out and clean
5 up? In other words, that's all I ever really
6 felt was going on. It was very protective
7 towards Public Works and how they were going to
8 handle post-hurricanes and so forth. To me,
9 that's all they were looking at.

10 Now you're saying, let's open this up. Is
11 it going to become an issue again where massive
12 trees in the ground are going to happen
13 post-hurricanes, because of this? Is that not
14 likely to be occurring?

15 MS. BELL-LLEWELLYN: No. Like I'm saying,
16 our arborist -- and we're reviewing the plans
17 on a case by case basis, making sure they're
18 using very resilient, sturdy species. We're
19 not opening it up for anyone to choose any tree
20 they want. There's still a review process.

21 CHAIRMAN AIZENSTAT: You still have the
22 professionals, such as yourself, that are
23 reviewing to make sure?

24 MS. BELL-LLEWELLYN: It still requires a
25 permit and review process.

1 CHAIRMAN AIZENSTAT: Any other comment?

2 MR. REVUELTA: I want to thank Chip for
3 starting this public comment. I was getting
4 kind of lazy and I think what Chip and Julio
5 are saying, I would like to see some talk about
6 certain streets and avenues, like Coral Way.

7 THE SECRETARY: Mr. Revuelta, can you speak
8 -- thank you.

9 MR. REVUELTA: Consistency has to be
10 maintained for the sake of the history of the
11 City. I think that diversity is good, but I
12 think -- has any thought been given to certain
13 avenues and streets, that have a very historic
14 character, that those should be maintained?

15 MS. BELL-LLEWELLYN: Uh-huh. You keep
16 mentioning Coral Way. It's interesting,
17 because those trees are under Miami-Dade
18 County's jurisdiction and we don't review
19 permits for planting on Coral Way. That's a
20 Dade County right-of-way, so is Old Cutler Road
21 and some other major streets.

22 MR. REVUELTA: Columbus, I think --

23 MR. WITHERS: You know, just Granada
24 between Bird and North Greenway.

25 MS. BELL-LLEWELLYN: Bird Road is also, yeah.

1 MR. REVUELTA: I believe that there are
 2 certain avenues and streets that, if we control
 3 them, I think they should be respectful of the
 4 history and the context.
 5 MS. BELL-LLEWELLYN: Uh-huh.
 6 MR. REVUELTA: This is public property. At
 7 this point, what we're saying is that I own my
 8 lot. I can put whatever landscaping diversity
 9 I want, but once I go into the public realm,
 10 maybe it's good to have this total diversity in
 11 certain streets, in certain parts of the City,
 12 but in other parts I think -- I'm in agreement
 13 with Chip, Venny and Julio, I think those need
 14 to somehow be maintained, and I don't know what
 15 system there is to --
 16 CHAIRMAN AIZENSTAT: But at the same time,
 17 we also have to believe in our professionals,
 18 which are within the City, that are tasked to
 19 do just that.
 20 MS. MIRO: I was going to say, is there any
 21 way that we can make a recommendation to say,
 22 you know, some of these historic streets would
 23 be exempt from this or maybe revisit this,
 24 because I think that, you know, both Chip and
 25 Julio bring up a great point. I agree with my

1 streets, blocks that have a certain kind of
 2 species.
 3 MS. BELL-LLEWELLYN: We would have to like
 4 spell that out --
 5 MS. GARCIA: Right.
 6 MS. BELL-LLEWELLYN: -- have an official
 7 part of the amendment. I don't know what you
 8 would call it, Street Tree Protection Map -- I
 9 don't know what you could call it.
 10 MS. GARCIA: I mean, you can reference that
 11 Master Map in here --
 12 MS. BELL-LLEWELLYN: Because right now it
 13 does not exist, right?
 14 MS. GARCIA: -- if you want to review that
 15 Master Plan again and see if that's going to be
 16 in conflict with what you're trying to do here.
 17 CHAIRMAN AIZENSTAT: If I may suggest, I
 18 think what it's sounding like, maybe if there's
 19 a way to tweak it, from the consensus that I'm
 20 hearing from my Board Members, and please
 21 correct me if I'm wrong, but maybe if there is
 22 a way to specify certain areas that should be
 23 preserved. I don't know if you can do that or
 24 you can't do that, but that's the consensus --
 25 MR. TORRE: Or take an extra level of

1 colleagues on the fact that we want to
 2 maintain -- you know, the City Beautiful got
 3 its name, I think, just because of these trees
 4 and the canopy that we have.
 5 So it's another option than to just blanket
 6 and say, "Okay, the whole City can go diverse.
 7 We want diversity." Everybody here's voiced
 8 that. Is there a way that we can do it in a
 9 way that we also preserve our history?
 10 MS. BELL-LLEWELLYN: All right. So,
 11 Jennifer, help me out here. Our Zoning Code
 12 does not get that detailed in landscaping. I
 13 mean, the next step, I believe would be, we
 14 would have to establish what streets would be
 15 preserved with the trees species of historic
 16 character, right?
 17 MS. GARCIA: Right. So there is the
 18 Streetscape Master Plan that was done several
 19 years ago. I don't know if we can tie that in
 20 to the Text Amendment, as far as different
 21 streets, because there are streets, like what
 22 you're saying, that are designated as, you
 23 know, this is Black Olive -- well, it's not
 24 Black Olive, but that's another example,
 25 mahogany, Bridalveil, different kinds of

1 review or however they should do it, to make
 2 sure that there's a check and balance to that
 3 process.
 4 CHAIRMAN AIZENSTAT: But there does exist
 5 that right now, because the arborists and all
 6 of the professionals that are within that
 7 department, that's what they do.
 8 MR. REVUELTA: Is the review similar to the
 9 Board of Architects, in which you have --
 10 CHAIRMAN AIZENSTAT: It's administrative, I
 11 think.
 12 MS. BELL-LLEWELLYN: This is through the
 13 Development Services plan -- this is a typical
 14 plan review process, and Public Works plan
 15 review process. It's not a Board review. It's
 16 a plan reviewer level.
 17 CHAIRMAN AIZENSTAT: It's administrative.
 18 MS. BELL-LLEWELLYN: Administrative.
 19 MR. TORRE: Could there be a suffix to this
 20 saying, with additional review as to historical
 21 tradition or something to that, and particular
 22 streets named as such, and then you basically
 23 go Granada, Riviera, Columbus, and do something
 24 where you're making it additionally burdensome
 25 to change what is already historic or

1 traditional in that area, something to that
 2 effect? I'm just wondering.
 3 So you're saying, you're still going to
 4 look at it, but you are going to have to look
 5 at it through a different lens, as well, and
 6 keep that second level of review.
 7 CHAIRMAN AIZENSTAT: Is there a
 8 recommendation that we'd like to -- so we're
 9 asking if you would come back? Is that the
 10 consensus that the Board would make?
 11 MR. TORRE: My perspective is to bring back
 12 whatever you think that should apply to, maybe
 13 you could -- where does that apply?
 14 CHAIRMAN AIZENSTAT: Exactly.
 15 MR. TORRE: Maybe Castile or, I mean, there
 16 could be some streets that are very significant
 17 or maybe you get with Carol or with Warren and
 18 say, okay, which ones do you think we should
 19 have -- I don't know.
 20 MR. WITHERS: I mean, you look at Hardee,
 21 where the French village is, the village and
 22 you know -- Hardee right there, I mean, I'd
 23 hate to see those swales filled up so you miss
 24 that beauty of that architecture as you drive
 25 down Hardee. I mean, to me, it would be --

1 work, because before you only used to worry
 2 about trees, and all of a sudden I see that
 3 there's an understory and planting and color
 4 and flowers, which were not there before. So
 5 my hat's off to you guys, because you created a
 6 lot of variety, but I think, when you think
 7 urbanistically, the rhythm that's set up by the
 8 tree planting on Residential streets, it could
 9 be historical or not, a lot of Residential
 10 streets, especially on the North Gables, are
 11 beautiful because you have a canopy that's
 12 created by a rhythm of trees and the same
 13 height, and I'm concerned that at this new
 14 idea, we might lose that, and we're going to
 15 lose quality of the urban environment.
 16 MR. TORRE: Does it make any sense to
 17 proceed in some way and come back for a second
 18 review two years from now, three years from
 19 now, and say -- is there a way to check this
 20 out in the future and say, what you're doing
 21 doesn't quite -- I don't know.
 22 CHAIRMAN AIZENSTAT: Well, I think, from
 23 what I was hearing from my Fellow Board Members
 24 was, if there was a way to tweak it and
 25 incorporate the comments that we have given,

1 and, again, I cut through Coconut Grove a lot
 2 and I'm always, you know -- and it looks -- if
 3 you like that jungle feel -- I just don't want
 4 to see that happening here, you know, because
 5 once you put, I know, a couple of trees in the
 6 swales, and then you let the bushes grow up in
 7 the swale, it's just going to fill in, and I
 8 love our Code Enforcement Department, but, I
 9 mean, but that's just one more thing to start,
 10 you know, to enforce.
 11 And I'm not against trees and I'm not
 12 against bushes and I'm not against diversity
 13 and all of that stuff in landscape, and you
 14 should see my house, I don't want it look -- I
 15 don't want it to look clean and tapered, but I
 16 make sure that, you know, it's clean.
 17 MR. TORRE: I guess it goes to the word
 18 character, character of these streets.
 19 MR. WITHERS: Yeah, I think it does.
 20 MR. TORRE: I don't think that changing the
 21 character, because we're doing this on a
 22 free-for-all situation, makes sense somewhat.
 23 It gives us a little --
 24 MR. GRABIEL: Listen, the Landscaping
 25 Department of the City has been doing wonderful

1 that all of the Board Members have given, and
 2 then bring it back with that. If I'm wrong,
 3 please correct me. That's --
 4 MR. REVUELTA: I think so.
 5 MS. MIRO: Right.
 6 MR. REVUELTA: The check and balances,
 7 Venny, I think will end up with what Chip was
 8 saying. We know that if people get to plant
 9 whatever they want in the swale, pretty much
 10 we'll be part of Coconut Grove, which is -- you
 11 know, we are not against Coconut Grove at all
 12 whatsoever, but there is a context that Julio
 13 and everybody is talking about. Just like you
 14 designate certain parts of the City and certain
 15 structures as historical structures, it should
 16 not be very difficult to designate certain
 17 streets and avenues in a way historical, as far
 18 as the landscaping rhythm and just -- I think
 19 it should be as simple as that. And, then, at
 20 that point, I think you achieve an interesting
 21 variety, because you're going to have a certain
 22 formality in parts of the City and then a
 23 certain informality in other parts of the City,
 24 which in itself is attractive, rather than have
 25 a total jungle or a total Switzerland, not to

1 put down Switzerland, but a total manicure.
 2 So, now, in the City, you would have
 3 certain areas that are urbanistically
 4 consistent and certain areas that are not. I
 5 think that would be actually interesting for
 6 the City, just like Merrick set the Chinese
 7 Village, the French Village, that variety, I
 8 think, adds to the architecture.
 9 Like I argued one time in the Florida
 10 vernacular and metal roofs --
 11 CHAIRMAN AIZENSTAT: Mr. Ceballos, if we'd
 12 like for them to tweak it and so forth and come
 13 back, do we need to defer it or how do we
 14 proceed with this?
 15 MR. CEBALLOS: You would just make a motion
 16 directing Staff that you'd like for them to
 17 bring it back. If I may, I may offer to just
 18 read the exact change that is being proposed,
 19 because I believe that we're discussing a
 20 free-for-all and a lot of things of the like of
 21 check and balances and I don't believe that's
 22 an accurate reflection of the text.
 23 So besides updating the Green Space
 24 Management Division title, the change reduces a
 25 maximum of -- originally 25 percent of the

1 resident to plant whatever they want in the
 2 swale below 30 inches high.
 3 MR. WITHERS: Right.
 4 MS. BELL-LLEWELLYN: Plus put crush stone
 5 parking areas in the swale.
 6 MR. WITHERS: Artificial turf.
 7 MS. BELL-LLEWELLYN: Not artificial turf.
 8 You're testing me.
 9 MR. WITHERS: Not yet, right? That's
 10 coming.
 11 MS. BELL-LLEWELLYN: I mean, that already
 12 exists separately as the swelling planting.
 13 All we're talking about today is the height of
 14 trees, right, because it's difficult to get
 15 very tall trees. We're getting stuck with the
 16 same four or five different species, because
 17 the nurseries don't provide --
 18 CHAIRMAN AIZENSTAT: You're trying to just
 19 lower the height of the tree that's already
 20 allowed?
 21 MS. BELL-LLEWELLYN: Yes.
 22 CHAIRMAN AIZENSTAT: That's the only
 23 discussion --
 24 MS. BELL-LLEWELLYN: So instead of
 25 requiring an Orange Geifer 15 to 16 feet tall,

1 required total could be palm varieties. It
 2 reduces it to 10. So from 25 percent it
 3 reduces it to 10, and then I will read the
 4 language that is being added.
 5 "Exceptions to planting height for tree
 6 varieties whose average mature height is 25
 7 feet or less, may be approved by the Green
 8 Space Management Division Director, prior to
 9 installation, provided that the requested trees
 10 meet all relevant height clearance requirement,
 11 comply with all other life safety regulations,
 12 and add to the diversity of the urban canopy."
 13 That is the extent of the change. I just
 14 want to make sure that that's --
 15 MR. WITHERS: Understood, but that's a
 16 subjective opinion of a person in a department
 17 as to what can be planted there.
 18 MR. CEBALLOS: Correct.
 19 MR. WITHERS: And I think the feeling is
 20 that there shouldn't be that huge amount --
 21 nothing against you, I mean, but just the
 22 subject. I mean, that's how I see it.
 23 MS. BELL-LLEWELLYN: Right. Let me remind
 24 you, there's a swale planting permit, separate
 25 from our discussion, that already allows

1 that you know is impossible to find in the
 2 nursery, maybe that resident can find it in
 3 eight to ten feet tall, and put the tree in.
 4 That's sort of the idea. That's what we're
 5 trying to get to.
 6 CHAIRMAN AIZENSTAT: So, Chip, what you
 7 were discussing or what other Board Members
 8 were discussing, would be a recommendation for
 9 the Public Works Department to look at, so we
 10 don't have, down the road, different types of
 11 species on the road, like you said, Coral Way
 12 or so forth?
 13 MR. WITHERS: Quite honestly, I didn't know
 14 that a resident could plant whatever kind of
 15 tree they wanted right now in the City swale.
 16 MS. BELL-LLEWELLYN: Yeah. There's a swale
 17 permit, and they submit it through this process
 18 to Public Works. We review it, and you're
 19 virtually allowed to design your own swale
 20 planting, put crush stone for parking. And
 21 this was implemented to help with parking in
 22 swales and illegal dumping in swales. It's
 23 really helped keeping cars from parking in
 24 swales in front of homes.
 25 MR. WITHERS: Understood.

1 CHAIRMAN AIZENSTAT: So, you're saying,
 2 today, somebody in the swale that's in front of
 3 their home can put crushed rock, because I
 4 really don't see that in Coral Gables?
 5 MS. BELL-LLEWELLYN: Yeah. I mean, I think
 6 we've reviewed a couple hundred of those
 7 permits since it started. It started in 2017.
 8 It was approved by Commission in 2017.
 9 CHAIRMAN AIZENSTAT: I never knew that.
 10 I've seen it in the Grove.
 11 MS. BELL-LLEWELLYN: That already exists.
 12 MR. REVUELTA: Is that only for the
 13 driveway or for the whole swale?
 14 MS. BELL-LLEWELLYN: No, the whole swale.
 15 A resident can plant the entire swale using
 16 their own landscape architect or designer to
 17 design the swale, submit it to us for review,
 18 and as long as it meets the height requirement,
 19 below 30 inches tall, they can plant trees,
 20 like we're talking about today, and put crushed
 21 gravel parking areas. There are length
 22 restrictions. For instance, in front of most
 23 Single-family homes, the gravel area is limited
 24 to 20 feet long, so two cars. Multi-Family or
 25 apartment buildings go up to more like 30, 36

1 MR. WITHERS: You know, I think it was a
 2 bad Ordinance or whatever it is.
 3 CHAIRMAN AIZENSTAT: But we can also make a
 4 recommendation, as part of this, for the review
 5 of what they have done, am I correct?
 6 MR. CEBALLOS: Yes, and you could also
 7 include -- let's say, if your decision is to
 8 move forward and approve or recommend approval
 9 to this, you can incorporate as part of that
 10 approval a recommendation to the City
 11 Commission that they consider possibly
 12 exempting some of the historic roads. That's
 13 something you can also make as part of your
 14 recommendation.
 15 MS. MIRO: I just wanted to chime in again.
 16 I hear what everybody is saying, but I still
 17 think I feel safer or we're protecting our City
 18 a little bit better if we do come back. I'm
 19 more leaning towards the deferring it, because
 20 I think -- like I heard what Venny said, "Hey,
 21 let's move forward, and then in a couple of
 22 years we check it out and see how it's doing,"
 23 right, but at that point, if you have people
 24 that have already planted trees and we decide
 25 to go back, then you're going to have to

1 feet long, three or four cars.
 2 CHAIRMAN AIZENSTAT: And what keeps those
 3 rocks from going into the street and
 4 damaging --
 5 MS. BELL-LLEWELLYN: You have to plant
 6 completely solid around it to hold it in place.
 7 So all of this is a current permit process that
 8 people are already implementing. It was passed
 9 by Commission in 2017.
 10 CHAIRMAN AIZENSTAT: I did not know that.
 11 MS. BELL-LLEWELLYN: Yeah.
 12 CHAIRMAN AIZENSTAT: Chip, it just sounds,
 13 then, from what Gus went ahead and read, this
 14 procedure is already there.
 15 MS. BELL-LLEWELLYN: It's already there.
 16 CHAIRMAN AIZENSTAT: The only difference is
 17 that they're not able to get the height of the
 18 trees.
 19 MS. BELL-LLEWELLYN: Right.
 20 CHAIRMAN AIZENSTAT: And they're asking for
 21 the height to be --
 22 MR. WITHERS: Well, I think what they
 23 passed was wrong.
 24 CHAIRMAN AIZENSTAT: I'm not disagreeing
 25 with you.

1 grandfather those homes in, right, and that's
 2 going to already change what the City could
 3 look like possibly.
 4 I would feel more comfortable if we defer
 5 this and gave them the opportunity to come back
 6 to us and say, "Hey, these are the streets that
 7 we're going to go out of the way to make sure
 8 that we preserve."
 9 CHAIRMAN AIZENSTAT: But that's not what
 10 they're asking. I'm not disagreeing with you.
 11 I agree with you. But that's not what's there
 12 before us. Before us is basically the height
 13 of the tree.
 14 MS. MIRO: Right, but the height of the
 15 tree changes the tree, right, because if you
 16 can't find a Gumbo Limbo or you can't find
 17 certain trees of a certain height, then doesn't
 18 that change the tree? Isn't that the issue
 19 that we are finding --
 20 MS. BELL-LLEWELLYN: Not necessarily.
 21 MS. MIRO: Didn't you say you were not able
 22 to find trees at the current height and that's
 23 why you're asking to lower the height?
 24 MS. BELL-LLEWELLYN: The goal is -- I mean,
 25 we have trees in the urban canopy now that are

1 50, 60, 75 feet tall. Some people want to
 2 build a plant underneath them, with smaller
 3 species, to create, you know, a real layering
 4 effect, not just have a solid tree species of
 5 one height. Plus it's very difficult in
 6 nurseries to find large trees in quantities.
 7 You know, especially, developments, sometimes
 8 we have to make special exceptions, because
 9 they can't find 30 Gumbo Limbos 16 feet tall.
 10 We might need to make an exception that they
 11 have 35 Gumbo Limbos 13 feet tall, to be able
 12 to meet the quantities, that kind of thing.
 13 CHAIRMAN AIZENSTAT: All right. Anybody
 14 would like to make a motion on this?
 15 MR. TORRE: Let me try something here. I'm
 16 being brave just to try something.
 17 So I think I understand what you're trying
 18 to do, and, again, the guidance of your
 19 Department is always needed and it has to be
 20 where you guys recommend what is right and
 21 wrong for each street.
 22 So giving you the opportunity to put these
 23 smaller trees isn't necessarily bad. The
 24 question is, where would you break something
 25 that contradicts, as you just said -- so you

1 trees would be too large. They would be in
 2 conflict.
 3 MR. GRABIEL: Okay. So your department
 4 would not allow --
 5 MS. BELL-LLEWELLYN: If it's an open space,
 6 yes. Currently diversity is encouraged by the
 7 Tree Succession Study. So, yes, we do allow
 8 it.
 9 MR. GRABIEL: Okay. But if there is -- I'm
 10 worried about the streets that have already a
 11 standard established tree canope, meaning a
 12 particular tree types, Mahoganies, Oaks, even
 13 Black Olives.
 14 MS. BELL-LLEWELLYN: The answer is yes.
 15 Right now we allow people to plant different
 16 species, yes.
 17 MR. GRABIEL: You do?
 18 MS. BELL-LLEWELLYN: Uh-huh.
 19 MR. GRABIEL: Okay.
 20 MR. TORRE: I'm going to put it even worse,
 21 you can put a palm. You've got a street of
 22 Oaks and somebody wants to put a palm or two,
 23 is that possible?
 24 MR. WITHERS: Look, and I'm not trying to
 25 disparage our neighbors around, but you drive

1 have to have something that says, special
 2 consideration must be given to traditional
 3 treescapes or something like that, at the end,
 4 that sort of says, but you must take some
 5 consideration where tradition or character is
 6 relevant to the street or something to that
 7 effect.
 8 Something could be added -- I'm not sure if
 9 it will do it -- versus bringing it all back
 10 and having to come back. So whether this makes
 11 sense or not -- so it's a matter of, you have
 12 to have a review process that takes into
 13 account that you must respect the tradition,
 14 character and other factors that make Coral
 15 Gables feel like what we've been experiencing.
 16 So you cannot break that. I'm not sure I've
 17 said it well.
 18 MR. GRABIEL: Let me ask you a question.
 19 When somebody wants to -- needs to plant the
 20 median, the space in front of their houses, and
 21 all of the street trees on that particular
 22 street are Mahoganies, can they come in and put
 23 in a Poinciana?
 24 MS. BELL-LLEWELLYN: Well, that wouldn't be
 25 appropriate because they would conflict. The

1 in other parts of our County and you can go
 2 down a street and you'll see a -- Royal
 3 Poinciana, you'll see a Palm Tree, you'll see
 4 an Oak Tree, you'll see a Mango Tree, you'll
 5 see an Avocado Tree in the swale, and I think
 6 it looks terrible. I think it just absolutely
 7 looks -- And I'm not casting any stones on
 8 anyone, but I like to see uniformity on the
 9 streets.
 10 MR. REVUELTA: Ironically, I was just
 11 thinking, in order to change the character of
 12 the streets that we're talking about, it takes
 13 a hurricane, because nobody is going to take
 14 them down. Nobody is going to ask for a permit
 15 to take down one of these trees.
 16 So I was just thinking, I think we're in
 17 the right track being concerned about this, but
 18 at the point that you're going to keep the
 19 character, it would take a hurricane to wipe
 20 some of those things out, and, then, at that
 21 point, I think the question is, what do you
 22 replace it with, because I don't believe the
 23 people are going to be now submitting for a
 24 permit to take out a big Oak or a big ficus to
 25 plant a Royal Palm.

1 I'm assuming that that's not the case, that
 2 you guys will not allow that. So it was just
 3 going through my mind what the reality of the
 4 issue is, and I think it would take a hurricane
 5 to wipe all of these things out. If, in the
 6 unfortunate occasion, that that happens, I
 7 think there has to be then the consistency that
 8 we're talking about. And, also, there are
 9 certain plant materials that I'm assuming you
 10 guys will not allow under a canopy of trees,
 11 that, at some point, are going to die and
 12 they're going to look ratty. You can certainly
 13 not plant a mango trees or a guava tree under
 14 one of these trees -- it would never work -- or
 15 a palm tree.

16 And it looks to me that the issue, the
 17 Ordinance that we're going to vote in here, is
 18 not really related to what we're talking about,
 19 which I think is what Eibi was trying to point
 20 out, but I do think that we have, then, an
 21 opportunity to now --

22 CHAIRMAN AIZENSTAT: Make a recommendation.

23 MR. REVUELTA: I'm willing to approve, not
 24 the DNA of the Ordinance, but I think it's
 25 incumbent upon us to make a recommendation

1 what it is we're trying to do, and let them
 2 come back to the final answer --

3 CHAIRMAN AIZENSTAT: Wouldn't it be up to
 4 the City Attorney to put the wording together,
 5 maybe we're not able to put the exact wording
 6 that we'd like to put forth, but maybe the City
 7 Attorney can put that language together? Is
 8 that a possibility, Gus?

9 MR. CEBALLOS: I would defer, as my current
 10 position is Counsel to the Board. You would
 11 make your recommendation to your Staff liaison
 12 to prepare language that would then get
 13 presented to the City Commission.

14 CHAIRMAN AIZENSTAT: Okay.

15 MR. TORRE: I agree with that. I think
 16 that's what Claudia said.

17 CHAIRMAN AIZENSTAT: So do we have a motion
 18 on the table right now? Anybody would like to
 19 make a motion?

20 Venny, you were going to make a motion?

21 MR. TORRE: The thing is to actually push
 22 it back a little bit, so that you can take
 23 these comments and bring back the same thing,
 24 with some kind of level of protection for the
 25 historic character and other things we've

1 based on what we're saying to each other, that
 2 that's what I'm looking at right now.

3 CHAIRMAN AIZENSTAT: And, I think, Venny,
 4 that's what you were trying to do.

5 MR. TORRE: I was trying to do something of
 6 the sort, but maybe somebody can do a better
 7 job. I think we all agree what we're trying to
 8 put forth to the Commission.

9 CHAIRMAN AIZENSTAT: So if I understand
 10 correctly, the height, we understand the
 11 purpose with the change in the language, but at
 12 the same time, we'd like to make a
 13 recommendation that Public Works or City Staff
 14 look at the type of species in an area, which
 15 is -- you know, there's got to be some kind of
 16 a definition or --

17 MR. TORRE: Typology.

18 CHAIRMAN AIZENSTAT: -- typology for a
 19 specific area, so there's continuity.

20 MR. REVUELTA: And compatibility.

21 CHAIRMAN AIZENSTAT: And compatibility.

22 MR. TORRE: Again, I don't think our
 23 wording is going to end up at the Commission --
 24 I mean, this is a recommendation. It can be
 25 worded in certain ways, but they understand

1 discussed here, that we want to make sure do
 2 not go and get left behind as the measure of
 3 this --

4 CHAIRMAN AIZENSTAT: But, then, at that
 5 time, you are asking her to change, not the
 6 Code, is it, that you're asking to change --

7 MS. MIRO: To capture the essence of what
 8 we're discussing.

9 MS. GARCIA: Right. You would change the
 10 language as previously drafted.

11 CHAIRMAN AIZENSTAT: To incorporated --

12 MS. GARCIA: Yeah, and bring it back to the
 13 Board, uh-huh.

14 MR. WITHERS: Is there any way to bring
 15 back some of the finished product, pictures of
 16 what's happened that you've approved?

17 MS. GARCIA: Yeah, I think we can gather
 18 that within --

19 MR. WITHERS: So we can see visually what
 20 the effect is. Is that possible?

21 MS. BELL-LLEWELLYN: Yeah, some of the
 22 swale planting.

23 MR. WITHERS: And did you say this did go
 24 to the City Beautiful Committee? Has this gone
 25 to any of the City Boards to review? I mean,

1 that's why they're here, right?
 2 CHAIRMAN AIZENSTAT: What Board would it
 3 be?
 4 MR. WITHERS: I don't know. Do we have a
 5 City Beauty --
 6 MS. BELL-LLEWELLYN: The Landscape
 7 Beautification Advisory Board --
 8 MR. WITHERS: Yeah.
 9 MS. BELL-LLEWELLYN: -- could weigh in.
 10 MR. WITHERS: I'm sorry?
 11 MS. BELL-LLEWELLYN: We could have the
 12 Landscape Beautification Advisory Board weigh
 13 in.
 14 MR. WITHERS: Why not use them, too? I
 15 mean, that's just another set of eyes.
 16 MS. MIRO: Okay. So I'll go ahead and make
 17 a motion, and the motion would be to defer it
 18 back to Staff to capture the comments that
 19 we've made here in the conversation, to make
 20 sure that we talk about things like
 21 compatibility, and just the concerns of the
 22 streets, and, again, like she said, would be
 23 changing the language and also to incorporate
 24 the Landscape Beautification and also bring
 25 back some visuals for us to look at, some

1 MS. BELL-LLEWELLYN: I thought this was the
 2 simplest thing in the world; why are they even
 3 inviting me here?
 4 CHAIRMAN AIZENSTAT: Deena, thank you very
 5 much for coming.
 6 MS. BELL-LLEWELLYN: You're very welcome.
 7 Thank you, everyone. We'll see you soon.
 8 MR. WITHERS: Thank you.
 9 Okay. The next item on the agenda is E-4.
 10 MR. CEBALLOS: This is File ID 22-4482, an
 11 Ordinance of the City Commission providing for
 12 text amendments to the City of Coral Gables
 13 Official Zoning Code, Article 5,
 14 "Architecture," Section 5-505, "Pitched roofs,
 15 material;" to expand the allowed roof materials
 16 for pitched roofs to include metal roofs, and
 17 Article 16, providing for a definition of
 18 "Standing seam metal roof;" providing for
 19 severability clause, repeater provision,
 20 codification, and providing for an effective
 21 date.
 22 CHAIRMAN AIZENSTAT: Thank you.
 23 MS. GARCIA: So it's a proposed text
 24 amendment coming to you straight from the
 25 Commission. And just to summarize, if you go

1 examples, and bring it back to us then.
 2 CHAIRMAN AIZENSTAT: And incorporate what
 3 that Beautification Committee -- to take a look
 4 at it, before it comes to us?
 5 MS. MIRO: Yeah.
 6 MR. WITHERS: I'll second that.
 7 CHAIRMAN AIZENSTAT: We have a second. Any
 8 discussion? No?
 9 Call the roll, please.
 10 THE SECRETARY: Venny Torre?
 11 MR. TORRE: Yes.
 12 THE SECRETARY: Chip Withers?
 13 MR. WITHERS: Yes.
 14 THE SECRETARY: Claudia Miro?
 15 MS. MIRO: Yes.
 16 THE SECRETARY: Julio Grabiell?
 17 MR. GRABIEL: Yes.
 18 THE SECRETARY: Luis Revuelta?
 19 MR. REVUELTA: Yes.
 20 THE SECRETARY: Eibi Aizenstat?
 21 CHAIRMAN AIZENSTAT: Yes.
 22 MR. WITHERS: Well, you bit off some gritty
 23 thing here, didn't you? You thought you were
 24 just going to glide through. You thought you
 25 were going to get out of here in five minutes.

1 to Page 4 on your Staff report, there are six
 2 bullet points, right. This will be allowing
 3 metal roofs -- let me go back, allowing metal
 4 roofs -- allowing seam metal roofs throughout
 5 all of Coral Gables, but there are six points
 6 that you should take into consideration.
 7 The first one is to be prohibited in
 8 designated Historic Districts. So if you're a
 9 Historic District, whether you're contributing
 10 or non-contributing, you would not be allowed
 11 to request a metal roof for your house. Again,
 12 sorry, going back, metal roofs (Unintelligible)
 13 and Single-Family houses, okay.
 14 The second bullet point is requiring
 15 Historic Preservation Board approval for any
 16 locally historic designated property or
 17 historic based significant homes. So if you
 18 have a designated property, you're not within a
 19 Historic District, you could be required to go
 20 to the Historic Preservation Board for
 21 approval, and that's already captured in the
 22 Zoning Code, but that's just clarifying for
 23 this Text Amendment.
 24 The third one is limiting the seam, like I
 25 said.

Attachment C

CITY OF CORAL GABLES

LANDSCAPE BEAUTIFICATION ADVISORY BOARD

<https://zoom.us/j/83110285038>

Thursday, October 13, 2022 – 10:30 A.M.

- MEETING MINUTES -

MEMBERS	N 21	D 21	J 22	F 22	M 22	A 22	M 22	J 22	S 22	O 21	APPOINTED BY:
Carolina Estefan-Chahine	*	P	P	A	P	P	P	P	P	P	Mayor Lago
Elizabeth Parnes	*	P	P	P	P	E	P	E	E	P	Vice Mayor Mena
Anne Boynton-Trigg	P	P	P	Commissioner Anderson
Carmen Lizama-Gaspa	*	P	P	P	P	P	P	P	P	E	Commissioner Fors, Jr
Nancy Leslie	*	P	P*	P	P	P	P	P	E	E	Commissioner Menendez
Amy Dash	*	P	P	P	P	P	P	P	A	P	City Manager
Maria Counts	-	-	-	-	-	-	-	P	P	E	Board-As-A-Whole

P – Present
E – Excused Absence
A – Absent
(-) – No Appointment
(*) – No Meeting

STAFF:

Deena Bell-Llewellyn, Assistant PW Director, Greenspace
Sayleen Arocha, Landscape Designer, Greenspace
Pilar Wiese, Recording Secretary
Jennifer Garcia, City Planner

CALL TO ORDER:

The meeting was called to order at 10:30 a.m. The roll was taken, and a quorum was present.

MEETING MINUTES APPROVAL:

The board reviewed the September 8th, 2022, minutes. **A motion was made to “Approve the minutes of September 8th, 2022” The motion was seconded, voted upon, and adopted unanimously.**

PRESENTATIONS / DISCUSSIONS:

- **UPDATE ON STREET TREE CODE:** City Planner Jennifer Garcia attended the meeting to talk about a proposed amendment to the tree code and take the board’s comments to the Planning and Zoning board. She said that the Planning and Zoning board has not approved text amendment and deferred it to hear the comments from the Landscape Advisory board. It will be reviewed again by the Planning & Zoning Board on November 1st with their comments and then provide a recommendation to the City Commission for 2nd Reading. The proposed amendment will give Greenspace Management division discretion to allow trees of a lower height to meet life safety requirements and contribute to diversity. It also clarifies other provisions regarding planting in the right-of-way, including the percentage of palms to be planted in the right-of-way. It will incentivize diversity in the urban canopy and tree species throughout the city. Ms. Garcia would like to have a recommendation from the board about having singular street trees more often or complete diversity of trees. Ms. Bell intervened saying that the neighborhood tree succession plan from 2014 recommended diversity as well as respecting some historic trees. She explained that the advantages of environmental diversification of species are good for resiliency; tree monocultural, same type of trees species, are more at risk to be wiped out if pest or infestation. Ms. Bell also said that the city will continue to maintain the standard 8 feet canopy clearance over pedestrian sidewalks and roads. Greenspace division will professionally review tree species and size appropriate to each area. This will create diversity while allowing smaller size trees and trees of different species that are not easy to find.

Ms. Garcia read the proposed change: *“Exceptions to planting height for tree varieties whose average mature height is 25 feet or less may be approved by the Greenspace Management Division Director prior to installation provided that the requested trees meet all relevant height clearance requirements, comply with all other life safety regulations, and add to the diversity of the urban canopy.”*

Members of the board have different opinions on the issue. They will not want dense canopy; all streets should not be dark. Variety is needed; pockets of sun to have the ability to plant and grow your own garden. Include the neighbors in the streetscape. Lined trees should have symmetry and be consistent. Trees should not be a hazard, should be resistant to hurricanes. Diversity could be wonderful if it is well thought out and not a hazard.

- **KEEP CORAL GABLES BEAUTIFUL AWARD:** Discussion took place to remove commercial aspects out of the landscape beautification award to not have a conflict with Keep Coral Gables Beautiful award. *A motion was made to “remove commercial aspects out of the landscape beautification awards.” The motion was seconded, voted upon, and adopted unanimously.*
- **UPDATE PLANS FOR THE HISTORIC ENTRANCES:** Ms. Bell told the board that the office of Capital Improvement Projects (CIP) had a project to restore the seven (7) historic entrances a few years ago. It involved renovation of the fountains, painting of walls, installation of irrigation but landscaping was not done because of budgetary issues. She will write a new needs package next fiscal year for all 7 entrances to include beautification and irrigation. The work will be done in phases as it is a significant project. Board can help with input to redesign all historic entrances. As a quick fix, landscape staff and volunteers will keep enhancing them as much as they can with the budget they have.
- **DISCUSSION ABOUT BEAUTIFICATION OF FIELD AT GRANADA BLVD AND PONCE DE LEON:** Ms. Boynton-Trigg inquired about the site that sits on the corner of Granada Blvd and Ponce de Leon. Ms. Bell said that University of Miami owns it and that she has not heard of any future development. She will get UM contact for next meeting.
- **UPDATE MISCELLANEOUS PROJECTS:**
 - Coral Gables Country Club: Ms. Bell announced that Coral Gables Country Club is open. Restaurant, café and facilities are up and running. Landscape staff is maintaining the landscape. Landscaping will be redesigned and enhanced. It will be done a little at a time, as budget allows. She invited the board to visit the Country Club and give her input for new landscape.
 - Ponce de Leon Medians: Contractor is about to start removing the plants in the median and the right-of-way from Miracle Mile up to Menores Ave. It will be replaced with a variety of low groundcovers for visibility and safety.
 - Entrance at Coral Way and Red Road: FIU students volunteered to plant flowers on the corner of that entrance. Plants were donated by the local nursery that have pledged to make an annual donation of plants for \$50,000.

ADJOURNMENT: There being no further business, the meeting was adjourned at 11:45 a.m.

THE NEXT MEETING WILL BE HELD ON
THURSDAY, NOVEMBER 10th, 2022, 10:30 AM
2151 SALZEDO ST, CORAL GABLES, FL 33134

NEIGHBORHOOD TREE SUCCESSION AND INITIATION PLAN

Prepared for:
City of Coral Gables

Prepared By:
**Curtis + Rogers Design Studio, Inc. and
Lisa Hammer, Horticulturist**

June 2014



CURTIS+
ROGERS
DESIGN STUDIO INC.

INTRODUCTION

Curtis + Rogers Design Studio, Inc. was retained by The City of Coral Gables Public Works Department to prepare a Neighborhood Tree Succession and Initiation Plan for the residential streets. The goals of the project were as follows:

1. Develop a program to ensure the longevity of the urban forest in the residential areas of Coral Gables, by replacing missing canopy
2. Promote species diversity within the City
3. Evaluate species based on their appropriateness for the area and their past performance
4. Identify new tree species for inclusion in tree palette
5. Preserve the historical plant palette themes

This project was divided into 4 tasks and they are as follows:

Task 1: Tree Inventory and Analysis

Task 2: Tree Mapping

Task 3: Preparation of the Neighborhood Tree Succession and Initiation Plan

Task 4: Presentation to City Commission

This report will summarize the process taken in each task and report the findings during the inventory and analysis portion. It will include maps showing the existing tree and palm locations, the locations of proposed tree and palm locations and an excel spreadsheet (in electronic format) with the information by street address. In addition, the report will include planting details, specifications and a probable order of costs.

TASK I - INVENTORY & ANALYSIS

In Task I, C+R was given the task to inventory and analyze all of the existing trees and palms (approximately 38,000 trees and palms) that are in the single family residential right of ways. C+R was also instructed to look at a particular sampling of the Coconut Palm streets to determine if Coconut Palms were appropriate for those streets.

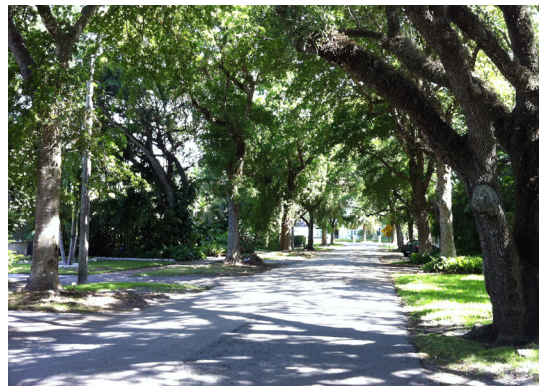


Photo 1- Oak Tree Street

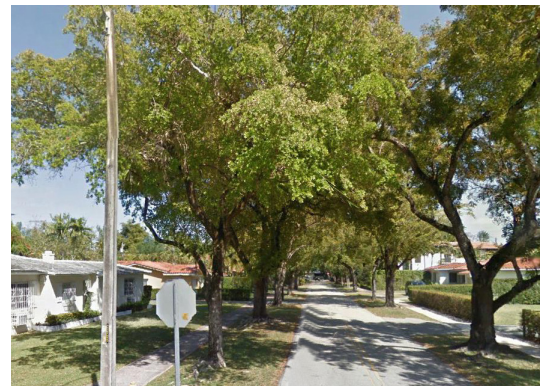


Photo 2- Black Olive Street



Photo 3- Coconut Palm Street



Figure 1- Map of Coral Gables



TASK I - INVENTORY & ANALYSIS

ID	UNIQUEID	ADDRESS	SUFFIX	STREET	ONSTR	FROMSTR	TOSTR	SIDE	SITE	SPP	DBH	COND	HIGHT
1820.00000	100	1412		MADRID ST	MADRID ST	MESSINA AV	ORTEGA AV	Front	2	SWIETENIA MAHOGANI	26	Fair	31-45 FT
1821.00000	1000	917		MEDINA AV	MEDINA AV	CAPRI ST	PIZARRO ST	Front	1	BUCIDA BUCERAS	8	Good	15-30 FT
1822.00000	10001	1556		MURCIA AV	RED RD	ALCALA AV	MURCIA AV	Side	2	BUCIDA BUCERAS	18	Good	15-30 FT
1823.00000	10002	1556		MURCIA AV	RED RD	ALCALA AV	MURCIA AV	Side	1	BUCIDA BUCERAS	15	Good	15-30 FT
1824.00000	10003	1569		ALCALA AV	ALCALA AV	RED RD	ALHAMBRA CR	Median	1	BUCIDA BUCERAS	9	Fair	15-30 FT
1825.00000	10004	1569		ALCALA AV	ALCALA AV	RED RD	ALHAMBRA CR	Median	2	BUCIDA BUCERAS	8	Good	15-30 FT
1826.00000	10005	1569		ALCALA AV	ALCALA AV	RED RD	ALHAMBRA CR	Median	3	BUCIDA BUCERAS	10	Good	15-30 FT
1827.00000	10006	1560		ALCALA AV	ALCALA AV	RED RD	ALHAMBRA CR	Front	2	BUCIDA BUCERAS	9	Good	15-30 FT
1828.00000	10007	1560		ALCALA AV	ALCALA AV	RED RD	ALHAMBRA CR	Front	1	BUCIDA BUCERAS	12	Good	15-30 FT
1829.00000	10008	1552		ALCALA AV	ALCALA AV	RED RD	ALHAMBRA CR	Front	2	BUCIDA BUCERAS	13	Good	15-30 FT
1830.00000	10009	1552		ALCALA AV	ALCALA AV	RED RD	ALHAMBRA CR	Front	1	BUCIDA BUCERAS	11	Good	15-30 FT
1831.00000	1001	921		MEDINA AV	MEDINA AV	CAPRI ST	PIZARRO ST	Front	1	BUCIDA BUCERAS	10	Fair	0-15 FT
1832.00000	10010	1542		ALCALA AV	ALCALA AV	RED RD	ALHAMBRA CR	Front	3	BUCIDA BUCERAS	10	Fair	15-30 FT
1834.00000	10012	1542		ALCALA AV	ALCALA AV	RED RD	ALHAMBRA CR	Front	2	BUCIDA BUCERAS	15	Good	15-30 FT
1835.00000	10013	1536		ALCALA AV	ALCALA AV	RED RD	ALHAMBRA CR	Front	2	BUCIDA BUCERAS	15	Fair	15-30 FT
1836.00000	10014	1536		ALCALA AV	ALCALA AV	RED RD	ALHAMBRA CR	Front	1	BUCIDA BUCERAS	12	Good	15-30 FT
1837.00000	10015	3700		ALHAMBRA CR	ALCALA AV	RED RD	ALHAMBRA CR	Side	1	BUCIDA BUCERAS	20	Good	31-45 FT
1839.00000	10017	3700		ALHAMBRA CR	ALHAMBRA CR	PLASENTIA AV	ALCALA AV	Front	2	QUERCUS VIRGINIANA	7	Good	15-30 FT
1840.00000	10018	3710		ALHAMBRA CR	ALHAMBRA CR	PLASENTIA AV	ALCALA AV	Front	1	BUCIDA BUCERAS	9	Good	31-45 FT
1841.00000	10019	3710		ALHAMBRA CR	ALHAMBRA CR	PLASENTIA AV	ALCALA AV	Front	2	BUCIDA BUCERAS	19	Good	31-45 FT
1842.00000	1002	1115		CAPRI ST	MEDINA AV	CAPRI ST	PIZARRO ST	Side	1	BUCIDA BUCERAS	7	Good	0-15 FT
1843.00000	10020	3711		ALHAMBRA CR	ALHAMBRA CR	PLASENTIA AV	ALCALA AV	Front	2	QUERCUS VIRGINIANA	2	Good	0-15 FT
1844.00000	10021	3711		ALHAMBRA CR	ALHAMBRA CR	PLASENTIA AV	ALCALA AV	Front	1	QUERCUS VIRGINIANA	2	Good	0-15 FT
1845.00000	10022	3613		ALHAMBRA CR	ALHAMBRA CR	ALCALA AV	MURCIA AV	Front	3	BUCIDA BUCERAS	29	Good	31-45 FT
1846.00000	10023	3613		ALHAMBRA CR	ALHAMBRA CR	ALCALA AV	MURCIA AV	Front	2	BUCIDA BUCERAS	7	Good	31-45 FT
1847.00000	10024	3613		ALHAMBRA CR	ALHAMBRA CR	ALCALA AV	MURCIA AV	Front	1	BUCIDA BUCERAS	32	Fair	31-45 FT
1848.00000	10025	3603		ALHAMBRA CR	ALHAMBRA CR	ALCALA AV	MURCIA AV	Front	1	BUCIDA BUCERAS	16	Good	15-30 FT
1849.00000	10026	3519		ALHAMBRA CR	ALHAMBRA CR	MURCIA AV	ALHAMBRA CR	Front	3	BUCIDA BUCERAS	18	Good	15-30 FT
1850.00000	10027	3519		ALHAMBRA CR	ALHAMBRA CR	MURCIA AV	ALHAMBRA CR	Front	2	BUCIDA BUCERAS	18	Good	15-30 FT
1851.00000	10028	3519		ALHAMBRA CR	ALHAMBRA CR	MURCIA AV	ALHAMBRA CR	Front	1	BUCIDA BUCERAS	18	Fair	15-30 FT
1852.00000	10029	3511		ALHAMBRA CR	ALHAMBRA CR	MURCIA AV	ALHAMBRA CR	Front	5	DELONIX REGIA	5	Good	0-15 FT
1853.00000	1003	1115		CAPRI ST	MEDINA AV	CAPRI ST	PIZARRO ST	Side	2	BUCIDA BUCERAS	11	Poor	15-30 FT
1854.00000	10030	3511		ALHAMBRA CR	ALHAMBRA CR	MURCIA AV	ALHAMBRA CR	Front	4	BUCIDA BUCERAS	21	Good	31-45 FT
1855.00000	10031	3511		ALHAMBRA CR	ALHAMBRA CR	MURCIA AV	ALHAMBRA CR	Front	2	BUCIDA BUCERAS	23	Good	31-45 FT
1857.00000	10033	3425		ALHAMBRA CR	ALHAMBRA CR	TARAGONA DR	SALVATIERRA DR	Front	3	BUCIDA BUCERAS	22	Good	31-45 FT
1858.00000	10034	3425		ALHAMBRA CR	ALHAMBRA CR	TARAGONA DR	SALVATIERRA DR	Front	2	BUCIDA BUCERAS	20	Good	31-45 FT
1859.00000	10035	3425		ALHAMBRA CR	ALHAMBRA CR	TARAGONA DR	SALVATIERRA DR	Front	1	BUCIDA BUCERAS	20	Good	31-45 FT
1860.00000	10036	3417		ALHAMBRA CR	ALHAMBRA CR	SALVATIERRA DR	TREVINO AV	Front	5	BUCIDA BUCERAS	22	Good	31-45 FT
1861.00000	10037	3417		ALHAMBRA CR	ALHAMBRA CR	SALVATIERRA DR	TREVINO AV	Front	4	BUCIDA BUCERAS	24	Good	31-45 FT
1862.00000	10038	3417		ALHAMBRA CR	ALHAMBRA CR	SALVATIERRA DR	TREVINO AV	Front	3	BUCIDA BUCERAS	13	Good	31-45 FT
1863.00000	10039	3417		ALHAMBRA CR	ALHAMBRA CR	SALVATIERRA DR	TREVINO AV	Front	2	BUCIDA BUCERAS	8	Fair	31-45 FT
1864.00000	1004	1201		CAPRI ST	MEDINA AV	CAPRI ST	PIZARRO ST	Side	2	BUCIDA BUCERAS	13	Fair	15-30 FT
1865.00000	10040	3417		ALHAMBRA CR	ALHAMBRA CR	SALVATIERRA DR	TREVINO AV	Front	1	BUCIDA BUCERAS	24	Good	31-45 FT
1866.00000	10041	3405		ALHAMBRA CR	ALHAMBRA CR	SALVATIERRA DR	TREVINO AV	Front	1	PLANTING SITE LARGE	0	N/A	N/A
1867.00000	10042	3400		ALHAMBRA CR	ALHAMBRA CR	SALVATIERRA DR	TREVINO AV	Front	1	BUCIDA BUCERAS	25	Good	31-45 FT
1868.00000	10043	3400		ALHAMBRA CR	ALHAMBRA CR	SALVATIERRA DR	TREVINO AV	Front	2	BUCIDA BUCERAS	24	Good	31-45 FT

Figure 2- Sample Excel Spreadsheet



NEIGHBORHOOD TREE SUCCESSION AND INITIATION PLAN



TASK I - INVENTORY & ANALYSIS

Process

The Curtis + Rogers team divided the city into 5 zones (refer to Figure 1) in order to methodically confirm the locations and species of all trees and palms. The original information was provided by The City of Coral Gables Public Services Department in an excel spreadsheet digital file format (refer to Figure 2 for a sample page). C+R imported the information into GIS and mapped all of the trees and palms (refer to Figure 3 for a sample map). After the maps were created the C+R team began confirming the information. A team of seven C+R professionals walked every street to confirm the location of the trees and the species of the trees. In addition, they were documenting the discrepancies, looking for spaces where trees are missing and capturing the character of the street.

The information provided to C+R included future planting locations. We found that in some cases, that even though there was an open space for a tree, and it would follow the spacing on a particular street, a tree would not do well for numerous reasons such as the canopy of a tree from private property overhanging in the right of way (photo 4), too close to an intersection, not enough space between driveways (photo 5) or there are utilities in the way (photo 6)..

Once all the data was confirmed, C+R began the task of mapping the information. The original spreadsheet was updated to reflect the confirmed data. This information was then brought back into the GIS mapping and new maps were created with the updated information.



Photo 4- over hanging canopy



Photo 5- not enough space between driveways



Photo 6- existing utilities

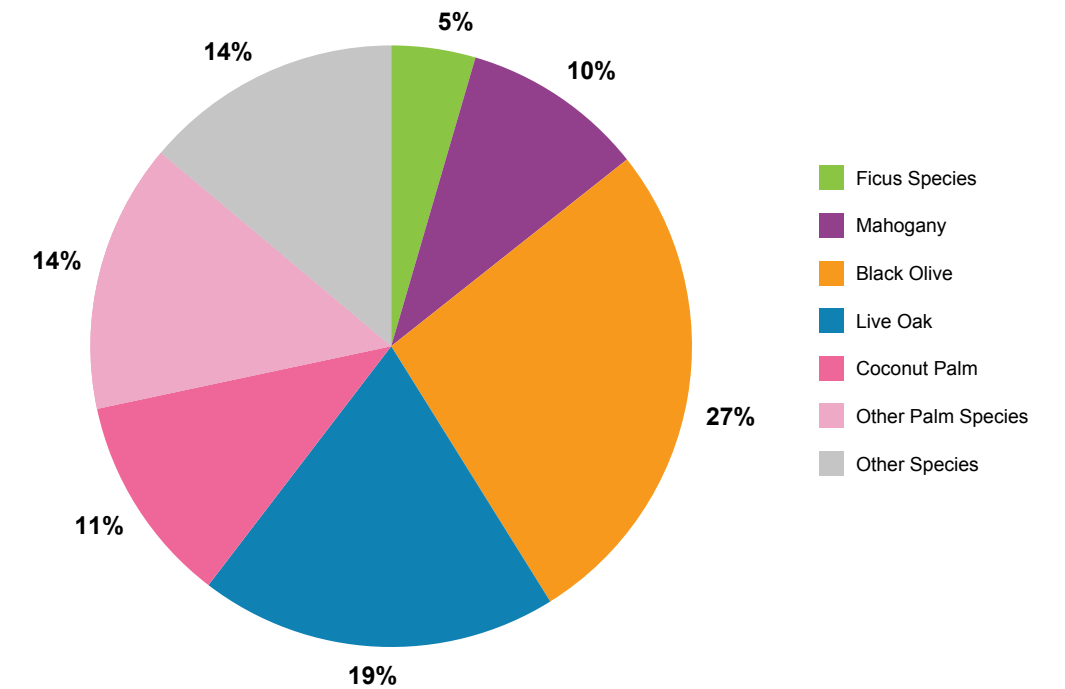
Findings

The City of Coral Gables appears to have a balanced diversity. Few predominant species are found, and continued diversification and balance should be striven for.

Predominant Trees

- Black Olive
- Live Oak
- Coconut Palm
- Mahogany

Coral Gables Tree Species



While C+R confirmed the information received, Lisa Hammer, Certified Arborist, was performing a Level 1 Limited Visual Assessment of all trees. This was performed with the objective of identifying obvious defects which pose immediate hazards and significant tree health issues, as seen from the drive-by perspective. Using a motor scooter, the arborist drove down every street in the single-family residential areas, noting any tree that met the above criteria, locating it by address and tree number on the maps provided, and making brief comments in regard to the defects observed. This information was later compiled with the master plan data. Work began in the northwestern quadrant of the city and proceeded toward the south and southeast.

General Conditions

In general, the arborist found most of the street trees to be in good general condition when age, size, and location factors are considered. Many of the City's trees are old and as such, have incurred storm damage, lightning damage, vehicle damage, pest/disease infestations, or other common occurrences under local urban conditions. However, they continue to provide the desired functions of canopy coverage, shade, and the overall environmental benefits of urban trees.



Recommendations

Under a Level 1 assessment, our scope was to identify obvious defects which pose immediate hazards and significant tree health issues, as seen from the drive-by perspective. In cases where trees were no longer performing the desired functions due to the above, and recovery or hazard abatement was not likely, the arborist recommended removal. If there was a chance that defective or unhealthy trees could be remedially treated, she recommended pruning or further evaluation to determine if there might be other options.

Risk Assessment

Many of the damaged trees pose some level of risk due to their potential to fail, limb drop, trunk splitting, breaking, toppling, etc., even though they may have healthy canopies. Should these damaged trees split, break, or topple, people or property could be at risk of injury or damage.

This evaluation was a Level 1 Risk Assessment only and the threshold levels for risk acceptance have not been established by the City. Therefore, the arborist recommended removal only for those trees that she deemed to be at an immediate risk of failure in which the consequences would be severe. For all others of concern, she recommended Further Evaluation, in which case additional risk assessments (Level 2 or 3) could be performed and/or the City can evaluate the tree and determine the level of acceptable risk.

Most Common Tree Problems

Trunk Damage

The most common problem noted on the larger hardwood trees was trunk damage from storms (limb rip-outs and splits) and vehicles (particularly trash pick-up equipment). Mahogany trees and black olive trees seemed to most affected, but some of the live oaks and other species also had damaged trunks. In many cases trunk damage was severe and the trees are at risk of failing, even though they may still have a healthy canopy. For future plantings, you may want to consider eliminating mahogany trees due to their great potential to split, and make sure that black olives and live oaks have acceptable branching structures. If feasible, consider potential alternatives to locating trash piles adjacent to trees.

Lightning Damage

Another common problem noted was lightning damage. Many trees showed signs of past or recent lightning strikes. Those with structural defects were treated as above for those with trunk damage. For those which were in an obvious state of decline, removal was recommended, as recovery would be unlikely. If the stress and damage was moderate, Further Evaluation was recommended, as there could be a chance for recovery.

Coconut Palm Problems

Many of the coconut palms showed stress symptoms due to cold damage in 2009-2010 and rugose spiraling whitefly infestations in the past two years. Both of these stressors have ultimately resulted in nutritional deficiencies. Some palms were so severely stressed that recovery is unlikely, in which case the arborist recommended removal. For those which could potentially recover with remedial fertilization and pest control treatments she

recommended Further Evaluation. The City must make a management decision as to whether remedial treatments are desirable to help save the trees. Otherwise, they could be left as is, in which case they may eventually die, or they could be removed and replaced now as part of the Tree Succession Plan.

In general, she did not note any streets in which the coconut palms were in such poor condition that an entirely new street design was warranted.

Weeping Fig Trees

Some large weeping fig (*Ficus benjamina*) trees remain, although many have been lost to storms in past years. Those which remain are in variable condition. Some are partially toppled, some have numerous dead branches, and ficus whitefly infestations are recurring and causing significant defoliation. Following these stressors are infections of wood-rotting diseases such as Hypoxylon canker and *Kretzschmaria deusta*, which will eventually kill the tree. The arborist expects that most all of them will be gone within the next several years. She has recommended removal for any that are diseased, dangerous, or in very poor general condition. For some she has recommended further evaluation. On streets that have only a few weeping figs left, you may want to consider removing them and re-designing.

Lofty Fig Trees

The lofty fig (*Ficus altissima*) trees are mostly in good condition, but the arborist noted a few that are diseased with one or both of the wood-rotting diseases mentioned above on the weeping figs. She recommended removal of the diseased trees. This species is on Miami-Dade County's list of prohibited species, therefore, those which are removed cannot be replaced with the same species. If significant numbers of lofty figs die out in a specific area, some re-design may be needed.

Queen Palms

There are numerous queen palms (*Syagrus romanzoffianum*) and overtop palms (*Syagrus amara*) in Gables By The Sea (Bella Vista Avenue and adjacent side streets). These palms are not well-adapted to alkaline soils and as such, many are in very poor condition due to nutritional deficiencies. Again, removal was recommended for many of them which are beyond recovery, and unless a stringent fertilization program is implemented, more can be expected to decline. This might be an area to consider for a new street tree design.

Purple Trumpet Trees

Riviera Court is lined with purple trumpet trees (*Tabebuia impetiginosa*). These trees are not well-adapted to our soils and many on this street are missing or in poor condition. This is another street to consider for a new street design.

Bottlebrush Trees

Some old bottlebrush trees (*Callistemon viminalis*) remain. Most are in poor general condition due to damage, stress, or disease (gall disease). The arborist only recommended removal for those in very poor condition, but some consideration should be given to removal of most, if not all, bottlebrush trees in an effort to update current plantings.



TASK I - INVENTORY & ANALYSIS

Hong Kong Orchid Trees

Some Hong Kong orchid trees (*Bauhinia blakeana*) trees remain in scattered locations. This species is highly susceptible to trunk and limb breakage and most of the trees are damaged. The arborist only recommended removal of the most severely damaged trees, or those near streets or sidewalks where there are significant “targets”. But in general, some consideration might be given to replacing all of these trees with alternative species for greater long-term performance.

Young Live Oaks

There are numerous recent (last several years) plantings of young live oak trees. Most are performing well but some scattered trees show symptoms of stress. In severe cases, the arborist has recommended removal. In moderate cases, she has recommended further evaluation to determine the cause of stress, which might be abated with remedial treatments or prevented in future plantings.

Conclusion

C+R met with the city at various stages during the inventory and analysis process to discuss our progress and our findings. It was evident very early on that this task was greater and would take much longer than originally thought mostly because work started at the beginning of summer and the rainy season. In order to keep the project moving forward we agreed to start working on specifications, looking at costs for the replacements and production of what would become the final deliverables to shorten the schedule at the end of this project.

During these meetings the concern of the whether or not Coconut Palms was an appropriate species was discussed at length. After many meetings and review trips C+R was finally given a criteria in which to assess the palms. The criteria was to look at the percentage of trees that were missing, dead or unhealthy looking at each of Coconut Palm streets. If any of these streets had more than 30% of missing, dead or unhealthy looking palms they should be changed to shade trees. The final plan reflects the proposed species of the streets that met this criteria.



TASK II - MAPPING

Once the analysis was completed C+R began the process of calling out and mapping tree species for the individual streets. This process evolved over time as we received direction from the City Manager and city staff. We began by color coding the different species of the streets that were predominantly one species. During this initial process we began to see that some streets were mixed. Some were mixed with two or three species and some were just completely mixed. After we color coded everything we met with the city to discuss our progress and seek direction on the mixed streets.

The color coding helped us see the distribution of species throughout the entire city. This was useful when determining which species these particular streets should be converted to. During our numerous meetings it was determined that we would look at the streets with two or three species by block instead of as a whole. In doing so we found that many cases the blocks were already one species therefore no decision was required. It was also determined that a few streets were historically completely mixed and should stay that way. It would be left up to the city staff to decide what tree to plant if a tree needed to be replaced at the time of replacement. The color coded plans also included the change from Coconut Palms to street trees.

Once we finalized all of the streets C+R started finalizing the tree master plan so that the plan could be presented to the residents. For purposes of simplification the team divided the entire City into 5 zones as follow:

ZONE 1

From Coral Way (SW 24th St) north to City limits
From Red Road (SW 57th Ave)to Douglas Road (SW 37th Ave)

ZONE 2

From Bird Road (SW 40th St) to Coral Way (SW 24th St)
From Red Road (SW 57th Ave)to Douglas Road (SW 37th Ave)

ZONE 3

From US1 to Bird Road (SW 40th St)
From Red Road (SW 57th Ave)to Le Jeune Road (SW 42h Ave)

ZONE 4

From Sunset Dr (SW 72nd St) to US1
From Red Road (SW 57th Ave)to Le Jeune Road (SW 42h Ave)

ZONE 5

From Sunset Dr (SW 72nd St) south to City Limits

A total of 5 community meetings were held, one meeting per zone (refer to figure 4). Residents were invited to ask questions and/or make comments. The main resident concerns were as follows:

- Coconut Palms not looking good and not providing enough shade
- Black Olive Trees staining sidewalks and there were some complaints of the Black Olive Trees destroying sidewalks
- Crepe Myrtle Trees not providing shade and not flowering
- Queen Palms not doing well in some areas
- When is this project of replacing trees and palms going to begin
- Who will take care of the trees after they are installed

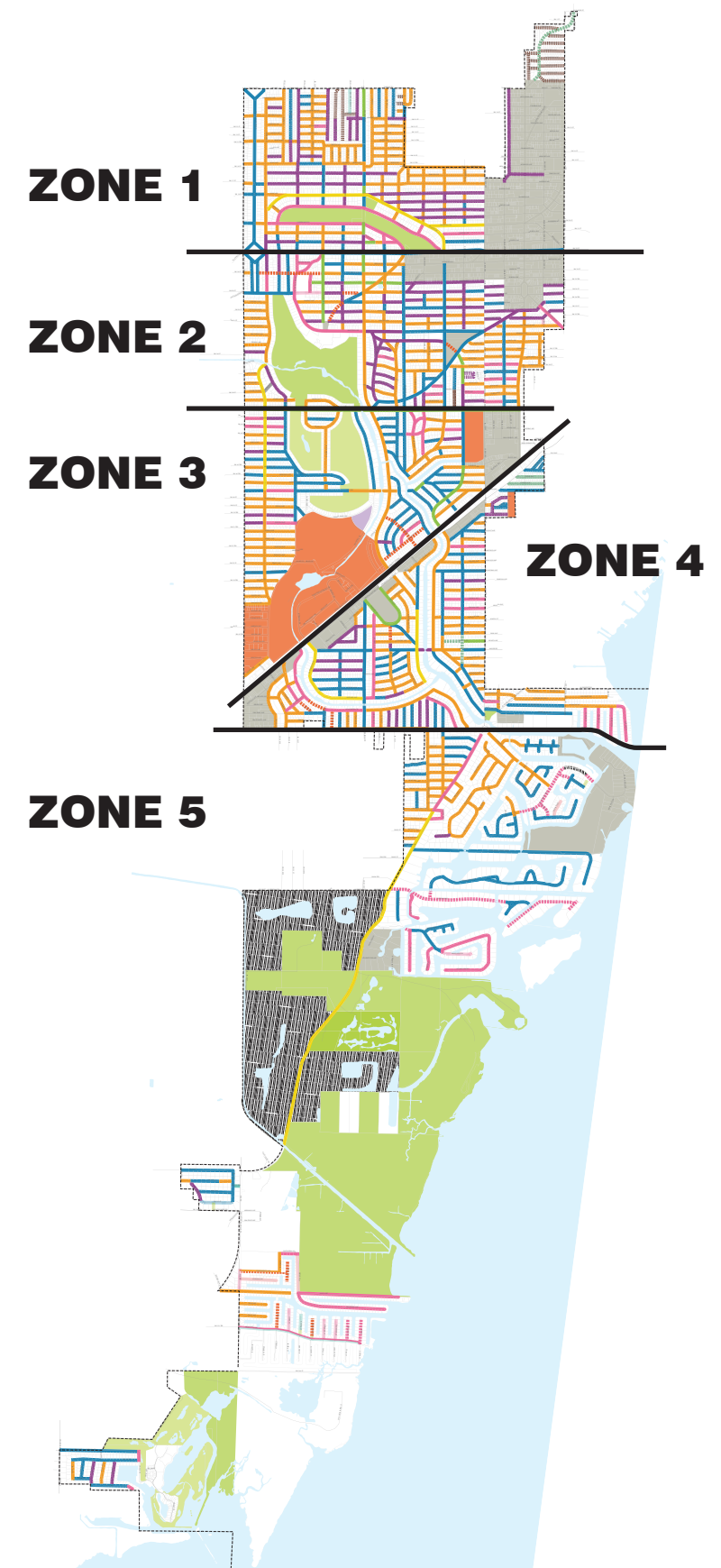


Figure 4- Street tree master plan



TASK III - NEIGHBORHOOD TREE SUCCESSION PLAN

Task III was the creation of the neighborhood tree succession and initiation plan. The tree succession plan is the replacing of currently missing and damaged trees in the city and the initiation plan is the introduction of trees to the newly annexed neighborhoods. The plans produced reflect C+R's following recommendations.

Recommendations:

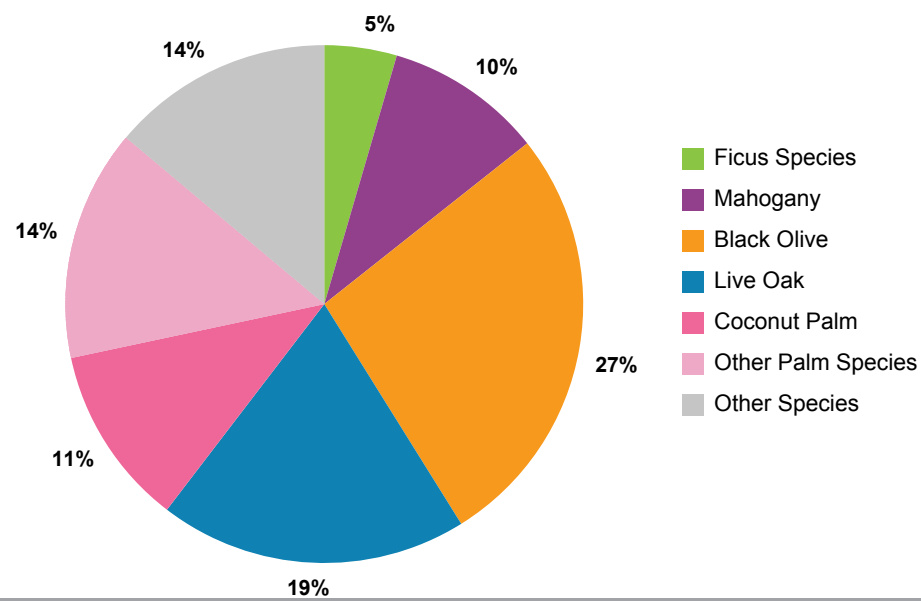
- The city should continue with the historical thematic street tree planning
- The city should follow the Florida Power and Light's plant the right tree in the right place program
- The city should review the succession plan every five years which may include review of particular species for community preference replacements
- The city should continue to strive for species diversification
- The city should explore and implement a treatment plan for the Black Olive trees in order to minimize staining

In order to increase diversification in the future C+R recommends the addition of the following new species:

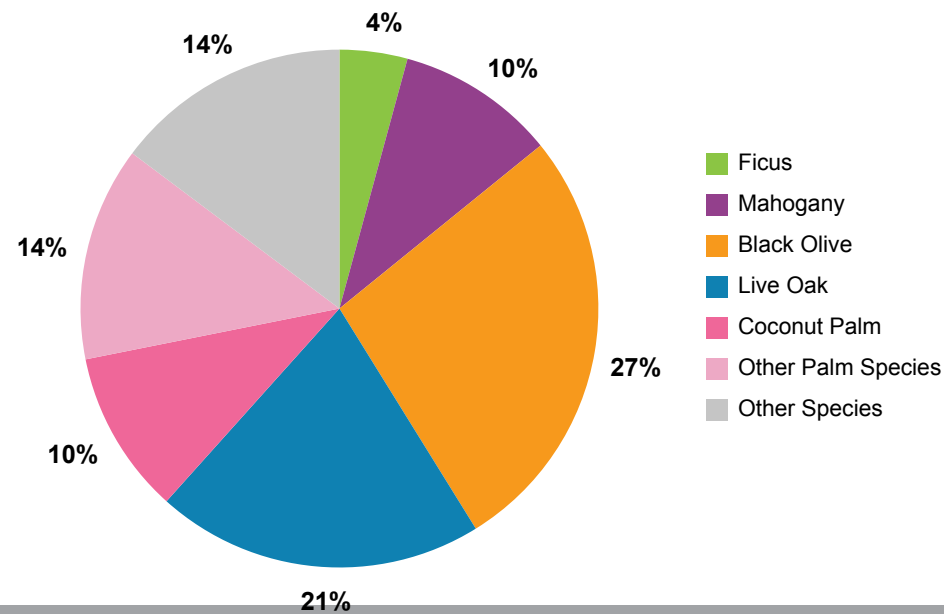
- | | |
|--|---|
| Bridalveil - <i>Caesalpinia granadillo</i> | Pink Shower Tree - <i>Casia bakeriana</i> |
| Verawood - <i>Bulnesia arborea</i> | White Tabebuia - <i>Tabebuia roseo-alba</i> |
| Wild Tamarind Tree - <i>Lysiloma latisiliqua</i> | Purple Tabebuia - <i>Tabebuia ipe</i> |
| Yellow Elder- <i>Tecoma stans</i> | Yellow Poinciana - <i>Peltophorum pterocarpum</i> |
| Glossy Privet- <i>Ligustrum japonicum</i> | |
| Simpson Stopper- <i>Myrcianthes fragans</i> | |

These plans were completed after the public meetings and include replacement of the Coconut Palms that met the criteria set forth by the city.

Existing Tree Canopy by Species



Proposed Tree Canopy by Species



Same species:

Live oaks



Same species:

Live Oaks with planted swale



Mixed species:
Stopper trees and Live Oaks
with planted swales



Same species:
Black Olive



Mixed species:

Live Oak and Stoppers (below FPL lines)



Same species:

Ficus app. (Indian Banyan)



Mixed species:
Ficus, Live Oak, Coconut Palm



Mixed species:
Florida slash pine and Live Oak



Mixed species:
Live Oak, Silk Floss, Black Olive



Mixed species:
Cassia and Live Oak



MIAMI-DADE

STATE OF FLORIDA
COUNTY OF MIAMI-DADE:

Before the undersigned authority personally appeared GUILLERMO GARCIA, who on oath says that he or she is the DIRECTOR OF OPERATIONS, Legal Notices of the Miami Daily Business Review f/k/a Miami Review, a daily (except Saturday, Sunday and Legal Holidays) newspaper, published at Miami in Miami-Dade County, Florida; that the attached copy of advertisement, being a Legal Advertisement of Notice in the matter of

CITY OF CORAL GABLES - PUBLIC HEARING - LOCAL
PLANNING AGENCY / PLANNING AND ZONING BOARD - NOV
. 1, 2022

in the XXXX Court,
was published in said newspaper by print in the issues of
and/or by publication on the newspaper's website, if
authorized, on

10/21/2022

Affiant further says that the newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Guillermo Garcia

Sworn to and subscribed before me this
21 day of OCTOBER, A.D. 2022

C. Ramo

(SEAL)

GUILLERMO GARCIA personally known to me



**CITY OF CORAL GABLES, FLORIDA
NOTICE OF PUBLIC HEARING
HYBRID MEETING ON ZOOM PLATFORM**

City Public Hearing
Dates/Times

Local Planning Agency/Planning and Zoning Board
Tuesday, November 1, 2022, 6:00 p.m.
Location City Commission Chamber, City Hall
405 Biltmore Way, Coral Gables, FL 33134

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

1. An Ordinance of the City Commission amending the City of Coral Gables Zoning Code, Article 6 "Landscape," Section 6-104 "Landscape Requirements for Public Rights-of-Way: to amend planting height and various other provisions, providing for a repealer provision, severability clause, codification, and providing for an effective date. (This item was discussed and deferred from the September 14th PZB Meeting.)
2. An Ordinance of the City Commission of Coral Gables, Florida providing for a text amendment to the City of Coral Gables Official Zoning Code by amending Article 2, "Zoning Districts," Section 2-402, "Zain/Friedman Miracle Mile Downtown District Overlay" to promote quality design and amend the property size requirements that require Conditional Use review and approval for properties facing Miracle Mile; providing for severability, repealer, codification, and an effective date.
3. An Ordinance of the City Commission of Coral Gables, Florida, providing for text amendments to the City of Coral Gables Official Zoning Code, Article 10, "Parking," Section 10-109, "Payment in Lieu and Remote Off- Street Parking;" to clarify remote parking processes and fee structure; providing for severability, repealer, codification, and for an effective date.
4. An Ordinance of the City Commission providing for a text amendment to the City of Coral Gables official Zoning Code by amending Article 14, "Process," Section 14-204.9, "Expiration of Approvals; to eliminate the expiration of Certificates of TDR; providing for severability clause, repealer provision, codification, and providing for an effective date.

Local Planning Agency/ Planning And Zoning Board

5. An Ordinance of the City Commission of Coral Gables, Florida providing for a text amendment to the City of Coral Gables Official Zoning Code by amending Article 15, "Notices" to include mailed notice to all properties within the applicable mailing distance; providing for severability clause, repealer provision, codification, and providing for an effective date.
6. An Ordinance of the City Commission of Coral Gables, Florida providing for a text amendment to the City of Coral Gables Official Zoning Code by amending Article 15, "Notices" to require online publication of historical determination letters and Article 8, "Historic Preservation" revising the process of historical determination letters; providing for severability clause, repealer provision, codification, and providing for an effective date.

The Planning and Zoning Board will be holding its regular board meeting on Tuesday, November 1, 2022, commencing at 6:00 p.m. Pursuant to Resolution No. 2021-118, the City of Coral Gables has returned to traditional in-person meetings. Accordingly, any individual wishing to provide sworn testimony shall be present physically in the City Commission Chambers.

However, the City Commission has established the ability for the public to provide comments (non-sworn and without evidentiary value) virtually. Accordingly, only individuals who wishes to provide public comment in this format, may appear and provide those comments via Zoom.

Members of the public may join the meeting via Zoom at (<https://zoom.us/j/83788709513>). In addition, a dedicated phone line will be available so that any individual who does not wish (or is unable) to use Zoom may listen to and participate in the meeting by dialing: (305) 461-6769 Meeting ID: 837 8870 9513. The public may comment on an item using the City's E-Comment function which may be found on the City's website at: (<https://coralgables.granicusideas.com/meetings>) once the meeting's agenda is published, or by sending an email to planning@coralgables.com prior to the meeting.

The meeting will also be broadcasted live for members of the public to view on the City's website (www.coralgables.com/cgtv) as well as Channel 77 on Comcast.

Sincerely,
City of Coral Gables, Florida
10/21

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