

City of Coral Gables Planning and Zoning Staff Report

Property: Parking Lot 24 – 5151 University Drive (Doctors Hospital)

Applicant: City of Coral Gables

Application: 1. Comprehensive Plan Map Amendment

2. Zoning Code Map Amendment

3. Conditional Use for Accessory Use to a Hospital

4. Tentative Plat

Public Hearing: Planning and Zoning Board / Local Planning Agency

Date & Time: August 11, 2021; 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 intends to formalize the current parking lot used by Doctors Hospital. In order to accomplish this, the City has initiated requests for a Comprehensive Plan Map Amendment, Zoning Code Map Amendment, Conditional Use, and Tentative Plat for certain properties legally as Lots 19A & 20 and that portion of the un-dug University Waterway in Block 56 of the Revised Plat of Coral Gables Riviera Section Part 4, Coral Gables, Florida (Parking Lot 24, 5151 University Drive) as follows:

- 1. An Ordinance of the City Commission of Coral Gables, Florida amending the Future Land Use Map of the City of Coral Gables Comprehensive Plan pursuant to Zoning Code Article 14, "Process", Section 14-213, "Comprehensive Plan Text and Map Amendments", and Small-Scale Comprehensive Plan Amendment procedures (ss. 163.3187, Florida Statutes), changing the land use designation for certain properties located at Lots 19A & 20 Block 56 of the Revised Plat of Coral Gables Riviera Section Part 4, Coral Gables Florida from Multi-Family Duplex Density to Hospital Use; and assigning a land use designation of same, Hospital Use for the abutting property legally described as that portion of the un-dug University Waterway in Block 56 of the Revised Plat of Coral Gables Riviera Section Part 4, Coral Gables, Florida; providing for a repealer provision, severability clause, and providing for an effective date. (LEGAL DESCRIPTION ON FILE)
- 2. An Ordinance of the City Commission of Coral Gables, Florida making zoning district boundary changes pursuant to Zoning Code Article 14, "Process", Section 14-212, "Zoning Code Text and Map Amendments", for certain properties located at Lots 19A & 20 Block 56 of the Revised Plat of Coral Gables Riviera Section Part 4, Coral Gables Florida from Multi-Family 1 Duplex (MF1) District to Special Use (S) District; and assigning a Zoning Designation of same, Special Use (S) District for the abutting property legally described as that portion of the un-dug University Waterway in Block 56 of the Revised Plat of Coral Gables Riviera Section Part 4, Coral Gables, Florida; providing for a repealer provision, severability clause, and providing for an effective date. (LEGAL DESCRIPTION ON FILE)
- 3. A Resolution of the City Commission of Coral Gables, Florida approving Conditional Use review

pursuant to Zoning Code Article 14, "Process" Section 14-203, "Conditional Uses" for a proposed Parking as an Accessory Use to a Hospital on the property legally described as Lots 19A & 20 and that portion of the un-dug University Waterway in Block 56 of the Revised Plat of Coral Gables Riviera Section Part 4 (5151 University Drive), Coral Gables, Florida; including required conditions; providing for a repealer provision, severability clause, and providing for an effective date. (LEGAL DESCRIPTION ON FILE)

4. A Resolution of the City Commission of Coral Gables, Florida approving the Tentative Plat entitled "Doctors Hospital Annex" pursuant to Zoning Code Article 14, Section 14-210, "Platting/Subdivision," being a re-plat of approximately 45,635 square feet on the property legally as Lots 19A & 20 and that portion of the un-dug University Waterway in Block 56 of the Revised Plat of Coral Gables Riviera Section Part 4, Coral Gables, Florida (5151 University Drive) providing for a repealer provision, severability clause, and providing for an effective date. (LEGAL DESCRIPTION ON FILE)

The proposed change of Land Use, change of Zoning, and Conditional Use require public hearing review by the Planning & Zoning Board and approval by the City Commission. The proposed tentative plat requires public hearing review by the Planning and Zoning Board, prior to the preparation of the Final Plat which requires City Commission review at one (1) public hearing (Resolution format).

2. APPLICATION SUMMARY

The City is proposing to replat the undug portion of the University Waterway and to assign a Future Land Use classification and a Zoning designation to the existing parking lot on University Drive. The intent is to formalize the existing conditions of the valet parking lot, and regulation of future uses.

The parking lot (encompassing both the platted lots of 19A and 20, and the deeded waterway) is currently owned by the City of Coral Gables and is under lease with Doctors Hospital, who is proposing to reconfigure and expand the surface lot.

The proposed replat will incorporate lots 19A and 20 with the currently undug portion of the waterway to create a single tract of land. The Future Land Use classification for the current lots 19A and 20 is proposed to be changed from Multi-Family Duplex Density to Hospital, and assign the Hospital classification to the newly platted undug portion of the waterway.

The Zoning District designation for lots 19A and 20 is proposed to be changed from Multi-Family 1 Duplex (MF1) District to Special Use (S) District, and assign Special Use (S) District to the newly platted undug portion of the waterway. The purpose of the Special Use (S) District is to provide a zoning classification which would require uses that have the potential of adversely impacting adjacent uses to only be approved by the Commission through the Conditional Use public review process. As such, the current rezoning application also includes a request for Conditional Use for the accessory use of the parking to the Hospital. The Conditional Use review process allows the imposition of conditions to mitigate any identified concerns from the community. The proposed requests do not offer any changes to the current use.

The subject area is generally bounded by University Drive and University Waterway, near Pisano Avenue, as shown in the following location map:



BACKGROUND

The subject property (both lots 19A and 20 and the undug portion of University Drive) is owned by the City of Coral Gables and under lease with Doctors Hospital, Inc. for use as surface parking.

The property has been used as a surface parking lot since the 1950s. An aerial below shows the conditions of the informal parking along University Drive in 1957. Currently, a portion of some parking spaces in the parking lot are a few feet outside the property line and within the University Drive right-of-way. In addition, many parking spaces along the east side of the current parking lot are also outside the property line and within the University Waterway, which is deeded to the City of Coral Gables.



1957 Aerial

In 1987, the Commission authorized a lease agreement with Doctors Hospital for a municipal surface parking on Lot 24 per Resolution 26281. Later in 1994, Doctors Hospital executed a Restrictive Covenant in favor of certain neighboring property owners limiting the hospital's use to a parking lot or its current future land use,

Doctors Hospital Parking Lot

multi-family duplex.

In more recent years, the City Commission had discussed and began negotiations of a Purchase and Sale Agreement for the sale of Municipal Parking Lot 24 to Doctors Hospital. However, the agreement was not finalized.

The current requests intend to create consistency with the current uses, land use, and zoning, and organize the current parking use to be within the private property. The application includes a change in the land use to Hospital; change in the zoning to Special Use (S) District; review and approval of the Conditional Use of the proposed reconfigured parking lot as an accessory use within the proposed replated property; and replat of the surface parking lot within the private property and undug portion of the University Waterway.

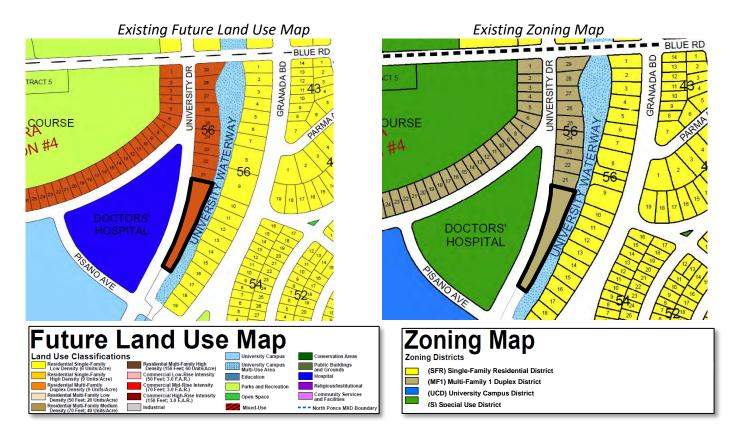
Property Existing and Proposed Land Use and Zoning Designations

The following tables provide the subject property's existing designations:

Surrounding Land Uses

Location	Existing Land Uses	sting Land Uses CP Designations			
North	Duplex Residential	Duplex Density (Multi-Family)	Multi-Family 1 (MF1)		
South	Waterway	(none)	(none)		
East	Single-Family Residential	Single-Family Low-Rise Density	Single-Family Residential		
West	Doctors Hospital	Hospital	Special Use (S)		

The surrounding properties existing land use and zoning designations is illustrated as follows:



3. REVIEW TIMELINE / PUBLIC NOTICE

City Review Timeline

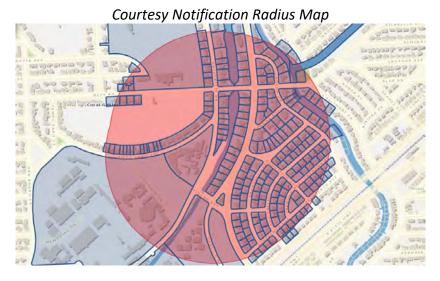
The submitted applications have undergone the following City reviews:

REVIEW COMMITTEES AND BOARDS	DATE
Development Review Committee (DRC)	07.31.20
Board of Architects	08.05.21
Planning and Zoning Board	08.11.21
City Commission – 1 st Reading	TBD
City Commission – 2 nd Reading	TBD

Public Notification and Comments

The City of Coral Gables completed the required mailing notification to all property owners within 1,500 feet of the subject property as required for applications requesting a change of land use or change of zoning. The Zoning Code requires that a courtesy notification be provided to all property owners within 1,500 feet of the subject property. The notice indicates the following: applications filed; public hearing dates/time/location; where the application files can be reviewed and provides for an opportunity to submit comments. Approximately 265 notices were mailed.

In addition, the School Community Relations Committee (SCRC) was also notified, as well as additional notice provided to Henry S. West Laboratory School per Resolutions 2020-245 and 2020-265. A copy of the legal advertisement and courtesy notice are attached. A map of the notice radius is provided below.



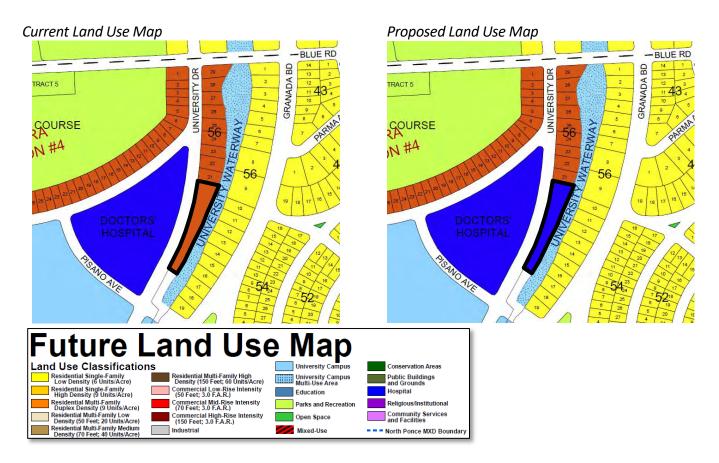
The following has been completed to solicit input and provide notice of the Application:

PUBLIC NOTICE	DATE
Neighborhood Meeting	06.29.21
Legal advertisement	07.30.21
Courtesy notification	07.28.21
Posted agenda and Staff report on City web page/City Hall	08.06.21

4. FINDINGS OF FACT

Request #1: Future Land Use Map Amendment

The request is to change the Future Land Use Map from Multi-Family Duplex Density for Lots 19A and 20, Block 56, Riviera Section Part 4.



The Zoning Code Section 14-213.6 provides review standards for Comprehensive Plan amendments:

Standard	Staff Evaluation				
Whether it specifically advances any objective or policy of the Comprehensive Land Use Plan.	The proposed Comprehensive Plan amendment to change the land use to Hospital to allow off-street parking meets the policy of the Comprehensive Plan to protect residential areas from parking impacts of nearby nonresidential uses.				
2. Whether it is internally consistent with Comprehensive Land Use Plan.	The proposed land use change to Hospital allows for off-street parking of Doctors Hospital on the site instead of having vehicles parked in the right-of-way in front of single-family homes.				
3. Its effect on the level of service of public infrastructure.	The proposed map amendment will have no effect on the level of service of public infrastructure as the parking lot is existing.				
4. Its effect on environmental	The proposed amendment will have no effect on the environmental				

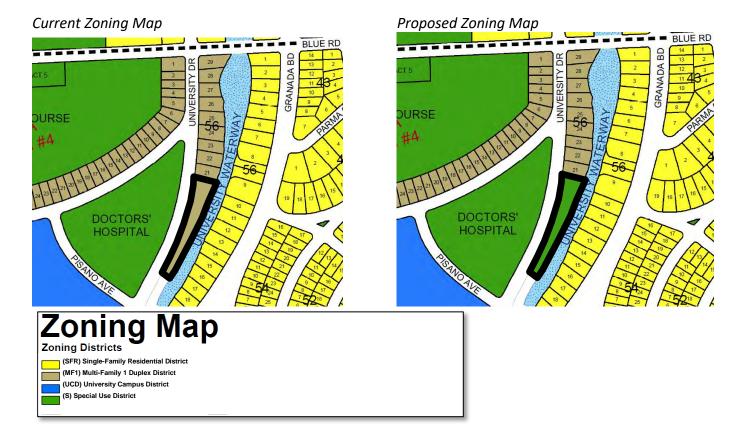
Doctors Hospital Parking Lot

resources.	resources as the parking lot is existing.
5. Its effect on the availability of housing that is affordable to people who live or work in the City of Coral Gables.	The proposed amendment will have no effect on the availability of affordable housing.
6. Any other effect that the City determines is relevant to the City Commission's decision on the application.	No significant impact will occur as a result of the proposed change since the parking lot is existing.

Staff comments: The proposed land use map amendment to "Hospital" is appropriate for this location near other civic uses, such as the Doctors Hospital and the University of Miami. The block on the west of University Drive of the proposed district are currently designated "Hospital" as it is the current site of Doctors Hospital. The proposed designation would support the existing parking as an accessory use to Doctors Hospital. The standards identified in Section 14-13.6 for the proposed Comprehensive Plan land use map amendment are <u>satisfied</u>.

Request #2: Zoning Code Map Amendment

The request is to change the Zoning District Boundary from Multi-Family 1 Duplex (MF1) District to Special Use (S) District on lots 19A and 20, Block 56, Riviera Section Part 4, and assign Special Use (S) District zoning to the undug portion of the University Waterway.



Zoning Code Section 14-212.4 provides review standards for district boundary changes:

Standard	Staff Evaluation
1. It is consistent with the Comprehen	sive Plan in that it:
a. Does not permit uses which are prohibited in the future land use category of the parcel proposed for development.	A Comprehensive Plan amendment to change the land use to Hospital is also being proposed as a companion item.
b. Does not allow densities or intensities in excess of the densities and intensities which are permitted by the future land use category of the parcel proposed for development.	If the proposed Comprehensive Plan Amendment is approved, changing the Land Use to Hospital, densities and intensities will be consistent with the proposed zoning designation of Special Use (S) District.
c. Will not cause a decline in the level of service for public infrastructure to a level of service which is less than the minimum requirements of the Comprehensive Plan	The proposed rezoning will not impact the level of service since the property is currently a parking lot.
 d. Does not directly conflict with any objective or policy of the Comprehensive Plan. 	The proposed rezoning would fulfill the objective to discourage parking on-street in residential areas.
2. Will provide a benefit to the City in	that it will achieve two or more of the following objectives:
a. Improve mobility by reducing veradius by:	chicle miles traveled for residents within a one-half (1/2) mile
i. Balancing land uses in a manner that reduces vehicle miles traveled.	The proposed rezoning to Special Use (S) District will have no impact on reducing vehicle miles traveled. As such, the proposal will not be increasing any vehicle miles either as the intent of the proposed change of zoning is to formalize the existing conditions of the valet parking lot.
ii. Creating a mix of uses that creates an internal trip capture rate of greater than twenty (20%) percent.	The proposed rezoning to Special Use (S) District will have no impact on internal trip capture.
iii. Increasing the share of trips that use alternative modes of transportation, such as transit ridership, walking, or bicycle riding.	The proposed rezoning to Special Use (S) District will have no impact on increasing the use of alternative modes of transportation of walking or bicycle riding.

Doctors Hospital Parking Lot

	b. Promote high-quality development or redevelopment in an area that is experiencing declining or flat property values.	The proposed rezoning to Special Use (S) District is not accompanying any proposed development.
	c. Create affordable housing opportunities for people who live or work in the City of Coral Gables.	The proposed rezoning to Special Use (S) District will have no impact on creating affordable housing opportunities.
	d. Implement specific objectives and policies of the Comprehensive Plan.	The proposed rezoning meets the objective to provide parking off-street in order to protect single-family areas from parking intrusion. Proper notice to neighboring residents and property owners is also fulfilling objectives of the Comprehensive Plan. The proposed change of zoning to Special Use also formalizes the current use of valet parking as an accessory use to Doctors Hospital to be directly consistent with the Comprehensive Plan designation of "Hospital" for medical and health related services.
3.	Will not cause a substantial diminution of the market value of adjacent property or materially diminish the suitability of adjacent property for its existing or approved use.	The proposed rezoning will not cause any diminution of value.

Staff comments:

The proposed rezoning from Multi-Family 1 Duplex (MF1) District to Special Use (S) District is appropriate for this area near Doctors Hospital. The standards identified in Section 14-212.4 for the proposed Zoning map amendment are <u>satisfied</u>.

Request #3: Conditional Use for Accessory Use to Hospital

The proposed parking lot is allowed in the Special Use (S) District zoning as a conditional use when it is an accessory use to a hospital. The proposed configuration of the parking lot will be approximately 70 headin spaces and 16 tandem parking spaces, which totals to 102 valet spaces. The total landscaped open space is 35% landscaped open space, as required for Special Use District. The site also includes a 2'-4" picket fence on top of a 2-foot concrete wall, with 18" of landscape buffer at University Drive. A 6-foot perimeter wall is also provided facing the canal and the north side of the property. Landscape is provided along the perimeter as a buffer to conceal parking from canal and adjacent property. The parking lot will be solely used as a valet lot to offer free valet parking for visitors and patrons of Doctors Hospital. No structure is proposed to be erected on the site, and this will be a condition of approval if the Conditional Use is approved.

Conditional Use Review Criteria

Planning Staff's review of the criteria set out in Section 14-203.8, "Standards for Review" is as follows:

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Standard	Staff Evaluation
1. The proposed conditional use is consistent with and furthers the goals, objectives and policies of the Comprehensive Land Use Plan and furthers the purposes of these regulations and other City ordinances and actions designed to implement the Plan.	Yes. The Application is "consistent" with the CP's Goals, Objectives and Policies to protect the single-family residential neighborhoods from intrusion of parking from nonresidential uses nearby.
2. The available use to which the property may be put is appropriate to the property that is subject to the proposed conditional use and compatible with existing and planned uses in the area.	Yes. The subject property is located across University Drive from Doctors Hospital which currently uses the existing parking lot for patron valet. The proposed reconfiguration will allow dense landscape to buffer the view of the parking lot from neighboring residences.
3. The proposed conditional use does not conflict with the needs and character of the neighborhood and the City	Yes. The subject property is surrounded by various properties with Hospital, multi-family duplex, University Campus, and single-family land use designations. The proposed parking lot is a current accessory to Doctors Hospital to allow dedicated space for valet parking of visitors and patrons of the hospital.
4. The proposed conditional use will not adversely or unreasonably affect the use of other property in the area.	Yes. The proposed parking lot is currently being used for surface parking by Doctors Hospital. The dedicated space for car storage protects the nearby residential neighborhood from cars being parked in front of their homes. The proposed reconfiguration of the current lot will include dense landscape to buffer the view of the lot from nearby residences.
5. The proposed use is compatible with the nature, condition and development of adjacent uses, buildings and structures and will not adversely affect the adjacent uses, buildings or structures 6. The parcel proposed for	Yes. The proposed reconfiguration of the existing parking lot will include dense landscape that will buffer the view from adjacent residences. The use will solely be for valet services, and not public parking, thereby limiting the impact on nearby residences. Yes. The subject property is proposed to store cars and is
hansa biologo ioi	

Standard	Staff Evaluation
development is adequate in size and shape to accommodate all development features.	of adequate size and shape to provide a double-loaded parking aisle. The property is limited in size for any substantial development.
7. The nature of the proposed development is not detrimental to the health, safety and general welfare of the community.	Yes. The proposed storage of cars on the site is consistent with the stated goals and objectives to protect single-family neighborhoods from on-street car parking.
8. The design of the proposed driveways, circulation patterns and parking is well defined to promote vehicular and pedestrian circulation.	Yes. The proposed 1-way driveways and drive aisles promote vehicular circulation. Narrower driveways and sidewalks within the public right-of-way of University Drive would promote pedestrian circulation, as currently pedestrians walk in the street.
9. The proposed conditional use satisfies the concurrency standards of Section 14-218 and will not adversely burden	Yes. The proposed project was reviewed by the Zoning Division and meets concurrency and does not adversely burden public facilities.
public facilities, including the traffic-carrying capacities of streets, in an unreasonable or disproportionate manner.	Per Resolution No. 2019-13, a Traffic Impact Study is not required. Instead, the Commission directs staff to assess the need for pedestrian infrastructure in the area.

Request #4: Replat

The re-plat proposed reflects the existing parking lot that is currently located on the platted lots of 19A and 20, as well as the undug portion of the waterway which is deeded to the City of Coral Gables.

The procedure for reviewing and recommending a tentative plat is contained in Sections 14-210.1 through 14-210.4 of the Zoning Code. The Planning and Zoning Board provides a recommendation on tentative plats to the City Commission. The final plat is prepared from the tentative plat, with a final review and approval in resolution form by the City Commission. Administrative review and approval of the final plat by the Miami-Dade County Subdivision Department is required prior to the City Commission hearing. The tentative plat is provided in the submitted Application (see Attachment A).

Consistency Evaluation of the Comprehensive Plan (CP) Goals, Objectives Policies

This section provides those Comprehensive Plan Goals, Objectives and Policies applicable to the proposed re-plat and the determination of consistency:

Ref.		Staff
No.	Comprehensive plan Goal, Objective and Policy	Review
1.	Policy MOB-1.1.8. Protect residential areas from parking impacts of nearby nonresidential uses and businesses and discourage parking facilities that intrude, impact and increase traffic into adjacent residential areas.	Complies
2.	Policy FLU-1.3.2. All development applications in residential neighborhoods shall continue to be reviewed by applicable boards and committees to ensure the protection from intrusion by incompatible uses that would disrupt or degrade the health, safety, tranquility, aesthetics and welfare of the neighborhood by noise, light, glare, odor, vibration, dust, hazardous materials or traffic. The City will continue to enforce the adopted restrictive design standards; historic preservation policies and the applicable performance standards of the Commercial Limited designation in the Zoning Code.	Complies
3.	Goal FLU-3. The City as a part of its development review process shall engage public/community participation and collaboration to provide for a transparent development review process.	Complies
4.	Objective FLU-3.2. The Planning Department during its review of changes in land use and changes in zoning of properties adjoining single family neighborhoods shall continue its current efforts as provided for in the City's Zoning Code to notify residents, property owners, neighborhood associations, organized neighborhood groups and interested parties of upcoming applications and the opportunity to provide input.	Complies
5.	Policy FLU-3.2.2. The Planning Department, when receiving a development proposal for property that adjoins a single-family residential district, shall facilitate the contact and discussion between applicants and known organized neighborhood groups and neighborhood associations to provide the opportunity to resolve potential neighborhood issues prior to City review at public hearings. The necessity to complete further collaboration and consensus decision making to mitigate or resolve identified issues may be conducted by the City's Planning Department or outside mediation services such as the South Florida Regional Planning Council, Institute for Community Collaboration.	Complies

Staff Comments: Staff's determination that the proposed re-plat is consistent with the CP Goals, Objectives and Policies. It meets the policies of the City's Comprehensive Plan by protecting single-family residential properties from parking intrusion and providing notice and opportunities for residents to provide comments at public hearings.

5. STAFF RECOMMENDATION

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

1. An Ordinance of the City Commission of Coral Gables, Florida amending the Future Land Use Map of the City of Coral Gables Comprehensive Plan pursuant to Zoning Code Article 14, "Process", Section

- 14-213, "Comprehensive Plan Text and Map Amendments", and Small-Scale Comprehensive Plan Amendment procedures (ss. 163.3187, Florida Statutes), changing the land use designation for certain properties located at Lots 19A & 20 Block 56 of the Revised Plat of Coral Gables Riviera Section Part 4, Coral Gables Florida from Multi-Family Duplex Density to Hospital Use; and assigning a land use designation of same, Hospital Use for the abutting property legally described as that portion of the un-dug University Waterway in Block 56 of the Revised Plat of Coral Gables Riviera Section Part 4, Coral Gables, Florida; providing for a repealer provision, severability clause, and providing for an effective date. (LEGAL DESCRIPTION ON FILE)
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Summary of the Basis for Approval

As enumerated in the Findings of Fact contained herein, Staff finds the Application is in compliance with the Comprehensive Plan, Zoning Code, and other applicable City Codes.

The recommended Conditionals of Approval are summarized below:

- 1. Property shall remain as a surface parking lot. No structure shall be built on the site.
- 2. Construction of the proposed project shall be in conformance with the site plan and landscape plans prepared by NELSON Worldwide. Any changes to the approved plans and drawings shall require Planning and Zoning Board review and City Commission review and final approval.

6. ATTACHMENTS

- A. Proposed Tentative Plat.
- B. Proposed Conditional Use Site Plan and Landscape Plans.
- C. Legal advertisement published and mailed to all property owners within 1,500 feet.
- D. PowerPoint Presentation.

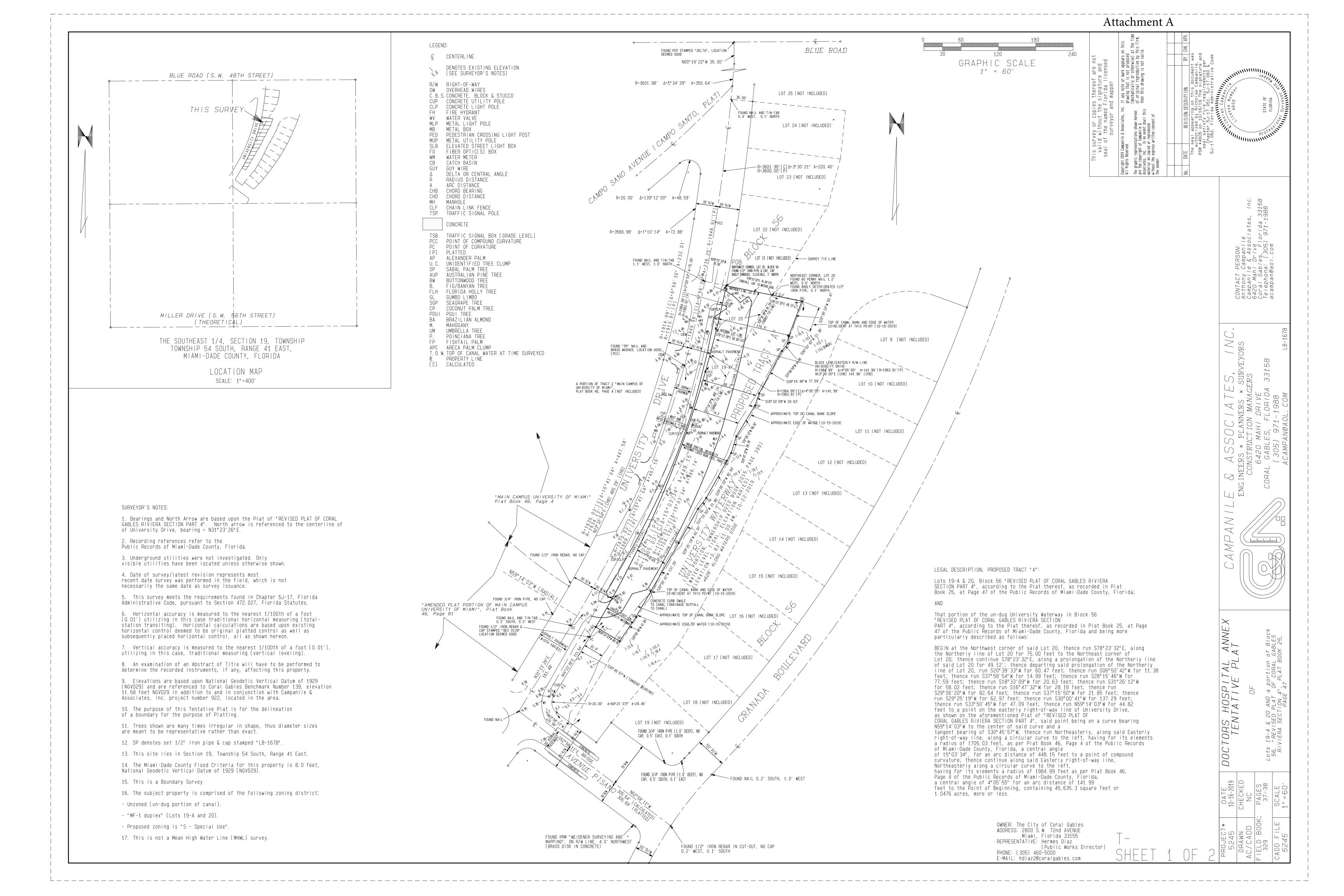
Please visit the City's webpage at www.coralgables.com to view all Application plans and materials, notices, applicable public comments, minutes, etc. The complete Application and all background information also is on file and available for examination during business hours at the Planning and Zoning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

Respectfully submitted,

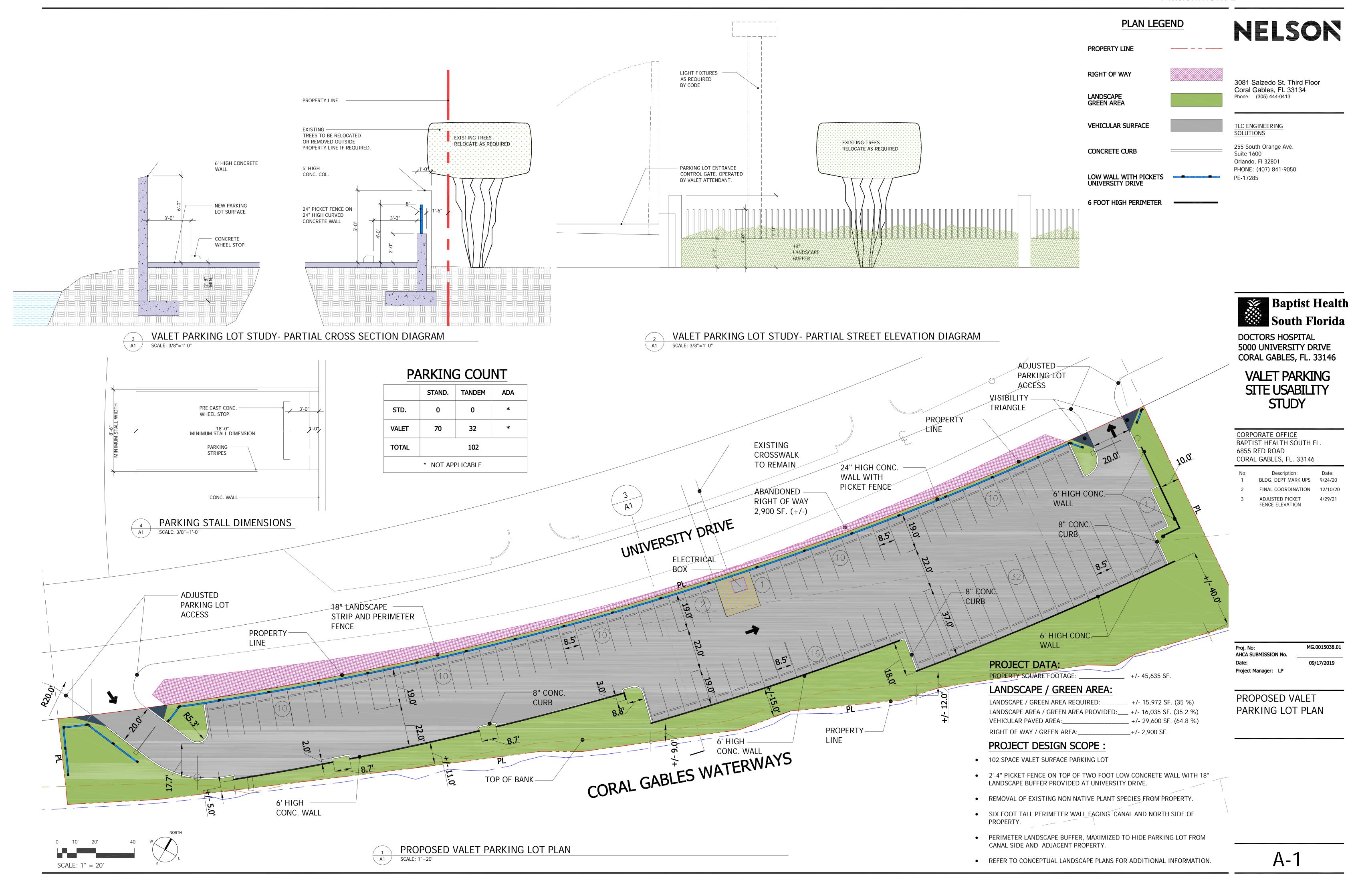
Ramon Trias, Ph.D., AIA, AICP, LEED AP Assistant Director of Development Services

for Planning

City of Coral Gables, Florida

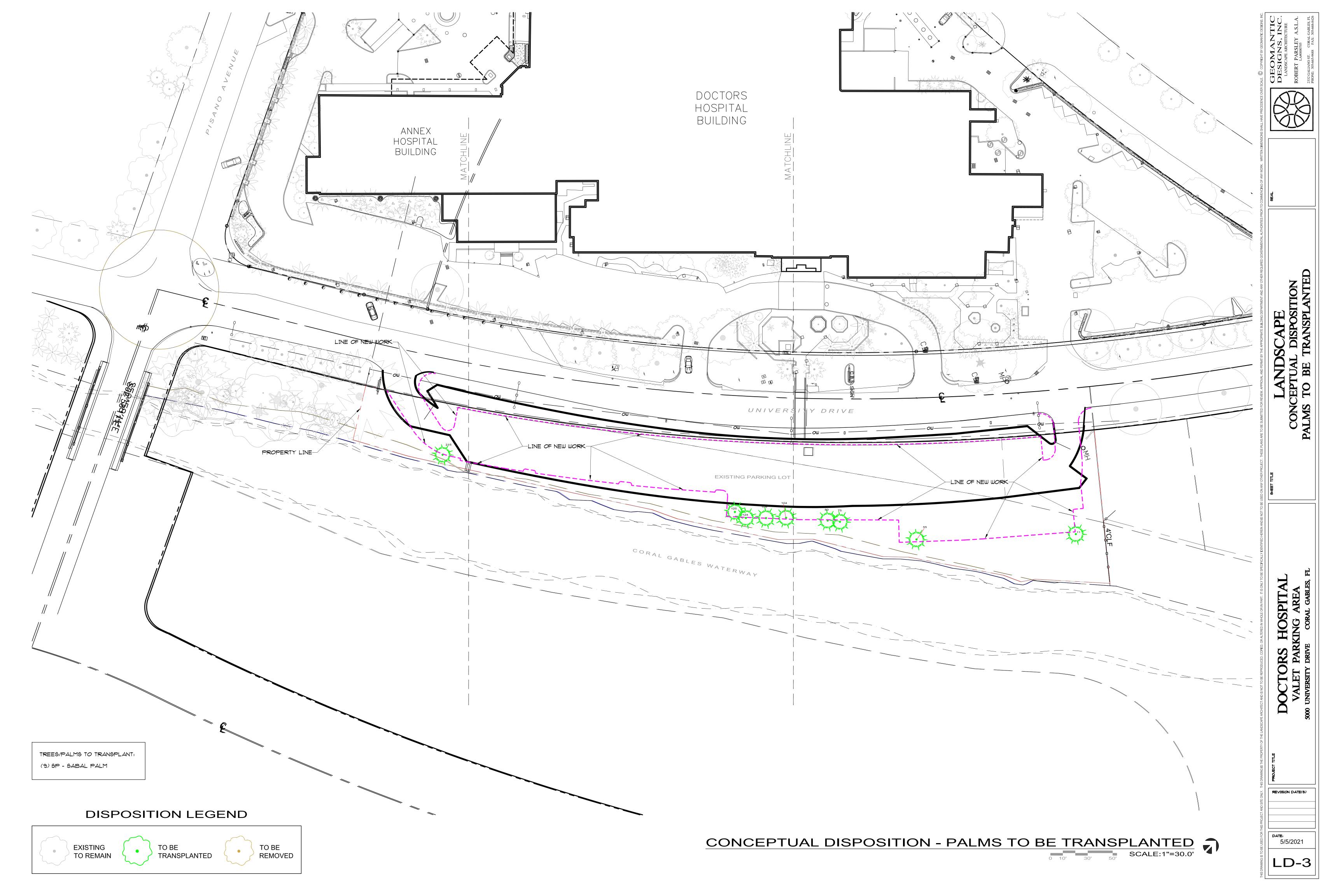




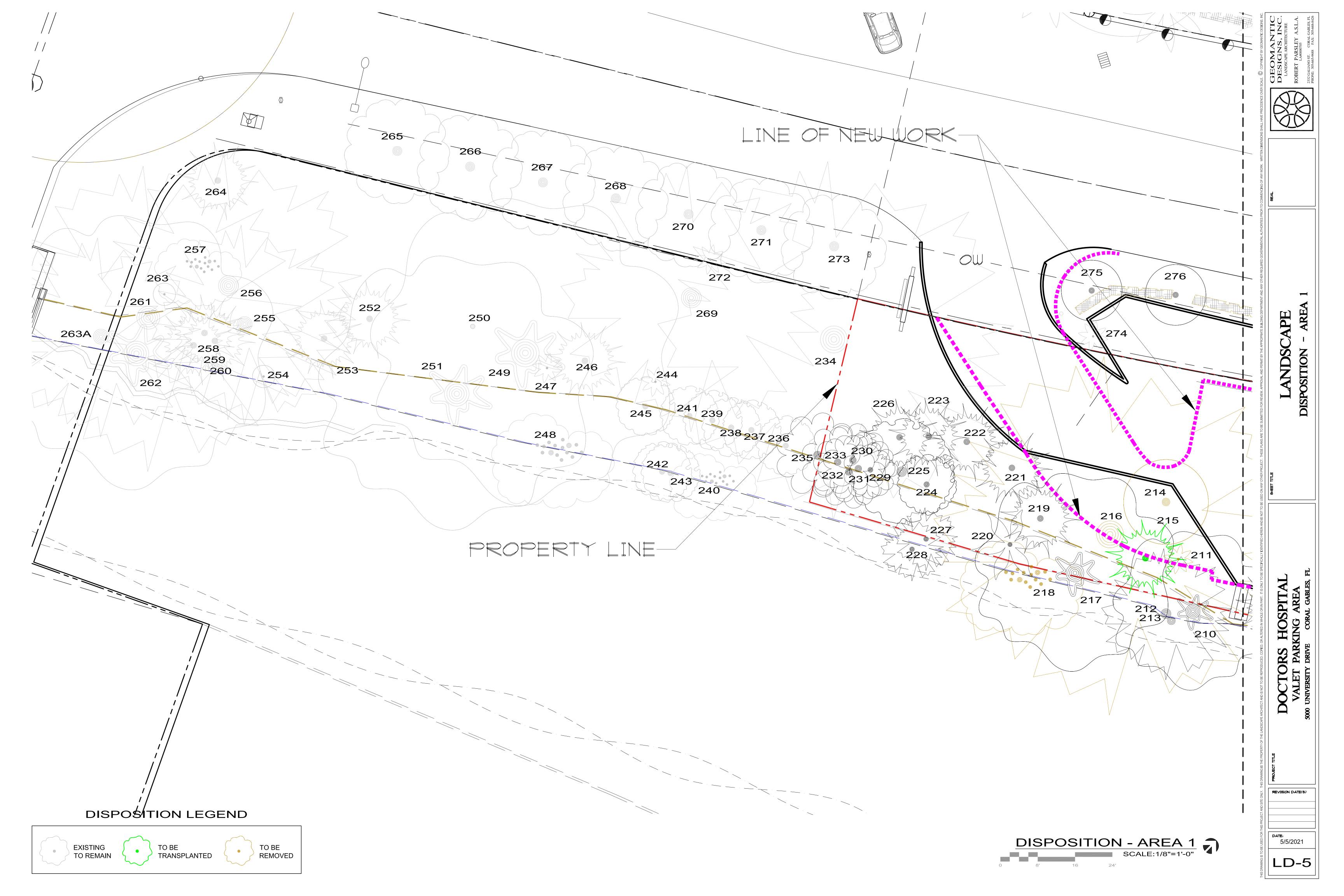


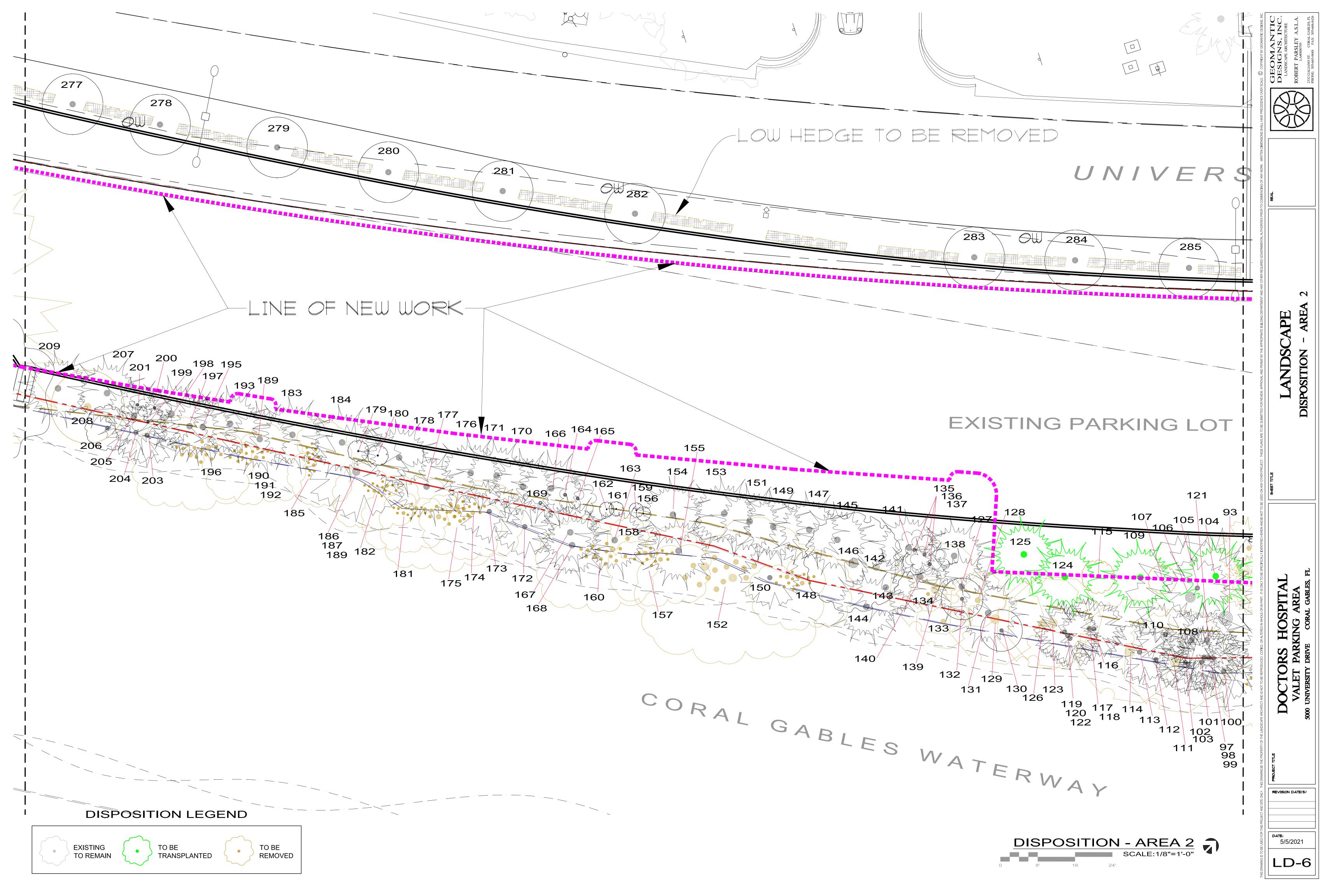


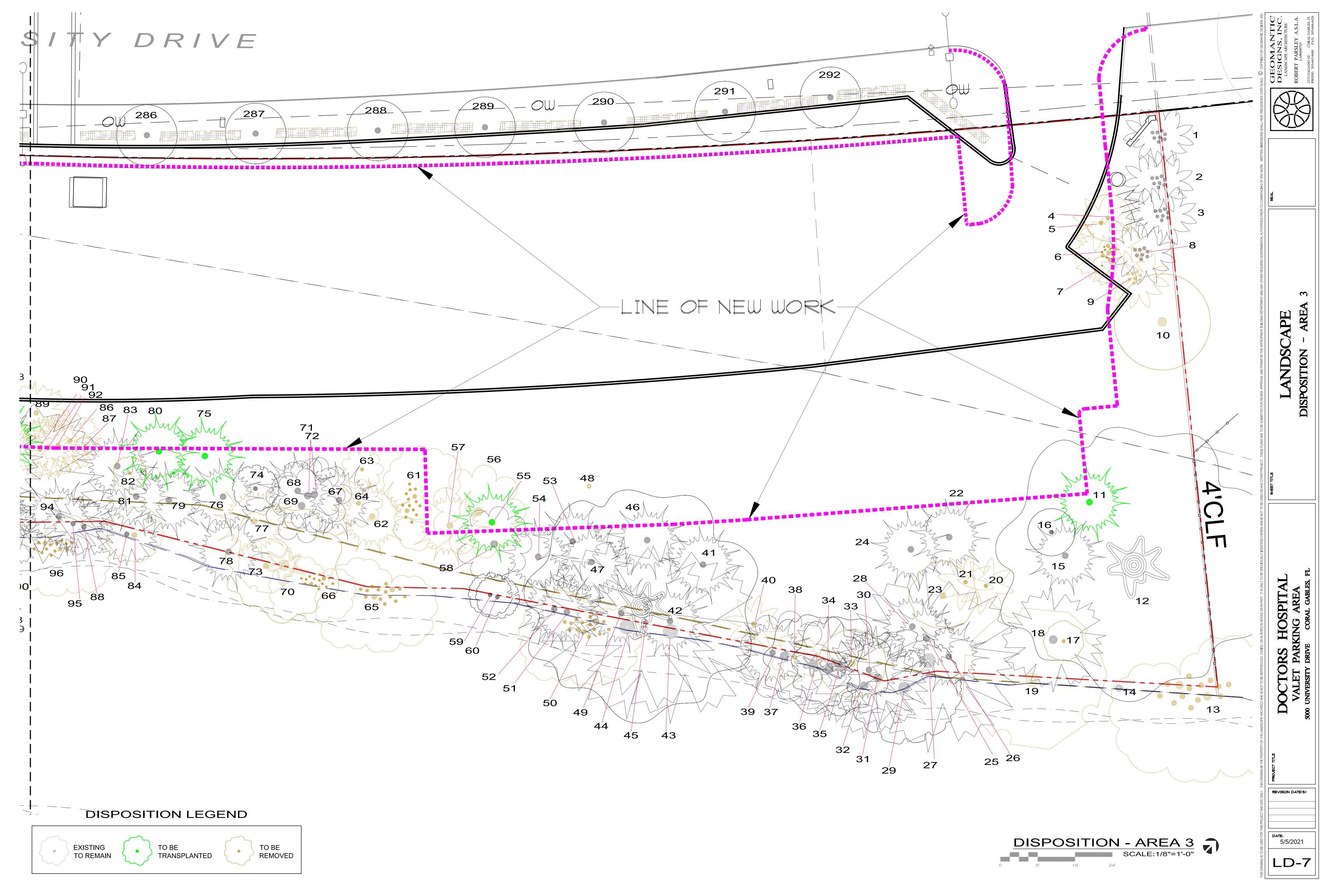












Tue e #	Common Name	Botanical Name	Trunk	Overall	Canopy	Condition	Disposition	Commonts (non substitute Homes and Tree Evaluation)
Tree #	Common Name Areca Palm	Dypsis lutescens	DBH (in) multi	20	Spread (ft) 15	Fair	Disposition Remain	Comments (per arborist Lisa Hammer's Tree Evaluation) nutritional deficiencies
2	Areca Palm	Dypsis lutescens	multi	22	15	Fair	Remain	nutritional deficiencies
3	Areca Palm Orange Jasmine	Dypsis lutescens Murraya paniculata	multi 7 @ 1-3	22 15	15 12	Fair Fair	Remain Remove (proposed parking lot)	nutritional deficiencies topped
5	Solitaire/Alexander Palm	Ptychosperma elegans	3	25	10	Good	Remove (proposed parking lot)	topped
6	Fishtail Palm	Caryota mitis	multi	25	15		Remove (proposed parking lot)	monocarpic species fruiting
8	Orange Jasmine Areca Palm	Murraya paniculata Dypsis lutescens	3.5 multi	4 20	2 12	Poor Fair	Remove (proposed parking lot) Remain	topped some stems topped; nutritional deficiencies
9	Areca Palm	Dypsis lutescens	multi	20	10	Fair	Remove (proposed parking lot)	nutritional deficiencies
10	Queensland Umbrella	Schefflera actinophylla	26	35	25	Fair	Remove	invasive exotic species
11	Cabbage Palm Strangler Fig	Sabal palmetto Ficus aurea	18 32 + 30 +18	25 40	12 50		Transplant Remain	DBH includes boots old storm damage
13	Brazilian Pepper	Schinus terebinthifolius	cluster	25	30	Poor	Remove	invasive exotic species
14	Non-Existent					_		old dead Australian pine stump
15 16	Cabbage Palm Gumbo Limbo	Sabal palmetto Bursera simaruba	12 3.5	25 18	10 10	Good Good	Remain Remain	
17	Royal Poinciana	Delonix regia	2.5	12	8	Poor	Remove	topped
18	Australian Pine	Casuarina equisetifolia	32	75	50		Remain	damaged; invasive exotic species
19 20	Tropical Almond Solitaire/Alexander Palm	Terminalia catappa Ptychosperma elegans	9.5 4	30 20	25 10	Good Good	Remove Remove	invasive exotic species
21	Solitaire/Alexander Palm	Ptychosperma elegans	3	18	10	Good	Remove	
22	Cabbage Palm	Sabal palmetto	13	25	10	Good	Remain	
23	Royal Poinciana Cabbage Palm	Delonix regia Sabal palmetto	4.5 13.5	25 30	15 12	Fair Good	Remove Remain	
24 25	Cabbage Palm	Sabal palmetto	13.3	18	10	Good	Remain	DBH includes boots
26	Cabbage Palm	Sabal palmetto	17	10	10	Good	Remain	DBH includes boots
27	Australian Pine	Casuarina equisetifolia Sabal palmetto	39	80	75	Fair	Remain	damaged; invasive exotic species DBH includes boots
28 29	Cabbage Palm Green Buttonwood	Concarpus erectus	14 8.5 + 8.5	25	10 35	Good Good	Remain Remain	ווחתמפס אַטעווו וווחממפס אַטעווו וווחממ
30	Cabbage Palm	Sabal palmetto	13	8	8	Fair-Good	Remain	DBH includes boots
31	Australian Pine	Casuarina equisetifolia	13	40	30	Fair	Remain	invasive exotic species
32	Australian Pine Queensland Umbrella	Casuarina equisetifolia Schefflera actinophylla	20 9	50 30	30 30	Fair Good	Remain Remove	invasive exotic species invasive exotic species
34	Australian Pine	Casuarina equisetifolia	18	50	30	Fair	Remain	invasive exotic species
35	Strangler Fig	Ficus aurea	7 + 4	25	25		Remain	
36 37	Strangler Fig Seagrape	Ficus aurea Coccoloba uvifera	6 8	25 20	20 20	Fair-Good Fair	Remain Remain	pruning and storm damage
38	Seagrape	Coccoloba uvifera	5	5	0	Poor	Remove	topped
39	Cabbage Palm	Sabal palmetto	10	4	6	Fair	Remain	trunk less than 4.5' in height; DBH measured at 2.5' above grade
40	Mexican Fan Palm Cabbage Palm	Washingtonia robusta Sabal palmetto	0 14	4 25	8 12	Good Good	Remove Remain	too small to relocate DBH includes boots
42	Cabbage Palm	Sabal palmetto	8	12	10	Good	Remain	BBIT III lidded beete
43	Australian Pine	Casuarina equisetifolia	22	50	50	Fair	Remain	1 leader damaged; invasive exotic species
44	Australian Pine Strangler Fig	Casuarina equisetifolia Ficus aurea	18 32	60 40	40 60	Fair Good	Remain Remain	invasive exotic species
46	Cabbage Palm	Sabal palmetto	12	12	2	Fair	Remain	stressed
47	Cabbage Palm	Sabal palmetto	14	12	3	Fair	Remain	stressed; DBH includes boots
48 49	Non-Existent Cabbage Palm	Sabal palmetto	8	30	8	Good	Remain	in canopy of tree #45
50	Brazilian Pepper	Schinus terebinthifolius	multi	20	40	Good	Remove	invasive exotic species
51	Cabbage Palm	Sabal palmetto	9	25	6	Good	Remain	·
52 53	Cabbage Palm Cabbage Palm	Sabal palmetto Sabal palmetto	8 16	28 30	10 10	Good Good	Remain Remain	DBH includes boots
54	Cabbage Palm	Sabal palmetto	14	25	10	Good	Remain	DBH includes boots DBH columbia
55	Cabbage Palm	Sabal palmetto	14	25	10		Transplant	DBH includes boots
56 57	Seagrape Cabbage Palm	Coccoloba uvifera Sabal palmetto	4 + 3	10 0	12 0	Fair-Poor Dead	Remove (proposed parking lot) Remove	cut back
58	Seagrape	Coccoloba uvifera	stump 3.5	10	8		Remain	cut back
59	Green Buttonwood	Conocarpus erectus	3	25	6	Good	Remain	
60	Green Buttonwood	Conocarpus erectus Schinus terebinthifolius	2.5	15	6	Good	Remain	
61 62	Brazilian Pepper Cabbage Palm	Sabal palmetto	stump stump	0	0	Poor Dead	Remove Remove	
63	Seagrape	Coccoloba uvifera	stump	0	0	Poor	Remove	
64 65	Seagrape	Coccoloba uvifera	stump	0	0 35	Poor	Remove	invasivo ovetio eposios
65 66	Brazilian Pepper Brazilian Pepper	Schinus terebinthifolius Schinus terebinthifolius	multi multi	25 25	25 25	Fair Fair	Remove Remove	invasive exotic species invasive exotic species
67	Cabbage Palm	Sabal palmetto	15	25	10	Good	Remain	DBH includes boots
68	Cabbage Palm	Sabal palmetto	15	25	10	Good	Remain	DBH includes boots
69 70	Seagrape Strangler Fig	Coccoloba uvifera Ficus aurea	8 @ 1-2 24	10 25	10 20	Poor Very Poor	Remain Remove	#69, 71, 72 part of same cluster - all cut back main leader decayed/broken; nearly dead
71	Seagrape	Coccoloba uvifera	8 @ 1-2	10	10	Poor	Remain	#69, 71, 72 part of same cluster - all cut back
72	Seagrape	Coccoloba uvifera	8 @ 1-2	10	10	Poor	Remain	#69, 71, 72 part of same cluster - all cut back
73 74	Tropical Almond Green Buttonwood	Terminalia catappa Conocarpus erectus	4 6.5	25 18	12 0	Good Poor	Remove Remain	invasive exotic species topped but flushing back
74 75	Cabbage Palm	Sabal palmetto	12	22	10	Good	Transplant	ropped par ilastillið parv
76	Cabbage Palm	Sabal palmetto	15	25	10	Good	Remain	DBH includes boots
77	Cabbage Palm	Sabal palmetto	stump	0	0	Dead	Remove	DDLI ingludes bacts
78 79	Cabbage Palm Cabbage Palm	Sabal palmetto Sabal palmetto	15 15	12 25	10 10	Good Good	Remain Remain	DBH includes boots DBH includes boots
80	Cabbage Palm	Sabal palmetto	16	25	10		Transplant	DBH includes boots
81	Cabbage Palm	Sabal palmetto	17	25	10	Good	Remain	DBH includes boots
82 83	Green Buttonwood Cabbage Palm	Conocarpus erectus Sabal palmetto	stump 15	0 25	0 10	Poor Good	Remove Remain	DBH includes boots
84	Tropical Almond	Terminalia catappa	3.5	10	10	Good	Remove	invasive exotic species
85	Australian Pine	Casuarina equisetifolia	7	30	10	Good	Remain	invasive exotic species
86 87	Australian Pine Gumbo Limbo	Casuarina equisetifolia Bursera simaruba	9 stump	40 0	25 0	Good Poor	Remove (proposed parking lot) Remove	invasive exotic species
88	Australian Pine	Casuarina equisetifolia	8.5	40	12	Good	Remain	invasive exotic species
89	Australian Pine	Casuarina equisetifolia	4.5	40	10	Good	Remove (proposed parking lot)	invasive exotic species
90	Australian Pine Australian Pine	Casuarina equisetifolia Casuarina equisetifolia	5.5 3.5	40 40	10 10	Good Good	Remove (proposed parking lot) Remove (proposed parking lot)	invasive exotic species invasive exotic species
92	Australian Pine	Casuarina equisetifolia	3.3	15	3	Poor	Remove (proposed parking lot)	topped; invasive exotic species
93	Australian Pine	Casuarina equisetifolia	35	70			Remain	invasive exotic species
94 95	Cabbage Palm Australian Pine	Sabal palmetto Casuarina equisetifolia	8	16 40	10 12	Fair-Good Good	Remain Remain	thin trunk invasive exotic species
96	Brazilian Pepper	Schinus terebinthifolius	multi	15	25		Remove	invasive exotic species
97	Australian Pine	Casuarina equisetifolia	4	30	12	Fair	Remain	invasive exotic species
98	Australian Pine	Casuarina equisetifolia Casuarina equisetifolia	4	30	12	Fair Fair	Remain	invasive exotic species
99	Australian Pine Australian Pine	Casuarina equisetifolia	4	30 30		Fair Fair	Remain Remain	invasive exotic species invasive exotic species
	.				·			

101	T		_					
	Australian Pine	Casuarina equisetifolia	8	30	12	Fair	Remain	invasive exotic species
102	Australian Pine	Casuarina equisetifolia	3	30	12	Fair	Remain	invasive exotic species
103	Australian Pine	Casuarina equisetifolia	3	30	12	Fair	Remain	invasive exotic species
104	Cabbage Palm	Sabal palmetto	15	22	10	Good	Transplant	DBH includes boots
105		Casuarina equisetifolia	4	30	6	Fair	Remain	invasive exotic species
106	Australian Pine	Casuarina equisetifolia	31	80	40	Fair	Remain	trunk galls; invasive exotic species
	Green Buttonwood	Conocarpus erectus	4		4	Fair	Remove (proposed parking lot)	cut back
107		•		10			(1 1 1 7	
108		Casuarina equisetifolia	4.5	40	10	Good	Remain	invasive exotic species
109		Sabal palmetto	15	28	12	Good	Transplant	DBH includes boots
110	Australian Pine	Casuarina equisetifolia	5	25	20	Good	Remain	invasive exotic species
111	Tropical Almond	Terminalia catappa	8	22	12	Good	Remove	invasive exotic species
112	Australian Pine	Casuarina equisetifolia	8	25	15	Good	Remain	invasive exotic species
		Casuarina equisetifolia	4	15	10	Good	Remain	invasive exotic species
		Terminalia catappa	4 + 4.5					·
114	· ·			22	20	Good	Remove	invasive exotic species
115		Conocarpus erectus	7	12	8	Fair-Poor	Remove (proposed parking lot)	topped, cut back, trunk damage
117	Australian Pine	Casuarina equisetifolia	4	20	10	Fair	Remain	invasive exotic species
118	Australian Pine	Casuarina equisetifolia	4	20	10	Fair	Remain	invasive exotic species
119	Australian Pine	Casuarina equisetifolia	8	25	10	Fair	Remain	invasive exotic species
120	Australian Pine	Casuarina equisetifolia	6	25	10	Fair	Remain	invasive exotic species
121	Cabbage Palm	Sabal palmetto	8.5	12	10	Fair	Remain	
		Casuarina equisetifolia	3			-		imposite avatic anasica
122		·		15	10	Fair	Remain	invasive exotic species
123	Tropical Almond	Terminalia catappa	4	20	10	Good	Remove	invasive exotic species
124	Cabbage Palm	Sabal palmetto	16	25	12	Good	Transplant	DBH includes boots
125	Cabbage Palm	Sabal palmetto	15	12	12	Good	Transplant	DBH includes boots
126	Tropical Almond	Terminalia catappa	4.5	20	10	Good	Remove	invasive exotic species
127	Cabbage Palm	Sabal palmetto	15	10	10	Good	Remain	DBH includes boots
128	Tropical Almond	•	1.5 + 2 + 2.5		12	Good	Remove	invasive exotic species
	•	Terminalia catappa Terminalia catappa						·
129	Tropical Almond		8	20	12	Good	Remove	invasive exotic species
		Bursera simaruba	3	18	8	Fair	Remain	
	Cabbage Palm	Sabal palmetto	7	12	8	Fair	Remain	
132	West Indies Mahogany	Swietenia mahagoni	3	20	8	Good	Remain	
133	Tropical Almond	Terminalia catappa	8	30	10	Good	Remove	invasive exotic species
134	Tropical Almond	Terminalia catappa	2.5	20	5	Good	Remove	invasive exotic species
135	•	Coccoloba uvifera	3	10	5	Fair	Remain	cut back
	-	Coccoloba uvifera				-		
136	Seagrape		3.5 + 4	10	5	Fair	Remain	cut back
137	Seagrape		3+ 4.5 + 2.5	10	5	Fair	Remain	cut back
138	Cabbage Palm	Sabal palmetto	14	8	8	Fair	Remain	
139	Tropical Almond	Terminalia catappa	8	30	10	Good	Remove	invasive exotic species
140	Cabbage Palm	Sabal palmetto	15	20	8	Fair-Good	Remain	listed on survey as seagrape; no seagrape present in this location
141	Cabbage Palm	Sabal palmetto	15	22	10	Good	Remain	listed on survey as seagrape; no seagrape present in this location
		Casar parmette	13		10	Good	remain	instea on survey as seagrape, no seagrape present in this location
142		Cabal malmastha	44			F : 0 I	.	
143	Cabbage Palm	Sabal palmetto	11	25	10	Fair-Good	Remain	
144	Cabbage Palm	Sabal palmetto	10	18	6	Fair	Remain	
145	Cabbage Palm	Sabal palmetto	13	30	12	Good	Remain	
146	Green Buttonwood	Conocarpus erectus	11	30	20	Fair	Remain	2 leaders cut
147	Cabbage Palm	Sabal palmetto	13	16	10	Good	Remain	
148		Schinus terebinthifolius	multi	20	20	Fair	Remove	invasive exotic species
149	• •	Sabal palmetto	15	25	12	Good	Remain	
150		Casuarina equisetifolia	8	20	10	Poor	Remain	leaning; invasive exotic species
		· ·				-		
151	Cabbage Palm	Sabal palmetto	12	25	12	Good	Remain	shoestring fern on trunk
152	• •	Schinus terebinthifolius	multi	25	25	Fair	Remove	invasive exotic species
153	Cabbage Palm	Sabal palmetto	14	25	12	Good	Remain	
154	Cabbage Palm	Sabal palmetto	16	25	10	Good	Remain	
155	Cabbage Palm	Sabal palmetto	10	25	10	Fair	Remain	crowded
156	Silver Buttonwood	Conocarpus erectus-sericeus	3 + 2	8	4	Fair	Remain	topped
157	Brazilian Pepper	Schinus terebinthifolius	8	20	20	Fair	Remove	invasive exotic species
158	Tropical Almond	Terminalia catappa	3	15	10	Fair	Remove	invasive exotic species
	Silver Buttonwood	Conocarpus erectus-sericeus		8		Fair	Remain	·
159		·			3			topped
160		Schinus terebinthifolius	9	20	20	Fair	Remove	invasive exotic species
161	Silver Buttonwood	Conocarpus erectus-sericeus	3	8	3	Fair	Remain	topped
162	Silver Buttonwood	Conocarpus erectus-sericeus	2	8	3	Fair	Remain	topped
163	Cabbage Palm	Sabal palmetto	10	12	6	Fair-Good	Remain	
164	Seagrape	Coccoloba uvifera	2+1+2	8	4	Fair	Remain	topped; #164 & #165 a cluster
165	Seagrape		3+1+2 +4+5	8	4	Fair	Remain	topped; #164 & #165 a cluster
166	Cabbage Palm	Sabal palmetto	17	25	12	Good	Remain	DBH includes boots
		'						סטוז וווכוממבי מסטני
167	Cabbage Palm	Sabal palmetto	8.5	22	10	Good	Remain	
168	Cabbage Palm	Sabal palmetto	9	16	10	Good	Remain	
169	Non-Existent							clusia hedge in this location, but no "Poui" as listed on survey or other tree
170	Cabbage Palm	Cabal nalmatta						
171		Sabal palmetto	17	25	10	Good	Remain	DBH includes boots
-	Cabbage Palm	Sabal palmetto	17 15	25 25	10 10	Good	Remain Remain	
172		· ·			10	Good		DBH includes boots DBH includes boots
	Australian Pine	Sabal palmetto Casuarina equisetifolia	15 10	25 50	10 25	Good Good	Remain Remain	DBH includes boots DBH includes boots invasive exotic species
173	Australian Pine Australian Pine	Sabal palmetto Casuarina equisetifolia Casuarina equisetifolia	15 10 10	25 50 50	10 25 25	Good Good	Remain Remain Remain	DBH includes boots DBH includes boots invasive exotic species invasive exotic species
173 174	Australian Pine Australian Pine Brazilian Pepper	Sabal palmetto Casuarina equisetifolia Casuarina equisetifolia Schinus terebinthifolius	15 10 10 multi	25 50 50 20	10 25 25 20	Good Good Fair	Remain Remain Remove	DBH includes boots DBH includes boots invasive exotic species invasive exotic species invasive exotic species
173 174 175	Australian Pine Australian Pine Brazilian Pepper Brazilian Pepper	Sabal palmetto Casuarina equisetifolia Casuarina equisetifolia Schinus terebinthifolius Schinus terebinthifolius	15 10 10 multi multi	25 50 50 20 20	10 25 25 20 20	Good Good Good Fair Fair	Remain Remain Remove Remove	DBH includes boots DBH includes boots invasive exotic species invasive exotic species invasive exotic species invasive exotic species
173 174 175 176	Australian Pine Australian Pine Brazilian Pepper Brazilian Pepper Cabbage Palm	Sabal palmetto Casuarina equisetifolia Casuarina equisetifolia Schinus terebinthifolius Schinus terebinthifolius Sabal palmetto	15 10 10 multi multi 15	25 50 50 20 20 28	10 25 25 20 20 10	Good Good Fair Fair Good	Remain Remain Remove Remove Remain	DBH includes boots DBH includes boots invasive exotic species invasive exotic species invasive exotic species invasive exotic species DBH includes boots
173 174 175	Australian Pine Australian Pine Brazilian Pepper Brazilian Pepper Cabbage Palm Cabbage Palm	Sabal palmetto Casuarina equisetifolia Casuarina equisetifolia Schinus terebinthifolius Schinus terebinthifolius Sabal palmetto Sabal palmetto	15 10 10 multi multi	25 50 50 20 20	10 25 25 20 20	Good Good Good Fair Fair	Remain Remain Remove Remove	DBH includes boots DBH includes boots invasive exotic species invasive exotic species invasive exotic species invasive exotic species
173 174 175 176	Australian Pine Australian Pine Brazilian Pepper Brazilian Pepper Cabbage Palm	Sabal palmetto Casuarina equisetifolia Casuarina equisetifolia Schinus terebinthifolius Schinus terebinthifolius Sabal palmetto	15 10 10 multi multi 15	25 50 50 20 20 28	10 25 25 20 20 10	Good Good Fair Fair Good	Remain Remain Remove Remove Remain	DBH includes boots DBH includes boots invasive exotic species invasive exotic species invasive exotic species invasive exotic species DBH includes boots
173 174 175 176 177	Australian Pine Australian Pine Brazilian Pepper Brazilian Pepper Cabbage Palm Cabbage Palm	Sabal palmetto Casuarina equisetifolia Casuarina equisetifolia Schinus terebinthifolius Schinus terebinthifolius Sabal palmetto Sabal palmetto	15 10 10 multi multi 15 15	25 50 50 20 20 28 20	10 25 25 20 20 10	Good Good Fair Fair Good Good	Remain Remain Remove Remove Remain Remain	DBH includes boots DBH includes boots invasive exotic species invasive exotic species invasive exotic species invasive exotic species DBH includes boots DBH includes boots
173 174 175 176 177 178	Australian Pine Australian Pine Brazilian Pepper Brazilian Pepper Cabbage Palm Cabbage Palm Cabbage Palm	Sabal palmetto Casuarina equisetifolia Casuarina equisetifolia Schinus terebinthifolius Schinus terebinthifolius Sabal palmetto Sabal palmetto Sabal palmetto	15 10 10 multi multi 15 15	25 50 50 20 20 28 20 25	10 25 25 20 20 10 10	Good Good Fair Fair Good Good Good Fair	Remain Remain Remain Remove Remove Remain Remain Remain	DBH includes boots DBH includes boots invasive exotic species invasive exotic species invasive exotic species invasive exotic species DBH includes boots
173 174 175 176 177 178 179 180	Australian Pine Australian Pine Brazilian Pepper Brazilian Pepper Cabbage Palm Cabbage Palm Cabbage Palm Green Buttonwood Green Buttonwood	Sabal palmetto Casuarina equisetifolia Casuarina equisetifolia Schinus terebinthifolius Schinus terebinthifolius Sabal palmetto Sabal palmetto Sabal palmetto Conocarpus erectus Conocarpus erectus	15 10 10 multi multi 15 15 15 3.5 4.5	25 50 50 20 20 28 20 25 10	10 25 25 20 20 10 10 10 3	Good Good Fair Fair Good Good Good Fair Fair	Remain Remain Remove Remove Remain Remain Remain Remain Remain Remain Remain	DBH includes boots DBH includes boots invasive exotic species invasive exotic species invasive exotic species invasive exotic species DBH includes boots DBH includes boots DBH includes boots topped topped
173 174 175 176 177 178 179 180	Australian Pine Australian Pine Brazilian Pepper Brazilian Pepper Cabbage Palm Cabbage Palm Cabbage Palm Green Buttonwood Green Buttonwood Brazilian Pepper	Sabal palmetto Casuarina equisetifolia Casuarina equisetifolia Schinus terebinthifolius Schinus terebinthifolius Sabal palmetto Sabal palmetto Sabal palmetto Conocarpus erectus Conocarpus erectus Schinus terebinthifolius	15 10 10 multi multi 15 15 15 3.5 4.5 multi	25 50 50 20 20 28 20 25 10 10	10 25 25 20 20 10 10 10 3 4	Good Good Fair Fair Good Good Good Fair Fair Fair Fair	Remain Remain Remove Remove Remain Remain Remain Remain Remain Remain Remain Remain Remain	DBH includes boots Invasive exotic species invasive exotic species invasive exotic species invasive exotic species DBH includes boots DBH includes boots DBH includes boots topped topped invasive exotic species
173 174 175 176 177 178 179 180 181 182	Australian Pine Australian Pine Brazilian Pepper Brazilian Pepper Cabbage Palm Cabbage Palm Cabbage Palm Green Buttonwood Green Buttonwood Brazilian Pepper Brazilian Pepper	Sabal palmetto Casuarina equisetifolia Casuarina equisetifolia Schinus terebinthifolius Schinus terebinthifolius Sabal palmetto Sabal palmetto Sabal palmetto Conocarpus erectus Conocarpus erectus Schinus terebinthifolius Schinus terebinthifolius	15 10 10 multi multi 15 15 15 3.5 4.5 multi multi	25 50 50 20 20 28 20 25 10 10 20 20	10 25 25 20 20 10 10 10 3 4 20 20	Good Good Fair Fair Good Good Good Fair Fair Fair Fair Fair	Remain Remain Remove Remove Remain Remain Remain Remain Remain Remain Remove Remove Remove	DBH includes boots DBH includes boots invasive exotic species invasive exotic species invasive exotic species invasive exotic species DBH includes boots DBH includes boots DBH includes boots topped topped
173 174 175 176 177 178 179 180 181 182 183	Australian Pine Australian Pine Brazilian Pepper Brazilian Pepper Cabbage Palm Cabbage Palm Cabbage Palm Green Buttonwood Green Buttonwood Brazilian Pepper Brazilian Pepper Cabbage Palm	Sabal palmetto Casuarina equisetifolia Casuarina equisetifolia Schinus terebinthifolius Schinus terebinthifolius Sabal palmetto Sabal palmetto Canocarpus erectus Conocarpus erectus Schinus terebinthifolius Schinus terebinthifolius Schinus terebinthifolius Sabal palmetto	15 10 10 multi multi 15 15 15 3.5 4.5 multi multi 15.5	25 50 50 20 20 28 20 25 10 10 20 20 25	10 25 25 20 20 10 10 10 3 4 20 20	Good Good Fair Fair Good Good Good Fair Fair Fair Fair Food	Remain Remain Remove Remove Remain Remain Remain Remain Remain Remain Remain Remove Remove Remove Remove Remove	DBH includes boots DBH includes boots invasive exotic species invasive exotic species invasive exotic species invasive exotic species DBH includes boots DBH includes boots DBH includes boots topped topped invasive exotic species
173 174 175 176 177 178 179 180 181 182 183	Australian Pine Australian Pine Brazilian Pepper Brazilian Pepper Cabbage Palm Cabbage Palm Cabbage Palm Green Buttonwood Green Buttonwood Brazilian Pepper Brazilian Pepper Cabbage Palm Cabbage Palm	Sabal palmetto Casuarina equisetifolia Casuarina equisetifolia Schinus terebinthifolius Schinus terebinthifolius Sabal palmetto Sabal palmetto Conocarpus erectus Conocarpus erectus Schinus terebinthifolius Schinus terebinthifolius Schinus terebinthifolius Sabal palmetto Sabal palmetto	15 10 10 multi multi 15 15 15 3.5 4.5 multi multi 15.5 14.5	25 50 50 20 20 28 20 25 10 10 20 20	10 25 25 20 20 10 10 3 4 20 20 10	Good Good Fair Fair Good Good Good Fair Fair Fair Fair Fair Food Good Good	Remain Remain Remove Remove Remain Remain Remain Remain Remain Remain Remove Remove Remove Remove Remove Remain	DBH includes boots invasive exotic species invasive exotic species invasive exotic species invasive exotic species DBH includes boots DBH includes boots DBH includes boots topped invasive exotic species invasive exotic species
173 174 175 176 177 178 179 180 181 182 183	Australian Pine Australian Pine Brazilian Pepper Brazilian Pepper Cabbage Palm Cabbage Palm Cabbage Palm Green Buttonwood Green Buttonwood Brazilian Pepper Brazilian Pepper Cabbage Palm Cabbage Palm	Sabal palmetto Casuarina equisetifolia Casuarina equisetifolia Schinus terebinthifolius Schinus terebinthifolius Sabal palmetto Sabal palmetto Conocarpus erectus Conocarpus erectus Schinus terebinthifolius Schinus terebinthifolius Schinus terebinthifolius Sabal palmetto Sabal palmetto Sabal palmetto Sabal palmetto	15 10 10 multi multi 15 15 15 3.5 4.5 multi multi 15.5 14.5 3 + 2	25 50 50 20 20 28 20 25 10 10 20 20 25	10 25 25 20 20 10 10 10 3 4 20 20	Good Good Fair Fair Good Good Good Fair Fair Fair Fair Food	Remain Remain Remove Remove Remain Remain Remain Remain Remain Remain Remain Remove Remove Remove Remove Remove	DBH includes boots invasive exotic species invasive exotic species invasive exotic species invasive exotic species DBH includes boots DBH includes boots DBH includes boots topped topped invasive exotic species invasive exotic species invasive exotic species invasive exotic species
173 174 175 176 177 178 179 180 181 182 183	Australian Pine Australian Pine Brazilian Pepper Brazilian Pepper Cabbage Palm Cabbage Palm Cabbage Palm Green Buttonwood Green Buttonwood Brazilian Pepper Brazilian Pepper Cabbage Palm Cabbage Palm	Sabal palmetto Casuarina equisetifolia Casuarina equisetifolia Schinus terebinthifolius Schinus terebinthifolius Sabal palmetto Sabal palmetto Conocarpus erectus Conocarpus erectus Schinus terebinthifolius Schinus terebinthifolius Schinus terebinthifolius Sabal palmetto Sabal palmetto	15 10 10 multi multi 15 15 15 3.5 4.5 multi multi 15.5 14.5 3 + 2	25 50 50 20 20 28 20 25 10 10 20 20 25 30	10 25 25 20 20 10 10 3 4 20 20 10	Good Good Fair Fair Good Good Good Fair Fair Fair Fair Fair Food Good Good	Remain Remain Remove Remove Remain Remain Remain Remain Remain Remain Remove Remove Remove Remove Remove Remain	DBH includes boots Invasive exotic species DBH includes boots DBH includes boots DBH includes boots Includes boots Includes boots Invasive exotic species Invasive exotic species Invasive exotic species Invasive exotic species
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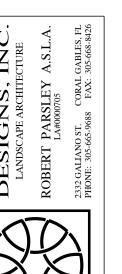
EXISTING TREE DISPOSITION LIST

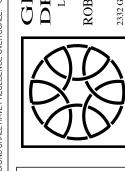
LANDSCAPE
EXISTING TREE DISPOSITION LIST

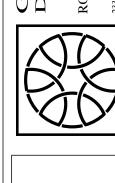
5//**3**//**2021** LD-8

201	Seagrape	Coccoloba uvifera	4	6	3	Fair	Remain	topped
202	"Intentionally Omitted"							
	Australian Pine	Casuarina equisetifolia	5	20	10	Poor	Remain	leaning; invasive exotic species
204	Australian Pine	Casuarina equisetifolia	6	20	10	Poor	Remain	leaning; invasive exotic species
205	Cabbage Palm	Sabal palmetto	13	25	10	Good	Remain	
206	Green Buttonwood	Conocarpus erectus	5 + 2	25	15	Good	Remain	on canal bank
207	Cabbage Palm	Sabal palmetto	16	25	12	Good	Remain	DBH includes boots
208	Unknown Non-Native Sp.		10 + 10	25	12	Fair-Poor	Remove	on bank; sparse, chlorotic; 2 leaders removed at base, decayed
209	Cabbage Palm	Sabal palmetto	16	27	12	Good	Remain	DBH includes boots
210	Strangler Fig	Ficus aurea	13.5+8.5+	25	30	Fair	Remain	some damage, decay; wax scale infestation
			6+8+9+9					
211	Solitaire/Alexander Palm	Ptychosperma elegans	3.5	10	10	Good	Remove	survey lists Australian pine - not present in this location
212	Australian Pine	Casuarina equisetifolia	10	25	10	Fair	Remain	invasive exotic species
213	Australian Pine	Casuarina equisetifolia	8	25	15	Fair	Remain	invasive exotic species
214	Japanese Privet	Ligustrum japonicum	6 + 4	12	12	Fair	Remove	old tree, some damage; over-pruned
215	Cabbage Palm	Sabal palmetto	16	20	12	Good	Transplant	DBH includes boots
216	Australian Pine	Casuarina equisetifolia	38	70	50	Good	Remove (proposed parking lot)	invasive exotic species
217	Strangler Fig	Ficus aurea	48	25	50	Fair	Remain	some old storm damage; DBH includes aerial root structures
218	Brazilian Pepper	Schinus terebinthifolius	multi	20	20	Fair	Remove	invasive exotic species
219	Cabbage Palm	Sabal palmetto	14	22	10	Good	Remain	DBH includes boots
220	Coconut Palm	Cocos nucifera	8.5	25	20	Good	Remain	
221	Cabbage Palm	Sabal palmetto	16	25	12	Good	Remain	DBH includes boots
	Cabbage Palm	Sabal palmetto	11	30	10	Good	Remain	
223	Cabbage Palm	Sabal palmetto	16	25	12	Good	Remain	DBH includes boots
	Green Buttonwood	Conocarpus erectus	6	28	6	Fair	Remain	tall, thin
225	Green Buttonwood	Conocarpus erectus	13	30	25	Good	Remain	
	Cabbage Palm	Sabal palmetto	15	25	12	Good	Remain	DBH includes boots
	Australian Pine	Casuarina equisetifolia	7	30	15	Good	Remain	invasive exotic species
	Australian Pine	Casuarina equisetifolia	4.5	25	15	Good	Remain	invasive exotic species
	Seagrape	Coccoloba uvifera	4	18	12	Fair	Remain	#229-#233 a cluster, some topped
	Seagrape	Coccoloba uvifera	4 + 5.5	20	12	Fair	Remain	#229-#233 a cluster, some topped
	Seagrape	Coccoloba uvifera	3.5	10	6	Fair	Remain	#229-#233 a cluster, some topped
	Seagrape	Coccoloba uvifera	5	10	6	Fair	Remain	#229-#233 a cluster, some topped
	Seagrape	Coccoloba uvifera	5	10	6	Fair	Remain	#229-#233 a cluster, some topped
	Australian Pine	Casuarina equisetifolia	36 + 35	80	70	Fair	Remain (not within property)	invasive exotic species
	Seagrape	Coccoloba uvifera	3	10	10	Fair-Poor	Remain	
	Green Buttonwood	Conocarpus erectus	10.5	35	20	Good	Remain (not within property)	
	Green Buttonwood	Conocarpus erectus	10	35	16	Good	Remain (not within property)	
	Green Buttonwood	Conocarpus erectus	7.5	35	14	Good	Remain (not within property)	
	Green Buttonwood	Conocarpus erectus	6.5	35	14	Good	Remain (not within property)	
	Brazilian Pepper	Schinus terebinthifolius	multi	20	20	Poor	Remain (not within property)	toppled; invasive exotic species
	Silver Buttonwood	Conocarpus erectus-sericeu		16	8	Fair	Remain (not within property)	
	Green Buttonwood	Conocarpus erectus	13	25	30	Good	Remain (not within property)	#242 & #243 same tree
	Green Buttonwood	Conocarpus erectus	12	25	30	Good	Remain (not within property)	#242 & #243 same tree
	Solitaire/Alexander Palm	Ptychosperma elegans	3.5	8	6	Good	Remain (not within property)	
	Silver Buttonwood	Conocarpus erectus-sericeu		12	6	Fair	Remain (not within property)	
	Cabbage Palm	Sabal palmetto	15	25	12	Good	Remain (not within property)	
	Solitaire/Alexander Palm	Ptychosperma elegans	3	12	8	Good	Remain (not within property)	
	Brazilian Pepper	Schinus terebinthifolius	multi	20	20	Fair	Remain (not within property)	invasive exotic species
	Strangler Fig	Ficus aurea	40	35	60	Good	Remain (not within property)	
	Non-Existent	-·					(not within property)	
	Strangler Fig	Ficus aurea	36	30	30	Good	Remain (not within property)	cabbage palm within trunk mass
	Cabbage Palm	Sabal palmetto	12	25	12	Good	Remain (not within property)	
	Cabbage Palm	Sabal palmetto	15	20	12	-	Remain (not within property)	shoestring fern on trunk; DBH includes boots
	Gumbo Limbo	Bursera simaruba	3.5	10	2	Poor	Remain (not within property)	cut back
	Australian Pine	Casuarina equisetifolia	23	50	25	Fair	Remain (not within property)	invasive exotic species
	Australian Pine	Casuarina equisetifolia Schinus terebinthifolius	13.5	35	20	Fair	Remain (not within property)	invasive exotic species
	Brazilian Pepper		multi	20	20	Fair	Remain (not within property)	invasive exotic species
	Cabbage Palm	Sabal palmetto	9	8	10	Fair	Remain (not within property)	shade stress
	Cabbage Palm	Sabal palmetto	10	15	10	Good	Remain (not within property)	
	Cabbage Palm	Sabal palmetto Casuarina equisetifolia	9.5	10	10	Good	Remain (not within property)	
	Australian Pine	•	25	60 25	40	Fair	Remain (not within property)	invasive exotic species
	Strangler Fig Gumbo Limbo	Ficus aurea Bursera simaruba	12 + 10 2	25 10	30 3	Fair Fair	Remain (not within property)	wax scale infestation
	Australian Pine	Casuarina equisetifolia	2 48	10 75	3 60	Fair Fair	Remain (not within property)	not on survey, invasive exetic species
	Cabbage Palm	Sabal palmetto	48 15.5	75 14	12	Good	Remain (not within property) Remain (not within property)	not on survey; invasive exotic species
	Brazilian Beautyleaf	Calophyllum brasiliense	8	22	18	Good	Remain (not within property)	
	Brazilian Beautyleaf	Calophyllum brasiliense	8.5	24	15	Good	Remain (not within property)	
	Brazilian Beautyleaf	Calophyllum brasiliense	10	25	18	Good	Remain (not within property)	
	Brazilian Beautyleaf	Calophyllum brasiliense	8.5	22	15	Good	Remain (not within property)	
	Australian Pine	Casuarina equisetifolia	43	70	50	Fair	Remain (not within property)	invasive exotic species
	Brazilian Beautyleaf	Calophyllum brasiliense	7	22	15	Good	Remain (not within property)	
	Brazilian Beautyleaf	Calophyllum brasiliense	8	22	15	Good	Remain (not within property)	
	Solitaire/Alexander Palm	Ptychosperma elegans	3.5	28	8	Fair-Good	Remain (not within property)	
	Brazilian Beautyleaf	Calophyllum brasiliense	7	24	18	Good	Remain (not within property)	
	Solitaire/Alexander Palm	Ptychosperma elegans	4	30	6	Fair	Remain (in R.O.W.)	
	Japanese Privet	Ligustrum japonicum	5 @ 3-6	10	10	Good	Remain (in R.O.W.)	
	Japanese Privet		4 @2.5-4.5	10	10	Good	Remain (in R.O.W.)	
	Japanese Privet	Ligustrum japonicum	3 @ 3-6	10	10	Good	Remain (in R.O.W.)	
278	Japanese Privet	Ligustrum japonicum	4 @ 3-5	10	10	Good	Remain (in R.O.W.)	
	Japanese Privet	Ligustrum japonicum	4 @ 1.5-6	10	10	Good	Remain (in R.O.W.)	
280	Japanese Privet	Ligustrum japonicum	4 @ 3-5	10	10	Good	Remain (in R.O.W.)	
	Japanese Privet	Ligustrum japonicum	4 @ 2-6	10	10	Good	Remain (in R.O.W.)	
282	Japanese Privet	Ligustrum japonicum	4 @ 4-6	10	10	Good	Remain (in R.O.W.)	
283	Japanese Privet	Ligustrum japonicum	4 @ 4-6	10	10	Good	Remain (in R.O.W.)	
	Japanese Privet	Ligustrum japonicum	4 @ 3.5-6	10	10	Good	Remain (in R.O.W.)	
	Japanese Privet	Ligustrum japonicum	4 @ 4-7	10	10	Good	Remain (in R.O.W.)	
	Japanese Privet	Ligustrum japonicum	4 @ 4-6	10	10	Good	Remain (in R.O.W.)	
287	Japanese Privet	Ligustrum japonicum	4 @ 4-6	10	10	Good	Remain (in R.O.W.)	
	Japanese Privet	Ligustrum japonicum	4 @ 3-6.5	10	10	Good	Remain (in R.O.W.)	
	Japanese Privet	Ligustrum japonicum	3 @ 4-6	10	10	Good	Remain (in R.O.W.)	
	Japanese Privet	Ligustrum japonicum	3 @ 3-6	10	10	Good	Remain (in R.O.W.)	
			7 @ 2-4		10		Remain (in R.O.W.)	
	•	Ligustrum japonicum	3 @ 2-4	10	10		Remain (in R.O.W.)	stress & dieback
Vote:	Refer to all comments /	notes on arborist Lisa Hamn	ner's Tree Eva	luation date	d Febru	ary 26, 2021		

EXISTING TREE DISPOSITION LIST





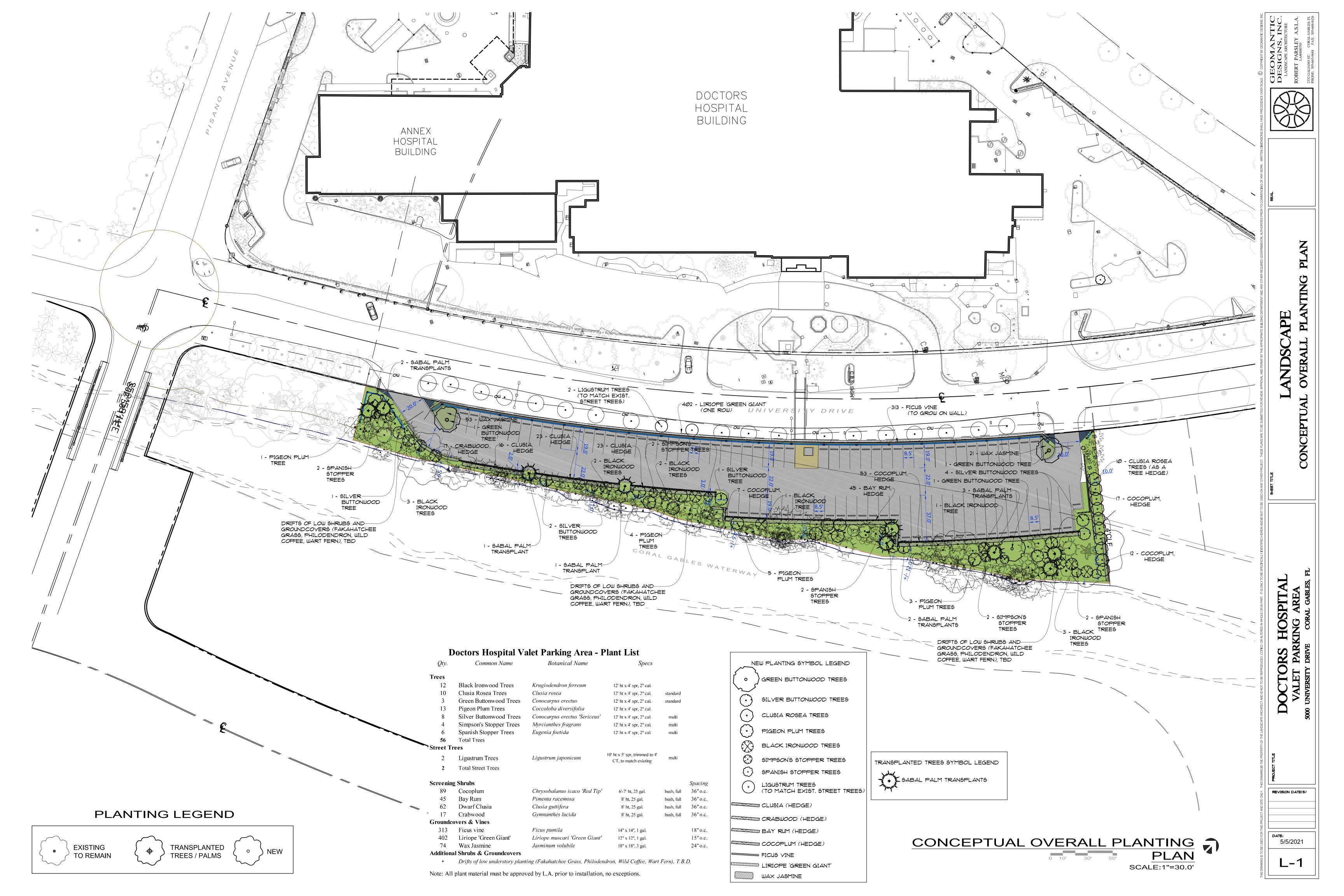


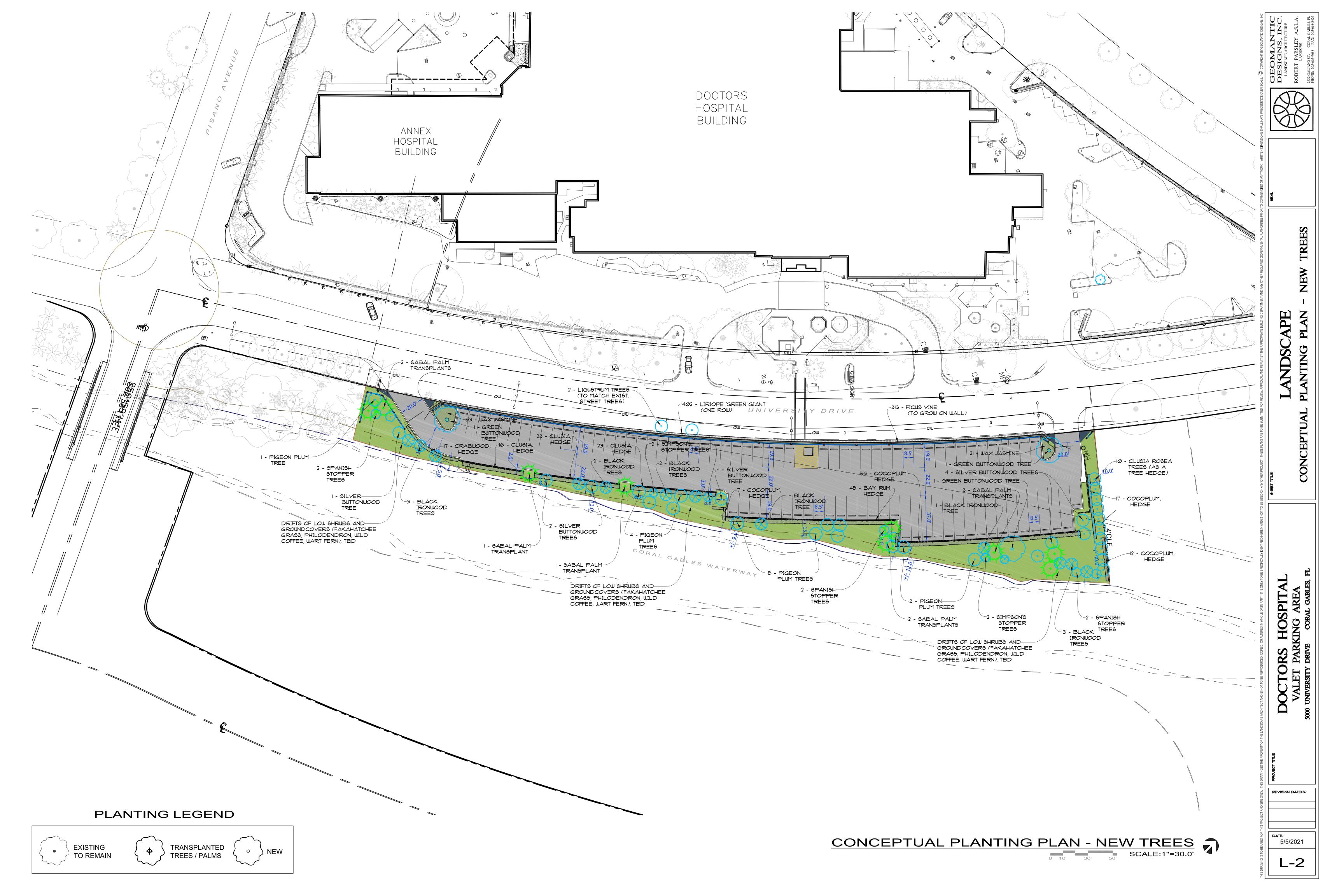
Ľ		<u> </u>
SEAL		

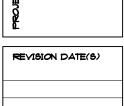
LANDSCAPE EXISTING TREE DISPOSITION LIST

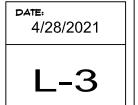
5/5/2021

LD-9













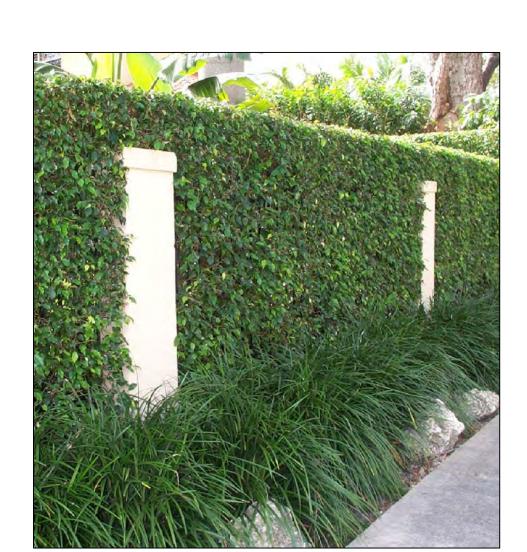
CRABWOOD, BUSH



SILVER SAW PALMETTO



FICUS VINE



BLACK IRONWOOD TREE

CLUSIA GUTTIFERA HEDGE



BAY RUM TREE HEDGE



SPANISH STOPPER TREE



SILVER BUTTONWOOD TREE



WAX JASMINE

LIRIOPE



GREEN BUTTONWOOD TREE



GREEN BUTTONWOOD, BUSH

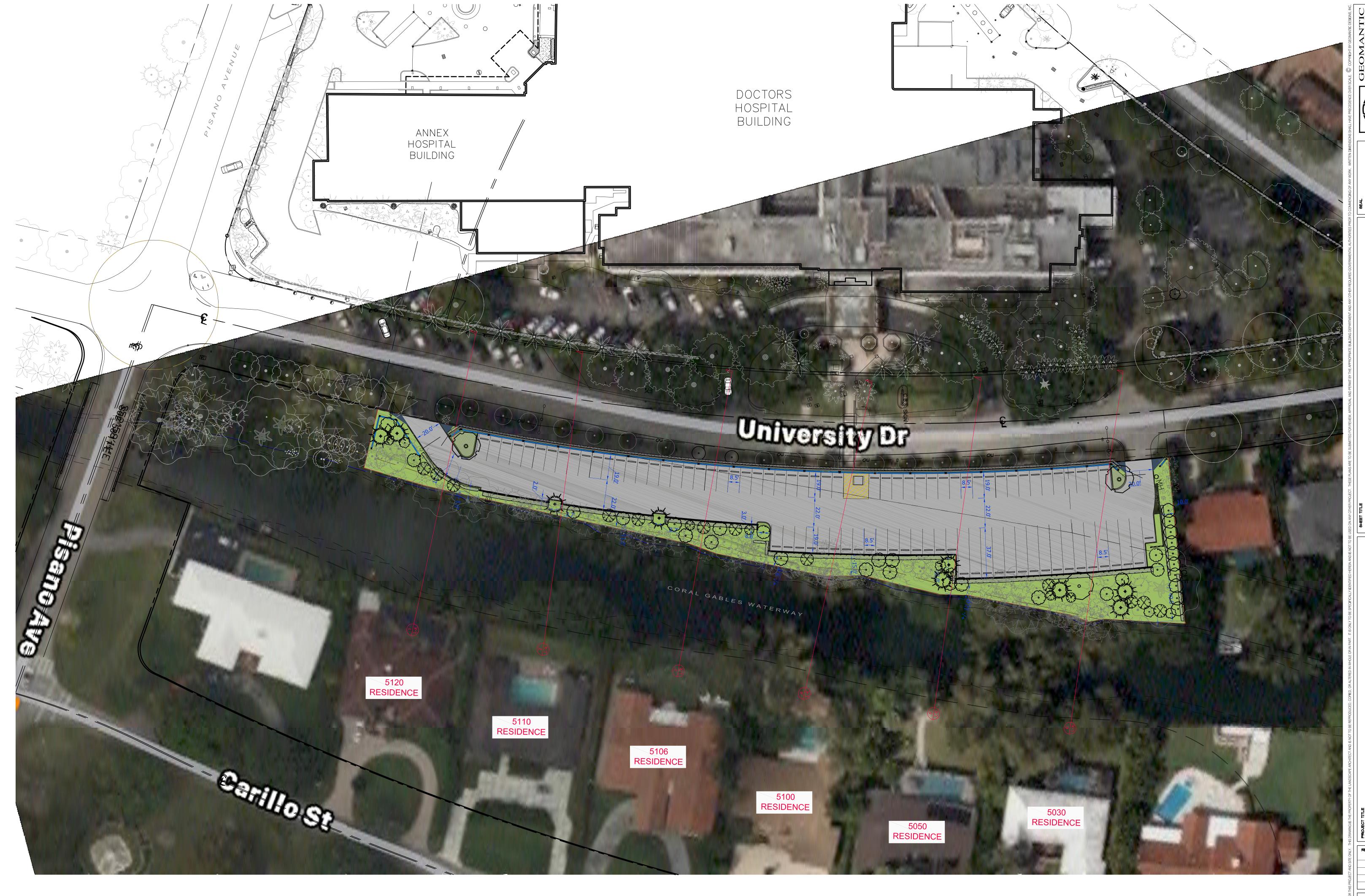


PIGEON PLUM TREE



WART FERN

COCOPLUM HEDGE



OVERALL KEY PLAN

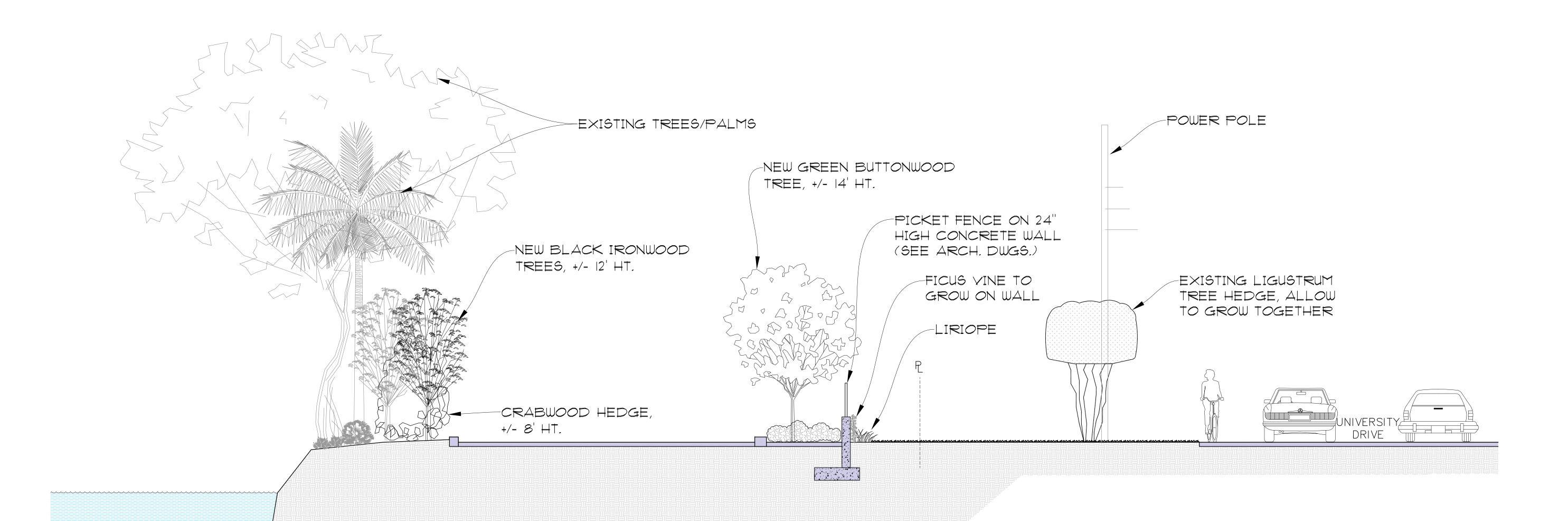
SCALE:1"=30.0"

LANDSCAPE OVERALL KEY PLAN

REVISION DATE(S)

5/5/2021 L-4

SECTION 1 5120 RESIDENCE SCALE: 3/32"=1'-0"



SECTION 1 - BLOWUP

5120 RESIDENCE

SCALE: 1/4"=1'-0"

DESIGNS, INC
LANDSCAPE ARCHITECTURE
ROBERT PARSLEY A.S.L.
LA#0000705
2332 GALIANO ST. CORAL GABLES
PHONE: 305-665-9688 FAX: 305-668-8

ANDSCAPE SECTION 1

OCTORS HOSPITAL VALET PARKING AREA

REVISION DATE(S)

DATE: 5/5/2021

SECTION 2
5110 RESIDENCE
SCALE: 3/32"=1'-0"

EXISTING LIGHT POST / POWER POLE TRANSPLANTED SABAL PALM EXISTING SABAL-PICKET FENCE ON 24"-FICUS VINE TO HIGH CONCRETE WALL (SEE ARCH, DWGS.) PALM GROW ON WALL -LIRIOPE -EXISTING LIGUSTRUM TREE HEDGE, ALLOW TO GROW TOGETHER -NEW PARKING LOT SURFACE 6' HIGH CONCRETE CLUSIA HEDGE, (SEE ARCH. DWGS.) WALL (SEE ARCH. +/- 8' HT. DWGS.) UNIVERSITY DRIVE

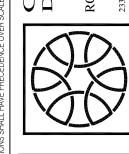
SECTION 2 - BLOWUP

5110 RESIDENCE

SCALE: 1/4"=1'-0"

GEOMANTIC
DESIGNS, INC
LANDSCAPE ARCHITECTURE
ROBERT PARSLEY A.S.L./
LA#0000705

2332 GALIANO ST. CORAL GABLES, PHONE: 305-665-868 FAX: 305-668-84



APE

LANDSCAPE SECTION 2

DOCTORS HOSPITAL
VALET PARKING AREA
S000 UNIVERSITY DRIVE CORAL GABLES, FL

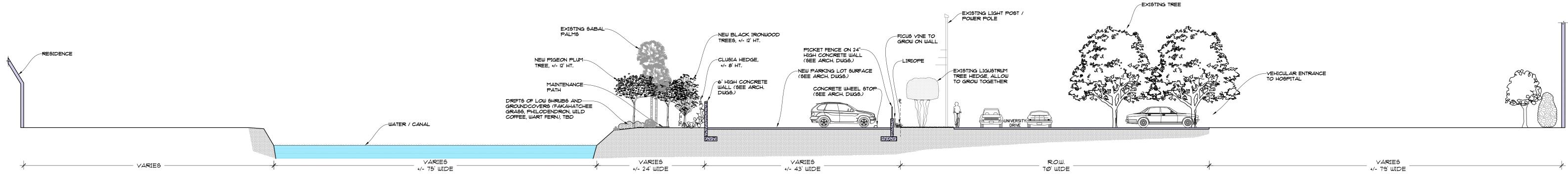
REVISION DATE(S)

5/5/2021

REVISION DATE(S)

DATE: 5/5/2021

L-7

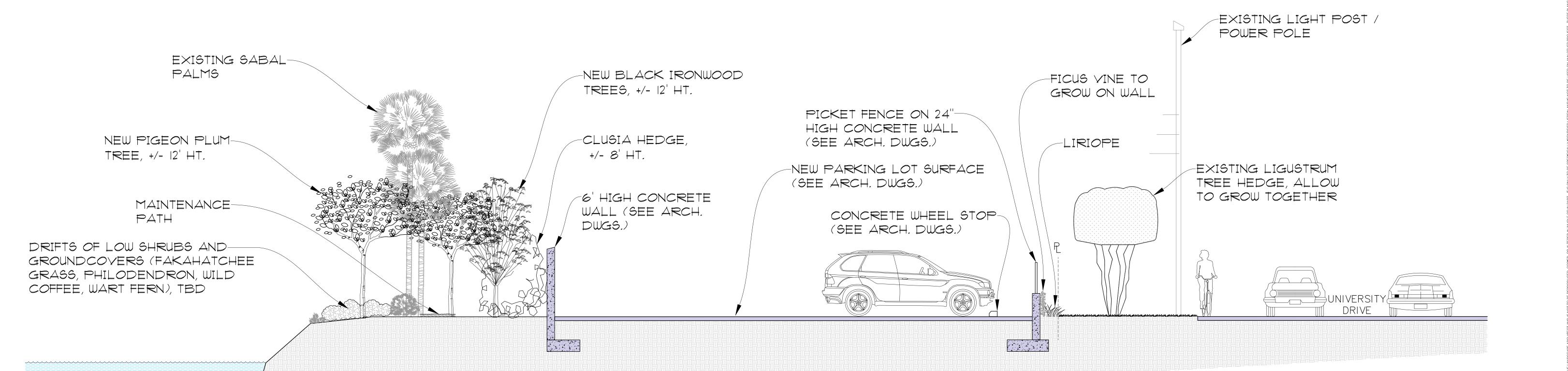


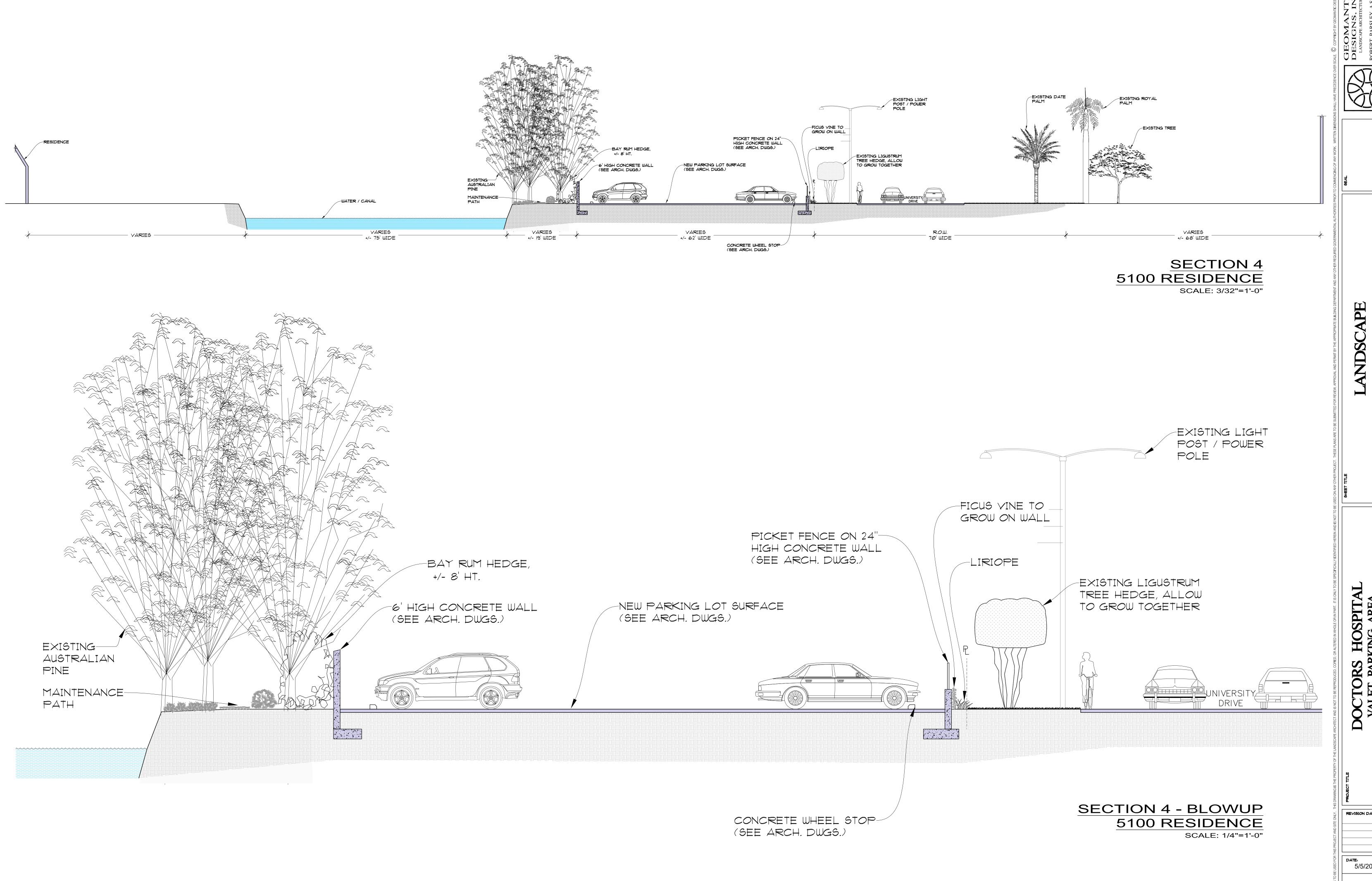
SECTION 3 5106 RESIDENCE SCALE: 3/32"=1'-0"

SECTION 3 - BLOWUP

5106 RESIDENCE

SCALE: 1/4"=1'-0"

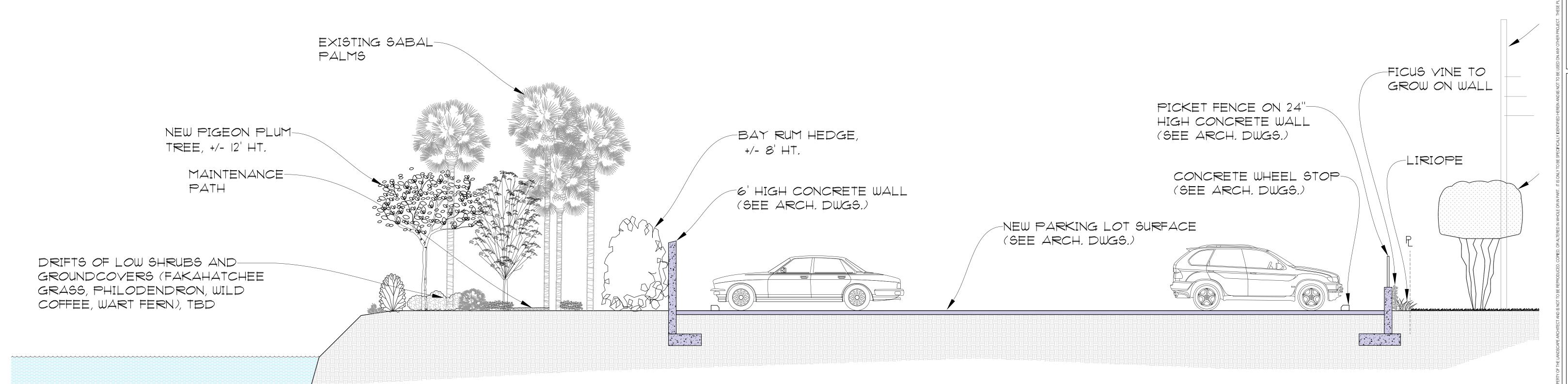




REVISION DATE(S)

DATE: 5/5/2021

SECTION 5 5050 RESIDENCE SCALE: 3/32"=1'-0"



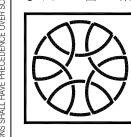
SECTION 5 - BLOWUP

5050 RESIDENCE

SCALE: 1/4"=1'-0"

GEOMANTI
DESIGNS, IN
LANDSCAPE ARCHITECTURE
ROBERT PARSLEY A.S.I.
LA#0000705

2332 GALIANO ST. CORAL GABLE
PHONE: 305 CAS GOOG EAVY, 305 CAS GOOG

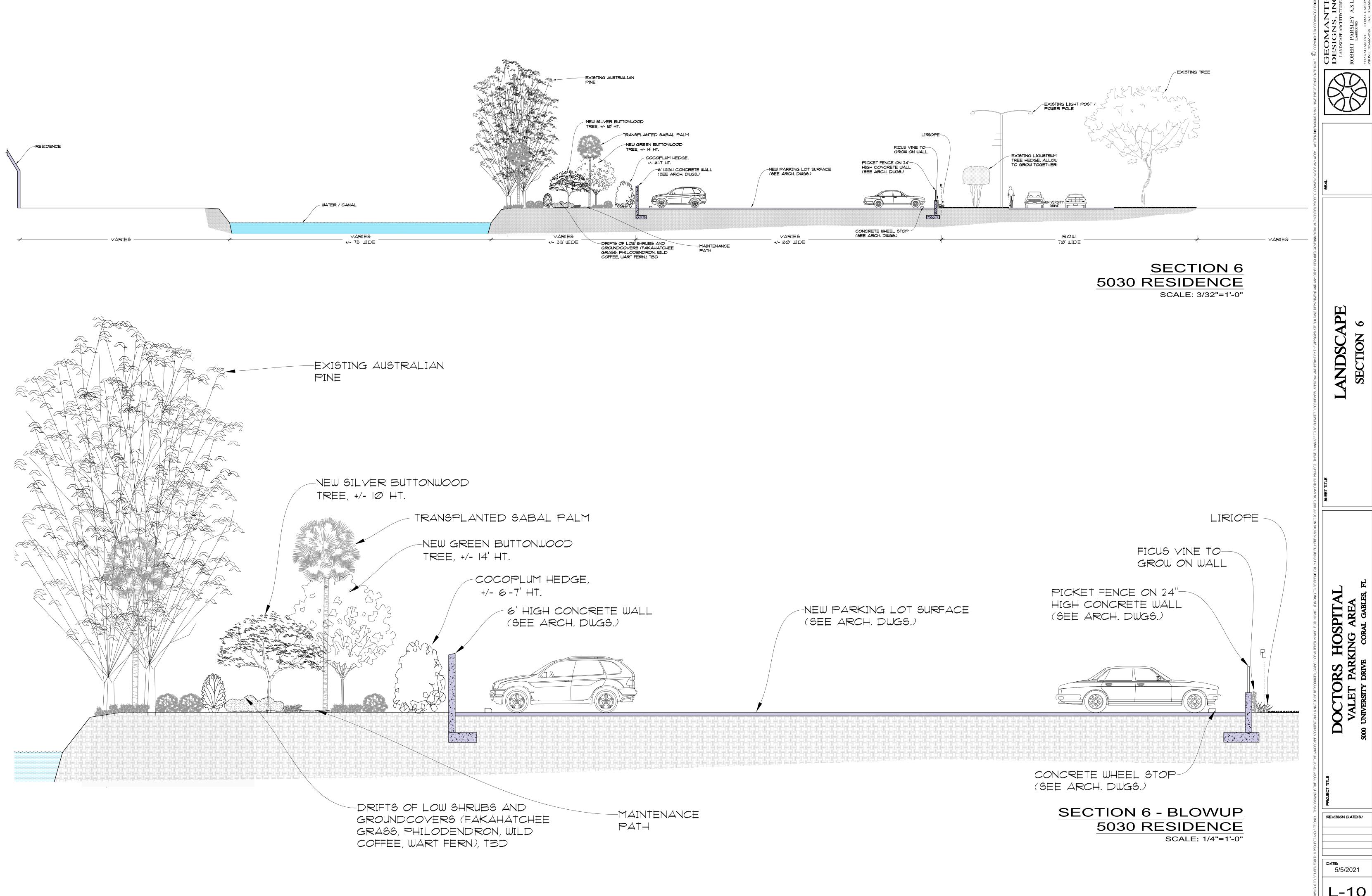


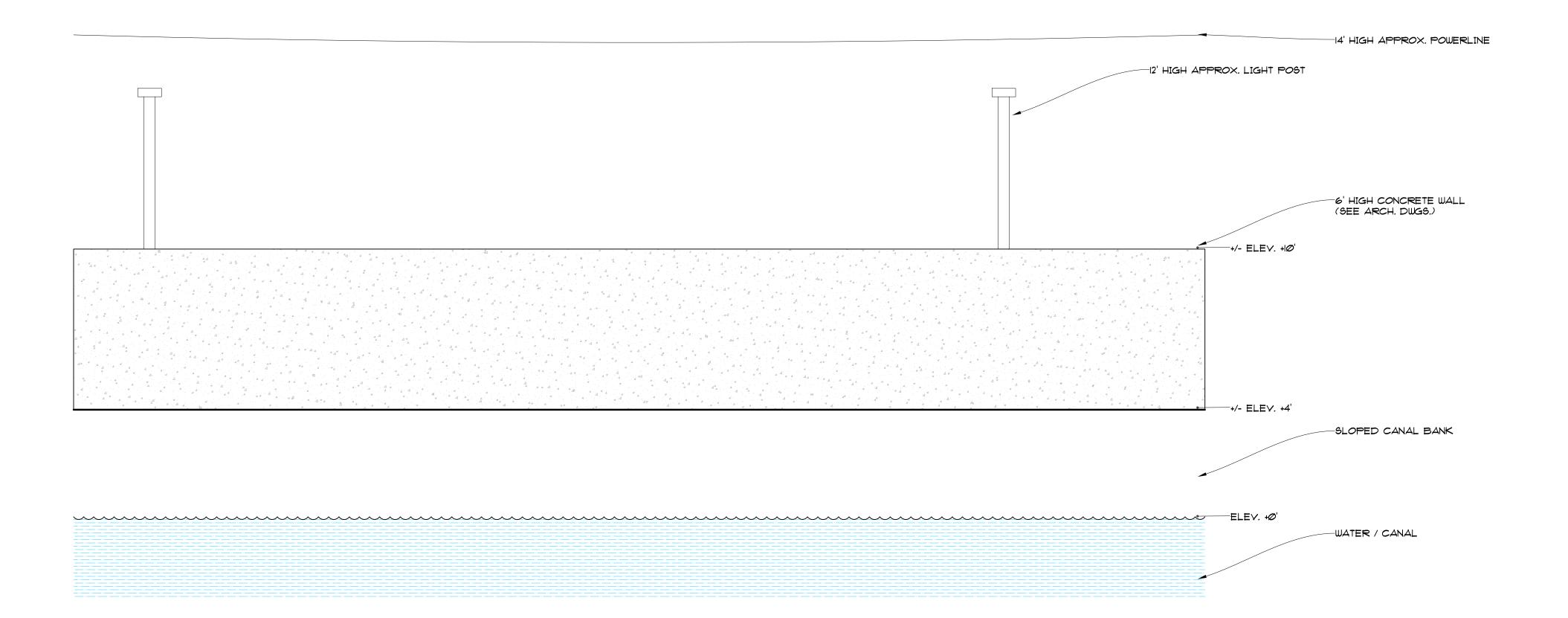
ANDSCAPE SECTION 5

OCTORS HOSPITAL
VALET PARKING AREA

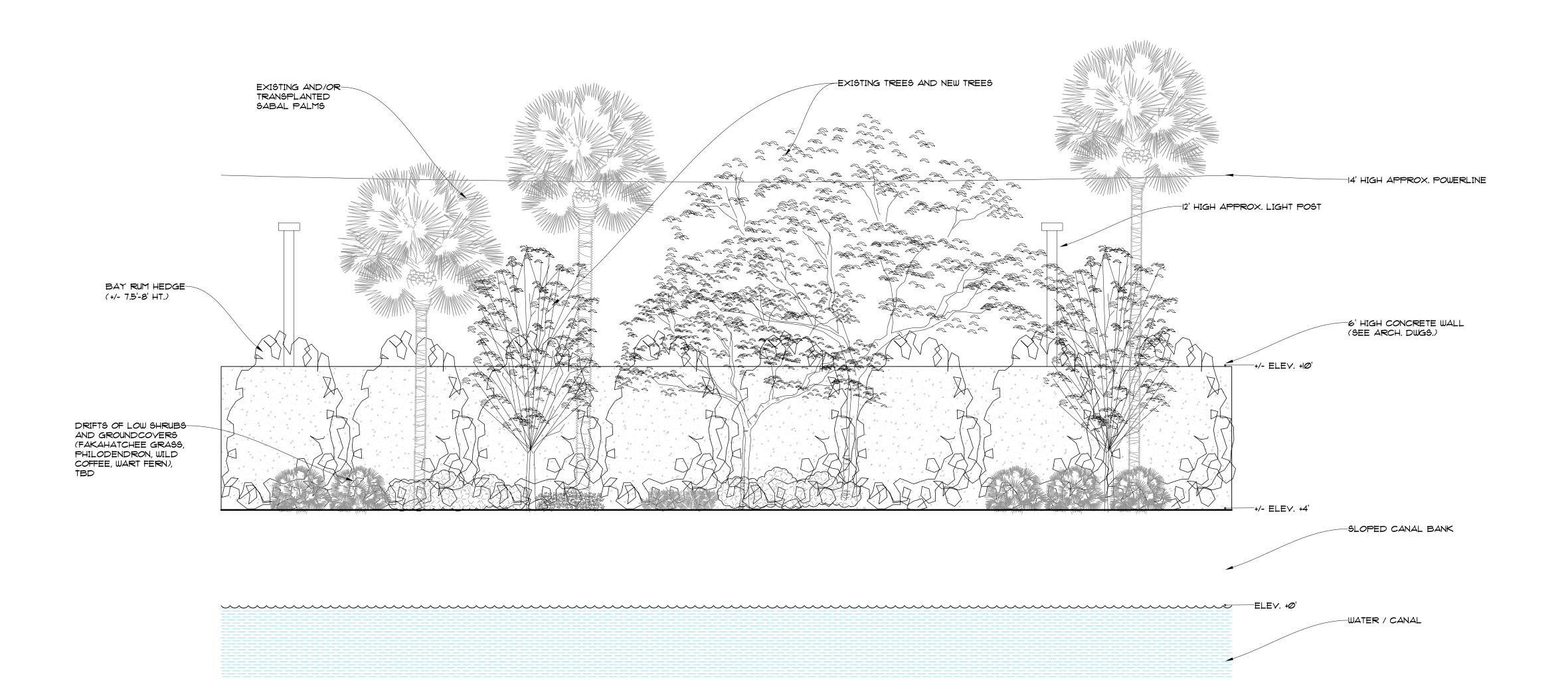
REVISION DATE(S)

DATE: 5/5/2021





BARE ELEVATION SCALE: 3/8"=1'-0"



CONCEPTUAL PLANTING ELEVATION
SCALE: 3/8"=1'-0"

DESIGNS, INC.
LANDSCAPE ARCHITECTURE
ROBERT PARSLEY A.S.L.A.
LA#0000705
2332 GALIANO ST. CORAL GABLES, FI

9EA<u>L</u>

NNDSCAPE
PLANTING ELEVATIONS

CONCEPTUAL

ORS HOSPITAL

TO PARKING AREA

THY DRIVE CORAL GABLES, FL

REVISION DATE(S)

5/5/2021











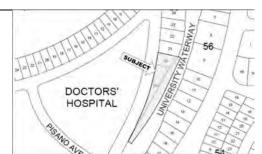








City of Coral Gables Notice of Public Hearing



1		
Applicant:	City of Coral Gables	
Application:	 Change of Land Use Change of Zoning Conditional Use for Accessory Use to a Hospital Tentative Plat 	
Property:	5151 University Drive (Parking Lot #24, Doctors Hospital)	
	Planning & Zoning Board August 11, 2021, 6:00 p.m.	
Public Hearing - Date/Time/ Location:	City Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida, 33134	
	Online: www.zoom.us/j/94373448009 Phone: (305) 461-6769; Meeting ID: 943 7344 8009 email: planning@coralgables.com	

The City of Coral Gables invites the community to participate in a Public Hearing of the Planning & Zoning Board related to the existing Parking Lot 24 at 5151 University Drive on **Wednesday, August 11, 2021, at 6:00 p.m**.

The City of Coral Gables intends to formalize the current parking lot used by Doctors Hospital. In order to accomplish this, the City has initiated requests for a Comprehensive Plan Map Amendment, Zoning Code Map Amendment, Conditional Use, and Tentative Plat for certain properties legally as Lots 19A & 20 and that portion of the un-dug University Waterway in Block 56 of the Revised Plat of Coral Gables Riviera Section Part 4, Coral Gables, Florida (Parking Lot 24, 5151 University Drive).

The steps to formalize the existing parking lot include the replat of the undug portion of the University Waterway and to assign a Future Land Use classification and a Zoning designation to the existing parking lot on University Drive. The parking lot (encompassing both the platted lots of 19A and 20, and the deeded waterway) is currently owned by the City of Coral Gables and is under lease with Doctors Hospital, who is proposing to reconfigure and expand the surface lot.

The requests require three public hearings, including review and recommendation by the Planning and Zoning Board, and 1st and 2nd Reading before the City Commission.

 Change of Land Use. An Ordinance of the City Commission of Coral Gables, Florida amending the Future Land Use Map of the City of Coral Gables Comprehensive Plan pursuant to Zoning Code Article 14, "Process", Section 14-213, "Comprehensive Plan Text and Map Amendments", and Small-Scale Comprehensive Plan Amendment procedures (ss. 163.3187, Florida Statutes), changing the land use designation for certain properties located at Lots 19A & 20 Block 56 of the Revised Plat of Coral Gables Riviera Section Part 4, Coral Gables Florida from Multi-Family Duplex Density to Hospital Use; and assigning a land use designation of same, Hospital Use for the abutting property legally described as that portion of the un-dug University Waterway in Block 56 of the Revised Plat of Coral Gables Riviera Section Part 4, Coral Gables, Florida; providing for a repealer provision, severability clause, and providing for an effective date. (LEGAL DESCRIPTION ON FILE)

- 2. Change of Zoning. An Ordinance of the City Commission of Coral Gables, Florida making zoning district boundary changes pursuant to Zoning Code Article 14, "Process", Section 14-212, "Zoning Code Text and Map Amendments", for certain properties located at Lots 19A & 20 Block 56 of the Revised Plat of Coral Gables Riviera Section Part 4, Coral Gables Florida from Multi-Family 1 Duplex (MF1) District to Special Use (S) District; and assigning a Zoning Designation of same, Special Use (S) District for the abutting property legally described as that portion of the un-dug University Waterway in Block 56 of the Revised Plat of Coral Gables Riviera Section Part 4, Coral Gables, Florida; providing for a repealer provision, severability clause, and providing for an effective date. (LEGAL DESCRIPTION ON FILE)
- 3. **Conditional Use.** A Resolution of the City Commission of Coral Gables, Florida approving Conditional Use review pursuant to Zoning Code Article 14, "Process" Section 14-203, "Conditional Uses" for a proposed Parking as an Accessory Use to a Hospital on the property legally described as Lots 19A & 20 and that portion of the un-dug University Waterway in Block 56 of the Revised Plat of Coral Gables Riviera Section Part 4 (5151 University Drive), Coral Gables, Florida; including required conditions; providing for a repealer provision, severability clause, and providing for an effective date. (LEGAL DESCRIPTION ON FILE)
- 4. **Tentative Plat.** A Resolution of the City Commission of Coral Gables, Florida approving the Tentative Plat entitled "Doctors Hospital Annex" pursuant to Zoning Code Article 14, Section 14-210, "Platting/Subdivision," being a re-plat of approximately 45,635 square feet on the property legally as Lots 19A & 20 and that portion of the un-dug University Waterway in Block 56 of the Revised Plat of Coral Gables Riviera Section Part 4, Coral Gables, Florida (5151 University Drive) providing for a repealer provision, severability clause, and providing for an effective date. (LEGAL DESCRIPTION ON FILE)

After the Planning & Zoning Board allows participants to comment on the proposed requests, the Board will take action and make a recommendation to the City Commission.

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 and may appear via the Zoom platform online at www.zoom.us/j/94373448009. A dedicated phone line will also be available by dialing: (305) 461-6769, Meeting ID: 943 7344 8009.

The public may also comment on an item on the agenda by sending an email to <u>planning@coralgables.com</u> 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



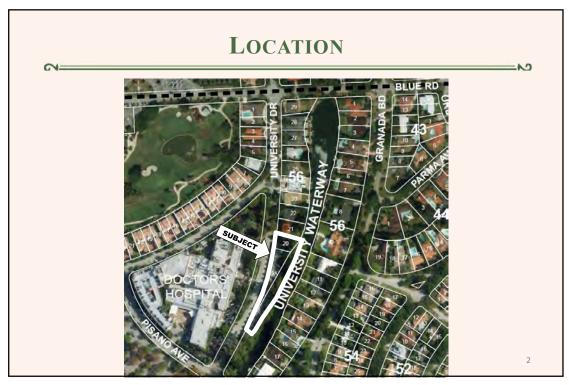
Parking Lot #24

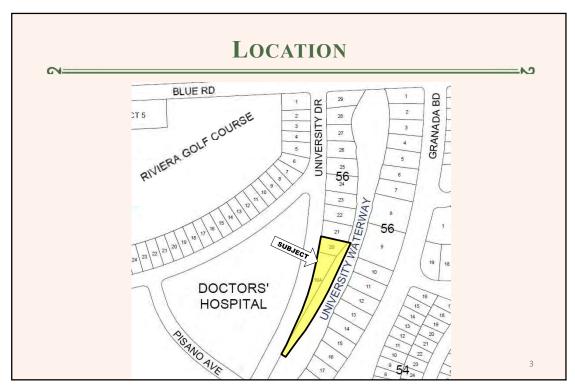
5151 UNIVERSITY DRIVE (DOCTOR'S HOSPITAL)

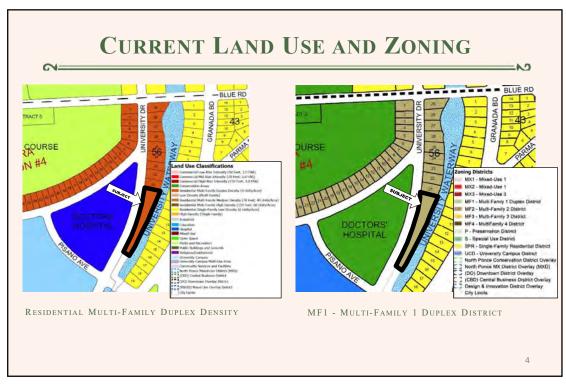
CHANGE OF LAND USE
CHANGE OF ZONING
CONDITIONAL USE
TENTATIVE PLAT

PLANNING & ZONING BOARD AUGUST 11, 2021

1







THE INTENT OF THE BELOW REQUESTS IS TO FORMALIZE CURRENT CONDITIONS.

REQUESTS:

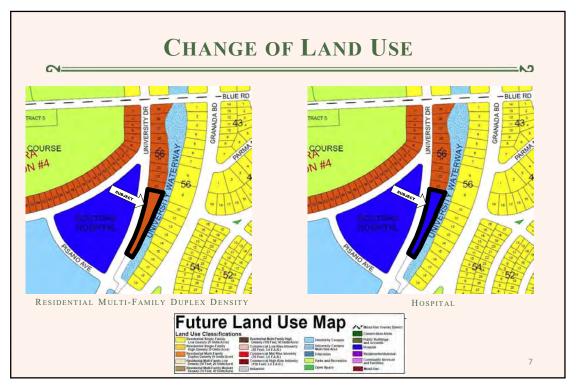
- 1. CHANGE OF LAND USE
- 2. Change of Zoning
- 3. CONDITIONAL USE
- 4. TENTATIVE PLAT

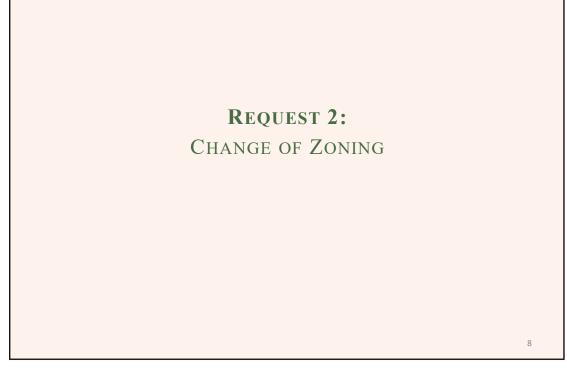
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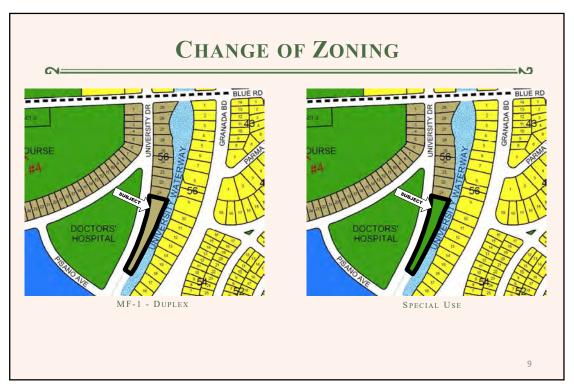
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REQUEST 1:

CHANGE OF LAND USE







REQUEST 3:

CONDITIONAL USE FOR ACCESSORY USE TO A HOSPITAL

10





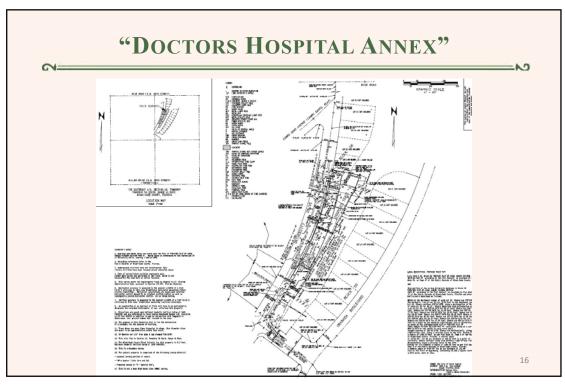


HOSPITAL ACCESSORY PARKING

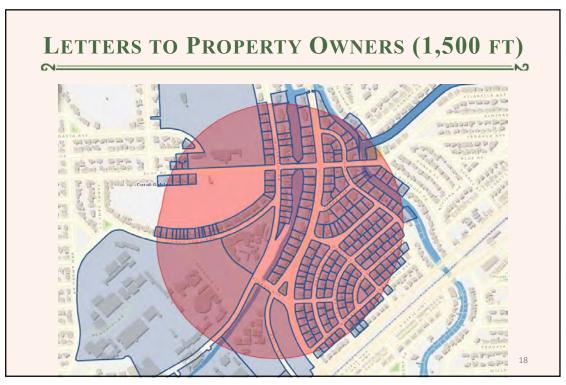
ALLOWED/REQUIRED PROPOSED

LOT AREA		45,635 sq. ft.
OPEN SPACE	35%	35%
PARKING SPACES		102 (70 STANDARD, 32 TANDEM)
FAR	0.35	0
Неіднт	45 FEET	0 FEET

REQUEST 4:TENTATIVE PLAT



REVIEW TIMELINE		
1	NEIGHBORHOOD MEETING: 06.29.21	
2	BOARD OF ARCHITECTS: 08.05.21	
3	PLANNING AND ZONING BOARD: 08.11.21	
4	CITY COMMISSION: TBD	
		17



PUBLIC NOTIFICATION		
2 TIMES	LETTERS TO PROPERTY OWNERS NEIGHBORHOOD MEETING, PZB	
1 TIME	PROPERTY POSTING PZB	
1 TIME	WEBSITE POSTING PZB	
1 TIME	NEWSPAPER ADVERTISEMENT PZB 19	

COMPREHENSIVE PLAN CONSISTENCY

N_____N

STAFF'S DETERMINATION IS THAT THIS APPLICATION IS **CONSISTENT** WITH THE COMPREHENSIVE PLAN GOALS, OBJECTIVES AND POLICIES.

STAFF RECOMMENDATIONS

STAFF RECOMMENDATION:

STAFF RECOMMENDS **APPROVAL**.

THE APPLICATION **COMPLIES** WITH THE FINDINGS OF FACT.

THE STANDARDS FOR APPROVAL ARE **SATISFIED**, **SUBJECT TO CONDITIONS OF APPROVAL**.

21



Parking Lot #24

5151 UNIVERSITY DRIVE (DOCTOR'S HOSPITAL)

CHANGE OF LAND USE CHANGE OF ZONING CONDITIONAL USE TENTATIVE PLAT

PLANNING & ZONING BOARD AUGUST 11, 2021