

## Quintana, Amparo

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**From:** Bell-Llewellyn, Deena  
**Sent:** Tuesday, October 11, 2022 3:53 PM  
**To:** Valdivia, Grace; Quintana, Amparo  
**Cc:** Jordan, Duanne; Rivera, Jorge  
**Subject:** RE: Site meeting Plumer Properties

Yes, this is correct.

And if there are other areas that do not have any groundcover, make sure at least 50% of the planting bed is planted with groundcover and not left plain mulch.

**Deena Bell-Llewellyn, ASLA, PLA, LEED AP, ISA**  
**Licensed Landscape Architect: FL #0001620 - ISA Certified Arborist: FL 9551A**  
**City of Coral Gables**  
**Assistant Director of Public Works / Greenspace Management Division**  
2800 SW 72<sup>nd</sup> Ave | Miami FL 33155  
T 305.460.5165



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**From:** Valdivia, Grace <Grace.Valdivia@colliers.com>  
**Sent:** Monday, October 10, 2022 5:15 PM  
**To:** Bell-Llewellyn, Deena <dbell@coralgables.com>; Quintana, Amparo <aquintana@coralgables.com>  
**Cc:** Jordan, Duanne <Duanne.Jordan@colliers.com>; Rivera, Jorge <jrivera@coralgables.com>  
**Subject:** RE: Site meeting Plumer Properties  
**Importance:** High

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Hi Deena,

Attached please find photos of the property which I have edited to circle the areas in question. Please confirm that the areas in red are where the City is requiring to be filled in with the plant options referenced below.

Thank you,

### Grace Valdivia

Property Manager | South Florida  
Real Estate Management Services

[grace.valdivia@colliers.com](mailto:grace.valdivia@colliers.com)

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**From:** Bell-Llewellyn, Deena <[dbell@coralgables.com](mailto:dbell@coralgables.com)>  
**Sent:** Monday, October 10, 2022 2:44 PM  
**To:** Quintana, Amparo <[aquintana@coralgables.com](mailto:aquintana@coralgables.com)>; Valdivia, Grace <[Grace.Valdivia@colliers.com](mailto:Grace.Valdivia@colliers.com)>  
**Cc:** Jordan, Duanne <[Duanne.Jordan@colliers.com](mailto:Duanne.Jordan@colliers.com)>; Rivera, Jorge <[jrivera@coralgables.com](mailto:jrivera@coralgables.com)>  
**Subject:** RE: Site meeting Plumer Properties

Ms. Valdivia,  
The areas on the ground below the palms should be planted with one or both plant options of wart fern or philodendron 'burle marx' so that the ground is at least 50% planted below the palm trees.  
The groundcovers could be planted bordering the edges of pavement at least 24" wide and the areas below the trees where it is difficult to plant can be left mulch.  
Please let me know if you still request a meeting.

Best,  
Deena

**Deena Bell-Llewellyn, ASLA, PLA, LEED AP, ISA**  
**Licensed Landscape Architect: FL #0001620 - ISA Certified Arborist: FL 9551A**  
**City of Coral Gables**  
**Assistant Director of Public Works / Greenspace Management Division**  
**2800 SW 72<sup>nd</sup> Ave | Miami FL 33155**  
**T 305.460.5165**



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**From:** Quintana, Amparo <[aquintana@coralgables.com](mailto:aquintana@coralgables.com)>  
**Sent:** Friday, October 7, 2022 12:20 PM  
**To:** Valdivia, Grace <[Grace.Valdivia@colliers.com](mailto:Grace.Valdivia@colliers.com)>  
**Cc:** Jordan, Duanne <[Duanne.Jordan@colliers.com](mailto:Duanne.Jordan@colliers.com)>; Bell-Llewellyn, Deena <[dbell@coralgables.com](mailto:dbell@coralgables.com)>; Rivera, Jorge <[jrivera@coralgables.com](mailto:jrivera@coralgables.com)>  
**Subject:** Re: Site meeting Plumer Properties

Ms. Valdivia,

Unfortunately when we issue a notice all items stay on there until all complied, but we are aware that the only remaining issue is the landscaping issue. Not a problem.

Thank you.

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**From:** Valdivia, Grace <[Grace.Valdivia@colliers.com](mailto:Grace.Valdivia@colliers.com)>  
**Sent:** Friday, October 7, 2022 11:08:51 AM  
**To:** Quintana, Amparo <[aquintana@coralgables.com](mailto:aquintana@coralgables.com)>  
**Cc:** Jordan, Duanne <[Duanne.Jordan@colliers.com](mailto:Duanne.Jordan@colliers.com)>; Bell-Llewellyn, Deena <[dbell@coralgables.com](mailto:dbell@coralgables.com)>; Rivera, Jorge

<[jrivera@coralgables.com](mailto:jrivera@coralgables.com)>

**Subject:** RE: Site meeting Plumer Properties

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Hi Amparo,

Since we already pressure washed the sidewalk can we remove that complaint from the notice?

Thank you,

**Grace Valdivia**

Property Manager | South Florida

Real Estate Management Services

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**From:** Quintana, Amparo <[aquintana@coralgables.com](mailto:aquintana@coralgables.com)>

**Sent:** Friday, October 7, 2022 10:23 AM

**To:** Valdivia, Grace <[Grace.Valdivia@colliers.com](mailto:Grace.Valdivia@colliers.com)>

**Cc:** Jordan, Duanne <[Duanne.Jordan@colliers.com](mailto:Duanne.Jordan@colliers.com)>; Bell-Llewellyn, Deena <[dbell@coralgables.com](mailto:dbell@coralgables.com)>; Rivera, Jorge <[jrivera@coralgables.com](mailto:jrivera@coralgables.com)>

**Subject:** Re: Site meeting Plumer Properties

Good morning Ms. Valdivia,

My apologies for the late reply.

Deena,

Ms. Valdivia would still like to meet with you on site. Please see above. Also as an fyi the property was deferred from the Agenda for last month but is currently on the agenda for this month. I am attaching the letter of the summons to appear that I will be posting on the property today, but so everyone is on the same page I am placing it in this email.

Thank you

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**From:** Valdivia, Grace <[Grace.Valdivia@colliers.com](mailto:Grace.Valdivia@colliers.com)>

**Sent:** Wednesday, October 5, 2022 8:23:00 PM

**To:** Quintana, Amparo <[aquintana@coralgables.com](mailto:aquintana@coralgables.com)>

**Cc:** Jordan, Duanne <[Duanne.Jordan@colliers.com](mailto:Duanne.Jordan@colliers.com)>; Bell-Llewellyn, Deena <[dbell@coralgables.com](mailto:dbell@coralgables.com)>; Rivera, Jorge

<[jrivera@coralgables.com](mailto:jrivera@coralgables.com)>

**Subject:** Re: Site meeting Plumer Properties

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Hi Amparo,

Thank you for your email. I was at the property and took some photos because we have small palms planted around all of the tree roots. Please see photos attached. In my opinion we should still meet at the property to properly identify the “sparse” areas. Please see referenced photos attached and let me know where the sparse areas are? How many feet of non green area is considered sparse?

Really appreciate you helping me understand the rules and look forward to hearing back from you to put this case to rest.

Have a great evening.









**Grace Valdivia**

Property Manager | South Florida

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On Oct 5, 2022, at 8:10 PM, Quintana, Amparo <[aquintana@coralgables.com](mailto:aquintana@coralgables.com)> wrote:

Good evening Ms. Valdivia and Mr. Duanne,

I hope all is well with both of you.

I wanted to inquire to see if you all have been able to start the work Deena recommended to achieve compliance? I ask as the pending case from Court last month was differed for this month.

Thank you.



**Amparo Quintana**  
**Code Enforcement Officer**  
Gables Development Services  
475 Biltmore Way  
Coral Gables, FL 33134  
305 569 1838 Direct line      305 460 5266  
Office

City Website: [CoralGables.com](http://CoralGables.com)  
Facebook: [Facebook.com/cityofcoralgables](https://Facebook.com/cityofcoralgables)  
Twitter: [@CityCoralGables](https://twitter.com/CityCoralGables)  
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E-News: [CoralGables.com](https://CoralGables.com)



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**From:** Quintana, Amparo  
**Sent:** Tuesday, September 27, 2022 10:40 AM  
**To:** Bell-Llewellyn, Deena <[dbell@coralgables.com](mailto:dbell@coralgables.com)>; 'grace.valdivia@colliers.com' <[grace.valdivia@colliers.com](mailto:grace.valdivia@colliers.com)>; 'duanne.jordan@colliers.com' <[duanne.jordan@colliers.com](mailto:duanne.jordan@colliers.com)>; Wiese, Pilar <[pwiese@coralgables.com](mailto:pwiese@coralgables.com)>  
**Subject:** RE: Site meeting Plumer Properties

Thank you Deena.

Ms. Valdivia and Mr. Duanne,

See below Deena Bell's recommendations.

Thank you.





**Amparo Quintana**  
**Code Enforcement Officer**  
 Gables Development Services  
 475 Biltmore Way  
 Coral Gables, FL 33134  
 305 569 1838 Direct line      305 460 5266  
 Office

City Website: [CoralGables.com](http://CoralGables.com)  
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**From:** Bell-Llewellyn, Deena <[dbell@coralgables.com](mailto:dbell@coralgables.com)>  
**Sent:** Tuesday, September 27, 2022 9:10 AM  
**To:** 'grace.valdivia@colliers.com' <[grace.valdivia@colliers.com](mailto:grace.valdivia@colliers.com)>; 'duanne.jordan@colliers.com' <[duanne.jordan@colliers.com](mailto:duanne.jordan@colliers.com)>; Wiesse, Pilar <[pwiesse@coralgables.com](mailto:pwiesse@coralgables.com)>  
**Cc:** Quintana, Amparo <[aquintana@coralgables.com](mailto:aquintana@coralgables.com)>  
**Subject:** Site meeting Plumer Properties

Dear all,

I am not able to attend a site meeting this morning. I have driven by this site previously, and my landscaping recommendations are as follows:

Property owner should employ a landscape contractor to plant the bare areas so that the areas are fully planted as best as possible around tree roots. It may be difficult to plant fully over the tree root balls. Please try planting philodendron 'burle marx' or 'wart fern' - either are good options for plants that can vine and travel over roots to form a green planting area after some growth period. Apply mulch to areas where digging is not possible. Decorative river rocks can be approved in lieu of mulch inside the property, under the plants.

Deena Bell Llewellyn  RLA.ASLA.ISA  
 Assistant Director of Public Works  
 Greenspace Management Division  
 City of Coral Gables, Florida  
[dbell@coralgables.com](mailto:dbell@coralgables.com)  
 phone: 305-460-5165

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