



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

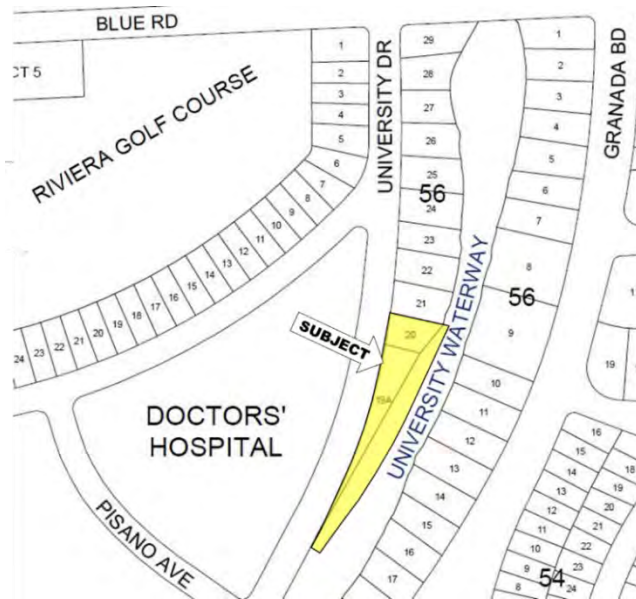
The City is proposing to replat the undug portion of the University Waterway and to assign a Future Land Use classification and a Zoning designation to the existing parking lot on University Drive. The intent is to formalize the existing conditions of the valet parking lot, and regulation of future uses.

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 requests do not propose 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,

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.

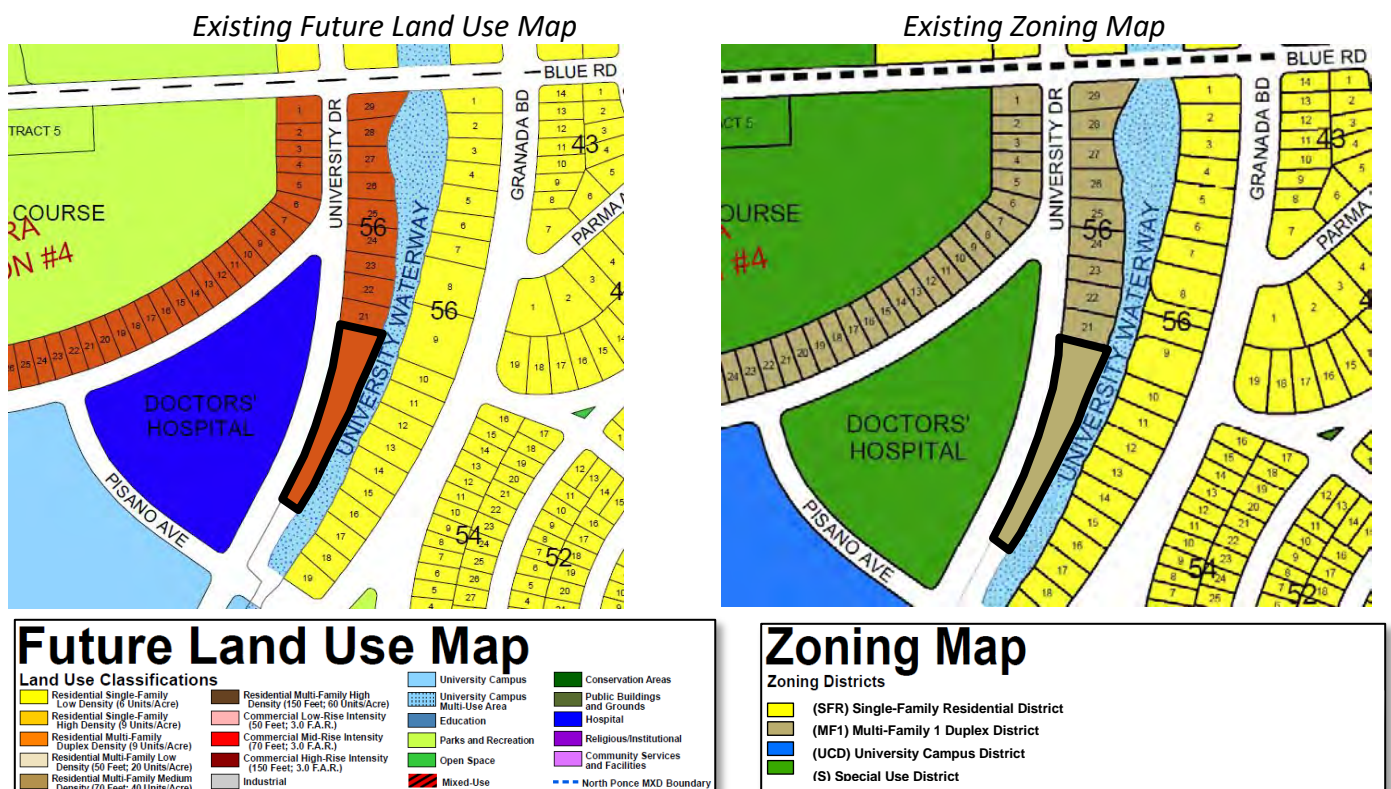
Property Existing and Proposed Land Use and Zoning Designations

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

Surrounding Land Uses

Location	Existing Land Uses	CP Designations	Zoning Designation
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:

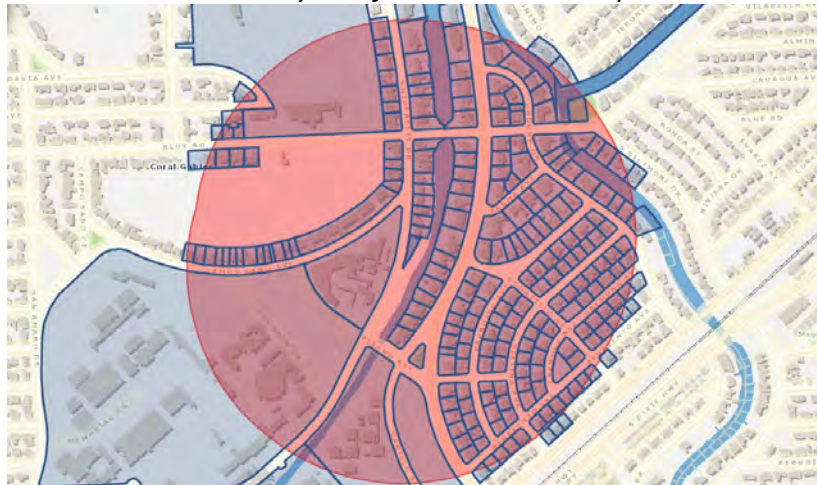
REVIEW COMMITTEES AND BOARDS	DATE
Development Review Committee (DRC)	07.31.20
Board of Architects	08.05.21
Planning and Zoning Board	08.11.21
City Commission – 1 st Reading	TBD
City Commission – 2 nd Reading	TBD

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.

Courtesy Notification Radius Map



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

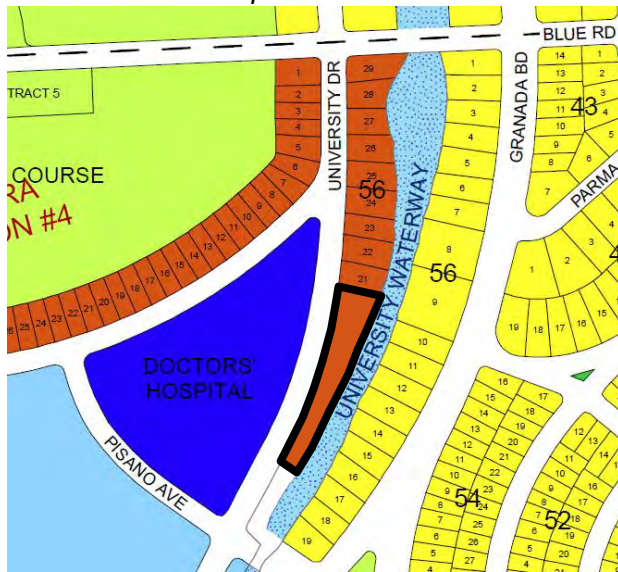
PUBLIC NOTICE	DATE
Neighborhood Meeting	06.29.21
Legal advertisement	07.30.21
Courtesy notification	07.28.21
Posted agenda and Staff report on City web page/City Hall	08.06.21

4. FINDINGS OF FACT

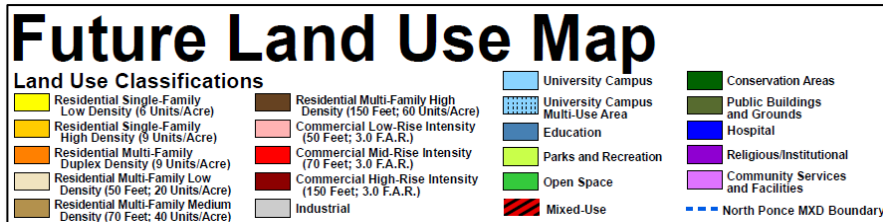
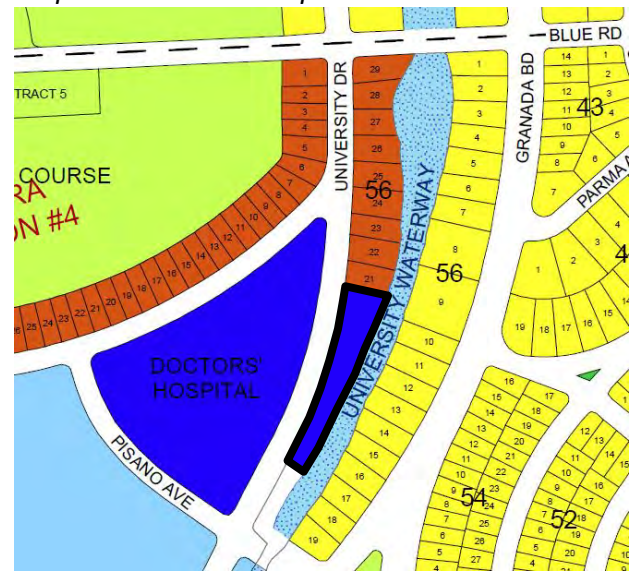
Request #1: Future Land Use Map Amendment

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.

Current Land Use Map



Proposed Land Use Map



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

Standard	Staff Evaluation
1. 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

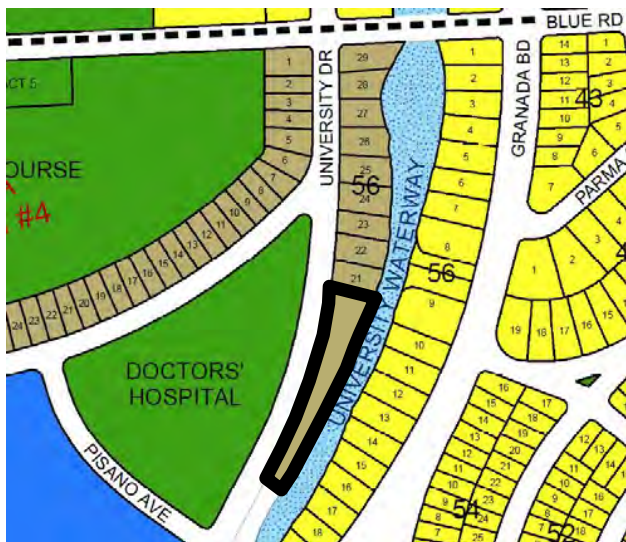
resources.	resources as the parking lot is existing.
5. Its effect on the availability of housing that is affordable to people who live or work in the City of Coral Gables.	The proposed amendment will have no effect on the availability of affordable housing.
6. Any other effect that the City determines 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 **satisfied**.

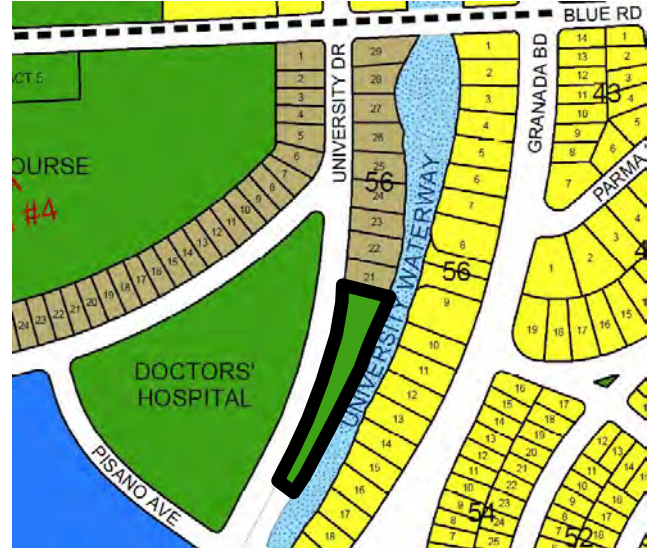
Request #2: Zoning Code Map Amendment

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.

Current Zoning Map



Proposed Zoning Map



Zoning Map

Zoning Districts

- (SFR) Single-Family Residential District
- (MF1) Multi-Family 1 Duplex District
- (UCD) University Campus District
- (S) Special Use District

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

Standard	Staff Evaluation
1. It is consistent with the Comprehensive 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 vehicle miles traveled for residents within a one-half (1/2) mile radius by:	
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.

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.

**This provision is not applicable to this situation as there is no proposed change to the existing property.*

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 **satisfied**.

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 head-in 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:

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	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.

Standard	Staff Evaluation
6. The parcel proposed for development is adequate in size and shape to accommodate all development features.	Yes. The subject property is proposed to store cars and is 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 public facilities, including the traffic-carrying capacities of streets, in an unreasonable or disproportionate manner.	Yes. The proposed project was reviewed by the Zoning Division and meets concurrency and does not adversely burden public facilities. 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. No.	Comprehensive plan Goal, Objective and Policy	Staff 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

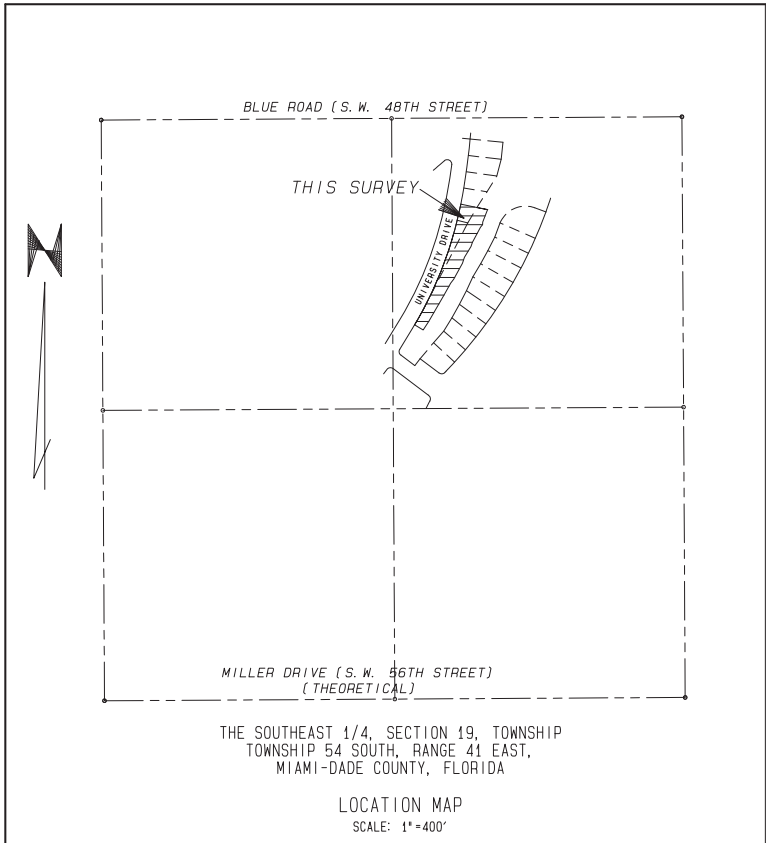
- A. Proposed Tentative Plat.
- B. Proposed Conditional Use Site Plan and Landscape Plans.
- C. Legal advertisement published and mailed to all property owners within 1,500 feet.
- D. PowerPoint Presentation.

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.

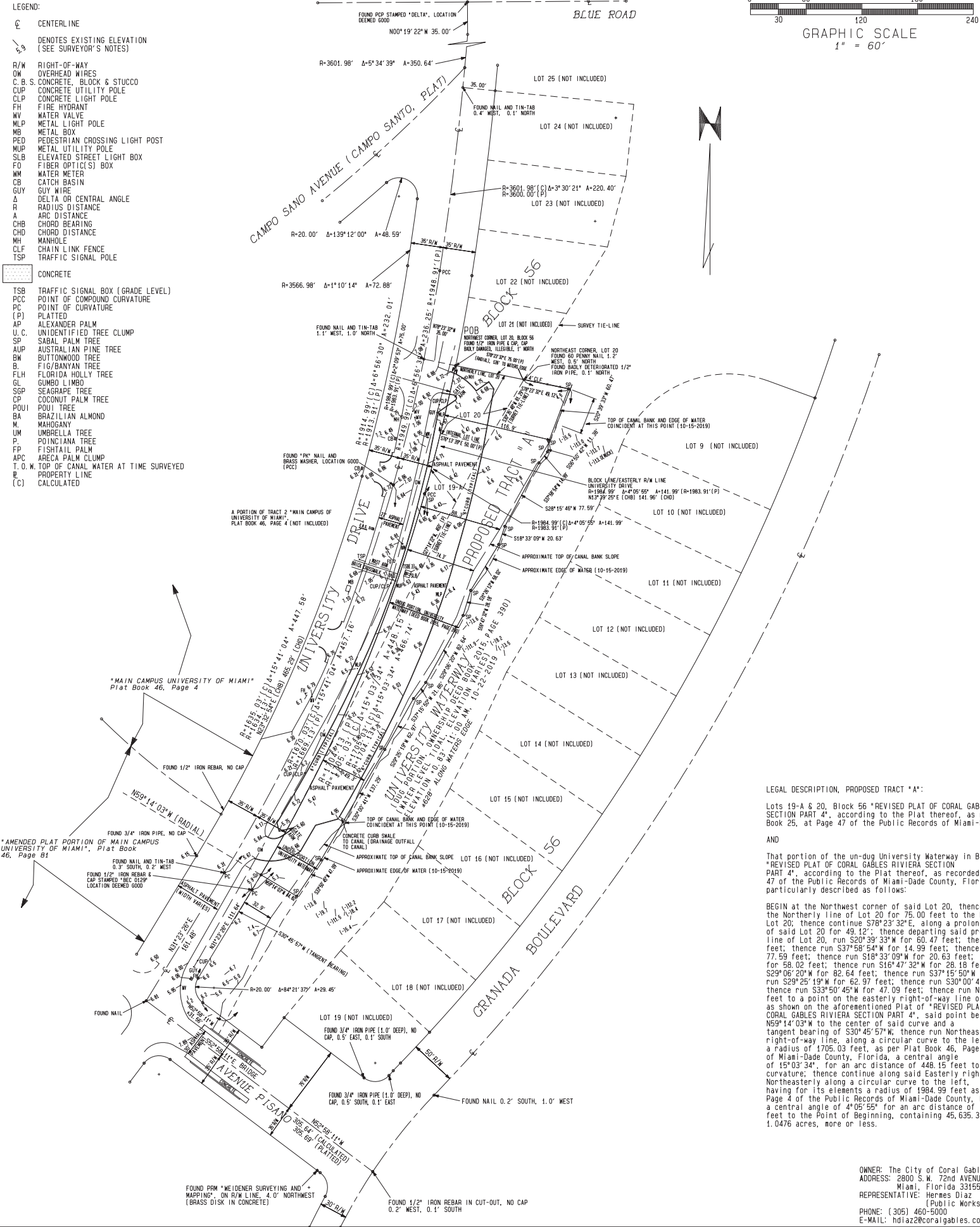
Respectfully submitted,

A handwritten signature in blue ink, appearing to read "R. Trias".

Ramon Trias, Ph.D., AIA, AICP, LEED AP
Assistant Director of Development Services
for Planning
City of Coral Gables, Florida



- LEGEND:
- CENTERLINE
 - DENOTES EXISTING ELEVATION (SEE SURVEYOR'S NOTES)
 - R/W RIGHT-OF-WAY
 - OW OVERHEAD WIRES
 - C.B.S. CONCRETE, BLOCK & STUCCO
 - CUP CONCRETE UTILITY POLE
 - CLP CONCRETE LIGHT POLE
 - FH FIRE HYDRANT
 - WV WATER VALVE
 - MLP METAL LIGHT POLE
 - MB METAL BOX
 - PED PEDESTRIAN CROSSING LIGHT POST
 - MUP METAL UTILITY POLE
 - SLB ELEVATED STREET LIGHT BOX
 - FO FIBER OPTIC(S) BOX
 - WM WATER METER
 - CB CATCH BASIN
 - GUY GUY WIRE
 - Δ DELTA OR CENTRAL ANGLE
 - R RADIUS DISTANCE
 - A ARC DISTANCE
 - CHB CHORD BEARING
 - CHD CHORD DISTANCE
 - MH MANHOLE
 - CLF CHAIN LINK FENCE
 - TSP TRAFFIC SIGNAL POLE
 - CONCRETE
 - TSB TRAFFIC SIGNAL BOX (GRADE LEVEL)
 - PCC POINT OF COMPOUND CURVATURE
 - PC POINT OF CURVATURE
 - (P) PLATTED
 - AP ALEXANDER PALM
 - U.C. UNIDENTIFIED TREE CLUMP
 - SP SABAL PALM TREE
 - AUP AUSTRALIAN PINE TREE
 - BW BUTTWOOD TREE
 - B. FIG/BANYAN TREE
 - FLH FLORIDA HOLLY TREE
 - GL GUMBO LIMBO
 - SGP SEAGRAPE TREE
 - CP COCONUT PALM TREE
 - POUI POUI TREE
 - BA BRAZILIAN ALMOND
 - M. MAHOGANY
 - UM UMBRELLA TREE
 - PL POINCIANA TREE
 - FP FISHTAIL PALM
 - APC ARECA PALM CLUMP
 - T.O.W. TOP OF CANAL WATER AT TIME SURVEYED
 - Ⓢ PROPERTY LINE
 - (C) CALCULATED



SURVEYOR'S NOTES:

- Bearings and North Arrow are based upon the Plat of "REVISED PLAT OF CORAL GABLES RIVIERA SECTION PART 4". North arrow is referenced to the centerline of University Drive, bearing = N31°23'26"E.
- Recording references refer to the Public Records of Miami-Dade County, Florida.
- Underground utilities were not investigated. Only visible utilities have been located unless otherwise shown.
- Date of survey/latest revision represents most recent date survey was performed in the field, which is not necessarily the same date as survey issuance.
- This survey meets the requirements found in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.
- Horizontal accuracy is measured to the nearest 1/100th of a foot (0.01') utilizing in this case traditional horizontal measuring (total-station transiting). Horizontal calculations are based upon existing horizontal control deemed to be original platted control as well as subsequently placed horizontal control, all as shown hereon.
- Vertical accuracy is measured to the nearest 1/100th of a foot (0.01'), utilizing in this case, traditional measuring (vertical leveling).
- An examination of an Abstract of Title will have to be performed to determine the recorded instruments, if any, affecting this property.
- Elevations are based upon National Geodetic Vertical Datum of 1929 (NGVD29) and are referenced to Coral Gables Benchmark Number 139, elevation 11.58 feet NGVD29 in addition to and in conjunction with Campanile & Associates, Inc. project number 922, located in the area.
- The purpose of this Tentative Plat is for the delineation of a boundary for the purpose of Platting.
- Trees shown are many times irregular in shape, thus diameter sizes are meant to be representative rather than exact.
- SP denotes set 1/2" iron pipe & cap stamped "LB-1678".
- This site lies in Section 19, Township 54 South, Range 41 East.
- The Miami-Dade County Flood Criteria for this property is 8.0 feet, National Geodetic Vertical Datum of 1929 (NGVD29).
- This is a Boundary Survey
- The subject property is comprised of the following zoning district:
 - Unzoned (un-dug portion of canal).
 - "MF-1 duplex" (Lots 19-A and 20).
 - Proposed zoning is "S - Special Use".
- This is not a Mean High Water Line (MHWL) survey.

LEGAL DESCRIPTION, PROPOSED TRACT "A":

Lots 19-A & 20, Block 56 "REVISED PLAT OF CORAL GABLES RIVIERA SECTION PART 4", according to the Plat thereof, as recorded in Plat Book 25, at Page 47 of the Public Records of Miami-Dade County, Florida;

AND

That portion of the un-dug University Waterway in Block 56 "REVISED PLAT OF CORAL GABLES RIVIERA SECTION PART 4", according to the Plat thereof, as recorded in Plat Book 25, at Page 47 of the Public Records of Miami-Dade County, Florida and being more particularly described as follows:

BEGIN at the Northwest corner of said Lot 20, thence run S78°23'32"E, along the Northerly line of Lot 20 for 75.00 feet to the Northeast corner of Lot 20; thence continue S78°23'32"E, along a prolongation of the Northerly line of said Lot 20 for 49.12'; thence departing said prolongation of the Northerly line of Lot 20, run S20°39'33"W for 60.47 feet; thence run S06°50'42"W for 11.38 feet; thence run S37°58'54"W for 14.99 feet; thence run S28°15'46"W for 77.59 feet; thence run S18°33'09"W for 20.63 feet; thence run S31°26'12"W for 58.02 feet; thence run S16°47'32"W for 28.18 feet; thence run S29°06'20"W for 82.64 feet; thence run S37°15'50"W for 21.85 feet; thence run S29°25'19"W for 62.97 feet; thence run S30°00'41"W for 137.29 feet; thence run S33°50'45"W for 47.09 feet; thence run N59°14'03"W for 44.82 feet to a point on the easterly right-of-way line of University Drive, as shown on the aforementioned Plat of "REVISED PLAT OF CORAL GABLES RIVIERA SECTION PART 4", said point being on a curve bearing N59°14'03"W to the center of said curve and a tangent bearing of S30°45'57"W; thence run Northeasterly, along said Easterly right-of-way line, along a circular curve to the left, having for its elements a radius of 1705.03 feet, as per Plat Book 46, Page 4 of the Public Records of Miami-Dade County, Florida, a central angle of 15°03'34" for an arc distance of 448.15 feet to a point of compound curvature; thence continue along said Easterly right-of-way line, Northeasterly along a circular curve to the left, having for its elements a radius of 1984.99 feet as per Plat Book 46, Page 4 of the Public Records of Miami-Dade County, Florida, a central angle of 4°05'55" for an arc distance of 141.99 feet to the Point of Beginning, containing 45,635.3 square feet or 1.0476 acres, more or less.

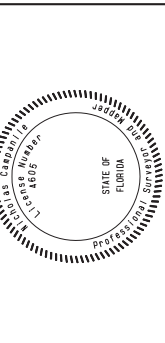
OWNER: The City of Coral Gables
ADDRESS: 2800 S.W. 72nd AVENUE
Miami, Florida 33155
REPRESENTATIVE: Hermes Diaz
(Public Works Director)
PHONE: (305) 460-5000
E-MAIL: hdiaz28@coralgables.com

T-SHEET 1 OF 2

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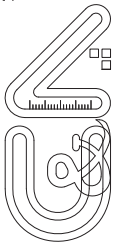
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No.	DATE	REVISION DESCRIPTION	BY	CHK.	APP.



CONTACT PERSON:
Campanile & Associates, Inc.
6420 Mahi Drive
Coral Gables, Florida 33158
Telephone: (305) 971-1988
acampan@aol.com

CAMPANILE & ASSOCIATES, INC.
ENGINEERS & PLANNERS & SURVEYORS
CONSTRUCTION MANAGERS
6420 MAHI DRIVE
CORAL GABLES, FLORIDA 33158
(305) 971-1988
ACAMPAN@AOL.COM

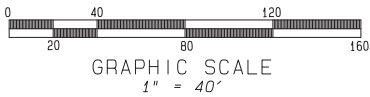


DOCTORS HOSPITAL ANNEX
TENTATIVE PLAT

OF

Lots 19-A & 20 AND a portion of Block 56, "REVISED PLAT OF CORAL GABLES RIVIERA SECTION PART 4", as recorded in Plat Book 25, at Page 47 of the Public Records of Miami-Dade County, Florida.

PROJECT#	DATE	DRAWN	CHECKED	PAGES
5245	10-16-2019	AC/CADD	NC	37-38
FIELD BOOK:	CADD FILE	SCALE	DATE	BY
329	5245	1"=60'	10-16-2019	HD



** FOR ADDITIONAL DETAILS RELATED TO SURVEY, SEE SHEET 1 OF 2

OWNER: The City of Coral Gables
ADDRESS: 2800 S.W. 72nd AVENUE
Miami, Florida 33155
REPRESENTATIVE: Hermes Diaz
(Public Works Director)
PHONE: (305) 460-5000
E-MAIL: hdlaz2@coralgables.com

T-SHEET 2 OF 2

TREE LEGEND:		
TREE DESIGNATION	APPROXIMATE BREAST DIAMETER (INCHES)	COMMON NAME
84" AUP	84"	AUSTRALIAN PINE
3" SGP	3"	SEAGRAPE
5" SGP	5"	SEAGRAPE
4" SGP	4"	SEAGRAPE
12" SP	12"	SABAL PALM
10" BW	10"	BUTTERNUT
14" SP	14"	SABAL PALM
6" AUP	6"	AUSTRALIAN PINE
4" AUP	4"	AUSTRALIAN PINE
8" CP	8"	COCONUT PALM
5" FLH	5"	FLORIDA HOLLY
48" B.	48"	BANYAN
16" SP	16"	SABAL PALM
8" U.	8"	UNKNOWN
3" AP	3"	ALEXANDER PALM
36" B.	36"	BANYAN
16" U.	16"	UNKNOWN
5" AUP	5"	AUSTRALIAN PINE
18" SP	18"	SABAL PALM
4" FLH	4"	FLORIDA HOLLY
4" BW	4"	BUTTERNUT
FLH CLUMP	N/A	FLORIDA HOLLY CLUMP
8" AUP	8"	AUSTRALIAN PINE
3" POU	3"	POUI
3" BW	3"	BUTTERNUT
8" SP	8"	SABAL PALM
8" FLH	8"	FLORIDA HOLLY
6" FLH	6"	FLORIDA HOLLY
8" BW	8"	BUTTERNUT
10" SP	10"	SABAL PALM
12" BW	12"	BUTTERNUT
16" SGP	16"	SEAGRAPE
8" BA	8"	BRAZILIAN ALMOND
3" BA	3"	BRAZILIAN ALMOND
3" M.	3"	MAHOGANY
5" BA	5"	BRAZILIAN ALMOND
6" BA	6"	BRAZILIAN ALMOND
4" BA	4"	BRAZILIAN ALMOND
4" GL	4"	GUMBO LIMBO
8" AUP	8"	AUSTRALIAN PINE
3" AUP	3"	AUSTRALIAN PINE
5" AP	5"	ALEXANDER PALM
7" BW	7"	BUTTERNUT
5" BW	5"	BUTTERNUT
36" AUP	36"	AUSTRALIAN PINE
5" GL	5"	GUMBO LIMBO
6" SGP	6"	SEAGRAPE
4" AP	4"	ALEXANDER PALM
24" AUP	24"	AUSTRALIAN PINE
8" SGP	8"	SEAGRAPE
18" AUP	18"	AUSTRALIAN PINE
6" B.	6"	BANYAN
8" UM	8"	UMBRELLA
16" AUP	16"	AUSTRALIAN PINE
48" AUP	48"	AUSTRALIAN PINE
5" P.	5"	POINCIANA
10" BA	10"	BRAZILIAN ALMOND
3" P.	3"	POINCIANA
3" GL	3"	GUMBO LIMBO
24" P.	24"	POINCIANA
10" B.	120"	BANYAN
24" UM	24"	UMBRELLA
APC	N/A	ARECA PALM CLUMP
FP CLUMP	N/A	FISHTAIL PALM CLUMP
4" U.	4"	UNKNOWN
U. C.	N/A	UNIDENTIFIED CLUMP

CAMPANILE & ASSOCIATES, INC.
ENGINEERS * PLANNERS * SURVEYORS
CONSTRUCTION MANAGERS
6420 MAHI DRIVE
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DOCTORS HOSPITAL ANNEX
TENTATIVE PLAT
(TREE SURVEY PORTION)
OF
Lots 19-A & 20 AND a portion of Block
56, *REVISED PLAT OF CORAL GABLES
RIVIERA SECTION, 4th PLAT BOOK 25,
PAGE 47

PROJECT#	DATE	DRAWN	CHECKED	AC/CADD	FIELD BOOK	CADD FILE
5245	10-16-2019	NC	NC	NC	37-38	5245

CONTACT PERSON:
Anthony Campanile
Campanile & Associates, Inc.
6420 Mahi Drive
Coral Gables, Florida 33158
Telephone: (305) 971-1988
acampan@aol.com

This survey or copies thereof are not valid unless signed and sealed by the State of Florida.

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Professional Surveyor
STATE OF FLORIDA
Professional Seal
No. 12345
Exp. 12/31/2024

3081 Salzedo St. Third Floor
Coral Gables, FL 33134
Phone: (305) 444-0413

TLC ENGINEERING
SOLUTIONS
255 South Orange Ave.
Suite 1600
Orlando, FL 32801
PHONE: (407) 841-9050
PE-17285



DOCTORS HOSPITAL
5000 UNIVERSITY DRIVE
CORAL GABLES, FL. 33146

VALET PARKING
SITE USABILITY
STUDY

CORPORATE OFFICE
BAPTIST HEALTH SOUTH FL.
6855 RED ROAD
CORAL GABLES, FL. 33146

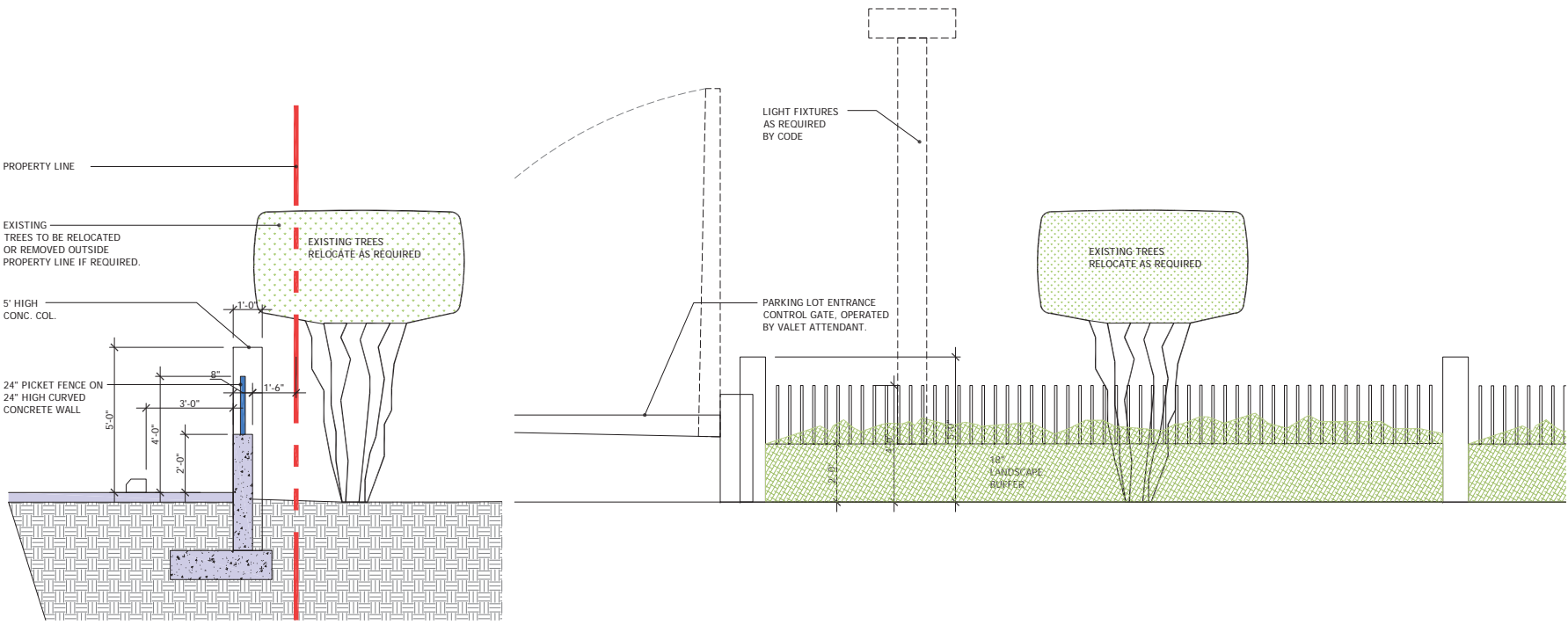
No.	Description:	Date:
1	BLDG. DEPT MARK UPS	9/24/20
2	FINAL COORDINATION	12/10/20
3	ADJUSTED PICKET FENCE ELEVATION	4/29/21

Proj. No:	MG.0015038.01
AMCA SUBMISSION No.	
Date:	09/17/2019
Project Manager:	LP

PROPOSED VALET
PARKING LOT PLAN

PLAN LEGEND

- PROPERTY LINE
- RIGHT OF WAY
- LANDSCAPE GREEN AREA
- VEHICULAR SURFACE
- CONCRETE CURB
- LOW WALL WITH PICKETS UNIVERSITY DRIVE
- 6 FOOT HIGH PERIMETER

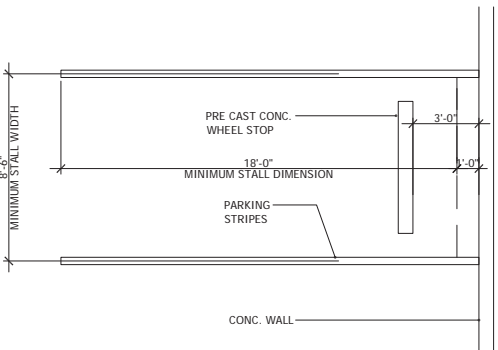


3 A1 VALET PARKING LOT STUDY- PARTIAL CROSS SECTION DIAGRAM
SCALE: 3/8"=1'-0"

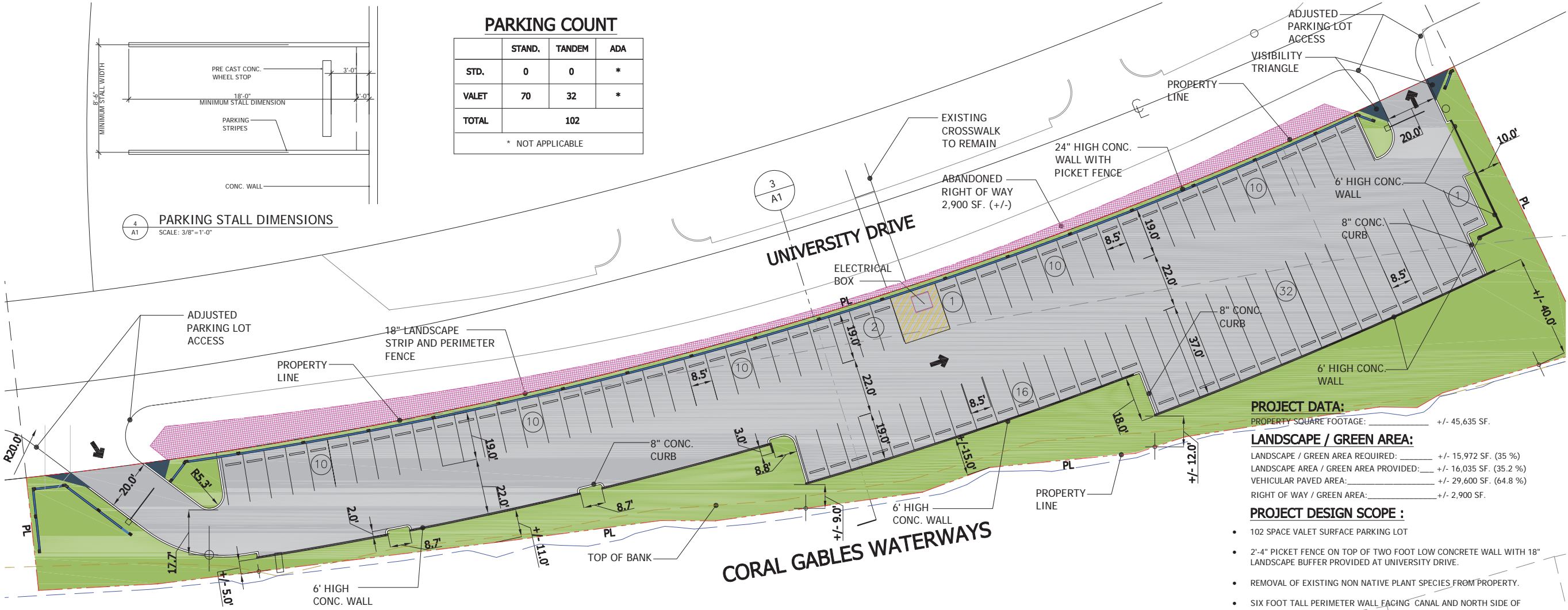
2 A1 VALET PARKING LOT STUDY- PARTIAL STREET ELEVATION DIAGRAM
SCALE: 3/8"=1'-0"

PARKING COUNT

	STAND.	TANDEM	ADA
STD.	0	0	*
VALET	70	32	*
TOTAL	102		
* NOT APPLICABLE			



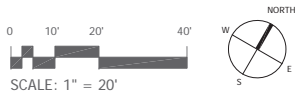
4 A1 PARKING STALL DIMENSIONS
SCALE: 3/8"=1'-0"

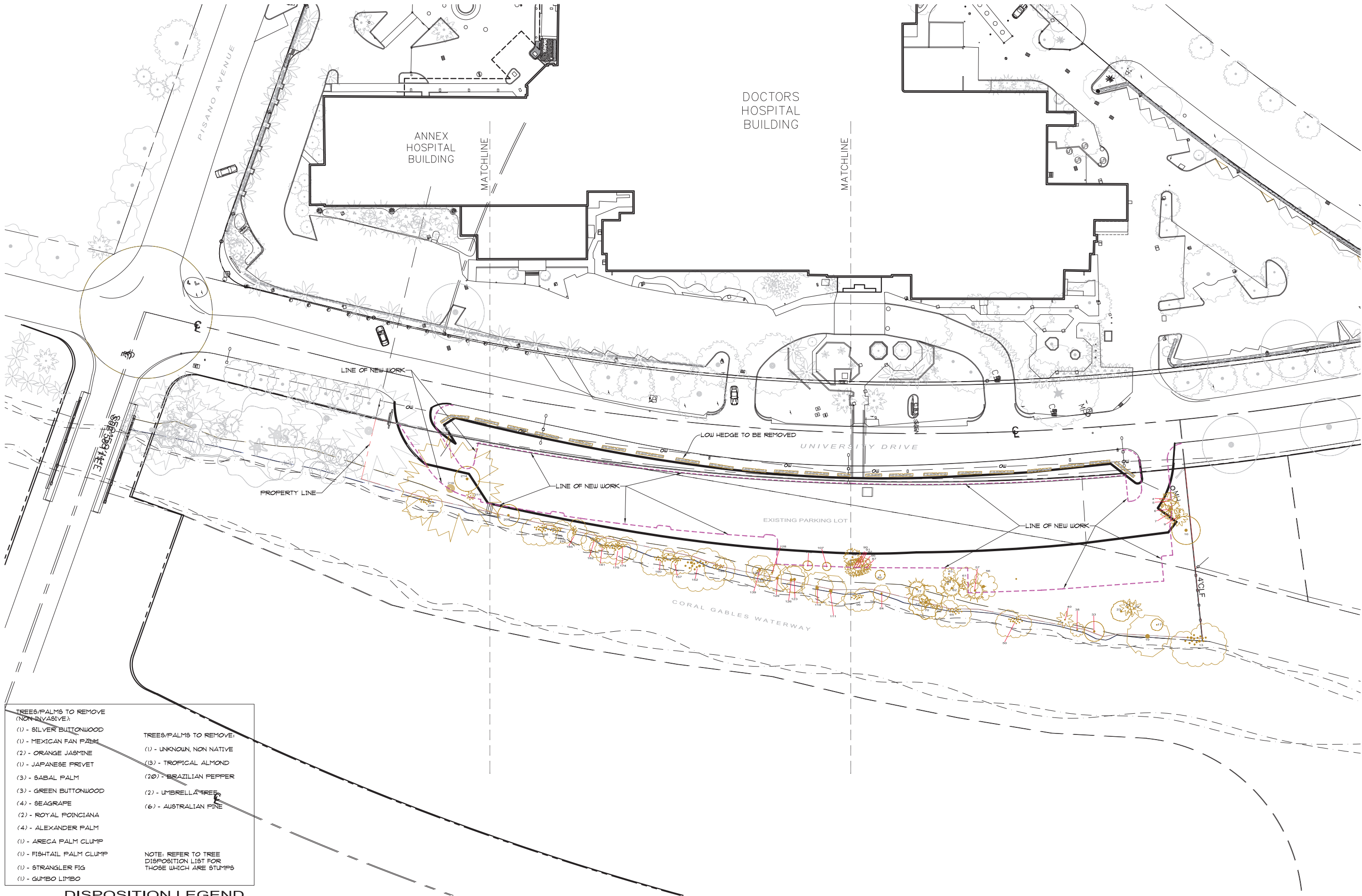


PROJECT DATA:
PROPERTY SQUARE FOOTAGE: +/- 45,635 SF.
LANDSCAPE / GREEN AREA:
LANDSCAPE / GREEN AREA REQUIRED: +/- 15,972 SF. (35 %)
LANDSCAPE AREA / GREEN AREA PROVIDED: +/- 16,035 SF. (35.2 %)
VEHICULAR PAVED AREA: +/- 29,600 SF. (64.8 %)
RIGHT OF WAY / GREEN AREA: +/- 2,900 SF.

- PROJECT DESIGN SCOPE :**
- 102 SPACE VALET SURFACE PARKING LOT
 - 2'-4" PICKET FENCE ON TOP OF TWO FOOT LOW CONCRETE WALL WITH 18" LANDSCAPE BUFFER PROVIDED AT UNIVERSITY DRIVE.
 - REMOVAL OF EXISTING NON NATIVE PLANT SPECIES FROM PROPERTY.
 - SIX FOOT TALL PERIMETER WALL FACING CANAL AND NORTH SIDE OF PROPERTY.
 - PERIMETER LANDSCAPE BUFFER, MAXIMIZED TO HIDE PARKING LOT FROM CANAL SIDE AND ADJACENT PROPERTY.
 - REFER TO CONCEPTUAL LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.

1 A1 PROPOSED VALET PARKING LOT PLAN
SCALE: 1"=20'





TREES/PALMS TO REMOVE
(NON-INVASIVE):

- (1) - SILVER BUTTONWOOD
- (1) - MEXICAN FAN PALM
- (2) - ORANGE JASMINE
- (1) - JAPANESE PRIVET
- (3) - SABAL PALM
- (3) - GREEN BUTTONWOOD
- (4) - SEAGRAPE
- (2) - ROYAL POINCIANA
- (4) - ALEXANDER PALM
- (1) - ARECA PALM CLUMP
- (1) - FISHTAIL PALM CLUMP
- (1) - STRANGLER FIG
- (1) - GUMBO LIMBO

TREES/PALMS TO REMOVE:

- (1) - UNKNOWN, NON NATIVE
- (13) - TROPICAL ALMOND
- (20) - BRAZILIAN PEPPER
- (2) - UMBRELLA TREE
- (6) - AUSTRALIAN PINE

NOTE: REFER TO TREE
DISPOSITION LIST FOR
THOSE WHICH ARE STUMPS

DISPOSITION LEGEND

- EXISTING TO REMAIN
- TO BE TRANSPLANTED
- TO BE REMOVED

CONCEPTUAL DISPOSITION - TREES/PALMS TO BE REMOVED

0 10' 30' 50' SCALE:1"=30.0'

PROJECT TITLE

DOCTORS HOSPITAL
VALET PARKING AREA
5000 UNIVERSITY DRIVE CORAL GABLES, FL

SHEET TITLE

LANDSCAPE
CONCEPTUAL DISPOSITION
TREES/PALMS TO BE REMOVED

REVISION DATE(S)

DATE:

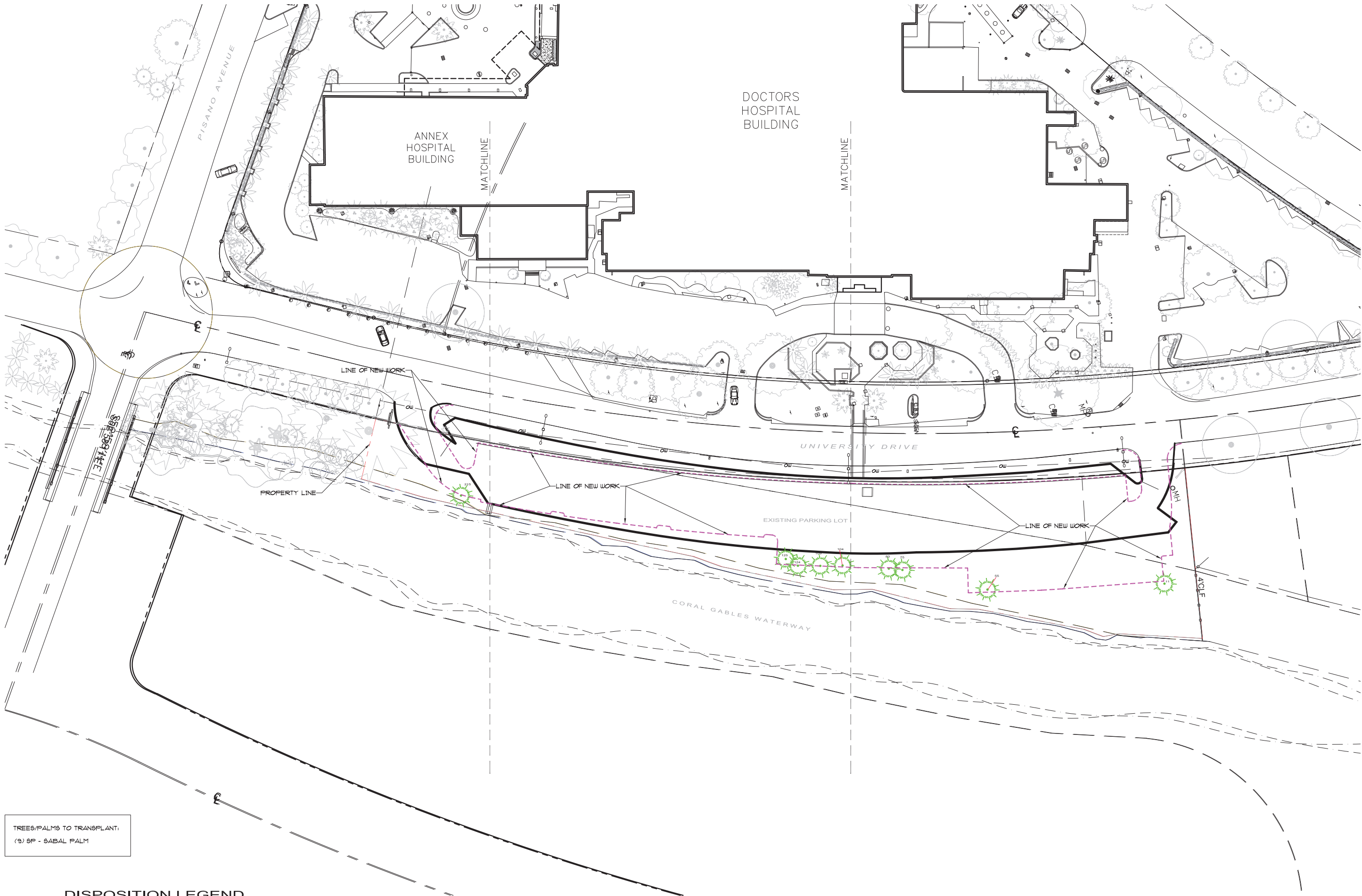
5/5/2021

LD-2

GEOMANTIC
DESIGNS, INC.
LANDSCAPE ARCHITECTURE
ROBERT PARSLEY A.S.L.A.
LAWRENCE
STATE OF FLORIDA
PROJECT NUMBER: 17-100000017

REAL


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TREES/PALMS TO TRANSPLANT:
(9) SP - SABAL PALM

DISPOSITION LEGEND

 EXISTING TO REMAIN

 TO BE TRANSPLANTED

 TO BE REMOVED

CONCEPTUAL DISPOSITION - PALMS TO BE TRANSPLANTED

0 10' 30' 50'

SCALE: 1"=30.0'



PROJECT TITLE

DOCTORS HOSPITAL
VALET PARKING AREA
5000 UNIVERSITY DRIVE CORAL GABLES, FL

REVISION DATE(S)

DATE:

5/5/2021

LD-3

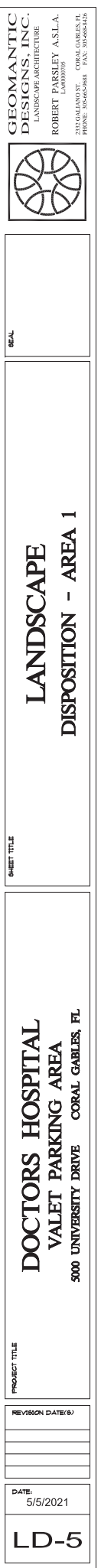
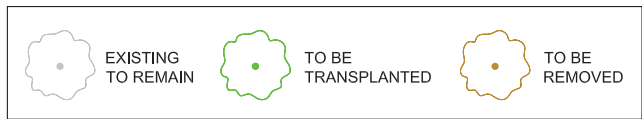
SHEET TITLE

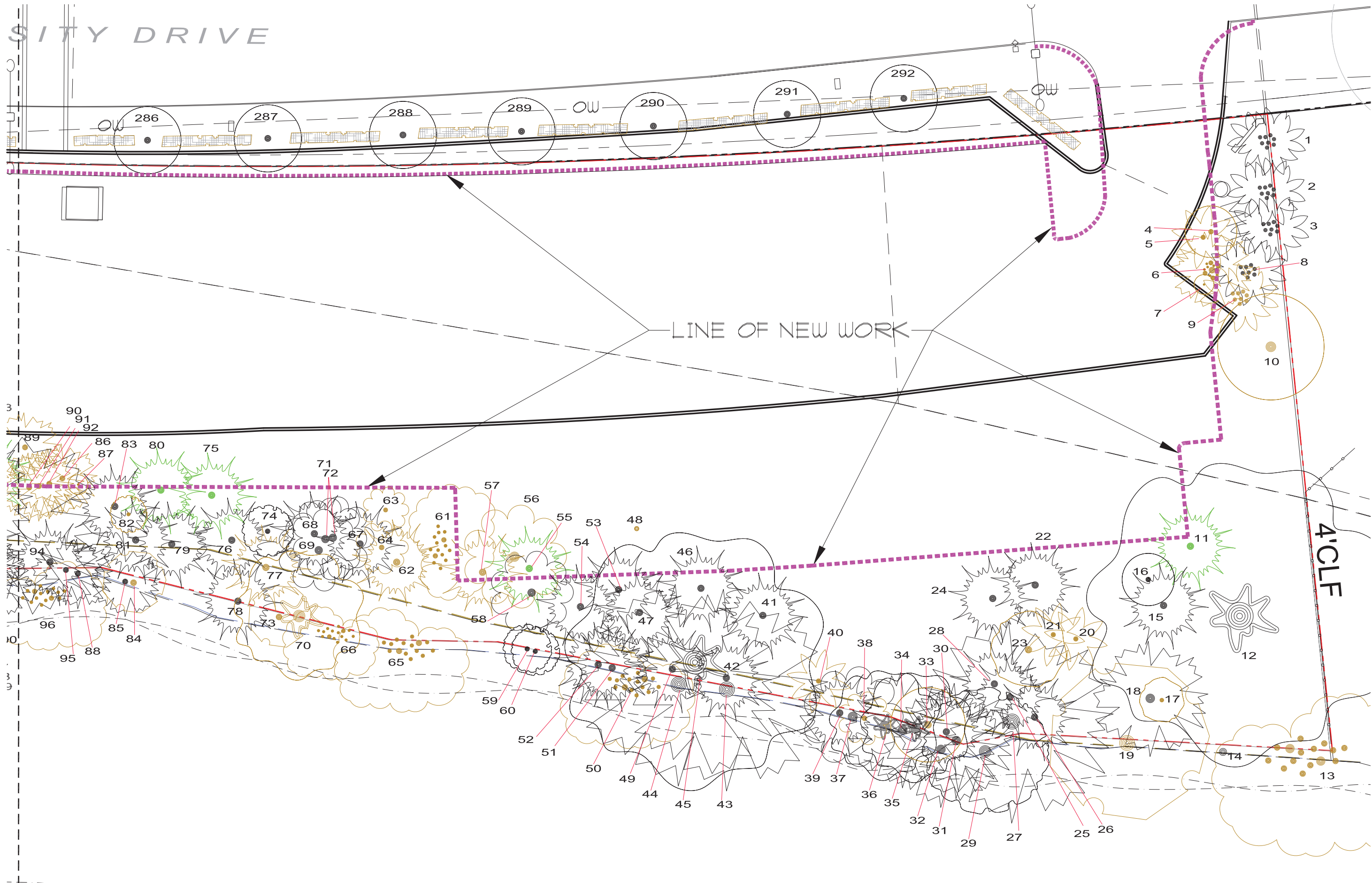
LANDSCAPE
CONCEPTUAL DISPOSITION
PALMS TO BE TRANSPLANTED

REAL



GEOMANTIC
DESIGNS, INC.
LANDSCAPE ARCHITECTURE
ROBERT PARSLEY A.S.L.A.
LAWRENCE
3000 UNIVERSITY DRIVE, CORAL GABLES, FL 33134
TEL: 305.441.1111 FAX: 305.441.1112





SITY DRIVE


LINE OF NEW WORK

4'CLF

DISPOSITION LEGEND

 EXISTING TO REMAIN

 TO BE TRANSPLANTED


 TO BE REMOVED

DISPOSITION - AREA 3

SCALE: 1/8"=1'-0"



GEOMANTIC
DESIGNS, INC.
LANDSCAPE ARCHITECTURE
ROBERT PARSLEY A.S.L.A.
LAWRENCE
2000 UNIVERSITY DRIVE CORAL GABLES, FL 33134
TEL: 305.441.1111 FAX: 305.441.1112



REAL

LANDSCAPE
DISPOSITION - AREA 3

GUEST TITLE

PROJECT TITLE

DOCTORS HOSPITAL
VALET PARKING AREA
5000 UNIVERSITY DRIVE CORAL GABLES, FL

REVISION DATE(S)

DATE:
5/5/2021

LD-7

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

101	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	Australian Pine	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
107	Green Buttonwood	Conocarpus erectus	4	10	4	Fair	Remove (proposed parking lot)	cut back
108	Australian Pine	Casuarina equisetifolia	4.5	40	10	Good	Remain	invasive exotic species
109	Cabbage Palm	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
113	Australian Pine	Casuarina equisetifolia	4	15	10	Good	Remain	invasive exotic species
114	Tropical Almond	Terminalia catappa	4 + 4.5	22	20	Good	Remove	invasive exotic species
115	Green Buttonwood	Conocarpus erectus	7	12	8	Fair-Poor	Remove (proposed parking lot)	topped, cut back, trunk damage
116	Non-Existent							
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	
122	Australian Pine	Casuarina equisetifolia	3	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	Terminalia catappa	1.5 + 2 + 2.5	15	12	Good	Remove	invasive exotic species
129	Tropical Almond	Terminalia catappa	8	20	12	Good	Remove	invasive exotic species
130	Gumbo Limbo	Bursera simaruba	3	18	8	Fair	Remain	
131	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	Seagrape	Coccoloba uvifera	3	10	5	Fair	Remain	cut back
136	Seagrape	Coccoloba uvifera	3.5 + 4	10	5	Fair	Remain	cut back
137	Seagrape	Coccoloba uvifera	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
142	Non-Existent							
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	Brazilian Pepper	Schinus terebinthifolius	multi	20	20	Fair	Remove	invasive exotic species
149	Cabbage Palm	Sabal palmetto	15	25	12	Good	Remain	
150	Australian Pine	Casuarina equisetifolia	8	20	10	Poor	Remain	leaning; invasive exotic species
151	Cabbage Palm	Sabal palmetto	12	25	12	Good	Remain	sheostring fern on trunk
152	Brazilian Pepper	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
159	Silver Buttonwood	Conocarpus erectus-sericeus	2.5	8	3	Fair	Remain	topped
160	Brazilian Pepper	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	Coccoloba uvifera	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
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	Sabal palmetto	17	25	10	Good	Remain	DBH includes boots
171	Cabbage Palm	Sabal palmetto	15	25	10	Good	Remain	DBH includes boots
172	Australian Pine	Casuarina equisetifolia	10	50	25	Good	Remain	invasive exotic species
173	Australian Pine	Casuarina equisetifolia	10	50	25	Good	Remain	invasive exotic species
174	Brazilian Pepper	Schinus terebinthifolius	multi	20	20	Fair	Remove	invasive exotic species
175	Brazilian Pepper	Schinus terebinthifolius	multi	20	20	Fair	Remove	invasive exotic species
176	Cabbage Palm	Sabal palmetto	15	28	10	Good	Remain	DBH includes boots
177	Cabbage Palm	Sabal palmetto	15	20	10	Good	Remain	DBH includes boots
178	Cabbage Palm	Sabal palmetto	15	25	10	Good	Remain	DBH includes boots
179	Green Buttonwood	Conocarpus erectus	3.5	10	3	Fair	Remain	topped
180	Green Buttonwood	Conocarpus erectus	4.5	10	4	Fair	Remain	topped
181	Brazilian Pepper	Schinus terebinthifolius	multi	20	20	Fair	Remove	invasive exotic species
182	Brazilian Pepper	Schinus terebinthifolius	multi	20	20	Fair	Remove	invasive exotic species
183	Cabbage Palm	Sabal palmetto	15.5	25	10	Good	Remain	
184	Cabbage Palm	Sabal palmetto	14.5	30	10	Good	Remain	
185	Brazilian Pepper	Schinus terebinthifolius	3 + 2	8	10	Poor	Remove	invasive exotic species
186	Silver Buttonwood	Conocarpus erectus-sericeus	2 + 1	8	10	Poor	Remove	growing together with above
186	Australian Pine	Casuarina equisetifolia	8	40	20	Good	Remain	invasive exotic species
187	Australian Pine	Casuarina equisetifolia	9	40	20	Good	Remain	invasive exotic species
188	Australian Pine	Casuarina equisetifolia	9	40	20	Good	Remain	invasive exotic species
189	Cabbage Palm	Sabal palmetto	17	18	10	Good	Remain	DBH includes boots
190	Brazilian Pepper	Schinus terebinthifolius	multi	20	20	Fair	Remove	invasive exotic species
191	Brazilian Pepper	Schinus terebinthifolius	multi	20	20	Fair	Remove	invasive exotic species
192	Brazilian Pepper	Schinus terebinthifolius	multi	20	20	Fair	Remove	invasive exotic species
193	Cabbage Palm	Sabal palmetto	16	30	10	Good	Remain	DBH includes boots
194	"Intentionally Omitted"							
195	Cabbage Palm	Sabal palmetto	15	15	10	Good	Remain	DBH includes boots
196	Brazilian Pepper	Schinus terebinthifolius	multi	20	20	Fair	Remove	invasive exotic species
197	Cabbage Palm	Sabal palmetto	15	15	10	Good	Remain	DBH includes boots
198	Cabbage Palm	Sabal palmetto	17	25	12	Good	Remain	DBH includes boots
199	Seagrape	Coccoloba uvifera	2.5	6	3	Fair	Remain	topped
200	Seagrape	Coccoloba uvifera	4	6	3	Fair	Remain	topped

201	Seagrape	<i>Coccoloba uvifera</i>	4	6	3	Fair	Remain	topped
202	"Intentionally Omitted"							
203	Australian Pine	<i>Casuarina equisetifolia</i>	5	20	10	Poor	Remain	leaning; invasive exotic species
204	Australian Pine	<i>Casuarina equisetifolia</i>	6	20	10	Poor	Remain	leaning; invasive exotic species
205	Cabbage Palm	<i>Sabal palmetto</i>	13	25	10	Good	Remain	
206	Green Buttonwood	<i>Conocarpus erectus</i>	5 + 2	25	15	Good	Remain	on canal bank
207	Cabbage Palm	<i>Sabal palmetto</i>	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	<i>Sabal palmetto</i>	16	27	12	Good	Remain	DBH includes boots
210	Strangler Fig	<i>Ficus aurea</i>	13.5+8.5+6+8+9+9	25	30	Fair	Remain	some damage, decay; wax scale infestation
211	Solitaire/Alexander Palm	<i>Ptychosperma elegans</i>	3.5	10	10	Good	Remove	survey lists Australian pine - not present in this location
212	Australian Pine	<i>Casuarina equisetifolia</i>	10	25	10	Fair	Remain	invasive exotic species
213	Australian Pine	<i>Casuarina equisetifolia</i>	8	25	15	Fair	Remain	invasive exotic species
214	Japanese Privet	<i>Ligustrum japonicum</i>	6 + 4	12	12	Fair	Remove	old tree, some damage; over-pruned
215	Cabbage Palm	<i>Sabal palmetto</i>	16	20	12	Good	Transplant	DBH includes boots
216	Australian Pine	<i>Casuarina equisetifolia</i>	38	70	50	Good	Remove (proposed parking lot)	invasive exotic species
217	Strangler Fig	<i>Ficus aurea</i>	48	25	50	Fair	Remain	some old storm damage; DBH includes aerial root structures
218	Brazilian Pepper	<i>Schinus terebinthifolius</i>	multi	20	20	Fair	Remove	invasive exotic species
219	Cabbage Palm	<i>Sabal palmetto</i>	14	22	10	Good	Remain	DBH includes boots
220	Coconut Palm	<i>Cocos nucifera</i>	8.5	25	20	Good	Remain	
221	Cabbage Palm	<i>Sabal palmetto</i>	16	25	12	Good	Remain	DBH includes boots
222	Cabbage Palm	<i>Sabal palmetto</i>	11	30	10	Good	Remain	
223	Cabbage Palm	<i>Sabal palmetto</i>	16	25	12	Good	Remain	DBH includes boots
224	Green Buttonwood	<i>Conocarpus erectus</i>	6	28	6	Fair	Remain	tall, thin
225	Green Buttonwood	<i>Conocarpus erectus</i>	13	30	25	Good	Remain	
226	Cabbage Palm	<i>Sabal palmetto</i>	15	25	12	Good	Remain	DBH includes boots
227	Australian Pine	<i>Casuarina equisetifolia</i>	7	30	15	Good	Remain	invasive exotic species
228	Australian Pine	<i>Casuarina equisetifolia</i>	4.5	25	15	Good	Remain	invasive exotic species
229	Seagrape	<i>Coccoloba uvifera</i>	4	18	12	Fair	Remain	#229-#233 a cluster, some topped
230	Seagrape	<i>Coccoloba uvifera</i>	4 + 5.5	20	12	Fair	Remain	#229-#233 a cluster, some topped
231	Seagrape	<i>Coccoloba uvifera</i>	3.5	10	6	Fair	Remain	#229-#233 a cluster, some topped
232	Seagrape	<i>Coccoloba uvifera</i>	5	10	6	Fair	Remain	#229-#233 a cluster, some topped
233	Seagrape	<i>Coccoloba uvifera</i>	5	10	6	Fair	Remain	#229-#233 a cluster, some topped
234	Australian Pine	<i>Casuarina equisetifolia</i>	36 + 35	80	70	Fair	Remain (not within property)	invasive exotic species
235	Seagrape	<i>Coccoloba uvifera</i>	3	10	10	Fair-Poor	Remain	
236	Green Buttonwood	<i>Conocarpus erectus</i>	10.5	35	20	Good	Remain (not within property)	
237	Green Buttonwood	<i>Conocarpus erectus</i>	10	35	16	Good	Remain (not within property)	
238	Green Buttonwood	<i>Conocarpus erectus</i>	7.5	35	14	Good	Remain (not within property)	
239	Green Buttonwood	<i>Conocarpus erectus</i>	6.5	35	14	Good	Remain (not within property)	
240	Brazilian Pepper	<i>Schinus terebinthifolius</i>	multi	20	20	Poor	Remain (not within property)	topped; invasive exotic species
241	Silver Buttonwood	<i>Conocarpus erectus-sericeus</i>	2 + 1.5	16	8	Fair	Remain (not within property)	
242	Green Buttonwood	<i>Conocarpus erectus</i>	13	25	30	Good	Remain (not within property)	#242 & #243 same tree
243	Green Buttonwood	<i>Conocarpus erectus</i>	12	25	30	Good	Remain (not within property)	#242 & #243 same tree
244	Solitaire/Alexander Palm	<i>Ptychosperma elegans</i>	3.5	8	6	Good	Remain (not within property)	
245	Silver Buttonwood	<i>Conocarpus erectus-sericeus</i>	2 + 1	12	6	Fair	Remain (not within property)	
246	Cabbage Palm	<i>Sabal palmetto</i>	15	25	12	Good	Remain (not within property)	
247	Solitaire/Alexander Palm	<i>Ptychosperma elegans</i>	3	12	6	Good	Remain (not within property)	
248	Brazilian Pepper	<i>Schinus terebinthifolius</i>	multi	20	20	Fair	Remain (not within property)	invasive exotic species
249	Strangler Fig	<i>Ficus aurea</i>	40	35	60	Good	Remain (not within property)	
250	Non-Existent						(not within property)	
251	Strangler Fig	<i>Ficus aurea</i>	36	30	30	Good	Remain (not within property)	cabbage palm within trunk mass
252	Cabbage Palm	<i>Sabal palmetto</i>	12	25	12	Good	Remain (not within property)	
253	Cabbage Palm	<i>Sabal palmetto</i>	15	20	12	Very Good	Remain (not within property)	shoestring fern on trunk; DBH includes boots
254	Gumbo Limbo	<i>Bursera simaruba</i>	3.5	10	2	Poor	Remain (not within property)	cut back
255	Australian Pine	<i>Casuarina equisetifolia</i>	23	50	25	Fair	Remain (not within property)	invasive exotic species
256	Australian Pine	<i>Casuarina equisetifolia</i>	13.5	35	20	Fair	Remain (not within property)	invasive exotic species
257	Brazilian Pepper	<i>Schinus terebinthifolius</i>	multi	20	20	Fair	Remain (not within property)	invasive exotic species
258	Cabbage Palm	<i>Sabal palmetto</i>	9	8	10	Fair	Remain (not within property)	shade stress
259	Cabbage Palm	<i>Sabal palmetto</i>	10	15	10	Good	Remain (not within property)	
260	Cabbage Palm	<i>Sabal palmetto</i>	9.5	10	10	Good	Remain (not within property)	
261	Australian Pine	<i>Casuarina equisetifolia</i>	25	60	40	Fair	Remain (not within property)	invasive exotic species
262	Strangler Fig	<i>Ficus aurea</i>	12 + 10	25	30	Fair	Remain (not within property)	wax scale infestation
263	Gumbo Limbo	<i>Bursera simaruba</i>	2	10	3	Fair	Remain (not within property)	
263A	Australian Pine	<i>Casuarina equisetifolia</i>	48	75	60	Fair	Remain (not within property)	not on survey; invasive exotic species
264	Cabbage Palm	<i>Sabal palmetto</i>	15.5	14	12	Good	Remain (not within property)	
265	Brazilian Beautyleaf	<i>Calophyllum brasiliense</i>	8	22	18	Good	Remain (not within property)	
266	Brazilian Beautyleaf	<i>Calophyllum brasiliense</i>	8.5	24	15	Good	Remain (not within property)	
267	Brazilian Beautyleaf	<i>Calophyllum brasiliense</i>	10	25	18	Good	Remain (not within property)	
268	Brazilian Beautyleaf	<i>Calophyllum brasiliense</i>	8.5	22	15	Good	Remain (not within property)	
269	Australian Pine	<i>Casuarina equisetifolia</i>	43	70	50	Fair	Remain (not within property)	invasive exotic species
270	Brazilian Beautyleaf	<i>Calophyllum brasiliense</i>	7	22	15	Good	Remain (not within property)	
271	Brazilian Beautyleaf	<i>Calophyllum brasiliense</i>	8	22	15	Good	Remain (not within property)	
272	Solitaire/Alexander Palm	<i>Ptychosperma elegans</i>	3.5	28	8	Fair-Good	Remain (not within property)	
273	Brazilian Beautyleaf	<i>Calophyllum brasiliense</i>	7	24	18	Good	Remain (not within property)	
274	Solitaire/Alexander Palm	<i>Ptychosperma elegans</i>	4	30	6	Fair	Remain (in R.O.W.)	
275	Japanese Privet	<i>Ligustrum japonicum</i>	5 @ 3-6	10	10	Good	Remain (in R.O.W.)	
276	Japanese Privet	<i>Ligustrum japonicum</i>	4 @ 2.5-4.5	10	10	Good	Remain (in R.O.W.)	
277	Japanese Privet	<i>Ligustrum japonicum</i>	3 @ 3-6	10	10	Good	Remain (in R.O.W.)	
278	Japanese Privet	<i>Ligustrum japonicum</i>	4 @ 3-5	10	10	Good	Remain (in R.O.W.)	
279	Japanese Privet	<i>Ligustrum japonicum</i>	4 @ 1.5-6	10	10	Good	Remain (in R.O.W.)	
280	Japanese Privet	<i>Ligustrum japonicum</i>	4 @ 3-5	10	10	Good	Remain (in R.O.W.)	
281	Japanese Privet	<i>Ligustrum japonicum</i>	4 @ 2-6	10	10	Good	Remain (in R.O.W.)	
282	Japanese Privet	<i>Ligustrum japonicum</i>	4 @ 4-6	10	10	Good	Remain (in R.O.W.)	
283	Japanese Privet	<i>Ligustrum japonicum</i>	4 @ 4-6	10	10	Good	Remain (in R.O.W.)	
284	Japanese Privet	<i>Ligustrum japonicum</i>	4 @ 3.5-6	10	10	Good	Remain (in R.O.W.)	
285	Japanese Privet	<i>Ligustrum japonicum</i>	4 @ 4-7	10	10	Good	Remain (in R.O.W.)	
286	Japanese Privet	<i>Ligustrum japonicum</i>	4 @ 4-6	10	10	Good	Remain (in R.O.W.)	
287	Japanese Privet	<i>Ligustrum japonicum</i>	4 @ 4-6	10	10	Good	Remain (in R.O.W.)	
288	Japanese Privet	<i>Ligustrum japonicum</i>	4 @ 3-6.5	10	10	Good	Remain (in R.O.W.)	
289	Japanese Privet	<i>Ligustrum japonicum</i>	3 @ 4-6	10	10	Good	Remain (in R.O.W.)	
290	Japanese Privet	<i>Ligustrum japonicum</i>	3 @ 3-6	10	10	Good	Remain (in R.O.W.)	
291	Japanese Privet	<i>Ligustrum japonicum</i>	7 @ 2-4	10	10	Good	Remain (in R.O.W.)	
292	Japanese Privet	<i>Ligustrum japonicum</i>	3 @ 2-4	10	10	Fair-Poor	Remain (in R.O.W.)	stress & dieback

Note: Refer to all comments / notes on arborist Lisa Hammer's Tree Evaluation dated February 26, 2021

GEOMANTIC
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LANDSCAPE ARCHITECTURE
ROBERT PARSLEY A.S.L.A.
LAWRENCE
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33134
PHONE: 305.440.9888
WWW.GEOMANTICDESIGNS.COM



#4

SHEET TITLE

LANDSCAPE
EXISTING TREE DISPOSITION LIST

PROJECT TITLE

DOCTORS HOSPITAL
VALET PARKING AREA
5000 UNIVERSITY DRIVE CORAL GABLES, FL

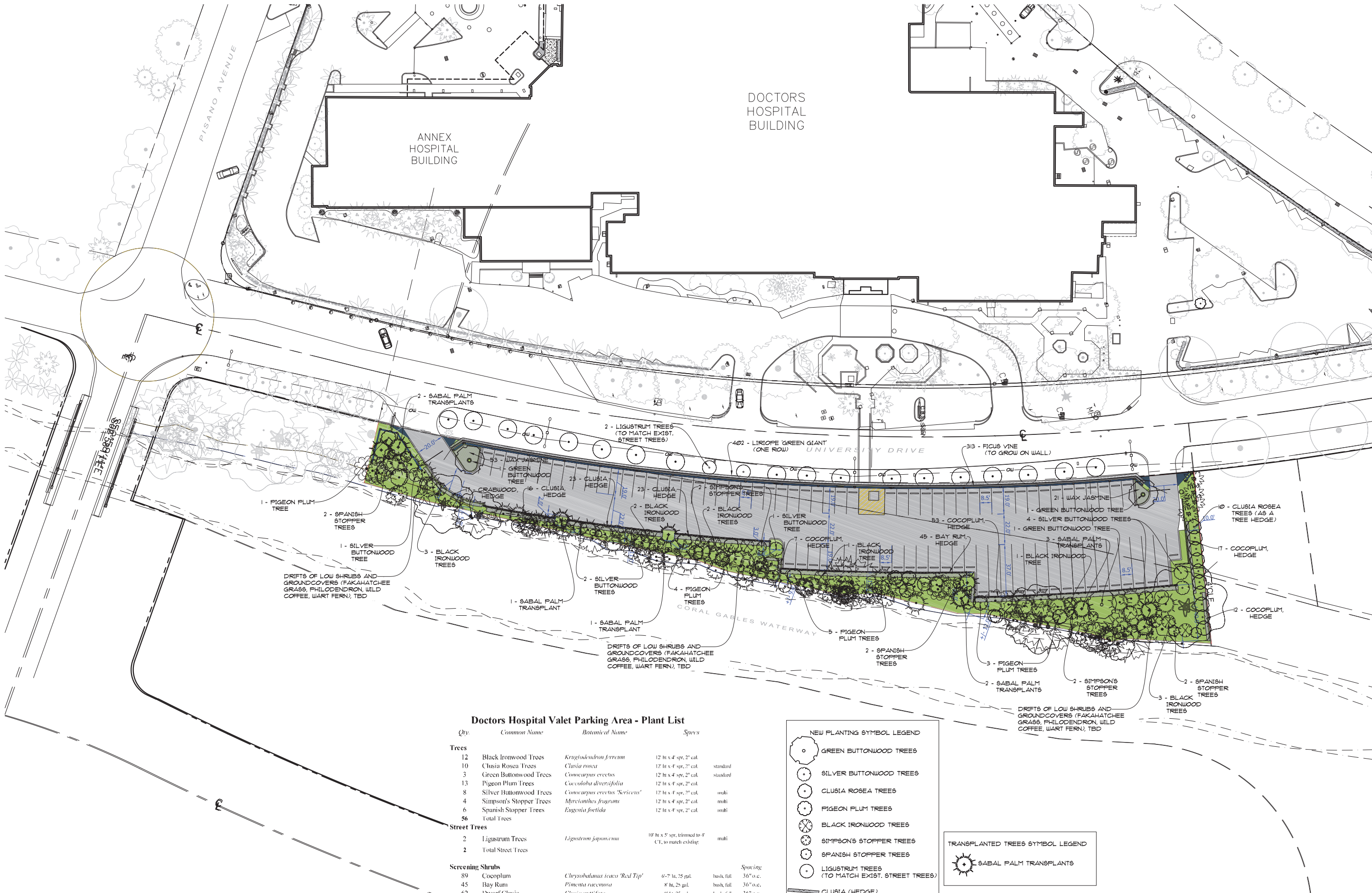
REVISION DATE(S)

DATE

5/5/2021

LD-9

EXISTING TREE DISPOSITION LIST



PLANTING LEGEND


 EXISTING TO REMAIN


 TRANSPLANTED TREES / PALMS


 NEW


Doctors Hospital Valet Parking Area - Plant List				
Qty.	Common Name	Botanical Name	Specs	
Trees				
12	Black Ironwood Trees	<i>Krugiodendron ferreum</i>	12' ht x 4" spc, 2" cal.	
10	Clusia Rosea Trees	<i>Clusia rosea</i>	12' ht x 4" spc, 2" cal.	standard
3	Green Buttonwood Trees	<i>Conocarpus erectus</i>	12' ht x 4" spc, 2" cal.	standard
13	Pigeon Plum Trees	<i>Coccoloba diversifolia</i>	12' ht x 4" spc, 2" cal.	
8	Silver Buttonwood Trees	<i>Conocarpus erectus 'Sericeus'</i>	12' ht x 4" spc, 2" cal.	multi
4	Simpson's Stopper Trees	<i>Myrcianthes fragrans</i>	12' ht x 4" spc, 2" cal.	multi
6	Spanish Stopper Trees	<i>Engenia foetida</i>	12' ht x 4" spc, 2" cal.	multi
56	Total Trees			
Street Trees				
2	Ligustrum Trees	<i>Ligustrum japonicum</i>	10' ht x 5" spc, trimmed to 4' C.T. to match existing	multi
2	Total Street Trees			
Screening Shrubs				
89	Cocoplum	<i>Chrysobalanus icaya 'Red Tip'</i>	6'-7' ht, 25 gal.	bush, full 36" o.c.
45	Bay Rum	<i>Pimenta racemosa</i>	8' ht, 25 gal.	bush, full 36" o.c.
62	Dwarf Clusia	<i>Clusia guttifer</i>	8' ht, 25 gal.	bush, full 36" o.c.
17	Crabwood	<i>Gymnanthes lucida</i>	8' ht, 25 gal.	bush, full 36" o.c.
Groundcovers & Vines				
313	Ficus vine	<i>Ficus pumila</i>	14" x 14", 1 gal.	18" o.c.
402	Liriope 'Green Giant'	<i>Liriope muscari 'Green Giant'</i>	12" x 12", 1 gal.	15" o.c.
74	Wax Jasmine	<i>Jasminum volubile</i>	18" x 18", 3 gal.	24" o.c.
Additional Shrubs & Groundcovers				
Drifts of low understory planting (Fakahatchee Grass, Philodendron, Wild Coffee, Wart Fern), T.B.D.				
Note: All plant material must be approved by I.A. prior to installation, no exceptions.				


NEW PLANTING SYMBOL LEGEND


 GREEN BUTTONWOOD TREES


 SILVER BUTTONWOOD TREES


 CLUSIA ROSEA TREES

 PIGEON PLUM TREES


 BLACK IRONWOOD TREES


 SIMPSON'S STOPPER TREES


 SPANISH STOPPER TREES


 LIGUSTRUM TREES (TO MATCH EXIST. STREET TREES)


TRANSPLANTED TREES SYMBOL LEGEND


 CLUSIA (HEDGE)


 CRABWOOD (HEDGE)


 BAY RUM (HEDGE)

 COCOPULM (HEDGE)

 FICUS VINE

 LIRIOPE 'GREEN GIANT'

 WAX JASMINE

 TRANSPLANTED TREES SYMBOL LEGEND
SABAL PALM TRANSPLANTS

CONCEPTUAL OVERALL PLANTING PLAN

SCALE: 1"=30.0'

PROJECT TITLE

DOCTORS HOSPITAL VALET PARKING AREA

5000 UNIVERSITY DRIVE CORAL GABLES, FL

REVISION DATE(S)

DATE: 5/5/2021

L-1

GEOMANTIC DESIGNS, INC. LANDSCAPE ARCHITECTURE ROBERT PARSLEY A.S.L.A. LANDSCAPE ARCHITECT CORAL GABLES, FL

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BLACK IRONWOOD TREE



SIMPSON'S STOPPER TREE



CRABWOOD, BUSH



SILVER SAW PALMETTO



FICUS VINE



LIRIOPE



CLUSIA GUTTIFERA HEDGE



BAY RUM TREE HEDGE



SPANISH STOPPER TREE



SILVER BUTTONWOOD TREE



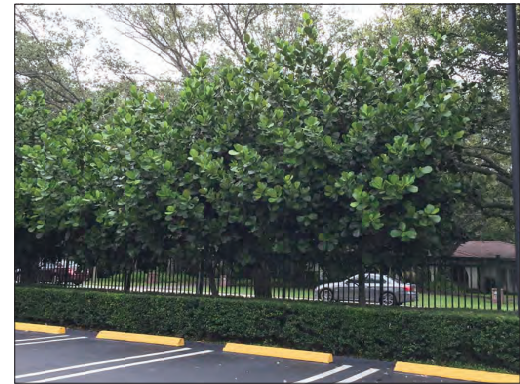
WAX JASMINE



WART FERN



GREEN BUTTONWOOD TREE



CLUSIA ROSEA TREE HEDGE



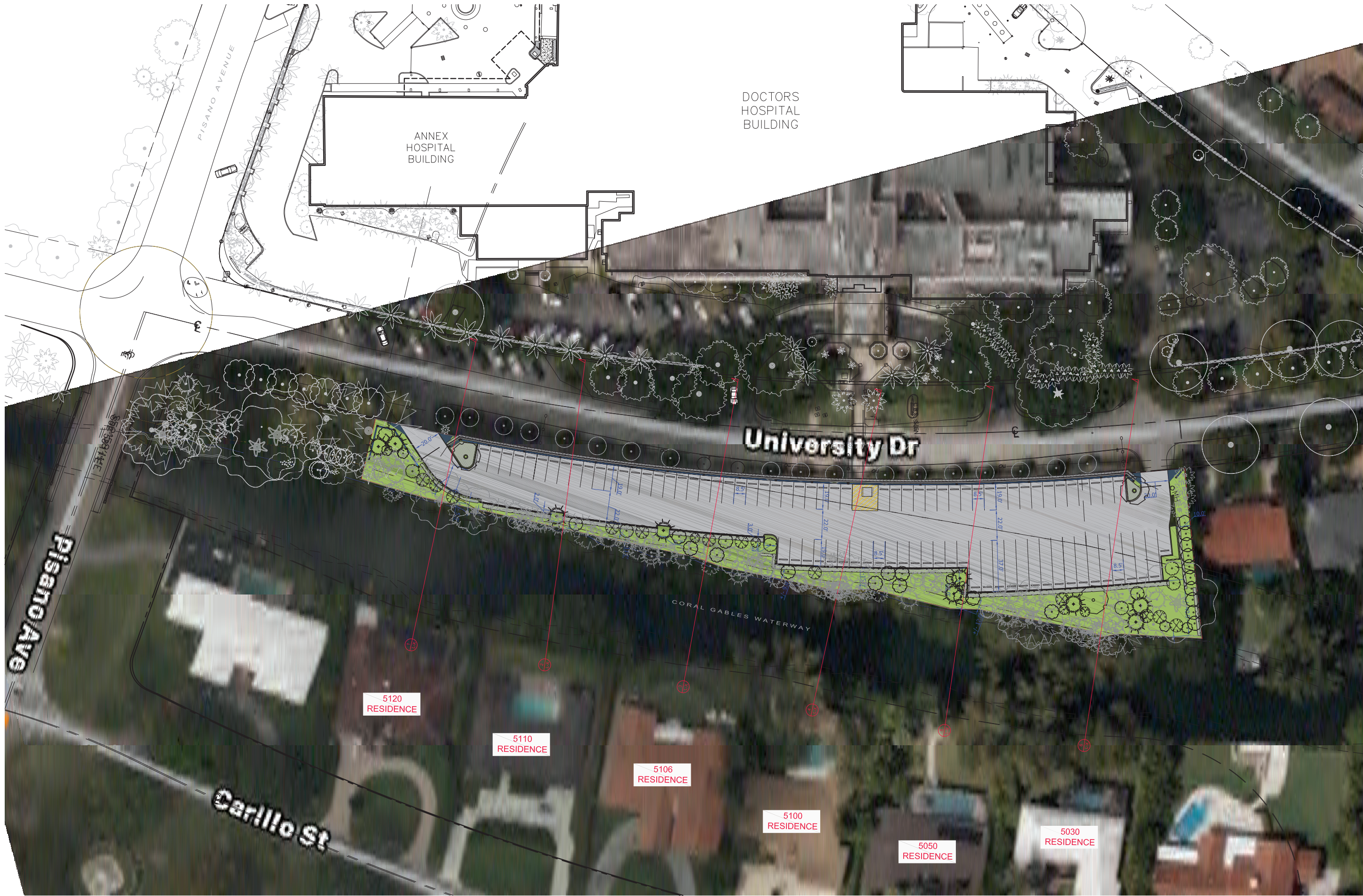
COCOPLUM HEDGE



GREEN BUTTONWOOD, BUSH



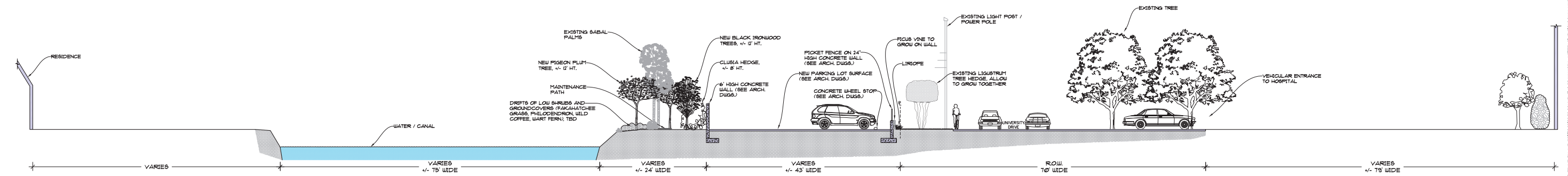
PIGEON PLUM TREE



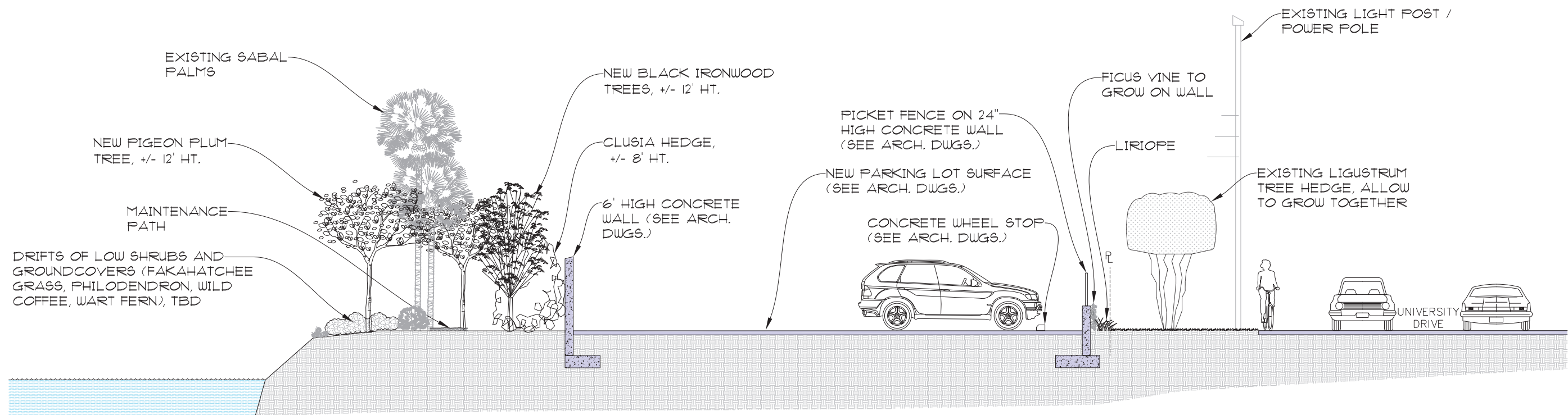
OVERALL KEY PLAN
SCALE: 1"=30.0'

PROJECT TITLE		DOCTORS HOSPITAL VALET PARKING AREA 500 UNIVERSITY DRIVE CORAL GABLES, FL	
REVISION DATE(S)			
DATE:		5/5/2021	
L-4		LANDSCAPE ARCHITECTURE ROBERT PARSLEY A.S.L.A. LAWRENCE PERS. 10/20/2019 CORAL GABLES, FL	
SHEET TITLE		LANDSCAPE OVERALL KEY PLAN	
SHEET NUMBER		1	

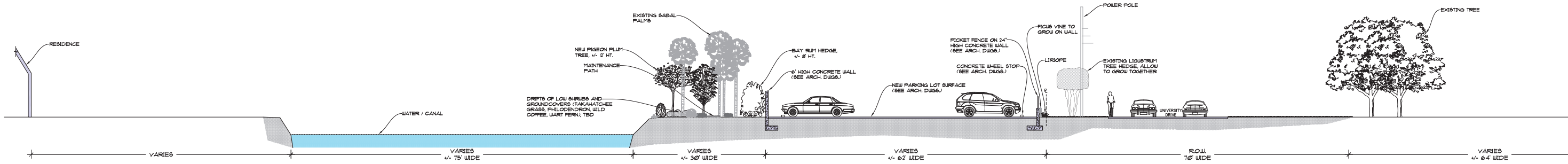
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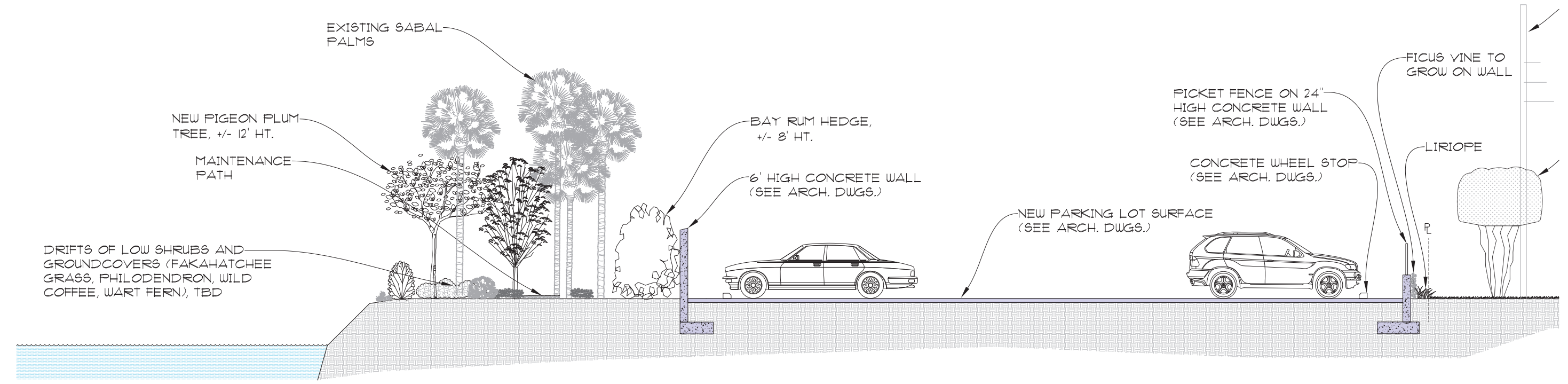
SECTION 3
5106 RESIDENCE
SCALE: 3/32"=1'-0"



SECTION 3 - BLOWUP
5106 RESIDENCE
SCALE: 1/4"=1'-0"



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



SECTION 5 - BLOWUP
5050 RESIDENCE
SCALE: 1/4"=1'-0"

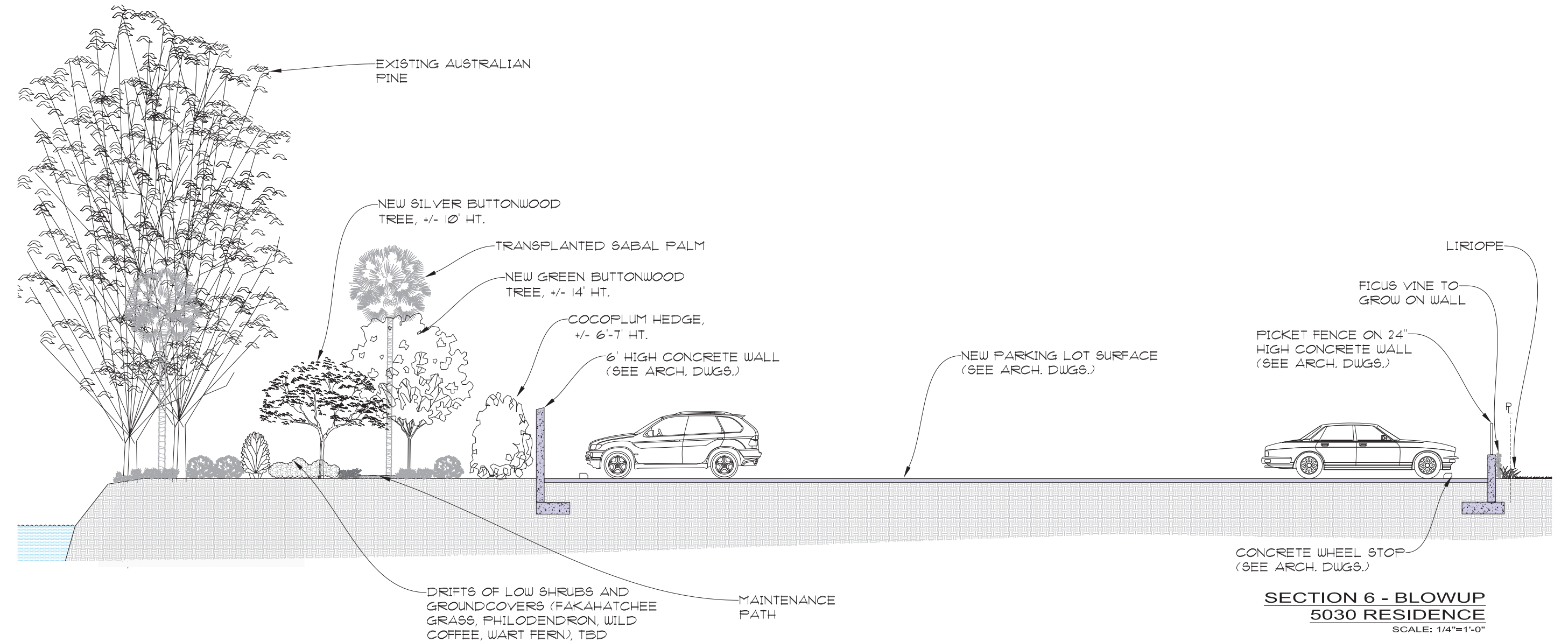
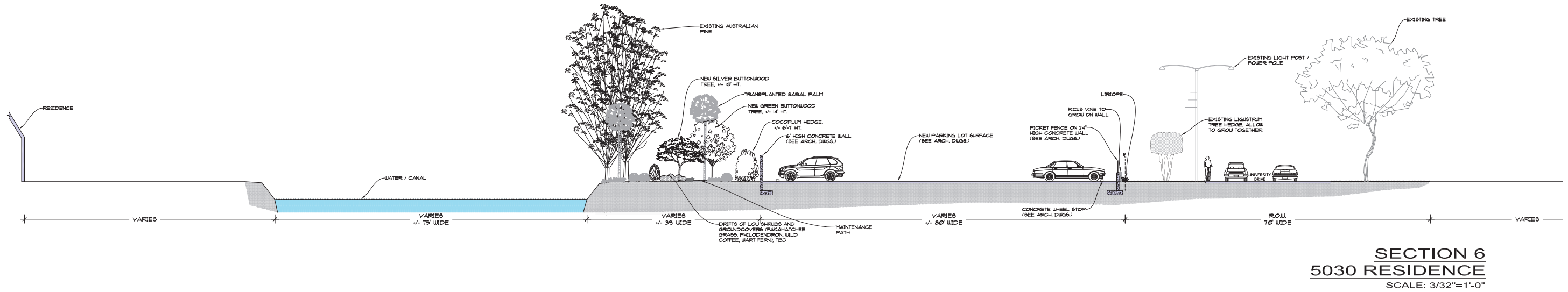
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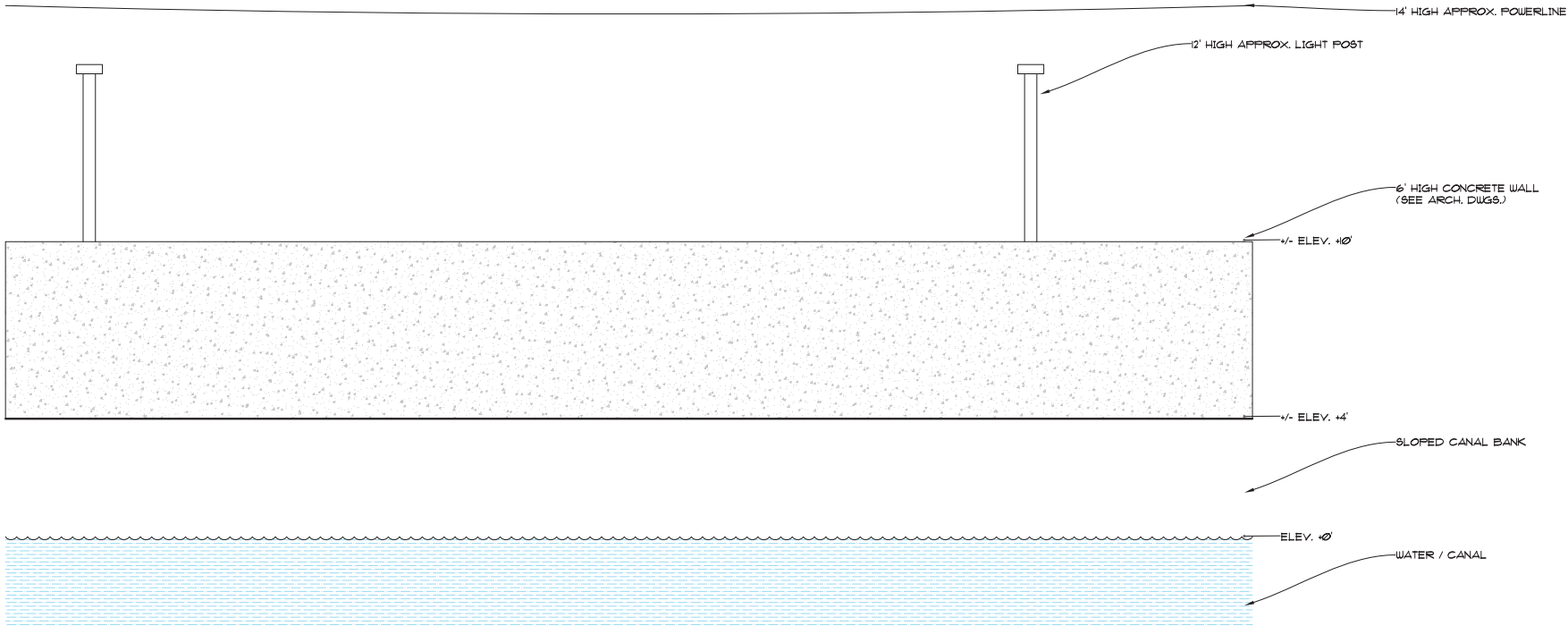
**GEOMANTIC
DESIGNS, INC.**
LANDSCAPE ARCHITECTURE
ROBERT PARSLEY A.S.L.A.
Landscape
DESIGNER
500 UNIVERSITY DRIVE
CORAL GABLES, FL 33134
(305) 441-1111

LANDSCAPE
SECTION 5

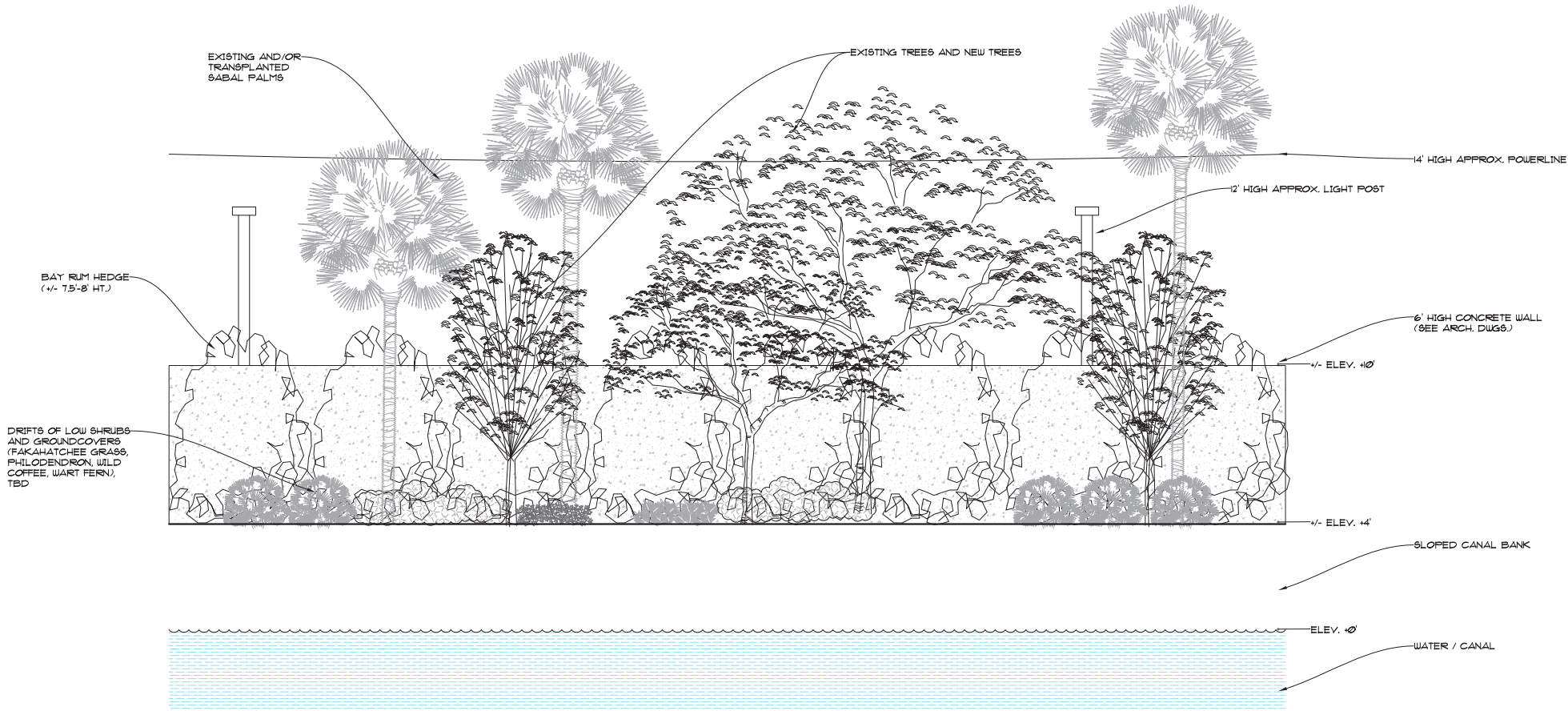
PROJECT TITLE
DOCTORS HOSPITAL
VALET PARKING AREA
500 UNIVERSITY DRIVE CORAL GABLES, FL

REVISION DATE(S)
DATE: 5/5/2021
L-9





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



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

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REAL

SHEET TITLE

**LANDSCAPE
DESIGNS, INC.**
CONCEPTUAL PLANTING ELEVATIONS

PROJECT TITLE

**DOCTORS HOSPITAL
VALET PARKING AREA**
5000 UNIVERSITY DRIVE CORAL GABLES, FL

REVISION DATE(S)

DATE:

5/5/2021

L-11



Doctors Hospital Valet Parking Lot
Conceptual Rendering
15 to 25 Year Growth
Canal View - Middle



Doctors Hospital Valet Parking Lot
Conceptual Rendering
15 to 25 Year Growth
Canal View - Northeast





Doctors Hospital Valet Parking Lot
Conceptual Rendering
15 to 25 Year Growth
Canal View - Southwest

NELSON



Doctors Hospital Valet Parking Lot
Conceptual Rendering
15 to 25 Year Growth
Plan View



Doctors Hospital Valet Parking Lot
Conceptual Rendering
15 to 25 Year Growth
Aerial View - Northeast

NELSON



Doctors Hospital Valet Parking Lot
Conceptual Rendering
15 to 25 Year Growth
Aerial View - Southwest







Doctors Hospital Valet Parking Lot
Conceptual Rendering
15 to 25 Year Growth
Street View - Southwest



Doctors Hospital Valet Parking Lot
Conceptual Rendering
15 to 25 Year Growth
Street View - Northeast



	<h2 style="text-align: center;">City of Coral Gables Notice of Public Hearing</h2>		
Applicant:	City of Coral Gables		
Application:	<ol style="list-style-type: none"> 1. Change of Land Use 2. Change of Zoning 3. Conditional Use for Accessory Use to a Hospital 4. Tentative Plat 		
Property:	5151 University Drive (Parking Lot #24, Doctors Hospital)		
Public Hearing - Date/Time/ Location:	<p>Planning & Zoning Board August 11, 2021, 6:00 p.m.</p> <p>City Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida, 33134</p> <p>Online: www.zoom.us/j/94373448009 Phone: (305) 461-6769; Meeting ID: 943 7344 8009 email: planning@coralgables.com</p>		

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.

1. **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 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

	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 Wednesday, August 11, 2021, 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 of Coral Gables, Florida, approving the vacation of a public street pursuant to Zoning Code Article 14, "Process," Section 14-211, "Abandonment and Vacations" and City Code Chapter 62, Article 8, "Vacation, Abandonment and Closure of Streets, Easements and Alleys by Private Owners and the City; Application Process," providing for the vacation of that portion of University Drive north of the Malaga Avenue right-of-way and east of the Ponce de Leon Boulevard right-of-way which is approximately 13,145 square feet in area abutting Block 29, Crafts Section (3000 Ponce de Leon Blvd, 216 & 224 Catalonia, 203 University Dr, and 225 Malaga), Coral Gables, Florida; providing for a repealer provision, severability clause, and providing for an effective date. (LEGAL DESCRIPTION ON FILE) (Vacation of public street)*
2. *An Ordinance of the City Commission of Coral Gables, Florida, approving the vacation of a public alleyway pursuant to Zoning Code Article 14, "Process," Section 14-211, "Abandonment and Vacations" and City Code Chapter 62, Article 8, "Vacation, Abandonment and Closure of Streets, Easements and Alleys by Private Owners and the City; Application Process," providing for the vacation of the twenty (20) foot wide alley which is approximately one hundred and fifty-five (155) feet in length lying between Lots 12 thru 18 and Lots 11 and 19 in Block 29, Crafts Section (3000 Ponce de Leon Blvd, 216 & 224 Catalonia, 203 University Dr, and 225 Malaga), Coral Gables, Florida; providing for a repealer provision, severability clause, and providing for an effective date. (LEGAL DESCRIPTION ON FILE) (Vacation of public alleyway)*
3. *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 amendment procedures (ss. 163.3187, Florida Statutes), from "Commercial Low-Rise Intensity" to "Commercial High-Rise Intensity" for Lots 8 through 21, less the West ½ of lot 8, Block 29, Crafts Section, together with that portion of the 20-foot platted alley lying east of Lots 11 and 19, of said Block 29, together with that portion of University Drive that runs north of the Malaga Avenue right-of-way and west of the Ponce de Leon Boulevard right-of-way (3000 Ponce de Leon Blvd, 216 & 224 Catalonia, 203 University Dr, and 225 Malaga), Coral Gables, Florida; providing for a repealer provision, severability clause, and providing for an effective date. (LEGAL DESCRIPTION ON FILE) (LPA review/Future Land Use Map Amendment)*
4. *An Ordinance of the City Commission of Coral Gables, Florida approving a Development Agreement pursuant to Zoning Code Article 14, "Process," Section 14-217, "Development Agreements," for a proposed mixed-use development referred to as "Ponce Park Residences" related to the construction of a project consisting of a mix of uses including commercial and residential, on the property legally described as Lots 8 through 21, less the West ½ of lot 8, Block 29, Crafts Section, together with that portion of the 20-foot platted alley lying east of Lots 11 and 19, of said Block 29, together with that portion of University Drive that runs north of the Malaga Avenue right-of-way and west of the Ponce de Leon Boulevard right-of-way; (3000 Ponce de Leon Blvd, 216 & 224 Catalonia, 203 University Dr, and 225 Malaga), Coral Gables, Florida; providing for a repealer provision, severability clause and providing for an effective date. (LEGAL DESCRIPTION ON FILE) (Development Agreement)*

5. *A Resolution of the City Commission of Coral Gables, Florida approving receipt of Transfer of Development Rights (TDRs) pursuant to Zoning Code Article 14, "Process," Section 14-204.6, "Review and approval of use of TDRs on receiver sites," for the receipt and use of TDRs for a Mixed-Use project referred to as "Ponce Park Residences" on the property legally described as Lots 8 through 21, less the West ½ of lot 8, Block 29, Crafts Section, together with that portion of the 20-foot platted alley lying east of Lots 11 and 19, of said Block 29, together with that portion of University Drive that runs north of the Malaga Avenue right-of-way and west of the Ponce de Leon Boulevard right-of-way; (3000 Ponce de Leon Blvd, 216 & 224 Catalonia, 203 University Dr, and 225 Malaga), Coral Gables, Florida; including required conditions; providing for a repealer provision, severability clause, and providing for an effective date. (LEGAL DESCRIPTION ON FILE) (TDRs)*
6. *A Resolution of the City Commission of Coral Gables, Florida approving Mixed-Use Site Plan and Conditional Use review pursuant to Zoning Code Article 14, "Process" Section 14-203, "Conditional Uses," for a proposed Mixed-Use project referred to as "Ponce Park Residences" on the property legally described as Lots 8 through 21, less the West ½ of lot 8, Block 29, Crafts Section, together with that portion of the 20-foot platted alley lying east of Lots 11 and 19, of said Block 29, together with that portion of University Drive that runs north of the Malaga Avenue right-of-way and west of the Ponce de Leon Boulevard right-of-way; (3000 Ponce de Leon Blvd, 216 & 224 Catalonia, 203 University Dr, and 225 Malaga), Coral Gables, Florida; including required conditions; providing for a repealer provision, severability clause, and providing for an effective date. (LEGAL DESCRIPTION ON FILE). (Mixed Use Site Plan and Cond. Use Review)*
7. *A Resolution of the City Commission of Coral Gables, Florida approving the Tentative Plat entitled "Ponce Park Residences" pursuant to Zoning Code Article 14, "Process," Section 14-210, "Platting/Subdivision," being a replat of 56,095 square feet (1.287 acres) into two (2) tracts of land on the property legally described as Lots 8 through 21, less the West ½ of lot 8, Block 29, Crafts Section, together with that portion of the 20-foot platted alley lying east of Lots 11 and 19, of said Block 29, together with that portion of University Drive that runs north of the Malaga Avenue right-of-way and west of the Ponce de Leon Boulevard right-of-way; (3000 Ponce de Leon Blvd, 216 & 224 Catalonia, 203 University Dr, and 225 Malaga), Coral Gables, Florida; including required conditions; providing for a repealer provision, severability clause, and providing for an effective date. (LEGAL DESCRIPTION ON FILE) (Tentative Plat)*
8. *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)*
9. *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)*
10. *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, Coral Gables, Florida (5151*

University Drive); including required conditions; providing for a repealer provision, severability clause, and providing for an effective date. (LEGAL DESCRIPTION ON FILE)

11. *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 Planning and Zoning Board will be holding its regular board meeting on Wednesday, August 11, 2021, 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/94373448009>). 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: 943 7344 8009. The public may comment on an item on the agenda 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

Ramon Trias
Assistant Director of Development Services
Planning & Zoning Division
City of Coral Gables, Florida

(PUBLISH DATE: July 30, 2021)




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

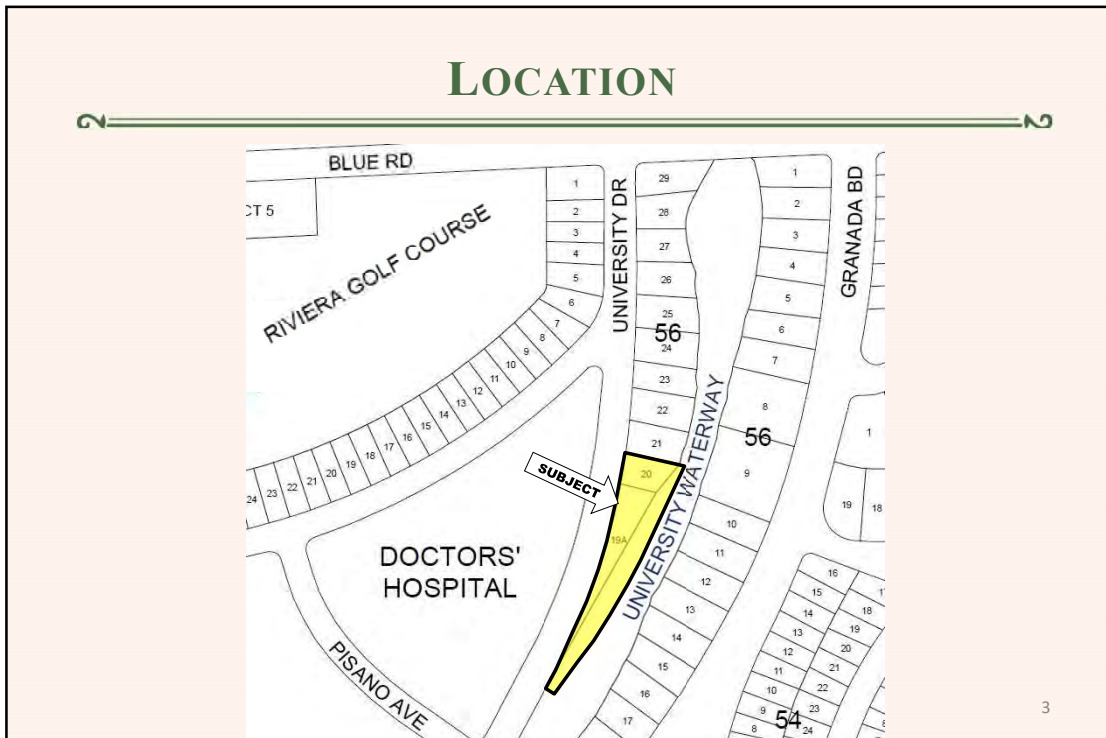
LOCATION



2

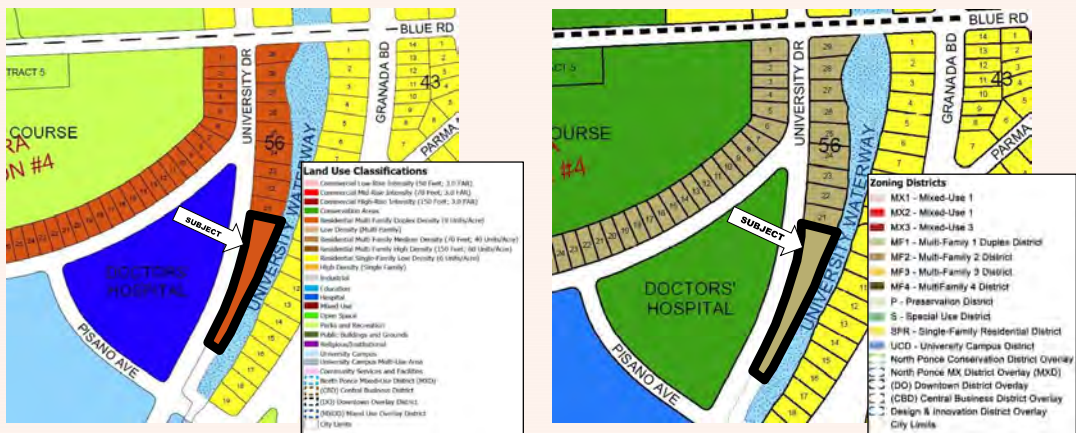
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LOCATION



3

CURRENT LAND USE AND ZONING



RESIDENTIAL MULTI-FAMILY DUPLEX DENSITY

MF1 - MULTI-FAMILY 1 DUPLEX DISTRICT

4

4

**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

5

5

**REQUEST 1:
CHANGE OF LAND USE**

6

6

2=====2



HOSPITAL



7

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8



9

9

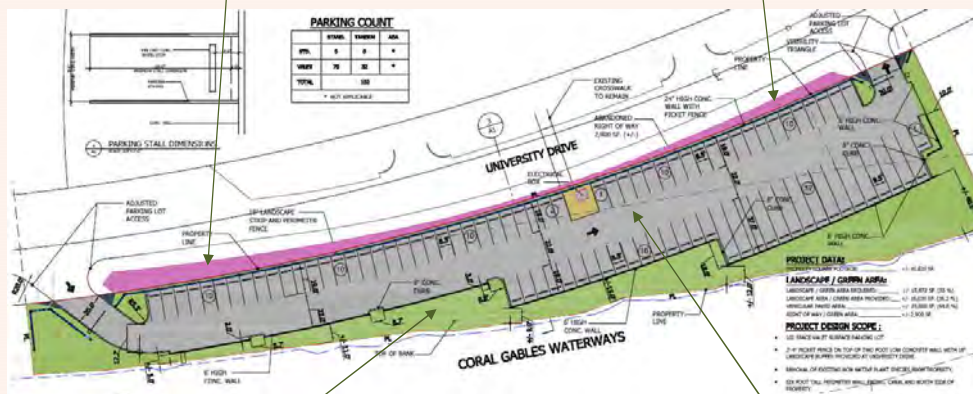
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10

HOSPITAL ACCESSORY PARKING

2,900SF
ROW ADDITIONAL LANDSCAPE

2'-4" PICKET FENCE ON 2FT WALL
WITH 18" LANDSCAPE



16,035SF (35%)
LANDSCAPED OPEN SPACE

102 PARKING SPACES
(70 STANDARD, 32 TANDEM)

SITE PLAN

11

11

HOSPITAL ACCESSORY PARKING



Doctors Hospital Valet Parking Lot
Conceptual Rendering
15 to 25 Year Growth
Aerial View - Southwest

NELSON

12

HOSPITAL ACCESSORY PARKING



13

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
HEIGHT	45 FEET	0 FEET

14

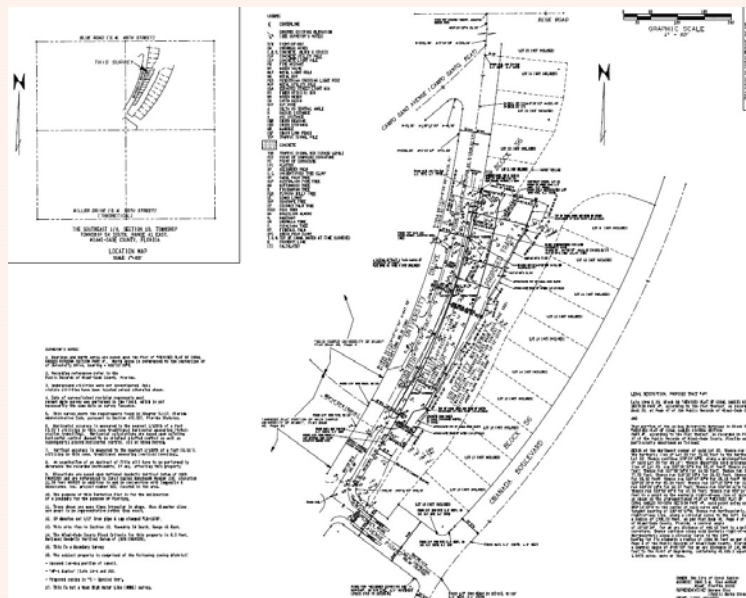
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REQUEST 4: TENTATIVE PLAT

15

15

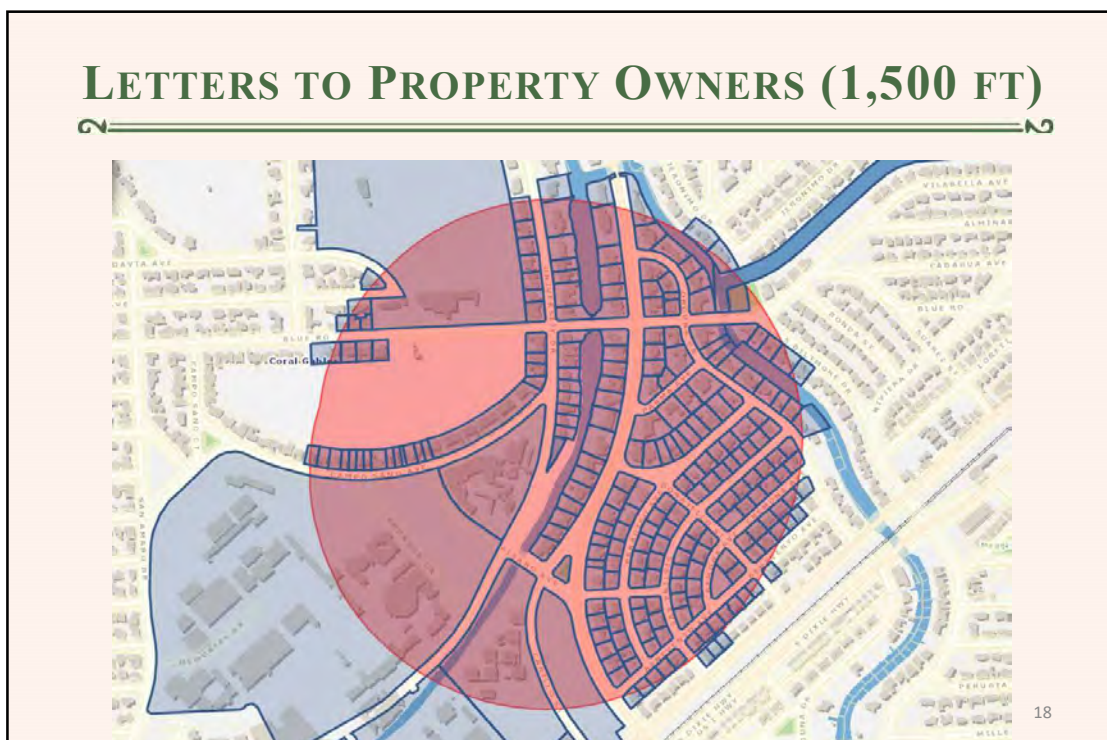
“DOCTORS HOSPITAL ANNEX”



16

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	

17



18

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
<p>STAFF’S DETERMINATION IS THAT THIS APPLICATION IS <u>CONSISTENT</u> WITH THE COMPREHENSIVE PLAN GOALS, OBJECTIVES AND POLICIES.</p>

20

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



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