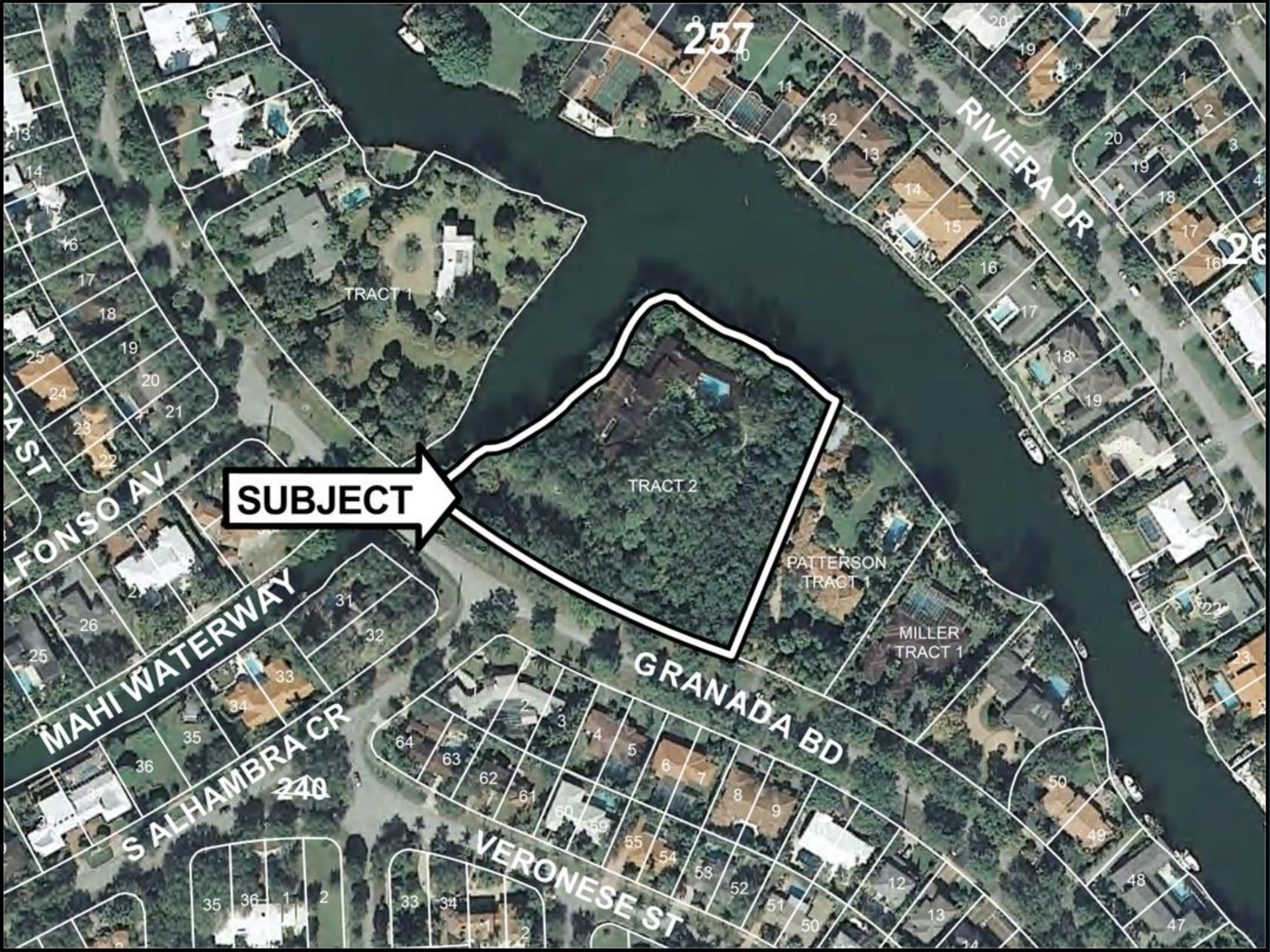




City Commission

6801 Granada Boulevard

Conditional Use Review for a Building Site Determination
Zoning Code Text Amendment
& Replat
July 22, 2014



Request 1: Conditional Use Review for a Building Site Determination

- ❖ Create 2 separate single-family building sites

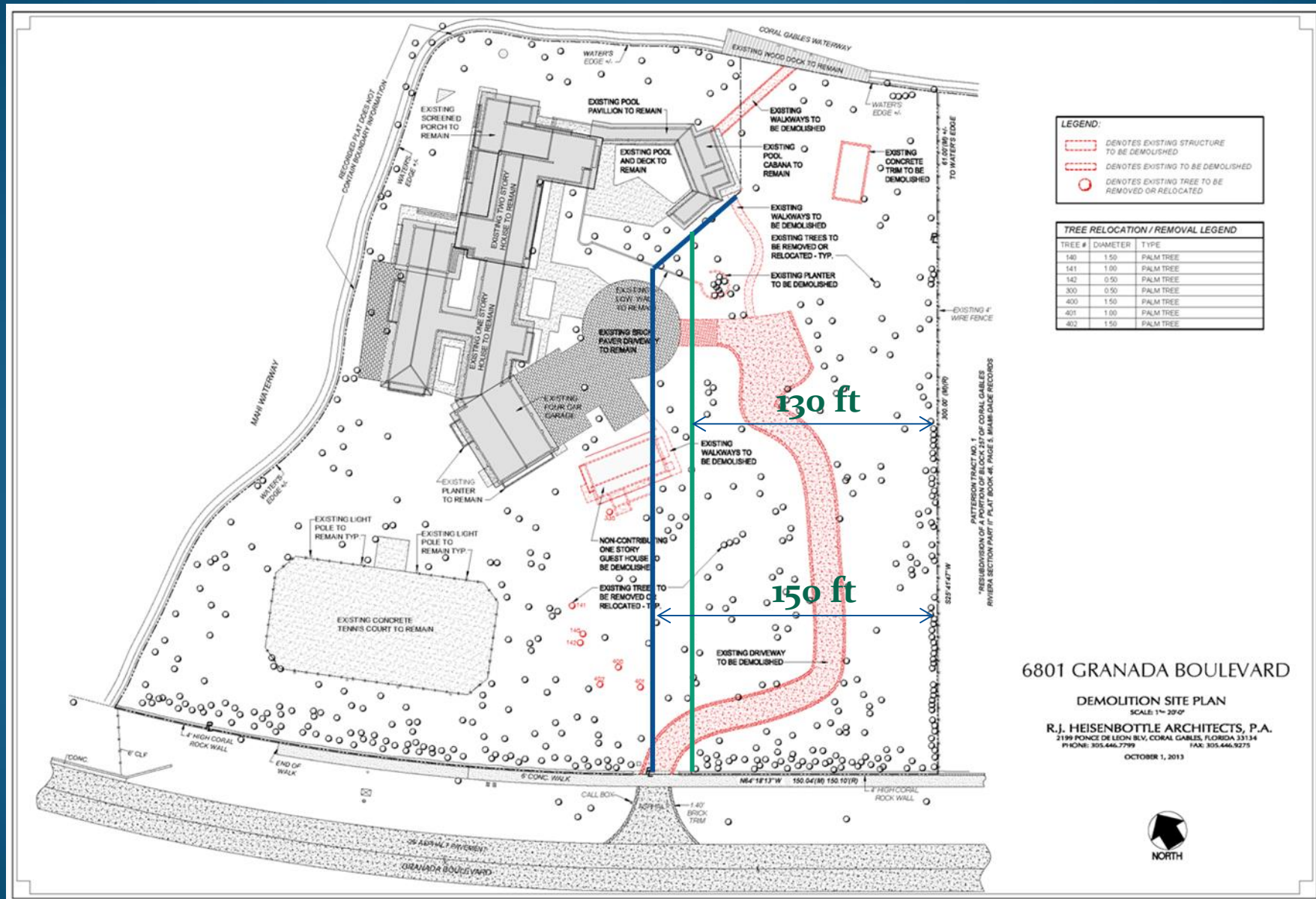
Request 2: Zoning Code Text Amendment

- ❖ Amending Appendix A, by adding Section A-17.1. to indicate Lots 1 and 2 are separate building sites

Request 3: Final Plat

- ❖ Re-plat of an approximately 3.0 acre single tract into 2 platted lots for residential, single-family use

Application Update: 150 foot wide frontage



Application Update: 150 foot wide frontage

6801 GRANADA BLVD - CONCEPT PLAN 3 - ZONING ANALYSIS

R.J. HEISENBOTTLE ARCHITECTS

06/02/2014

CURRENT ZONING - CITY OF CORAL GABLES

SFR - SINGLE FAMILY RESIDENTIAL.

SITE AREA

GROSS SITE AREA - LOT 1:

77,432 SF. (1.76 AC.)

GROSS SITE AREA - LOT 2:

51,682 SF. (1.18 AC.)

LEGEND:

 DENOTES EXISTING SPECIMEN TREES

EXISTING TREE LIST

Tree #	Common Name	Botanical Name	HL	SP	DBH	Cond.	Remarks / (Canopy Loss)
11	Brangley Fig	<i>Ficus aurea</i>	60'	50'	34"	Good	Dependent on adult supports
15	Live Oak	<i>Quercus virginiana</i>	40'	20'	22"	Fair to Good	High crown tightly spread with lateral branches
18	Quarto Limbo	<i>Bursera simaruba</i>	40'	30'	24"	Good	High crown slightly spread over main trunk
44	Brangley Fig	<i>Ficus aurea</i>	35'	50'	52"	Good	Numerous trunks 1 trunk has aerial root, other trunks are dead
173	Live Oak	<i>Quercus virginiana</i>	40'	20'	65"	Fair to Good	High crown tightly spread and pruned at property line
186	Quarto Limbo	<i>Bursera simaruba</i>	35'	25'	24"	Good	See some old topping cuts
196	Live Oak	<i>Quercus virginiana</i>	35'	50'	26"	Good	
198	Quarto Limbo	<i>Bursera simaruba</i>	30'	50'	28"	Fair to Good	Has two main leaders widely spread. Crown slightly spread due to shade. Crowns close to live oak
200	Live Oak	<i>Quercus virginiana</i>	30'	50'	36"	Fair to Good	Crown is sparse, has one dead limb in the middle. One dead limb branches up to be in planter
21	Live Oak	<i>Quercus virginiana</i>	45'	35'	38"	Fair to Good	Branches up to be in planter
226	Live Oak	<i>Quercus virginiana</i>	40'	35'	23"	Fair to Good	Has one sparse crown
236	Live Oak	<i>Quercus virginiana</i>	50'	35'	21"	Fair	Crown is tightly spread with one dead limb
229	Live Oak	<i>Quercus virginiana</i>	40'	30'	23"	Fair to Good	Crown is tightly spread with one dead limb
32	Live Oak	<i>Quercus virginiana</i>	40'	45'	27.5"	Fair to Good	Has one dead leader 15' in planter
33	Live Oak	<i>Quercus virginiana</i>	40'	45'	23"	Good	Growing close to Live Oak 93' near property
34	Live Oak	<i>Quercus virginiana</i>	50'	50'	31"	Good	Growing close to Live Oak 93' near property
38	Live Oak	<i>Quercus virginiana</i>	35'	30'	20.5"	Fair to Good	The trunk is leaning under the shade of dead limb
322	Live Oak	<i>Quercus virginiana</i>	40'	40'	25"	Fair to Good	Crown is tightly spread with a little dead

PATTERSON TRACT NO. 1
RESUBDIVISION OF A PORTION OF BLOCK 257 OF CORAL GABLES PHILERA SECTION PART II"

6801 GRANADA BOULEVARD

SPECIMEN TREE SITE PLAN
LOT #2

SCALE: 1"= 20'-0"

R.J. HEISENBOTTLE ARCHITECTS, P.A.
2199 PONCE DE LEON BLV, CORAL GABLES, FLORIDA 33134
PHONE: 305.446.7799 FAX: 305.446.9275

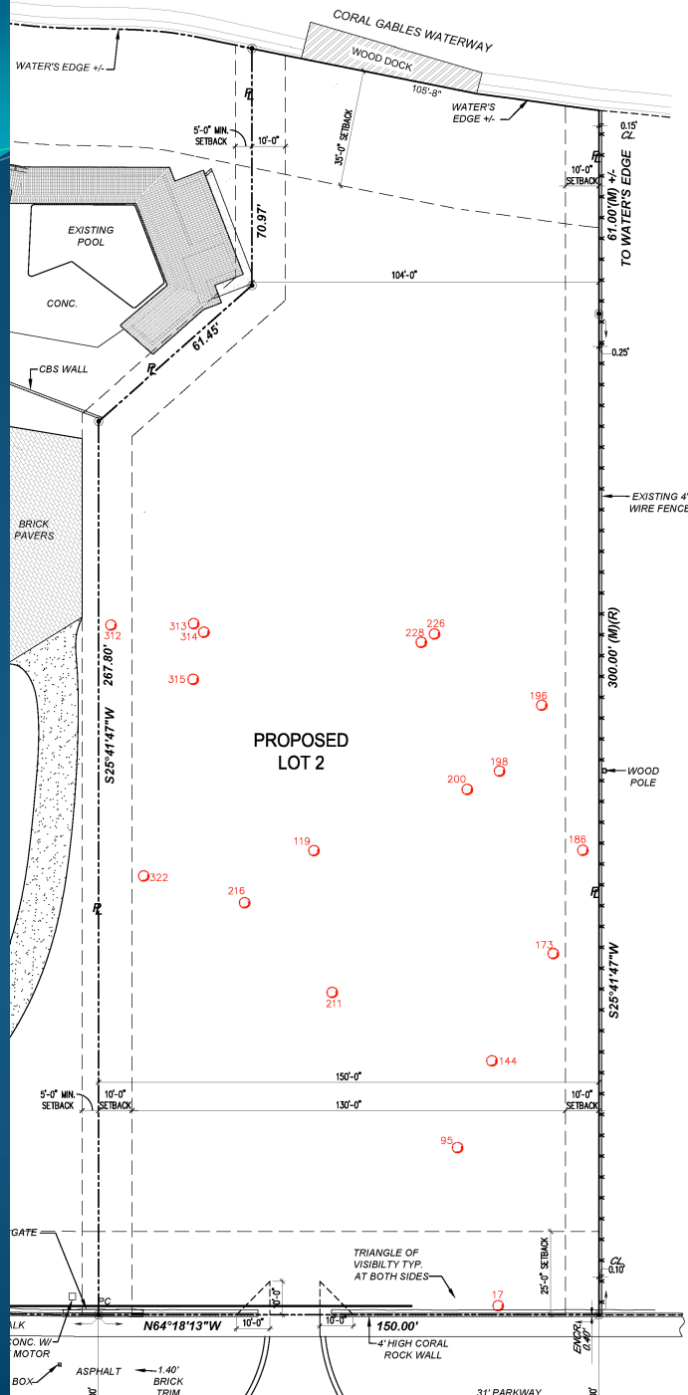
JUNE 13, 2014



C1
R=1163.38'
L=287.73'
T=144.60°
Δ=14°10'14"
CH=287.00'
CHB=S57°13'06"E

Specimen Tree Plan

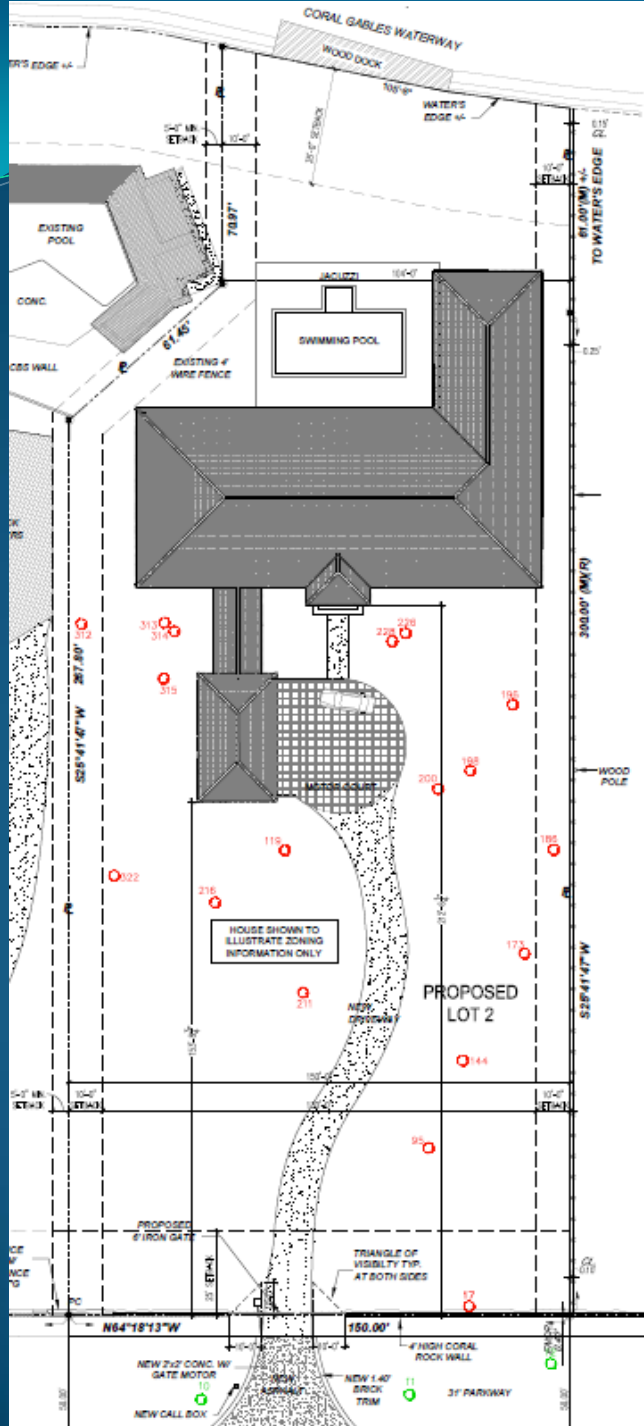
18 trees identified



EXISTING TREE LIST

Tree #	Common Name	Botanical name	Ht.	Sp.	DBH	Cond.	Remarks / (Canopy Loss)
17	Strangler Fig	Ficus aurea	60'	50'	36"	Good	Dependent on wall support
95	Live Oak	Quercus virginiana	40'	20'	22.5"	Fair to Good	High crown slightly sparse with dead branches 4" in diameter
119	Gumbo Limbo	Bursera simaruba	40'	35'	24"	Fair to Good	High crown slightly sparse w/ one main branch broken and decayed
144	Strangler Fig	Ficus aurea	35'	55'	52"	Good	Numerous trunks 4 trunk like aerial root. One dead/decaying limb lying laterally through center of crown
173	Live Oak	Quercus virginiana	40'	30'	19.5"	Fair to Good	High crown slightly sparse and pruned at property line
186	Gumbo Limbo	Bursera simaruba	35'	25'	24"	Fair to Good	Has some old topping cuts
196	Live Oak	Quercus virginiana	50'	50'	26"	Good	
198	Gumbo Limbo	Bursera simaruba	30'	50'	28"	Fair to Good	Has two main leaders widely spread Crown slightly sparse due to shade. Very close to live oak #200
200	Live Oak	Quercus virginiana	30'	50'	36"	Fair to Good	Crown is sparse. Has one dead limb about 12" in dia. and numerous dead branches up to 6" in diameter
211	Live Oak	Quercus virginiana	45'	35'	18.8"	Fair to Poor	Tall, thin and sparse with dead branches up to 6" in diameter.
216	Live Oak	Quercus virginiana	40'	30'	23.8"	Fair to Poor	Crown is very sparse with numerous dead branches up to 10" in diameter.
226	Live Oak	Quercus virginiana	50'	35'	27"	Fair	Crown is slightly sparse with dead branches up to 8" in diameter.
228	Live Oak	Quercus virginiana	40'	30'	23"	Fair	Crown is slightly sparse with dead branches up to 6" in diameter.
312	Live Oak	Quercus virginiana	40'	45'	27.5"	Fair to Good	Has one dead leader 14.5" in diameter
313	Live Oak	Quercus virginiana	50'	40'	23.5"	Good	Growing close to Live Oak #314 near the driveway.
314	Live Oak	Quercus virginiana	50'	50'	31"	Good	Growing close to Live Oak #313 near the driveway.
315	Live Oak	Quercus virginiana	35'	30'	20.3"	Fair to Good	The trunk is leaning under the shade of other trees. Crown spread is one-sided
322	Live Oak	Quercus virginiana	40'	40'	25"	Fair	Crown is slightly sparse with a little twig dieback.

Illustrative Plan of Residential Unit and Specimen Trees



EXISTING TREE LIST

Trees #	Common Name	Botanical name	Ht.	Sp.	DBH	Cond.	Remarks / (Canopy Loss)
17	Strangler Fig	Ficus aurea	60'	50'	36"	Good	Dependent on wall support
95	Live Oak	Quercus virginiana	40'	20'	22.5"	Fair to Good	High crown slightly sparse with dead branches 4" in diameter
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198	Gumbo Limbo	Bursera simaruba	30'	50'	28"	Fair to Good	Has two main leaders widely spread. Crown slightly sparse due to shade. Very close to live oak #200
200	Live Oak	Quercus virginiana	30'	50'	36"	Fair to Good	Crown is sparse. Has one dead limb about 12" in dia. and numerous dead branches up to 6" in diameter
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226	Live Oak	Quercus virginiana	50'	35'	27"	Fair	Crown is slightly sparse with dead branches up to 8" in diameter.
228	Live Oak	Quercus virginiana	40'	30'	23"	Fair	Crown is slightly sparse with dead branches up to 6" in diameter.
312	Live Oak	Quercus virginiana	40'	45'	21.5"	Fair to Good	Has one dead leader 14.5" in diameter
313	Live Oak	Quercus virginiana	50'	40'	23.5"	Good	Growing close to Live Oak #314 near the driveway.
314	Live Oak	Quercus virginiana	50'	50'	31"	Good	Growing close to Live Oak #313 near the driveway.
315	Live Oak	Quercus virginiana	35'	30'	20.3"	Fair to Good	The trunk is leaning under the shade of other trees. Crown spread is one-sided
322	Live Oak	Quercus virginiana	40'	40'	25"	Fair	Crown is slightly sparse with a little twig dieback.

LEGEND:

- EXISTING STRUCTURE TO BE DEMOLISHED
- EXISTING TO BE DEMOLISHED
- EXISTING TREE TO BE REMOVED OR RELOCATED

TREE RELOCATION / REMOVAL LEGEND

TREE #	DIAMETER	TYPE
140	1.50	PALM TREE
141	1.00	PALM TREE
142	0.50	PALM TREE
300	0.50	PALM TREE
400	1.50	PALM TREE
401	1.00	PALM TREE
402	1.50	PALM TREE

6801 GRANADA BOULEVARD

DEMOLITION SITE PLAN

SCALE: 1" = 20'-0"

R.J. HEISENBOTTLE ARCHITECTS, P.A.
 2199 PONCE DE LEON BLV, CORAL GABLES, FLORIDA 33134
 PHONE: 305.446.7799 FAX: 305.446.9275

OCTOBER 1, 2013

NORTH

OCTOBER 1, 2013

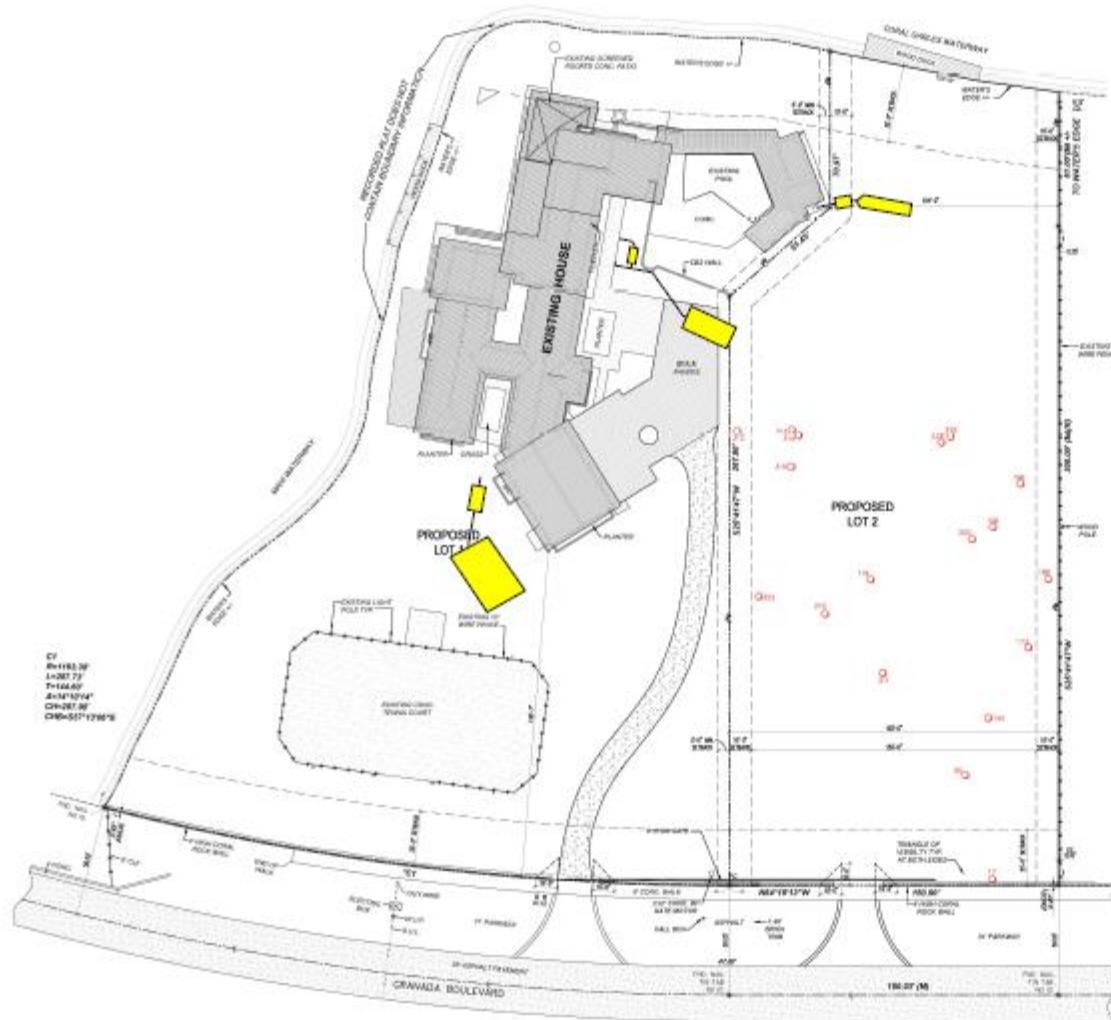


Septic Tank and Field Locations

6801 GRANADA BLVD - CONCEPT PLAN 3 - ZONING ANALYSIS
 R.J. HEISENBOTTLE ARCHITECTS 08/20/14
 CURRENT ZONING - CITY OF CORAL GABLES
 PRE - SINGLE FAMILY RESIDENTIAL
 SITE INFO
 6801 6801 6801 LOT 1
 6801 6801 6801 LOT 2
 STAGE 2 (NAC)
 STAGE 2 (NAC)

LEGEND
 DENOTES EXISTING SPECIMEN TREES

Tree #	Common Name	Scientific Name	DBH	Height	Comments	Remarks
11	Bottle Tree	Fourcroya	4.0"	5.0'	Small	Dependent on soil support
12	Live Oak	Quercus virginiana	4.0"	5.0'	Small	High urban lighting, dependent on soil support
13	Gulf Stream	Bursera floridana	4.0"	5.0'	Small	High urban lighting, dependent on soil support
14	Bottle Tree	Fourcroya	4.0"	5.0'	Small	Dependent on soil support
15	Live Oak	Quercus virginiana	4.0"	5.0'	Small	High urban lighting, dependent on soil support
16	Gulf Stream	Bursera floridana	4.0"	5.0'	Small	High urban lighting, dependent on soil support
17	Live Oak	Quercus virginiana	4.0"	5.0'	Small	High urban lighting, dependent on soil support
18	Gulf Stream	Bursera floridana	4.0"	5.0'	Small	High urban lighting, dependent on soil support
19	Live Oak	Quercus virginiana	4.0"	5.0'	Small	High urban lighting, dependent on soil support
20	Gulf Stream	Bursera floridana	4.0"	5.0'	Small	High urban lighting, dependent on soil support
21	Live Oak	Quercus virginiana	4.0"	5.0'	Small	High urban lighting, dependent on soil support
22	Live Oak	Quercus virginiana	4.0"	5.0'	Small	High urban lighting, dependent on soil support
23	Live Oak	Quercus virginiana	4.0"	5.0'	Small	High urban lighting, dependent on soil support
24	Live Oak	Quercus virginiana	4.0"	5.0'	Small	High urban lighting, dependent on soil support
25	Live Oak	Quercus virginiana	4.0"	5.0'	Small	High urban lighting, dependent on soil support
26	Live Oak	Quercus virginiana	4.0"	5.0'	Small	High urban lighting, dependent on soil support
27	Live Oak	Quercus virginiana	4.0"	5.0'	Small	High urban lighting, dependent on soil support
28	Live Oak	Quercus virginiana	4.0"	5.0'	Small	High urban lighting, dependent on soil support
29	Live Oak	Quercus virginiana	4.0"	5.0'	Small	High urban lighting, dependent on soil support
30	Live Oak	Quercus virginiana	4.0"	5.0'	Small	High urban lighting, dependent on soil support
31	Live Oak	Quercus virginiana	4.0"	5.0'	Small	High urban lighting, dependent on soil support
32	Live Oak	Quercus virginiana	4.0"	5.0'	Small	High urban lighting, dependent on soil support
33	Live Oak	Quercus virginiana	4.0"	5.0'	Small	High urban lighting, dependent on soil support
34	Live Oak	Quercus virginiana	4.0"	5.0'	Small	High urban lighting, dependent on soil support
35	Live Oak	Quercus virginiana	4.0"	5.0'	Small	High urban lighting, dependent on soil support
36	Live Oak	Quercus virginiana	4.0"	5.0'	Small	High urban lighting, dependent on soil support
37	Live Oak	Quercus virginiana	4.0"	5.0'	Small	High urban lighting, dependent on soil support



6801 GRANADA BOULEVARD

SPECIMEN TREE SITE PLAN
 LOT #2

SCALE: 1" = 20'
 R.J. HEISENBOTTLE ARCHITECTS, P.A.
 3700 PINEHURST DR., CORAL GABLES, FL 33134
 PHONE: 305.446.7799 FAX: 305.446.0075
 DATE: 11.1.2014



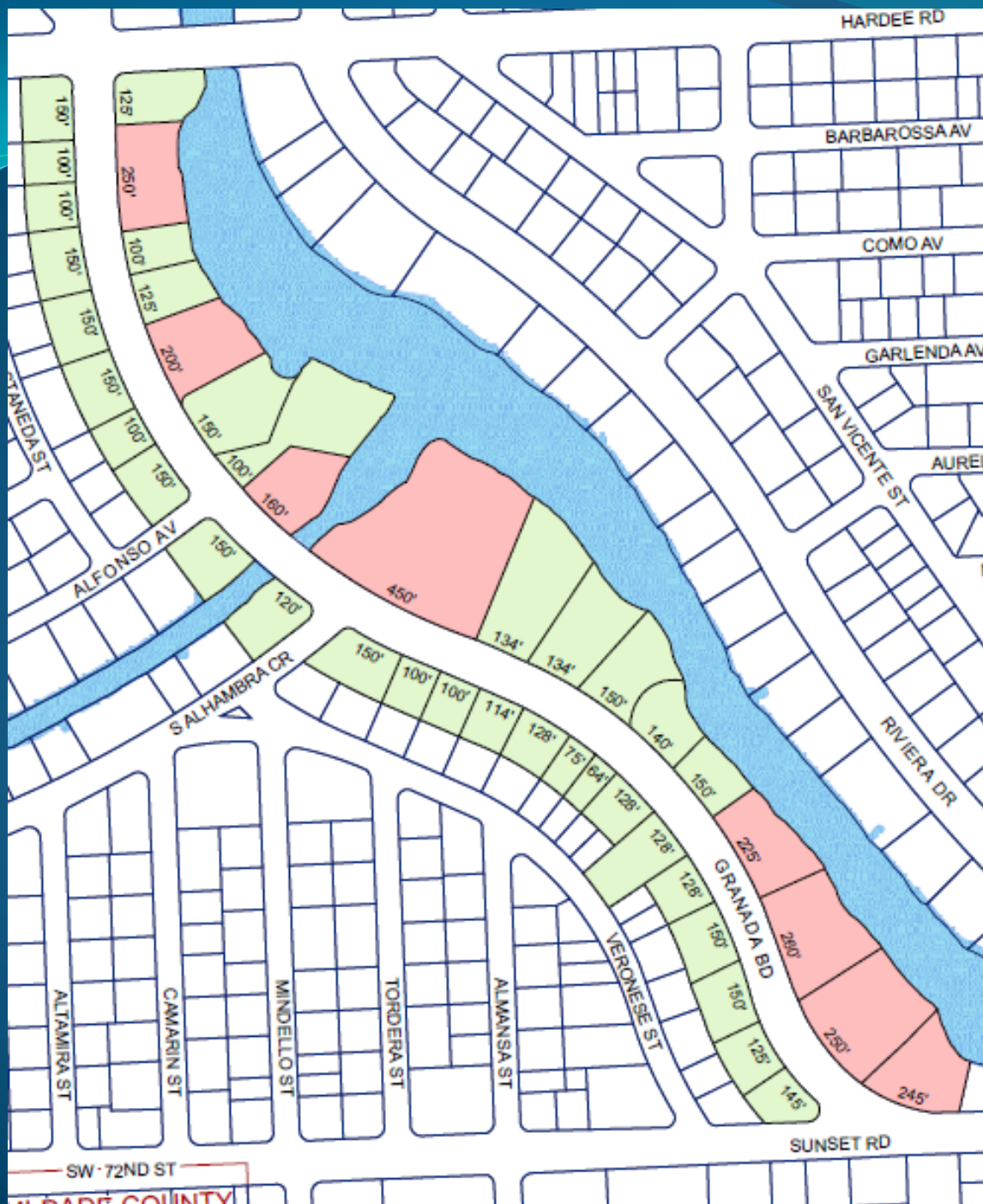
Granada Blvd Frontage Analysis

East Side of Granada Blvd

- 18 Properties
- 150' or Less of Frontage;
10 Properties (56%)
- 151' or More of Frontage;
8 Properties (44%)

East and West Sides of Granada Blvd

- 42 Properties
- 150' or Less of Frontage;
34 Properties (81%)
- 151' or More of Frontage;
8 Properties (19%)



Conditions of Approval

1. No variances shall be requested.
2. Retain the loggia of existing residence located on Lot 1.
3. New residence on Lot 2 will require a Special Certificate of Appropriateness and review by the Historic Preservation Board.
4. Removal/relocation of trees on Lot 2 will require COA approvals from HP, Public Services and P&Z staffs.
Record a Landscape Plan for Lot 2 depicting specimen trees to be preserved and/or relocated on site.
5. Within 30 days submit restrictive covenant.
6. Both residences not exceed total 39,574 square feet.
7. Within 60 days remove the dock encroachment and any other encroachments.

6801 Granada Boulevard Re-Plat History

- ❖ A previous re-plat application on this property was submitted to the City in 2007.
- ❖ 07.18.07; Planning and Zoning Board recommended denial (vote: 5-0) of the re-plat to separate the subject property into two (2) building sites.
- ❖ 08.28.07; City Commission reviewed and also denied the re-plat application (vote: 5-0).
- ❖ 2007 proposal was for two (2) building sites, however, the re-plat had a different platted lot configuration and variances were required.

Review of Zoning Code Criteria

Zoning Code Section 3-206(F) provides the criteria for the separation and establishment of building sites, as follows:

“F. When reviewing and providing a recommendation on an application for conditional use for a building site determination, the Planning Department, Planning and Zoning Board and the City Commission shall consider and evaluate the request together with a proposed site plan and provide findings that the application satisfies at least four (4) of the following six (6) criteria:

Staff reviewed the Application based upon the six (6) criteria and determined the following:

Review of Zoning Code Criteria

- ❖ Staff found that the proposal did satisfy three (3) of the six (6) criteria: a) has larger building frontage than surrounding properties; b) neighborhood compatibility and preservation of historic character; and c) would not result in existing structures becoming non-conforming.
- ❖ Staff found that the proposal did not satisfy three (3) of the six (6) criteria: a) had unusual site configuration; b) encroachments exist that would have to be removed; and c) the property was purchased by the current owner prior to September 17, 1977.

Review of Zoning Code Criteria

- ❖ Staff recommended denial of all three (3) requests since the Application satisfied only three (3) of the six (6) criteria.
- ❖ At the 12.11.13 Planning and Zoning Board meeting, four (4) Board members determined, based upon the additional information submitted by the Applicant and the facts of the application, testimony, and evidence received, that the Application satisfied four (4) of six (6) criteria.
- ❖ There was no consensus by the Planning and Zoning Board members on the specific criteria that were satisfied.

Planning and Zoning Board Recommendation

- ❖ The Planning and Zoning Board at their 12.11.13 meeting recommended approval of the Conditional Use Review for a Building Site Determination (vote: 4-2) with conditions and the proposed Zoning Code text amendment (vote: 4-2).



City Commission

6801 Granada Boulevard

Conditional Use Review for a Building Site Determination
Zoning Code Text Amendment
& Replat

July 22, 2014