

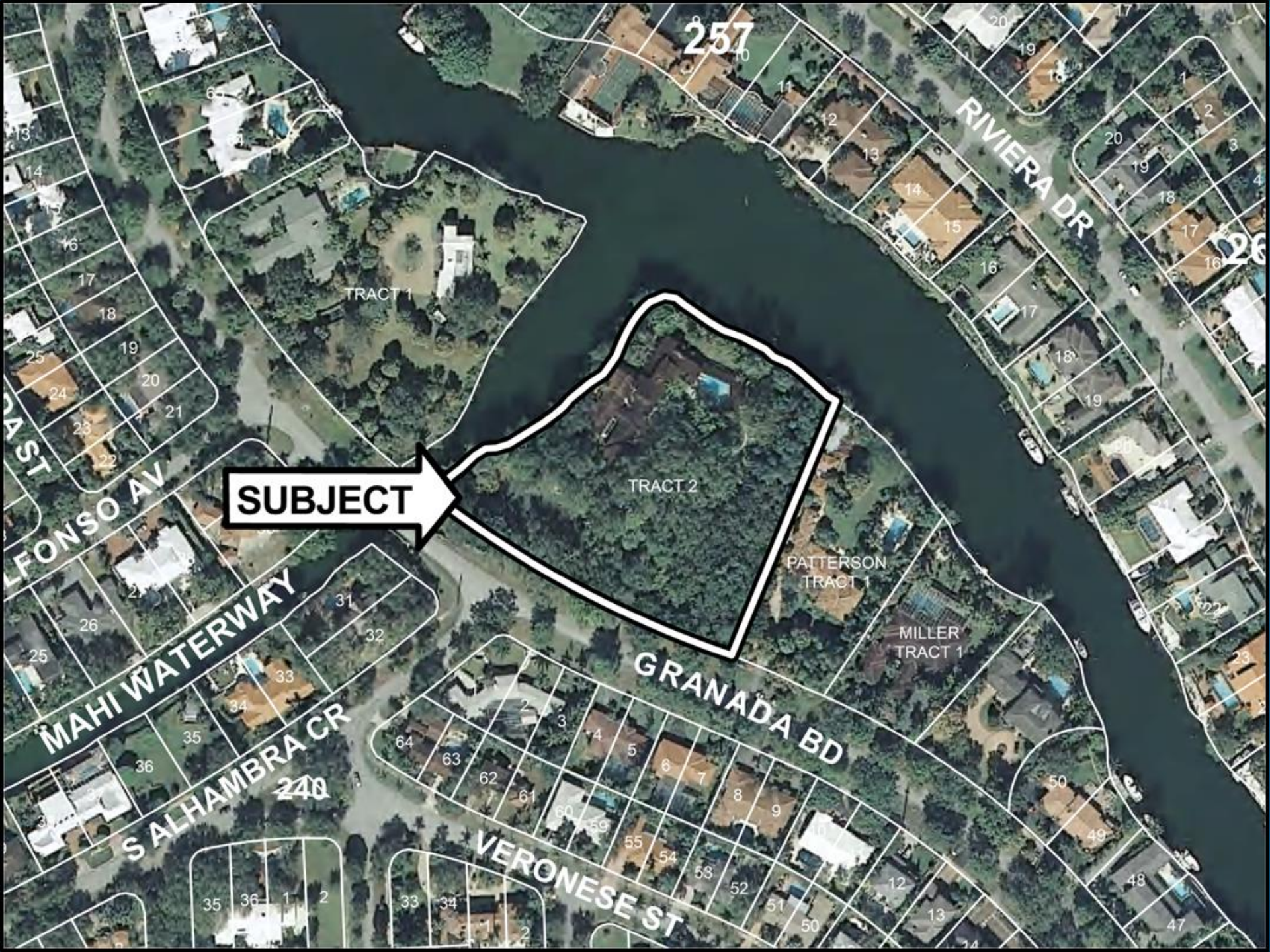


# City Commission

**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

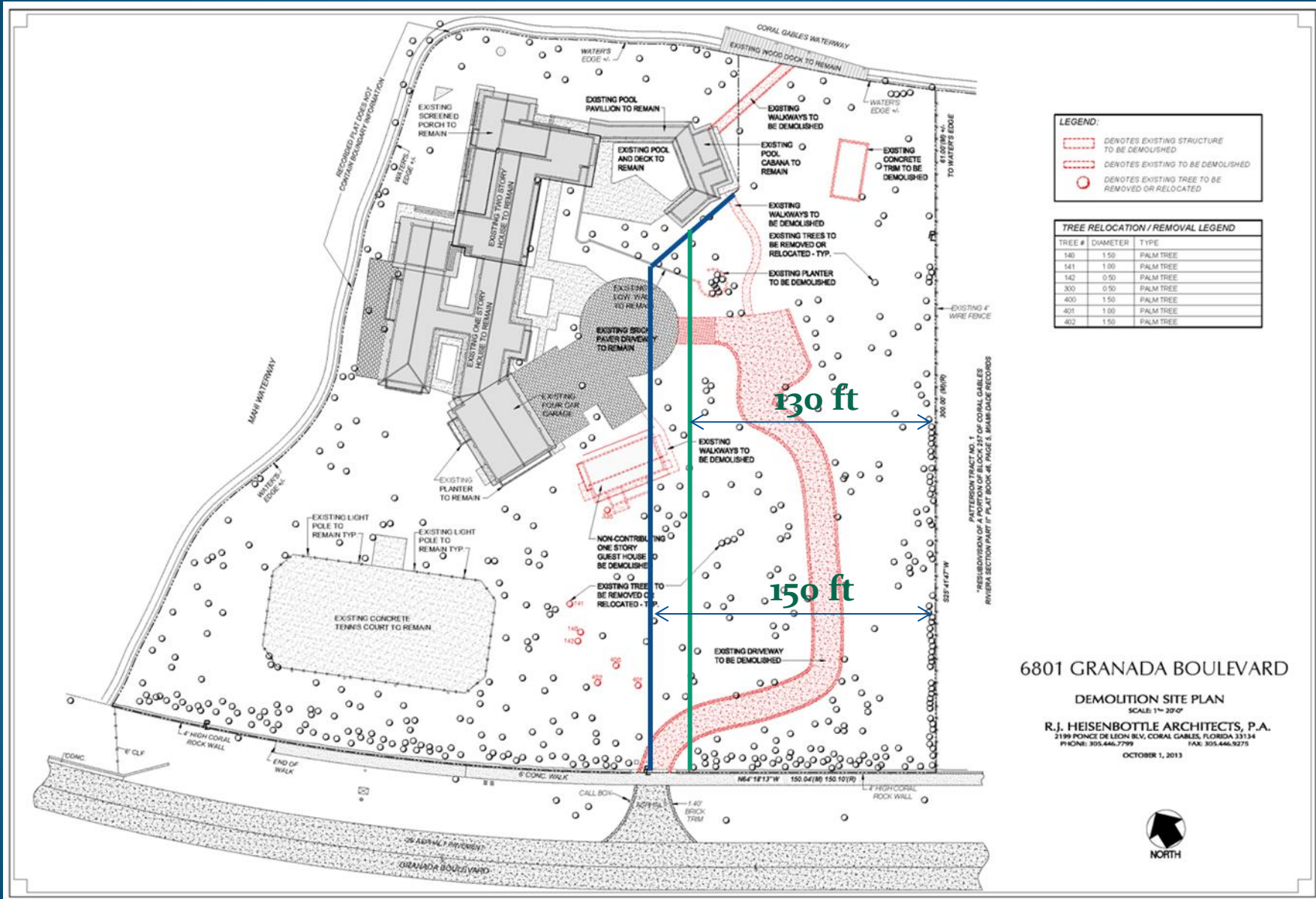
## **Request 2: Zoning Code Text Amendment**

- ❖ 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

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. (1.78 AC.)

GROSS SITE AREA - LOT 2:

51,502 SF. (1.18 AC.)

**LEGEND**

 DENOTES EXISTING SPECIMEN TREES

EXISTING TREE LIST

Tree #	Common Name	Botanical Name	h.t.	DBH	Good	Notes
17	Strangler Fig	<i>Ficus aurea</i>	6'0"	36"	Good	Dependent on (Cecropia) logs
85	Live Oak	<i>Quercus virginiana</i>	30'	30"	Per Lo	High crown slightly split with dead branches up to 1" in diameter
79	Gumbo Limbo	<i>Bursera simaruba</i>	48'	24"	Good	Large crown with one or more dead branches and dead leaves
144	Strangler Fig	<i>Ficus aurea</i>	30'	55"	Good	Large crown with one or more dead branches and dead leaves
73	Live Oak	<i>Quercus virginiana</i>	30'	30"	Good	Large crown with one or more dead branches and dead leaves
95	Gumbo Limbo	<i>Bursera simaruba</i>	30'	24"	Per Lo	Large crown with one or more dead branches and dead leaves
76	Live Oak	<i>Quercus virginiana</i>	30'	50"	Per Lo	Large crown with one or more dead branches and dead leaves
78	Gumbo Limbo	<i>Bursera simaruba</i>	30'	50"	Per Lo	Large crown with one or more dead branches and dead leaves
120	Live Oak	<i>Quercus virginiana</i>	30'	50"	Per Lo	Large crown with one or more dead branches and dead leaves
21	Live Oak	<i>Quercus virginiana</i>	30'	88"	Per Lo	Large crown with one or more dead branches and dead leaves
276	Live Oak	<i>Quercus virginiana</i>	30'	30"	Per Lo	Large crown with one or more dead branches and dead leaves
226	Live Oak	<i>Quercus virginiana</i>	30'	33"	Per Lo	Large crown with one or more dead branches and dead leaves
228	Live Oak	<i>Quercus virginiana</i>	48'	30"	Per Lo	Large crown with one or more dead branches and dead leaves
32	Live Oak	<i>Quercus virginiana</i>	48'	45"	Per Lo	Large crown with one or more dead branches and dead leaves
33	Live Oak	<i>Quercus virginiana</i>	48'	45"	Per Lo	Large crown with one or more dead branches and dead leaves
34	Live Oak	<i>Quercus virginiana</i>	30'	50"	Good	Large crown with one or more dead branches and dead leaves
38	Live Oak	<i>Quercus virginiana</i>	30'	203"	Per Lo	Large crown with one or more dead branches and dead leaves
322	Live Oak	<i>Quercus virginiana</i>	48'	45"	Per	Large crown with one or more dead branches and dead leaves

PATTERSON TRACT NO. 1  
SECTION 36 TOWNSHIP 36 N RANGE 97 E COBN. CABLED DIRECTOR SECTION/DISTRICT

6801 GRANADA BOULEVARD

SPECIMEN TREE SITE PLAN  
LOT #2

SCALE: 1" = 20' 4"

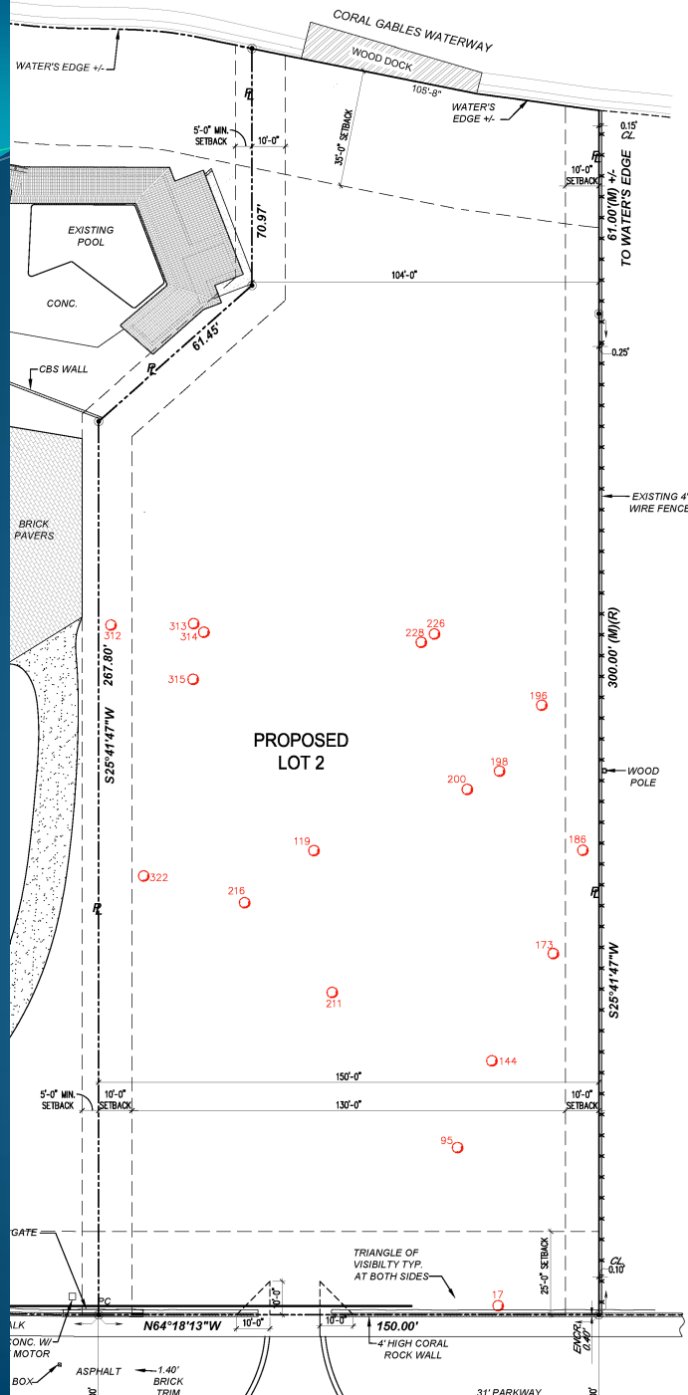
**R.J. HEISENBOTTLE ARCHITECTS, P.A.**  
2199 PONCE DE LEON BLV, CORAL GABLES, FLORIDA 33134  
PHONE: 305.446.7799 FAX: 305.446.9275

JUNE 13, 2014



# Specimen Tree Plan

## 18 trees identified

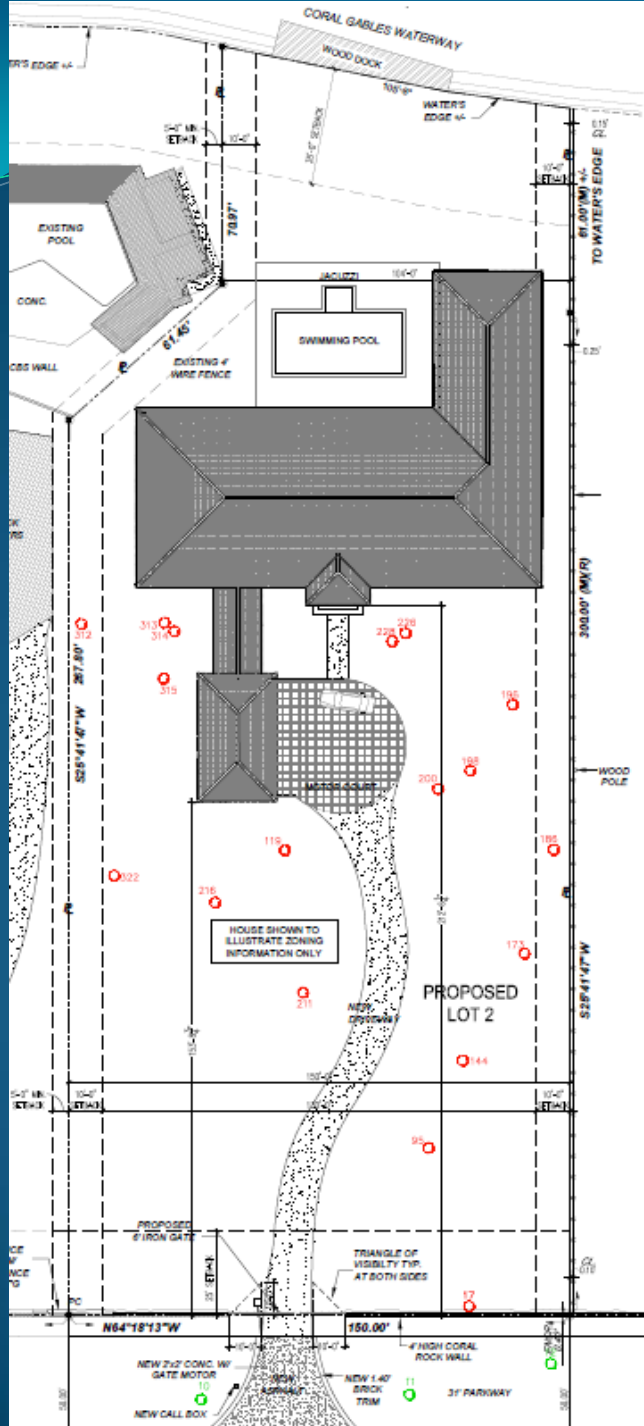


### EXISTING TREE LIST

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
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'	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:**

- [Red dashed outline] DENOTES EXISTING STRUCTURE TO BE DEMOLISHED
- [Red dotted outline] DENOTES EXISTING TO BE DEMOLISHED
- [Red circle with dot] DENOTES EXISTING TREE TO BE REMOVED OR RELOCATED

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

**DEMOLITION SITE PLAN**  
SCALE: 1"=20'-0"

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

OCTOBER 1, 2013

**NORTH**

SCALE: 1"=20' 0"

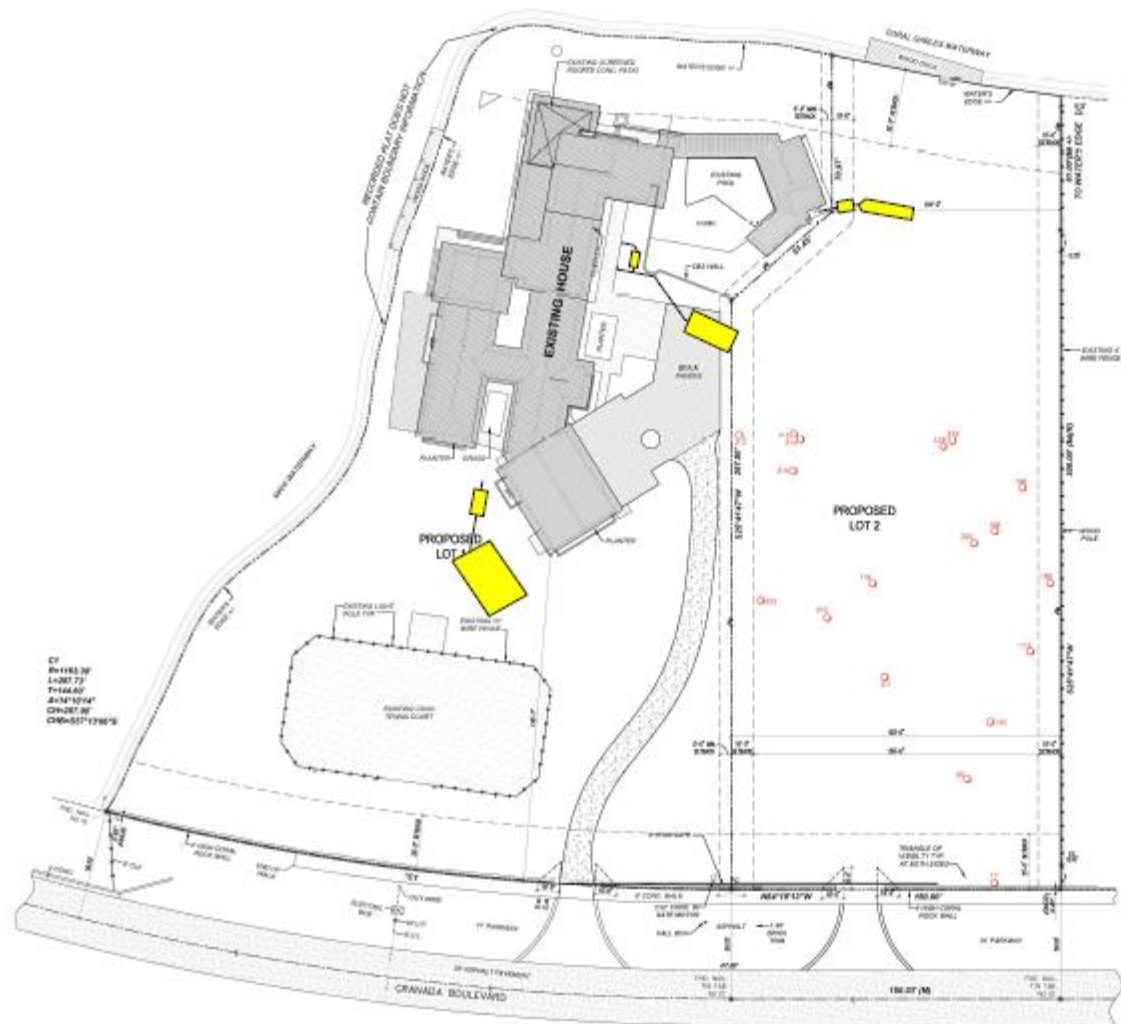
**R.J. HEISENBOTTLE ARCHITECTS, P.A.**  
2199 PONCE DE LEON BLV, CORAL GABLES, FLORIDA 33134  
PHONE: 305.446.7799 FAX: 305.446.9275

OCTOBER 1, 2013





# Septic Tank and Field Locations



16 MAR 9 1994





# 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