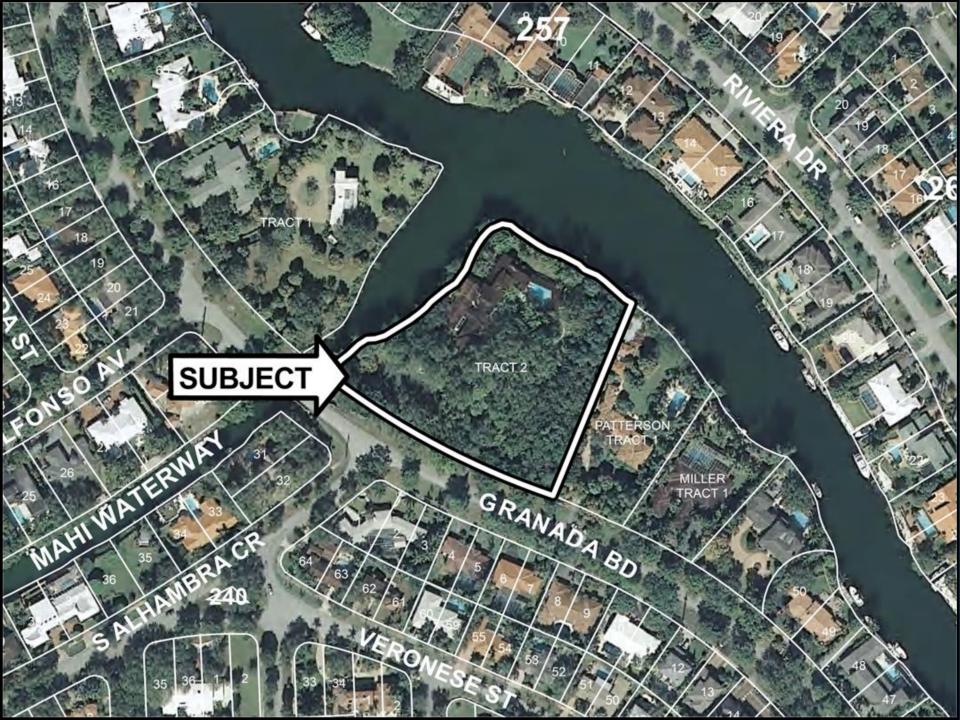


City Commission 6801 Granada Boulevard Conditional Use Review for a Building Site Determination Zoning Code Text Amendment & Replat July 22, 2014



Request 1: Conditional Use Review for a Building Site Determination

Create 2 separate single-family building sites

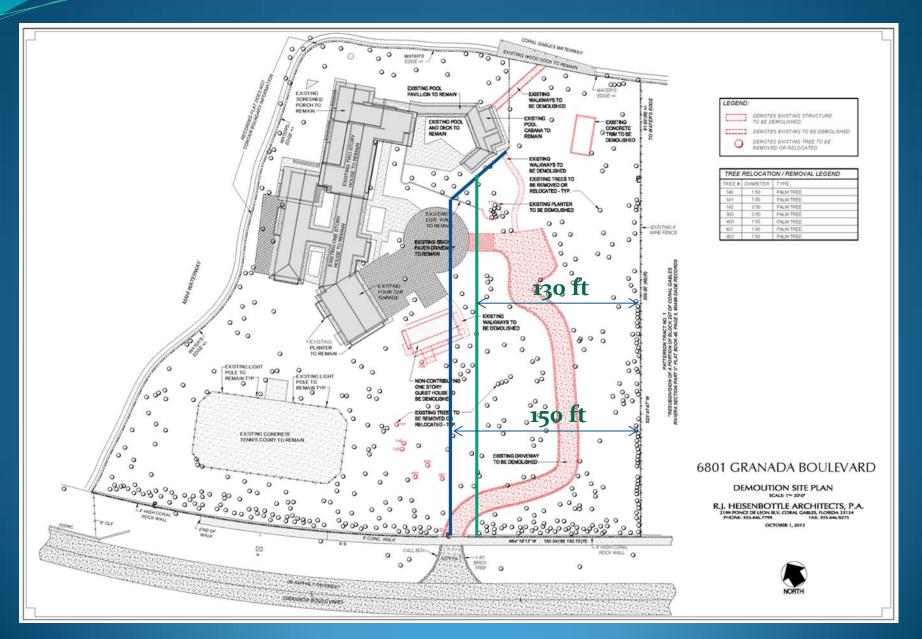
Request 2: Zoning Code Text Amendment

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

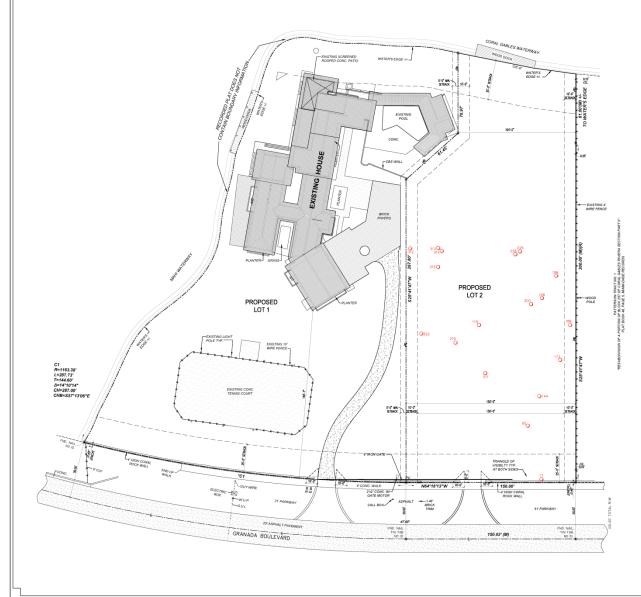
Request 3: Final Plat

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. (1.78 AC.)				
GROSS SITE AREA - LOT 2:	51,682 SF. (1.18 AC.)				

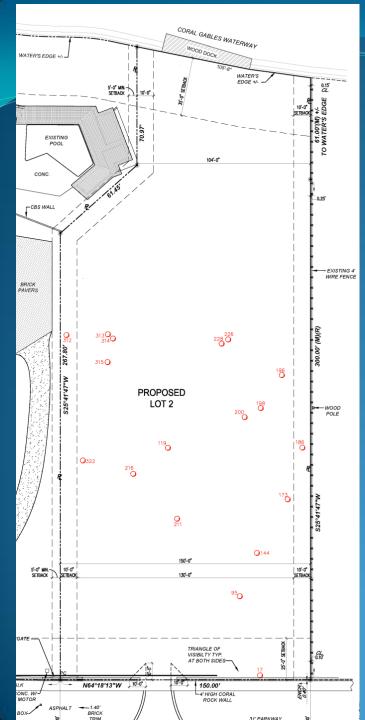
DENOTES EXISTING SPECIMEN TREES

LEGEND:

ree *	Connon Name	Botanical name	HL.	8p.	DBH	Cond.	Renarks / (Canopy Loss)
п	ôtrangler Fig	Ficus aurea	60'	5Ø	361	Good	Dependent on uall support
95	Live Oak	Quercus virginiana	40	200'	22.5*	Fair to Good	High crown elightly epares with dead branches 4" in diameter
110	Gunioo Linioo	Bursera sinaruba	40'	35'	24"	Fair to Good	High croun slightly sparse w/ one main branch broken and decaued
144	Strangler Fig	Picus aurea	35.	55'	52*	Good	Numerous trunks 4 trunk, like aerial root One clead/cleacaying limb lying laterrally through center of crown
173	Live Oak	Quercue virginiáná	40	30	18.5 *	Fair to Good	High crown slightly sparse and pruned at property line
86	Gunioo Linioo	Bureana elmarulpa	39.	251	24"	Fair to Good	Has some old topping cuts
196	Live Oak	Quercus virginiana	50'	50	26"	Good	
198	Gunbo Linbo	Bursera sinaruba	30	50	28"	Fair Lo Geoci	Has tuo main leaders uidely spread Crown slightly sparse due to shade. Very close to live oak 200
200	Live Oak	Quercus virginiànă	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 virginiānā	45	35'	18.8"	Fair to Poor	Tail, this and sparse with dead branches up to 6" in diameter.
216	Live Oak	Quercus virginiana	40'	30	23.81	Pair to Poor	Crown is very sparse with runerous dead branches up to 10° in diameter.
226	Live Oak	Quercus virginiara	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 145° in planeter
313	Live Oak	Quercus virginiana	50	40'	23.51	Good	Grouing close to Live Oak *314 near the driveway.
314	Live Oak	Quercus virginiana	50'	50'	31*	Good	Grouing close to Live Oak '313 near the driveuau
315	Live Oak	Quercus virginiana	35'	30'	20.3'	Fair to Good	The trunk is leaning under the shade of other trees. Groun spread is one-sided
322	Live Oak	Quercus virginiana	40	40'	25"	Fair	Crown is slightly sparse with a little tuig dieloads.

6801 GRANADA BOULEVARD

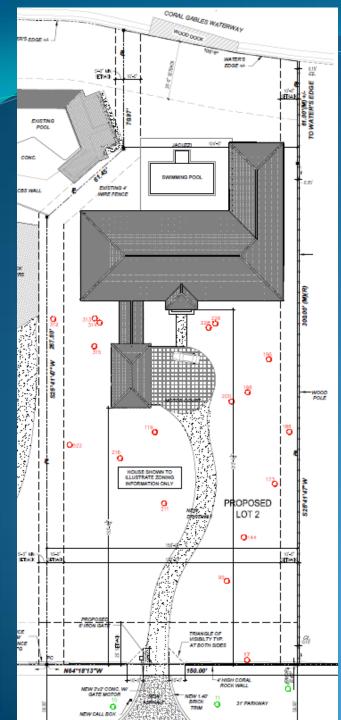
SPECIMEN TREE SITE PLAN LOT #2 SCALE '2 300' R.J. HEISENBOOTLE ARCHITECTS, P.A. 2109 KONG, DI LON BV, CORAL CARES, NOBEA 3114 PHONE 302.446.797 LURE 12.2014



Specimen Tree Plan 18 trees identified

EXISTING TREE LIST

Tree *	Common Name	Botanical name	Ht.	Sp.	DBH	Cond.	Remarks / (Canopy Loss)
17	Strangler Fig	Fícus 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 ma branch broken and decayed
144	Strangler Fig	Fícus aurea	35'	55'	52"	Good	Numerous trunks & trunk like aerial ro One dead/deacaying limb lying laterrally through center of crown
173	Live Oak	Quercus virginiana	40'	30'	19.5"	Fair to Good	High crown slightly sparse and prune at property line
186	Gumbo Límbo	Bursera simaruba	35'	25'	24"	Fair to Good	Has some old topping cuts
196	Líve Oak	Quercus virginiana	50'	50'	26"	Good	
198	Gumbo Límbo	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 deac 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'	21"	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 diame
313	Live Oak	Quercus virginiana	50'	40'	23.5"	Good	Growing close to Live Oak #314 nea the driveway.
314	Live Oak	Quercus virginiana	50'	50'	31"	Good	Growing close to Live Oak #313 nea the driveway.
315	Live Oak	Quercus virginiana	35'	30'	2Ø.3"	Fair to Good	The trunk is leaning under the shade other trees. Crown spread is one-sic
322	Live Oak	Quercus virginiana	4ø'	40'	25"	Fair	Crown is slightly sparse with a little twig dieback.

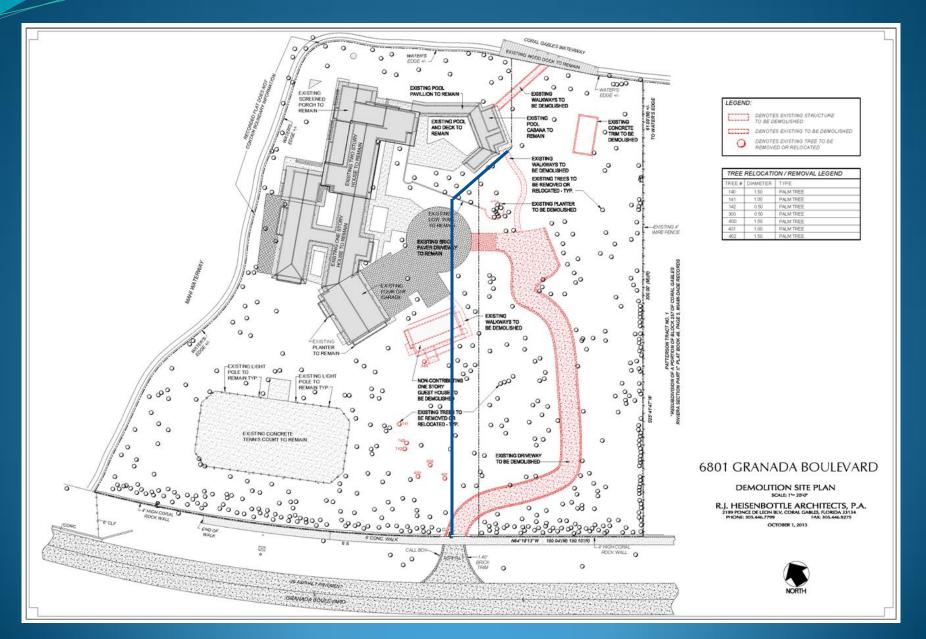


Illustrative Plan of Residential Unit and Specimen Trees

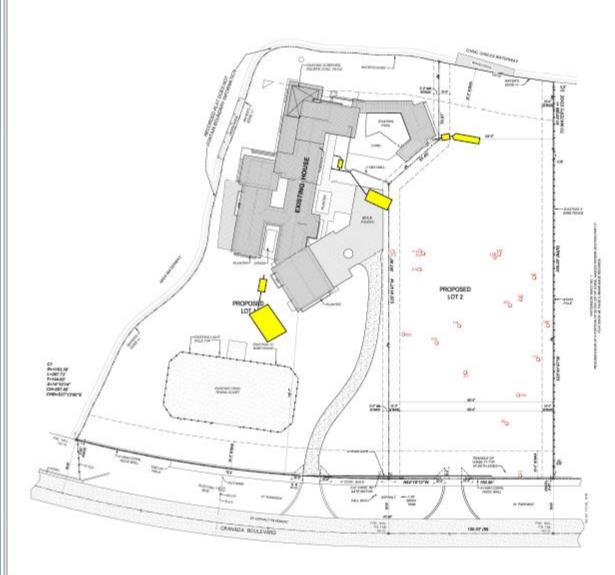
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Existing Conditions and Demolition Site Plan



Septic Tank and Field Locations



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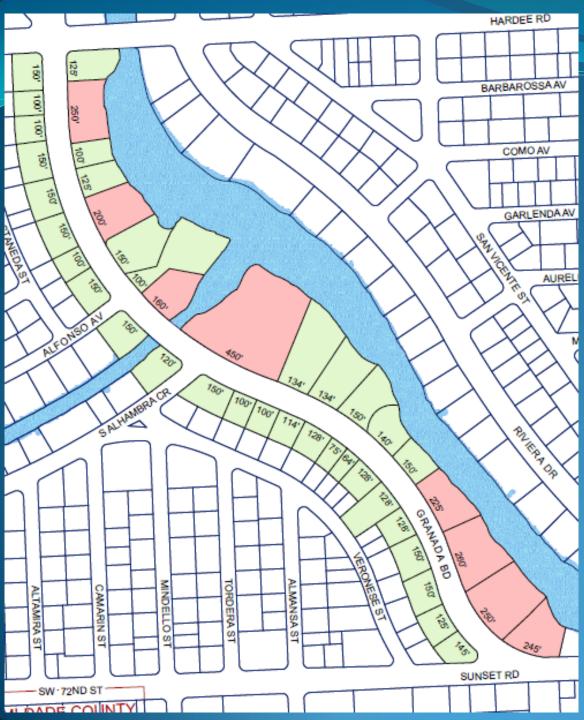
EXISTING TREE LIST

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LOT #2 KNU 11 1307 R.J. HEISENBOTTLE ARCHITECTS, P.A. 19970R06100785, 0004 6805, 100813, 3134 19068, 302-49, 799 2005 13, 294

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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. <u>Record a Landscape Plan for Lot 2 depicting specimen</u> <u>trees to be preserved and/or relocated on site.</u>
- 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 <u>satisfy</u> 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 <u>did not satisfy</u> 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