



6801 GRANADA BLVD - LOT 2 (150' WIDTH) - ZONING ANALYSIS

R.J. HEISENBOTTLE ARCHITECTS 06/17/2014

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.)
TOTAL COMBINED SITE AREA	129,114 SF. (2.96 AC.)

ZONING REQUIREMENTS

LOT 1	REQUIRED	PROVIDED
MINIMUM LOT WIDTH:	100 FT.	307.83 FT.
MAXIMUM BUILDING HEIGHT:	2 STORIES	2 STORIES
LOT 2		
MINIMUM LOT WIDTH:	100 FT.	150.00 FT. / 104 FT.
MAXIMUM BUILDING HEIGHT:	2 STORIES	2 STORIES
MAX. GROUND AREA COVERAGE:		
LOT 1		
principal structure Max. 35%	27,101 SF.	8,510 SF.
principal+auxiliary struct. Max 45%	34,844 SF.	9,692 SF.
LOT 2		
principal structure Max. 35%	18,088 SF.	18,088 SF.
principal+auxiliary struct. Max 45%	23,256 SF.	N/A
COMBINED LOT 1 AND 2		
principal structure Max. 35%	45,190 SF.	8,510 SF.
principal+auxiliary struct. Max 45%	58,101 SF.	9,692 SF.

MAX. SF. FLOOR AREA:

45% X first 5000 SF.	2,250 GSF.	
35% X second 5000 SF.	1,750 GSF.	
30% X remainder SF.	20,230 GSF. (LOT 1)	
	12,505 GSF. (LOT 2)	
	35,734 GSF (COMBINED LOT 1 AND 2)	

LOT 1		
TOTAL MAX. SF. FLOOR AREA	24,230 GSF.	11,261 GSF
MIN. SITE AREA OPEN LANDSCAPE	30,973 SF. (40%)	51,762 S.F. (61%)
LOT 2		
TOTAL MAX. SF. FLOOR AREA	15,504 GSF.	15,504 GSF
MIN. SITE AREA OPEN LANDSCAPE	20,673 SF. (40%)	
COMBINED LOT 1 AND LOT 2		
TOTAL MAX. SF. FLOOR AREA	39,734 GSF.	11,261 GSF
MIN. SITE AREA OPEN LANDSCAPE	51,646 SF. (40%)	

SETBACKS:

LOT 1		
FRONT:	25 FT.	148 FT. 7 IN.
SIDE:	5 FT.	20 FT. 0 IN.
SIDE AT CANAL (MAHI CANAL SPECIFIC):	35 FT.	23 FT. 3 IN.
REAR AT CANAL (CANAL SPECIFIC):	35 FT.	35 FT. 0 IN.
LOT 2		
FRONT (GRANADA BLVD, SPECIFIC):	25 FT.	101 FT. 5 IN.
SIDE (EAST):	10 FT.	10 FT. 0 IN.
SIDE (WEST):	10 FT.	10 FT. 0 IN.
REAR AT CANAL (CANAL SPECIFIC):	35 FT.	110 FT. 9 IN.

AREA TABULATION

LOT 1		
HISTORIC HOUSE AREA TABULATIONS:		
1ST FLOOR =	8,510 GSF	
2ND FLOOR =	2,437 GSF	
ACCESSORY STRUCTURES:		
POOL PAVILION =	314 GSF	314 GSF.
TOTAL AREA - HISTORIC HOUSE =		11,261 GSF.

6801 GRANADA BOULEVARD
PROPOSED LOT 2 (150 FT.)
ILLUSTRATIVE SITE PLAN

SCALE: 1"= 20'-0"

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