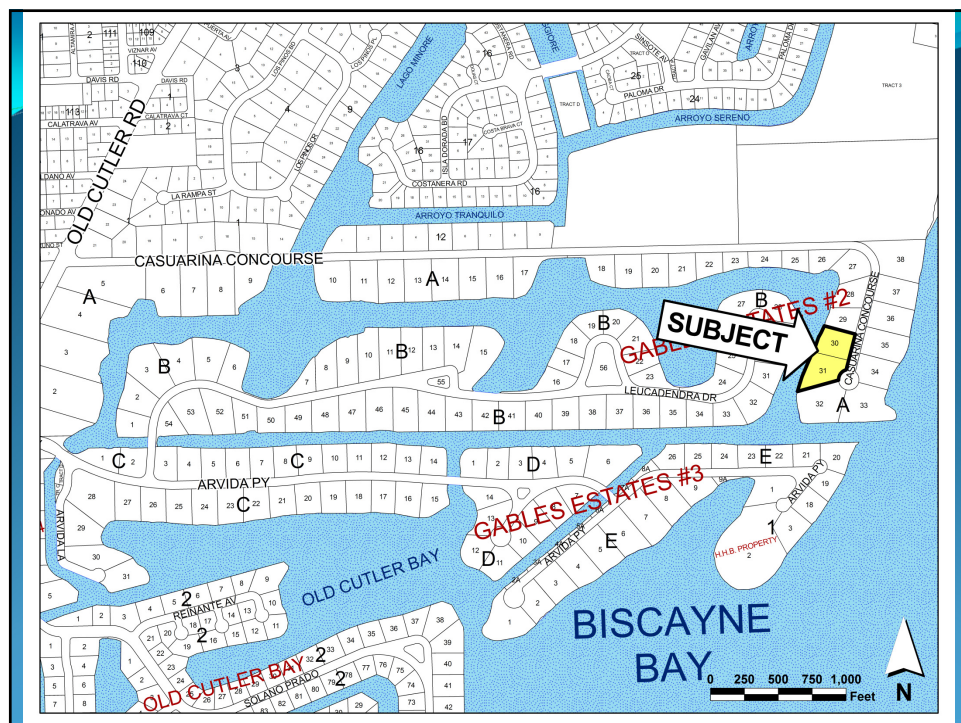


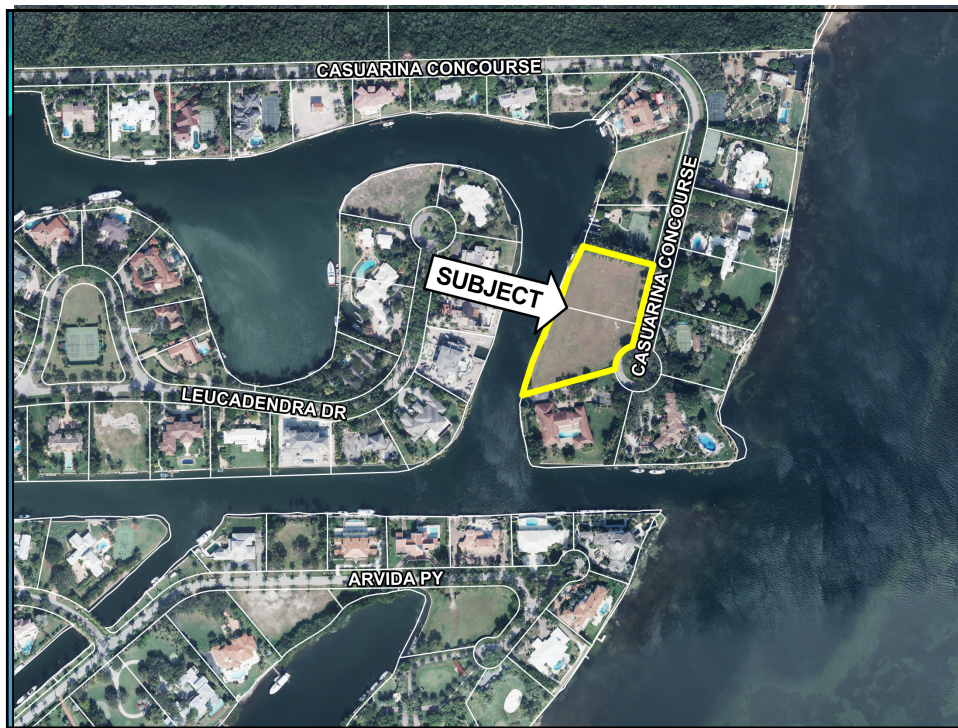


City Commission

20 Casuarina Concourse

Separation of a Building Site and
Conditional Use Site Plan Review
February 10, 2015





Request: Separation of a Building Site and Conditional Use Site Plan Review

- ❖ Separate an existing 2.59 acre building site with 376' of street frontage into two (2) building sites
- ❖ Proposed building sites:
 1. Lot 30: 1.2 acre building site with 200' of street frontage
 2. Lot 31: 1.39 acre building site with 176' of street frontage

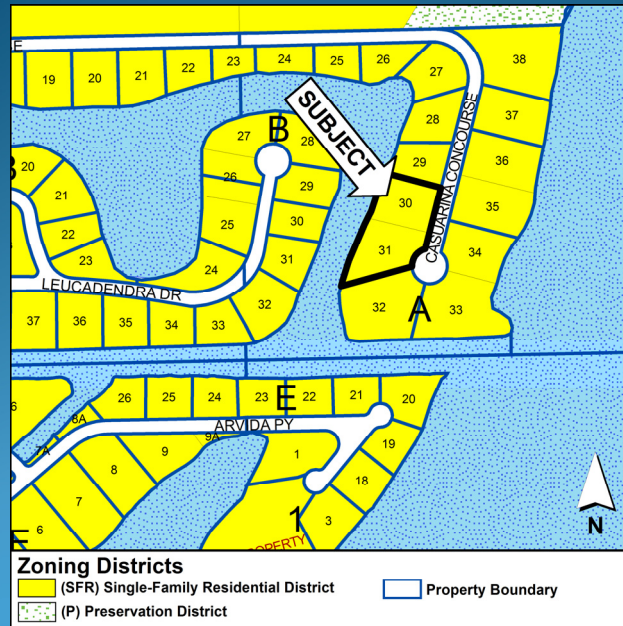
Application History

- ❖ June 25, 2007: Historic Preservation Board passed a motion not to designate property as historic allowing for demolition of the previously existing 3-story residence referred to as the “Wackenhut Castle”
- ❖ September 26, 2014: Application presented to Development Review Committee (DRC)
 - ❖ Applicant satisfactorily resolved all DRC comments

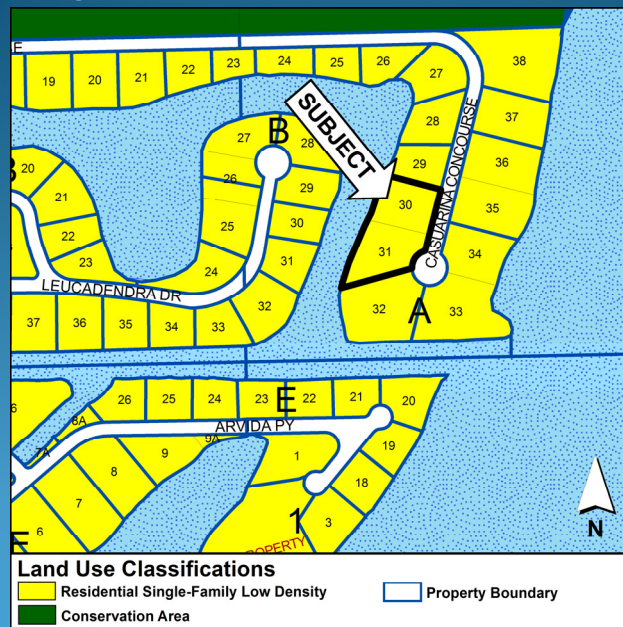
Application History

- ❖ January 14, 2015: Application reviewed by Planning and Zoning Board (PZB)
 - ❖ Board made motion to recommend approval with conditions
 - ❖ Board’s motion was not approved (vote: 3 yes – 2 no) as an affirmative vote of four (4) members is necessary for the adoption of any motion

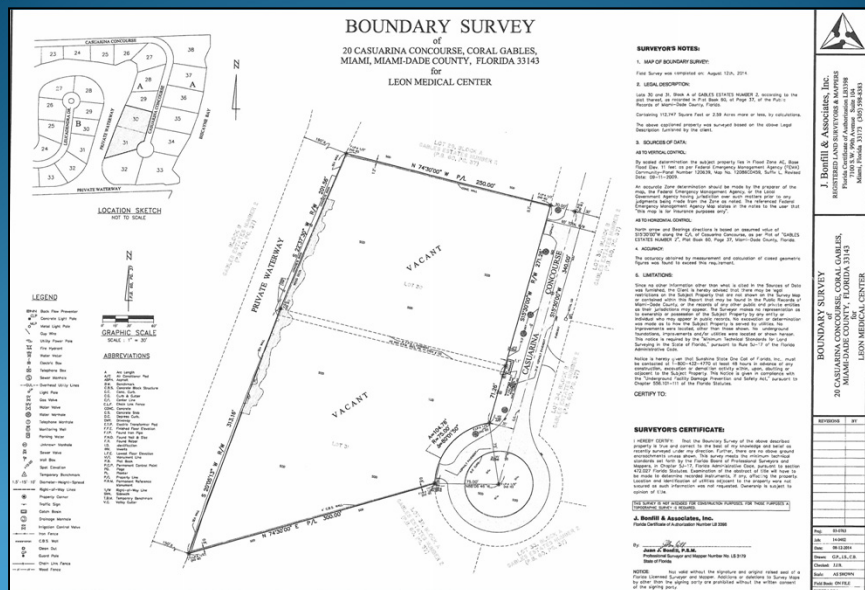
Existing Zoning Map



Existing Land Use Map



Property Survey



Conceptual Site Plans (Both lots)

Lot 30:
Minimum Landscape Requirement
18,376 SQ. ft. Provided= 30,989 SQ. ft.

Maximum SQ. Footage
=16,901 SQ. ft. Provided=14,200 SQ. ft.

Lot 31:
Minimum Landscape Requirement
=55,270 SQ. ft. Provided=38,656 SQ. ft.

Maximum SQ. Footage
=19,224 SQ. ft. Provided=14,200 SQ. ft.



20 Casuarina Concourse,
Coral Gables, FL, 33176

Overall Site Plan

10.22.13
5



Site Plan Information

Type	Existing Building Site	Proposed Lot 30 Building Site	Proposed Lot 31 Building Site
Building site frontage	376'	200'	176'
Waterway frontage	510'	200'	310'
Building site depth	Approx. 275'	Approx. 275'	Approx. 275'
Total site area	112,747 sq. ft.	52,502 sq. ft.	60,245 sq. ft.
Building floor area (FAR)	Max. 34,974 sq. ft.	Max. 16,901 sq. ft.	Max. 19,224 sq. ft.
Building height (max. permitted)	2 stories/39'-0" above est. grade	2 stories/39'-0" above est. grade	2 stories/39'-0" above est. grade
Setbacks*:			
Front	Min. 50'-0"	Min. 50'-0"	Min. 50'-0"
Side interior	Min. 30'-0"	Min. 30'-0"	Min. 30'-0"
Rear	Min. 50'-0"	Min. 50'-0"	Min. 50'-0"

*Zoning Code Appendix A - Site Specific Regulations, Section A-49 Gables Estates No. 2, requires a minimum 50' front setback, minimum 30' side setbacks, and minimum 50' setback from canal, waterway, lake or bay.

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 one (1) of the six (6) criteria: 1) neighborhood compatibility.
- ❖ Staff found that the proposal did not satisfy five (5) of the six (6) criteria:
 - 1) the existence of exceptional circumstances;
 - 2) building sites created would have equal or larger building frontage than a majority of surrounding building sites;
 - 3) separated building sites would not result in demolished or existing structures becoming non-conforming;
 - 4) no restrictive covenants or encroachments exist, including demolished buildings, that would prevent site separation; and,
 - 5) the property was purchased by the current owner prior to September 17, 1977.

Staff Recommendation

- ❖ Staff recommends denial of the request since the Application satisfies only one (1) of the six (6) criteria.

Staff's Alternative Recommendation Conditions

- ❖ If the City Commission determines based upon additional information presented by the applicant that the application satisfies the criteria and desires to recommend **approval** then Staff recommends the following conditions:
 1. The new single-family residences constructed on the two (2) building sites shall meet all applicable requirements of the Zoning Code, and no variances shall be required or requested.

Staff's Alternative Recommendation Conditions

2. A detailed tree disposition plan and landscape plan shall be prepared and provided by the Applicant, subject to review and approval of the Directors of the Public Service Division and the Planning and Zoning Division prior to the submittal to the Board of Architects for either building site.
3. Within thirty (30) days of approval the property owner, its successors or assigns shall file for a release of the restrictive covenant currently running with the land.

Staff's Alternative Recommendation Conditions

4. Within sixty (60) days of approval the property owner shall remove the concrete dock, wood deck, and any other non-conforming structures or encroachments.

Board's Alternative Recommendation Condition

- ❖ The Planning and Zoning Board included a condition of approval limiting the total square footage of the two (2) residences in their motion to approve the application. This motion was based on a similar condition of approval imposed on the 6801 Granada Blvd request for building site separation. The motion made by the Board was not approved; however, Staff has included this condition of approval within the proposed Ordinance, which is as follows:
 5. The total square footage of the two (2) residences on Lot 30 and 31 shall be equal to or less than 34,974 square feet, which would be the maximum size of a residence permitted that could be constructed on the property if developed as a single building site.



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