



City of Coral Gables Planning Division Staff Recommendation

Applicant:	Califon Company N.V.
Application:	Conditional Use Review for a Building Site Determination, Tentative Plat Review and Zoning Code Amendment
Property:	6801 Granada Boulevard, Coral Gables, Florida
City Public Hearing Dates/Times:	Planning and Zoning Board December 11, 2013, 6:00 – 9:00 p.m. City Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida, 33134

Application Request.

Request for conditional use review for a building site determination, tentative plat review and Zoning Code text amendment for the historically designated property located at 6801 Granada Boulevard, as follows:

- 1. An Ordinance of the City Commission of Coral Gables, Florida requesting Conditional Use Review for a Building Site Determination pursuant to Zoning Code Article 3, "Development Review", Section 3-206, "Building Site Determination" to create two (2) separate single-family building sites on property assigned Single-Family Residential (SFR) zoning and Local Historic Landmark; one building site consisting of Lot 1 and the other of Lot 2, submitted concurrently with a proposed re-plat for the property legally described as Tract 2, Cartee Homestead Section (6801 Granada Boulevard), Coral Gables, Florida; including required conditions; providing for severability, repealer, codification, and an effective date.*
- 2. Resolution of the City Commission of Coral Gables approving the Final Plat entitled "Revised Plat of Cartee Homestead" pursuant to Zoning Code Article 3, Division 9, "Platting/Subdivision", being a re-plat of an approximately 3.0 acre single tract into two (2) platted lots for residential, single-family use on property assigned Single-Family Residential (SFR) zoning and Local Historic Landmark, legally described as Tract 2, Cartee Homestead Section (6801 Granada Boulevard), Coral Gables, Florida; providing for an effective date.*
- 3. An Ordinance of the City Commission of Coral Gables, Florida providing for a text amendment to the City of Coral Gables Official Zoning Code Appendix A, "Site Specific Regulations", by adding Section A-17.1. "Revised Plat of Cartee Homestead", to indicate Lots 1 and 2 are separate building sites; providing for severability, repealer, codification, and an effective date.*

Summary of Application.

“Califon Company N.V.” (hereinafter referred to as “Applicant”), has submitted an application for “Conditional Use Review for a Building Site Determination”, “Tentative Plat Review” and a “Zoning Code Text Amendment” (hereinafter referred to as the “Applications”) for City of Coral Gables review and public hearing consideration. The application package submitted by the Applicant is provided as Attachment A.

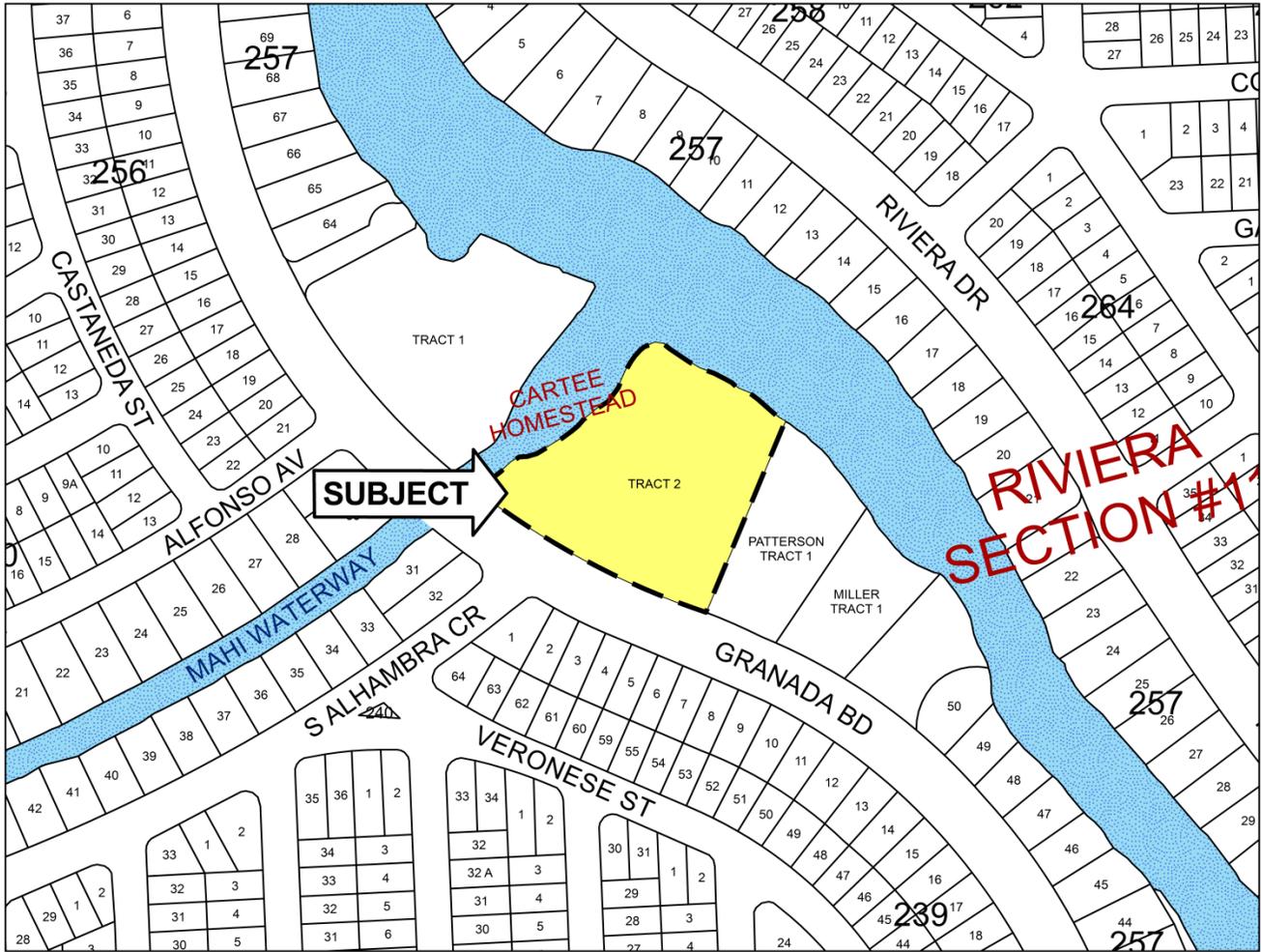
On 07.27.05, the former Building and Zoning Department issued a Building Site Determination Letter that states the property’s entire 3.0 acre tract is one building site for one single-family residence. The current request is to re-plat the single tract of land into two (2) platted lots and separate the property into two building sites, with a single-family residence permitted on each of the platted lots. The proposed Zoning Code text amendment would fulfill the technical requirement to record the building site determination in the appendix of the Zoning Code.

The existing single-family residence and entire property has been designated as a local historic landmark. The historic residence would be retained, but must be modified by the removal of existing encroachments in order to allow the proposed re-plat and building site separation to occur. The historic residence would be located on proposed platted Lot 1 (82,906 sq. ft. or 1.90 acres) on the west side of the property, and a new single-family residence would be constructed on proposed platted Lot 2 (46,208 sq. ft. or 1.06 acres) on the east side of the property. An application to separate and re-plat the subject property into two (2) building sites was submitted in 2007 and denied by the City Commission. While this is a similar request, variances were required for the previous re-plat, and are not required with the current proposal.

The conditional use review for a building site determination requires review via the conditional use process and requires City Commission review at two (2) public hearings (Ordinance format). The Zoning Code text amendment recording the building site separation also requires City Commission review at two (2) public hearings (Ordinance format). The proposed tentative plat requires public hearing review by the Planning and Zoning Board, prior to the preparation of the Final Plat which requires City Commission review at one (1) public hearing (Resolution format).

The property is located on Granada Boulevard approximately two blocks north of Sunset Road. The property backs onto the Coral Gables Waterway and the north side of the property is bounded by the Mahi Waterway, and is legally described as Tract 2, Cartee Homestead Section (6801 Granada Boulevard), Coral Gables, Florida, as shown in the following location map:

Block, Lot and Section Location Map



Site Data and Background.

Site Data and Surrounding Uses

The following tables provide the subject property’s designations and surrounding land uses:

Existing Property Designations

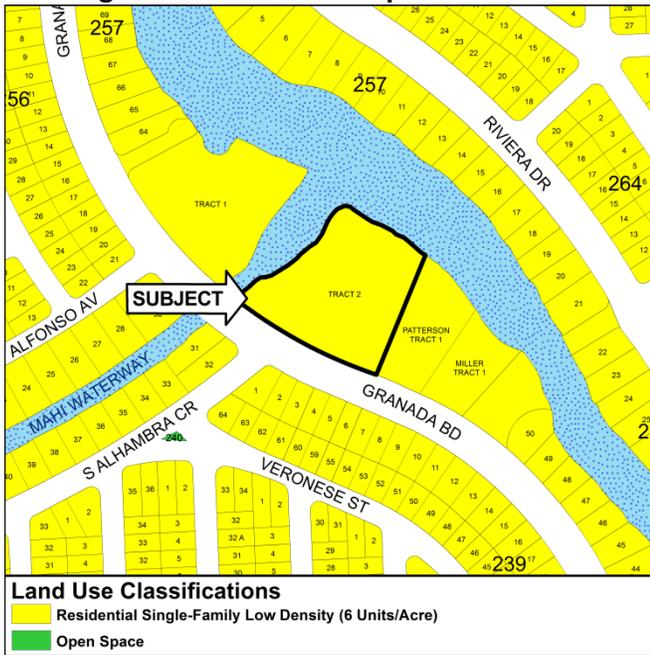
Comprehensive Plan Map designation	“Residential Single-family Low Density”
Zoning Map designation	Single-Family Residential (SFR) and Local Historic Landmark

Surrounding Land Uses

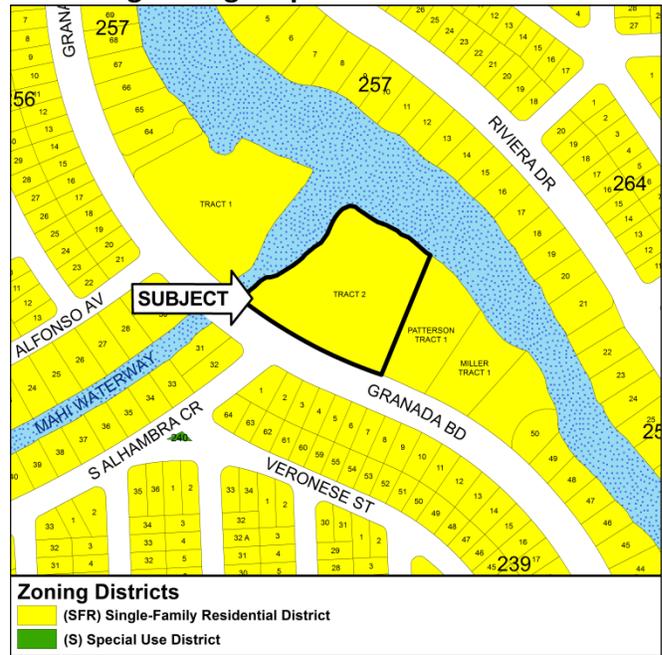
Location	Existing Land Uses	CP Designations	Zoning Designations
North	1-2 story single-family residences	“Residential Single-family Low Density”	Single-Family Residential (SFR)
South	1-2 story single-family residences	“Residential Single-family Low Density”	Single-Family Residential (SFR)
East	1-2 story single-family residences	“Residential Single-family Low Density”	Single-Family Residential (SFR)
West	1-2 story single-family residences	“Residential Single-family Low Density”	Single-Family Residential (SFR)

The surrounding properties have the same single-family residential land use and zoning designations as the subject property, illustrated as follows:

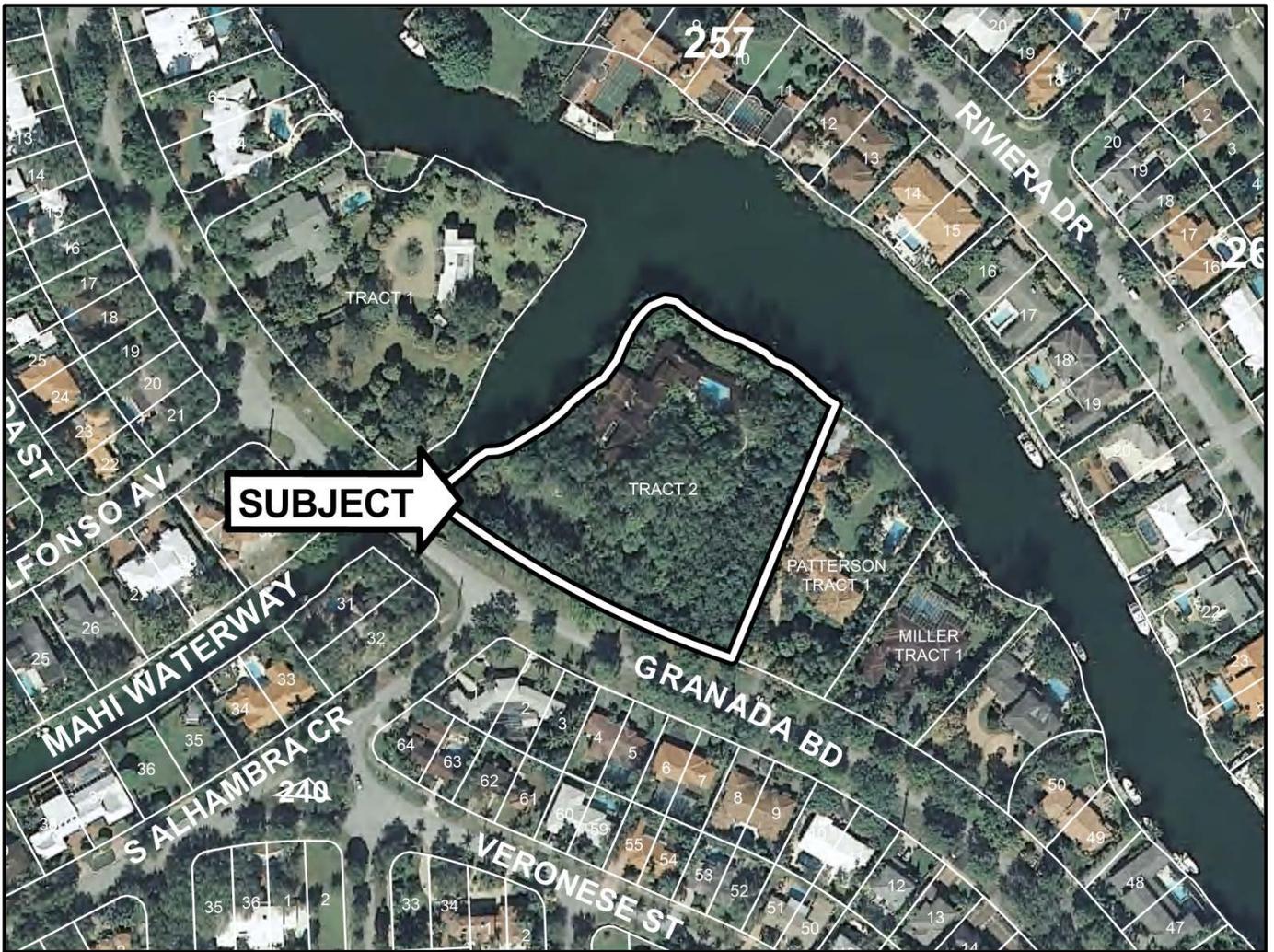
Existing Future Land Use Map



Existing Zoning Map



Aerial



Background

This property is located on Granada Boulevard approximately two blocks north of Sunset Road, half-way between Hardee Road and Cartagena Plaza. The property backs onto the Coral Gables Waterway and the north side of the property is bounded by the Mahi Waterway. The property consists of a single tract and is approximately 128,077 square feet in size (2.94 acres) with approximately 433 feet of frontage along Granada Boulevard. According to the Miami-Dade County property information files, the existing residence was constructed in 1951 and is a two-story residence containing 9,448 adjusted square feet (8 bedrooms/7 bathrooms). Existing asphalt driveways, pool/pool house, tennis court and a coral rock wall are located on the property in addition to the existing residence.

City Legislative History

1. Resolution No. HPR165-LHD2011-02 (adopted 06.21.07) - Designated residence and entire property as a Local Historic Landmark.

- 2. On 07.18.07, the Planning and Zoning Board recommended denial (vote: 5-0) of a previous application for a re-plat and to separate the subject property into two (2) building sites, which was heard and denied by the City Commission (vote: 5-0) on 08.28.07.
- 3. Resolution No. 2007-192 (adopted 08.28.07) – States City Commission denied approval of the proposed building site separation (copy provided as Attachment B).
- 4. On 09.19.13, the Historic Preservation Board granted a Certificate of Appropriateness for the proposed modifications to the existing historical residence required to allow the re-plat of the property and separation of the building site.

While the 2007 proposal also proposed two (2) building sites, the re-plat had a slightly different platted lot configuration and variances were required. Staff’s 07.18.07 report and recommendation, a copy of the previously proposed tentative plat, 01.26.07 and 06.25.07 Historical Resources letters, and the 07.18.07 Planning and Zoning Board meeting minutes are provided as Attachment C for informational purposes. The analysis of the current application is independent of the proposal submitted in 2007.

City Review Timeline

The submitted application has undergone the following City reviews:

Type of Review	Date
Development Review Committee	06.28.13
Board of Architects	07.11.13
Historic Preservation Board	09.19.13
Planning and Zoning Board	12.11.13
City Commission (1 st reading)	01.14.14
City Commission (2 nd reading)	TBD

Proposed Building Site Separation and Site Plan

Proposal – Building Site Separation and Site Plan

Proposed Building Site Separation Application

The application package includes the following (see Attachment A):

- 1) Cover letter and analysis of building site separation criteria;
- 2) Completed public hearing application, property legal description and information;
- 3) Original plat, historical map and historical lot plan;
- 4) Survey and tentative plat;
- 5) Proposed demolition plan, site plan and zoning analysis;
- 6) Contextual plan and massing plan views;
- 7) Aerial and site photos;

- 8) Future land use and zoning maps;
- 9) Historic Preservation Board Designation Report;
- 10) Board of Architects comments and recommendations;
- 11) Zoning Division comments and responses;
- 12) Historic Preservation Board letter and Certificate of Appropriateness; and,
- 13) Utility letters of consent.

Conceptual Site Plan

A conceptual site plan was submitted with the Applications showing the development of the property with the creation of the second building site that is required by the Zoning Code to assist with the evaluation of the request. This site plan is only intended to indicate that the proposed building sites can be developed according to the Single-Family Residential (SFR) Zoning Code provisions. The conceptual site plan is not tied to the request for building site separation. Future construction of this historically designated property requires architectural and historic compatibility review and approval by the Historic Preservation Board and Board of Architects prior to the issuance of a building permit.

Permitted Development

Currently, this 128,077 SF property is a single tract of land (one platted lot), and has been determined to be one building site for a single-family residence. The Zoning Code would permit a residence with a maximum 39,573 SF size to be constructed on this property. Calculation of the maximum permitted size of the residence is based on the Zoning Code provisions allowing a maximum SF equal to 48% of the first 5,000 SF of the property, 35% for the second 5,000 SF and 30% for all remaining property over 10,000 SF.

According to the Miami-Dade County property file information submitted with the application, the existing historic structure was constructed in 1951 and contains 9,448 adjusted square feet. A total of 26,022 SF to be constructed on the proposed 82,906 SF building site (Lot 1) which would allow for a potential 16,574 future addition to the existing historic structure. The proposed second building site (Lot 2) is 46,208 SF in size. This would allow a new residence with a maximum 15,012 SF to be constructed. A maximum total development of 41,034 SF would therefore be permitted on this property based on the provisions in the Code if the building site separation is approved.

The following table compares the proposed building sites with the applicable Zoning Code requirements for single-family residences. This analysis shows that the property can be developed as proposed and meet the requirements of the Zoning Code:

Site plan information:

Type	Entire property permitted/required	Lot 1 – Existing historic SF residence	Lot 2 – Conceptual new SF residence
Building site frontage	418'	288'	130'
Building site depth	300'	300'	300'
Total site area	128,077 SF	82,906 SF	46,208 SF

Type	Entire property permitted/required	Lot 1 – Existing historic SF residence	Lot 2 – Conceptual new SF residence
Building floor area (FAR)	39,573 SF	26,022 SF (9,448 SF Existing)	15,012 SF
Building height	Max. 2 stories/29'-0" above established grade	Existing 2 story historic residence to remain	Max. 2 stories/29'-0" above established grade
Setbacks:			
Front	Min. 25'-0"	Min. 25'-0"	Min. 25'-0"
Side (interior)	Min. 5'-0"	Min. 5'-0"	Min. 5'-0"
Side (waterway)	Min. 35'-0"	Min. 35'-0"	Min. 35'-0"
Rear	Min. 10'-0"	Min. 10'-0"	Min. 10'-0"
Rear (waterway)	Min. 35'-0"	Min. 35'-0"	Min. 35'-0"
Building ground area coverage (including aux. structures)	Max. 45%	Existing/max.45%	Max. 45%

Historic Preservation Board Review

On 09.19.13 the Historic Preservation Board approved a Certificate of Appropriateness for the alterations to the existing historic residence required to permit the proposed re-plat into two (2) platted lots for single-family residences. At that meeting, Historical Resources Department Staff informed the Historic Preservation Board that the building site separation request to create two (2) building sites is subject to the purview of the Planning and Zoning Board and the City Commission. The Certificate of Appropriateness was approved with the following six (6) conditions:

1. No alteration or demolitions will occur unless the proposal to subdivide the property into two (2) building sites is approved by the City Commission.
2. Retain the existing loggia (noted on the plans as “existing pool pavilion”).
3. Any new construction on the parcel of land that will be created for a new residence (“Proposed Lot 2”) will require a Special Certificate of Appropriateness and review by the Historic preservation Board.
4. No tree removals/relocations will occur on the lot that has the historic residence (“Proposed Lot 1”) unless the proposal to subdivide the property into two (2) building sites is approved by the City Commission.
5. The removal/relocation of trees on the lot that is created for a new residence (“Proposed Lot 2”) will be part of the application for that residence and will require a Certificate of Appropriateness. No tree removal or relocations will occur until the design of the new residence has been approved.
6. The demolition of the portion of the perimeter coral rock wall to accommodate the driveway for the new residence (“Proposed Lot 2”) will also be part of the application for that residence and will require a Certificate of Appropriateness.

The Historical Resources Department’s 09.19.13 Historical Resources Department’s Special Certificate of Appropriateness Staff report is provided as Attachment D, and the 09.24.13 Historical Resources Department cover letter with a copy of the approved Certificate of Appropriateness is provided as Attachment E.

Board of Architects Review of Existing Residence

The proposed renovations to the existing historic residence were reviewed by the Board of Architects and received preliminary approval on 07.11.13.

City Staff Comments

This proposal has been reviewed by City Departments on 06.28.13 as part of the Development Review Committee process. The Public Service Division requested that they participate in the review and approval process for the new residence on Lot 2 as there are a large number of mature trees on that site. The Public Works Department provided comments as required regarding the proposed tentative plat which are referenced in the Findings of Fact section of this report.

The proposed tentative plat, existing conditions and demolition plan and the Applicant's conceptual site plans and are provided on the following pages:

Findings of Fact.

This section of the report presents City Staff's evaluation of the Application and Findings of Facts. The City's responsibility is to review the Application for consistency with the City's Comprehensive Plan (CP) Goals, Objectives and Policies, compliance with the Zoning Code and compliance with other applicable portions of the City Code.

Findings of Fact- Separation and Establishment of Building Sites

Review of Zoning Code Criteria

On 07.27.05, the former Building and Zoning Department issued a Building Site Determination Letter that states the property's entire 3.0 acre tract is one (1) building site for one (1) single-family residence (see Attachment F). 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 has reviewed the Application based upon the six (6) criteria and finds that the Application satisfies three (3) of the six (6) criteria, as follows:

"1. That exceptional or unusual circumstances exist, that are site specific such as unusual site configuration or partially platted lots, or are code specific such as properties having two (2) or more zoning and/or land use designations, multiple facings or through-block sites, which would warrant the separation or establishment of a building site(s)."

Staff Comment: While this building site is the largest property in this residential neighborhood, the site does not exhibit any of the characteristics described that would qualify as exceptional or unusual circumstances. This property does not have an unusual site configuration, does not consist of partially platted lots, does not have two or more land use or zoning designations, does not have multiple facings and is not a thru-block site. This is the same Staff conclusion for the criteria made for the previous request in 2007 to separate the property into two (2) building sites. The Planning and Zoning Board may determine that unusual circumstances do exist, based upon the additional information, testimony, and evidence submitted during the meeting.

The Application does not satisfy this criteria.

"2. That the building site(s) created would be equal to or larger than the majority of the existing building site frontages of the same zoning designation within a minimum of one thousand (1,000) foot radius of the perimeter of the subject property or extending no farther than the immediate vicinity, whichever is less.

“Immediate vicinity” shall be defined as an area in which a parcel of land is located, that is physically, functionally or geographically identifiable as a distinct realm, place or neighborhood, or an area within a radius of not more than one-half (1/2) mile from the subject property, whichever is smaller.”

The applicant’s building site frontage analysis is as follows (see Attachment A):

Frontage	0 to 130’	131’+	Total
No. of Sites	161	59	220
Percentage	73%	27%	100%

Staff Comment: The building site frontage of proposed Lot 2 (130’ frontage) would be equal to or greater than seventy-three (73%) of the surrounding comparable building site frontages.

The Application satisfies this criteria.

- “3. *That the building site(s) separated or established would not result in any existing structures becoming non-conforming as it relates to setbacks, lot area, lot width and depth, ground coverage and other applicable provisions of the Zoning Code, CP and City Code. The voluntary demolition of a building which eliminates any of the conditions identified in this criterion shall not constitute or result in compliance with this criterion.”*

Staff Comment: The existing historic structure would remain on Lot 1 and would meet Zoning Code requirements regarding setbacks, lot area, lot width and depth, ground coverage and other applicable provisions.

The Application satisfies this criteria.

- “4. *That no restrictive covenants, encroachments, easements, or the like exist which would prevent the separation of the site. The voluntary demolition of a building which eliminates any of the conditions identified in this criterion shall not constitute or result in compliance with this criterion.”*

Staff Comment: The existing residence’s asphalt driveway and existing walkways and planters encroaches onto proposed Lot 2. These existing encroachments would have to be demolished and removed to allow the separation of the property as proposed into two (2) building sites.

The Application does not satisfy this criteria.

- “5. *That the proposed building site(s) maintains and preserves open space, promotes neighborhood compatibility, preserves historic character, maintains property values and enhances visual attractiveness of the area.”*

Staff Comments: The proposal for two (2) building sites on this property retains the existing historic structure and creates a building site with a frontage that is equal to or larger than the surrounding building sites.

The Application satisfies this criteria.

“6. That the building site(s) created was purchased as a separate building(s) by the current owner prior to September 17, 1977.”

Staff Comment: The property data information sheet submitted with the application shows that the current owner purchased the property in 1980.

The Application does not satisfy this criteria.

Pursuant to Zoning Code, Article 3, Development Review, Section 3-206., Building Site Determination, Subsection F, Planning Staff finds the Application satisfies three (3) of the six (6) criteria.

Findings of Fact- Tentative Plat Review

The procedure for reviewing and recommending a tentative plat is contained in Sections 3-901 through 3-904 of the Zoning Code. The Planning and Zoning Board provides a recommendation on tentative plats to the City Commission. The final plat is prepared from the tentative plat, with a final review and approval in resolution form by the City Commission. Administrative review and approval of final plat is required by the Miami-Dade County Subdivision Department prior to the City Commission hearing. The tentative plat is provided in the submitted Application (see Attachment A).

Proposed Zoning Plan

The tentative plat entitled “Revised Plat of Cartee Homestead” proposes re-platting the single platted tract into two (2) platted lots. The property’s zoning designation would not change as a result of this re-plat and both platted lots would remain Single Family Residential (SFR), and designated as an historic landmark. Both building sites (Lots 1 and 2) created would be deemed to face onto Granada Boulevard. All required setbacks for these building sites would apply and remain the same. The single-family structures on the two (2) building sites would be required to meet all provisions of the Zoning Code. No variances are requested or required from the platting standards as specified in the Zoning Code.

Other Reviews

As required by Code, comments were solicited from affected utility companies regarding the tentative plat. No objections were received from Florida Power and Light Company, Miami-Dade Water and Sewer, City Gas or BellSouth concerning this re-plat. Copies of each of the utility companies’ review letters are included in the application package provided as Attachment A.

City Staff Review

This tentative plat was submitted for review to the Development Review Committee (DRC) and distributed to City Departments as required in Zoning Code Section 3-902. The Zoning Code requires review and comments be provided by the Public Works Department with Staff’s report and

recommendation. In a memorandum dated 10.16.13, the report submitted by the Public Works Department had no comments in objection to the proposed tentative plat (see Attachment G).

Consistency Evaluation of the Comprehensive Plan (CP) Goals, Objectives and Policies

This section provides a detailed analysis of the CP providing a basis of consistency, and finds the following CP Goals, Objectives and Policies are applicable.

Consistent CP Goals, Objectives and Policies are as follows:

Ref. No.	CP Goal, Objective and Policy	Staff Review
1.	Goal FLU-1. Protect, strengthen, and enhance the City of Coral Gables as a vibrant community ensuring that its neighborhoods, business opportunities, shopping, employment centers, cultural activities, historic value, desirable housing, open spaces, and natural resources make the City a very desirable place to work, live and play.	Complies
2.	Policy FLU-1.3.2. All development applications in residential neighborhoods shall continue to be reviewed by applicable boards and committees to ensure the protection from intrusion by incompatible uses that would disrupt or degrade the health, safety, tranquility, aesthetics and welfare of the neighborhood by noise, light, glare, odor, vibration, dust, hazardous materials or traffic. The City will continue to enforce the adopted restrictive design standards; historic preservation policies and the applicable performance standards of the Commercial Limited designation in the Zoning Code.	Complies
3.	Objective FLU-1.4. Provide for protection of natural and historic resources from development and/or redevelopment together with continued maintenance.	Complies
4.	Policy FLU-1.4.3. Historic sites shall be identified and protected, and performance standards for development and sensitive reuse of historic resources shall be established.	Complies
5.	Objective FLU-1.11. Maintain a pattern of overall low density residential use with limited medium and high density residential uses in appropriate areas to preserve the low intensity and high quality character of the residential neighborhoods.	Complies
6.	Policy FLU-1.11.1. Maintain and enforce effective development and maintenance regulations through site plan review, code enforcement, and design review boards and committees.	Complies
7.	Objective FLU-1.13. The City shall enforce the recently adopted Zoning Code which creates, preserves and maintains scenic vistas in keeping with the classic traditions as embodied in the original city plan.	Complies
8.	Objective FLU-1.14. The City shall enforce Zoning Code provisions which continue to preserve and improve the character of neighborhoods.	Complies

Ref. No.	CP Goal, Objective and Policy	Staff Review
9.	Goal FLU-3. The City as a part of its development review process shall engage public/community participation and collaboration to provide for a transparent development review process.	Complies
10.	Objective FLU-3.1. The City shall continue its efforts to notify stakeholders, residents, property owners and neighborhood associations of pending development reviews to provide transparency within the development process.	Complies
11.	Objective DES-1.1. Preserve and promote high quality, creative design and site planning that is compatible with the City’s architectural heritage, surrounding development, public spaces and open spaces.	Complies
12.	Policy DES-1.1.1. Promote and support George Merrick’s vision consistent with the established historic and cultural fabric of the City.	Complies
13.	Policy DES-1.1.3. Ensure that the design of buildings and spaces in historic areas of the City complements, is compatible with, does not attempt to imitate and does not undermine the City’s historic character.	Complies
14.	Policy DES-1.1.5. Promote the development of property that achieves unified civic design and proper relationship between the uses of land both within zoning districts and surrounding districts, by regulating, limiting and determining the location, height, density, bulk and massing, access to light and air, area of yards, open space, vegetation and use of buildings, signs and other structures.	Complies
15.	Policy DES-1.1.6. Maintain the character of the residential and nonresidential districts, and their peculiar suitability for particular uses.	Complies
16.	Policy DES-1.1.7. Preserve residential properties to assure that future development will be in conformity with the foregoing distinctive character, with respect to type, intensity, design and appearance.	Complies
17.	Goal HIS-1. Preserve and promote the recognition of structures, sites, manmade or natural landscape elements, works of art or integrated combinations thereof, which serve as visible reminders of the history and cultural heritage of the City.	Complies
18.	Goal HIS-3. Continue the preservation and protection of the historical and cultural resources within the City of Coral Gables.	Complies

Staff Comments: Staff’s determination that this Application is “consistent” with the CP’s goals, objectives and policies that are identified is based upon compliance with conditions of approval recommended with the alternative recommendation provided by Staff and site plan review requirements for future plans for the new residence that will be constructed on the second building site.

Zoning Code Amendment - Site Specific Provisions

If the building site separation request is approved, Zoning Code Appendix A - Site Specific Regulations would be amended by adding Section A-17.1, “Cartee Homestead – Revised Plat”, to indicate Lot 1 and Lot 2 are separate building sites, as follows (underlining denotes additions):

Section A-17.1 – Revised Plat of Cartee Homestead.

(a) Building Sites.

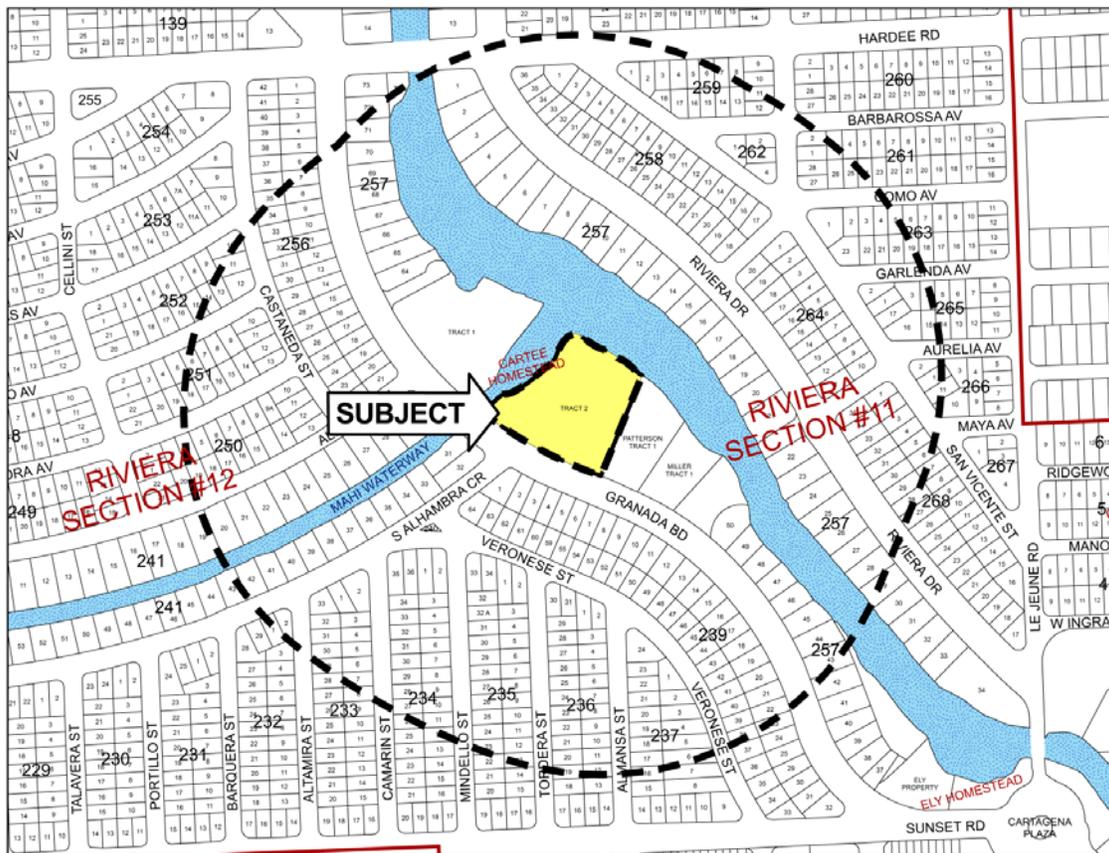
1. Tract 2 shall be considered two (2) building sites for single-family residences, as follows:
 - a. One building site consisting of Lot 1.
 - b. One building site consisting of Lot 2.

Public Notification and Comments.

The Zoning Code requires that a courtesy notification be provided to all property owners within 1,000 feet of the subject property. The notice lists the type of applications filed, proposed public hearing dates/time, and location where the application files can be reviewed. The notice also provides for an opportunity to submit comments on pending applications. Two hundred twenty-five (225) notices were mailed to surrounding property owners. A copy of the legal advertisement and courtesy notice are provided as Attachments H and I. Copies of public comments received are provided as Attachment J.

A map of the notice radius is as follows:

Courtesy Notification Radius Map



The following has been completed to solicit input and provide notice of the Application:

Public Notice

Type	Date
Courtesy notification - mailed to property owners within 1,000 feet of the property	11.26.13
Posting of property	11.26.13
Legal advertisement	11.26.13
Posted agenda on City web page/City Hall	11.26.13
Posted Staff report on City web page	12.06.13

Staff Recommendation and Conditions of Approval.

The Planning Division based upon the complete Findings of Fact contained within this Report recommends **denial** of the following:

- 1. An Ordinance of the City Commission of Coral Gables, Florida requesting Conditional Use Review for a Building Site Determination pursuant to Zoning Code Article 3, "Development Review", Section 3-206, "Building Site Determination" to create two (2) separate single-family building sites on property assigned Single-Family Residential (SFR) zoning and Local Historic Landmark; one building site consisting of Lot 1 and the other of Lot 2, submitted concurrently with a proposed re-plat for the property legally described as Tract 2, Cartee Homestead Section (6801 Granada Boulevard), Coral Gables, Florida; including required conditions; providing for severability, repealer, codification, and an effective date.*
- 2. Resolution of the City Commission of Coral Gables approving the Final Plat entitled "Revised Plat of Cartee Homestead" pursuant to Zoning Code Article 3, Division 9, "Platting/Subdivision", being a re-plat of an approximately 3.0 acre single tract into two (2) platted lots for residential, single-family use on property assigned Single-Family Residential (SFR) zoning and Local Historic Landmark, legally described as Tract 2, Cartee Homestead Section (6801 Granada Boulevard), Coral Gables, Florida; providing for an effective date.*
- 3. An Ordinance of the City Commission of Coral Gables, Florida providing for a text amendment to the City of Coral Gables Official Zoning Code Appendix A, "Site Specific Regulations", by adding Section A-17.1. "Revised Plat of Cartee Homestead", to indicate Lots 1 and 2 are separate building sites; providing for severability, repealer, codification, and an effective date.*

Summary of the Basis for Denial

Planning Staff based upon the Findings of Fact contained herein, does not support the Application because the Application does not satisfy at least four (4) of the six (6) criteria per Zoning Code, Article 3, Development Review, Section 3-206, Building Site Determination, Subsection F. Staff has determined that the application satisfies three (3) of six (6) of the Zoning Code's criteria for review.

Alternative Recommendation - Conditions of Approval

If the Planning and Zoning Board and the City Commission determine based upon the additional information submitted by the applicant and the facts of the application, testimony, and evidence received that the application satisfies the criteria, and desires to recommend **approval** of the proposed building site separation, tentative plat and Zoning Code text amendment then, the Planning and Zoning Division Staff recommends approval of the application subject to the following conditions of approval:

1. The existing historical residence remain on Lot 1 and the new single-family residence constructed on Lot 2 shall meet all applicable requirements of the Zoning Code, and no variances shall be required or requested.
2. Retain the loggia of existing historic residence located on Lot 1 that is noted on the plans as “existing pool pavilion”.
3. Any new construction on the parcel of land that will be created for a new residence on Lot 2 will require a Special Certificate of Appropriateness and review by the Historic Preservation Board. The demolition of the portion of the perimeter coral rock wall to accommodate the driveway for the new residence on Lot 2 will also be part of the application for that residence and will require a Certificate of Appropriateness.
4. The removal/relocation of trees on Lot 2 will be part of the application for the new residence and will require a Certificate of Appropriateness from the Historical Resources Department, and shall also be subject to review and approval by the Directors of Public Service and Planning and Zoning. No tree removal or relocations will occur until the design of the new residence on Lot 2 has been approved and a detailed landscape plan including an existing tree survey indicating those trees proposed to be removed, relocated or replaced and a root preservation plan shall be prepared and provided by the Applicant and submitted with the application for the new residence.
5. Within 30 days of approval of the Conditional Use Review for a Building Site Determination, the property owner, its successors or assigns shall submit a restrictive covenant for City Attorney review and approval that includes all conditions of approval as approved by the City Commission.

Attachments.

- A. Applicant’s submittal package.
- B. Resolution No. 2007-192.
- C. 07.18.07 Staff report, previously submitted tentative plat, 01.26.07 and 06.25.07 Historical Resources letters, and 07.18.07 Planning and Zoning Board meeting minutes.
- D. 09.19.13 Historical Resources Department’s Special Certificate of Appropriateness Staff report.
- E. 09.24.13 Historical Resources Department cover letter w/copy of the approved Certificate of Appropriateness.
- F. 07.27.05 Building Site Determination Letter.
- G. 10.16.13 Public Works Department report and comments.
- H. 11.26.13 Legal notice published.

- I. 11.26.13 Courtesy notice mailed to all property owners within 1,000 feet.
- J. Public comments.

Please visit the City website at www.coralgables.com to view all application materials. The complete application also is on file and available for examination during business hours at the Planning Division, 427 Biltmore Way, Suite 201, Coral Gables, Florida, 33134.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Ramon Trias". The signature is written in a cursive style with a long horizontal stroke at the end.

Ramon Trias
Director of Planning and Zoning
City of Coral Gables, Florida