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Architecture Planning Interiors
255 University Drive,
Coral Gables, Florida 33134
AA0002478

3 August 2015

City of Coral Gables
Planning and Zoning Department
427 Biltmore Way, 2nd Floor
Coral Gables, FL 33134

Attn: Mr. Ramon Trias, Director

Re: Statement of Use for Request for Separation of a Building Site and Conditional Use Approval for 2521 and 2517 Red Road, Coral Gables, Florida

Dear Mr. Trias,

FVP Red Road, LLC, (the "Applicant"), is the owner of the property located at 2521 and 2517 Red Road, Coral Gables, Florida, which has the folio numbers 03-4118-002-1451 and 03-4118-002-1455 respectively. The property consists of six originally platted rectangular lots measuring 25' wide x 110' deep. Lots, 19, 20, 21, 22, 23 and 24, Block 15, Revised Plat of Coral Gables, Section "D", as recorded in Plat Book 25, Page 74 of the Public Records of Miami-Dade County. The Property is vacant and faces Red Road.

The purpose of this letter is to request a Separation of the Building Site and Conditional Use Site Plan Review in accordance with Zoning Code Article 3, "Development Review", Section 3-206, "Building Site Determination", so that the Property can be separated into two separate parcels to create two building sites. . Lots, 19, 20, 21 which will be 75' x 110' deep and 22, 23, 24 which will be 75' x 110' deep each consisting of 8,250 square feet.

The Property located within Revised Plat of Coral Gables, Section "D", has a Comprehensive Plan Future Land Use Map designations of Residential Single-Family Low Density and a zoning designation of Single Family Residential (SFR). The existing single family homes facing Red Road immediately to the north of the property are 5,500 square feet.

PROPERTY HISTORY

The property was bought by the owner of 2508 Country Club Prado which abuts said property to the west on May 5, 1960, See **Exhibit A**. The Country Club Prado property had an existing residence since 1940.

The owner attempted to sell the lots facing Red Road in 1987 and was told by the zoning administrator at the time that both the Country Club Prado property and the Red Road properties had become one parcel because a chain link fence had been erected, See **Exhibit B**. No permit for the fence is on file. Violations of the dumping on the property may have been the reason for the construction of the chain link fence.

The owner then applied for a lot split and the commission approved the request in January 1988 in order to separate the Red Road property from the Prado property in order to sell them, See **Exhibit C**.

The Red Road property was then sold in 1988, See **Exhibit D**

SEPERATION AND ESTABLISHMENT OF BUILDING SITES

Pursuant to Zoning Code Section 3-206, the Applicant is requesting a separation of the Property into two separate building sites which will have a minimum street frontage of at least 75 feet. The separation of the two building sites will require conditional use for a building site determination which must satisfy four out of the six criteria set forth in Section 3-206(F). The Property satisfies

1. That exceptional or unusual circumstance exists, that are site specific such an unusual site configuration and multiple facings, which would warrant the separation or establishment of a building site.

The property faces Red Road which is a busy state road. There is an existing traffic light on Coral Way which creates a backup in front of the property during rush hour. There is also a bike lane on the two lane road.

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

The proposed 75 foot frontage lots will be wider than 75% of all lots within the 1000 foot radius. Most are 50 foot wide. Although not part of the City of Coral Gables, a higher percentage of narrower lots exist on the other side of Red Road. See **Exhibit E**.

3. That the building sites 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 property is vacant. There are no existing structures that would become non-conforming. All proposed structures would conform to the setbacks, lot area, lot width and depth, ground coverage and all other applicable provisions of the Zoning Code, CP and City Code.

4. That no restrictive covenants, encroachments, easements, or the like exist which would prevent the separation of the site.

No covenants or easements exist that would prevent the separation of the site except for the Ordinance No. 2761 dated 1988. See **Exhibit F**.

5. That the proposed building sites maintain and preserve open space, promotes neighborhood compatibility, preserves historic character, maintains property values and enhances visual attractiveness of the area.

The two proposed building sites are designed to comply with the requirements of the Zoning Code and will maintain and preserve a generous amount of open space.

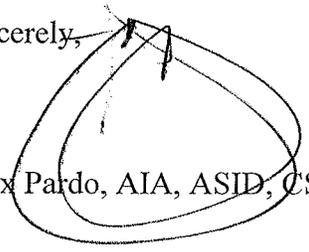
6. That the building site(s) created was purchased as a separate building by the current owner prior to September 17, 1977.

The current owner purchased the property in 2015.

This building site separation application into two lots is made with the intent of developing two beautifully designed, high quality residential homes that are compatible with the surrounding areas. We respectfully request your favorable recommendation because we believe that this request achieves the City goals of maintaining and creating green and open space and compatible neighborhoods, while increasing the variety of housing options available to City residents.

Please do not hesitate to contact me if you have any questions.

Sincerely,



Felix Pardo, AIA, ASID, CSI