

City of Coral Gables  
Planning Department Staff Report

To: Honorable Planning and Zoning Board Members

From: Planning Department

Date: January 14, 2009

Subject: **Application No. 07-08-072-P. Building Site Separation and Tentative Plat Review.** The applicant is requesting the following for the historically designated property legally described as Lots 8-15, Block 6, Coral Grove Section (1800 LeJeune Road), Coral Gables, Florida:

1. Separation of existing historically designated single building site pursuant to Zoning Code Section 3-206 into three (3) separate building sites consisting of two (2) new single-family building sites and one (1) duplex building site.
2. Review of a tentative plat entitled "Pilafian Properties" to re-plat the approximately 0.7 acre property into three (3) platted lots.

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**Recommendation**

The Planning Department based upon the findings of fact contained herein recommends approval of the following for the historically designated property legally described as Lots 8-15, Block 6, Coral Grove Section (1800 LeJeune Road), Coral Gables, Florida:

1. Separation of existing historically designated single building site pursuant to Zoning Code Section 3-206 into three (3) separate building sites to allow for the creation of two (2) new single-family building sites and one (1) existing duplex building site.
2. Review of a tentative plat entitled "Pilafian Properties" to re-plat the approximately 0.7 acre property into three (3) platted lots, one each for the two new single-family residences and the existing historic duplex.

Staff's recommendation of approval of the building site separation is based on Staff findings of fact regarding the six review criteria included in Zoning Code Section 3-206(F). Staff has determined that the application satisfies four (4) of six (6) of the Zoning Code's criteria for review. A minimum of four (4) criteria are required to be satisfied for Staff recommendation of approval.

**Conditions of Approval**

In furtherance of the Comprehensive Land Use Plan (CLUP) Goals, Objectives and Policies, Zoning Code, City Code and other applicable City provisions, the recommendation of approval of the proposed building site separation and tentative plat for the property referred to as "1800 LeJeune Road" is subject to all proposed plans for construction on the historically designated

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property, including modifications to the existing historically designated duplex and the two new single-family residences, requiring review and approval by the Historic Preservation Board prior to the issuance of a building permit.

### **Request**

The applicant is requesting consideration of a building site separation and tentative plat for a historically designated property. The entire property has been historically designated and determined by the Building and Zoning Department to be one building site. The property has two land use and zoning designations (duplex and single-family residential). The building site separation request is to separate the subject property into three (3) building sites. Two (2) new single-family residences would be constructed on proposed Lots 1 and 2, and the existing historic duplex and garage would be located on proposed Lot 3. Each building site would be replatted as a separate platted lot according to their existing land use and zoning designation. No change in zoning is requested.

Final plats and building site separations are adopted by Resolution by the City Commission requiring one public hearing. The applicant's application package containing the tentative plat and building site separation materials is provided as Attachment A.

### **Background**

#### *Property Description*

This property is located on the west side of LeJeune Road four blocks north of Alhambra Circle. The property consists of eight (8) platted lots and is approximately 0.7 acres in size. The historically designated duplex and garage are located on the east half of the property and faces onto LeJeune Road. A swimming pool, concrete slabs and coral rock wall and chain link fence currently exist on the west half of the property, which is the proposed location of the two new single-family residential building sites. The existing two-story structure is designated for duplex use and was constructed in 1924.

The property has two different land use and zoning designations. The existing historic duplex has duplex land use and zoning designations. The proposed new single-family residential sites have single-family residential land use and zoning designations. This proposal is consistent with the existing land use development pattern designated for this property.

#### *Historic Designation*

On 02.15.07, the Historic Preservation Board designated the entire property as a local historic landmark. That historic designation has been appealed by the applicant. The applicant has deferred the appeal until the subject application for building site separation is concluded, at which time the applicant will decide whether or not to proceed forward with the appeal.

The City Commission requested that the Historic Preservation Board review and recommend on the proposed separation of the property. On 08.16.07, the Board recommended the separation of the property into three (3) building sites as proposed by the applicant. No proposed site plans were provided to the Historic Preservation Board at that meeting. A copy of the 02.16.07 Historic Designation letter and the 09.19.07 Building Site Separation recommendation letter issued by the Historic Resources Department are provided as Attachments B and C.

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The Historic Preservation Department requires that any proposal for construction on property that has been designated as a local historic landmark be submitted for site plan review and recommendation by the Historic Preservation Board. Since no site plans were presented or reviewed by the Historic Preservation Board when the building site separation was considered, a condition was recommended that all proposed plans for construction on the historically designated property, including modifications to the existing historically designated duplex and the two new residences, shall require review and approval by the Historic Preservation Board prior to the issuance of a building permit. A copy of the 12.08.08 Historic Resources Department’s correspondence requiring site plan review for the entire property is provided as Attachment D.

*Proposed Site Plan*

A proposed site plan was submitted with the building site separation application as required by the Zoning Code. This site plan is only intended to show that the proposed building sites can be developed according to the new Code provisions regarding single-family residences, and are not being recommended or tied to the request for building site separation. Staff recommends that all proposed plans for construction on the historically designated property require review and approval by the Historic Preservation Board prior to the issuance of a building permit.

**Facts – Background and Proposed Project**

*Development information:*

<b>Application</b>	<b>Request</b>
Change of land use designation(s)	No
Comprehensive Plan text amendment	No
Change of zoning designation(s)	No
Building site separation	Yes
Zoning Code text amendment	Yes
Site plan review	No
Mixed use site plan review	No
Planned Area Development	No
Subdivision Review or Tentative Plat	Yes
Variances requested for Final Plat	No
Conditional uses	No

*City reviews and approvals:*

<b>City Reviews/Timeline</b>	<b>Date Scheduled/ Reviewed/Approved*</b>
Development Review Committee	07.25.08
Board of Architects	N/A
Board of Adjustment	N/A
Historic Preservation Board	02.15.07 and 08.16.07
Local Planning Agency	N/A
Planning and Zoning Board	01.14.09
City Commission (final plat and building site separation one public hearing – via Resolution)	TBD

\*All scheduled dates and times are subject to change without notice.

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*Existing property designations:*

<b>Applicable Designations</b>	
CLUP Map Designation	“Residential Use (Single Family) Low Density” and “Residential Use (Multi Family) Duplex Density”
Zoning Map Designation	Single Family Residential (SFR) and Multi Family 1 Duplex District (MF1)
Within Central Business District	No
Mixed Use District	No
Mediterranean Architectural District (citywide)	Yes
Within Coral Gables Redevelopment Infill District (GRID) (Traffic Concurrency Exemption Zone)	No

*Surrounding uses:*

<b>Location</b>	<b>Existing Land Uses</b>	<b>CLUP Designations</b>	<b>Zoning Designations</b>
North	1 story duplex and 1 story single-family residences	“Residential Use (Single Family) Low Density” and “Residential Use (Multi Family) Duplex Density”	Single Family Residential (SFR) and Multi Family 1 Duplex District (MF1)
South	2 story duplex and 1 story single-family residences	“Residential Use (Single Family) Low Density” and “Residential Use (Multi Family) Duplex Density”	Single Family Residential (SFR) and Multi Family 1 Duplex District (MF1)
East	2 story multi-family building	“Residential Use (Multi Family) Low Density”	Multi Family 2 District (MF2)
West	1 story single-family residences	“Residential Use (Single Family) Low Density”	Single Family Residential (SFR)

**Discussion**

The property is located in the north Gables and faces onto LeJeune Road, just south of the Miami-Dade area referred to as the “Little Gables”. This area is characterized as an established residential neighborhood consisting of duplexes along LeJeune Road and one and two story single-family residences off of LeJeune Road. The applicant included in the application package an analysis of comparable single-family and duplex building site frontages in the surrounding neighborhood, which indicates that this is the largest residential property in the area and that the proposed building sites would be equal to or larger than the comparable existing building sites. The building site frontage analysis is provided in the application package in Attachment A.

*Permitted Development*

The proposed single-family building sites are both approximately 7,800 SF in size. This would allow a residence with a maximum 3,380 SF to be constructed on each building site. The existing 6,335 SF historically designated duplex and garage would remain, resulting in a total permitted development of 13,095 SF on the subject property based on the provisions in the Code. If developed as permitted by Code as a single building site, approximately 11,474 SF could be constructed on the property.

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Conceptual site plans for the two single-family building sites have been reviewed by the Building and Zoning Department. This site plan is only intended to show that the proposed building sites can be developed according to the new Code provisions regarding single-family residences, and are not being recommended or tied to the request for building site separation. The Building and Zoning Department has determined that the requirements of the Zoning Code regarding building height and size, ground area coverage, setbacks and landscaping can be met. Copies of the analysis prepared by the Building and Zoning Department for the proposed new single-family residences are included for review as Attachments E and F.

*Review of Zoning Code Criteria*

Staff has reviewed the application based upon the six (6) criteria pursuant to Zoning Code Section 3-206(F) and presents the following findings:

- 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 or more zoning and/or land use designations, multiple facings or thru-block sites which would warrant the separation or establishment of a building site(s).”*

Staff Comment: This building site has two land use and zoning designations (residential single-family and duplex), which qualifies as exceptional and unusual circumstances.

The application satisfies 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 1000-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 (½) mile from the subject property, whichever is smaller.”*

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

Surrounding single-family building site frontages:

Frontage	0 to 59'	60'	61'+	Total
No. of Sites	122	2	71	195
Percentage	63%	1%	36%	100%

Surrounding duplex building site frontages:

Frontage	0 to 129'	130'	Total
No. of Sites	13	0	13
Percentage	100%	0%	100%

Staff Comment: Both the proposed single-family building sites and the duplex building site would have frontages equal to or larger than the surrounding comparable building site frontages.

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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, Comprehensive Land Use Plan and City Code.”*

Staff Comment: The zoning analysis prepared by the Building and Zoning Department indicates that the proposed building sites could meet the new Zoning Code provisions for single-family residences. That analysis is provided as Attachments E and F.

The application satisfies this criteria.

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

Staff Comment: The existing residence’s existing tennis swimming pool, coral rock wall and various concrete slabs encroaches onto proposed Lots 1 and 2. These existing encroachments tie this property together as a single building site, and would have to be removed to allow the separation of the property as proposed into two 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 and approval of the request is in the best interest of the public.”*

Staff Comments: The proposal for two (2) additional single-family residences allows for an increased amount of development on this property in comparison to what is currently allowed be constructed be constructed according to the Zoning Code.

The application does not satisfy 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: A Warranty Deed submitted with the application shows that the property was purchased in 1963.

The application satisfies this criteria.

Staff’s evaluation of the proposal determined that this application satisfies four (4) of the six (6) criteria contained in the Zoning Code for building site separations. The Code requires that a minimum four (4) criteria be satisfied to be considered for building site separation. Therefore, this property may be considered for separation into three building sites as proposed.

*Proposed Tentative Plat*

The proposed tentative plat creates three (3) platted lots, each being a separate building site. Proposed Lots 1 and 2, which would be building sites for new single-family residences, shall

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each have 60' frontage onto Madeira Avenue and a depth of approximately 131'. Proposed Lot 3, which is the site of the historically designated structure, would approximately 131' frontage onto LeJeune Road and a depth of approximately 149'.

*Proposed Zoning Plan*

The property's zoning designation would not change as a result of this re-plat and would remain Single Family Residential (SFR) and Multi Family 1 Duplex District (MF1). Both new single-family residential building sites would be zoned SFR and deemed to face onto Madeira Avenue. The existing historical structure would remain zoned MF1. All required building setbacks for these building sites would apply.

*Zoning Code Amendment*

If the application is approved, Zoning Code Appendix A - Site Specific Regulations would be amended by adding Section A-74-2, "Pilafian Properties", to indicate Lots 1-3 are separate building sites, as follows (underlining denotes additions):

*Section A74-2 – Pilafian Properties.*

*A. Building Sites.*

- 1. One building site consisting of Lot 1.*
- 2. One building site consisting of Lot 2.*
- 3. One building site consisting of Lot 3.*

*City Staff Comments*

This proposal was submitted for review to the Development Review Committee (DRC) and also distributed to City Departments including Historical Resources, Public Works and Public Service with a request for review and comments. All City Department comments that were provided have been addressed by the applicant.

*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 and BellSouth concerning this re-plat. Copies of each of the utility companies review letters are included with the applicant's submittal package (see Attachment A).

**Findings of Fact**

Staff recommends denial of the application for tentative plat and building site separation based upon the following findings of fact:

1. This application satisfies four (4) of the six (6) criteria for building site separation. A minimum of four (4) criteria must be satisfied for a recommendation of approval.
2. No change in the property's existing land use and zoning designations are being requested with this application.
3. The Historic Preservation Board recommended the proposed separation of the property into three building sites.

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4. Historic Preservation Board site plan review and approval is required for all proposed plans for construction on the historically designated property prior to the issuance of a building permit.
5. Affected utility companies have reviewed the proposed tentative plat and have no objections.
6. The proposed building site separation and tentative plat has been reviewed by City Staff via the DRC review process, and no Department had objection to the proposal.

**Public Notification/Comments**

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

<b>Type</b>	<b>Explanation</b>
Neighborhood meeting completed	N/A
Courtesy notification of all property owners within 1,000 feet of the subject property	12.31.08
Newspaper ad published	12.31.08
Posted property	12.31.08
Posted agenda on City web page/City Hall	01.09.09
Posted Staff report on City web page	01.09.09

The listing of property owners who returned the notification/comment form, including the date received, property owners name, address, object/no objection/no comment and verbatim comments are attached as Attachment G.

Respectfully submitted,

Eric Riel  
Planning Director

**Attachments:**

- A. Application package including tentative plat and building site separation materials.
- B. 02.16.07 Historic Designation Letter.
- C. 09.19.07 Building Site Separation recommendation letter.
- D. 12.08.08 Historic Resources Department correspondence requiring site plan review.
- E. Zoning analysis for new single-family residence (East building site).
- F. Zoning analysis for new single-family residence (West building site).
- G. Synopsis of comments received from property owners within 1,000 feet.