

# DOUBLE LOT WATERFRONT DEVELOPMENT OPPORTUNITY IN NORMANDY ISLES OF MIAMI BEACH



Asking \$1.99M - Multiple Development Choices  
This is an off-market commercial offering with a  
choice of multiple opportunistic builds  
across 2 lots located on Calais Drive.

Ask Price	<b>\$1,999,999</b>
Zoning	<b>RM-1</b>
Lots Area	<b>15,177 sf</b>
Waterfront	<b>Yes</b>
Neighborhood	<b>Normandy Isles</b>
Multi-Family?	<b>Yes, 20 Units</b>
Townhouses?	<b>Yes, 7 Units</b>
Single Family?	<b>Yes, 1-2 Units</b>
Height Permitted	<b>Up To 55 ft</b>

Main permitted uses on this land, in the RM-1 residential multifamily, low density district are:

1. **Apartments – Up To 20 Units**
2. **Hyper-Luxury Homes – 2 Units**
3. **Townhouses – Up To 7 Units**

Conditional uses in the RM-1 residential multifamily, low density district are:

1. **Day Care Facility**
2. **Religious Institutions**
3. **Schools**

**What about boats?** – There is 105 linear feet of waterfront. Build up a seawall, according to Miami Beach code, to make application for a boat dock and slips.

**DISCLOSURES:** While it is possible to rehabilitate the existing structure, highest and best use can effectively achieved by demolishing, excavating and new construction.







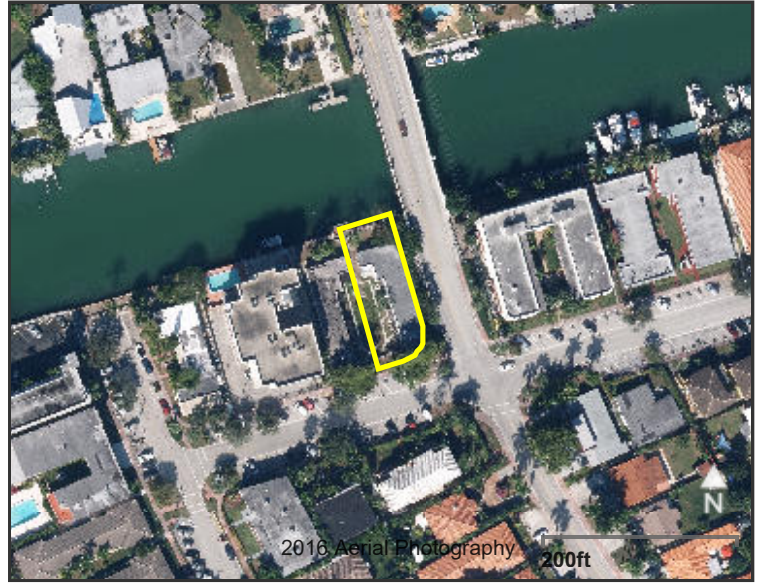


# OFFICE OF THE PROPERTY APPRAISER

## Summary Report

Generated On : 6/6/2020

Property Information	
Folio:	02-3210-010-0390
Property Address:	2203 CALAIS DR Miami Beach, FL 33141-3445
PA Primary Zone	3900 MULTI-FAMILY - 38-62 U/A
Primary Land Use	0803 MULTIFAMILY 2-9 UNITS : MULTIFAMILY 3 OR MORE UNITS
Beds / Baths / Half	5 / 5 / 0
Floors	1
Living Units	4
Actual Area	3,022 Sq.Ft
Living Area	3,022 Sq.Ft
Adjusted Area	2,847 Sq.Ft
Lot Size	7,644 Sq.Ft
Year Built	1947



Assessment Information			
Year	2019	2018	2017
Land Value	\$687,960	\$687,960	\$687,960
Building Value	\$145,319	\$145,319	\$145,319
XF Value	\$2,124	\$2,124	\$2,124
Market Value	\$835,403	\$835,403	\$835,403
Assessed Value	\$540,912	\$491,739	\$447,036

Benefits Information				
Benefit	Type	2019	2018	2017
Non-Homestead Cap	Assessment Reduction	\$294,491	\$343,664	\$388,367

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

Short Legal Description
NORMANDY WATERWAY SUB PB 40-60 E52FT LOT 4 BLK 42 LOT SIZE 52.000 X 147 OR 20479-1451 05 2002 2 (2) COC 22346-1076 05 2004 4

Taxable Value Information			
	2019	2018	2017
<b>County</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$540,912	\$491,739	\$447,036
<b>School Board</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$835,403	\$835,403	\$835,403
<b>City</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$540,912	\$491,739	\$447,036
<b>Regional</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$540,912	\$491,739	\$447,036

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
05/01/2004	\$0	22346-1076	Sales which are disqualified as a result of examination of the deed
05/01/2002	\$698,000	20479-1451	Deeds that include more than one parcel
12/01/2000	\$0	19411-4738	Sales which are disqualified as a result of examination of the deed
12/01/2000	\$415,000	19457-4979	Deeds that include more than one parcel

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Version:

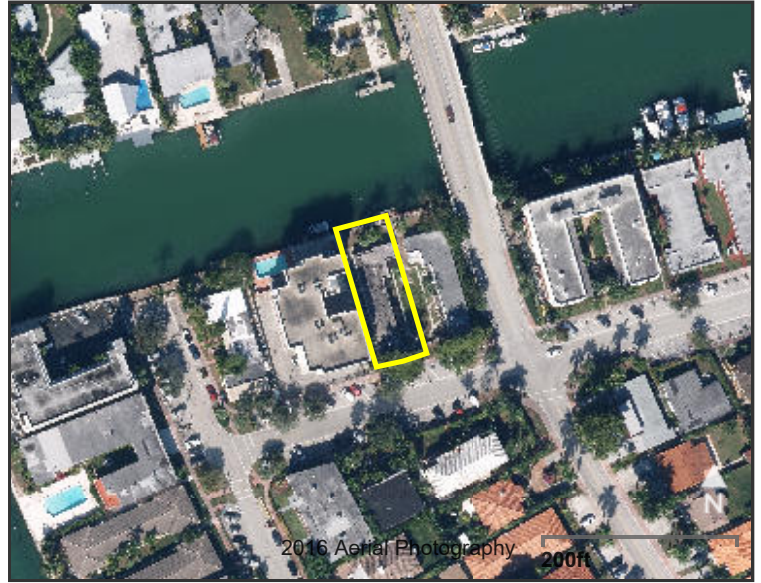


# OFFICE OF THE PROPERTY APPRAISER

## Summary Report

Generated On : 6/6/2020

Property Information	
<b>Folio:</b>	02-3210-010-0380
<b>Property Address:</b>	2213 CALAIS DR Miami Beach, FL 33141-3446
<b>PA Primary Zone</b>	3900 MULTI-FAMILY - 38-62 U/A
<b>Primary Land Use</b>	0803 MULTIFAMILY 2-9 UNITS : MULTIFAMILY 3 OR MORE UNITS
<b>Beds / Baths / Half</b>	5 / 5 / 0
<b>Floors</b>	1
<b>Living Units</b>	4
<b>Actual Area</b>	3,022 Sq.Ft
<b>Living Area</b>	3,022 Sq.Ft
<b>Adjusted Area</b>	2,847 Sq.Ft
<b>Lot Size</b>	7,644 Sq.Ft
<b>Year Built</b>	1947



Assessment Information			
Year	2019	2018	2017
<b>Land Value</b>	\$687,960	\$687,960	\$687,960
<b>Building Value</b>	\$151,788	\$151,788	\$151,788
<b>XF Value</b>	\$1,609	\$1,609	\$1,609
<b>Market Value</b>	\$841,357	\$841,357	\$841,357
<b>Assessed Value</b>	\$549,231	\$499,301	\$453,910

Benefits Information				
Benefit	Type	2019	2018	2017
<b>Non-Homestead Cap</b>	Assessment Reduction	\$292,126	\$342,056	\$387,447

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

Short Legal Description
NORMANDY WATERWAY SUB PB 40-60
LOT 4 LESS E52FT & E29FT LOT
3 BLK 42
LOT SIZE 52.000 X 147
OR 20479-1451 05 2002 2 (2)

Taxable Value Information			
	2019	2018	2017
<b>County</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$549,231	\$499,301	\$453,910
<b>School Board</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$841,357	\$841,357	\$841,357
<b>City</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$549,231	\$499,301	\$453,910
<b>Regional</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$549,231	\$499,301	\$453,910

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
05/01/2004	\$0	22346-1054	Sales which are disqualified as a result of examination of the deed
05/01/2002	\$698,000	20479-1451	Deeds that include more than one parcel
12/01/2000	\$0	19411-4738	Sales which are disqualified as a result of examination of the deed
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Version:

## Subdivision II. - RM-1 Residential Multifamily Low Intensity

### Sec. 142-151. - Purpose.

The RM-1 residential multifamily, low density district is designed for low intensity, low rise, single-family and multiple-family residences.

(Ord. No. 89-2665, § 6-2(A)(1), eff. 10-1-89; Ord. No. 92-2786, eff. 7-19-92)

### Sec. 142-152. - Main permitted and prohibited uses.

- (a) The main permitted uses in the RM-1 residential multifamily, low density district are single-family detached dwelling; townhomes; apartments; apartment hotels, hotels, and suite hotels for properties fronting Harding Avenue or Collins Avenue, from the city line on the north, to 73rd Street on the south (pursuant to section 142-1105 of this chapter); and bed and breakfast inn (pursuant to article V, division 7 of this chapter).
- (b) Alcoholic beverage establishments pursuant to the regulations set forth in chapter 6 of the City Code, are prohibited uses, unless otherwise specified. Moreover, all uses not listed as a main permitted or conditional use are also prohibited.

(Ord. No. 89-2665, § 6-2(A)(2), eff. 10-1-89; Ord. No. 92-2786, eff. 7-19-92; Ord. No. 95-3020, eff. 11-4-95; Ord. No. 2000-3257, § 1, 7-12-00; Ord. No. 2014-3869, § 1, 5-21-14; Ord. No. 2017-4146, § 2, 10-18-17; Ord. No. 2018-4166, § 1, 1-17-18)

### Sec. 142-153. - Conditional uses.

- (a) The conditional uses in the RM-1 residential multifamily, low density district are day care facility; religious institutions; private and public institutions; schools; commercial or noncommercial parking lots and garages;
- (b) For properties located in the Collins Waterfront Local Historic District, which are designated as a Local Historic Site, a hall for hire use within the interior of an existing building shall require conditional use approval and shall comply with the following:
  - (1) The conditional use shall only be permitted within an existing structure that is on a property designated as a "Historic Site" and such limitation shall be recorded in the Public Records;
  - (2) Dance halls, entertainment establishments and neighborhood impact establishments may only be permitted as part of a hall for hire;
  - (3) The hall for hire use shall close by 11:00 p.m. Sunday through Thursday, and by 12:00 a.m. Friday and Saturday;
  - (4) Events at the hall for hire shall be for the exclusive use of the property owner (and its

subsidiaries) and invited guests. Events at the hall shall not be for the general public, with the exception of adjacent schools and community organizations within the Collins Park and Flamingo Drive areas, which may use the hall until 9:00 p.m.;

- (5) Restaurants, stand-alone bars and alcoholic beverage establishments, not functioning as a hall-for-hire, shall be prohibited;
  - (6) Outdoor dining, outdoor entertainment and open-air entertainment uses shall be prohibited;
  - (7) Private or valet parking for any event at the hall shall be prohibited from using Flamingo Drive, Flamingo Place or Lake Pancoast Drive to facilitate access to the site.
- (c) For apartment buildings located north of 41st Street with a minimum of 100 apartment units, a restaurant serving alcoholic beverages shall require conditional use approval and shall comply with the following:
- (1) The restaurant shall only be open to residents of the apartment building and their invited guests. All invited guests shall be required to park on the subject property.
  - (2) The kitchen shall be limited to a maximum size of 500 square feet.
  - (3) The conditional use application for a restaurant with outdoor seating and outdoor dining areas shall specify the proposed maximum number of seats, and locations of seating in the outdoor areas, which shall be subject to planning board review and approval.
  - (4) A hall for hire, dance hall, open-air entertainment establishment, outdoor entertainment establishment or entertainment establishment shall be prohibited.
  - (5) There shall only be one restaurant on the subject property.
  - (6) The hours of operation of the restaurant may be from 8:00 a.m. to midnight (no orders to be taken after 11:00 p.m.), and for any exterior areas only until 11:00 p.m. (no order to be taken after 10:00 p.m.).
  - (7) Without limiting the foregoing, in the outdoors areas of the restaurant there shall not be any entertainment or special events.

There shall be no variances from the provisions of section 142-153(b).

(Ord. No. 89-2665, § 6-2(A)(3), eff. 10-1-89; Ord. No. 92-2786, eff. 7-19-92; Ord. No. 2014-3869, § 1, 5-21-14; Ord. No. 2014-3909, § 1, 11-19-14; Ord. No. 2018-4166, § 1, 1-17-18; Ord. No. 2018-4175, § 1, 3-7-18)

#### Sec. 142-154. - Accessory uses.

The accessory uses in the RM-1 residential multifamily, low density district are as required in article IV, division 2 of this chapter.

(Ord. No. 89-2665, § 6-2(A)(4), eff. 10-1-89; Ord. No. 92-2786, eff. 7-19-92)



Sec. 142-155. - Development regulations and area requirements.

(a) The development regulations in the RM-1 residential multifamily, low density district are as follows:

- (1) Max. FAR: 1.25; west side of Collins Avenue between 76th and 79th Streets—1.4.
- (2) Public and private institutions: Lot area equal to or less than 15,000 square feet—1.25; lot area greater than 15,000 square feet—1.4.
- (3) Exterior building and lot standards:

a. *Minimum yard elevation requirements.*

1. The minimum elevation of a required yard shall be no less than five feet NAVD (6.56 feet NGVD), with the exception of driveways, walkways, transition areas, green infrastructure (e.g., vegetated swales, permeable pavement, rain gardens, and rainwater/stormwater capture and infiltration devices), and areas where existing landscaping is to be preserved, which may have a lower elevation. When in conflict with the maximum elevation requirements as outlined in paragraph c., below, the minimum elevation requirements shall still apply.
2. Exemptions. The minimum yard elevation requirements shall not apply to properties containing individually designated historic structures, or to properties designated as "contributing" within a local historic district, or a National Register Historic District.

b. *Maximum yard elevation requirements.* The maximum elevation of a required yard shall be in accordance with the following, however, in no instance shall the elevation of a required yard exceed the minimum flood elevation, plus freeboard:

1. *Front yard, side yard facing a street, and interior side yard.* The maximum elevation within a required front yard, side yard facing a street, and interior side yard shall not exceed 30 inches above grade, or future adjusted grade, whichever is greater. In this instance, the maximum height of any fence(s) or wall(s) in the required yard, constructed in compliance with section 142-1132(h). "Allowable encroachments within required yards" shall be measured from existing grade.
2. *Rear yard.* The maximum elevation for a required rear yard, (not including portions located within a required side yard or side yard facing the street), shall be calculated according to the following:
  - (A) Waterfront. The maximum elevation shall not exceed the base flood elevation, plus freeboard.
  - (B) Non-waterfront. The maximum elevation shall not exceed 30 inches

above grade, or future adjusted grade, whichever is greater.

- c. *Stormwater retention.* In all instances where the existing elevation of a site is modified, a site shall be designed with adequate infrastructure to retain all stormwater on site in accordance with all applicable state and local regulations.
- d. *Retaining wall and yard slope requirements.*
  1. Retaining walls shall be finished with stucco, stone, or other high quality materials, in accordance with the applicable design review or appropriateness criteria.
  2. Within the required front yard and side yard facing a street, the following shall apply:
    - (A) The first four feet of the property line, the maximum height of retaining walls shall not exceed 30 inches above existing sidewalk elevation, or existing adjacent grade if no sidewalk is present.
    - (B) When setback a minimum of four feet from property line, the maximum height of a retaining wall shall not exceed 30 inches above adjacent grade.
    - (C) The maximum slope of the required front and side yard facing a street shall not exceed 11 percent (5:1 horizontal; vertical).
- e. *Lot coverage.* The maximum lot coverage for a lot or lots greater than 65 feet in width shall not exceed 45 percent. In addition to the building areas included in lot coverage, as defined in section 114-1, impervious parking areas and impervious driveways shall also be included in the lot coverage calculations. The design review board or historic preservation board, as applicable, may waive the lot coverage requirements in accordance with the design review or certificate of appropriateness criteria, as applicable.
- f. *Ground floor requirements.* When parking or amenity areas are provided at the ground floor level below the first habitable level, the following requirements shall apply:
  1. A minimum height of 12 feet shall be provided, as measured from base flood elevation plus minimum freeboard to the underside of the first floor slab. The design review board or historic preservation board, as applicable, may waive this height requirement by up to two feet, in accordance with the design review or certificate of appropriateness criteria, as applicable.
  2. All ceiling and sidewall conduits shall be internalized or designed in such a manner as to be part of the architectural language of the building in accordance with the design review or certificate of appropriateness criteria, as applicable.

3. All parking and driveways shall substantially consist of permeable materials.
  4. Active outdoor spaces that promote walkability, social integration, and safety shall be provided at the ground level, in accordance with the design review or certificate of appropriateness criteria, as applicable.
  5. At least one stair shall be visible and accessible from the building's main lobby (whether interior or exterior), shall provide access to all upper floors, shall be substantially transparent at the ground level and shall be located before access to elevators from the main building lobby along the principal path of travel from the street. Such stair, if unable to meet minimum life-safety egress requirements, shall be in addition to all required egress stairs.
- g. *Lot aggregation.* No more than two contiguous lots may be aggregated for development purposes, with the exception of projects classified as affordable and/or workforce housing.

(4) In the Flamingo Park Local Historic District, the following shall apply:

- a. Notwithstanding the provisions of section 142-1161 of these land development regulations, roof-top additions shall not be permitted on any contributing building and any stairwell or elevator bulkhead shall meet the line-of-sight requirements of section 142-1161, but not to exceed allowable building heights. The historic preservation board reserves the right to re-classify the contributing status of any structure in the district, prior to rendering a decision on any application that may contemplate a rooftop addition.
- b. Ground level additions shall be detached and separated from the main structure(s) on the site by a distance of at least ten feet. The historic preservation board may, on a case-by-case basis, allow a ground level addition to attach to the rear of an existing structure that has a flat roof and parapet, provided such addition does not exceed the height of the existing structure and that the attachment does not result in the demolition, obscuring or removal of any significant architectural features and/or finishes from the existing structure.
- c. The height of any ground level addition to an existing structure, whether attached or detached, shall be limited to one story, not to exceed 12 feet above the height of the main roof of the existing structure. In the event the existing structure is two stories in height or higher, the proposed addition shall not exceed a total of three stories and 35 feet.
- d. Ground level additions, whether attached or detached, shall follow the established lines of the interior side setbacks of the main existing structure on the site. For the first two floors of the addition, any non-conforming interior side setback may be extended, provided the minimum interior and/or street side setback is five feet;

the third floor of the addition, if permitted, shall meet the minimum side yard requirements. Notwithstanding the foregoing, the historic preservation board may, on a case-by-case basis, allow ground level additions to exceed one side of the established interior side setbacks of the main existing structure on the site, provided the sum of the interior side setbacks is a minimum of 15 feet.

- e. No more than two contiguous lots may be aggregated for development purposes.
- f. For any new construction or additions, whether attached or detached, on multiple or aggregated lots, a minimum building separation of ten feet at the center of the aggregated lots shall be required. The historic preservation board may, on a case-by-case basis, allow for a connection in the rear of the property, provided the depth of such connection does not exceed 25 percent of the lot depth and that the connection does not contain any parking spaces.
- g. Only those portions of a contributing building that were not part of the original structure on site, or that have not acquired any type of architectural significance, as determined by staff or the historic preservation board, may be proposed to be demolished.
- h. For contributing buildings or properties, no building or structure shall be permitted within an existing historic courtyard. For purposes of this subsection, an historic courtyard shall be defined as a grade level space, open to the sky, which is enclosed on at least two sides by an existing building or structure on the same property and is an established architectural or historic component of the site or building design by virtue of significant features and/or finishes, including, but not limited to, paving patterns, fountains, terraces, walkways or landscaping.
- i. Each level of new construction or additions, whether attached or detached, shall have a maximum floor to floor height of 12 feet. The historic preservation board may, on a case-by-case basis, waive the maximum floor to floor height requirement and allow for loft or mezzanine space within the allowable volume of the building, provided the total floor area of any such loft space or mezzanine does not exceed one-third the total floor area in that room or story in which the loft space or mezzanine occurs.
- j. Stairwell bulkheads shall not be permitted to extend above the maximum building height.
- k. Elevator bulkheads extending above the main roofline of a building shall be required to meet the line-of-sight requirements set forth in section 142-1161 herein and such line-of-sight requirement cannot be waived by the historic preservation board.
- l. If an alley exists, no front curb cut shall be permitted. If no alley exists, any curb-

cut required shall not exceed 12 feet in width.

m. No variances from these provisions shall be granted.

(5) For properties located in the North Shore and Normandy Isles National Register Historic Districts, see chapter 142, article III, division 13.

(b) The lot area, lot width, unit size and building height requirements for the RM-1 residential multifamily, low density district are as follows:

Minimum Lot Area (Square Feet)	Minimum Lot Width (Feet)	Minimum Unit Size (Square Feet)	Average Unit Size (Square Feet)	Maximum Building Height (Feet)
5,600	50	<p>New construction—550</p> <p>Non-elderly and elderly low and moderate income housing—400</p> <p>Workforce housing—400</p> <p>Rehabilitated buildings—400</p> <p>Hotel units:</p> <p>15%: 300—335</p> <p>85%: 335+</p> <p>For contributing hotel structures, located within an individual historic site, a local historic district or a national register district, which are renovated in accordance with the Secretary of the Interior Standards and Guidelines for the Rehabilitation of Historic Structures as amended, retaining the existing room configuration and sizes of at least 200 square feet shall be permitted. Additionally, the existing room configurations for the above described hotel structures may be modified to address applicable life-safety and accessibility regulations, provided the 200 square feet minimum unit size is maintained, and provided the maximum occupancy per hotel room does not exceed 4 persons. Hotel units within rooftop additions to contributing structures in a historic district and individually designated historic buildings—200.</p>	<p>New construction—800</p> <p>Non-elderly and elderly low and moderate income housing—400</p> <p>Workforce housing—400</p> <p>Rehabilitated buildings—550.</p> <p>The number of units may not exceed the maximum density set forth in the comprehensive plan.</p>	<p>Historic district—40</p> <p>Flamingo Park Local Historic District—35 (except as provided in <a href="#">section 142-1161</a>)</p> <p>Otherwise—50</p> <p>For properties outside a local historic district with a ground level consisting of non-habitable parking and/or amenity uses—55</p>

11-06; Ord. No. 2011-3744, § 4, 10-19-11; Ord. No. 2013-3808, § 1, 9-11-13; Ord. No. 2016-4007, § 1, 4-13-16; Ord. No. 2017-4121, § 2, 7-26-17; Ord. No. 2017-4148, § 5, 10-18-17; Ord. No. 2017-4149, § 4, 10-18-17; Ord. No. 2018-4158, § 2, 1-17-18; Ord. No. 2018-4187, § 1, 4-11-18; Ord. No. 2019-4315, § 1, 10-30-19)

Sec. 142-156. - Setback requirements.

(a) The setback requirements for the RM-1 residential multifamily, low density district are as follows:

	Front	Side, Interior	Side, Facing a Street	Rear
At-grade parking lot on the same lot except where (c) below is applicable	20 feet	Single lots less than 65 feet in width: 5 feet, otherwise 10 feet, or 8% of lot width, whichever is greater	Single lots less than 65 feet in width: 5 feet, otherwise 10 feet, or 8% of lot width, whichever is greater	5 feet abutting an alley, otherwise 10% of the lot depth
Subterranean and pedestal	20 feet Except lots A and 1—30 of the Amended Plat Indian Beach Corporation Subdivision and lots 231-237 of the Amended Plat of First Ocean Front Subdivision—50 feet	Single lots less than 65 feet in width: 7.5 feet. Lots equal to or greater than 65 feet in width: Minimum 10 feet or 8% of lot width, whichever is greater, and sum of the side yards shall equal 16% of lot width. Notwithstanding the foregoing, rooftop additions to contributing structures in a historic district and individually designated historic buildings may follow existing nonconforming side interior pedestal setbacks.	Single lots less than 65 feet in width: 7.5 feet. Lots equal to or greater than 65 feet in width: Minimum 10 feet or 8% of lot width, whichever is greater, and sum of the side yards shall equal 16% of lot width	10% of lot depth. Notwithstanding the foregoing, rooftop additions to non-oceanfront contributing structures in a historic district and individually designated historic buildings may follow existing nonconforming rear pedestal setbacks.

Tower	20 feet + 1 foot for every 1 foot increase in height above 50 feet, to a maximum of 50 feet, then shall remain constant. Except lots A and 1—30 of the Amended Plat Indian Beach Corporation Subdivision and lots 231—237 of the Amended Plat of First Ocean Front Subdivision—50 feet.	The required pedestal setback plus 10% of the height of the tower portion of the building. The total required setback shall not exceed 50 feet. Notwithstanding the foregoing, rooftop additions to contributing structures in a historic district and individually designated historic buildings may follow existing nonconforming side interior pedestal setbacks.	Sum of the side yards shall equal 16% of the lot width Minimum 10 feet or 8% of lot width, whichever is greater	15% of lot depth. Notwithstanding the foregoing, rooftop additions to non-oceanfront contributing structures in a historic district and individually designated historic buildings may follow existing nonconforming rear pedestal setbacks.
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- (b) In the RM-1, residential district, all floors of a building containing parking spaces shall incorporate the following:
- (1) Residential uses at the first level along every facade facing a street, sidewalk or waterway. For properties not having access to an alley, the required residential space shall accommodate entrance and exit drives.
  - (2) Residential uses above the first level along every facade facing a waterway.
  - (3) For properties less than 60 feet in width, the total amount of residential space at the first level along a street side shall be determined by the design review or historic preservation board, as applicable. All facades above the first level, facing a street or sidewalk, shall include a substantial portion of residential uses; the total amount of residential space shall be determined by the design review or historic preservation board, as applicable, based upon their respective criteria.
- (c) In cases where the city commission approves after public hearing a public-private parking agreement for a neighborhood based upon an approved street improvement plan, the minimum front yard setback for parking subject to the agreement shall be zero feet. The street improvement plan must be approved by the design review board if outside an historic district, or the historic preservation board if inside an historic district.