

Proposed Zoning Code Text Amendment for Parking Exemption for Small Buildings

(changes in ~~strike-through~~ / underline format):

Article 5 – Development Standards

Division 6. Design Review Standards

Section 5-604. Coral Gables Mediterranean Style Design Standards

- H. Option standards. Applications for bonuses may also utilize the following development options for Level 1 and/or Level 2 bonuses as is provided in Table 3:

| Table 3. Other development options | | | | | |
|------------------------------------|-------------|-----------------|-----------|---|--|
| Number | Residential | Non-Residential | Mixed Use | Type | Options |
| 3. | | ✓ | ✓ | Parking requirement exemption for Mediterranean Architectural Design buildings of 1.45 FAR or less (Central Business District only). | <p>Any new building construction or restoration/renovation of a building located in the Central Business District <u>or the North Ponce Area (bounded by SW 8th Street to the north, Douglas Road to the west, LeJeune Road and the City boundary to the west, and Navarre Avenue to the south)</u> which is designed as Coral Gables Mediterranean Architectural Design as provided for in Section 5-604 and satisfies all other provisions of this Article, may be exempted from off-street parking requirements if the FAR of such building(s) does not exceed 1.45.</p> <p>Property owners, successors and/or assigns shall be limited to the above use restriction in perpetuity. The above provisions shall be enforced via a restrictive covenant or other acceptable means as determined by the City Attorney, subject to City Attorney review and final approval prior to the issuance of a certificate of occupancy for the building.</p> |