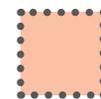
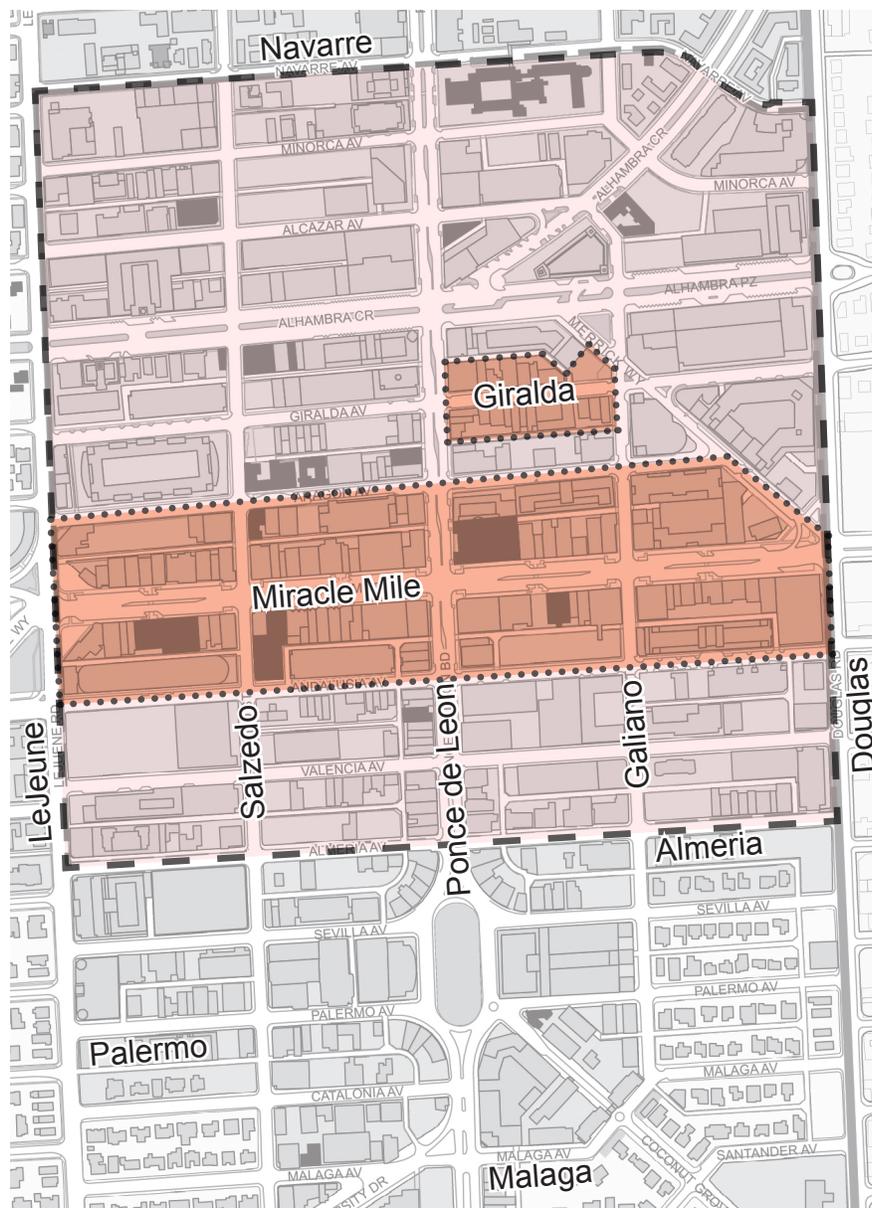


Downtown Zoning Amendments Executive Summary

August 2016

The purpose of the Downtown Zoning Code text amendments is to encourage reinvestment in small properties, small business development, encourage residential uses, and to shape beautiful streets and public spaces. These text amendments have been developed through community input and close collaboration with the Business Improvement District.

These amendments are presented for discussion at this time, in order to provide context for the companion Giralda Plaza Overlay District Zoning Code Text Amendment that is currently being considered. A minimum of three public hearings before the Planning and Zoning Board and the City Commission will be held at a future date to consider the Downtown Overlay and Central Business District amendments.



Downtown
Overlay :

1. Extended Hours of Operation
2. Outdoor Dining
3. Signage
4. Storefronts
5. Residential Use
6. Miracle Mile Height Limit



Central Business
District :

1. TDR Receiving Sites
2. Parking Exemption
3. Unlimited Density for Mixed-Use Projects
4. Remote Parking
5. Shared Parking
6. Ground Floor Parking Ratio

** Please see the next page for additional information on regulations that are proposed for the Downtown Overlay and the Central Business District.*

Downtown Zoning Amendments

Executive Summary

August 2016

Current Regulations

Proposed Regulations

	<i>Current Regulations</i>	<i>Proposed Regulations</i>
Downtown Overlay	Applies to all blocks fronting Miracle Mile.	Expanded to include all properties fronting Giralda Plaza.
	Residential Use permitted on properties of 20,000 sf or greater.	Residential Use permitted above the ground floor on properties of 2,500 sf or greater.
	Limits height on Miracle Mile to 6 stories and 70'.	No Change.
	Same hours of operation as the rest of the City.	Extended hours of operation.
	Same outdoor dining provisions and process as the rest of the City.	Special pre-approved and expedited outdoor dining provisions and process for Miracle Mile and Giralda Plaza.
	Same signage provisions as the rest of the City.	Expanded palette of signage options, including pedestrian-oriented signs.
	No storefront design standards.	Storefront design standards, including percentage of transparency and frequency of doors.
Central Business District	Transfer of Development Rights Receiving Site (Maximum 4.375 FAR).	No Change.
	Parking Exemption for Mediterranean style buildings of 1.45 FAR or less	No Change.
	Unlimited Density for Mixed-Use Projects (Properties of 20,000 sf or greater).	No Change.
	Remote parking for existing buildings with a Change of Use.	Permits remote parking for new construction and existing buildings.
	Shared parking permitted for Mixed-Use Buildings and Planned Area Developments.	Shared Parking permitted for all new construction and existing buildings.
	Uniform ground floor parking ratio of 1 parking space for 300 square feet permitted for Mixed-Use Buildings.	Uniform ground floor parking ratio of 1 parking space for 300 square feet permitted for all buildings.