

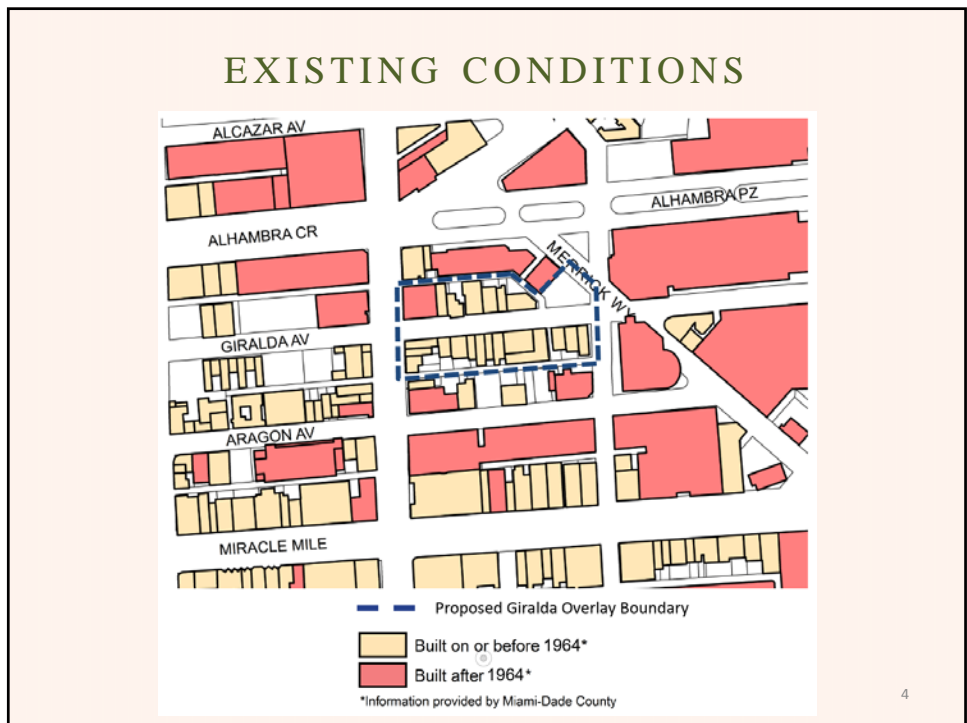


STAKEHOLDER MEETINGS

	Type	Date
1	City Commission Zoning-in-Progress Resolution	12.08.15
2	Planning and Zoning Board Review – Zoning Code Text Amendment	01.13.16
3	Giralda 100 Block Property Owner Meeting	01.28.16
4	Business Improvement District Review Meeting	02.01.16
5	Giralda 100 Block Property Owners Meeting	02.02.16
6	Economic Advisory Board Meeting	02.03.16
7	Planning and Zoning Board Review – Zoning Code Text Amendment	02.10.16
8	Business Improvement District Workshop	03.14.16
9	BID Overlay Committee Review Meeting	05.06.16

PUBLIC NOTIFICATION	
10.30.17	PLANNING & ZONING BOARD LEGAL ADVERTISEMENT
11.01.17	GIRALDA PLAZA OVERLAY AFFECTED PROPERTY POSTED
10.27.17	POSTED PZB AGENDA ON CITY WEB PAGE AND AT CITY HALL
11.03.17	POSTED STAFF REPORT ON CITY WEB PAGE
11.22.17	FIRST READING LEGAL ADVERTISEMENT

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EXISTING CONDITIONS

NORTH SIDE - GALIANO TO PONCE

- 6 small parcels (2,500 to 6,000 sq ft)
- 2 mid-size parcels (approx. 10,000 sq ft)
- Construction from 1939 - 1979
- 1-2 story buildings
- 0.5 - 2.0 FAR build out
- Restaurants, retail, office use
- Most properties not sold for decades

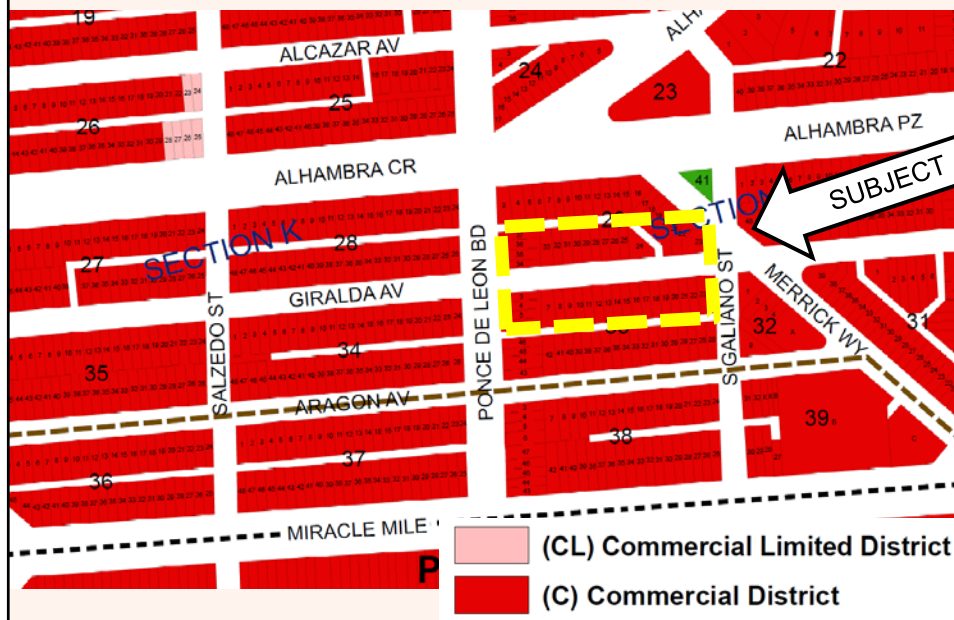
SOUTH SIDE - GALIANO TO PONCE

- 13 small parcels (2,500 to 5,000 sq ft)
- 1 mid-size parcel (approx. 10,000 sq ft)
- Construction from 1922 - 1955
- 1 - 3 story buildings
- 0.5 - 1.5 FAR build out
- Restaurants, retail, office use
- Most properties not sold for decades

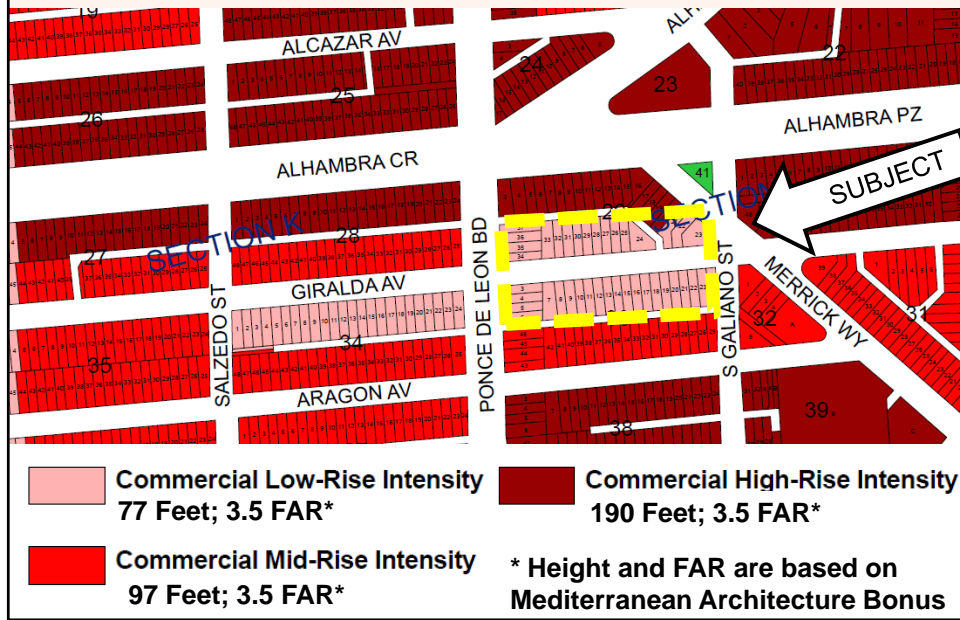


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ZONING MAP



FUTURE LAND USE MAP



PURPOSE



PURPOSE

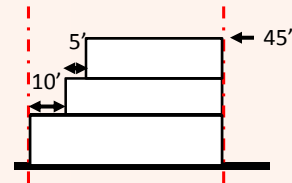


PURPOSE



PROPOSED STANDARDS

- ✓ Three-story and 45' max height
- ✓ 10' stepback from Giralda above Ground Floor
- ✓ 5' additional stepback from Giralda on top floor
- ✓ 10,000 sf max. lot size
- ✓ Residential, Boutique Hotel, Restaurant, Retail, or Office use on upper floors



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CURRENT / PROPOSED REGULATIONS

	Current Regulations	Proposed Regulations
Uses	<ul style="list-style-type: none"> • Residential permitted in large Mixed-Use buildings 	<ul style="list-style-type: none"> • Residential permitted in large Mixed-Use buildings • <u>Residential permitted on the upper floors of small and medium-size buildings</u>
Building Height	<ul style="list-style-type: none"> • 45' for parcels of less than 20,000 sf • 77' for parcels of 20,000 sf or greater, with Mediterranean Architectural Design Level 2 	No change

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CURRENT / PROPOSED REGULATIONS

	Current Regulations	Proposed Regulations
Floor Area Ratio	<ul style="list-style-type: none"> • 3.0 • 3.5 with Mediterranean Architectural Design Level 2 	No change
Density	<ul style="list-style-type: none"> • Unlimited for Mixed-Use buildings 	<ul style="list-style-type: none"> • Unlimited for Mixed-Use buildings • <u>Unlimited for residential units on the upper floors of small and medium-size buildings</u>

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CURRENT / PROPOSED REGULATIONS

	Current Regulations	Proposed Regulations
Setbacks	<ul style="list-style-type: none"> • Front: 0' with 10' min stepback • Side: 15' min or more • Side Street: 15' min • Rear: 0' 	<ul style="list-style-type: none"> • <u>Front: 0'</u> • <u>Side: 0'</u> • <u>Side Street: 0'</u> • <u>Rear: 0'</u>
Parking Requirement Exemption	<ul style="list-style-type: none"> • Available for buildings of 1.45 FAR or less. (Typically used for one-story buildings.) 	<ul style="list-style-type: none"> • Available for buildings of 1.45 FAR or less. (Typically used for one-story buildings.) • <u>Available for three-story buildings, when residential, boutique hotel, restaurant, retail, or office is provided on the upper floors.</u>

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CURRENT / PROPOSED REGULATIONS

	Current Regulations	Proposed Regulations
Location of Driveways and Service Areas	<ul style="list-style-type: none"> • Driveways and service areas can be located on Giralda Plaza 	<ul style="list-style-type: none"> • <u>Driveways and service areas are prohibited on Giralda Plaza.</u>
Provision of Off-Street Parking	<ul style="list-style-type: none"> • Zoning Code and City Code minimum parking requirements and parking incentives apply. 	<ul style="list-style-type: none"> • <u>Properties that develop using these regulations are exempt from parking requirements</u>

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STAFF FINDINGS AND RECOMMENDATION

Staff finds that all five of the required criteria for Zoning Code Text Amendments are **satisfied**.

Staff finds that the proposed text amendment is **consistent** with the Comprehensive Plan.

The Planning and Zoning Division recommends **approval**.

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*Giralda Plaza
Overlay District*

ZONING CODE TEXT
AMENDMENT

CITY COMMISSION
DECEMBER 5, 2017