



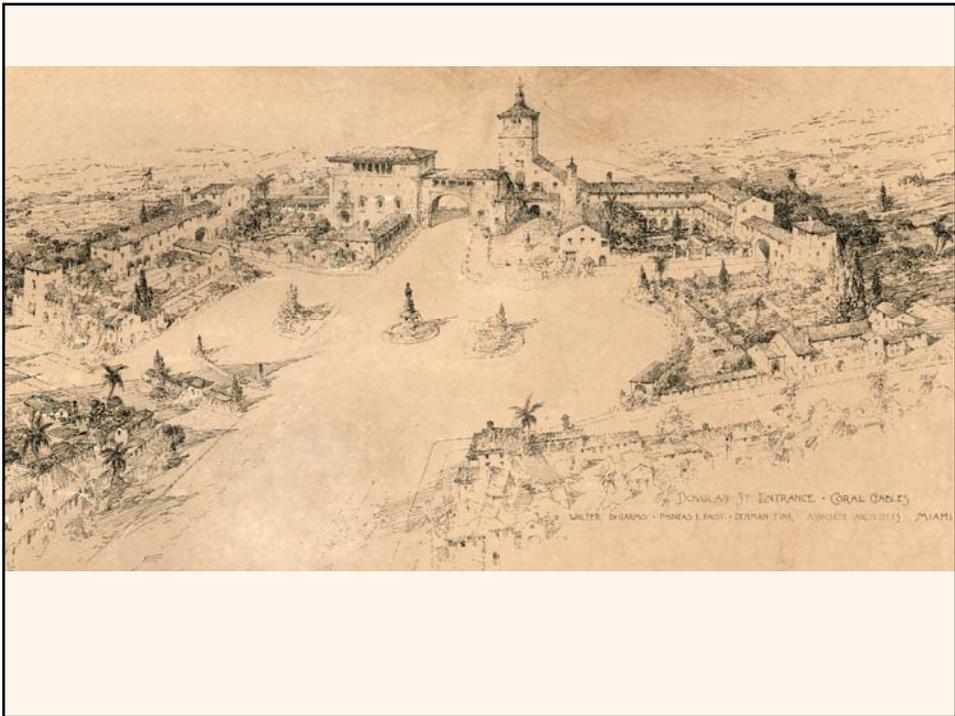
*Small Mixed-Use  
Buildings*

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GIRALDA PLAZA  
OVERLAY DISTRICT  
& INDUSTRIAL MXD

ZONING CODE TEXT  
AMENDMENTS

CITY COMMISSION  
JUNE 12, 2018



# PURPOSE



# EXISTING CONDITIONS



Proposed Giralda Overlay Boundary

Built on or before 1964\*

Built after 1964\*

\*Information provided by Miami-Dade County

## 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

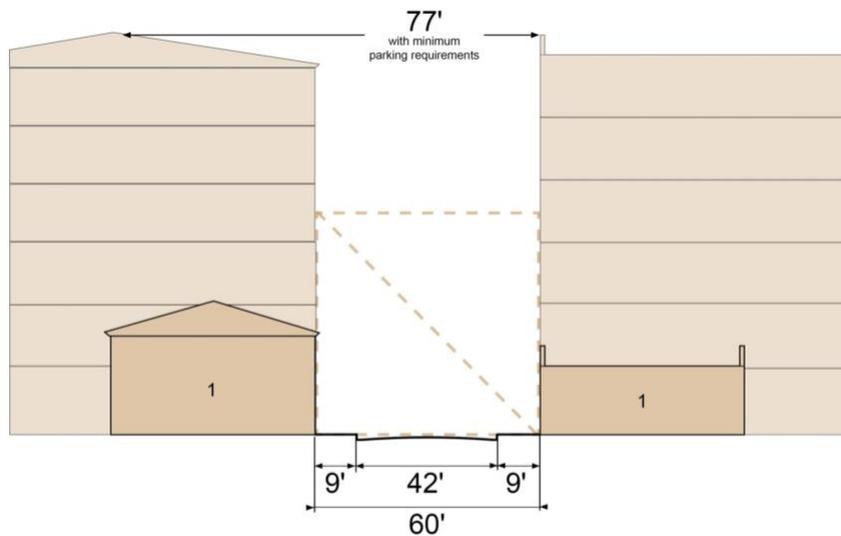
### SOUTH SIDE - GALIANO TO PONCE

- 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

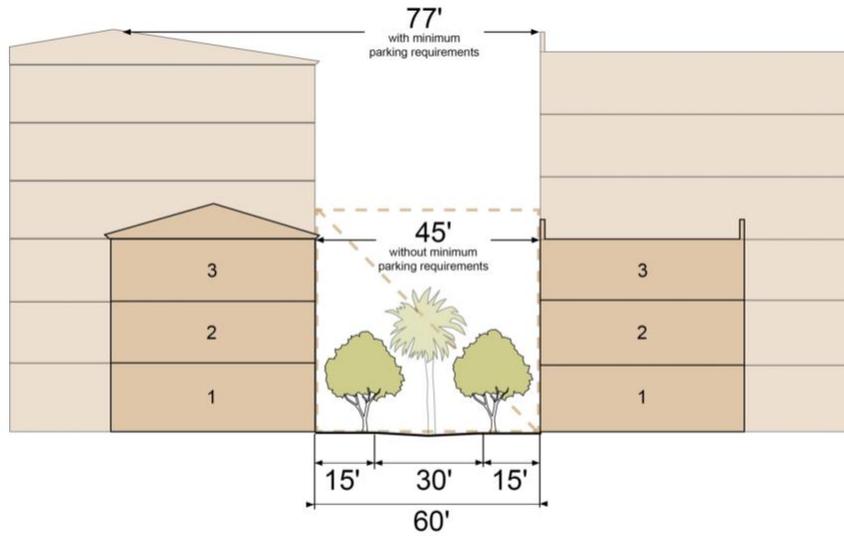


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## GIRALDA - BEFORE



## GIRALDA - AFTER



## THE ORIGINAL MIXED-USE BUILDINGS



## THE ORIGINAL MIXED-USE BUILDINGS



PONCE DE LEON AND GIRALDA

## PURPOSE

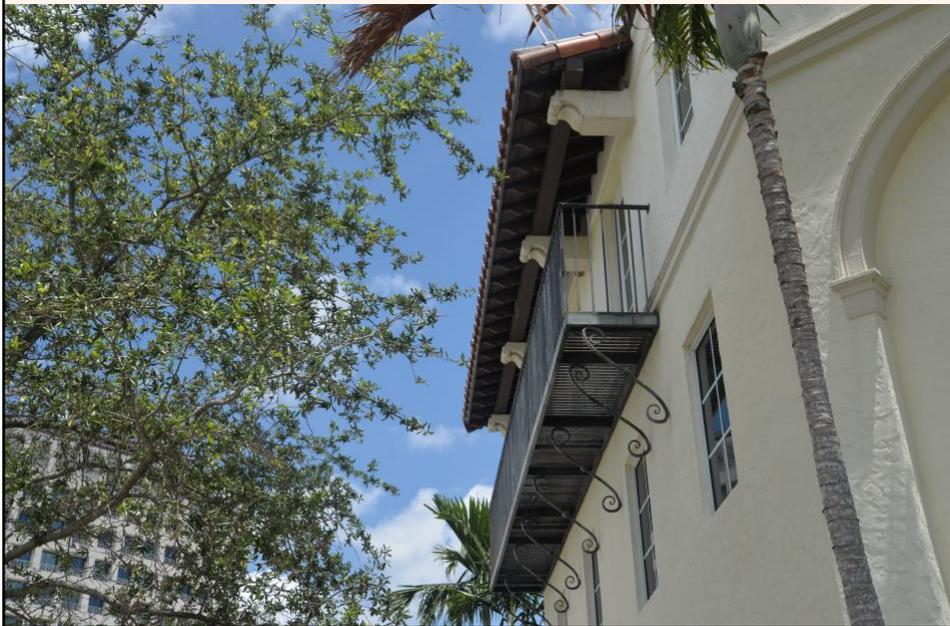


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## PURPOSE



## PURPOSE



## PURPOSE



## PURPOSE



## 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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### *Small Mixed-Use Buildings*

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