

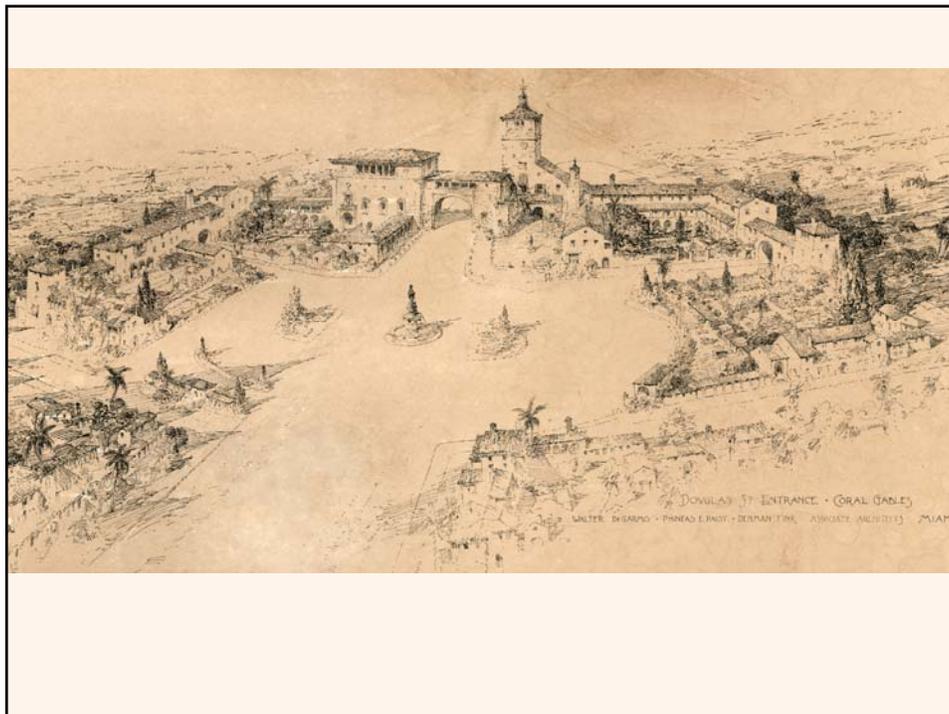


*Small Mixed-Use
Buildings*

GIRALDA PLAZA
OVERLAY DISTRICT
& INDUSTRIAL MXD

ZONING CODE TEXT
AMENDMENTS

CITY COMMISSION
JUNE 12, 2018



PURPOSE



EXISTING CONDITIONS



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

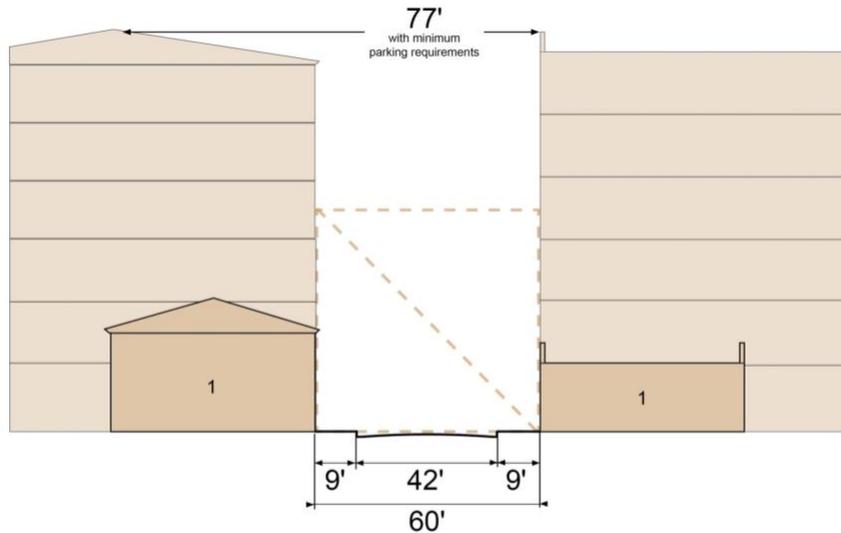
SOUTH SIDE - GALIANO TO PONCE

- 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

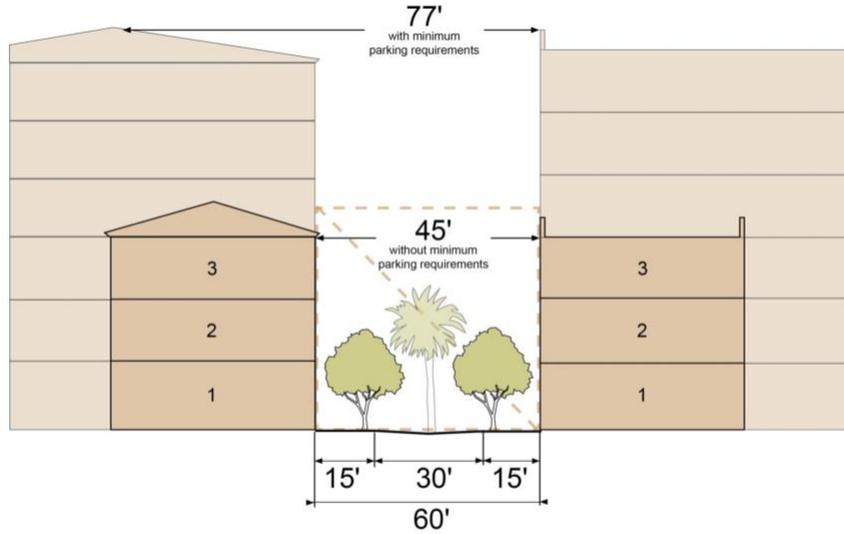


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GIRALDA - BEFORE



GIRALDA - AFTER



THE ORIGINAL MIXED-USE BUILDINGS



THE ORIGINAL MIXED-USE BUILDINGS



PONCE DE LEON AND GIRALDA

PURPOSE

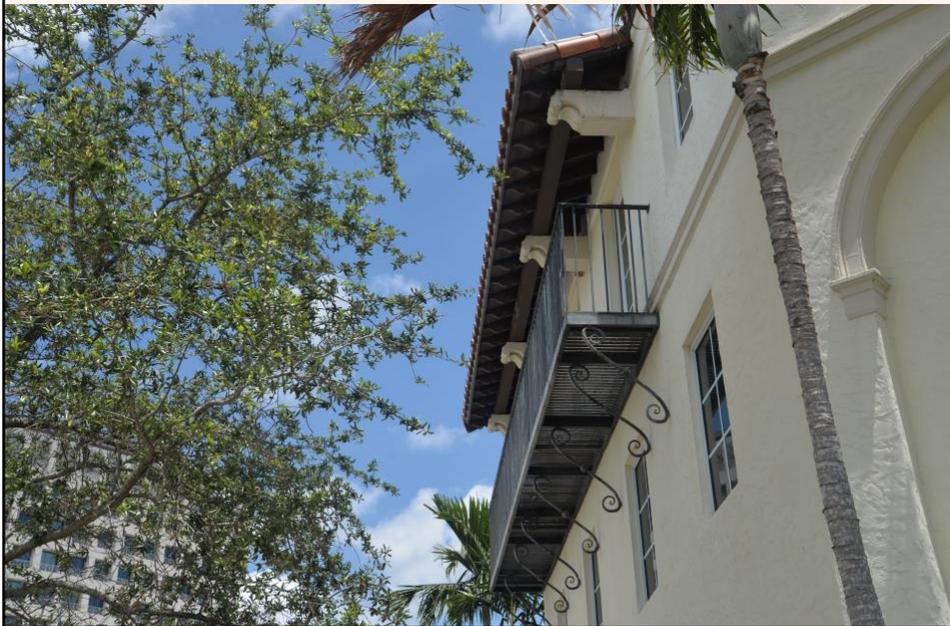


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PURPOSE



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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