



Gables Gateway

Amendments to previously
approved mixed-use project

04.08.08 City Commission Meeting

Amendments

- Applicant is requesting the following:
 1. Repeal previously approved Ordinance No. 1515.
 2. Approve Mixed-use site plan review amending previously approved Resolution 2006-146.

Alley Relocation Request

■ Request:

- Repeal Ordinance No. 1515, approved by the City Commission on 12.07.1965, which vacated a portion of the alley and created a an easement for public access on Lot 10 (property under private ownership).
- Applicant desires to relocate easement for public access to Lot 9 in lieu of Lot 10 (enforced via Restrictive Covenant).
- City Staff supports proposal.

Background

- Previously approved Gables Gateway project included the following:
 - Amendments to CLUP text & map as well as Zoning Code text & map to provide for the expansion of the MXD boundary.
 - Mixed-use site plan review of a 10 story/100' building with commercial and office uses on the ground floor and 230 condominium residential units.

Background

- Proposed project is located on the property commonly known as the “Deel Ford” site (intersections of LeJeune Road, Granello Avenue and Ponce de Leon Boulevard).
- Property is located two blocks south of the Village of Merrick Park, and replaces a 1 story building previously used for auto sales and repairs and a used car parking lot.
- The site is 2.3 acres in size and has the appropriate commercial and industrial land use and zoning designations for the proposed mixed-use project.

Proposed Project

- Proposed project summary:
 - 10 stories/99' in height.
 - Ground floor commercial uses include: 794 sq.ft. office, 29,055 sq.ft. retail, and 8,000 sq.ft. restaurant.
 - 230 rental residential units.
 - 653 on-site parking spaces (4 spaces above code requirements).
 - 35 affordable housing “rental units.”

Conditions

- The Planning Department recommends approval with the following conditions:
 - Provide on-site pedestrian amenities subject to City review and approval.
 - Provide and install landscaping and streetscape improvements on LeJeune Road, Granello Avenue, the portion of Ponce de Leon Boulevard adjacent to the project site, and the intersection of Granello and Greco Avenues.

Conditions

- Previously proffered traffic improvements:
 - 1) Install northeast bound left turn lane on Ponce de Leon Boulevard at project alleyway.
 - 2) Extend southwest right turn lane on Ponce de Leon Boulevard at LeJeune Road.
 - 3) Install westbound left turn lane on Granello Avenue at LeJeune Road.
 - 4) Reconfigure intersection at Granello and Greco Avenues.
 - 5) Reconfigure intersection at Biltmore and Riviera Drives.
 - 6) Install roundabout at Blue Road and Riviera Drive.

Attainable (Affordable) Housing

- City must work to address attainable (affordable) housing needs, per State statutes, regional priorities, and the City's CLUP.
- City's affordable housing goal: 437 units over 10 years; 44 units per year (2006 Affordable Housing Study).
- City staff has previously proposed and continues to work towards various attainable (affordable) housing strategies (e.g., inclusionary zoning, linkage fees, etc.).
- In advance of formal citywide program, City is requiring major residential developments to dedicate portion of units to attainable (affordable) housing as part of the conditional site plan and review approval process.
- Applicant has requested modification of original affordable housing condition in order to better define their obligations vis-à-vis affordable housing.

Attainable (Affordable) Housing

- Planning and Zoning Board at their 03.12.08 meeting recommended approval of the Planning Department's recommendation, including the condition on attainable housing, with incentives, as determined by City Staff and/or the City Commission.
- City Staff (including the Building and Zoning Department, City Manager's Office and the Planning Department) held meetings with the applicant to discuss the incentives.
- City Staff and the applicant have agreed that expedited permitting is the appropriate incentive in exchange for providing affordable housing units.
- See City Commission memo for proposed requirements and incentives.

Requested City Commission Action

■ 1st Reading

- Approve the repeal of Ordinance No. 1515
- Discuss site plan

■ 2nd Reading

- Approve the repeal of Ordinance No. 1515
- Approve site plan via Resolution