

Gables Village

504, 516, 522, 530, AND 536 MALAGA;
503, 511, 515, 535, 529, 525, AND 521
SANTANDER; AND 3109 SEGOVIA

PLANNED AREA DEVELOPMENT (PAD)
TENTATIVE PLAT

PLANNING & ZONING BOARD
OCTOBER 13, 2021



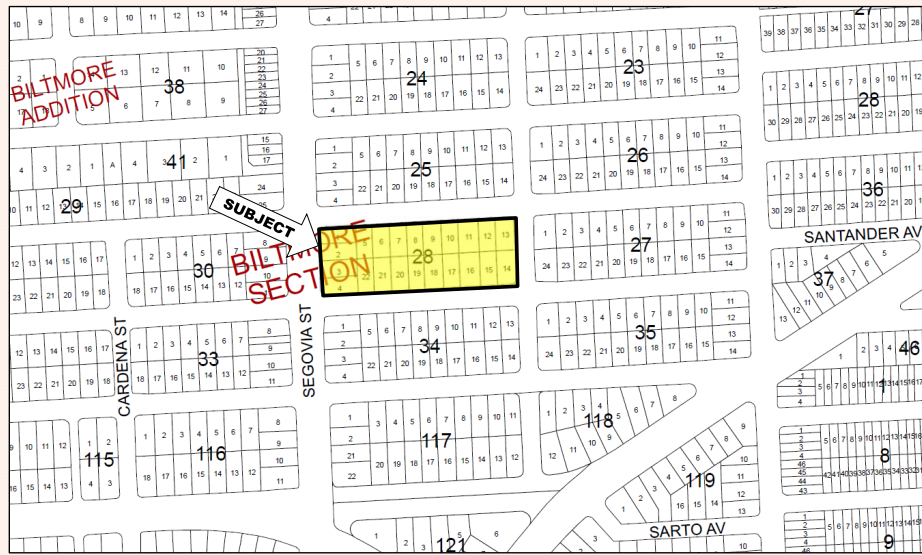
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LOCATION



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LOCATION

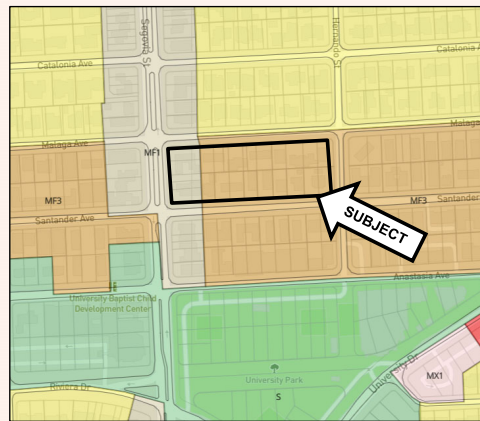


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CURRENT LAND USE AND ZONING



RESIDENTIAL MULTI-FAMILY DUPLEX DENSITY
RESIDENTIAL MULTI-FAMILY LOW DENSITY



MF1 - MULTI-FAMILY 1 DUPLEX DISTRICT
MF3 - MULTI-FAMILY 3

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REQUESTS:

1. PLANNED AREA DEVELOPMENT (PAD)
2. TENTATIVE PLAT

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REQUEST 1:

PLANNED AREA DEVELOPMENT (PAD)

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“GABLES VILLAGE”



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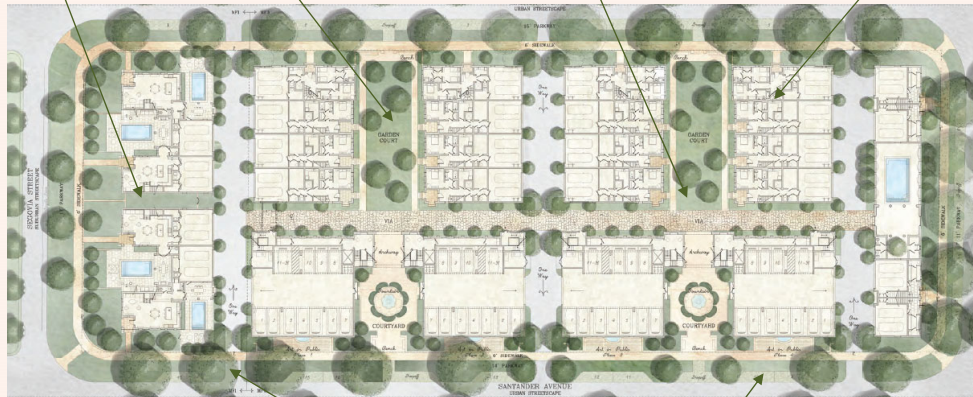
“GABLES VILLAGE”

DUPLEXES

42,000 SQFT
OPEN SPACE

PEDESTRIAN
PASS-THROUGHS

TOWNHOUSES



SITE PLAN

NARROW DRIVEWAYS AND
CURBCUTS

16 IMPROVED ON-STREET
PARKING SPACES AND 5 DROPOFFS

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“GABLES VILLAGE”



	ALLOWED/REQUIRED	PROPOSED
LOT AREA	1 ACRE FOR PAD	2.6 ACRES
OPEN SPACE	20% (PAD) 25% (MF3) 35% (MF1)	42,662 SQFT (37.7%)
DENSITY	9 U/A OR 5 UNITS (MF1) 20 U/A OR 42 UNITS (MF3) 25 U/A OR 53 UNITS (W/ MED BONUS)	8 U/A OR 4 UNITS (MF1) 21 U/A OR 44 UNITS (MF3)
HEIGHT	30' (MF1) 35'/45' (MF3)	30' (MF1) 35'/45' (MF3)
PARKING SPACES	85	92
BICYCLE PARKING	12	60

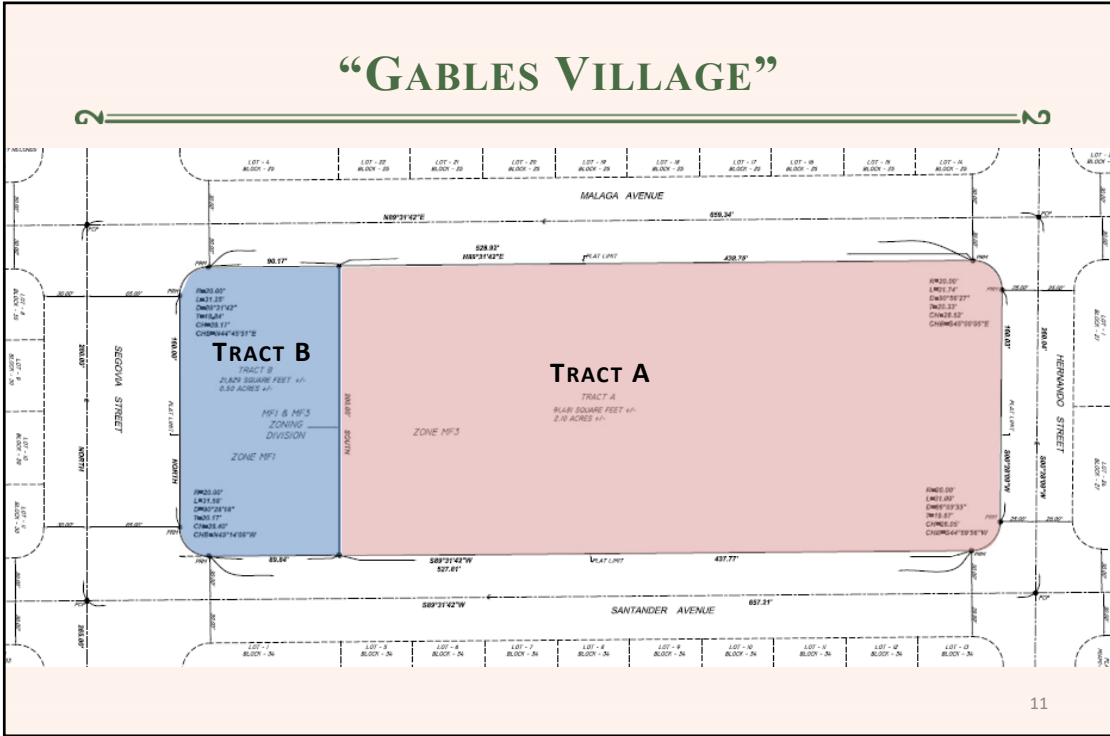
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REQUEST 2: TENTATIVE PLAT

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REVIEW TIMELINE

1	NEIGHBORHOOD MEETING: 09.29.21
2	BOARD OF ARCHITECTS: 09.16.21
3	PLANNING AND ZONING BOARD: 10.13.21
4	CITY COMMISSION: TBD

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LETTERS TO PROPERTY OWNERS (1,000 FT)



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PUBLIC NOTIFICATION

2 TIMES	LETTERS TO PROPERTY OWNERS NEIGHBORHOOD MEETING, PZB
2 TIME	PROPERTY POSTING BOA, PZB
2 TIMES	WEBSITE POSTING BOA, PZB
1 TIME	NEWSPAPER ADVERTISEMENT PZB

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COMPREHENSIVE PLAN CONSISTENCY

STAFF'S DETERMINATION IS THAT THIS APPLICATION IS CONSISTENT WITH THE COMPREHENSIVE PLAN GOALS, OBJECTIVES AND POLICIES.

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STAFF RECOMMENDATIONS

STAFF RECOMMENDATION:

STAFF RECOMMENDS APPROVAL.

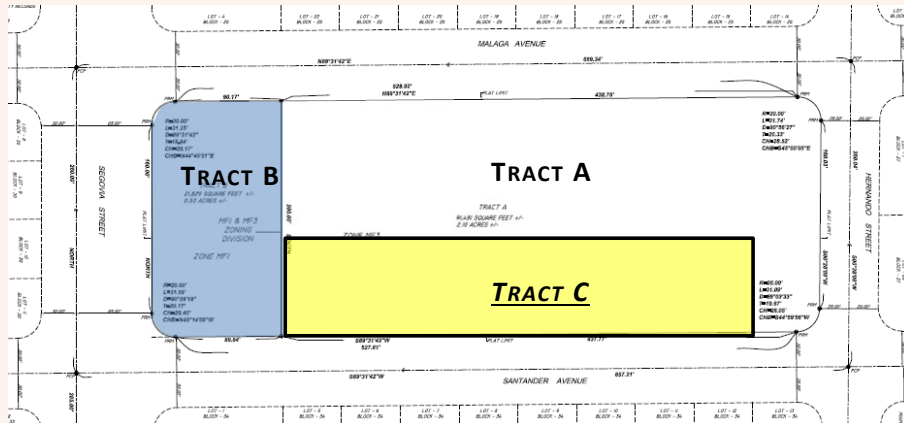
THE APPLICATION COMPLIES WITH THE FINDINGS OF FACT.

THE STANDARDS FOR APPROVAL ARE SATISFIED, SUBJECT TO CONDITIONS OF APPROVAL.

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CONDITIONS OF APPROVAL

- a. SUBDIVIDE TRACT A INTO 2 SEPARATE TRACTS TO CREATE A NEW TRACT FOR THE APARTMENT BUILDINGS ON SANTANDER.



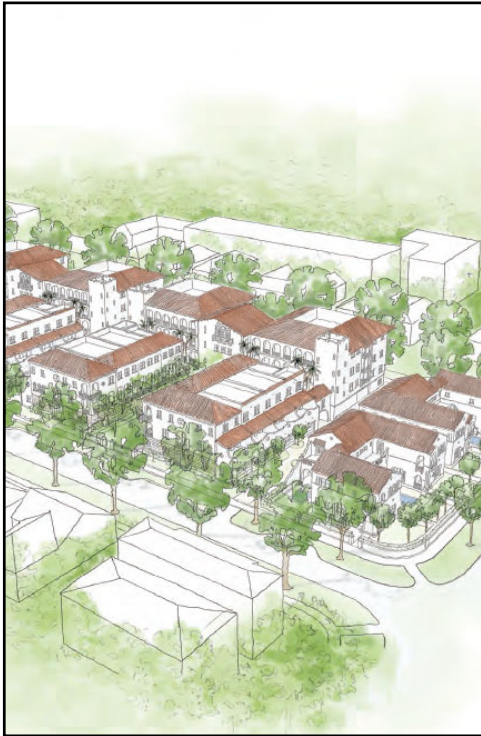
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CONDITIONS OF APPROVAL

- b. UPDATE PLANS TO INCLUDE PAVERS WITHIN THE ON-STREET PARKING AREAS AND DRIVEWAY APPROACHES, BOUNDED WITH A CONCRETE BAND ALONG THE PERIMETER, AND EXTEND SIDEWALKS TO CROSSWALKS ON THE OPPOSITE CORNERS OF ABUTTING STREETS.
- c. INDICATE THE REPLACEMENT OF THE EXISTING COBRA LIGHTING WITH PEDESTRIAN-SCALED LIGHTING ON SANTANDER, MALAGA, AND HERNANDO.

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