


*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



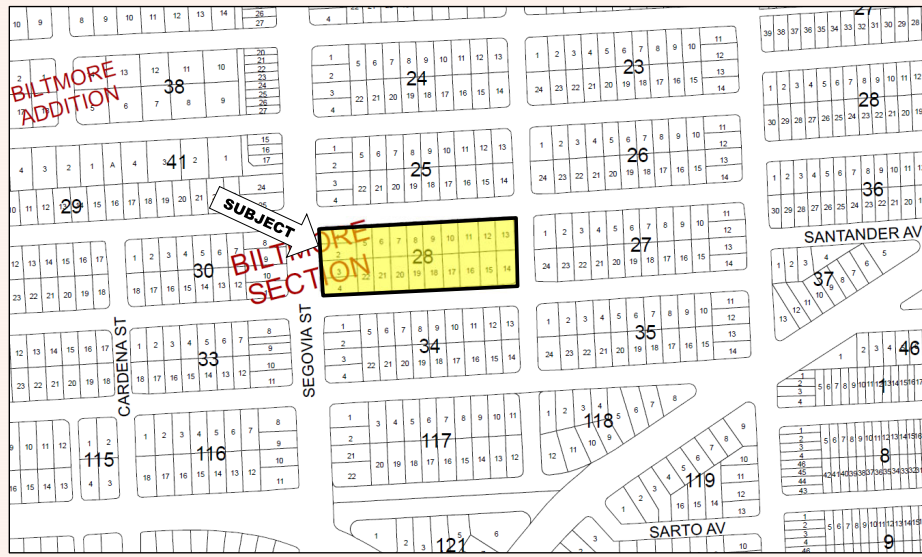
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**LOCATION**



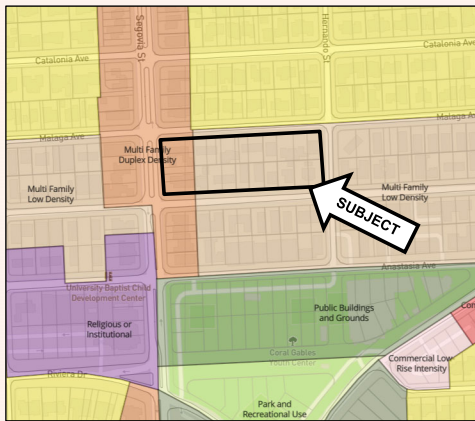
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## LOCATION

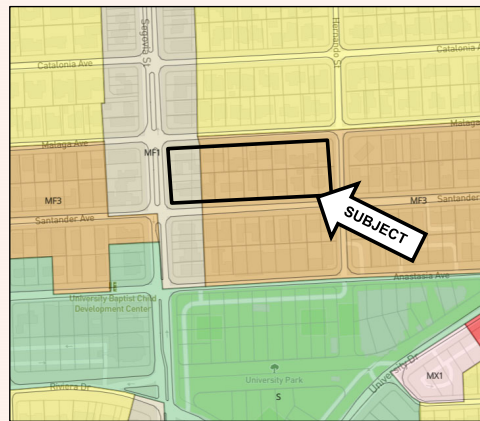


3

## 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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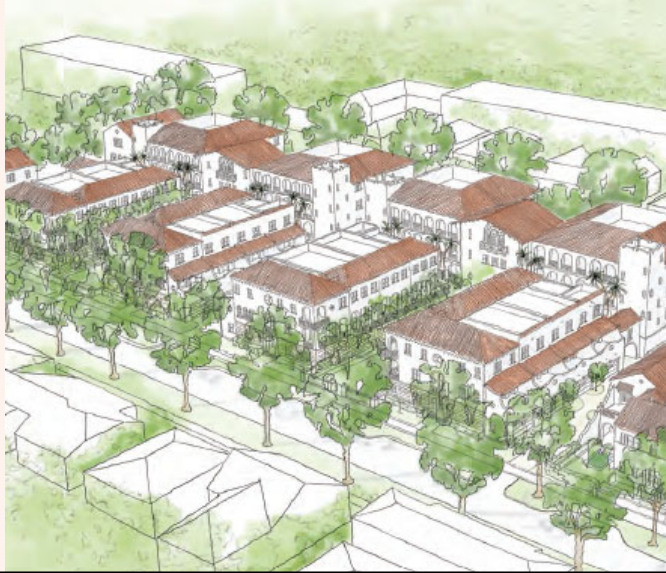
**REQUEST 1:**

PLANNED AREA DEVELOPMENT (PAD)

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# “GABLES VILLAGE”



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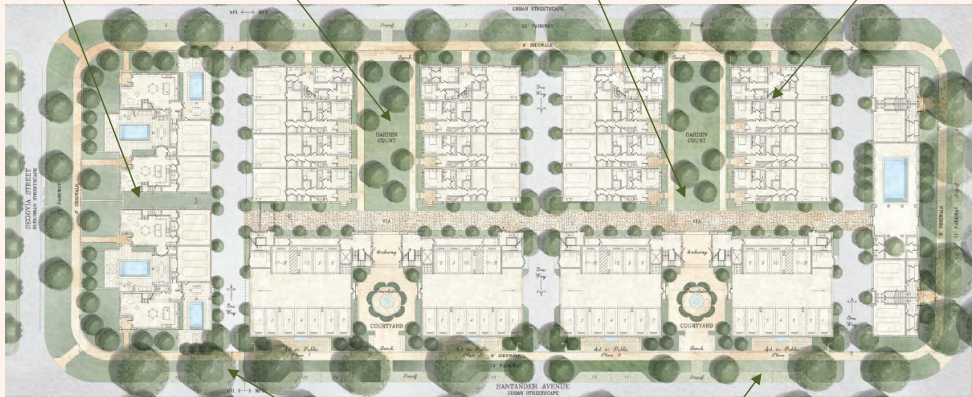
# “GABLES VILLAGE”

DUPLEXES

42,000 SQFT  
OPEN SPACE

PEDESTRIAN  
PASS-THROUGHS

TOWNHOUSES



NARROW DRIVEWAYS AND  
CURBCUTS

16 IMPROVED ON-STREET  
PARKING SPACES AND 5 DROPOFFS

SITE PLAN

8

8

## “GABLES VILLAGE”



	ALLOWED/REQUIRED	PROPOSED
<b>LOT AREA</b>	1 ACRE FOR PAD	2.6 ACRES
<b>OPEN SPACE</b>	20% (PAD) 25% (MF3) 35% (MF1)	42,662 SQFT (37.7%)
<b>DENSITY</b>	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)
<b>HEIGHT</b>	30' (MF1) 35'/45' (MF3)	30' (MF1) 35'/45' (MF3)
<b>PARKING SPACES</b>	85	92
<b>BICYCLE PARKING</b>	12	60

9

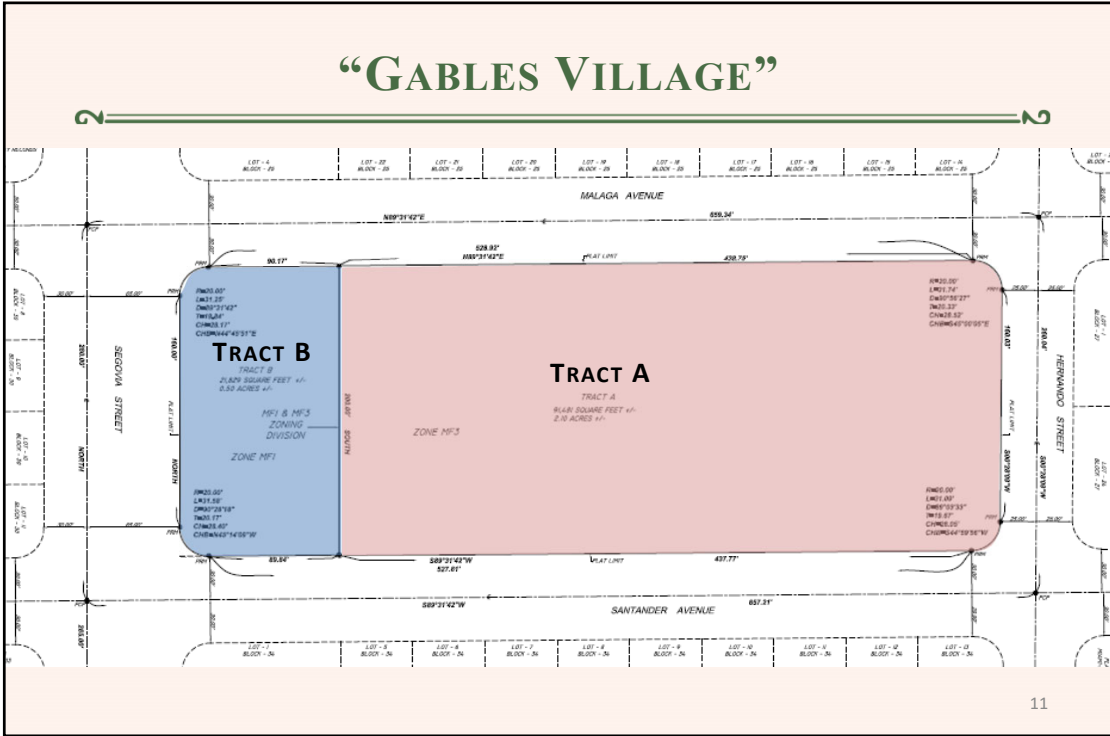
9

## REQUEST 2: TENTATIVE PLAT

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11

## REVIEW TIMELINE

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

12

12

## LETTERS TO PROPERTY OWNERS (1,000 FT)



13

## PUBLIC NOTIFICATION

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

14

14

## COMPREHENSIVE PLAN CONSISTENCY

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

15

## STAFF RECOMMENDATIONS

### STAFF RECOMMENDATION:

STAFF RECOMMENDS APPROVAL.

THE APPLICATION COMPLIES WITH THE FINDINGS OF FACT.

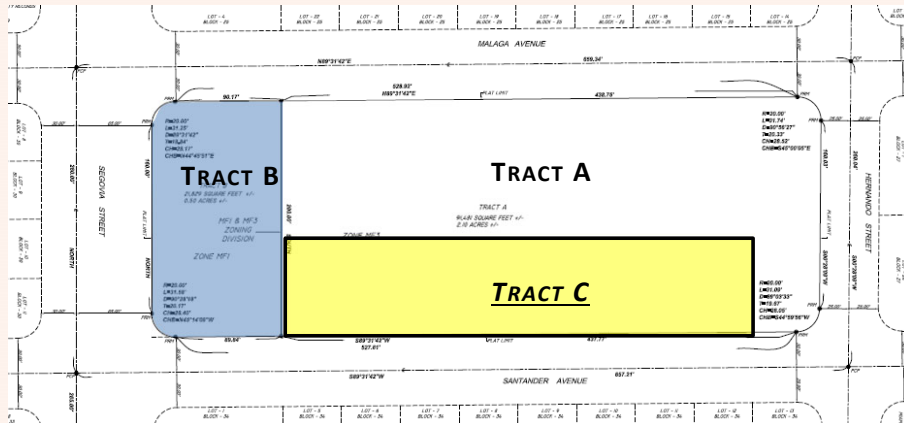
THE STANDARDS FOR APPROVAL ARE SATISFIED, SUBJECT TO CONDITIONS OF APPROVAL.

16



## CONDITIONS OF APPROVAL

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



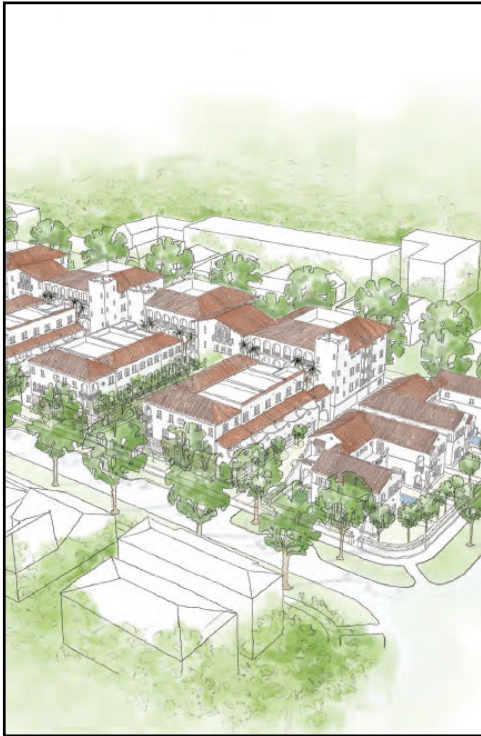
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## CONDITIONS OF APPROVAL

- 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.

18

18



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