



Gables Gateway

Amendments to previously
approved mixed-use project

Amendments

- Applicant is requesting the following:
 1. Mixed-use site plan review to amend previously approved Resolution 2006-146
 2. Abandonment and vacation review to repeal previously approved Ordinance No. 1515 and provide updated conditions as a part of approval for alley relocation

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 10 story/100' building with commercial and office uses on ground floor and 230 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 containing auto sales and repairs and a used car parking lot
- The site is 2.3 acres in size and has commercial and industrial land use and zoning designations, which are appropriate for the proposed mixed-use project

Proposed Project

- Proposed project summary:
 - 10 story/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)

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

- 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 statues, regional priorities, and the City's CLUP
- 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

Attainable (Affordable) Housing

- Applicant has requested modification of original affordable housing condition in order to better define their obligations vis-à-vis affordable housing
- Original language represents a standard condition tying applicable developments to future attainable (affordable) housing regulations

Attainable (Affordable) Housing

- Original condition:

- *Section 1(e)(5). Affordable housing. The applicant agrees to comply with all legislation adopted by the City Commission, prior to or within one (1) year after the issuance of a building permit, to promote the provision and/or retention of affordable housing, as defined by the City Commission, related to the findings of the City's Affordable Housing Study (April 2006).*

Attainable (Affordable) Housing

- Staff recommends replacement of general condition, with more specific condition (see Staff report):
 - Set-aside **15% of units**
 - Target City seniors, residents, workforce at/below **100% of City median income**
 - Max rental rate: **30% of 100% of median income / 12.**
 - Remain affordable for **15 years**

Attainable (Affordable) Housing

City's Median Income	\$79,033
Total No. of Units	230 units
Proposed Market Rental Rate	1br: \$1,940 2br: \$2,520
No. of Attainable Units	35 units
Attainable Rental rate	1br: \$1,482 2br: \$1,778
Difference	1br: \$458 2br: \$742

Alley Abandonment and Vacation Review

■ Request:

- Repeal Ordinance No. 1515, approved by City Commission on 12.7.1965, which vacated a portion of the alley on the condition Lot 10 shall be dedicated for public use
- Applicant shall provide Lot 9 for public use in exchange for Lot 10
- Staff supports proposal with the following conditions:
 - All costs, including maintenance, of relocating the dedicated easement shall be at the expense of the applicant
 - If the applicant does not exercise his right to construct the proposed project, Ordinance No. 1515 shall remain valid and enforceable

Timeline

- This application is scheduled to be heard by the City Commission on First Reading on Tuesday, February 26, 2008

3D Model

