

Agenda Memorandum

To: Honorable Mayor and City Council Members
Prepared By: Florence Simpson, Planner II
From: Bryan Cobb, City Manager
Date: July 17, 2023
Subject: **Resolution No. 4345-23**, Architectural Design Order No. 073-23 for Central Square Lot OP1

Procedure: Consent Agenda

Introduction: This is a request for the City Council to approve Architectural Design Order (ADO) No. 073-23 for Central Square Lot OP1. The property owner is City Center SC, LLC. The applicant is Marc Hagle. The Architect of Record is David L. Narramore.

Discussion: Per LDC Section 2.5 (A) (18), the City Council shall have final approval authority to issue Architectural Design Orders associated with a Site Development Order or Building Permit application associated with a Mixed-Use Development, Multi-Family Development, Townhome Development, Office Development, and Commercial Development in all zoning districts.

The subject property is approximately 0.64 acres located approximately 515 feet south of W. Mitchell Hammock Road and on the west side of Alafaya Trail (SR 434). The subject property has a future land use designation of Commercial (CM). Its zoning district is Commercial (C-2). This subject property is proposed to be developed into 6,000 square feet (SF) of commercial retail business.

Staff reviewed the proposed architectural design according to the standards of the Land Development Code (LDC) and the Comprehensive Plan. The project consists of a 6,000 SF commercial retail building with rock face, stucco, awnings and canopies. Color elevations of the proposed building are provided in Attachment 3. The applicant requests the following deviations to the City's architectural design standards:

East Elevation:

- **LDC Section 8.7(C)(5)(g)(i), Materials:** A 68 SF deviation to the minimum requirement of 20% of area for Brick and/or Stone on a primary façade to allow for 206 SF of Brick and/or Stone on the east elevation instead of the minimum required 274 SF of Brick and/or Stone required, resulting in a 25% deviation.
- **LDC Section 8.7(C)(5)(g)(ii), Materials:** A 214 SF deviation over the maximum requirement of 40% of area for stucco material on a primary façade to allow for 762 SF of stucco material on the east elevation instead of the maximum required 548 SF of stucco material, resulting in a 39% deviation.

North Elevation:

- **LDC Section 8.7(C)(4)(ii), Fenestration:** A 105 SF deviation to a minimum requirement of 20% of area for fenestration on a secondary façade to allow for 160 SF of fenestration on the north elevation instead of the minimum required 265 SF of fenestration, resulting in a 40% deviation.
- **LDC Section 8.7(C)(5)(g)(ii), Materials:** A 250 SF deviation over the maximum requirement of 50% of area for stucco material on a secondary façade to allow for 798 SF of stucco material on the north elevation instead of the maximum required 549 SF of stucco material, resulting in a 45% deviation.

South Elevation:

- **LDC Section 8.7(C)(4)(ii), Fenestration:** A 105 SF deviation to the minimum requirement of 20% of area for fenestration on a secondary façade to allow for 160 SF of fenestration on the south elevation instead of the minimum required 265 SF of fenestration, resulting in a 40% deviation.
- **LDC Section 8.7(C)(5)(ii), Materials:** A 217 SF deviation over the maximum 50% requirement of area for stucco material on a secondary façade to allow for 798 SF of stucco material on the south elevation instead of the maximum required 582 SF of stucco material, resulting in a 37% deviation.

MITIGATION TECHNIQUES: Per the LDC, deviations to the minimum LDC requirements shall be accompanied by mitigative techniques. Per LDC Section 8.3(C), the number of mitigation techniques are determined by the amount of deviations requested. Deviations up to twenty (20) percent shall require one (1) mitigation technique. Deviations between twenty percent (20%) and up to fifty percent (50%) shall require two (2) mitigation techniques. Deviations above fifty (50) percent shall require three (3) mitigation techniques. The highest deviation requested by the applicant is 45%. Therefore two (2) mitigation techniques are required. The applicant proposes the following mitigative techniques:

1. **(11) Public Art:** The development will donate \$2,500 to the Public Art Fund.
2. **(11) Public Art:** The development will donate \$2,500 to the Public Art Fund.

Staff supports the requested deviations and proposed mitigative techniques.

Budget Impact: There is no impact to the budget associated with ADO No. 073-23.

Strategic Impact: The proposed development is consistent with the goals and objectives of the Economic and Vitality strategic focus area.

Recommendation: It is recommended that City Council adopt Resolution No. 4345-23.

- Attachment(s):
1. Location Map
 2. Proposed Stie Plan
 3. Color Facade Elevations
 4. Justification Letter