

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. 4346-23**, Architectural Design Order No. 075-23 for Longhorn Steakhouse Oviedo

Procedure: Consent Agenda

Introduction: This is a request for the City Council to approve Architectural Design Order (ADO) No. 075-23 for Longhorn Steakhouse Oviedo. The property owner is FPC Lockwood LLC, the applicant is Brett Mashchak, and the Architect on Record is David Lawrence Rhodes.

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 property owner is City Center SC, LLC. The applicant is Brett Mashchak.

The subject property is approximately 0.72 acres located east side of Lockwood Boulevard approximately 408 feet north of Mitchell Hammock Road and has a future land use designation and zoning district of Planned Unit Development (PUD). The subject property is located within the Twin Rivers Planned Unit Development and designated Commercial on the PUD Master Land Use Plan. This subject property is proposed to be developed into 5,710 square feet (sq. ft.) of a commercial restaurant business.

Staff reviewed the proposed architectural design according to the standards of the Land Development Code (LDC) and the Comprehensive Plan. The project features include old Country Ledge stone, stucco, country redwood, and a covered front entrance. Color elevations of the proposed building are provided in Attachment 3. The applicant requests the following deviations to the City's architectural design standards:

West Elevation

- **LDC Section 8.7(C)(4)(ii), Fenestration:** A 67 sq. ft. deviation to the minimum fenestration requirement of 30% of the area of a primary façade to allow for 280 sq. ft. of fenestration on the west elevation instead of the minimum required 347 sq. ft., resulting in a **19% deviation**.

North Elevation:

- **LDC Section 8.7(C)(4)(ii), Fenestration:** A 22 sq. ft. deviation to the minimum fenestration requirement of 20% of area for fenestration of a secondary façade to allow for 175 sq. ft. of fenestration on the north elevation instead of the minimum required 197 sq. ft., resulting in an **11% deviation**.

- **LDC Section 8.7(C)(5)(g)(i), Materials:** A 15 sq. ft. deviation to the minimum 10% brick and/or stone material requirement on a secondary façade to allow for 66 sq. ft. of brick and/or stone material on the north elevation instead of the minimum required 81 sq. ft., resulting in an **18% deviation.**
- **LDC Section 8.7(C)(5)(g)(ii), Materials:** A 50 sq. ft. deviation over the maximum 50% wood or other material requirement on a secondary façade to allow for 455 sq. ft. of wood or other material on the north elevation instead of the maximum required 405 sq. ft., resulting in a **12% deviation.**

South Elevation

- **LDC Section 8.7(C)(4)(ii), Fenestration:** A 38 sq. ft. deviation to the minimum fenestration requirement of 20% of area of a secondary façade to allow for 172 sq. ft. on the south elevation instead of the minimum required 210 sq. ft., resulting in an **18% deviation.**
- **LDC Section 8.7(C)(5)(g)(ii), Materials:** A 52 sq. ft. deviation over the maximum 50% wood or other material requirement on a secondary façade to allow for 490 sq. ft. of wood or other material on the south elevation instead of the maximum required 438 sq. ft., resulting in a **12% deviation.**

MITIGATION TECHNIQUES: Per the LDC, deviation 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 by the applicant is 19%, therefore, one (1) mitigation technique is required.

1. **(11) Public Art:** The development will donate \$4,000 to the Public Art Fund.

Budget Impact: There is no impact to the budget associated with ADO No. 075-23.

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. 4346-23

Attachment(s):

1. Location Map
2. Proposed Site Plan
3. Color Façade Elevations
4. Justification Letter