

## Agenda Memorandum

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**To:** Honorable Mayor and City Council Members  
**Prepared By:** Harris Berns-Cadle, Development Review Manager  
**From:** Bryan Cobb, City Manager  
**Date:** August 21, 2023  
**Subject:** **Resolution No. 4364-23**, Master Land Use Plan & Non-Statutory Development Agreement Plan for Lockwood Village Shopping Center.

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**Procedure:** Call Up Item  
City Manager Background  
Public Comment - Request to Speak Forms submitted prior to beginning of meeting.  
Council Motion & Discussion  
Council Action

**Introduction:** This is a request for the City Council to approve a Non-Statutory Development Agreement (NSDA) and Master Land Use Plan (MLUP) for the Lockwood Village Shopping Center.

**Discussion:** Land Development Code (LDC) Sections 2.5(A)(7) & (11) state that the City Council shall have final authority over Development Agreements and Master Land Use Plans.

The subject property is approximately 7.69 acres located along the east side of Lockwood Boulevard at its intersection with E. Mitchell Hammock Road. The property owner is FPC Lockwood, LLC. The applicant is Stafford Properties, Inc. The engineer of record is Erik D. Juliano, P.E. at Bowman Consulting.

The subject property's future land use designation and zoning district is Planned Unit Development (PUD). It is located within the Twin Rivers Planned Unit Development. The applicant proposes to subdivide the property into two parcels consisting of an approximately 0.72 acre outparcel (i.e. Lot 2) for commercial development and the remainder of Lot 1 consisting of approximately 6.97 acres.

The project is served by three (3) access points from Lockwood Boulevard, E. Mitchell Hammock Road, and C.R. 419. The provision of a cross-access and parking easement agreement between the lots is required per the Development Agreement provided in Exhibit 1 of Resolution No. 4364-23. The proposed two (2) lot development is comprised of 59,987 SF existing shopping center and a proposed 5,710 SF restaurant, with shared ancillary infrastructure and amenities such as, but not limited to, parking, landscaping and stormwater ponds.

Concurrency, including transportation, environmental and other requirements have been satisfied. Per the NSDA, the applicant shall provide required mobility strategies consistent with

the Comprehensive Plan prior to the issuance of Site Development Order Final Engineering for Lot 2. The NSDA includes the following deviations from Land Development Code standards to accommodate existing site conditions and facilitate development of Lot 2:

- Landscape Buffer: 20 Feet (excluding along interior lot line)
- Open Space: The open space provided on Lots 1 & 2 shall not reduce the overall Twin Rivers PUD open space below 30%. (Note: the proposed development increases the amount of open space.)
- Landscape Islands (Lot 1): The overall development may maintain the existing parking design on Lot 1 until the site is redeveloped, which includes the span of sixteen (16) parking spaces across Lots 1 & 2, adjacent to Lockwood Boulevard.
- Landscape Islands (Lot 2): Three (3) of the landscape islands will not have a large tree. One (1) landscape island will be less than 8' wide and 20' long to accommodate angled parking spaces.
- Parking Space Size (Lot 1): A vehicular parking space in the existing plaza shall be permitted to remain in the size existing, until such time that Lot 1 is redeveloped.
- Total Development Parking: 272 parking spaces.
- Loading Area (Lot 2): Loading areas on Lot 2 shall count as a parking space. The loading areas shall be limited to loading use on off-business hours only.
- Light Spillover: Between Lots 1 and 2 along the shared interior lot lines, "spillover" from exterior lighting is permissible.
- Signage (Lot 2): Allowance of 2.5 SF of Building Signage of each building frontage elevation, with a maximum of six (6) signs.

In addition to the above deviations, the NSDA provides a tree restoration plan for Lot 1 to be completed prior to the Certificate of Completion of the Site Permit Type II associated with the Lot 2 development.

The Local Planning Agency considered the subject NSDA and MLUP at its August 1, 2023, meeting, and thereat, recommended approval. Staff reviewed the NSDA and MLUP per the requirements of the Land Development Code and Comprehensive Plan and recommends approval. An Architecture Design Order for Lot 2 was approved by City Council on June 19, 2023.

**Budget Impact:** There is no impact to the budget associated with approval of the proposed project.

**Strategic Impact:** Ensure that new development or redevelopment is done in a sustainable manner.

Honorable Mayor and City Council Members

August 21, 2023

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**Recommendation:** It is recommended that the City Council adopt Resolution No. 4364-23.

Attachment(s):

1. Location Map
2. Site Data Table
3. Presentation