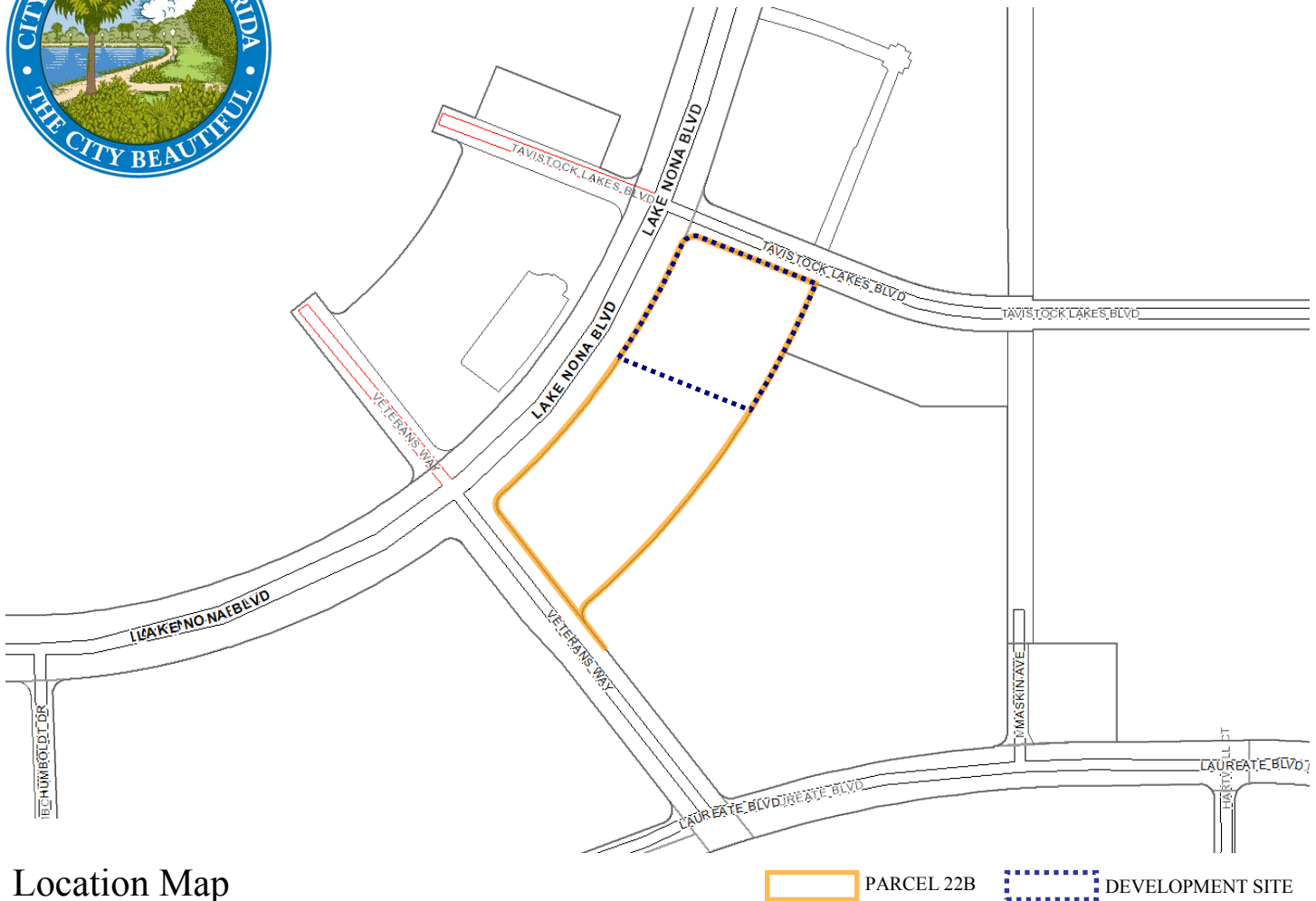


Staff Report to the  
Southeast Town Design Review Committee  
July 14, 2016

MPL2016-00031  
ITEM #4



## THE DISTILLERY



## SUMMARY

### Owner

Robert Adams  
Lake Nona Land Company,  
LLC

### Applicant

Heather Isaacs  
Tavistock Development  
Company, LLC

### Project Planner

Wes Shaffer

### Property Location:

Southeast corner of Tavistock Lakes Boulevard and Lake Nona Boulevard, west of Maskin Avenue.  
(±3.46 acres, District 1)

### PID:

26-24-30-0000-00-018

### Applicant's Request:

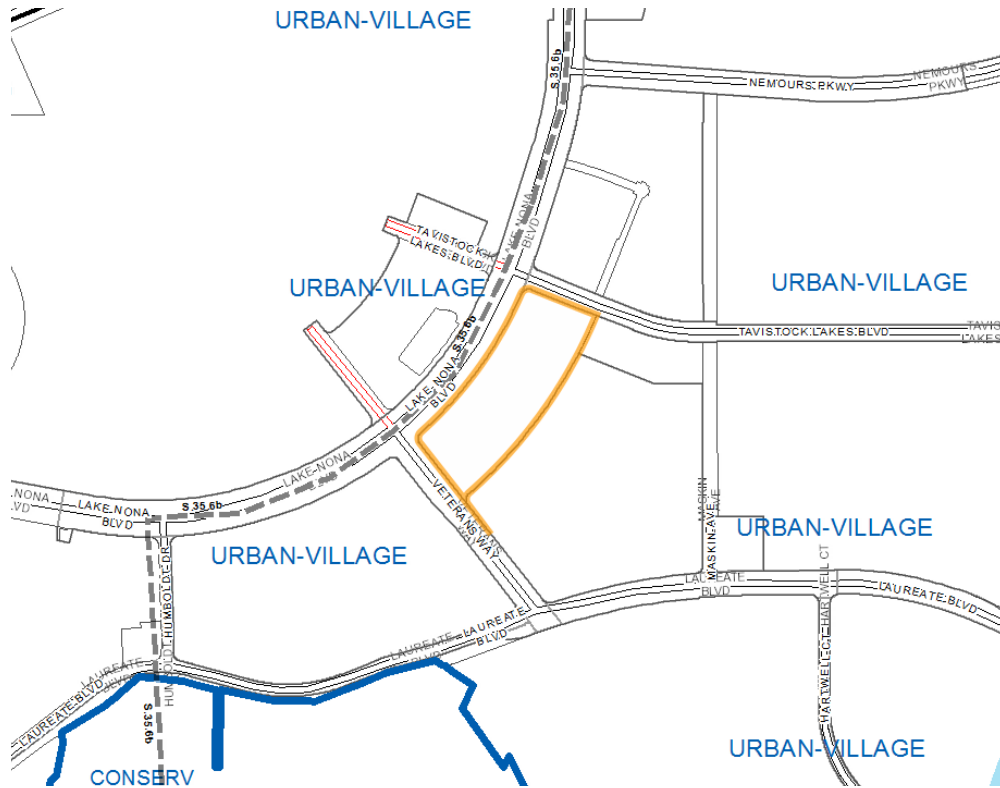
Specific Parcel Master Plan (SPMP) approval for 11-story, mixed use development with 28,000 SF ground-floor commercial, 151 dwelling units, and 295 space parking structure (3 stories).

### Staff's Recommendation:

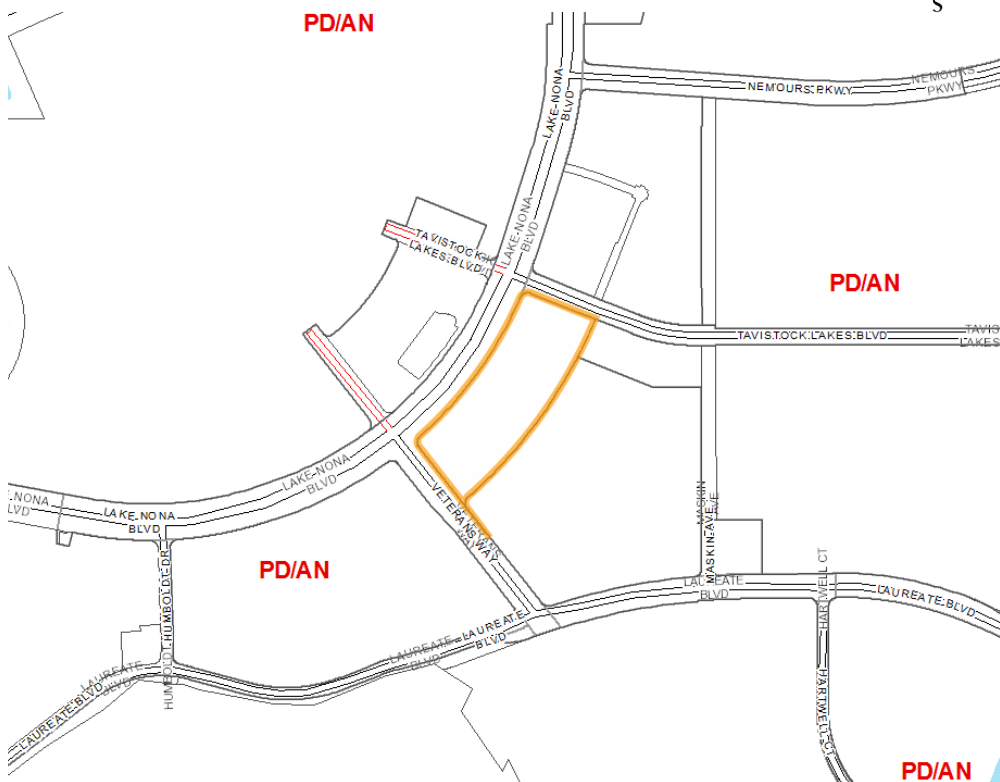
Approval subject to the conditions of this report.

Updated: July 11, 2016

# FUTURE LAND USE MAP



# ZONING MAP



# MASTER PLAN ANALYSIS

## Project Description

The applicant is requesting Specific Parcel Master Plan (SPMP) approval to develop an 11-story mixed use building with 151 residential units, 14,000 square feet (SF) retail/pharmacy, 9,100 SF distillery, 3,700 SF office, 1,200 SF café, 8,000 SF service/back-of-house. A 300-space parking garage separated by a service lane (referred to by the applicant as a “mews”) will provide retail parking on floor 1 and residential parking on floors 2 and 3, connected by a pedestrian bridge on floor 2. The Gross Floor Area (GFA) for the proposed development (residential and non-residential) is 197,461 SF. The development site is ±3.47 acres in size.

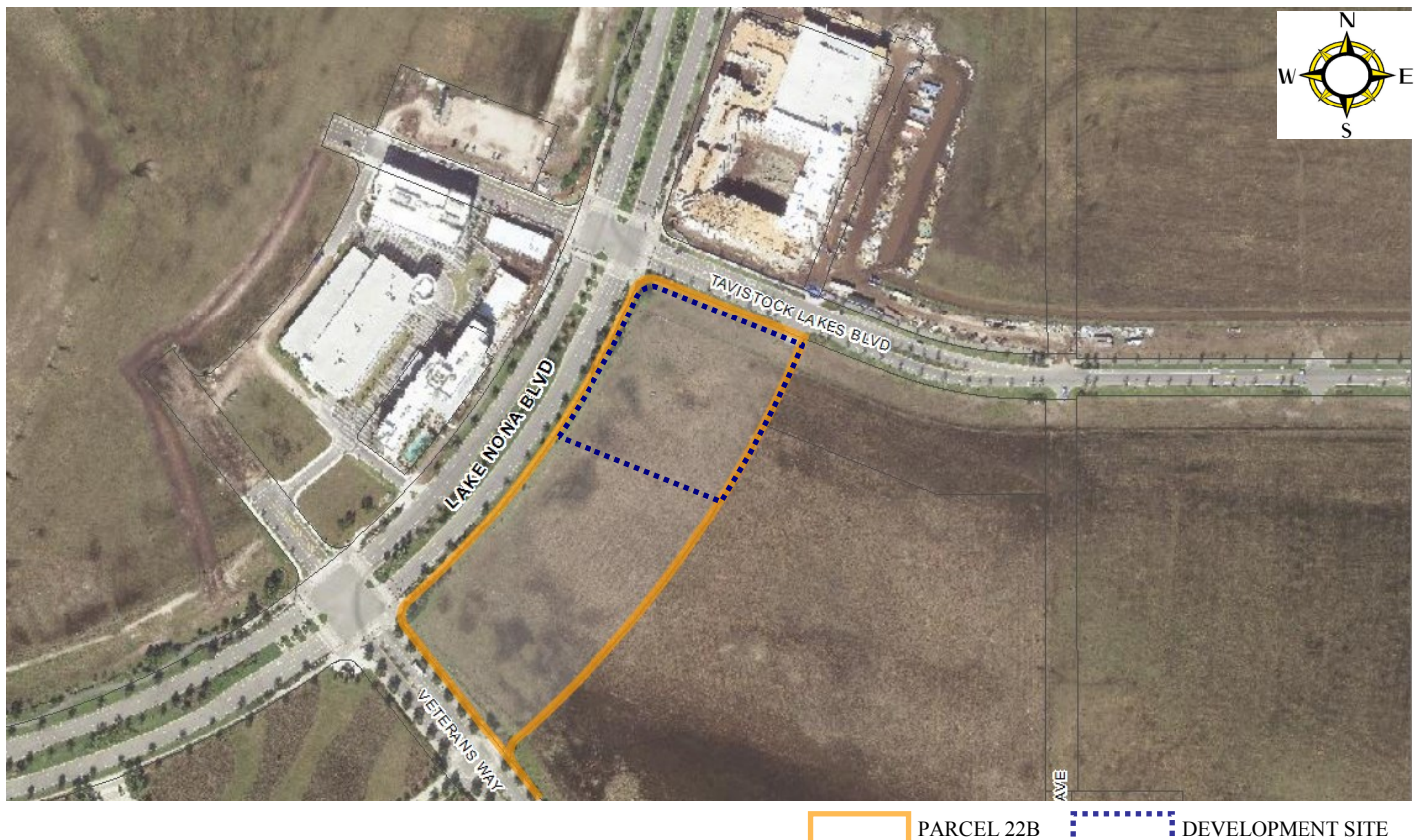
## Project Context

The site is currently vacant, designated as Urban Village on the Official Future Land Use Map and zoned PD/AN on the Official Future Zoning Map. The property is contained in Parcel 22b (8.9 acres in size) on the Lake Nona Development of Regional Impact (DRI) Map H, shown as “Village Center/Urban Transit Center”. The Urban Village future land use designation surrounds the site with existing uses that include multifamily residential to the north, vacant property to the east and south, and the Lake Nona Town Center to the west. The proposed mixed-use development is compatible with surrounding uses.

**Table 1—Project Context**

	Future Land Use	Zoning	Surrounding Use
North	Urban Village	PD	Landon House Multifamily
East			Future UCF Life Sciences Campus
South			Currently Vacant
West			Lake Nona Town Center

## AERIAL PHOTO (2016 PRELIMINARY MAP)



### **Conformance with the Growth Management Plan (GMP)**

The proposed development is consistent with the GMP Policies related to the Southeast Orlando Sector Plan, including Future Land Use Element Policy 2.4.4 (Urban Village policy), Subarea Policies S.35.3 and S.35.4, along with Goal 4 and its associated objectives and policies. Future Land Use Policy 4.1.9 requires a mix of uses within Village Center/Urban Transit with 15 to 40% of the center comprised of Mixed Use Blocks. Parcel 22b, containing the subject property, is a Mixed Use Block, part of the Lake Nona Mixed Use District which is intended to evolve over time in response to market demand for activities that compliment and support the growth and development of Medical City. Each Mixed Use Block shall be comprised of 30-80% retail, cinema, or hotel and 20-70% other. This SPMP proposal shows a development programs consisting of approximately 14% retail/eating & drinking meaning that future developments within this block will require higher compositions of retail, cinema, or hotel uses to achieve a minimum 30% mix.

### **Conformance with the LDC—Chapter 68 Southeast Orlando Sector Plan**

Unless specifically addressed in the “Development Standards” section of this report, the proposed development is consistent with LDC Chapter 68—Southeast Sector Plan. The proposed development is categorized as “Village Center/Urban Transit Center” in the Lake Nona DRI/PD. According to LDC Section 68.200 (a) (2), Village Center/Urban Transit Center (VC/UTC District) is described as such:

*“Village Center districts shall be developed as important destinations for each Residential Neighborhood, providing a variety of shops, services, restaurants, and civic facilities that serve the needs of the surrounding neighborhoods.”*

LDC Figure 68-C provides requirements for Mixed-Use Blocks in addition to the Lake Nona Mixed Use District Plan (see MPL2013-00040). The Lake Nona Mixed Use District Plan establishes three street types intended to assign the minimum standards necessary to establish a cohesive district as it develops over time: “A” Streets, “B” Streets, and Parkways. The subject property fronts on Tavistock Lakes Blvd which is shown as a Parkway.

### **Development Standards**

According to LDC Figure 68-A, development within the Village Center/Urban Transit Center designation is required to meet Traditional Design standards. This development is required to meet the Mixed-Use Standards of Section 68.313 to 68.325 and the Lake Nona Mixed Use District Plan standards.

#### *Density and Intensity (FAR)*

LDC Sec. 68.201 specifies that density and FAR is based on the net block size (excluding surrounding streets and wetlands setbacks) and measured per block. For mixed-use blocks, the residential square footage shall be added to the commercial development for a total block FAR. The net block size for 22b is 8.9 acres resulting in a proposed density of 16.96 dwelling units per acre (du/a) and an FAR of 0.51. Rather than calculate intensity on a per-block-basis, the Lake Nona Mixed Use District Plan utilizes an alternative calculation by tracking district-wide FAR. According to Future Land Use Policy 4.1.9, the minimum density is for Village Center/Urban Transit designation is 7 du/ac and the maximum density is 30 du/ac and a minimum intensity of 0.30 FAR. The proposed development satisfies both density and intensity requirements.

#### *Height*

In order to provide a variety to the skyline in mixed use centers, the Southeast Sector Plan limits building heights by the number of stories, not the overall elevation. The Lake Nona PD (per DRI2015-00001) specifies a maximum allowed height of 10 stories for Parcel 22b. The proposed plan depicts an 11 story building which exceeds the PD building height requirement, however section 4.6 of the Forth Amended and Restated Development Order of Lake Nona states:

*Building height and lot widths for all residential and non-residential uses shall conform to the standards found in the Southeast Orlando Sector Plan or the conventional provisions of the City Land Development Code as provided in the Southeast Orlando Sector Plan as they exist on the Effective Date of this Forth Amended and Restated Development Order, or as modified in the Lake Nona Planned Development and/or individual Specific Parcel Master Plans.*

The 11th story contributes to the viability of this project while also improving upon the goals of compactness and density without adding to the impervious surface ratio. Staff is satisfied with the human-scale architecture featured at ground-level and supports an 11th story used for the “Penthouse units”.

#### *Impervious Surface Ratio (ISR)*

The maximum ISR permitted is 0.85 according to the Village Center standards. The applicant has indicated that the maximum ISR for this development will be 0.85 which is consistent with the AC-1 zoning standard and the Lake Nona Mixed Use District standard.

Table 2—Development Standards

Block/ Parcel	District	Use	Acres	Development Program		Density/ Intensity		Building Height		ISR (impervious surface ratio)	
						Min/Max	Proposed	Max	Pro- posed	Max	Pro- posed
22b	Village Center/ Urban Transit Center	Mixed- Use	8.9	Residential	151 units 162,579 SF	7 du/a 30 du/a	17 du/a	10 stories <sup>1</sup>	11 stories <sup>2</sup> (124' 8")	0.85	0.85
				Commercial	34,882 SF	0.30 FAR No Max	0.51 FAR				

<sup>1</sup>maximum height for Parcel 22b per Lake Nona PD (DRI2015-00001)

<sup>2</sup>modified height per section 4.6 of the Fourth Amended and Restated Development Order of Lake Nona

### Setbacks

According to the Lake Nona Mixed Use District Plan, the maximum setbacks for Parkways vary by product type and are determined during SPMP review. The applicant submitted a site plan that shows a “build-to-line,” or the line at which construction of the building facade is to occur on the lot, and the property line. Table 3 summarizes the required and proposed setbacks for the subject project. Please note that the side yard setback (along the east driveway) has been determined using the “build-to-line.” Moreover, staff is requiring the rear property line be established a minimum 10 feet south of the garage structure with 7.5 feet of landscaping buffering.

Table 3—Building Setback Requirements

Use or Phase	Yard	Building Setbacks (feet)		
		Minimum	Maximum	Proposed
Mixed-Use Building and Garage	Front—Tavistock Lakes Blvd	0	10	9.5
	Side Street—Lake Nona Blvd	0	10	9.5
	Side—east driveway	0	n/a	67
	Rear—south property line	10	n/a	0

### Signage

A specific signage plan for this development was not submitted with this application. The proposed signage shall be consistent with Chapter 64 of the LDC and the Lake Nona Master Sign Plan.

### Parking

The Lake Nona Mixed Use District Plan provides guidance on parking standards for Residential and Commercial developments based on assigned street hierarchy types. The proposed development fronts on Tavistock Lakes Blvd, which is a “Parkways” street type at the subject location. Non-residential developments on Parkways require 3 parking spaces per 1,000 SF and Residential developments require the minimum standards outlined in LDC Sec. 61.322. **Table 4 (Page 6)** illustrates the minimum parking requirements for the non-residential and residential portions of the proposed development. The site plans show retail access to parking on Floor 1 and *residential-only* parking on Floor 2 & 3 of the garage structure. The applicant’s proposed parking meets the minimum requirements for commercial but residential falls short by 45 spaces. LDC Sec. 68.322 allows for shared parking calculations where a mix of uses creates staggered peak periods of parking demand. In this case, staff has determined that peak periods overlap and thus shared parking calculations will not be taken into consideration. The applicant has suggested that a car-sharing program may be developed as well.

### Landscaping

The applicant has submitted a conceptual site plan shown on **page 8**. A final landscape plan is required prior to the issuance of building permits and shall be developed in accordance with Chapter 60 and Chapter 61 Part 3B of the LDC as it deals with Landscaping for Parking Lots and Garages. Extensive screening will be required along the west and south sides of the Parking Garage.

**Table 4—Parking Requirements**

Proposed Residential	# Units	Minimum Ratio <sup>3</sup> (per unit)	Minimum Required	Provided (floors 2 & 3)
Efficiency	6	1	6	198 garage
Studio & 1-Bedroom	66	1.5	99	
2-Bedroom	79	1.75	138	
<b>Total Units</b>	<b>151</b>		<b>243</b>	
Proposed Commercial	GFA (1000 SF)	Minimum Ratio <sup>3</sup> (spaces per 1000 SF)	Minimum Required	Provided (floor 1 & street)
Café	1.2	3	84	97 garage 19 “street”
Distillery	9.1			
Retail w/ Pharmacy	14			
Office	3.7			
<b>Total GFA (1000 SF)</b>	<b>28</b>			
<b>Total</b>			<b>327</b>	<b>314</b>

<sup>3</sup>Parking ratios specified in MPL2013-00040 Lake Nona Mixed Use District

#### *Alcoholic Beverage Sales and Distillery*

LDC Section 68.201 states, “Alcoholic Beverage Sales and Consumption are permitted within all Mixed Use Centers; and there shall be no distance requirements between such uses and schools and daycare facilities.”

The Municipal Planning Board recently approved LDC amendments to Sec. 58.913 to include standards for microbreweries, microwineries, craft distilleries and brewpubs. The approved language is as follows:

Manufacturing operations that produce alcoholic beverages for on-site consumption and off-site sales, and related uses, may be allowed as an Accessory Service Use via Zoning Official determination for the following:

1. Up to 50% of the floor area in a non-residential zoning district for a microbrewery, microwinery, craft distillery or brewpub (or any combination thereof); or
2. Up to 50% of the floor area may be allowed as a restaurant, tasting room, or retail operation (or any combination thereof) in an industrial zoning district.

However, such uses are limited to the following:

1. Up to 15,000 barrels/year for micro breweries and brewpubs, 100,000 gallons for micro-wineries, and 15,000 gallons for micro-distilleries.
2. Such uses utilizing this sub-section are not allowed to be open to the public between the hours of midnight and 6 AM. However, those sites utilizing this sub-section within the Downtown Entertainment Area as defined by Chapter 42.07(6) may have expanded hours and close according to Chapter 33.03.
3. Parking and other requirements for these uses must be correctly provided on the subject site according to Part 3 of Chapter 61, Parking and Loading (e.g. the Eating/Drinking portion of the establishment provides 5.0 space/1,000 square feet and the Manufacturing & Processing operations provide 1.5 spaces/1,000 square feet).
4. The use shall be classified, for the purposes of Figure 3 in Chapter 58, according to the use which constitutes the majority of the floor area (e.g. a brewpub that has a restaurant use and a craft brewing operation in a commercial zoning district where the use devotes the greatest amount of space to a restaurant shall be classified as a restaurant).

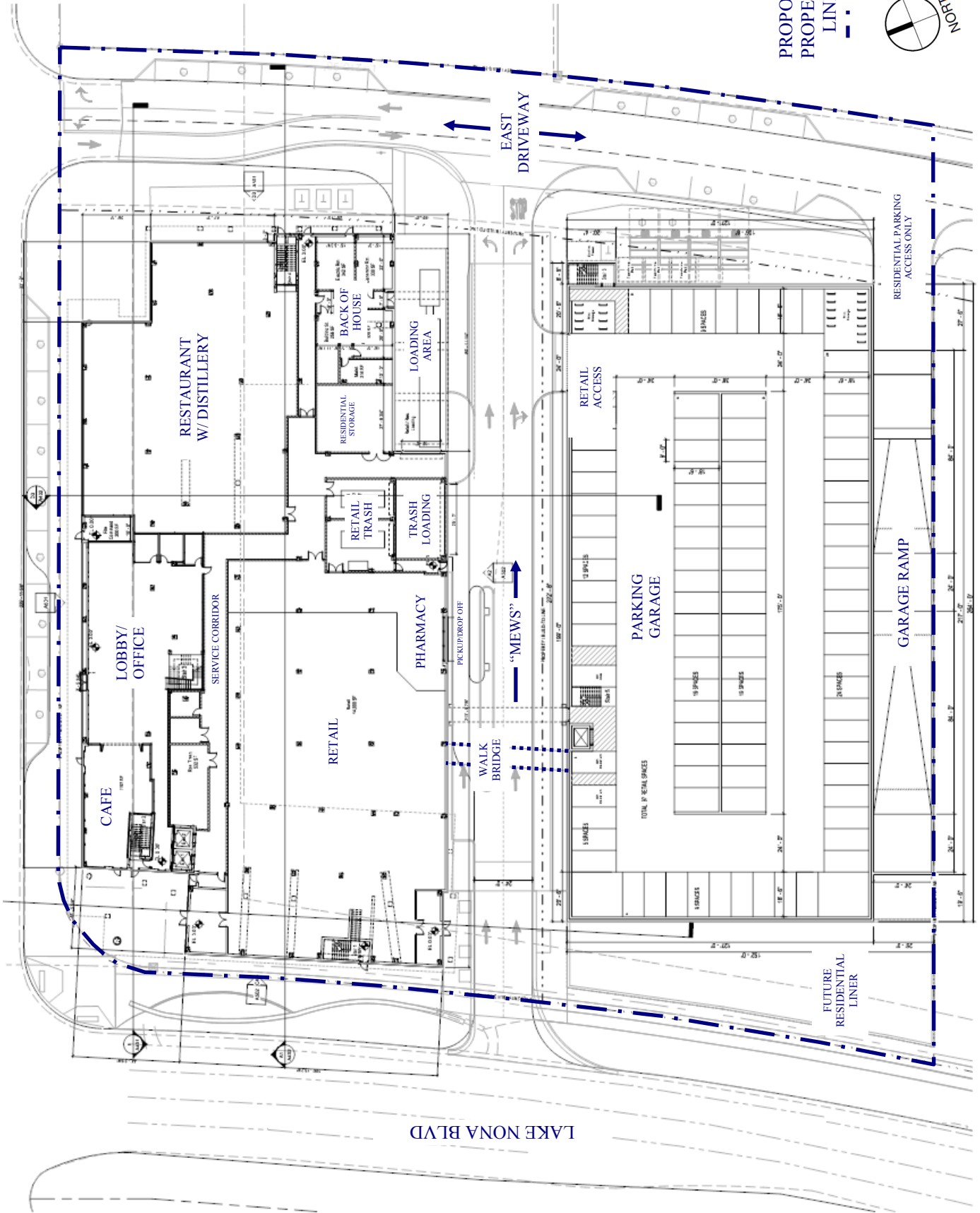
#### *Aircraft Noise*

This site is in Aircraft Noise Zone D. Development must meet the standards of this noise zone.



# PROPOSED SITE PLAN

TAVISTOCK LAKES BLVD

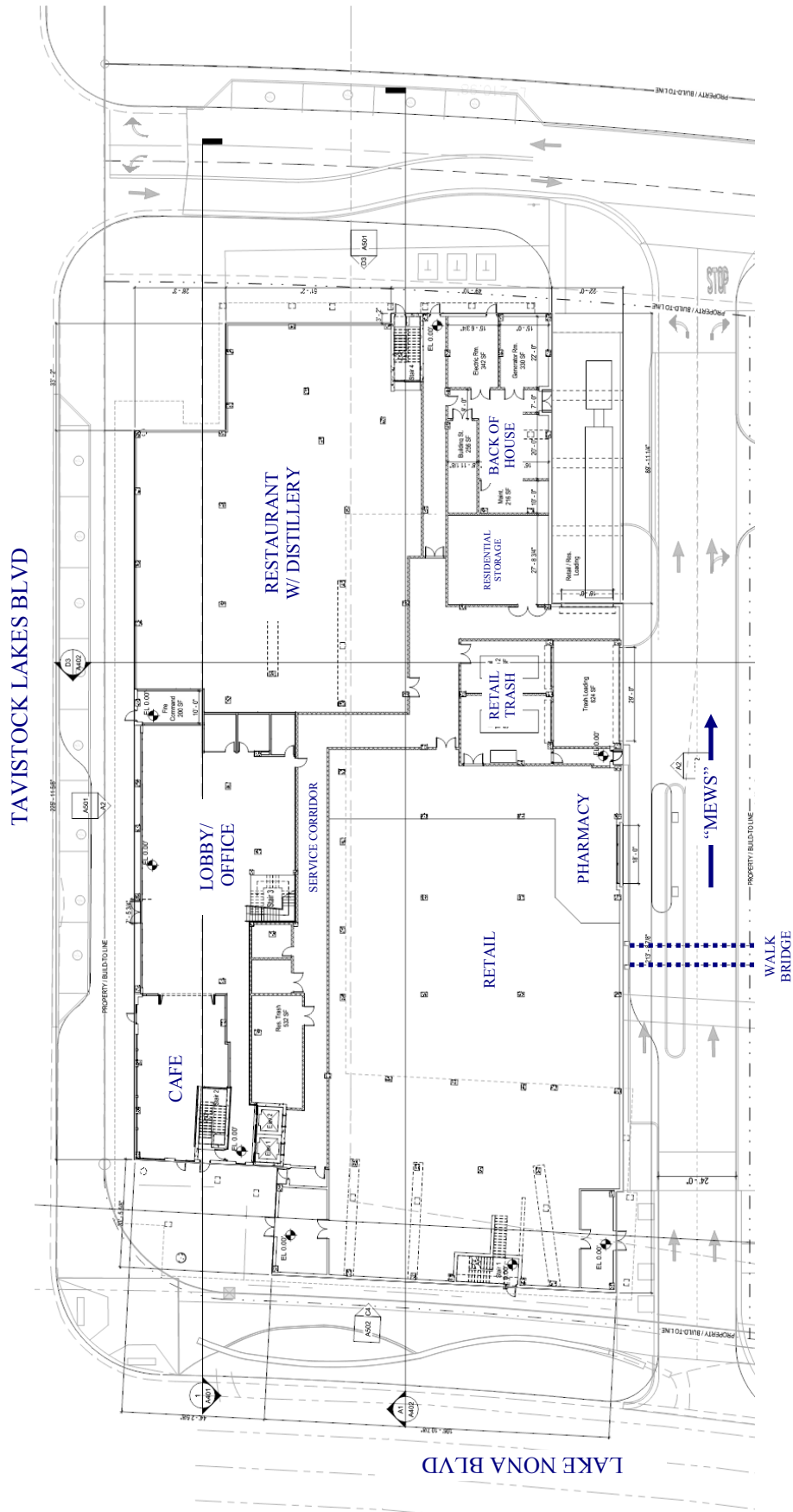


PROPOSED  
PROPERTY  
LINE



LAKE NONA BLVD

# FIRST FLOOR OF MIXED USE BUILDING

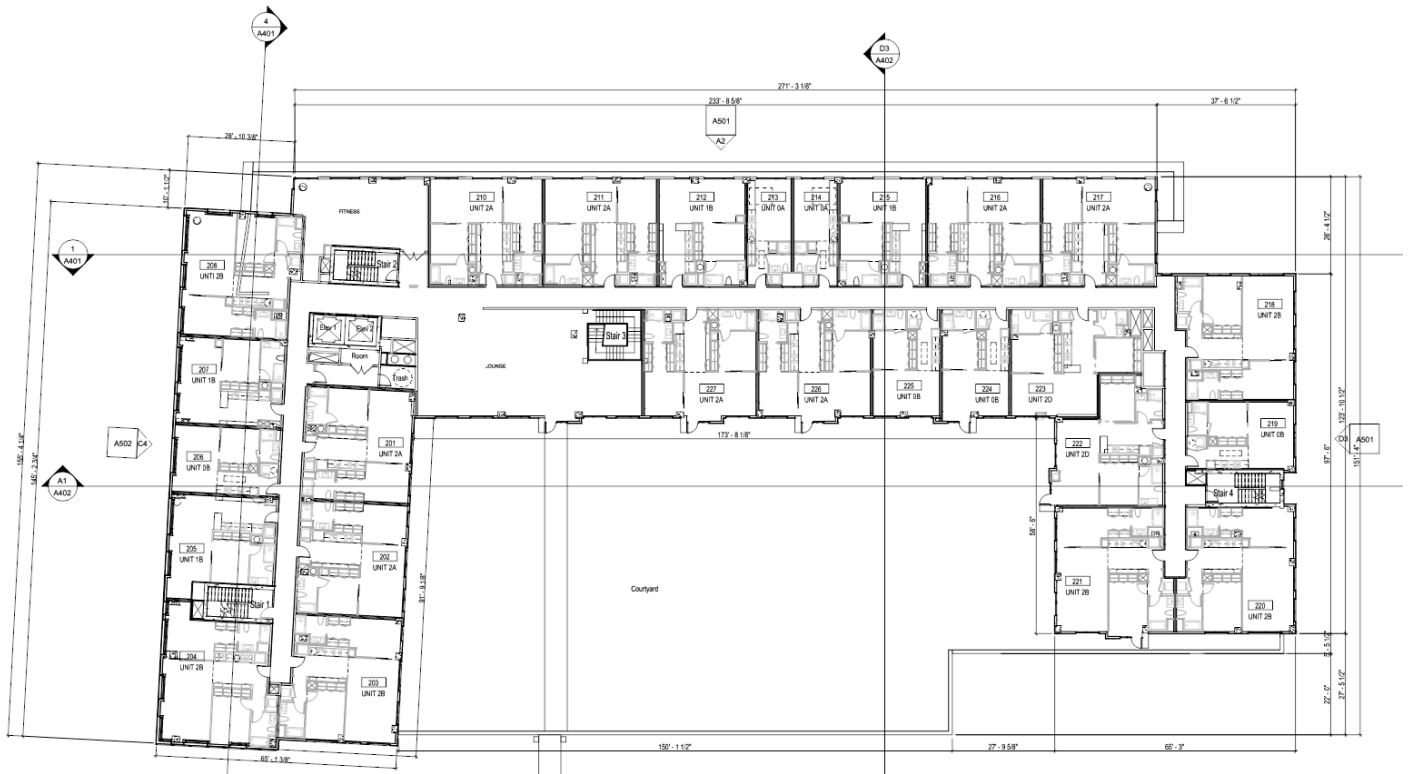




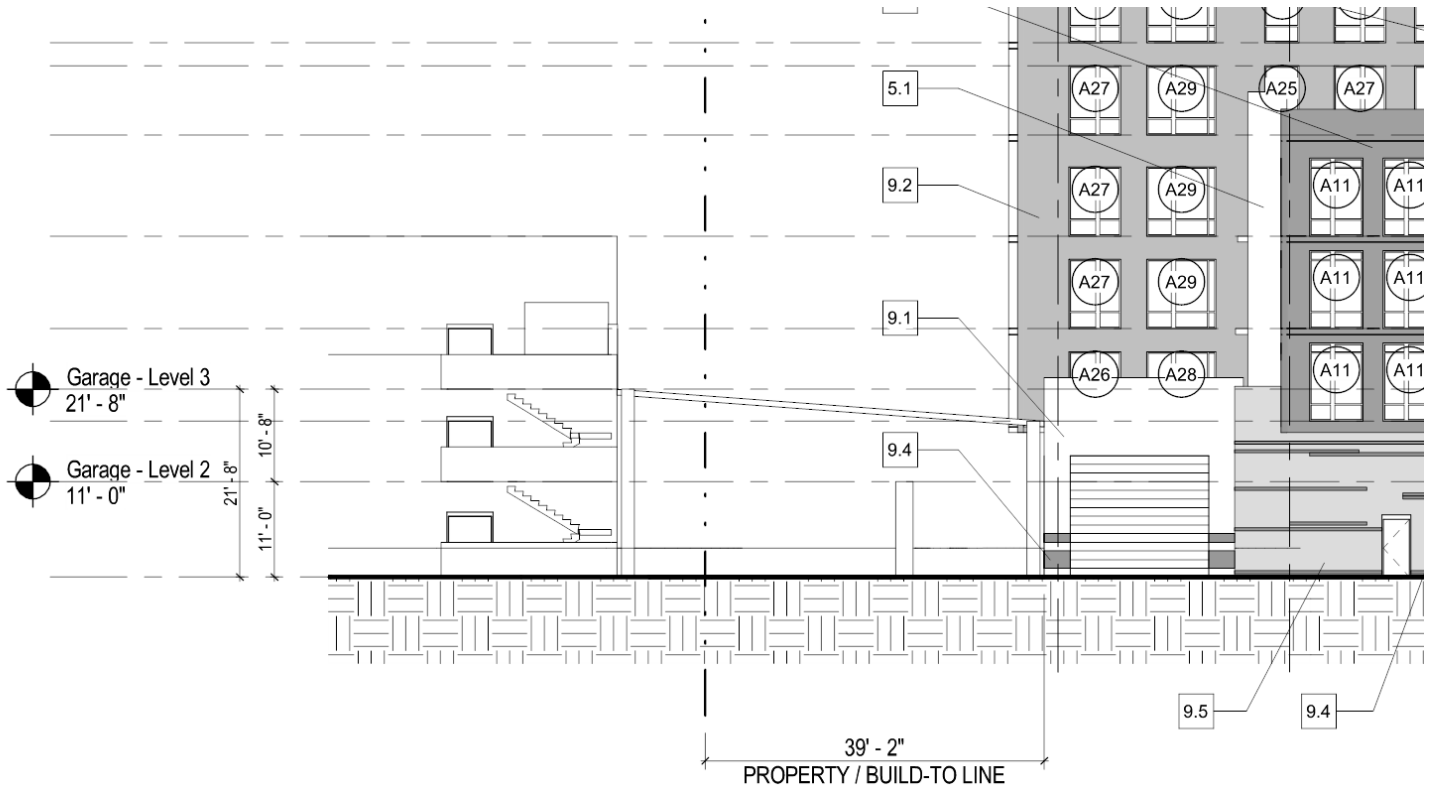
## FIRST FLOOR OF PARKING GARAGE



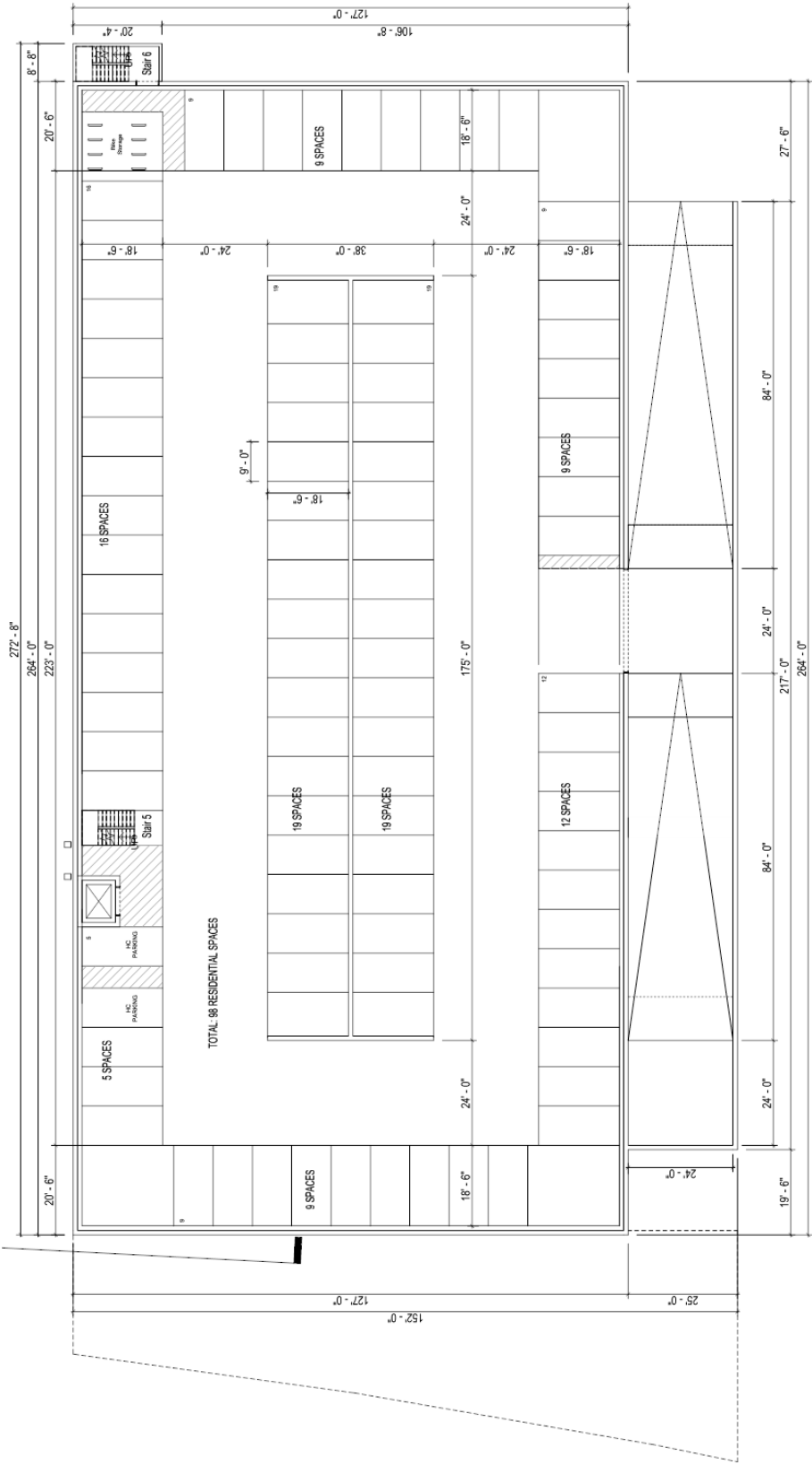
## SECOND FLOOR OF MIXED USE BUILDING



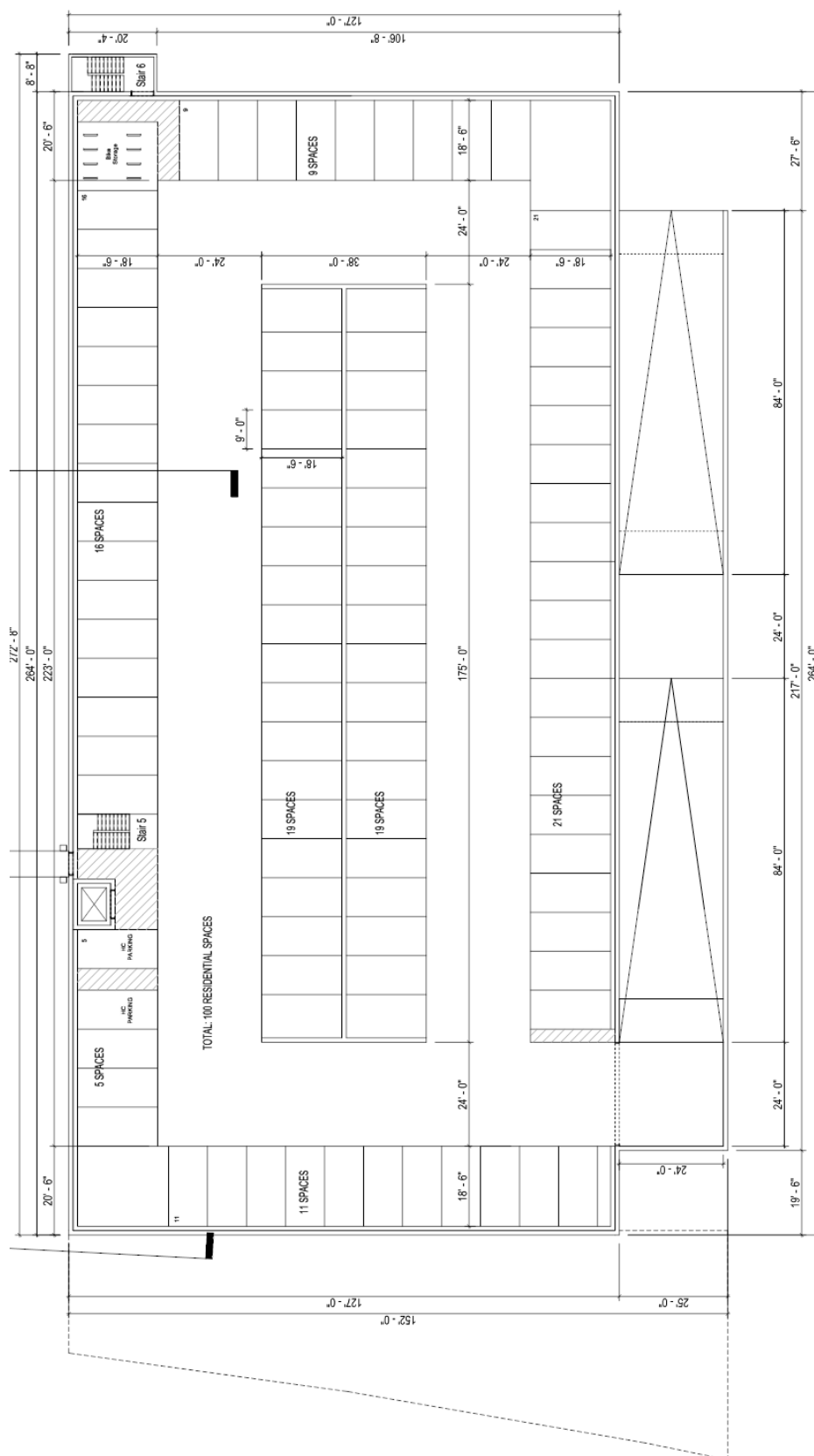
## BUILDING/GARAGE CROSS SECTION (LOOKING WEST)



# SECOND FLOOR OF PARKING GARAGE



### THIRD FLOOR OF PARKING GARAGE



# CONCEPTUAL LANDSCAPE PLAN



1 SHARED SPACE/  
FLUSH STREET



2 PATTERNED  
HARDSCAPES



3 DISTILLERY  
GARDEN



4 INTERACTIVE  
ART



5 URBAN  
STREETSCAPE



6 FLEXIBLE CAFÉ  
SEATING

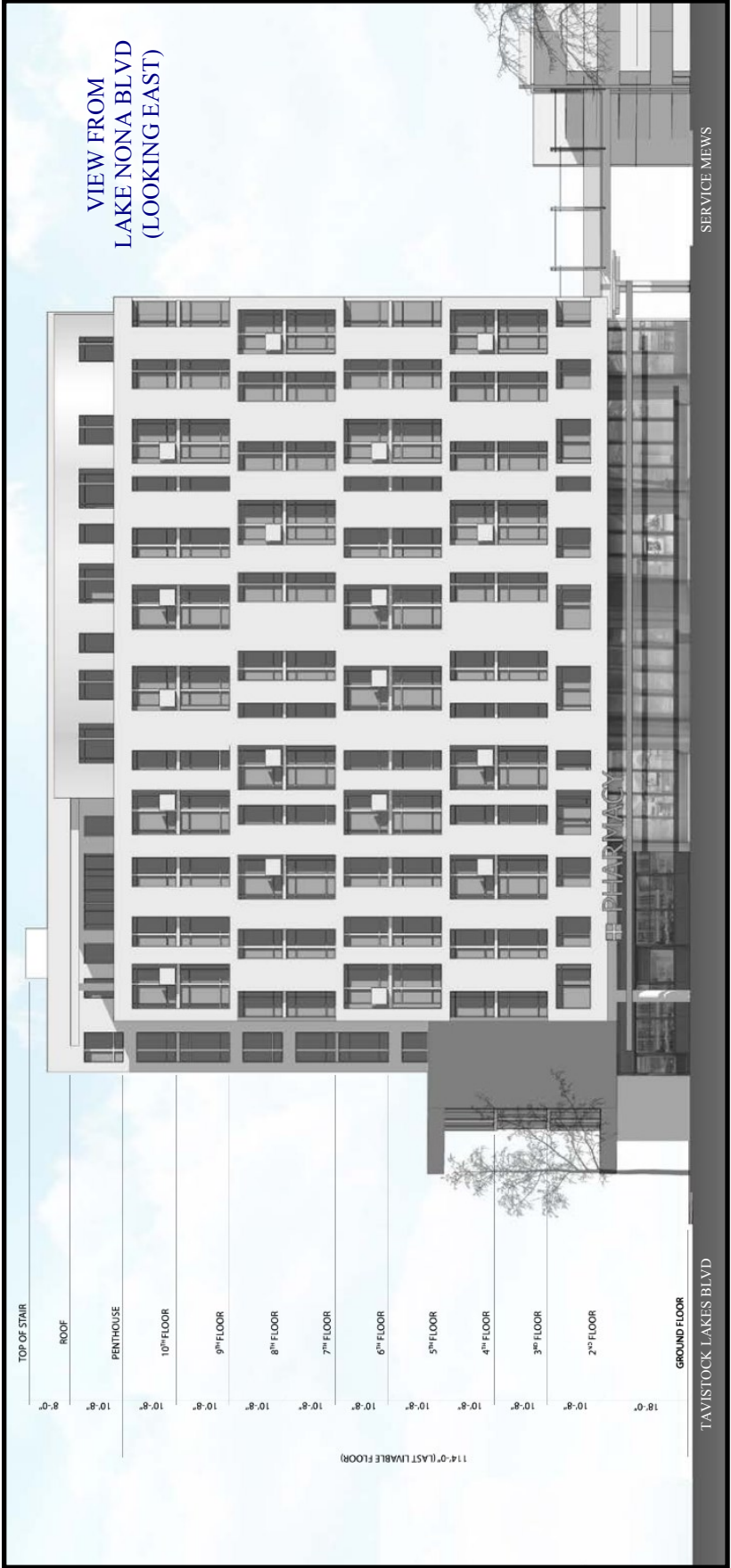
# CONCEPTUAL ELEVATIONS



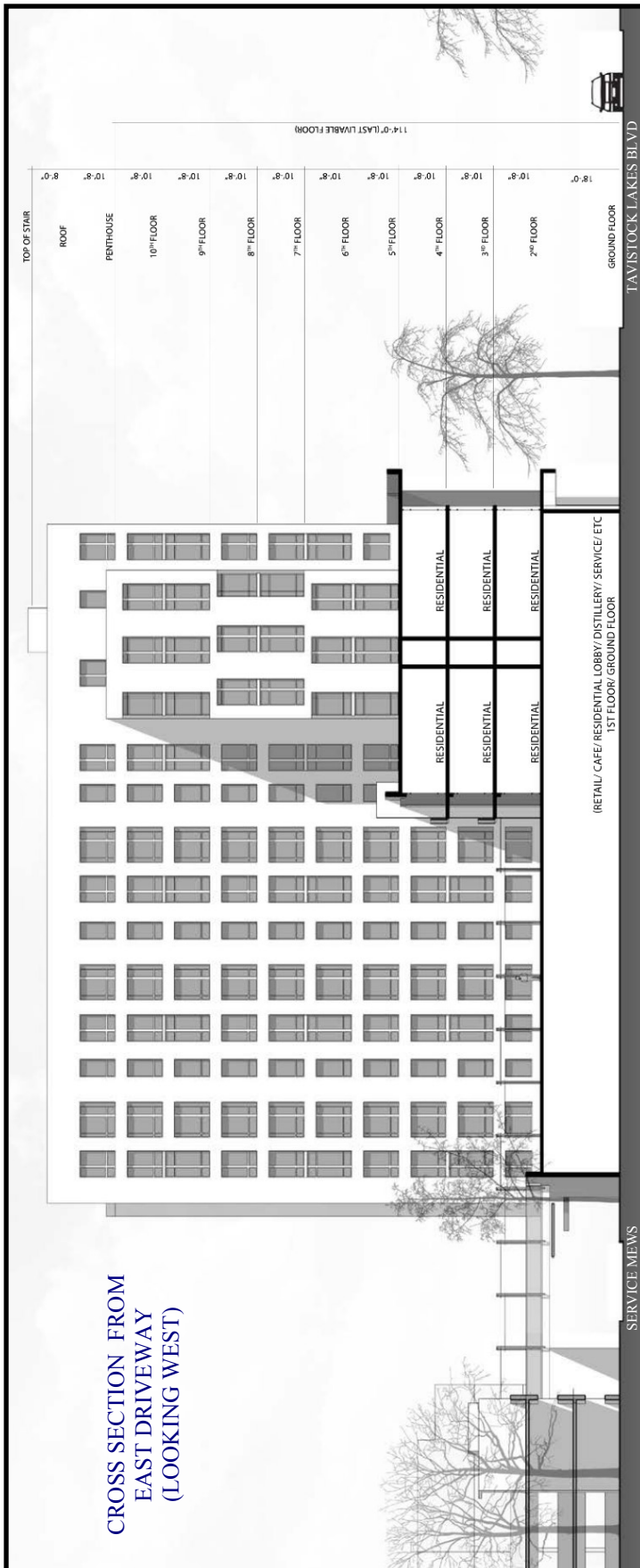
CORNER OF TAVISTOCK LAKES BLVD  
AND LAKE NONA BLVD



# CONCEPTUAL ELEVATIONS



## CONCEPTUAL CROSS SECTIONS



# FINDINGS

Subject to the conditions contained herein, the proposal is consistent with the requirements for approval of the proposed Specific Parcel Master Plan amendment applications contained in Section 65.336 of the Land Development Code (LDC) :

1. The proposal is consistent with the State Comprehensive Plan (Chapter 187, Florida Statutes).
2. The proposal is consistent with the East Central Florida Strategic Policy Plan.
3. The proposal is consistent with the provisions of Chapter 163, Part II, Florida Statutes.
4. The proposal is consistent with the objectives and policies of the City's adopted Growth Management Plan (GMP); particularly, Future Land Use Policy 2.4.4, Figure LU-1, Goal 4 and its associated objectives, policies, and figures.
5. The proposal is consistent with and implements the Southeast Orlando Sector Plan, Chapter 68 of the Land Development Code.
6. The proposal is consistent with the requirements of the Lake Nona DRI/PD.
7. The proposal is compatible with the surrounding development and neighborhood pattern.
8. The proposal will not result in demands on public facilities and services that exceed the capacity of such facilities and services since it is subject to Chapter 59 of the City Code, the Concurrency Management Ordinance.

Staff recommends approval of the Specific Parcel Master Plan subject to the conditions below:

# CONDITIONS OF APPROVAL

## City Planning

### 1. *SUBJECT TO CODES –ZONING*

Except as provided herein, the development is subject to all codes and ordinances of the State of Florida, City of Orlando, and all other applicable regulatory agencies.

### 2. *DEVELOPMENT REQUIREMENTS*

Except as modified herein, the project shall be developed in accordance with the requirements of the Growth Management Plan, Chapter 68 of the Land Development Code, the Pioneers PD, and any other pertinent provisions of the Conventional LDC, the Southeast Orlando Development Plan Agreement, and all previous agreements between the City and property owner.

### 3. *APPROVAL*

Approval of the Specific Parcel Master Plan amendment by the Southeast Town Design Review Committee (SETDRC) shall grant the applicant authority to submit an application for site plan/master plan review for a building permit. The application must be submitted within thirty-six (36) months of approval of the Specific Parcel Master Plan amendment (Southeast Town Design Review Committee) or the Master Plan shall expire. However, upon written application filed 30 days prior to the expiration date, the Planning Official may renew the Master Plan for one period of up to 12 months providing good cause is shown.

### 4. *IMPERVIOUS SURFACE RATIO (ISR)*

The development plan shall not exceed the maximum ISR of 0.85.

### 5. *SIGNAGE*

A complete signage package will be subject to Appearance Review prior to the issuance of building permits and shall be consistent with Chapter 64 of the LDC and the Lake Nona Master Sign Plan.

### 6. *LANDSCAPING PLAN*

The landscaping plan shall be developed in accordance with LDC Chapter 60 and is subject to appearance review via a Planning Official Determination, prior to the issuance of building permits.

### 7. *PRELIMINARY PLAT*

A preliminary plat shall be reviewed by City Planning in accordance with Section 65.401 of the City's Land Development Code prior to the issuance of building permits.

### 8. *SOUTH PROPERTY LINE AND LANDSCAPING*

The applicant shall establish a southern property line no less than 10 feet setback from the proposed garage structure. Additionally, the southern facing façade shall require a minimum 7.5 feet of landscaping buffer.

### 9. *RESIDENTIAL LINER*

The proposed residential liner shall require an SPMP amendment.

### 10. *APPEARANCE REVIEW*

Building elevations will be subject to appearance review that is approved via a Planning Official Determination. Prior to submit-

## CONDITIONS OF APPROVAL

tal of building permits, the applicant shall submit an electronic request for a Planning Official Determination that includes a site plan, landscaping plan, elevations for all four sides of each building, transparency calculations, location of dumpsters and mechanical equipment, materials used for the building, and any other information needed to demonstrate compliance with the conditions of this report and the Southeast Sector Plan.

### 11. MINIMUM PARKING REQUIREMENT

Garage must be redesigned to meet the minimum residential parking requirement on page 6.

### Urban Design

#### 1. APPEARANCE REVIEW

Architectural details of the proposed garage shall be subject to Appearance Review via a Planning Official Determination, prior to the issuance of building permits to ensure that the garage architecture (including temporary treatments to the western and southern façades) is compatible with the principle structure. Openings to the garages shall appear as windows or architectural features. CPTED is required for garage stairwells. No angled ramps shall be seen from exterior.

#### 2. WATER TABLE FEATURE

A durable base shall be included on the building (non-stucco) for minimum of 2-ft around the building.

### Transportation

#### 1. MINIMUM PARKING REQUIREMENT

Number of spaces indicated on this document do not meet the minimum required number of parking spaces per City Code Ch 61 and 68. The garage shall be redesigned to meet the minimum residential parking requirement.

### Transportation Engineering

#### 1. MINIMUM DRIVEWAY SPACING

Lake Nona Blvd is part of the City's Major Thoroughfare plan and as such, the proposed driveway on Lake Nona Blvd does not meet the minimum spacing requirements of 245 feet for a connection from an intersection. Staff would approve of the driveway as long as it remains as entrance only and that a cross access is provided to the lot to the south. When that lot redevelops it must meet the minimum distance requirements from the intersection and between adjacent driveways.

#### 2. PICK-UP/DROP-OFF LANE

The lane at the pick-up/drop-off within the mews will be at least 16 feet wide to provide a bypass for a stalled vehicle.

#### 3. ON-STREET PARKING

On street parking spaces shall meet spacing requirements from an intersection found in FDOT Design Standard Index 17346.

#### 4. INTERIOR DRIVE AISLE

Two-way interior drive aisles shall be a minimum 24 feet wide.

#### 5. REQUIRED SIDEWALK

A public sidewalk along the frontage of the property on Tavistock Lakes Blvd is required.

#### 6. MINIMUM DRIVEWAY RADIUS

Both sides of the driveway onto Tavistock Lakes Blvd will be constructed within this project and will have a minimum radius of 25 ft.

#### 7. CLEAR SIGHT LINES

At all project entrances, clear sight distances for drivers and pedestrians shall not be blocked by signs, buildings, building columns, landscaping, or other visual impediments. No structure, fence, wall, or other visual impediment shall obstruct vision between 2 feet and 8 feet in height above street level. The street corner / driveway visibility area shall be shown and noted on construction plans and any future site plan submittals. The applicant shall design the site plan as necessary to comply with the Florida Greenbook and the FDOT Design Standards Index. Sight lines shall be provided on both site plans and landscape plans.

#### 8. DUMPSTER LOCATION

The final site plan shall show the location and size of the on-site solid waste compactor(s) / dumpster(s) with concrete pads, and enclosures with doors. The solid waste container(s) shall not be located adjacent to any single family houses or directly adjacent to the public street. Dumpsters shall be located to provide a minimum 50 feet of clear backup space and constructed per Orlando

## CONDITIONS OF APPROVAL

Engineering Standards Manual (ESM) requirements, OR documentation shall be provided from the City's Solid Waste Division indicating curb pick-up or other approved arrangement.

9. *LAKE NONA BLVD RIGHT-TURN LANE*

A right turn lane into the development from Lake Nona Blvd is required. A Traffic Impact study that provides data showing a left turn lane is not required for future volumes and types of vehicles can be submitted and, if approved by Transportation Engineering, would satisfy this condition.

10. *PEDESTRIAN BRIDGE CLEARANCE*

A minimum of 17.5 feet clearance will be required for the pedestrian bridge.

11. *FDOT DESIGN STANDARDS FOR ON-STREET PARKING*

The on-street parking on the privately maintained road on the east will follow the requirements for Minimum Parking Restriction found in the FDOT Design Standard Index 17346 sheet 12.

12. *CROSSWALKS*

Provide crosswalks at logical locations, staff suggests close to HC parking on the ground floor, for visitors who want to access the development without utilizing the pedestrian bridge. These crosswalks will be ADA accessible.

13. *EXIT DOORS*

Exit doors out to a sidewalk will be provided at all staircase locations on the first floor.

14. *SLOPE OF GRADE*

The slope of the grade preceding the exit of a parking garage shall not exceed 2% for a minimum of 25 feet.

### **Parks**

1. *MORE DETAIL REQUIRED*

A neighborhood parks plan must be submitted prior to or along with the next residential project within the mixed use district showing neighborhood park acreage, at a minimum of 0.0017 acres per dwelling unit, for the total of the planned residential units and those already built. Recreation amenities consistent with or better than what is required in the Growth Management Plan must be provided.

## CONTACT INFORMATION

### **City Planning**

For questions regarding City Planning review, please contact Wes Shaffer at 407.246.3792 or [thomas.shaffer@cityoforlando.net](mailto:thomas.shaffer@cityoforlando.net).

### **Urban Design**

For questions regarding Urban Design plan review, contact Jason Burton at 407.246.3389 or [jason.burtonr@cityoforlando.net](mailto:jason.burtonr@cityoforlando.net).

### **Transportation**

For questions regarding Transportation Planning plan review, please contact John Rhoades at 407.246.2293 or [john.rhoades@cityoforlando.net](mailto:john.rhoades@cityoforlando.net)

### **Transportation Engineering**

For questions regarding Transportation Planning plan review, please contact Lauren Torres at 407.246.3220 or [lauren.torres@cityoforlando.net](mailto:lauren.torres@cityoforlando.net)

### **Development Review and Engineering/Zoning**

For questions regarding Development Review and Engineering or Zoning contact Keith Grayson at 407.246.3234 or [keith.grayson@cityoforlando.net](mailto:keith.grayson@cityoforlando.net).

### **Building**

For questions regarding Building Plan Review issues contact Don Fields at (407) 246-2654 or [don.fields@cityoforlando.net](mailto:don.fields@cityoforlando.net).

### **Police**

For questions regarding the Orlando Police Department plan review, please contact Audra Nordaby at 407.246.2454 or [Audra.Nordaby@cityoforlando.net](mailto:Audra.Nordaby@cityoforlando.net).

## REVIEW/APPROVAL PROCESS—NEXT STEPS

1. SETDRC minutes scheduled for review and approval by City Council.
2. Final Site Plan Approval by the Planning Official.
3. Building permits.