



# BALDWIN PARK TOWN DESIGN REVIEW COMMITTEE

## MEETING INFORMATION

### *Location*

#### **Agenda Conference Room**

2<sup>nd</sup> Floor, City Hall  
One City Commons  
400 South Orange Avenue

### *Time*

2:00 p.m.

### *Committee Members Present*

Dean Grandin, Jr., AICP,  
Planning Division Manager &  
Chairman

Kevin Edmonds, Deputy Chief  
Administrative Officer

James Hunt, P.E., City Engineer

### *Committee Members Absent*

### *Staff*

Paul Lewis, AICP

Holly Stenger, AIA

Kyle Shephard, Asst. City  
Attorney II

Diane Garcia, Recording  
Secretary

## MINUTES ■ FEBRUARY 27, 2014

### OPENING SESSION

- The meeting was called to Order at 2:05 p.m.
- Determination of a Quorum
- Acceptance of the November 15, 2012 Minutes. Kevin Edmonds made a MOTION to approve the minutes. Jim Hunt SECONDED the motion, which was voted upon and PASSED by unanimous voice vote.

### REGULAR AGENDA

#### 1. MPL2014-0003, Baldwin Harbor Specific Parcel Master Plan Amendment

Applicant: Rebecca Wilson, Lowndes, Drosdick, Doster, Kantor & Reed, PA, Representing Baldwin Newco I LLC and Baldwin Newco II LLC (407.843.4600; or [rebecca.wilson@lowndes-law.com](mailto:rebecca.wilson@lowndes-law.com))

Location: Lots 626 (1887 Jake Street; PID 16-22-30-051-06-260) and 629 (1711 Jake Street; PID 16-22-30-0551-06-290) of the Baldwin Park PD (in the Village Center). The subject property is generally located along Jake Street on both sides of New Broad Street between Lakemont Avenue and Lake Baldwin Lane, and is adjacent to Lake Baldwin Park (+/-10 acres; District 3).

Project Planner: Holly Stenger, AIA (contact at 407.246.2861 or [holly.stenger@cityoforlando.net](mailto:holly.stenger@cityoforlando.net))

Request for approval of a Specific Parcel Master Plan Amendment for a 483-unit multifamily apartment project, including the development and construction of two 4-story multifamily buildings with associated structured parking designed to serve not only the planned residential development but adjacent existing commercial uses in the Village Center.

Holly Stenger provided a brief overview of the project and stated that the project is located on two lots, lot 626 and lot 629. Ms. Stenger stated that the applicant is requesting the

amendment to the originally approved SPMP which was approved by the TDRC on August 25, 2005. Ms. Stenger continued to state that the current project is proposing two, three to four multifamily buildings with structure parking and associated amenities. 227 Residential units are proposed on lot 626 and 256 are proposed on lot 629 with a total of 483 residential units which is consistent with the Baldwin Park Land Use Program allocation for the two sites. This would also include the structured parking garages that would be internal for each site and there will also be construction of additional on street parking spaces along Lakemont and Welham and three small surface parking areas on site. On April 8, 2002, the TDRC approved the Village Center Master Plan. The two sites were parts of Block E and F of that plan. On October 22, 2003, the TDRC approved the Village Center Harbor Master Plan and preliminary plat that established lots 626 and 629 and the location of the Harbor Park and the approved locations of the temporary parking lots. On April 2005 an amendment to the Village Center Water Front Master Plan was approved to increase the building heights for the multifamily project from 7 stories, which is permitted by the PD, up to a maximum story of 9 stories. On August 25 2005 the specific parcel master plan for the residential portion was approved by TDRC. The current application was submitted on January 21, 2014 and the applicant held a community meeting on February 12, 2014.

On page 12 of the staff report, Ms. Stenger noted that under the "School Impact" paragraph, the language was changed in the last sentence to read "Therefore, the proposed development is not subject to Capacity Enhancement, nor school concurrency." Ms. Stenger briefly went over some of the staff conditions regarding the setbacks for Lots 626 and 629. Ms. Stenger also went over some of the parking requirements and stated that the staff report was written based on an in depth analysis by both the City and the applicant. Ms. Stenger noted that Baldwin Park Master Developer has required the property owner to construct 240 parking spaces on their site to accommodate for the temporary parking lot that is being removed and to accommodate for the commercial property that has already been built. The 240 parking spaces would be part of the overall parking calculations for the project which would exceed the final amount of parking spaces required, per code. Ms. Stenger briefly went over some other conditions in the staff report such as the landscaping and the relocation of the street trees. Finally, regarding the architectural standards and guidelines, there will still be a review process after the TDRC. The Town Architect will have to review the plans along with the Town Planner prior to submitting to permitting.

Applicant Becky Wilson of Lowndes, Drosdick, Doster, Kantor & Reed – representing ZOM provided a Power Point slide show showing aerial footage of the site and provided details on the different phases of the project such as the units, parking, parking garage(s), landscaping, trails, the pool and other amenities that connect to the park. The applicant noted that the project will also support the City's Sustainability Initiative by reserving three parking spaces in each garage for car-share vehicles. The applicant also noted that the project is promoting and encouraging alternative forms of transportation by connecting to bike trails and pedestrian walking trails.

Mr. Mike Sullivan of LRK Architects continued with the presentation and with each slide Mr. Sullivan described to the Board the architectural design of the buildings, the layout, the materials, the parking garage location, the parking garage design and materials.

The applicant stated that the current design of the garage is for a 3 story but once the project reaches the final architecture and engineering phase, if the parking numbers start to become a concern then the garage could be increased by a half floor or more and that the garage would still be screened as required per code.

Chair Dean Grandin recognized that additional guests were present during the meeting asked if they had any questions for the applicant or staff.

Mr. Jim Schirtzinger, resident, expressed his concerns about the commercial center and the available parking for the residents and for the visitors. His main concern was that the parking garage would not have a controlled parking system and that the parking garage would not be monitored and that the commercial business would suffer due to the lack of available parking. Mr. Schirtzinger provided some parking ideas to the board and the applicant to consider.

Applicant responded to Mr. Schirtzinger concerns and stated that the builder can only "build and convey" and cannot control the parking garage and cannot build or provide any additional parking garages other than the ones in the PD. It would be the responsibility of the Commercial Owners' Association to monitor and control the parking garage for their clients and would have the ability to tow and boot vehicles that are parked illegally. Applicant also stated that the residential parking section would be gated and that the resident's vehicles would have parking stickers in order to have access to the garage and to show that they are parked legally.

Dean Grandin stated that staff had a meeting with the owner of the Baldwin Park commercial properties and that the meeting was to discuss the available public parking within Baldwin Park and to provide information to the residents as to where those public parking spaces are located by putting up signs.

Diane Pinar, resident, 1681 Lake Baldwin Lane – expressed her concerns regarding the current parking issues in Baldwin Park, and stated that the evening hours are the most challenging since that is when the park is being utilized; the public is enjoying the restaurants and shopping in the area. Ms. Pinar fears that the parking situation is going to become even more challenging when Baldwin Harbor is built because the plan is not providing enough parking to accommodate the amount of residents that will occupy the space.

Dean Grandin stated that the City's Parking Regulations does work and functions efficiently and stated that the applicant's shared parking plan, with the added 240 parking spaces and with the added existing street parking the applicant does meet the City's Parking Code. Mr. Grandin also stated that the public and the residents are not utilizing the parking areas that are available and may not be aware of where those parking areas are located.

Allen Aften, resident – expressed his concerns regarding the parking issues that currently exist in Baldwin Park area, Mr. Aften made a request that the City and the Applicant create proper signage that would direct visitors and residents to those parking areas and asked that the parking spots be marked visitor parking only, residential parking only and mark those areas as tow zones if the vehicles are parked illegally. Mr. Aften expressed his frustration regarding a parking space that was removed from the front of his house by the City. Finally Mr. Aften stated that the businesses have also expressed their concerns about the parking situation and that their customers have been complaining about not being able to find any parking in the area.

Carolyn, resident – Stated that none of her friends or associates will travel to Baldwin Park due to the lack of available parking.

Dinah Diamond, resident – Stated that her main concern about the project is the increased traffic that would surround the intersections Welham and Lake Baldwin Lane. Ms. Diamond stated that the bike lane ends at the intersection and there are no pedestrian crossings. Ms. Diamond voiced her concerns about the safety of the intersection and asked the TDRC to take a closer look at the intersection and asked if a pedestrian crosswalk could be created.

Dean Grandin agreed with Ms. Diamond's concerns and asked the applicant to review the traffic plan for the intersection of Welham and Lake Baldwin Lane.

Dale Petersen, resident – voiced his concerns about the construction time of the project and the 240 parking spaces that will not be available during the construction phase.

Dean Grandin asked the applicant how they were going to address the interim time that the 240 parking spaces are not available during the construction phase.

Applicant stated that they are currently working with City staff and Finrock to try and build both of the garages simultaneously along with working with the Fire Marshall to obtain a CO so that at least one garage could be open early so that there isn't a 20 month wait.

Additional discussion ensued regarding on street parking, future parking availability, the parking garages, garage screening, roof top parking, shade structures, residential, commercial and visitor parking spaces, parking signs, residential parking stickers for vehicles, courtyard parking and public parking areas.

Kevin Edmonds ask the applicant if the parking garage was going to be 3 floors or 4 floors and the applicant stated that the project plan is for a 3 floor garage, but if required, the applicant would build a 4 floor garage but only if it's completely necessary to do so.

Applicant agreed to all the other conditions as set forth of the staff report.

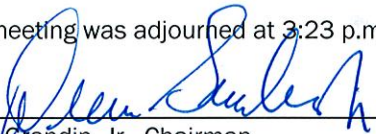
**KEVIN EDMONDS MADE A MOTION TO APPROVE MPL2014-00003, BALDWIN HARBOR SPMP AMENDMENT SUBJECT TO THE CONDITIONS OF THE STAFF REPORT WITH THE CORRECTED LANGUAGE ON PAGE 12 UNDER SCHOOL**

IMPACTS THAT STATES "THEREFORE, THE PROPOSED DEVELOPMENT IS NOT SUBJECT TO CAPACITY ENHANCEMENT, NOR SCHOOL CONCURRENCY."

JIM HUNT SECONDED THE MOTION, WHICH PASSED BY A UNANIMOUS VOICE VOTE.

### ADJOURNMENT

The meeting was adjourned at 3:23 p.m.

  
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Dean Grandin, Jr., Chairman

  
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Diane Garcia, Recording Secretary