



BALDWIN PARK TOWN DESIGN REVIEW COMMITTEE

MEETING INFORMATION

Location

Agenda Conference Room

2nd 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 ■ AUGUST 28, 2014

OPENING SESSION

- The meeting was called to Order at 2:07 p.m.
- Determination of a Quorum
- Acceptance of the February 27, 2014 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

- MPL2014-00026** **Westminster Baldwin Park 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)

Location: 2653 Lake Baldwin Lane (PID: 16-22-30-0534-01-764). The subject property is generally located along the north side of Lake Baldwin Lane between Ridley Avenue on the east and Raymond Street on the west and north. (Lot 1764, unit 10; ±7.46 acres; District 3).

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

Request for approval of a Specific Parcel Master Plan Amendment for a 205-unit Senior Living Facility (SLF) located on Lot 1764 in Unit 10 of Baldwin Park. Lot 1764 is the site of two formerly proposed projects which were never executed. These are former North Shore residential condominium project and the Park at Lake Baldwin SLF. This newly proposed project consists of 165 independent Living Units and a skilled care facility with 40 beds (Assisted Living). Consistent with the conversion factors contained in the Baldwin Park PD Amendment approved in 2008 (ZON2008-00030), 165 Independent Living Units divided by 1.5 = 110 residential units and 40 Assisted Living units divided by

3 = 13 residential units, for the equivalent of 123 residential units which is 31 less than the originally approved North Shore multifamily residential project.

Holly Stenger provided a brief overview of the project and stated that the project is located on lot 1764 in the Baldwin Park Plat that surrounds track 391 which is a storm water pond with improved landscaping, sidewalks, and a small seating area. Ms. Stenger also noted that there is an existing private drive located on lot 1764 that is proposed to be removed but the curb cut for Lake Baldwin Lane will remain on the west side and will be slightly altered on the east side. Ms. Stenger stated that the application today is for an amendment to the previously approved SPMP for the site. The original approval included the North Shore residential project which included 6 buildings of 4 to 5 stories surrounding the storm water pond and one (1) 2-story building along Ridley Avenue totaling 154 multifamily units. The first amendment was for the Parc at Baldwin Park which was for an approval a senior facility that consisted of 145 independent units, 40 assisted units and 20 memory care units. That project's site plan included the concept of land swapping the pond and relocating the water system to 2 ponds on the east side and west side (which is shown in the staff report).

That project, like its predecessor, was never executed so today's application is proposing another senior living facility consisting of 165 units with six 5-story buildings, and 40 skilled care units located within one 2-story building on the east side of the property. The 2-story building would be located adjacent to Ridley Avenue and is designed to be compatible with the 2-story single family homes across the street. Pedestrian crossings are to be provided from all the buildings and two vehicular intersections would remain on Lake Baldwin Lane. One access point off of Ridley Avenue is supposed to be added, and additional access lane is proposed on the northwest corner of the property connecting to Raymond Street. Parking would be provided at multiple locations of the site which includes surface spaces adjacent to the buildings for the residents, along with a reserved and staff parking lot located north of the skilled care building, and a 1 story parking deck structure at the northwest corner of the site. The overall site is proposed to have 290 spaces which represents 115 spaces above the minimum required by the Land Development Code. No on-street parking is being used in the calculations, which would allow the current on-street parking the park and the retention pond to remain unaffected. The project is proposed to be constructed in two phases. Phase one would be most of the buildings on the west side of the property, the parking deck, the driveways, the 2-story building on Ridley and the parking lot north of that building. The remaining 4 buildings in the center that surround the storm water ponds are to be built in phase two. Ms. Stenger noted that the staff report is provided as an analysis of the consistency of the proposed project relative to Baldwin Park PD Development Standards. Also provided in the application and the staff report are the initial Town Joint City of Orlando / Orange County Quarterly Meetings Architect's comments regarding the architecture and site screening elements. This project is required to receive approval from the Town Architect prior to permitting with the City of Orlando.

Ms. Stenger noted that the City is in receipt of multiple emails and phone calls, as well as a petition regarding the project from the neighbors. Ms. Stenger provided copies of the emails and the latest petitions to the board that were provided by Baldwin Park resident Jessica Rozier. Ms. Stenger stated that most of the concerns from the residents are related to the traffic conditions, access and the use of the site along Ridley Avenue.

Dean Grandin noted that the role of the TDRC is to approve SPMP's and the primary basis for the approvals or denial are on the basis of whether or not the plans are consistent with and meet the standards of the Baldwin Park Plan Development Ordinance. So at this meeting, the committee is reviewing the project and is looking at a lot of the elements of the project and at the end of the meeting it's the TDRC's determination if the project is consistent with the Baldwin Park Plan Development Ordinance. Mr. Grandin stated that, at this time, staff has concluded that the project is in compliance and does meet the standards for the Baldwin Park Plan Development Ordinance and all the standards contained therein.

Mr. Grandin noted that the meeting was not a public hearing, but the TDRC would entertain comments and questions from the members of the public attending the meeting.

Rebecca Wilson, applicant, provided a short presentation of the Westminster Baldwin Park Project and noted that the desire to locate in Baldwin Park was due to Baldwin Park's original PD Ordinance concept which was to create a place for a neighborhood where residents can age in place as seniors. Amenities would include a pool, walkways and gazebo. The applicant stated that this parcel of land was originally approved for attached housing, then in 2008 there was an adoption made for a conversion matrix for regular attached housing to adult living facilities. Based on the applicant's proposal, there is a net decrease in density of 31 units. A copy of the applicant's presentation is attached to these minutes as an exhibit.

Discussion ensued regarding the 5-story structure buildings, their locations, the adjacent buildings and their elevations. The applicant stated that they are not asking for any map changes, rezoning, density or intensity increases and stated that staff has found that the proposed project is a decrease in the previously approved density and ask that the TDRC approve the project.

Kevin Edmonds asked the applicant why the project is providing additional parking and the applicant stated that although seniors drive less they still like to own their own vehicle and providing parking for these vehicles would serve Baldwin Park best since the additional parking would allow the seniors to park at the facility and not use any of the on-street parking.

Roger Stevens, CEO of Westminster Communities of Florida, provided information on the maximum amount of staff for the facility, the amount of staff working during the three different time shifts and the allotted parking for staff. Additional discussion ensued regarding staff parking, parking for residents, visitor parking, parking entrances and their locations, the availability of on-street parking and traffic flow concerns.

Dean Grandin asked if the TDRC members would be open to entertain comments and questions from the public in attendance and the committee accepted. The other TDRC members indicated that they would like to hear from the residents.

Glenn Jensen, resident, 2599 Lake Baldwin Lane – expressed his concerns regarding the traffic issues on the corner of Lake Baldwin and Ridley and the fact that Ridley is a narrow street which is already suffering from heavy traffic congestion which is going to be shared with the new facility. Mr. Jensen stated that large 18 wheel semi trucks, large buses and commercial trucks have been using Ridley as a short cut to the VA. Mr. Jensen also stated that the fire hydrant located at the front of his yard has been replaced several times due the trucks using his yard as a cut through. The large trucks use Ridley in both directions (coming and going) as a commercial road. Mr. Jensen asked the TDRC if they could review any traffic studies that were made regarding Ridley and the other roads that lead to the VA and determine what needs to be done in order to help eliminate some of the heavy traffic flow and deter the large commercial trucks using or having access to Ridley as a short cut. Finally, Mr. Jensen asked the TDRC if the project has been completely approved. Ms. Holly Stenger stated that, at this time, the town architect has not provided final approval on the project and that the town architect will continue to review the plans through the process and will submit final stamped approval prior to plans being submitted to the City of Orlando Permitting. Ms. Stenger also stated that the City does not review regarding declarations and that such a review would be made by the town architect. Jim Hunt asked Mr. Jensen in what direction were the trucks accessing Ridley and Mr. Jensen stated that the large semi trucks appear to be coming in from the east and using the road as a short cut. Mr. Jensen asked the TDRC to consider some ideas he presented to help eliminate some of the commercial traffic on Ridley such as posting signs that would limit the large trucks on the road at certain times and maybe installing camera's to enforce the time the service trucks would be allowed to travel the road. Ms. Stenger noted that Ridley and Mercy (which is the northern continuation of Lake Baldwin Lane) are the only two access points to the VA for the entire property. Ms. Stenger also noted that the connection of Lindale Street north has a stub out for a future connection to the VA, if the VA would redevelop, so that there would be another access point to the property. But, at this time, Lindale Street does not continue. Mr. Jim Hunt stated that the large commercial trucks need to be redirected to use Mercy Drive and Raymond Street as their access point to the VA and not Ridley.

Cheryl Maze, resident, 2923 Ridley Avenue – expressed her concerns regarding the heavy truck traffic on Ridley and stated that out of the 10 primary care groups that are currently in the Baldwin Park VA Facility, three of the care groups will remain. Ms. Maze stated that although a new VA facility will be available in Lake Nona by 2015, it may not change the volume of veterans coming into the Baldwin Park VA and that the current traffic concerns will not change. Ms. Maze also expressed her concerns regarding the building height transition from 2-stories next to Ridley to 5-stories and stated that the project may have a negative impact on her property and her neighbor's property values and asked the TDRC to view the plans and take her property as well as the other homes located on Ridley into consideration when viewing the overall project. Discussion ensued regarding the future changes of the VA and its functionality, line of sight analysis from Ridley and the distance of the 2-story building from the 5-story building.

Jessica Rozier, resident, 2959 Ridley Avenue – wanted to confirm the maximum building heights and their locations and stated that she and her neighbors suggested if the plans for the skilled nursing and the independent living be reviewed to create a better plan that would allow the senior residents to reach out to the neighborhood and be part of Baldwin Park. Ms. Rozier also expressed her concerns regarding the building step-ups from 2 to 5 stories and the visual impacts those step-ups will have on the neighborhood. Dean Grandin stated that there is no language in the PD that restricts step-ups from single family areas to multi-family areas and that the heights were established in the PD from the beginning and have not been changed. Ms. Rozier asked the applicant, Rebecca Wilson, if the parking lot intersection on Ridley and Baskin was going to be a 4-way stop or is it going to remain as a 2-way stop. Ms. Wilson stated that she has no control or say for the implementation of stop signs on the

City streets and that the only confirmation she can provide is that there would be a stop sign exiting the parking lot from the property.

Millie Lopez-Campillo, resident, 2703 Dorell Avenue – expressed her concerns regarding Baskin Street and the 4 houses on Ridley and stated that all the neighbors share the green space parking in that location for guests and the existing problem is that the VA employees are parking in the space because they have access from Comfort Avenue and the fear is that once the assistant facility is completed it will just compile the problem. Ms. Lopez-Campillo also expressed her concerns regarding the facility's location and the possibility of relocating the skilled nursing facility closer to the hospital and the main avenues. She also expressed concerns regarding the heavy flow of traffic from the VA and the Winter Park High School's staff and employees who currently use Raymond Street as a cut-through to the alleys behind Baskin to get to the school. Ms. Lopez-Campillo noted that the residents want to work with the developer to create a place that Baldwin Park will be proud of.

Rebecca Wilson, Applicant, stated that the closest façade of the 5-story building to the property lines to Ridley is 200 feet and in regards to the skilled nursing and the parking area, there would be 67 parking spaces adjacent to the skilled nursing area which would allow enough available parking throughout the day for staff so there would be no need or benefit for staff to be parking in the neighborhoods. Ms. Wilson stated that they agree to all of the conditions as set forth in the staff report and that they respectfully request that the TDRC approve the project.

Dean Grandin asked the applicant what would be the typical delivery pattern for supplies for the skilled nursing care facility on a typical day or week and how would those deliveries impact the residents if the deliveries were done by large delivery trucks verses smaller delivery vans. Also, how would the emergency vehicles enter the site and where they would park when they are picking up or dropping someone off and why is the skilled nursing facility building a separated structure? Mr. Roger Stevens, Applicant, stated that the nature of the skilled nursing facility is for short term rehab, the patients that are receiving care would receive rehabilitation and would be released within 30-days or less. The residents would not be using their own transportation; the center would transport the residents from one facility to another by the center's transportation/van and believe that this system would work better and not add to the existing traffic concerns. The applicant also stated that the primary deliveries to the facility would be food which would come from smaller trucks and the deliveries are made first thing in the morning twice a week.

Mr. Steve Cook of Westminster, Vice President of Design and Construction, stated that both emergency vehicle access and delivery would not be via Ridley Street. Dean Grandin asked the applicant if the facility would have a common dining room area and the applicant stated that the facility is an independent living facility and that the residents would have access to the main dining room over at Winter Park Towers and that there would be a club house with snacks available, but no main dining area. Jim Hunt asked the applicant, since this facility is for senior living, is there an increase in the amount of handicapped parking areas provided for the seniors and the applicant stated there would not be an increase or a need to increase the amount of spaces required other than what the code requires.

Discussion ensued regarding the procedures of the independent living assistant program, the reserved parking spaces for the guests and the residents, the employee parking area, the long term services provided for the residents, the traffic concerns on Ridley Avenue and the possible construction impacts on Ridley Avenue and the designated construction parking for the construction crew.

Chairman, Grandin thanked all who attended the meeting and stated that there were some legitimate issues and concerns in regards to the traffic related to the VA and to the Winterpark High School property. Mr. Grandin noted that those issues are independent from the project and that the City will address those issues separately.

KEVIN EDMONDS MADE A MOTION TO APPROVE MPL2014-00026, WESTMINSTER BALDWIN PARK SPMP AMENDMENT SUBJECT TO THE CONDITIONS OF APPROVAL IN THE STAFF REPORT. JIM HUNT SECONDED THE MOTION, WHICH PASSED BY A UNANIMOUS VOICE VOTE.

Following the vote, Dean Grandin stated everything that has been said, recorded and promised has become part of the record. The promises that have been made in regards to deliveries and parking are expected to be adhered to

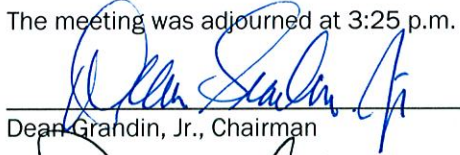
and apply as part of the approval. Finally, Mr. Grandin noted that the City will work with the residents to address the traffic circulation and parking issues in relationship to the VA Hospital in the Baldwin Park Neighborhood area.

Kevin Edmond asked who would be the point of contact for the Baldwin Park Neighborhood residents and Jessica Rozier agreed to be the main contact for residents.

Dean Grandin asked staff if a meeting has been scheduled to address the traffic issues and staff stated that a traffic study was being conducted and should be completed by October 15 and that a meeting would be scheduled but that a meeting date has not been confirmed.

ADJOURNMENT

The meeting was adjourned at 3:25 p.m.



Dean Grandin, Jr., Chairman



Diane Garcia, Recording Secretary