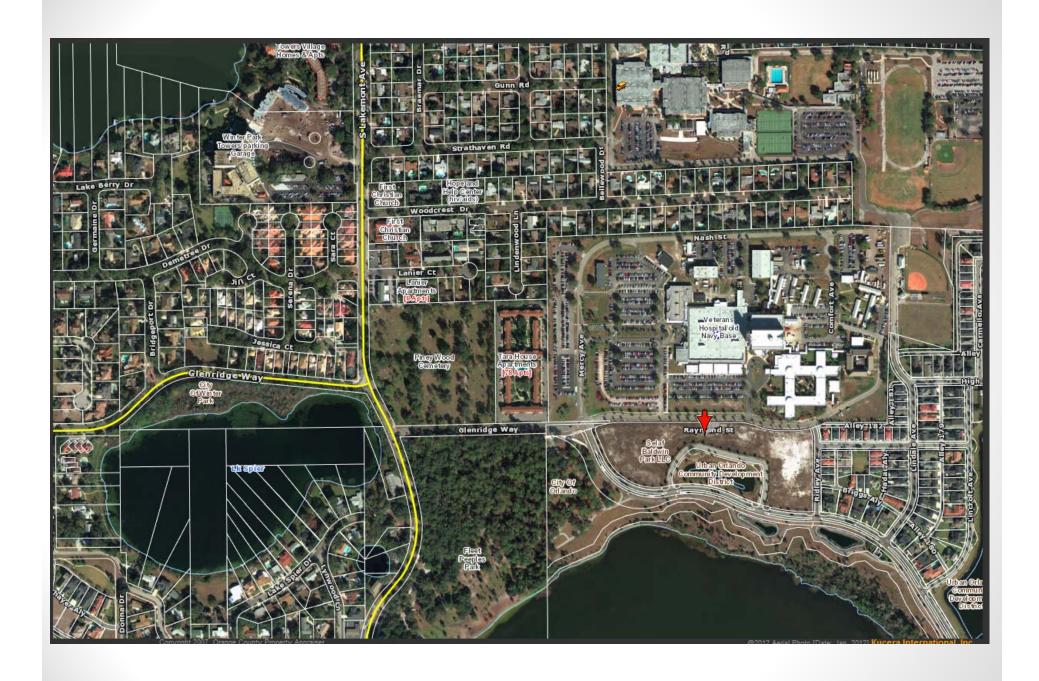
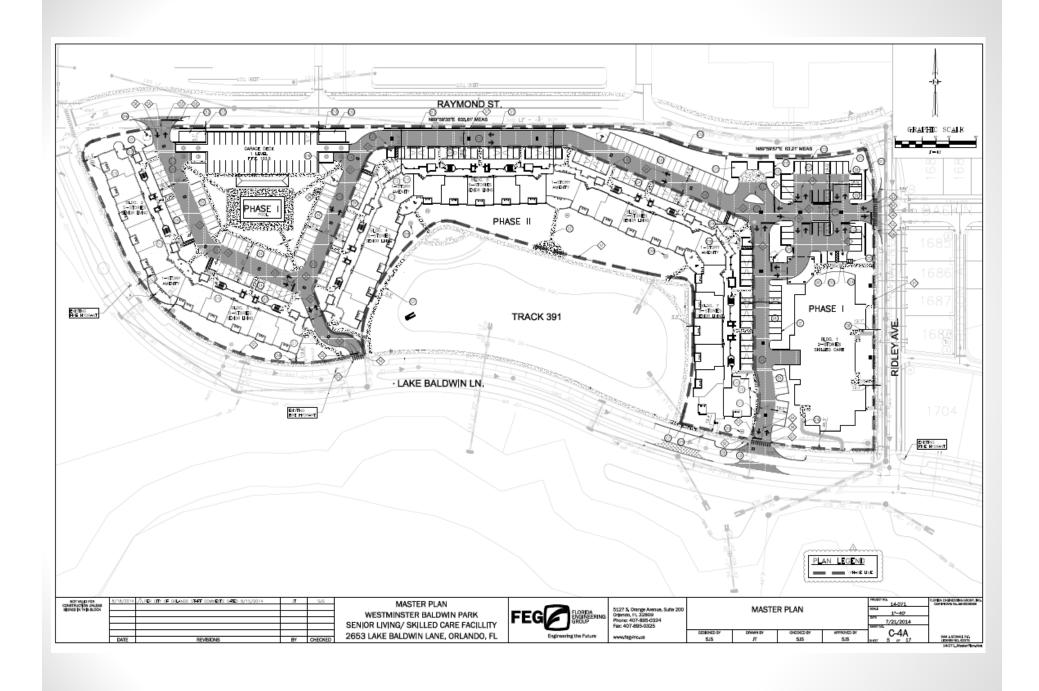
Baldwin Park TDRC Westminster Baldwin Park

August 28, 2014

Proposal

- 165 independent living units (5-story)
- 40 bed skilled care facility (2-story)
- Amenities: pool, walkway and gazebo







INDEPENDENT LIVING FACILITY ELEVATION ON LAKE BALDWIN LANE (STREETSIDE)



WESTMINSTER BALDWIN PARK

WESTMINSTER COMMUNITIES OF FLORIDA 2014-07-21

SHEET A-1 - CONCEPT ELEVATION (ILF)

2555 TEMPLE TRAIL WINTER PARK, FLORIDA 32789 TEL: 407-629-0395 FAX: 407-628-1057 AA26002103 WWW.FUGLEBERGKOCH.COM



SKILLED NURSING FACILITY ELEVATION ON RIDLEY AVENUE



WESTMINSTER BALDWIN PARK | WESTMINSTER COMMUNITIES OF FLORIDA

FAX: 407 • 628 • 1057 A A 2 6 0 0 2 1 0 3

SHEET A-2 - CONCEPT ELEVATION (SNF)

Baldwin Park PD Designation

- PD Land Use Plan: "Attached Housing"
- 2008 PD Amendment: Senior Housing allowable use and adopted conversion matrix
- Regulatory Plan: "Neighborhood General"
- Development Standards and Setbacks: "Eastside Neighborhoods Master Plan (MPL 2004-00021)"
 - Allows 2-3 story adjacent to Ridley
 - Up to 5-story adjacent to VA
- No map change or re-zoning proposed
- No density or intensity bonus requested

SPMP Amendment

- Action Requested:
 - Approve the proposed SPMP Amendment, subject to the conditions of approval set forth in the staff report