

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)

SCALE: 1/8"=1'-0"

SHEET A-1 - CONCEPT ELEVATION (ILF)



WESTMINSTER BALDWIN PARK

PROJECT NO.: 5244

WESTMINSTER COMMUNITIES OF FLORIDA

CITY OF ORLANDO

2014-07-21

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SKILLED NURSING FACILITY ELEVATION ON RIDLEY AVENUE

SCALE: 1/8"=1'-0"

SHEET A-2 - CONCEPT ELEVATION (SNF)



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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