



# 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 J. Grandin, Jr., AICP  
Chairman

Rick Howard, P.E., City Engineer

Marsha Segal-George, J.D.,  
Deputy Chief Administrative  
Officer

John Classe, Jr., P.E., Baldwin  
Park Development Company  
(Non-Voting)

### *Staff Present*

Kevin Tyjeski, AICP

Holly Stenger, AIA

Adam Walosik

Phyllis E. Dean, Recording  
Secretary

## MINUTES ■ MARCH 31, 2008

### OPENING SESSION

- The meeting was called to Order at 2:10 p.m.
- Determination of a Quorum
- Acceptance of the February 28, 2008 meeting minutes. **Rick Howard made a MOTION to approve the minutes as written. Dean Grandin SECONDED the motion, which was voted upon and PASSED by unanimous voice vote.**

### REGULAR AGENDA

#### **1. MPL2008-00009 POST LAKE AT BALDWIN PARK PHASE III**

Owner/Applicant: Doug Crook, PBS&J (for Post Apartment Homes, LP), 482 S. Keller Road, Orlando, FL 32810, 407.647.7275

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

This item was a request for approval of a Specific Parcel Master Plan for a 380-unit multifamily development consisting of one, two and three-bedroom units in 12 freestanding buildings on Lot 1900 in Baldwin Park Unit 8B. The subject property is generally located along the east side of Lake Baldwin Lane, on the west shore of Lake Susannah (approximately 11.84 acres).

Holly Stenger provided a brief overview of the item. Light discussion ensued concerning vehicular access points, the knee wall along the west side of Lake Susannah and the location of the air conditioner units. Board members agreed that the knee wall may not be necessary along the length of the project but is important for defining the park spaces. After discussion, it was determined that the request would be approved with several amendments to the conditions recommended by staff.

**Rick Howard made a MOTION to approve the request subject to the conditions in the staff report, amended as follows:**

#### Urban Design Conditions

1. Final site plan and elevations shall be reviewed and approved by the Town Architect and Town Planner prior to submitting for building permits.

2. The PD requires a 75-foot minimum setback from the normal high water line along Lake Susannah. Buildings C, D, H and J encroach slightly into the setback. Staff is in support a Minor Modification for the proposed encroachments, as shown on the 3/12/08 site plan.
3. The Campus Overlay District requires that buildings front both Baldwin Park Lane and Lake Susannah. A continuous public open space /park edge is also required along Lake Susannah. As proposed, the elevations and floor plans do not show a strong orientation toward Lake Susannah with entrances or unit access facing the park. Provide pedestrian connections from Buildings C, D, H and J to the park and lake. Provide a walkway to connect units along the east side of the buildings facing Lake Susannah, as provided in Unit 8, north of Meeting Place (see below).
4. Continue the low wall along the length of Lot 1900 to be consistent with the rest of the park along Lake Susannah Any retaining wall constructed along the east side of the property shall be consistent with the existing walls adjacent to the trail to the north. Stairs or public access shall be provided along the low wall to allow for pedestrian access. This will allow for pedestrian friendly permeability from the village center and create views and access to Lake Susannah. The final design, location and extent of any wall shall be approved by the Town Architect and Town Planner.
5. Buildings A, B, and E are proposed to have below grade parking, which results in a higher elevation for the ground level from the street. A stronger pedestrian-friendly connection to Lake Baldwin Lane from the units on the ground level shall be designed through porches, walkways, and/or landscape features.
6. Buildings F, G, K, and L exceed the minimum setback/build-to line by 0 to 10 feet. These buildings should be moved to conform more closely to the build-to line. Porches and stoops may encroach into the 12-foot setback.
7. Gates, fences, or walls for the purpose of –"gating" the development are not permitted.
8. A/C units are not permitted within the front yard setback and shall not be located between the principal building and the public ROW along Lake Baldwin Lane or along the Cady Way Trail.
9. The park edge wall shall be installed along the lakeside property line to continue the park edge that is installed along the Cady Way Trail to the north.
10. A pedestrian pathway shall be installed from Building M through the parking lot to Cady Way Trail. All crosswalks through the parking lot shall be designated with contrasting pavers or stamped concrete. Pathways shall be incorporated into the landscape plan and incorporate shade trees along the path.
11. A landscape plan was not submitted with the application. Town Architect and Town Planner shall review and approve all landscaping prior to submitting plans for permit approval. The Park edge should be integrated in the landscape design.

#### Transportation Conditions:

For questions regarding this Transportation Department TRC application review, please contact Adam Walosik at (407)246-3528 or Adam.Walosik@cityoflando.net

The Transportation Department has no objections to the Applicants request for the Master Plan approval provided that the project shall comply with the following:

1. Vehicular Access: The proposed driveway aligned with the Common Way Road is approved. The parallel parking spaces adjacent to the building F and E shall be re-moved to eliminate potential conflicts between the entering/exiting traffic and the backing and maneuvering vehicles from/to the parking spaces.
2. The proposed driveway onto Meeting Place shall be 24' wide and shall be designed and constructed as close as possible to 90 degree angle. The proposed Entry Feature shall be relocated outside the City R-O-W. Owner/Developer shall pave the driving aisle connection from Lake Baldwin Lane to the entrance.
3. The southern property line of the project is adjacent to Parcel B, which serves as a vehicular access to Parcel A (lift station). The project shall be connected to this parcel and a construction of a 24' wide Joint Use access driveway with Parcel B shall be required.

4. Building A, B, and E: The proposed access to the covered parking underneath the buildings and the adjacent service parking lot driving aisle shall be separated by a minimum 5' wide area to provide for the Driver's Clear Sight Distance. The Driver's and Pedestrian's Clear Sight Distance shall not be blocked by buildings, and or buildings columns.
5. On site sidewalk: Where parking spaces are adjacent to sidewalk show installation of a wheel stops to prohibit car overhang over the sidewalk or increase the sidewalk width to 7' to allow for the overhang.
6. Bicycle Racks: The owner/developer shall provide mini-mum three (3) inverted U/Hoop bicycle racks for each building near the building entrances (total of 66 bicycle parking spaces for the project).
7. Solid Waste: Provide solid waste compactor/dumpster pad for the northern portion of the project (buildings A thru E).
8. Traffic Control: Show parking lot traffic control per MUTCD standards (24" Stop Signs, 12" Stop Bars, Do Not Enter Signs, and Pavement Arrows) at internal driving aisles intersections. Show 36" Stop Signs and 24" Stop Bars at exits from property. Stop Sign and Stop Bar shall be in-line and located 4' behind sidewalks/crosswalks.

#### Engineering Conditions:

For questions regarding Engineering or Zoning contact Sylvia Johnson at (407)246-3236 or sylvia.johnson@cityoforlando.net

1. As per Section 61.225 of the Land Development Code, a 5 foot wide concrete sidewalk is required along all dedicated rights-of-way. Any existing sidewalk damaged or broken is to be repaired.
2. The City Council Adopted the Engineering Standards Manual (ESM), Third Edition on January 27, 2003. All plans must conform to the ESM and all construction must be accomplished in accordance to the ESM.
3. Construction activities including clearing, grading and excavating activities shall obtain an Environmental Protection Agency (EPA) National Pollution Discharge Elimination System (NPDES) permit, except: Operations that result in the disturbance of one acre total land area which are not part of a larger common plan of development or sale.
4. The owner/developer is required to design and construct an on-site storm water system in accordance with the Orlando Urban Storm Water Management Manual and the approved Master Drainage Plan. Approval from St. John's Water Management District is required. The system is to be privately owned and maintained.
5. Need to provide drainage calculation for this development. Stormwater Pollution Prevention Plan need to be submitted in accordance with the Florida Department of Environmental Protection (FDEP) requirement.
6. At the time of development, the owner/developer is required to apply an on-site inspection fee that is a percentage of the cost of the on-site improvements, excluding the building, in accordance with City Land Development Code, Section 65.604.

#### Fire Conditions:

For questions regarding Fire contact Doug True at (407)246-2149 or Douglas.True@cityoforlando.net

1. SP-01 - Clubroom and fitness area is a assembly and business area respectfully. These occupancies may not use a NFPA 13R sprinkler system. Provide for a NFPA 13 compliant system to cover these areas.
2. Master Plan - F. Site Design & Development Standards, 1 Building Height – This identifies the maximum building height as –eight (8) stories. MA structure of this height would be a high-rise structure and would have to meet all requirements for that type of occupancy / construct.
3. SP-01 & Master Plan - Site Garden Wall / hedge – Fence / hedge obstruction to hydrants, or which create long hose lay distances, or restrict access to Fire Department Connections, will cause comments.
4. SP-01 - Buildings A, B and E are barely visible. No information on encroachment into street with curbs, landscaping etc. Road width shall be maintained.

**Marsha Segal-George seconded the motion, which was passed by unanimous voice vote.**

2. **MPL2008-00010**      **POST LAKE AT BALDWIN PARK PHASE IV**
- Owner/Applicant:      Doug Crook, PBS&J (for Post Apartment Homes, LP), 482 S. Keller Road, Orlando, FL 32810, 407.647.7275
- Project Planner:      Holly Stenger (contact at 407.246.2861 or [holly.stenger@cityoforlando.net](mailto:holly.stenger@cityoforlando.net))

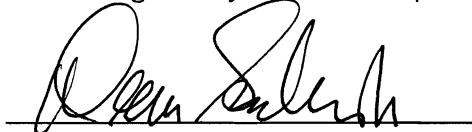
This item was a request for approval of a Specific Parcel Master Plan for a 30-unit multifamily development consisting of one and two bedroom dwelling units and a leasing center in 3 freestanding buildings on Lots 206 and 207 in Baldwin Park Unit 1. The subject property is generally located along the south side of Common Way Road, between New Broad Street and Lake Baldwin Lane (approximately 1.64 acres).

Holly Stenger provided a brief overview of the item. Discussion ensued about the number and location of parking spaces, garages and trash facilities. After discussion, it was determined that this item would be deferred to the next meeting so that site details and building elevations could be refined and presented to the TDRC at the next meeting.

**Rick Howard made a MOTION to defer this item to the next TDRC meeting, currently scheduled for April 24, 2008. Marsha Segal-George seconded the motion, which was passed by unanimous voice vote.**

## ADJOURNMENT

The meeting was adjourned at 3:20 p.m.



Dean Grandin, Jr., Executive Secretary

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Phyllis E. Dean, Recording Secretary



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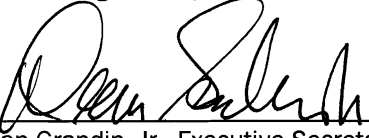
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## ADJOURNMENT

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Dean Grandin, Jr., Executive Secretary

  
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Phyllis E. Dean, Recording Secretary