



# CITY OF ORLANDO

August 15, 2011

## PLANNING OFFICIAL DETERMINATION

From: Dean Grandin, Jr., AICP  
Planning Official

Subject: Baldwin Park Planned Development  
Post Phase III  
Lot 1900 Multifamily (MPL2008-00009) and Lots 206 & 207 (MPL2008-00010)  
Case #LDC2011-00158

**Question:** Are the proposed plans for Post Phase III substantially consistent with the approved Specific Parcel Master Plan (SPMP) for Lot 1900 in Baldwin Park Unit 8 (MPL2008-00009, approved March 31, 2008) and Lots 206 & 207 in Baldwin Park Unit 1 (MPL2008-00010, approved April 24, 2008), and therefore eligible for permitting without further review or approval by the Baldwin Park Town Design Review Committee?

**Background:** This determination is based on construction documents dated July 8, 2011 for development on Lots 206, 207 and 1900. These documents included site plans, landscape plans, elevations and details for the leasing office, residential buildings, amenity building, maintenance building, trash compactor enclosures, accessory structures and landscape elements. The proposed development consists of 410 multifamily dwelling units in 17 buildings, as follows:

<u>Type</u>	<u>Dwelling Units</u>	<u>Stories</u>
Lots 207 & 208		
Leasing office	0	1
Building 206	8	2
<u>Building 207</u>	<u>22</u>	<u>2</u>
Subtotal	30	
Lot 1900		
Maintenance building	0	1
Fitness center amenity building	0	1
Building M (Carriage House)	1	2
Building 100	68	4
Building 200	33	3
Building 300	54	3
Building 400	48	3
Building 500	10	2
Building 600	10	2
Building 700	30	3
Building 800	39	3

Building 900	36	3
Building 1000	21	3
Building 1100	30	3
Subtotal	380	
TOTAL	410	

**Analysis:** Both plans have the same number of dwelling units (30 dwelling units on Lots 206 & 207 and 380 dwelling units on Lot 1900). The number of stories for each building is also the same, except the Buildings 500 & 600 have been reduced from three stories to two stories. The number of parking spaces is also similar. The approved plan has 685 spaces (642 for Lot 1900 and 43 for Lots 206 and 207) and the proposed plan has 693 spaces (625 for Lot 1900 and 68 for Lots 206 & 207). The proposed plan amends the previously approved plan as follows:

1. Several building footprints have been modified slightly, but the modifications have been determined not to be substantial. The applicant has incorporated changes recommended by the Town Planner and Town Architect regarding the placement of the buildings and the relationship to the build-to lines, view corridors, lake edge, and high water line of Lake Susannah.
2. The approved master plan included minor encroachments into the 75 ft. lake Susannah high water line setback. The encroachments were approved as a Minor Modification upon recommendation by the Town Architect and Town Planner. The proposed construction documents include minor encroachments for Buildings 100, 300, and 400. These encroachments are also within the limits of a Minor Modification.
3. The approved SPMP allowed for ground level parking under Buildings 900, 1000, 1100 and attached parking garages for Buildings 500 & 600. Buildings 900, 1000, & 1100 have been redesigned to be at-grade units, eliminating the covered parking under the buildings. Parking garages have been eliminated for Buildings 500 & 600. All parking on Lot 1900 is now proposed to be integrated into the surface parking lot internal to the site. As a result, the building heights for Buildings 500 & 600 along Lake Baldwin Lane have been reduced from 3 stories to two stories.
4. The overall elevations for all the buildings have been refined. However, the Town Architect and Town Planner have reviewed the revised elevations and have made a preliminary determination that these revisions are acceptable.

**Determination:** The approved and proposed plans are substantially similar. Therefore, the proposed plan may be submitted for review by the Town Planner and Town Architect without further review by the BPTDRC, subject to the following conditions:

1. Architectural elevations for each structure shall be reviewed and approved by the Town Architect and Town Planner prior to submitting construction plans to Permitting.
2. All previous conditions of the Master Plan shall apply (see BPTDRC minutes of March 31, 2008).
3. All parking areas adjacent to driveways and public ROW or visible from the ROW, shall be screened with a low wall and landscaping (adjacent to Meeting Place and Common Way connections). These walls shall match the brick knee walls in the park north of Meeting Place.
4. Parking lot landscaping shall meet the minimum standards of the City's Land Development Code (LDC). Sheet LP102 shall be revised to include canopy trees within tree wells and landscape areas within the parking lot.
5. The Carriage House (Building M) shall have an "entrance" facing Lake Baldwin Lane. Town Architect and Town Planner shall review this elevation for final approval.
6. Curb cut and driveway treatment at the entrances adjacent to the public ROW shall meet applicable Baldwin Park Standards.
7. All pedestrian paths shall connect to create a pedestrian network between the amenities, public parks and sidewalks.
8. A/C units located between the building and the Cady Way Trail ROW shall incorporate a screen wall and hedge landscape screen, as proposed.
9. Signage for the project is not approved as part of this determination. The proposed wall sign along Meeting Place is generally acceptable, however details shall be reviewed and approved by the Town Architect and the Town Planner.
10. All changes related to vehicular circulation shall require Transportation Engineering review and approval.
11. Construction Plans must be stamped by the Baldwin Park Town Planner and Town Architect prior to review by Permitting.

This Letter of Determination does not constitute approval to develop. It addresses only the standards expressly represented in this letter. The applicant shall comply with all other applicable requirements of the Orlando City Code, Florida Building Code and Baldwin Park Planned Development Ordinance, including any additional review requirements. The applicant is also encouraged to check with the Baldwin Park Development Company to determine if any private covenants affect the use of this property.

cc: Kevin Tyjeski, AICP  
Holly Stenger, AIA

(copy)

ECONOMIC DEVELOPMENT DEPARTMENT ■ CITY PLANNING DIVISION

REQUEST FOR DETERMINATION

SUBMITTAL REQUIREMENTS

- Application Fees: 
  - Homesteads, Single Family, Duplex, & Non-Profits..... \$50
  - Other Properties.... \$275
  - Banners..... \$275
  - VAR extension.... \$50
  - MPL or CUP extension..... \$100

Completed Application

Project Description, including reason for requesting determination and justification

If site specific, submit survey, site plan, elevations as required by project planner

If related to a building permit, include case #

City Planning Division  
6th Floor, City Hall  
400 S. Orange Ave.  
Orlando, Florida 32802-4990

For More Information, Contact:  
Susan Thomas  
Phone: 407.246.3412  
Fax: 407.246.2895  
E-Mail: susan.thomas@cityoforlando.net



Updated March 17, 2011

PROJECT LOCATION

LOT 1900 21-22-30-0000-00-057  
 LOT 206 21-22-30-0000-00-004  
 LOT 207 20-22-30-0520-02-060  
 20-22-30-0520-02-070

Parcel Identification Number

BALDWIN PARK  
 LAKE BALDWIN LN. & COMMON WAY  
 Property Address/Location

APPLICANT/OWNER INFORMATION

INDRID AGAJ SENIOR PROJ. MGR. INDRID AGAJ SR. PM  
 Applicant Name, Title Owner Name, Title

POST PROPERTIES, INC. PBP APARTMENTS, LLC  
 Company Company

3101 N. ROCKY POINT DR. E. 4401 NORTHSIDE PARKWAY # 800  
 Street Address Street Address

TAMPA FL 33607 ATLANTA GA 30327  
 City State Zip City State Zip

813 781 6795 404 846 5000  
 Telephone Number Telephone Number

Fax Number Fax Number

INDRID.AGAJ@POSTPROPERTIES.COM SAME  
 E-Mail Address E-Mail Address

TO BE COMPLETED BY CITY STAFF

Holly B. Steyer 7/8/2011 Post Properties Baldwin Park  
 Pre-Application Mtg./Verification Date Project Name

lots 1900, 206 & 207 Multi-family project  
 in Baldwin Park total 410 units & office space  
 Case Description

Determination  Interpretation  3 LDC 2011-00158  
 Subtype Commissioner Case # Assigned  
 District

URB-W/L TA 2.781 PD/AN (for 057) + (070)  
 Baldwin Park PD (for 004) + (060)



07/08/2011

Holly B. Stenger  
City Planning Division  
City Hall, 6th Floor  
400 S. Orange Ave.  
Orlando, FL 32802

**RE: Post Lake at Baldwin Park Phase III development – Request for Determination**

Dear Ms. Stenger,

Please accept the attached "Request for Determination" cover sheet and drawings in response to the "Draft Planning Official Determination" issued on May 9, 2011 and meeting held between developer's design team, City Planning team, and town architect on May 26, 2011.

This submittal addresses lots 1900, 206, and 207 in a single, all-inclusive set of drawings as it is our intent to permit and develop all three lots at the same time under one project number.

Post Lake at Baldwin Park Phase III is a multi-family development consisting of 410 apartment units, totaling approximately 394,000 RSF (460,000 GSF) and associated on-grade, on-site and on-street parking for 630 cars. The project is comprised of seventeen buildings; a two story carriage house, two and three story residential walk-ups, a four-story residential building, a maintenance building, leasing office building, and fitness center building. The buildings will be wood framed construction, utilize split HVAC systems and have open unconditioned corridors.

The project is being designed to complement and connect to the existing Baldwin Park community featuring walk able landscaped sidewalks and lanes that create and preserve pedestrian connections and view corridors to and from Lake Susannah. The project will have an eclectic/traditional design aesthetic.

Please feel free to contact me with any questions or comments.

Sincerely,

Indrid Agaj  
Senior Project Manager  
Post Properties, Inc.  
[Indrid.agaj@postproperties.com](mailto:Indrid.agaj@postproperties.com)  
813.781.6795 cell



# CITY OF ORLANDO

## BILLING SUMMARY

Date: July 08, 2011  
Project Name: POST PROPERTIES BALDWIN PARK

Case #: LDC2011-00158  
Case Address: 1081 LAKE BALDWIN LN  
Project #: LDC2011-00158  
Master #: LDC2011-00158

Description:  
Request for determination for lots 1900, 206 & 207 for a multi-family project in Baldwin Park; total 410 units & office space.

Payor: POST APARTMENT HOMES, L.P., 4401 NORTHSIDE PARKWAY, SUITE 800, ATLANTA, GA 30327-3057

### FEES

Fee Description/Note	Amount Due
Planning/Zoning Official Detrm	\$275.00
<b>Total Amount Due:</b>	<b>\$275.00</b>

THANK YOU FOR DOING BUSINESS WITH THE CITY OF ORLANDO.

THIS CHECK IS VOID WITHOUT A PURPLE & BLUE BORDER AND BACKGROUND PLUS A KNIGHT & FINGERPRINT WATERMARK ON THE BACK - HOLD AT ANGLE TO VIEW

64-22  
610

**Post Apartment Homes, L.P.**  
Disbursing Account  
4401 Northside Parkway, Suite 800  
Atlanta GA 30327-3057

WACHOVIA BANK, N.A.  
ATLANTA, GA

Check No. **1064280**

Date	Amount
06/30/11	\$\$\$*****275.00

VOID

VOID

Pay **TWO HUNDRED SEVENTY FIVE AND 00/100** \*\*\*\*\*

To The Order Of: **CITY OF ORLANDO-CENTRALIZED REVENUE  
400 SOUTH ORANGE AVENUE, 1ST FLOOR  
ORLANDO FL 32801-3365**

*[Signature]*  
VOID If Not Cashed In 90 Days

⑈01064280⑈ ⑆061000227⑆ 2000070004704⑈