
JEFFERSON AT BALDWIN PARK

SPECIFIC PARCEL MASTER PLAN

January 24, 2012

PREPARED BY:

ATKINS

482 South Keller Road
Orlando, Florida 32810

LRK

671 Front Street
Suite 220
Celebration, Florida 34747

Dix- Lathrop & Associates, Inc.

150 West Jessup Avenue
Longwood, Florida 32750

BALDWIN PARK TDRC APPLICATION

DID YOU REMEMBER TO?

Have a pre-application meeting

Have an Affidavit notarized by both the owner and applicant (if different people)

Complete the submittal checklist

Fold oversize copies so that they are no larger than 8 1/2" by 14"

Submit all information as required at the pre-application meeting

Collate all required information into 15 individual packages (including one package containing originals)

Check this box if this package contains full-size plans



Updated March 10, 2003

PROJECT LOCATION

17-22-30-8702-00-010 and -020

Parcel Identification Number

4418 and 4500 Lower Park Road

Property Address/Location

OWNER/APPLICANT INFORMATION

John M. Calvert

Owner Name, Title

John Classe, Vice President

Applicant Name, Title

Bumby G.P. II, LTD.

Company

Atkins

Company

1730 South Bumby Avenue

Street Address

482 South Keller Road

Street Address

Orlando, Florida 32806

City State Zip

Orlando, Florida 32810

City State Zip

407-420-1777

Telephone Number

407-806-4175

Telephone Number

407-898-7898

Fax Number

407-806-4500

Fax Number

john.classe@atkinsglobal.com

E-Mail Address

TO BE COMPLETED BY CITY STAFF


Pre-Application Mtg. Verification

Date

Project Name

Case Description *Specific Matter Park*

Application Type

Commissioner District

Case # Assigned

1/10/2012 *Jefferson at Baldwin Park*

3

MYL 2012-0002

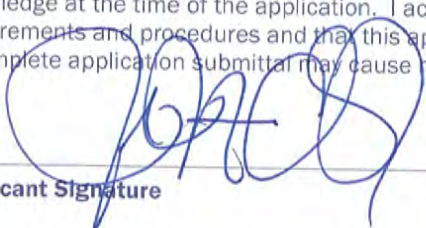
SUBMISSION PACKAGE (15 PACKAGES)

The following table contains the requirements for submitting a Specific Parcel Master Plan Application. The first check box on the left indicates what is required. The item must be submitted unless waived by a planner at the pre-application meeting. Complete the checklist by placing a checkmark (✓) in each box to the right of a required item to indicate that it has been submitted. All items required shall be collated into **15** individual packages prior to submittal of the application. Since a limited number of full-size plans and surveys are required, please identify the packages that contain full-size plans on the first page of the application by marking the box for full-size plans. For packages that contain only reduced plans/surveys, leave the box blank.

Application Form	This application form completed and signed.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Master Plan	<p>Master Plan containing the following information:</p> <ul style="list-style-type: none"> A. Project Description B. Relationship to Previous Approvals C. Location Map D. Development Plan, including building locations, parking, landscape areas, etc. E. Development Program, including phasing, proposed uses, density/intensity of development and ratio of owner occupied to rental units F. Site Design & Development Standards (specify proposed deviations from PD/neighborhood plan) G. Landscape Plan/Standards H. Design Guidelines & Architectural Standards; conceptual elevations if for specific buildings I. Impact on Environmental Outparcels <p>A minimum of 5 packages shall contain full-size, to-scale development plans as well as a reduced copy of the plan no greater than 11" by 17". The remaining 10 packages are only required to have reductions of the Development Plan. Packages containing full-size plans are required to be identified by the applicant prior to submittal of the application. In addition to the paper copies, please submit a Data Compact Disc or Floppy Disk containing the information required above in PDF file format.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Affidavit	If you are not the property owner, but are acting on behalf of the property owner, you are required to have this form completed and notarized (Appendix A).	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Other Information	Other information as required by the Planning Official:	<input checked="" type="checkbox"/>	<input type="checkbox"/>

CERTIFICATION

By my signature below, I certify that the information contained in this application is true and correct to the best of my knowledge at the time of the application. I acknowledge that I understand and have complied with all of the submittal requirements and procedures and that this application is a complete application submittal. I further understand that an incomplete application submittal may cause my application to be deferred to the next posted deadline date.


 Applicant Signature

1/23/12
 Date



APPENDIX A: AFFIDAVIT/CONSENT OF OWNERS

STATE OF FLORIDA
COUNTY OF ORANGE

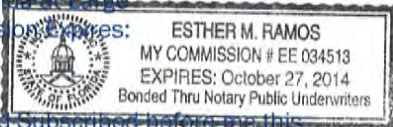
Before me, the undersigned authority, this day personally appeared JOHN M. CALVERT, hereinafter "Owner," and John H. Class, Jr, hereinafter "Applicant," who, being by me first duly sworn, upon oath, depose and says:

1. The Applicant is the duly authorized representative of the Owner, requesting land development approval on the real property located in the City of Orlando as described and listed on the pages attached to this affidavit and made a part hereof.
2. That all Owners have given their full and complete permission for Applicant to act in their behalf to seek the land development approval as set out in the accompanying application.
3. That the attached ownership list is made a part of the Affidavit and contains the legal description(s) for the real property, and the names and mailing addresses of all Owners having an interest in said land.

FURTHER Affiant(s) sayeth not.

Sworn to and Subscribed before me this

4 day of JAN 2012.
Esther M Ramos
Notary Public Esther M Ramos
State of Florida at Large
My Commission Expires:



Sworn to and Subscribed before me this

___ day of ___ 20__.

Notary Public
State of Florida at Large
My Commission Expires:

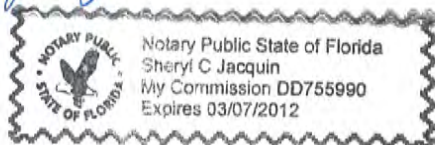
Sworn to and Subscribed before me this

___ day of ___ 20__.

Notary Public
State of Florida at Large
My Commission Expires:

Sworn to and Subscribed before me this

20 day of January 2012
Sheryl C. Jacquin
Notary Public
State of Florida at Large
My Commission Expires:



BUMBY G.P. II, LTD.
A FLORIDA LIMITED PARTNERSHIP
Owner
BY: BUMBY DEVELOPMENT
GROUP, INC., f/k/a
BUMBY G.P., INC.
IT'S GENERAL PARTNER
John M. Calvert
Owner JOHN M. CALVERT
PRESIDENT

Owner _____

[Signature]
Applicant _____

OWNERSHIP LIST

Owner's Name Bumby G.P. II, LTD.
Ownership Interest Owner
Mailing Address 1730 South Bumby Avenue, Orlando, Florida 32806
Legal Description: Lots 1 and 2 of Tower Place at Baldwin Park, Plat Book 62, Pages 4-5

Owner's Name _____
Ownership Interest _____
Mailing Address _____
Legal Description: _____

Owner's Name _____
Ownership Interest _____
Mailing Address _____
Legal Description: _____

Jefferson at Baldwin Park

Specific Parcel Master Plan

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Master Plan Drawings

- Previous ALTA/ACSM Survey
- Existing Plat (Tower Place at Baldwin Park)
- Composite Site Plan
- Master Plan
- Fire Access Plan
- Solid Waste Route Plan
- Landscape and Hardscape Plans
- Building Elevations

1.0 Project Information

1.1 Project Description

The Jefferson at Baldwin Park Project is a 178-unit multi-family development on Lots 1 and 2 of the Tower Place at Baldwin Park plat. The project includes three (3) 4-story attached housing buildings (one building includes a 5-story element) along with an amenity area and surface parking lot. The existing 7-story former Navy building will be demolished. The site design conforms to the Orlando Naval Training Center Planned Development Ordinance, as amended, and specifically the Westside Neighborhoods Master Plan Package 4. The architectural design of the buildings and the landscape architectural features on the site conform to the principles in the PD Ordinance and are compatible to the similar developments within the Baldwin Park community.

1.2 Previously Approved/Submitted Permits/Dates

<u>Submittal</u>	<u>TDRC Approval Date</u>	<u>Permit Number</u>
PD Ordinance	July 27, 1998	
Infrastructure Master Plan	December 15, 2000	MPL 2000-00001
Landscape Master Plan	April 26, 2001	MPL 2001-00005
Westside Neighborhoods Master Plans Package 1	March 27, 2001	MPL 2000-00031
Baldwin Place Specific Parcel Master Plan	November 30, 2003	MPL 2003-00015
Preliminary Plat – Tower Place at Baldwin Park (aka Baldwin Place)	October 28, 2004	SUB 2004-00072
Meritage Specific Parcel Master Plan – Amend 3	January 22, 2009	MPL 2003-00015
Westside Neighborhoods Master Plans Package 4	Under review	Under review

1.3 Location

The Jefferson at Baldwin Park site is located at the intersection of Meeting Place and Lower Park Road in Baldwin Park. Existing development exists to the south (Centerline Condominiums and the North Park Baptist Church) and an undeveloped parcel is to the east (Lot 618). A Location Map is included on the cover sheet of the Master Plan Drawings.

2.0 Submittal Requirements

2.1 Development Plan

A Composite Site Plan, showing the adjacent existing developments, is included in the Master Plan Drawings. Digital information for the existing Centerline condominiums was not available for the plan.

A project Master Plan (Development Plan) is also included in the Master Plan Drawings. The final plan and the associated proposed site improvements are subject to final review and approval of the Town Planner. Final construction plans shall be reviewed and stamped by the Town Planner prior to building permit review to confirm compliance with the Specific Parcel Master Plan documents and any conditions of approval.

2.2 Development Program

As noted in the Project Description, the existing 7-story existing building will be demolished. The Land Use Program Amendment #6 (ZON 2001-0005) approved by the TDRC on July 26, 2007 converted the existing uses to 178 dwelling units. There are three (3) proposed multi-family buildings that will include units with one, two and three bedrooms as well as some tuck-under (garage) parking. The building adjacent to Meeting Place (Building 1) is four (4) stories and the building in the southeast corner (Building 3) is four (4) stories. The building adjacent to Lower Park Road (Building 2) is four (4) stories with a 5-story element. In addition to the residential units, the project will include a leasing office, fitness center and amenity area within and adjacent to the buildings.

2.3 Site Design and Development Standards

The proposed Development Standards and Setbacks for the site are consistent with the Westside Neighborhoods Master Plan Package No. 4 and in accordance with the Village Center General standards in the PD. A summary of these standards are listed below:

Building Height (min 2 stories, max 5 stories): two buildings are 4 stories and one building is 4 stories with a 5-story element.

Front Yard Setback (6 - 12 feet): the proposed building setback from Lower Park Road is 12 feet.

Side Yard Setback (0 feet): the proposed building side setback (to the east) is 10 feet. The actual setback is much greater.

Street Side Yard Setback (10 feet): the proposed building street side setback from Meeting Place is 12 feet.

Rear Yard Setback (3 feet): the proposed building rear setback (to the south) is 10 feet. The actual setback is much greater.

Park Edge Overlay - Zone A (12 feet): the proposed building setback from Lower Park Road is 12 feet.

Parking Lot Setback: the parking lot setback from the right-of-way of Meeting Place and/or Lower Park Road is 5 feet. The actual setback exceeds this standard.

Building entries from Meeting Place and from Lower Park Road will be a minimum 18 inches above the adjacent sidewalk elevation, except where this requirement creates a conflict with ADA accessibility requirements.

Balconies, porches, stoops, roof overhangs may encroach into the front yard and/or the street side setbacks. As shown on the Master Plan Drawings, there are proposed setback encroachments for building porches/terraces along Meeting Place and Lower Park Road.

A minimum 5-foot wide pedestrian access connection from Building 1 to Meeting Place and Lower Park Road will be provided. A minimum 5-foot wide pedestrian access connection from Building 2 to Lower Park Road will be provided.

Maximum Impervious Surface: In accordance with the Baldwin Park stormwater master plan, the maximum impervious surface is 85%.

Parking: a total 240 parking spaces are provided for the project; 217 on-site and 23 on Meeting Place and Lower Park Road. Parking spaces are 9 feet and 8.5 feet wide by 18 feet deep and the parking drive aisle width is 22 feet, both in accordance with similar parking facilities within Baldwin Park. Refer to the Master Plan Drawings for additional information.

Parking is primarily located behind the proposed buildings and away from public view. Where there is a view of the parking lot from Meeting Place and Lower Park Road, a 2-4 foot high wall/fence will be used to screen the parking lot.

In accordance with previous approvals, a shared driveway is provided to Lot 618, as shown on the Master Plan Drawings.

Solid waste service will be provided via two (2) onsite trash dumpsters. Enclosures, in accordance with other similar facilities in Baldwin Park, will be provided. The access route for the solid waste vehicles is included in the Master Plan Drawings.

Fire access is provided to the buildings via Meeting Place, Lower Park Road and the access Tract 131 via the North Park Baptist Church site. Vehicles will enter the site from Lower Park road and exit via stabilized corridors and thru access gates to Meeting Place and to the Church site. The applicant is in negotiation with the Church for an access agreement, which will be completed prior to Town Planner approval of the construction plans and submission for building permit review. The access route for the fire vehicle is included in the Master Plan Drawings.

2.4 Landscape Plan/ Standards

The landscape plan meets or exceeds the City of Orlando code for buffering, tree canopy, shrub and groundcover requirements. The building landscape is designed to frame and accent the architecture. The public right of way landscape has street trees and landscape that meets or exceeds Baldwin Park standards.

Site amenities include a boutique hotel style pool area screened with fencing and walls and softened by landscape. The amenity area is anticipated to include a sun deck, seating areas and an outdoor grill area. The area between buildings is complemented with low walls that continue the building line. Pedestrian access points are provided to the public right-of-way through architecturally accented openings in the low walls. The site is fenced with a 6' high picket fence on the southern and eastern boundary.

Preliminary landscape and hardscape plans illustrating the design intent are included in the Master Plan Drawings. The final design of the landscape and hardscape improvements within the project site and along Meeting Place and Lower Park Road will be reviewed by the Town Planner prior to permitting.

2.5 Design Guidelines and Architectural Standards

The Architectural character of the Project draws on a traditional costal vernacular – Mediterranean in vocabulary. The primary exterior wall treatment is stucco, with accents in horizontal Hardi-lap siding, and the appearance of wood balcony posts and Hardi-trim at exterior eaves and overhangs. The primary roofing material will be tile, with metal accents at smaller bay windows and balcony roofs. Garden walls extend the building into the landscape, and serve to both hold the street edge where there is not a building front, and also screen parking for the project.

Preliminary building elevations are included in the Master Plan Drawings. The final architectural design of the buildings will be reviewed by the Town Planner prior to permitting.

2.6 Environmental Information

There are no environmental areas within the site. Environmental issues of the existing building, if any, will be identified and remediated in accordance with applicable governmental requirements prior to building demolition.