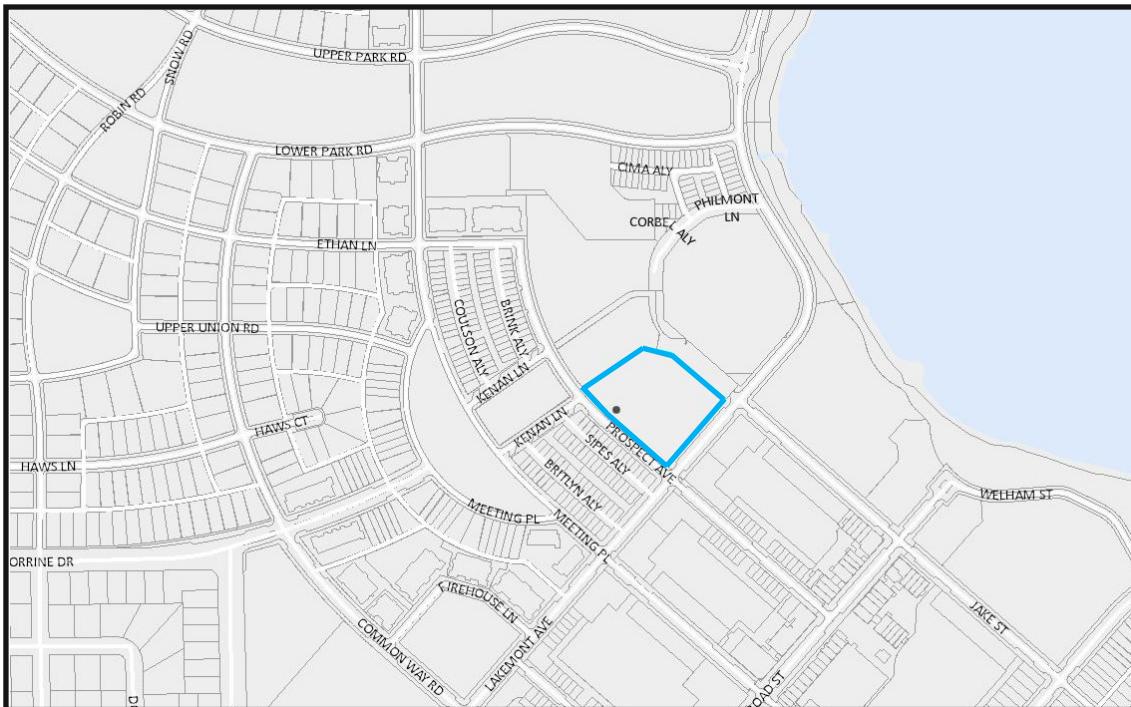


September 23, 2021
Staff Report to the Baldwin Park
Town Review Design Committee

CASE #ZON2021-10016
Item #2

1801 PROSPECT AVENUE—PD AMENDMENTS



Location Map

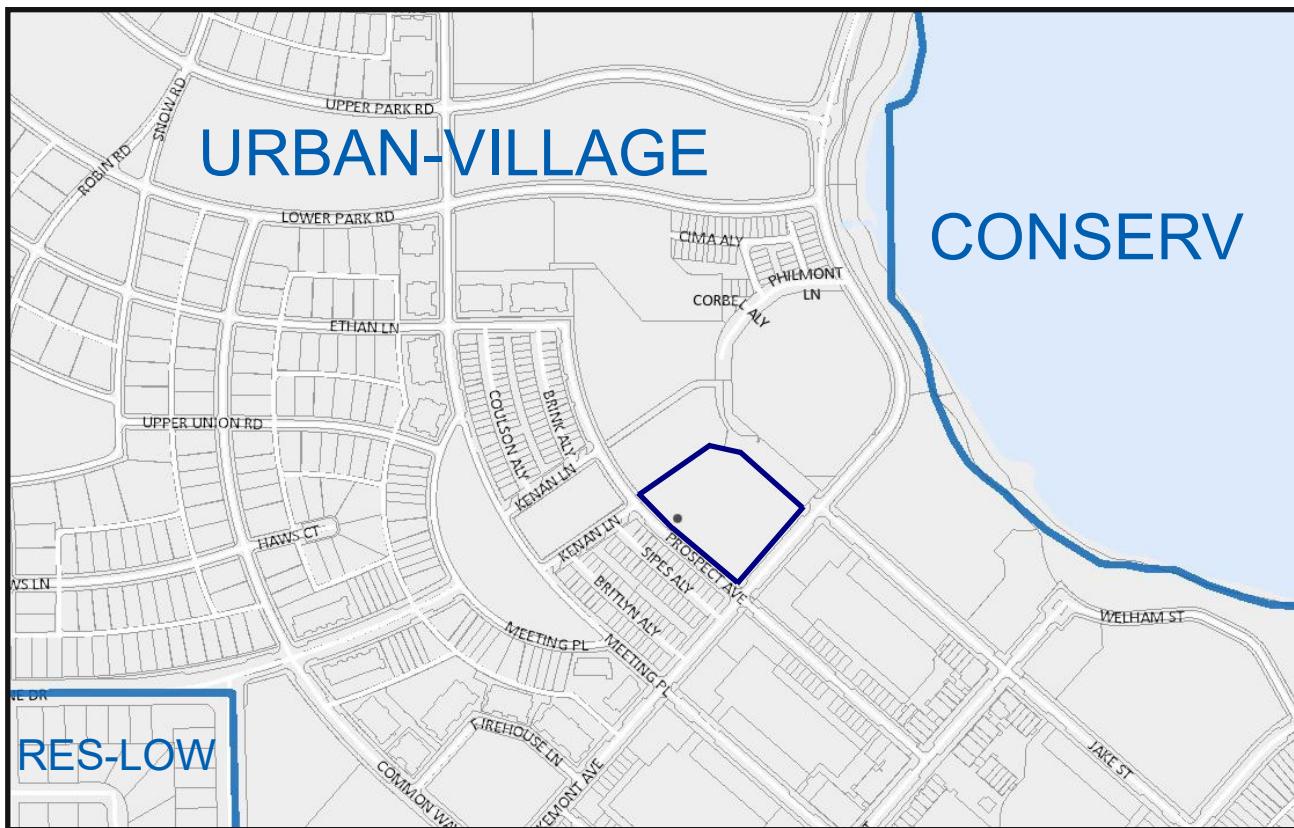
Subject Site

SUMMARY

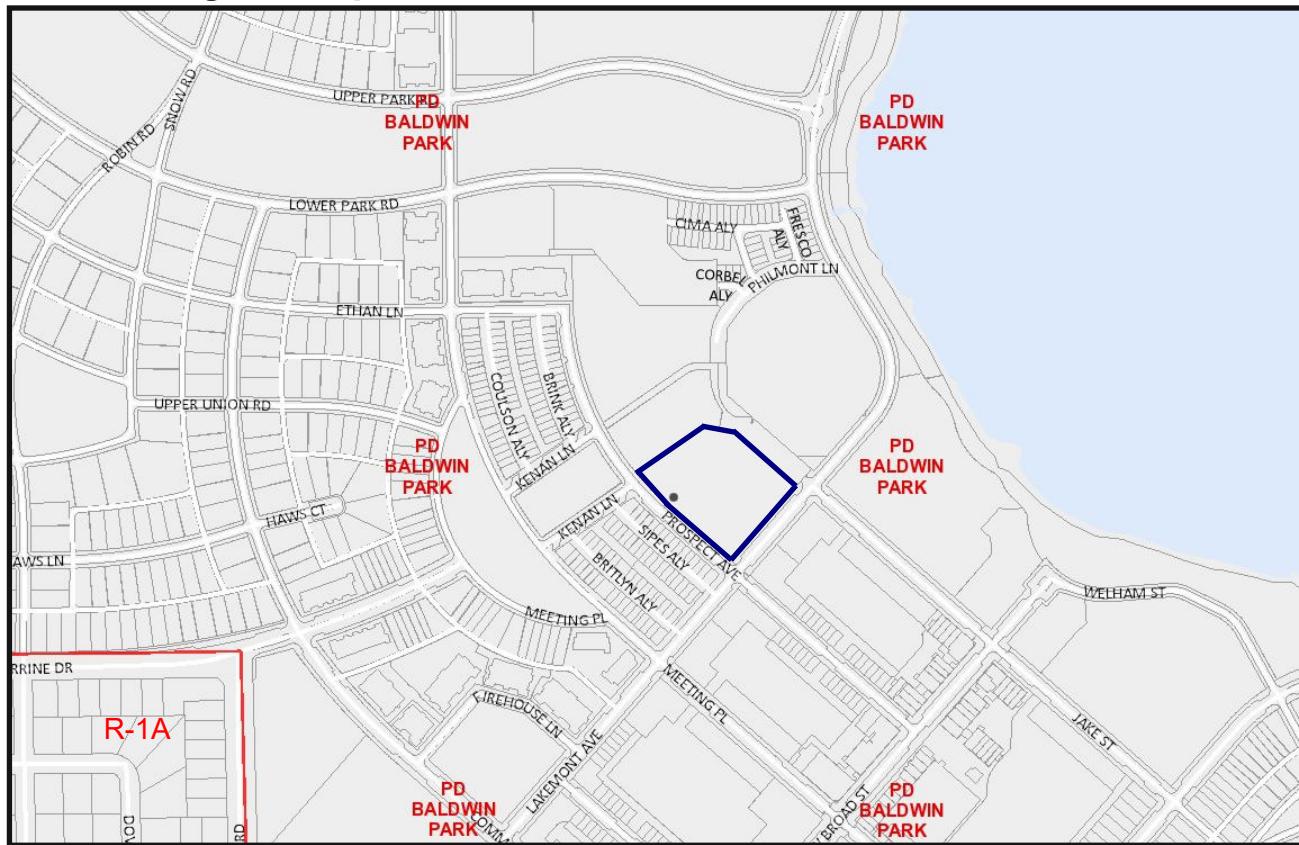
Owner Fair winds Credit Union (Contract Purchaser: Gables Residential)	Property Location: 1801 Prospect Ave., located at the corner of Prospect Avenue and Lakemont Avenue. PID: 17-22-30-0523-06-140 (2.48 acres, District 3).	Office land use category to 132 residential units. This combination of allocation and conversion yields 230 residential units.
Applicant Meghan Dietz Baker Barrios Architects	Applicant's Request: Two Non-Substantial Amendments to the Baldwin Park PD to: <ol style="list-style-type: none"> 1. Update the Land Use Plan to reclassify the subject property from "Existing Uses to Remain" to "Attached Housing". 2. Revise the Land Use Program/ Entitlement Summary to: a) convert the existing 11,090 square feet of office space (the former Fairwinds Credit Union building) to 17 dwelling units; b) allocate the remaining "Total Unallocated Capacity" of 81 residential units to the subject site; and c) convert 86,262 square feet of office space from the Office Medium Intensity and Industrial/ 	Staff's Recommendation: Approval of the request subject to the conditions in the staff report.
Project Planner Richard Forbes, AIA Appearance Review Official Baldwin Park Town Planner		Public Comment This staff report was posted to the City's Baldwin Park website approximately one week prior to the BP TDRC meeting and was also provided to the Baldwin Park Residential Owners Association (ROA) via e-mail. As of the published date of this report, staff has not received any public comment.

Updated: September 16, 2021

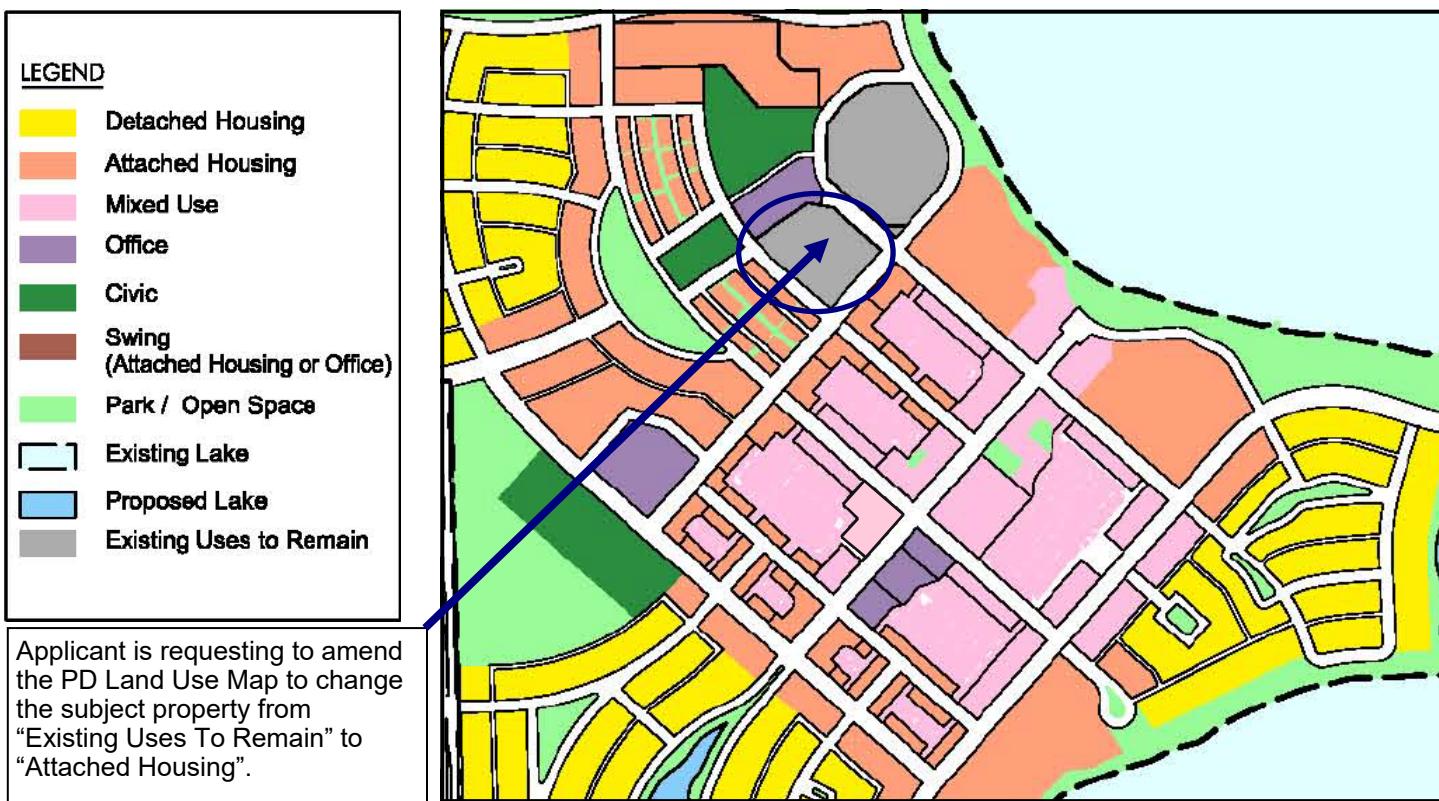
Future Land Use Map



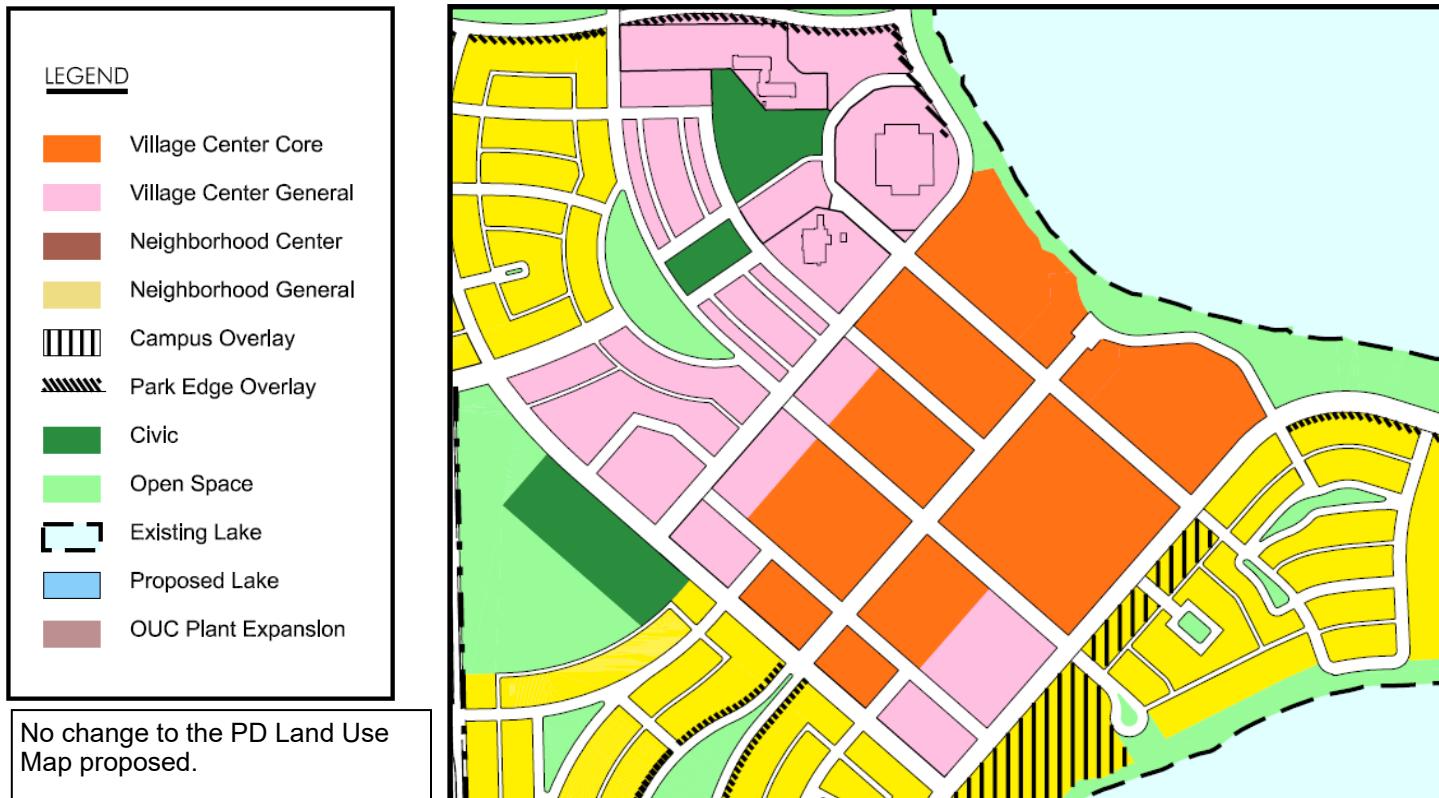
Zoning Map



PD Land Use Map



PD Regulatory Map



Project Analysis

Project Description

The applicant has applied for Specific Parcel Master Plan approval for a 5-story, 230-unit multi-family building on a 2.48 acre property that was previously developed with the Fairwinds Credit Union building (built in 1978; please see companion case #MPL2021-10046). The existing building will be demolished as part of the proposed development. In order to accommodate the proposed development, three Non-Substantial Amendments to the Baldwin Park PD are required;

1. Update the PD Land Use Plan Map to reclassify the subject property from "Existing Uses To Remain" to "Attached Housing".
2. Revise the PD Land Use Program/Entitlement Summary to: a) convert the existing 11,090 square feet of office space (the former Fairwinds Credit Union building) to 17 dwelling units; b) allocate the remaining "Total Unallocated Capacity" of 81 residential units to the subject site; and c) convert 86,262 square feet of office space from the Office Medium Intensity and Industrial/Office land use category to 132 residential units. This combination of allocation and conversion yields a total of 230 residential units.

Previous Actions:

- Baldwin Park PD Ordinance was adopted on July 27, 1998.
- On December 15, 2000, the Baldwin Park Town Design Review Committee (TDRC) approved the Infrastructure Master Plan (MPL 2000-00001).
- On March 22, 2001, the TDRC approved the Westside Neighborhoods Master Plan (MPL2000-00031).
- On April 26, 2001, the TDRC approved the Landscape Master Plan (MPL 2001-00005).
- December 13, 2003, Plat recorded— Baldwin Park Unit 3 (SUB2002-00052).

Project Context

The property has a future land use designation of Urban-Village and is zoned PD (Baldwin Park Planned Development). The PD Land Use Plan Map currently designates the property as "Existing Uses To Remain". The PD Regulatory Map designates the subject property as Village Center General. The property is surrounded by a mix of uses including: office, church, townhomes and apartments to the north; office, townhomes and apartments to the south; apartments to the east; and townhomes, park and a community center to the west. Please see Table 1 below.

Table 1—Project Context

	Future Land Use	Zoning	Surrounding Use
North	URBAN-VILLAGE	Planned Development (Baldwin Park PD)	Office (including US Customs), Church, Townhomes, Apartments
East			Apartments
South			Office, Townhomes, Apartments
West			Townhomes, Park and Community Center

PD Land Use Map Amendment

The PD Land Use Plan directs what types of uses may take place within the different areas of the PD. The subject property is currently designated as "Existing Uses To Remain" which only permits the existing office use. These "Existing Uses To Remain" were typically leftover pieces of property that were transferred to other entities than the City as part of the Base Reuse process. As an example, the adjacent building north of the subject site was transferred from the U.S. Department of Defense to U.S. Customs. Most of the Village Center is designated as either "Mixed Use" or "Attached Housing". In order to accommodate the proposed residential development, the PD Land Use Plan Map must be updated to reclassify the subject property from "Existing Uses to Remain" to "Attached Housing". This proposed change in the Land Use Plan is compatible with the existing uses surrounding the development site.

Development Entitlements

Development within the Baldwin Park PD is governed by the Land Use Program/Entitlements Summary, which identifies the total amount of approved, allocated, built and unallocated development within each Unit of Baldwin Park. Development in Baldwin Park is approved through Neighborhood Master Plans, Specific Parcel Master Plans, and Subdivision Plats, each of which draw from available entitlements within the PD. At times, the actual amount of development constructed may vary slightly from the amount approved. For example, a Specific Parcel Master Plan for a condominium building may allow 30 dwelling units, but only 26 units are actually constructed. In this example, the development would have a balance of 4 approved but unallocated dwelling units.

The Land Use Program/Entitlements Summary was updated in 2007 and again in 2012 to reflect actual development based on building permits issued by the City of Orlando. The Baldwin Park PD Land Use Program/Entitlements Summary was reconciled as part of a Planning Official Determination issued in 2019 (DET2019-10058) which has been attached to this staff report for reference.

The applicant is seeking to develop a 230-unit multifamily project. The only development rights currently assigned to the subject site are those associated with the former Fairwinds Credit Union. In order to accommodate the proposed project, a combination of allocations, credits, and conversions are required. The first is fairly simple—there are currently 81 unallocated residential units within the PD—the applicant has requested that all of those units be allocated to the subject site.

The remaining requested actions require a land use conversion which is authorized in both the City's Growth Management Plan (GMP) and in the PD. GMP Subarea Policy S.16.4 provides a mechanism to alter the development capacity within the PD by substituting residential dwelling units for office square footage in accordance with the following ratios:

Land Use Category	Ratio
Office, Medium Intensity	1 du / 653.5 sq. feet
Office, Low Intensity	1 du / 1,089 sq. feet

There is a current balance of 206,176 unallocated square feet in the Office Medium Intensity and Industrial/Office land use category. There is sufficient capacity to accommodate the applicant's request. The existing space associated with the 11,090 square foot Fairwinds Credit Union can be converted, and using the ratio shown above, a total of 17 units can be credited ($11,090/653.5 = 17$ du). In order to create the capacity for the remaining requested units (132 units), again using the conversion ratio above, a reduction in the Office Medium Intensity and Industrial/Office category of 86,262 square feet is required ($86,262/653.5 = 132$ du). This combination of allocation, credits, and conversion yields the desired 230 residential units. If approved by the Baldwin Park TDRC and City Council, this action would represent Conversion #9.

School Impacts

On July 7, 2008, the City adopted a Public School Facilities Element (PSFE) and the Amended Interlocal Agreement for Public School Facility Planning and Implementation of Concurrency which requires all residential developments be subject to school concurrency review. A list of exemptions from this review is provided under Section 16.2 of the Agreement. Included in the list of exemptions are DRIs that have filed a complete application for a development order prior to May 1, 2005 (Section 16.2(j)).

Under the terms of the agreement, the City will advise OCPS of comprehensive plan amendments, zoning amendments, and development proposals that may have the effect of increasing existing density. On January 11, 2021, the City amended GMP PSFE Policy 1.3.1, which allows school capacity to be taken into account when evaluating land use and zoning applications.

The Baldwin Park PD currently has an approved residential development program of 4,783 dwelling units, with 81 of the proposed units being considered "vested" (those 81 units are considered "unallocated capacity" per the Land Use Program/Entitlements Summary and are being allocated to the subject site as part of the Gables Residential proposal). The remaining 149 dwelling units are not included in the 4,783 dwelling units currently approved in the Baldwin Park PD Land Use Program/Entitlements Summary. The applicant is seeking to convert 11,090 square feet of office (former Fairwinds Credit Union building) to 17 dwelling units and to convert 86,262 square feet of office space from the Office Medium Intensity and Industrial/Office land use category to 132 dwelling units as provided in GMP Future Land Use Subarea Policy S.16.4.

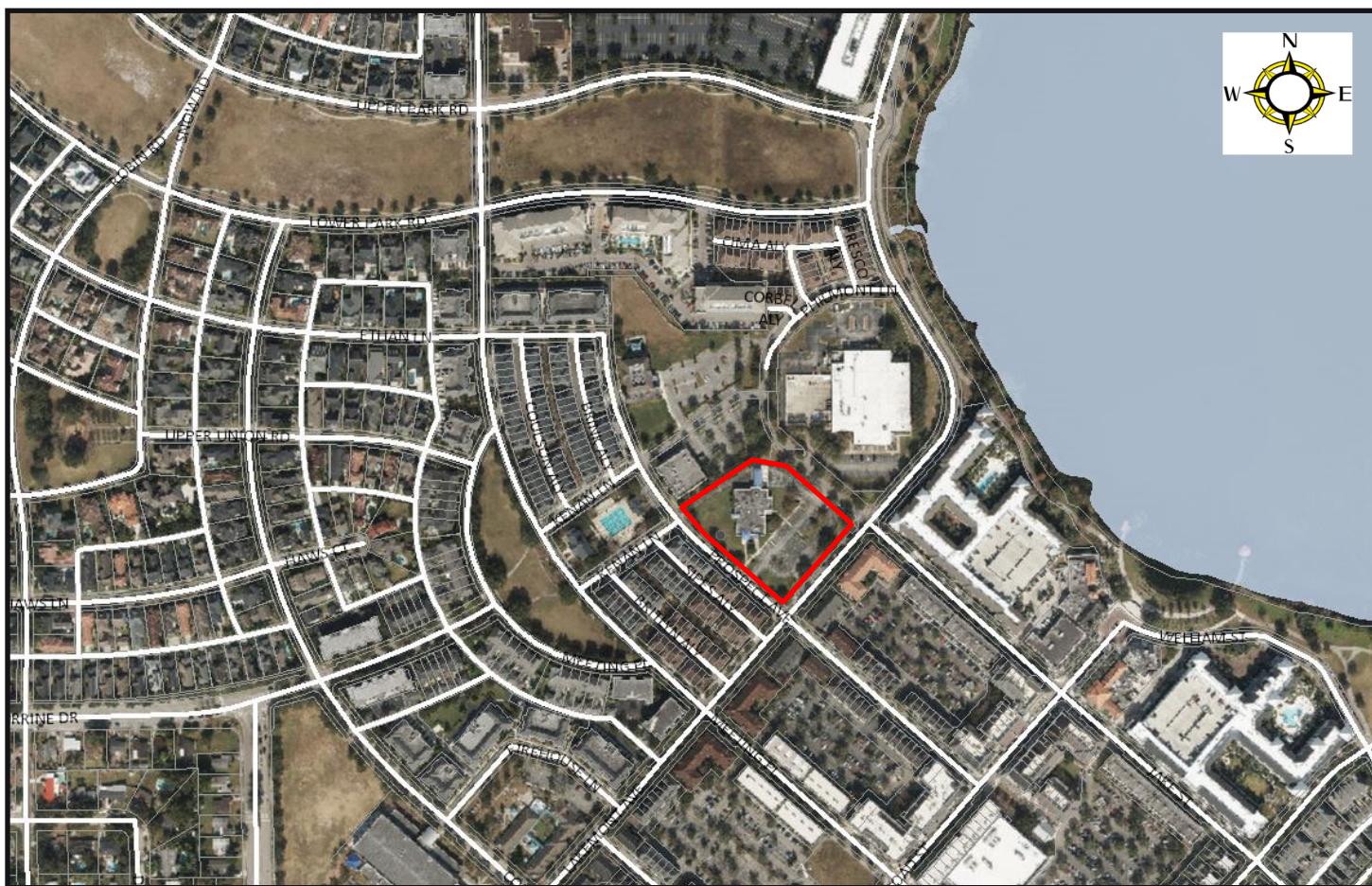
OCPS has reviewed this project and determined the following school capacity:

- Baldwin Park Elementary School; Capacity is available.
- Glenridge Middle School; 9.387 seats over capacity due to this project.
- Winter Park High School: Capacity is available.

Staff recommends approval of the request. The project will be subject to concurrency at the time of platting (or SPMP/Final Site Plan review if applicable). It should be noted, however, that lack of capacity could be grounds for local government to recommend denial.

The OCPS School Capacity Determination—Capacity Letter dated September 2, 2021 is attached to this staff report for reference.

Aerial Photo



Subject Site

FINDINGS

Subject to the conditions contained herein, the proposal is consistent with the requirements for approval of Planned Development applications contained in Section 65.000 of the Land Development Code (LDC):

1. The proposal is consistent with the City's Growth Management Plan.
2. The proposal is consistent with the purpose and intent of the PD zoning district and all other requirements of the LDC.
3. The proposal is compatible with surrounding land uses and the general character of the area.
4. The necessary public facilities will be adequate to serve the proposed use, or will be provided by the applicant as a condition of this approval.

Staff recommends approval of ZON2021-10016 subject to the conditions located in this staff report:

Conditions of Approval

City Planning

1. **Land Use and Zoning.** Except as provided herein, development of the property shall be consistent with the development standards of the Baldwin Park PD zoning district.
2. **General Code Compliance.** Development of the proposed project should be consistent with the conditions in this report and all codes and ordinances of the City of Orlando, the State of Florida, and all other applicable regulatory agencies. All other applicable state or federal permits must be obtained before commencing development.
3. **Minor modifications.** Zoning variances may be approved pursuant to the procedures set forth in Part 2J Chapter 65, Orlando City Code. Additionally, recognizing that development plans can change in small ways between the planning and permitting stages of development, the planning official may approve up to a 10% modification of any applicable numerical development standard if the planning official finds that the proposed modification is consistent with the applicable goals, objectives, and policies of the GMP, is compatible with nearby existing land uses, would not result in inadequate public facilities, and is otherwise consistent with the public health, safety, and welfare. When approving such a modification of a development standard, the planning official may impose one or more of the conditions of development provided at section 65.334, Orlando City Code, but such condition or conditions must be reasonably calculated to mitigate the identifiable land use impacts of the modified standard.
4. **Regulations Subject to Code.** Except as provided herein, the proposed project is subject to the conditions of this report and all codes and ordinances of the State of Florida, City of Orlando and all other applicable regulatory agencies. All other applicable state or federal permits must also be obtained before commencing development.
5. **Consistency.** Development within the subject property must remain consistent with all exhibits provided within this application subject to the conditions ultimately approved by City Council.
6. **Permits.** As provided by subsection 166.033(5), Florida Statutes, issuance of a development permit by a municipality does not in any way create any right on the part of an applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the municipality for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law. In accordance with subsection 166.033(5), Florida Statutes, it is hereby made a condition of this permit that all other applicable state or federal permits be obtained before commencement of the development.
7. **Maximum Residential Units.** The maximum number of residential units permitted on this site is 230 dwelling units. Any request to increase the amount of residential units will require an amendment to the PD to amend the Land Use Program/Entitlements Summary.
8. **Residential Use Conversion.** No residential units may be converted back to office without approval through an official planning action in coordination with the City Planning Division.
9. **Baldwin Park PD—Land Use Program/Entitlements Summary (DET2019-10058).** The Planning Official Determination which summarizes the Baldwin Park Land Use Program/Entitlements is attached for reference. After City Council approves the minutes of the Baldwin Park TDRC in regards to this case, City staff shall prepare an amended Land Use Program/Entitlements Summary via Planning Official Determination.
10. **Land Use Plan.** The PD Land Use Plan Map dated October 22, 2018 is attached for reference. After City Council approval of this project, City staff shall prepare an amended Land Use Plan Map (Section 3.17 of the PD) which will continue to govern the allowable uses throughout the PD.

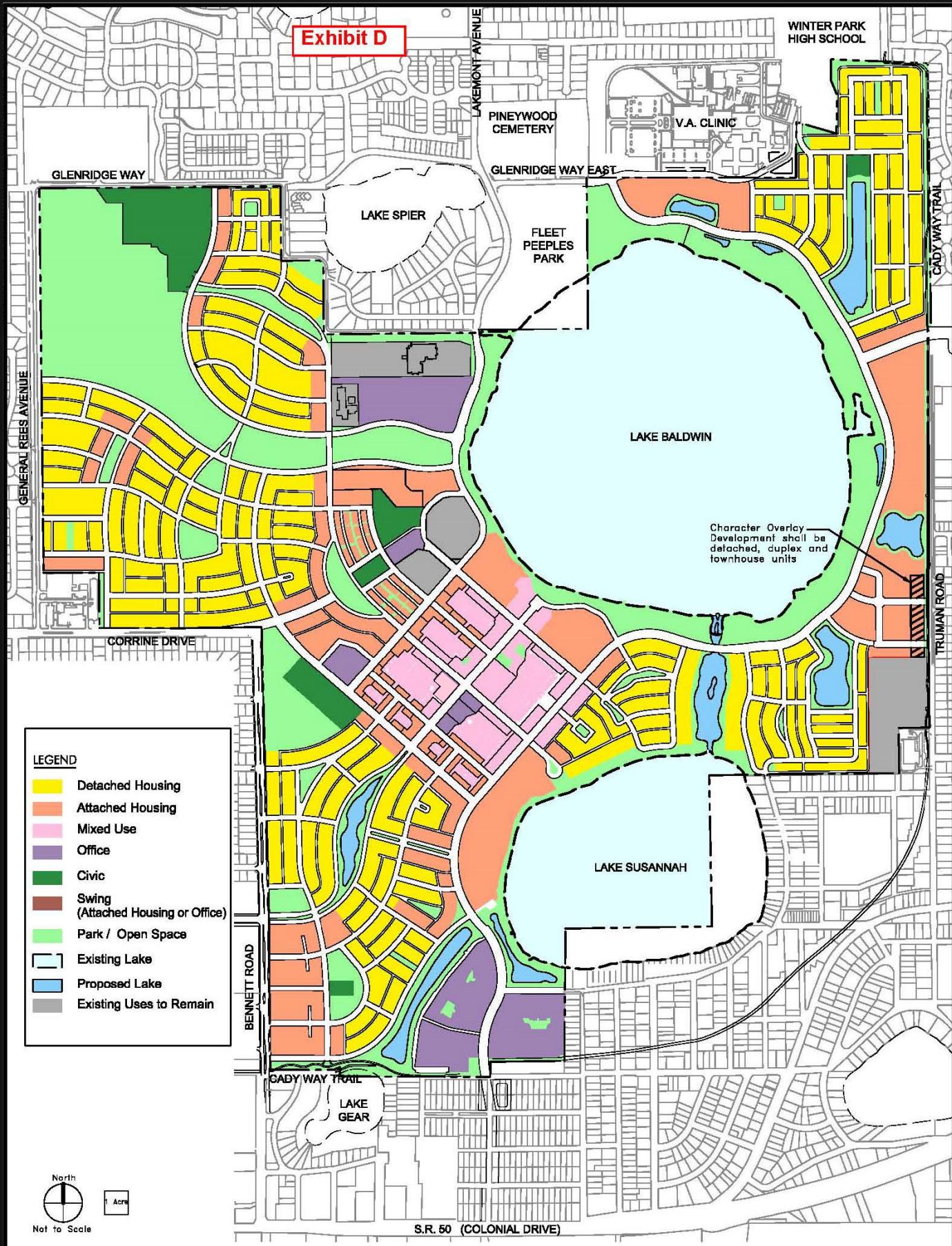
Contact Information

For questions, contact Richard Forbes at 407-246-3350 or at richard.forbes@cityoforlando.net.

Review Process—Next Steps

1. TDRC minutes scheduled for review and approval by City Council.

Exhibit D



Adopted October 22, 2018
(ZON2018-10014)

LAND USE PLAN



FORMAL SCHOOL CAPACITY DETERMINATION CAPACITY LETTER

September 2, 2021

VIA E-MAIL: REBECCA.WILSON@LOWNDES-LAW.COM

Rebecca Wilson
Lowndes, Drosdick, Doster, Kantor & Reed, P.A.
215 N. Eola Drive
Orlando, FL 32801

Application: ORL-21-018 Gables Residential - Baldwin Park

This letter serves as the official certification by Orange County Public Schools that school capacity for the following development is **NOT AVAILABLE**:

Type of Development Application	<input type="checkbox"/> FLUM <input checked="" type="checkbox"/> Rezoning <input type="checkbox"/> Amendment or Extension
Development Application #:	ZON2021-10016
Project Name:	Gables Residential - Baldwin Park
OCPS Completed Application Date:	September 2, 2021
Parcel #(s):	17-22-30-0523-06-140
Requested New Units (#):	SF: 0 MF: 149 TH: 0
Vested Unit(s):	SF: 0 MF: 81 TH: 0
Total Project Units:	230
School Board District:	# 6

In accordance with Section 10 of the First Amended and Restated Interlocal Agreement for Public School Facility Planning and Implementation of Concurrency ("Interlocal Agreement"), a detailed Capacity Analysis is provided in **Attachment A**.

In accordance with Section 704(B) of the Orange County Charter and Section 30-742 of the Orange County Code, an analysis of significantly affected local governments impacted by the proposed development can be found below:

	Baldwin Park ES	Glenridge MS	Winter Park HS
Jurisdictional Analysis	N/A	Orange County - 67.3% Winter Park - 16.9% Orlando - 15.8%	N/A

Given the above analysis, this project meets the minimum criteria established by the Orange County Charter and Code to proceed through the joint approval process with the identified significantly affected local government(s). Additional information on the joint approval process can be obtained from the City of Orlando.

This determination expires on March 1, 2022. OCPS is not required to extend the expiration date of this determination letter. In the event this project does not possess Development Application approval from the City by the expiration date, but still intends to move forward in the development process, the applicant must resubmit the application and application fee to be reevaluated by OCPS. In addition, should the scope of the project change (e.g., modification of unit count and/or unit type), a new determination will be required.

Unless otherwise vested, the Development is still required to submit for concurrency review and, if necessary, enter into a Concurrency Mitigation Agreement.

This determination is governed by the Interlocal Agreement, the provisions of the City of Orlando's adopted Comprehensive Plan, and the Orange County Charter and Code.

Please contact me at (407) 317-3700 ext. 2022391 or e-mail me at christopher.mills@ocps.net with any questions.

Sincerely,



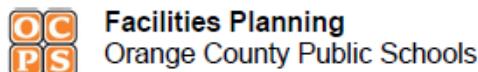
Christopher Mills, AICP
Administrator, Facilities Planning

VJ/cm

Attachments – Attachment A: Detailed Capacity Analysis

CC: Yolanda Ortiz, City of Orlando (via e-mail)
Richard Forbes, City of Orlando (via e-mail)
Thomas Moore, OCPS (via e-mail)
Project File

Attachment A



School Capacity Determination

Project ID: CEA-ORL-21-018 User ID #: 109591 September 2, 2021 13:41:33
Valid Until: March 1, 2022

Project Name:	GABLES RESIDENTIAL - BALDWIN PARK		
Unvested Units	Single Family Units: 0 Multi Family Units: 149 Town Homes Units: 0	Vested Units	Single Family Units: 0 Multi Family Units: 81 Town Homes Units: 0

Capacity Enhancement	School Level	Elementary	Middle	High
	CSA:	V		
	School:	BALDWIN PARK ES	GLENRIDGE MS	WINTER PARK HS
	Analysis of Existing Conditions			
	School Capacity (2019-2020)	842	1,251	3,723
	Enrollment (2019-2020)	797	1,333	3,434
	Utilization (2019-2020)	95.0%	107.0%	92.0%
	LOS Standard	110.0%	100.0%	100.0%
	Available Seats	129	0	289
Analysis of Reserved Capacity				
	School Level	Elementary	Middle	
	Encumbered Capacity	0	0	19
	Reserved Capacity	0	0	0
	Adjusted Utilization	94.7%	106.5%	92.7%
	Adjusted Available Seats	129	0	270
Analysis of Proposed Development				
Students Generated	22.201	9.387	10.430	
Adjusted Utilization	97.3%	107.3%	93.0%	
PASS/FAIL	PASS	FAIL	PASS	
Number of Seats to Mitigate	0.000	9.387	0.000	

BALDWIN PARK ES	
GLENRIDGE MS	
WINTER PARK HS	CAPACITY INCLUDES 9TH GRADE CENTER.



March 26, 2019

Planning Official Determination

For File

Subject: Baldwin Park PD – Land Use Program/Entitlements Summary Update (**DET2019-10058**).

Background – Development within the Baldwin Park Planned Development (PD) is governed by GMP Future Land Use Subarea Policies S.16.4 and S.16.5, the original PD ordinance, and subsequent Non-Substantial Amendments to the PD ordinance which have occurred between 1998 and 2018. Specifically, those amendments provided for changes to the PD Land Use Program, to convert office square footage to residential units through the land use equivalency formula specified in Subarea Policy S.16.4. In total, there have been eight (8) such conversions as reflected in the attached Entitlements Summary.

The Baldwin Park PD Entitlements Summary is broken down into two component parts. The first part summarizes the Base Development Capacity per GMP Subarea Policy S.16.4, and the maximum capacity before any land use conversions took place taking into consideration several “existing buildings to remain” including the Department of Corrections, Defense Finance and Accounting, US Customs, and Fairwinds Credit Union buildings. Part 1 then depicts each of the eight office to residential conversions that have occurred over the past twenty years culminating in a “maximum capacity after all conversions” figure. Finally, Part 1 lesses out the Baldwin Park Development Program (allocated and/or built land use) as well as the Building 310 Development Program to provide a “total unallocated capacity” for the Baldwin Park PD. The chart also provides the total unallocated capacity remaining in the Village Center portion of the project.

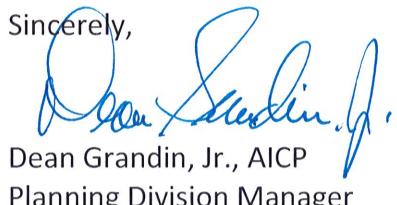
Part 2 of the Baldwin Park PD Entitlements Summary provides a detailed accounting of land use allocations broken down by Neighborhood Unit (there are ten such neighborhood units within Baldwin Park including the Village Center) and then by specific project, providing the total number of allocated and/or built units or square footage. Totals by Neighborhood Unit and for the PD as a whole are provided. In the past, this component of the Entitlements Summary was maintained by the Master Developer and then verified by City staff. City staff will maintain both components of the Entitlements Summary going forward.

Analysis – Development in Baldwin Park is approved by the Baldwin Park Town Design Review Committee and City Council through Neighborhood Master Plans, Specific Parcel Master Plans, and subdivision plats, each of which draw from the available entitlements within the PD. At times the actual amount of development constructed may vary slightly from the amount approved. For example, a Specific Parcel Master Plan may allow 30 dwelling units, but only 26 units are constructed, which leaves a balance of four (4) approved but unallocated units. The Entitlements Summary was updated in 2007 and then again in 2012 to reflect actual development based on building permits issued by the City of Orlando. In February and March 2019, City staff once again reviewed previous staff report analyses and building permit activity in order to update both parts of the Entitlements Summary, making some very minor corrections to ensure accuracy.

Determination – In consideration of the above, I have determined that the attached Baldwin Park PD Entitlements Summary (Parts 1 & 2) dated March 12, 2019 represents a true and accurate reconciliation of the PD Land Use Program.

Please direct questions via email to Paul Lewis at Paul.Lewis@orlando.gov.

Sincerely,

A handwritten signature in blue ink, appearing to read "Dean Grandin, Jr." followed by a stylized surname.

Dean Grandin, Jr., AICP
Planning Division Manager

Baldwin Park PD
Entitlements Summary - Part 1

March 12, 2019

Land Use Program Including Conversions & Remaining Capacity	Civic	Office Low Intensity	Office Medium Intensity and Industrial/Office	Residential	Village Center Commercial	Village Center Office
Base Capacity Per GMP Policy 16.4 ⁽¹⁾⁽²⁾	319,941	196,035	2,036,474	2,212	665,575	451,932
Max. Capacity Factor	<u>1.1</u>	<u>1.1</u>	<u>1.1</u>	<u>1.1</u>	<u>1.1</u>	<u>1.1</u>
Max. Base Capacity	351,935	215,639	2,240,121	2,433	732,133	497,125
Existing Buildings to Remain <i>DOC (Department of Corrections) DFAS (Defence Finance & Accounting) US Customs Fairwinds Credit Union</i>						
Maximum Capacity Before Conversions	351,935	215,639	2,079,159	2,433	721,043	497,125
Conversion #1, July 1998 PD ⁽³⁾						
<i>Maximum Capacity After Conversion #1</i>	351,935	215,639	(519,533)	795		
Conversion #2, 2002 PD Amendment ⁽⁴⁾	351,935	215,639	1,559,626	3,228	721,043	497,125
<i>Maximum Capacity After Conversion #2</i>			(308,452)	472		
Conversion #3, 2004 PD Amendment ⁽⁵⁾			1,251,174	3,700	721,043	497,125
<i>Maximum Capacity After Conversion #3</i>	351,935	215,639	(261,400)	400		
Conversion #4, 2005 PD Amendment ⁽⁶⁾	351,935	215,639	989,774	4,100	721,043	497,125
<i>Maximum Capacity After Conversion #4</i>	351,935	215,639	(130,700)	200		
Conversion #5A, 2007 PD Amendment ⁽⁷⁾			859,074	4,300	721,043	497,125
<i>Maximum Capacity After Conversion #5A</i>	351,935	215,639	(65,350)	100		
Conversion #5B, 2007 PD Amendment ⁽⁸⁾			793,724	4,400	721,043	497,125
<i>Maximum Capacity After Conversion #5B</i>	351,935	215,639	(50,320)	77		
Conversion #6, 2008 PD Amendment ⁽⁹⁾			743,404	4,477	721,043	497,125
<i>Maximum Capacity After Conversion #6</i>	351,935	215,639	(66,004)	101		
Conversion #7, 2017 PD Amendment ⁽¹¹⁾			(116,630)	178		
<i>Maximum Capacity of Building 310</i>			677,400	4,578	721,043	497,125
Conversion #8, 2018 PD Amendment ⁽¹²⁾			(1,271)	2		
<i>Maximum Capacity After Conversion #8</i>	351,935	215,639	676,129	4,580	721,043	497,125
Maximum Capacity After All Conversions	351,935	215,639	676,129	4,702	721,043	417,398
Less Baldwin Park Development Program ⁽¹⁰⁾	(284,399)		(469,953)	(4,443)	(310,000)	(170,273)
TOTAL UNALLOCATED CAPACITY	67,536	215,639	206,176	81	411,043	247,125
Village Center Capacity Remaining Per MPL	n/a	n/a	n/a	12	83,331	21,943

Baldwin Park PD
Entitlements Summary - Part 1
March 12, 2019

Footnotes:

(1) 1,110,388 square feet (Office Medium Intensity) + 926,086 square feet (Industrial/Office) = 2,036,474

(2) 665,575 square feet (Village Center Commercial) + 451,932 square feet (Village Center Office) = 1,117,507 square feet (Village Center Base).

Breakdown is based on 1997 NTC Base Reuse Plan.

(3) Office to Residential Conversion using ratio of 1 dwelling unit per 653.5 square feet of office (795 x 653.5 = 519,533).

(4) Office to Residential Conversion using ratio of 1 du per 653.5 square feet of office (472 x 653.5 = 308,452).

(5) Office to Residential Conversion using ratio of 1 du per 653.5 square feet of office (400 x 653.5 = 261,400).

(6) Office to Residential Conversion using ratio of 1 du per 653.5 square feet of office (200 x 653.5 = 130,700).

(7) Office to Residential Conversion using ratio of 1 du per 653.5 square feet of office (100 x 653.5 = 65,350).

(8) Office to Residential Conversion using ratio of 1 du per 653.5 square feet of office (100 x 653.5 = 50,320). Note: Building 310 was originally allocated 116,630 square feet.

(9) Office to Residential Conversion using ratio of 1 du per 653.5 square feet of office (101 x 653.5 = 66,004).

(10) Civic floor area was amended from 244,362 to 284,399 with Amendment #7. Civic floor area to date includes Glenridge Middle School (146,087 sf), Enders Community Center (4,628 sf),

Grace Hopper Hall (6,896 sf), Baldwin Park Elementary School (86,404 sf), High Park Community Center (384 sf), and North Park Baptist Church (40,000 sf).

(11) Office to Residential Conversion using ratio of 1 du per 653.5 square feet of office (2 x 653.5 = 1,271).

(12) Office to Residential Conversion using ratio of 1 du per 653.5 square feet of office (122 x 653.5 = 79,727).

Baldwin Park Planned Development (PD)
Entitlements Summary - Part 2
March 12, 2019

Detailed Allocations by Neighborhood Unit		Attached Housing	Detached Housing	Total Residential	Village Center Commercial	Village Center Office	Civic	Office
Unit 1	Residential	99	188	287				
	Enders Place	220		220				
	Centerline - Lots 186 & 197	32		32				
	Centerline - Lots 194 & 195	24		24				
	Post - Lots 206 & 207	30		30				
	Enders Park Community Center			0				
	Subtotal	405	188	593	0	0	4,628	0
Unit 2	Residential	36	51	87				
	Centerline - Lots 355 & 356	29		29				
	Centerline - Lots 393 & 394	62		62				
	Centerline - Lots 355, 356, 393 & 394 (tbd)	6		6				
	Centerline - Lots 395 & 396	28		28				
	City Homes	128		128				
	Grace Hopper Community Center							
	Bright Horizons Day Care							
	Elementary School							
	Subtotal	289	51	340	0	0	93,300	14,588
Unit 3	Centerline - Lot 615	21		21				
	Centerline - Lot 615 (tbd)	1		1				
	Cuhaci Peterson - Lot 616			0				16,512
	Cuhaci Peterson - Lot 616 (tbd)			0				3,488
	North Park Church Phase 1			0				16,119
	North Park Church (tbd)			0				23,881
	DWH - City Homes	39		39				
	Subtotal	61	0	61	0	0	40,000	20,000
	City Homes (Rev Homes)	150		150				
	Centergate 1	196		196				
(Unit 3)	Centergate 2	154		154				
	Live/Work	28		28				18,200
	Baldwin Harbor (Lots 626 & 629)	483		483				
	RP Residential	177		177				
	SunTrust (4751 NBS - Lot 556)							21,618
	Lincoln 1 (4750 NBS - Lot 489)							34,593
	Lincoln 2 (4750 NBS - Lot 488)							29,040
	Lincoln 3 (4798 NBS - Lot 487)							45,335
	Lot 555 (fka Battaglia) - Baldwin House	122		122				4,500
	C-1 Publix - Lot 575							47,727
Village Center	C-1 Stalls B & C - Lot 575							1,815
	C-1 Stalls D thru N - Lot 575							50,994
	C-2 Barnies (now Publix Liquor) - Lot 574							1,500

Baldwin Park Planned Development (PD)
Entitlements Summary - Part 2
March 12, 2019

Detailed Allocations by Neighborhood Unit		Attached Housing	Detached Housing	Total Residential	Village Center Commercial	Village Center Office	Civic	Office
C-2 Mixed Use Building - Lot 574	C-2 Mixed Use Building - Lot 574			27,534				
	D-1 Retail - Lot 576			26,265				
	D-2 Retail - Lot 611			24,486				
	E Retail - Lot 628			16,273				
	F Retail - Lot 627			25,575				
	Subtotal	1,310	0	1,310	226,669	148,786	0	0
Current Village Center Maximum	1,322	0	1,322	310,000	170,273	0	0	0
	Village Center Capacity	12	0	12	83,331	21,487	0	0
Unit 4	Residential	67	254	321			146,087	
	Glenridge Middle School						146,087	0
	Subtotal	67	254	321	0	0	146,087	0
Unit 5	Baldwin Point (Traveler's Bldg)							
	Subtotal						164,875	164,875
Unit 6	Residential	38	157	195				
	Centerline - Lots 986, 1016, 1043	48	48	48				
	Subtotal	86	157	243	0	0	0	0
Unit 7	1168 (919 Outer Road)							
	1169 (976 Lake Baldwin Lane)							
	1170 & 1171 (968 Lake Baldwin Ln)							
	1172 (964 Lake Baldwin Ln)							
	1173 (960 Lake Baldwin Ln)							
	1174 (954 Lake Baldwin Ln)							
	1175 (950 Lake Baldwin Ln)							
	1176 (946 Lake Baldwin Ln)							
	1177 (942 Lake Baldwin Ln)							
	1178 (938 Lake Baldwin Ln)							
	1179 (934 Lake Baldwin Ln)							
	1180 (930 Lake Baldwin Ln)							
	1181 (926 Lake Baldwin Ln)							
	1182 (922 Lake Baldwin Ln)							
	1184 (851 Outer Road)							
	1185 (855 Outer Road)							
	1186 (859 Outer Road)							
	1187 (863 Outer Road)							
	1188 (867 Outer Road)							
	1189 (871 Outer Road)							
	1190 (875 Outer Road)							
	1191 (4606 Halder)							

Baldwin Park Planned Development (PD)
 Entitlements Summary - Part 2
 March 12, 2019

Detailed Allocations by Neighborhood Unit		Attached Housing	Detached Housing	Total Residential	Village Center Commercial	Village Center Office	Civic	Office
1192 (4624 Halder)								3,026
1193 (4625 Halder)								5,545
1194 (891 Outer Rd)								6,151
1195 (895 Outer Rd)								3,785
1196 (899 Outer Rd)								3,387
1197 (903 Outer Rd)								6,813
1198 (907 Outer Rd)								6,174
1199 (911 Outer Rd)								4,406
1200 (915 Outer Rd)								3,827
Colonial Dev - Lot 1 (941 LBL)								77,337
Colonial Dev - Lot 2 (935 LBL)								15,518
Colonial Dev - Lot 3 (927 LBL)								1,495
Colonial Dev - Lot 4 (919 LBL)								20,650
Subtotal							258,790	
Unit 8								
Residential (8A)	22	84		106				
Live/Work (8A)	18			18				11,700
Post Properties (8B)	380			380				
Subtotal		420	84	504	0	0		11700
Unit 9								
Residential (9A)		156		156				
The Village at Baldwin Park (9B)	528		528					
Subtotal		528	156	684				
Unit 10								
Residential	24	240		264				
Westminster Baldwin Park	123		123					
High Park Community Center							384	
Subtotal		147	240	387	0	0		384
Total Allocated and/or Built								
	3,313		1,130	4,443	226,669	148,786	284,399	469,953