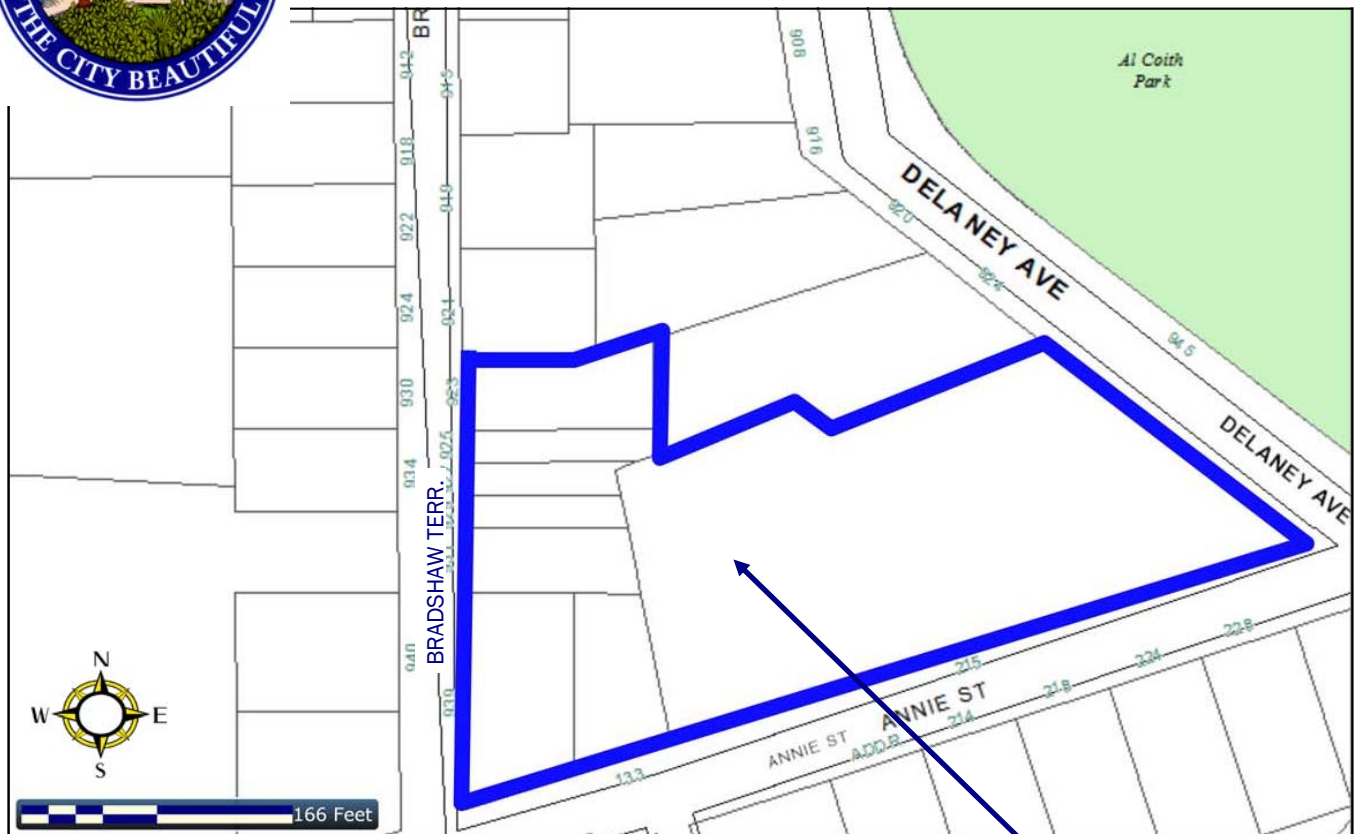




DELANEY PARK HEALTH & REHABILITATION (REPLAT)



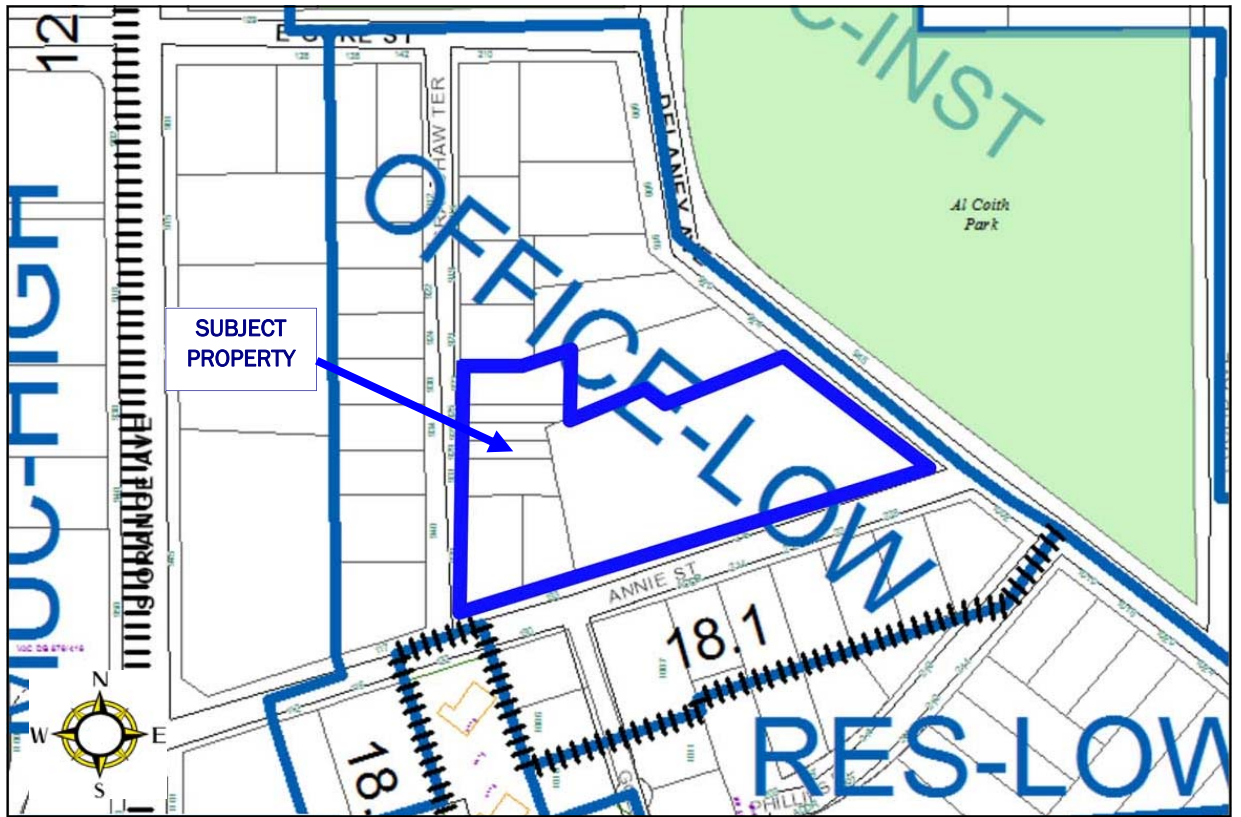
Location Map

 Subject Site

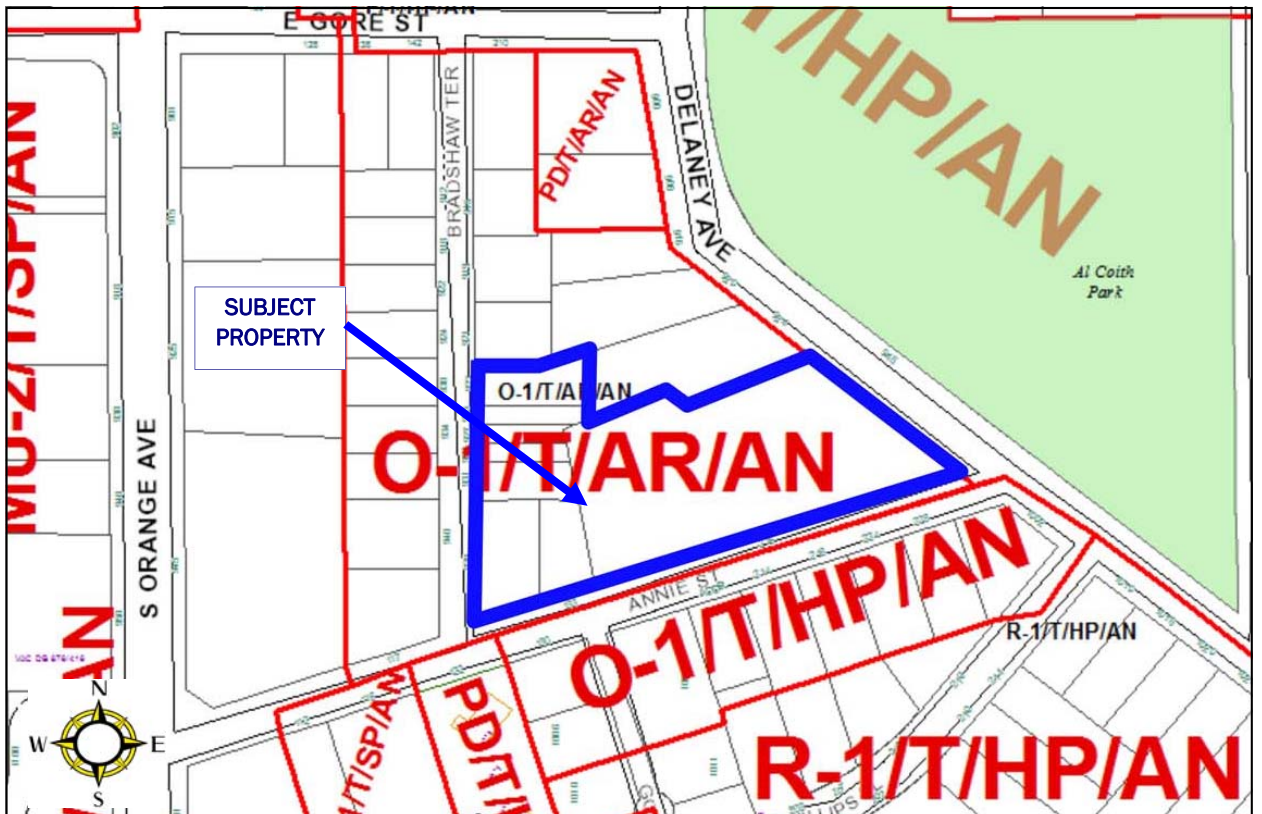
SUMMARY

| | | |
|--|---|--|
| <p>Applicant Robert Monaco, PSM Tinklepaugh Surveying Services</p> <p>Owner Howard Jaffe, Chair Orlando Rehab. Group, Inc.</p> <p>Project Planner Jim Burnett, AICP</p> | <p>Property Location: 215 Annie St. (north side of Annie St., between Delaney Ave. and Bradshaw Terrace, all east of S. Orange Ave.) (±1.96 acres, District 4).</p> <p>Applicant's Request: The applicant proposes to replat a partially developed property for an expansion of the existing nursing home/rehab facility. The property is located in the Delaney Park neighborhood.</p> | |
| <p><i>Updated: April 28, 2013</i></p> | <p>Staff Recommendation: Approval of the Minor Plat, subject to conditions in this staff report.</p> | |

FUTURE LAND USE MAP



ZONING MAP



PROJECT ANALYSIS

Project Description

The applicant is requesting to replat a partially developed 1.96-acre residential property for the continued development and expansion of the existing Delaney Park Health and Rehabilitation Center (see MPL2013-00007). The property is located on the north side of Annie St., between Delaney Ave. and Bradshaw Terrace, in the Lake Copeland neighborhood east of S. Orange Ave.

Previous Actions

1917: Property at 923 - 939 Bradshaw Terrace (odd #'s) originally platted as part of J.N. Bradshaw's Subdivision.

1922: Property at 133 & 215 Annie St. originally platted as part of the W.C. Davis Subdivision.

1963: Existing 20,738 sq. ft. Barrington Nursing Home (now Delaney Park Health & Rehab. Center) constructed.

1999: 133 & 215 Annie St. property purchased by current owner.

2005: Portion of property on Bradshaw Terrace replatted as Edwards Subdivision for 5-lot residential development (never submitted/reviewed)..

2006: Properties on Bradshaw Terrace to be replatted & redeveloped as 10-unit BellaVita @ Delaney Park (SUB2006-00044); plat never finalized.

2012: Properties on Bradshaw Terrace purchased by current owner.

Adjacent uses, zoning and future land use designations are shown in Table 1 below.

| Table 1 - Project Context | | | |
|----------------------------------|--|---|------------------------------------|
| | Future Land Use | Zoning | Adjacent Use |
| North | Office Low Intensity (OFFICE-LOW) | O-1/T/AR/AN (Low Intensity Office - Residential, Traditional City Overlay, Bradshaw Terrace Appearance Review Overlay, Aircraft Noise Overlay) | Offices |
| East | (Across Delaney Ave.) Public/Recreational/Institutional | P/T/HP/AN (Public Use, Traditional City Overlay, Lake Cherokee Historic District, Aircraft Noise Overlay) | Coith Park |
| South | (Across Annie St.) OFFICE-LOW & Residential Medium Intensity | O-1/T/HP/AN (Low Intensity Office - Residential, Traditional City Overlay, Lake Cherokee Historic District, Aircraft Noise Overlay) & PD/T/HP/AN (Planned Development, Traditional City Overlay, Lake Cherokee Historic District, Aircraft Noise Overlay) | Offices & Townhomes |
| West | (Across Bradshaw Terrace) OFFICE-LOW | O-1/T/AR/AN | Offices, Parking Lots & Apartments |

Minor Subdivision Plat

Minor Subdivision Plat Review is intended for subdivisions that do not require construction of streets or public improvements. In so doing, this review ensures that development in the City of Orlando takes place in an orderly and efficient manner. In this case, the property is being replatted as a prerequisite for a new addition to the existing health and rehabilitation center.

Existing Zoning and Future Land Use

The property is designated Office Low Intensity on the City's Future Land Use Map, and is zoned O-1/T/AR/AN (Low Intensity Office - Residential, Traditional City Overlay, Bradshaw Terrace Appearance Review Overlay, Aircraft Noise Overlay). There is no minimum lot size for non- 1- or 2-family residential uses in the O-1/T zoning district. Per Table 2 below, the replat request complies with standards for platting of lands as contained in Chapter 65 Part 3C of the Land Development Code.

School Impacts

(Not applicable - the existing and proposed use is residential but restricted to medical care/patients.)

| Table 2 - Development Standards (O-1/T/AR/AN) | | |
|--|---------------------------|-----------------------|
| <i>Use & Proposed Lot</i> | <i>Lot Size (sq. ft.)</i> | <i>Lot Dimensions</i> |
| Health & Rehab Facility | NA | NA |
| Lot 1 | 85,377.6 (±1.96 ac.) | Irregular |

BRADSHAW TERRACE

J.W. BRADSHAW'S SUBDIVISION
PLAT BOOK G, PAGE 2

EDWARDS SUBDIVISION
PLAT BOOK G, PAGE 108

DAVIS SUBDIVISION
PLAT BOOK G, PAGE 127

DELANEY AVENUE

ANNIE STREET
50' WIDE 1/4 MILE

GOLDEN OAK CENTER

TREE TABLE

LEGEND & ABBREVIATIONS

SURVEYOR'S NOTES

GRAPHIC SCALE

1 IN FEET

1/2 IN FEET

1/4 IN FEET

1/8 IN FEET

1/16 IN FEET

1/32 IN FEET

1/64 IN FEET

1/128 IN FEET

1/256 IN FEET

1/512 IN FEET

1/1024 IN FEET

1/2048 IN FEET

1/4096 IN FEET

1/8192 IN FEET

1/16384 IN FEET

1/32768 IN FEET

1/65536 IN FEET

1/131072 IN FEET

1/262144 IN FEET

1/524288 IN FEET

1/1048576 IN FEET

1/2097152 IN FEET

1/4194304 IN FEET

1/8388608 IN FEET

1/16777216 IN FEET

1/33554432 IN FEET

1/67108864 IN FEET

1/134217728 IN FEET

1/268435456 IN FEET

1/536870912 IN FEET

1/1073741824 IN FEET

1/2147483648 IN FEET

1/4294967296 IN FEET

1/8589934592 IN FEET

1/17179869184 IN FEET

1/34359738368 IN FEET

1/68719476736 IN FEET

1/137438953472 IN FEET

1/274877906944 IN FEET

1/549755813888 IN FEET

1/1099511627776 IN FEET

1/2199023255552 IN FEET

1/4398046511104 IN FEET

1/8796093022208 IN FEET

1/17592186044416 IN FEET

1/35184372088832 IN FEET

1/70368744177664 IN FEET

1/140737488355328 IN FEET

1/281474976710656 IN FEET

1/562949953421312 IN FEET

1/1125899906842624 IN FEET

1/2251799813685248 IN FEET

1/4503599627370496 IN FEET

1/9007199254740992 IN FEET

1/18014398509481984 IN FEET

1/36028797018963968 IN FEET

1/72057594037927936 IN FEET

1/144115188075855872 IN FEET

1/288230376151711744 IN FEET

1/576460752303423488 IN FEET

1/1152921504606846976 IN FEET

1/2305843009213693952 IN FEET

1/4611686018427387904 IN FEET

1/9223372036854775808 IN FEET

1/18446744073709551616 IN FEET

1/36893488147419103232 IN FEET

1/73786976294838206464 IN FEET

1/147573952589676412928 IN FEET

1/295147905179352825856 IN FEET

1/590295810358705651712 IN FEET

1/1180591620717411303424 IN FEET

1/2361183241434822606848 IN FEET

1/4722366482869645213696 IN FEET

1/9444732965739290427392 IN FEET

1/18889465931478580854784 IN FEET

1/37778931862957161709568 IN FEET

1/75557863725914323419136 IN FEET

1/151115727451828646838272 IN FEET

1/302231454903657293676544 IN FEET

1/604462909807314587353088 IN FEET

1/1208925819614629174706176 IN FEET

1/2417851639229258349412352 IN FEET

1/4835703278458516698824704 IN FEET

1/9671406556917033397649408 IN FEET

1/19342813113834066795298816 IN FEET

1/38685626227668133590597632 IN FEET

1/77371252455336267181195264 IN FEET

1/154742504910672534362390528 IN FEET

1/309485009821345068724781056 IN FEET

1/618970019642690137449562112 IN FEET

1/1237940039285380274899124224 IN FEET

1/2475880078570760549798248448 IN FEET

1/4951760157141521099596496896 IN FEET

1/9903520314283042199192993792 IN FEET

1/19807040628566084398385987584 IN FEET

1/39614081257132168796771975168 IN FEET

1/79228162514264337593543950336 IN FEET

1/158456325028528675187087900672 IN FEET

1/316912650057057350374175801344 IN FEET

1/633825300114114700748351602688 IN FEET

1/1267650600228229401496703205376 IN FEET

1/2535301200456458802993406410752 IN FEET

1/5070602400912917605986812821504 IN FEET

1/10141204801825835211973625643008 IN FEET

1/20282409603651670423947251286016 IN FEET

1/40564819207303340847894502572032 IN FEET

1/81129638414606681695789005144064 IN FEET

1/162259276829213363391778010288128 IN FEET

1/324518553658426726783556020576256 IN FEET

1/649037107316853453567112041152512 IN FEET

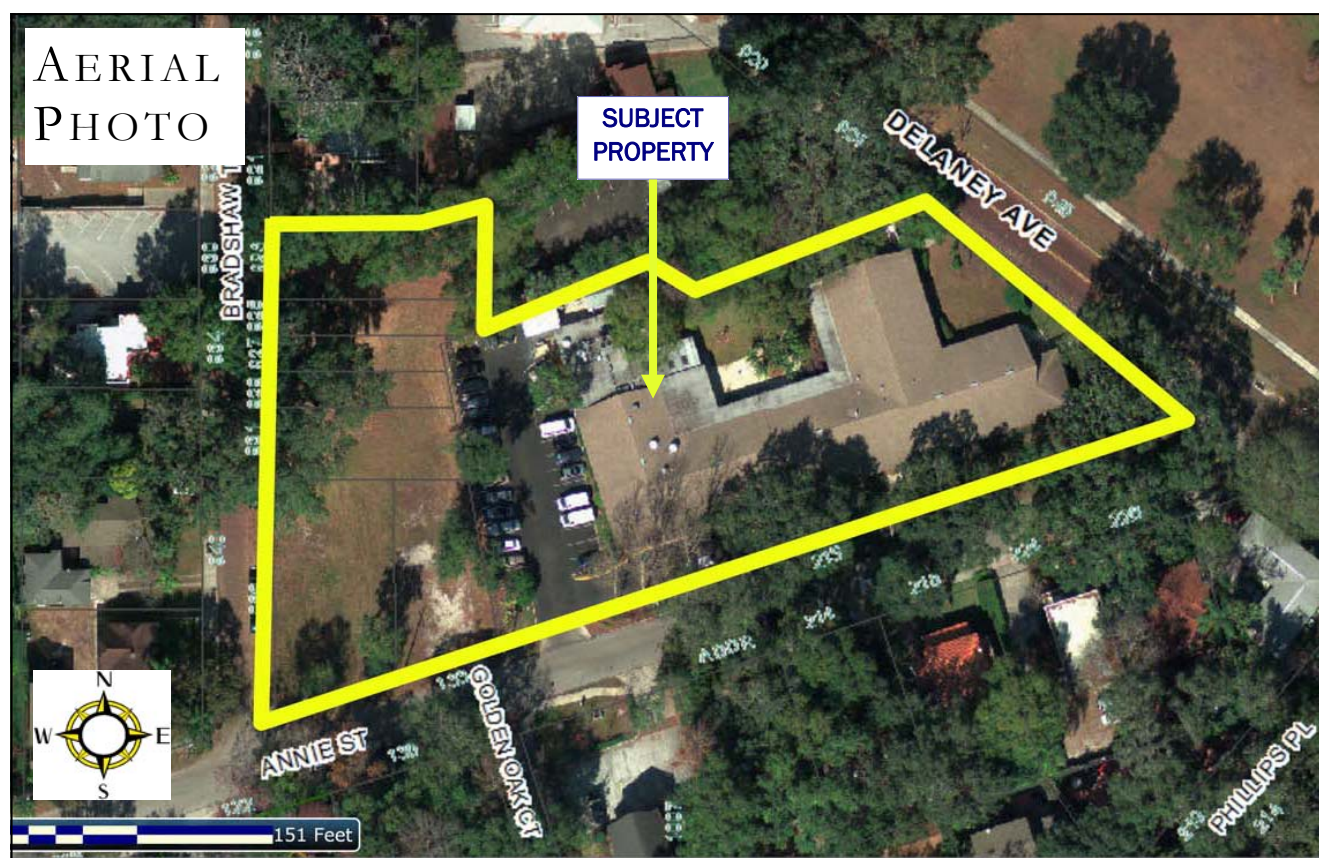
1/1298074214633706907134224082305024 IN FEET

1/2596148429267413814268448164610048 IN FEET

1/5192296858534827628536896329220096 IN FEET

1/10384593717069655257073792658440192 IN FEET

1/207691874341



PROPOSED BUILDING ADDITION
12,827 SQ. FT. (FF = 81.16)

PROPOSED BUILDING ADDITION
1,409 SQ. FT.
Q (PF = 81.16)

EXISTING NURSING HOME FACILITY
(20,092± SQ. FT.)

BRADSHAW TERRACE
40' RIGHT OF WAY
PUB ROW 6' FIRE 8'

ANNIE STREET
50' RIGHT OF WAY
PUB ROW 1' PARK 8'

DELANEY AVENUE
60' RIGHT OF WAY
PUB ROW 6' FIRE 8'

PROJECT NOTES CONTINUED:

- BICYCLE PARKING PROVIDED - BIKE RACK (UPSIDE DOWN "U" OR "V" CH" DESIGN) SHALL BE PROVIDED ADJACENT TO FRONT ENTRANCE ON ANNIE STREET
- MAX BUILDING HEIGHT - 30 FT
- BUILDING HEIGHT PROVIDED - 28'-4" MEASURED FROM FINISHED FLOOR TO HIGHEST PEAK OF ROOF
- MAX PRINCIPAL BUILDING SETBACKS - FRONT YARD (ANNIE STREET) SIDE YARD = 10 FT
- PRINCIPAL BUILDING SETBACKS PROVIDED - FRONT YARD (ANNIE STREET) SIDE YARD = 10 FT
- *APPLICANT REQUESTING PROJECTIONS 1 SECTION 48.800 UP TO 50% OF BUILDING 1 THE REQUIRED FRONT YARD
- 50% OF REQUIRED YARD = 5 FT 25 FT X 25% = 6.25 FT THEREFORE PORTION
- ANNIE STREET BUILDING FRONTAGE (SECTION ONE) Y = 10 FT
- ANNIE STREET BUILDING FRONTAGE (SECTION TWO) Y = 10 FT

PROJECT NOTES:

CURRENT PARCEL ID NUMBERS - 39-23-29-188-00-000; 39-23-29-2440-01-010; 39-23-29-2440-00-022; 39-23-29-2440-00-010; 39-23-29-2440-00-040; 39-23-29-2440-00-050; 39-23-29-2440-00-070; 39-23-29-2440-00-080; 39-23-29-2440-00-090; 39-23-29-2440-00-100; 39-23-29-2440-00-110; 39-23-29-2440-00-120; 39-23-29-2440-00-130; 39-23-29-2440-00-140; 39-23-29-2440-00-150; 39-23-29-2440-00-160; 39-23-29-2440-00-170; 39-23-29-2440-00-180; 39-23-29-2440-00-190; 39-23-29-2440-00-200; 39-23-29-2440-00-210; 39-23-29-2440-00-220; 39-23-29-2440-00-230; 39-23-29-2440-00-240; 39-23-29-2440-00-250; 39-23-29-2440-00-260; 39-23-29-2440-00-270; 39-23-29-2440-00-280; 39-23-29-2440-00-290; 39-23-29-2440-00-300; 39-23-29-2440-00-310; 39-23-29-2440-00-320; 39-23-29-2440-00-330; 39-23-29-2440-00-340; 39-23-29-2440-00-350; 39-23-29-2440-00-360; 39-23-29-2440-00-370; 39-23-29-2440-00-380; 39-23-29-2440-00-390; 39-23-29-2440-00-400; 39-23-29-2440-00-410; 39-23-29-2440-00-420; 39-23-29-2440-00-430; 39-23-29-2440-00-440; 39-23-29-2440-00-450; 39-23-29-2440-00-460; 39-23-29-2440-00-470; 39-23-29-2440-00-480; 39-23-29-2440-00-490; 39-23-29-2440-00-500; 39-23-29-2440-00-510; 39-23-29-2440-00-520; 39-23-29-2440-00-530; 39-23-29-2440-00-540; 39-23-29-2440-00-550; 39-23-29-2440-00-560; 39-23-29-2440-00-570; 39-23-29-2440-00-580; 39-23-29-2440-00-590; 39-23-29-2440-00-600; 39-23-29-2440-00-610; 39-23-29-2440-00-620; 39-23-29-2440-00-630; 39-23-29-2440-00-640; 39-23-29-2440-00-650; 39-23-29-2440-00-660; 39-23-29-2440-00-670; 39-23-29-2440-00-680; 39-23-29-2440-00-690; 39-23-29-2440-00-700; 39-23-29-2440-00-710; 39-23-29-2440-00-720; 39-23-29-2440-00-730; 39-23-29-2440-00-740; 39-23-29-2440-00-750; 39-23-29-2440-00-760; 39-23-29-2440-00-770; 39-23-29-2440-00-780; 39-23-29-2440-00-790; 39-23-29-2440-00-800; 39-23-29-2440-00-810; 39-23-29-2440-00-820; 39-23-29-2440-00-830; 39-23-29-2440-00-840; 39-23-29-2440-00-850; 39-23-29-2440-00-860; 39-23-29-2440-00-870; 39-23-29-2440-00-880; 39-23-29-2440-00-890; 39-23-29-2440-00-900; 39-23-29-2440-00-910; 39-23-29-2440-00-920; 39-23-29-2440-00-930; 39-23-29-2440-00-940; 39-23-29-2440-00-950; 39-23-29-2440-00-960; 39-23-29-2440-00-970; 39-23-29-2440-00-980; 39-23-29-2440-00-990; 39-23-29-2440-00-1000; 39-23-29-2440-00-1010; 39-23-29-2440-00-1020; 39-23-29-2440-00-1030; 39-23-29-2440-00-1040; 39-23-29-2440-00-1050; 39-23-29-2440-00-1060; 39-23-29-2440-00-1070; 39-23-29-2440-00-1080; 39-23-29-2440-00-1090; 39-23-29-2440-00-1100; 39-23-29-2440-00-1110; 39-23-29-2440-00-1120; 39-23-29-2440-00-1130; 39-23-29-2440-00-1140; 39-23-29-2440-00-1150; 39-23-29-2440-00-1160; 39-23-29-2440-00-1170; 39-23-29-2440-00-1180; 39-23-29-2440-00-1190; 39-23-29-2440-00-1200; 39-23-29-2440-00-1210; 39-23-29-2440-00-1220; 39-23-29-2440-00-1230; 39-23-29-2440-00-1240; 39-23-29-2440-00-1250; 39-23-29-2440-00-1260; 39-23-29-2440-00-1270; 39-23-29-2440-00-1280; 39-23-29-2440-00-1290; 39-23-29-2440-00-1300; 39-23-29-2440-00-1310; 39-23-29-2440-00-1320; 39-23-29-2440-00-1330; 39-23-29-2440-00-1340; 39-23-29-2440-00-1350; 39-23-29-2440-00-1360; 39-23-29-2440-00-1370; 39-23-29-2440-00-1380; 39-23-29-2440-00-1390; 39-23-29-2440-00-1400; 39-23-29-2440-00-1410; 39-23-29-2440-00-1420; 39-23-29-2440-00-1430; 39-23-29-2440-00-1440; 39-23-29-2440-00-1450; 39-23-29-2440-00-1460; 39-23-29-2440-00-1470; 39-23-29-2440-00-1480; 39-23-29-2440-00-1490; 39-23-29-2440-00-1500; 39-23-29-2440-00-1510; 39-23-29-2440-00-1520; 39-23-29-2440-00-1530; 39-23-29-

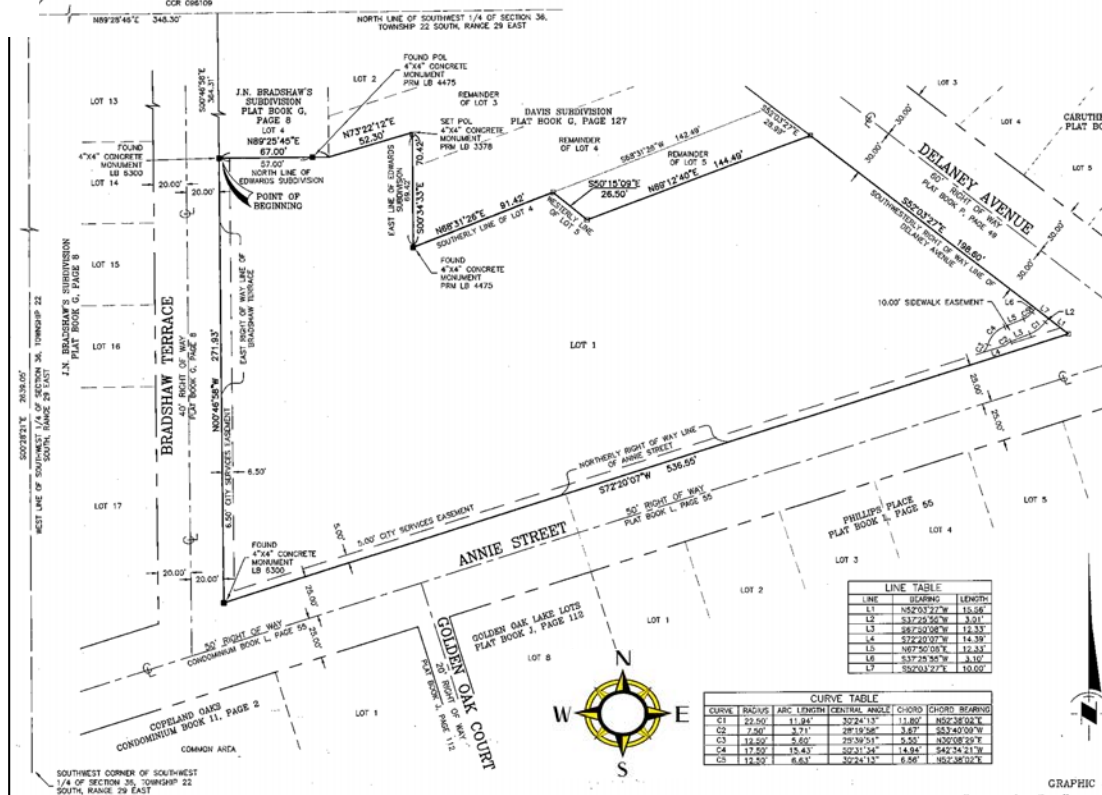
PROPOSED PLAT

PLAT
BOOK

REPLAT OF LOTS 1-5, EDWARDS SUBDIVISION PER PLAT BOOK 62, PAGE 128, LOT 7, J.N. BRADSHAW'S SUBDIVISION PER PLAT BOOK "G", PAGE 8, AND LOTS 6-12 AND PORTIONS OF LOTS 5 AND 13, DAVIS SUBDIVISION PER PLAT BOOK "G", PAGE 127, LOCATED IN SECTION 36, TOWNSHIP 22 SOUTH, RANGE 29 EAST, CITY OF ORLANDO, ORANGE COUNTY, FLORIDA

POINT OF COMMENCEMENT

NORTHWEST CORNER OF SOUTHWEST 1/4 OF SE
TOWNSHIP 22 SOUTH, RANGE 20 EAST
CCR 008100



FINDINGS

Subject to the conditions contained herein, the Minor plat (replat) proposal is consistent with the requirements for approval of Minor Subdivision Plat applications contained in Section 65 Part 3C of the Land Development Code (LDC):

1. The proposed Minor plat is consistent with the purpose and intent of the City's Growth Management Plan.
2. The proposed plat is consistent with the requirements of the Land Development Code.
3. The Minor subdivision plat will not result in incompatible land uses.
4. All future development will be in accordance with Chapter 59 of the LDC, the Concurrency Management Ordinance, which ensures that adequate public facilities are available to serve said development.

Based on the information provided in the staff report and the findings noted above, staff recommends approval of the Delaney Park Health & Rehabilitation Replat, subject to the conditions in this staff report.

CONDITIONS OF APPROVAL

REQUIRED

Land Development

Adherence to Master Plan - Continued development of the property shall be per the Delaney Park Health & Rehabilitation Center Master Plan (being amended, Case #MPL2013-00007) and any conditions therein.

Engineering/Zoning

Plat Face Changes - In addition to any changes required on the plat, the following is a list of additional requirements:

- a) Changes to the face of the plat. (A copy has already been returned to the surveyor).
- b) Recording Fees (Checks should be made payable Orange County Comptroller.)
- c) The plat must be reviewed by Orange County prior to recording. Begin this process by taking a copy of the executed plat to Room 1700 (Orange County Property Appraiser's Office, Attn. Rocco Campanale), 200 S. Orange Avenue, Sun Trust Bank Center. The original completed Statement of Lien from Orange County is required by this office. The Statement of Lien must be received by this office prior to recording the plat.

INFORMATIONAL (pertains more to redevelopment of the property)

Land Development

Except as provided herein, the proposed plat is subject to all codes and ordinances of the State of Florida, City of Orlando, and all other applicable regulatory agencies.

Engineering/Zoning

1. Sidewalk - Per LDC Section 61.225, a 5-ft. wide concrete sidewalk will be required along all dedicated rights-of-way at time of development of the individual lots. Any existing sidewalks that are damaged or broken must be repaired.
2. Engineering Standards Manual - All building plans must conform to and construction be accomplished in accordance with the Engineering Standards Manual (ESM), Fourth Edition, adopted by the City Council on March 9, 2009.
3. Street Tree Fund - LDC Section 61.226 provides for a Street Tree Trust Fund, wherein the developer is required to contribute funds prior to issuance of the building permit. The City is responsible for installation of the trees at a cost of \$350 for each 12'-14' height of canopy tree. The developer may, however, install the street trees in lieu of contribution to the Trust Fund.
4. Erosion & Sedimentation Control - All building site plans submitted for review should include a detailed Erosion and Sedimentation Control Plan. Stormwater control measures to minimize the impact of the erosion/sedimentation shall be incorporated in the plan of the development for all projects in the City of Orlando and a detailed description of these measures are to be included with the final engineering submittal.
5. Storm - NPDES - Construction activities including clearing, grading and excavating activities shall obtain an Environmental Protection Agency (EPA) National Pollution Discharge Elimination System (NPDES) permit, except for 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.
6. Stormwater Management - 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 River Water Management District is required. The system is to be privately owned and maintained.
7. On-Site Fees - At the time of development, the owner/developer is required to pay an on-site inspection fee that is a percentage of the cost of the on-site improvements, excluding the building, in accordance with LDC Section 65.604.
8. Utility Construction - ESM Section 1.04 provides that all utility lines shall be installed beneath the surface of the ground. Subdivision construction plans must include all proposed utilities.

CONDITIONS OF APPROVAL

9. Sewer - The construction plans shall clearly identify the sanitary sewer. New sanitary sewer laterals serving commercial properties shall be minimum 6-inches. Proposed dining room expansion may require an increase in grease interceptor capacity.

CONTACT INFORMATION

Land Development

For questions regarding Land Development review, contact Jim Burnett at 407-246-3609 or at james.burnett@cityoforlando.net.

Transportation Impact Fees

For questions regarding Transportation Planning review, contact at 407-246- or at @cityoforlando.net.

Engineering/Zoning

For questions regarding Plat & Engineering/Zoning review, contact Shirley Weekley at 407-246-3234 or at Shirley.weekley@cityoforlando.net. To obtain plan review status, schedule/cancel an inspection or obtain inspection results, please call PROMPT, our Interactive Response System at 407.246.4444.

Transportation Impact Fees

For questions regarding Transportation Impact Fee review, contact Nancy Ottini at 407-246-3529 or at nancy.ottini@cityoforlando.net.

Parks/Tree Removal

For questions regarding Parks/Tree issues, contact the Bureau of Parks at 407-246-2283.

REVIEW/APPROVAL PROCESS-NEXT STEPS

Engineering/ Zoning will handle the remainder of the plat review following the Technical Review Committee, including scheduling City Council approval of the plat (date to be determined by Engineering/Zoning).