

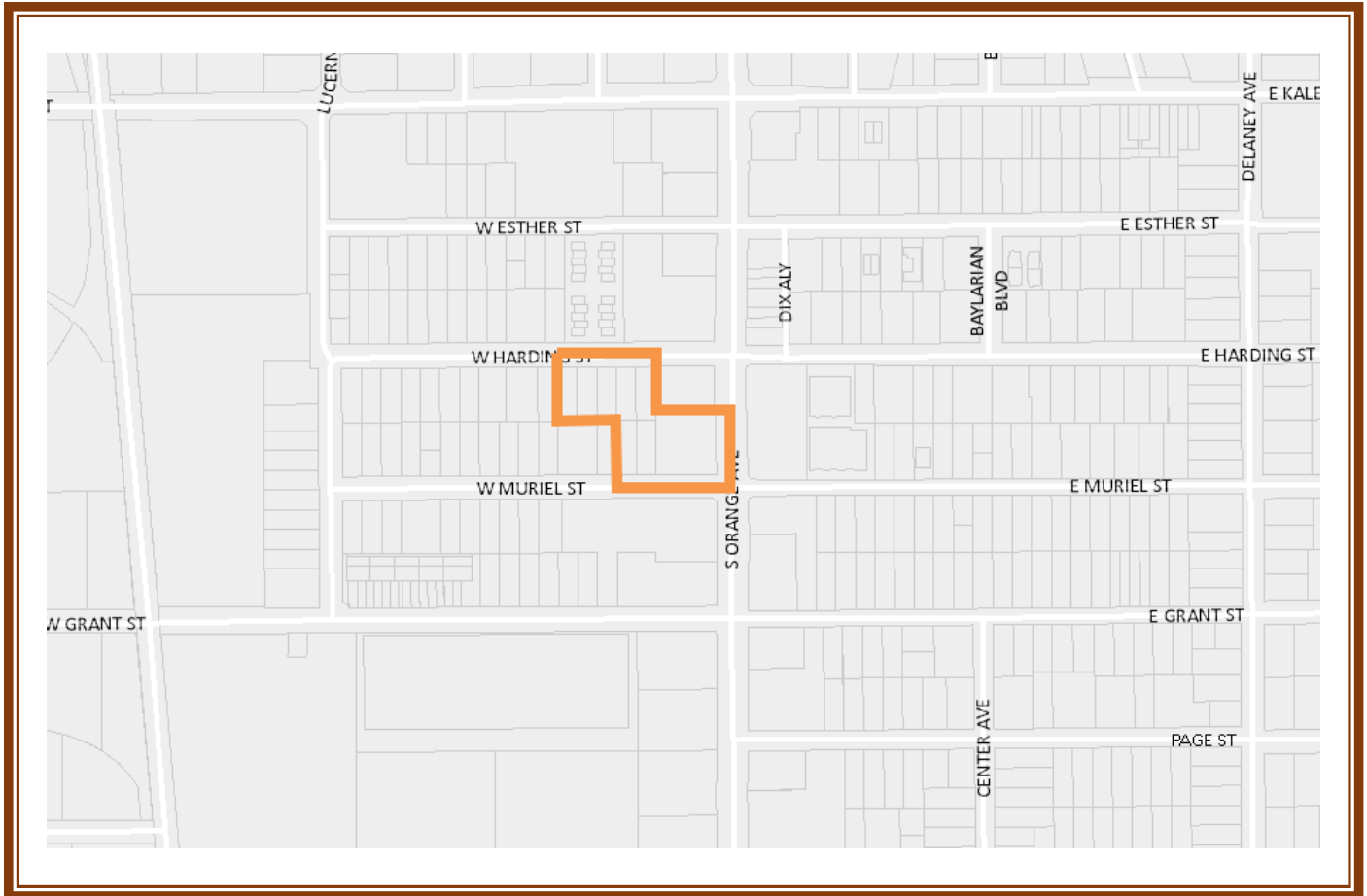
South Orange Medical Complex Care Facility

Project Overview (updated 7/13/2020)

NOTE: The information presented in this project overview is based on staff's preliminary review of the submitted application and is subject to change. Contact the Project Planner for the latest project information.

Case Number(s): CUP2020-10008

Project Location & Property Size: South of W. Harding St., west of S. Orange Ave., north of W. Muriel St., east of Lucerne Terrace. (±2.3 acres, District 4)



Project Description: The applicant has requested a Conditional Use Permit to allow a 20 private room hospice facility on the S Orange Medical Complex site. The site requires Conditional Use Permit review due to the 456 ft. separation from another established care facility, where 1,000 ft. distance separation is required.

Existing Zoning District and Future Land Use Classifications

Future Land Use Classification – MUC-MED (Mixed Use Corridor Medium Intensity) and RES-LOW (Residential Low Intensity)

Zoning District – PD (Planned Development, S. Orange Medical Complex)

Application Documents

Scroll down for plans submitted by the applicant for this project.

If you wish to review the file, please submit a Public Records Request at: <https://orlando.nextrequest.com>.

Additional or revised documents may be included in the Staff Report, to be posted on the City's website a week before the tentative public hearing date below, at orlando.gov/mpb - then click on "Municipal Planning Board Agendas & Minutes."

Public Hearing

This project is tentatively scheduled for a public hearing at the Municipal Planning Board on August 18, 2020 (8:30AM, Location TBD).

Parking Availability

At the City Commons Parking Garage located on Boone Ave., between South St. and Anderson St. (on the west side of City Hall). This garage charges a fee. For more information, go to:

<http://www.cityoforlando.net/parking/downtown-parking-locations/>

Contact Information:

Applicant		Staff - Project Planner	
Name:	William E. Burkett Burkett Engineering	Name:	TeNeika Neasman, Planner II
Address:	105 E. Robinson St. Orlando, FL 32801	Email:	teneika.neasman@orlando.gov
		Phone:	407-246-4257

Project Status and Next Steps

July 6, 2020	Application received by City Planning Division
August 12, 2020	Staff Report available at orlando.gov/mpb
August 18, 2020	at 8:30 AM - Municipal Planning Board meeting (tentative)



July 6, 2020

Ms. TeNeika Neasman
City of Orlando Planning Division
Economic Development Department
400 South Orange Avenue
Orlando, FL 32801

Re: South Orange Medical Complex-Conditional Use Permit Application
BEI Job No.:1503.16

Dear TeNeika:

When the South Orange Medical Complex Growth Management Plan and PD amendments are approved by the City of Orlando City Council, the project will be approved for the construction of up to 54,000 SF of office, retail and preschool/childcare uses. The owner/developer of the project has been approached by a hospice care provider and has inquired about the hospice care being an allowable use. We are therefore requesting a Conditional Use Permit from the City of Orlando to confirm that hospice care will be an allowable use when the PD amendment is approved.

The Hospice Inpatient Facility is in AHCA Subdistrict 7B; specifically, Orlando, FL. It was granted the CON (certificate of need) in May 2020. The proposed project will establish a new Hospice Inpatient Care facility in the South Orange Medical Complex on South Orange Avenue. The facility will care for patients with life-limiting illnesses who are at the end-of-life or experiencing symptoms that cannot be managed at home or by the patient's loved ones. On average, a patient will reside in our facility for 3-5 days. The facility will be designed to promote a home-like environment, allowing the patients to feel at home while surrounded by their friends and family.

The inpatient facility will be approximately 20,000 SF and will consist of 20 private patient rooms. Each patient room will be approximately 375 square feet and will be on the exterior of the building, allowing each patient room to have a window. Patient rooms will be decorated and lighted in a manner to reflect a home-like atmosphere and each will be equipped with a private restroom. In addition to the visitor seating and patient bed, each room will be furnished with an over-bed table, nightstand, and wardrobe for patient personal belongings. Decor schemes, furnishings and framed artwork will be selected to enhance the home-like comfort of patients and families. Three separate family rooms, a chapel/reflection room, a dining room, and a counseling room will be available to the patients and their families and friends.

The hospice provider will employ 43 fulltime staff members to care for patients 24 hours a day, 7 days a week. Patient care staff will include a RN Manager, RNs, LPNs, CNAs, a Physician, a Social Worker, a Chaplain and Housekeeping. Patient care staff support areas will include a centrally located nurse's station with secure medical records storage, a medication room with secure storage, team break room with personal storage, restrooms, private offices, and clean and soiled linen rooms as well as appropriate storage areas. Patients will arrive and depart the

Engineering with Integrity

Ms. TeNeika Neasman
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facility in an enclosed area on the ground floor to provide privacy for the patient and to limit disruption to surrounding businesses.

We believe hospice care is a compatible use with the South Orange Medical Complex and surrounding area. We appreciate your consideration of this Conditional Use Permit request.

Sincerely,
Burkett Engineering, Inc.

A handwritten signature in blue ink, appearing to read 'W. Burkett', is positioned above the typed name.

William E. Burkett, PE
President

WEB:ams

cc. Dr. Hussain Rawji

Care Facility Questions- Responses

1. GENERAL DESCRIPTION. Describe the general purpose of your facility and the services offered:

- a. A hospice inpatient facility is one that provides short-term care and treatment for patients requiring the management of acute, chronic or severe symptoms due to their terminal illness. Staff, including physicians, APRNs, nurses, chaplains, social workers and hospice aides provide the necessary treatments and services to alleviate the physical, spiritual and psychosocial concerns present at the end-of-life. Specifically, the staff administers the medications and therapies needed to alleviate pain and suffering. Hospice inpatient care does not generally include surgeries, intense/invasive procedures or life sustaining measures.
- b. A hospice inpatient unit also provides short-term respite care. Respite care is intended to give the patient's primary caregiver rest for up to 5 days.

2. CLIENTS/RESIDENTS.

- a. The maximum number of clients/residents at my facility will be 20.

3. CAREGIVERS. Describe the number and responsibilities of the caregiver(s) at your facility:

- a. Cornerstone Hospice will employ (fulltime) 43 staff members to care for patients 24 hours a day/ 7 days a week. Patient care staff will include a RN Manager, RNs, LPNs, CNAs, a Physician, a Social Worker, a Chaplain and Housekeeping.
 - i. Physicians/APRNs- Based on their assessments, are responsible for the prescribing of medications and treatments.
 - ii. RN Managers- Responsible for the overall quality of care provided, compliance with laws and regulations, staff supervision and quality of the physical plant.
 - iii. RNs/LPNs- Administering medications, treatments and care according to orders and individual care plans.
 - iv. Social Workers- Responsible for care and treatment of the psychosocial aspects of care.
 - v. Chaplains- Responsible for the care and treatment of the spiritual aspects of care.
 - vi. Hospice Aides- Responsible for the patient's personal hygiene and assistant with Activities of Daily Living (ADLs).
 - vii. Housekeeping- Responsible for cleaning and sanitation of the unit in accordance with company policies.

4. RESIDENTS. Describe the level of dependence of the residents on the caregivers:


- a. Most patients will be bedbound and will require total care and dependence on caregivers.

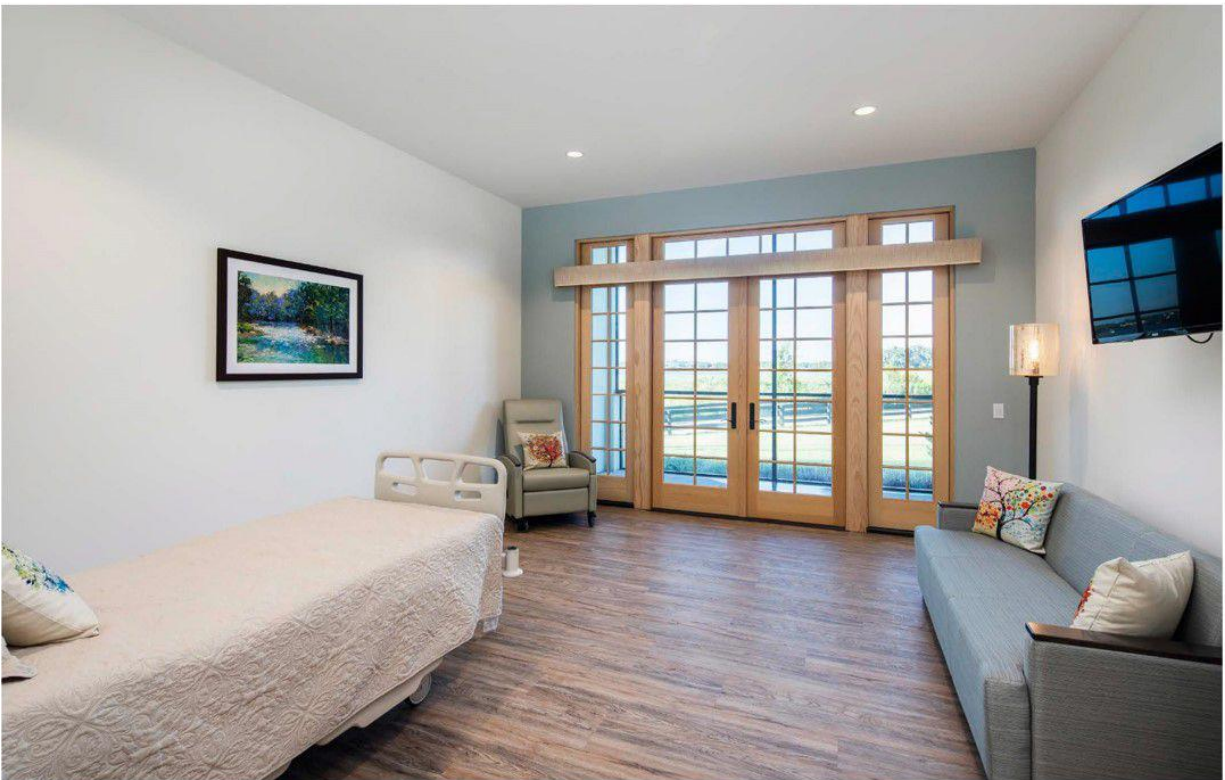
5. LENGTH OF STAY. The minimum length of stay at the proposed facility will be:

- a. Many patients will require less than 24 hours of care. On average hospice inpatient care can last 3-5 days.

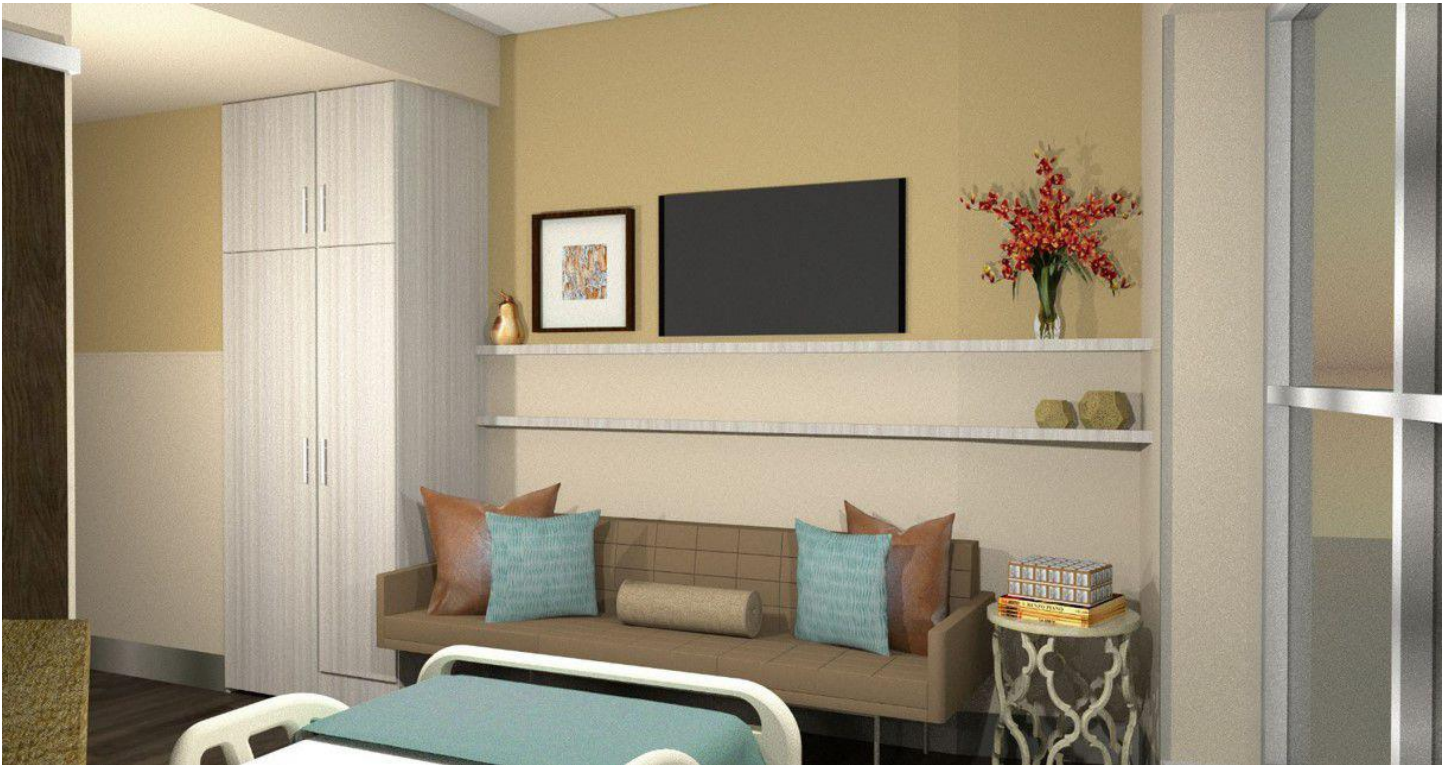
Image of Cornerstone Facilities

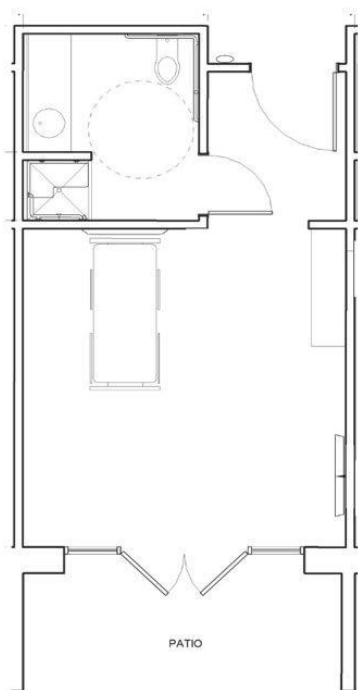


 Nurse Station



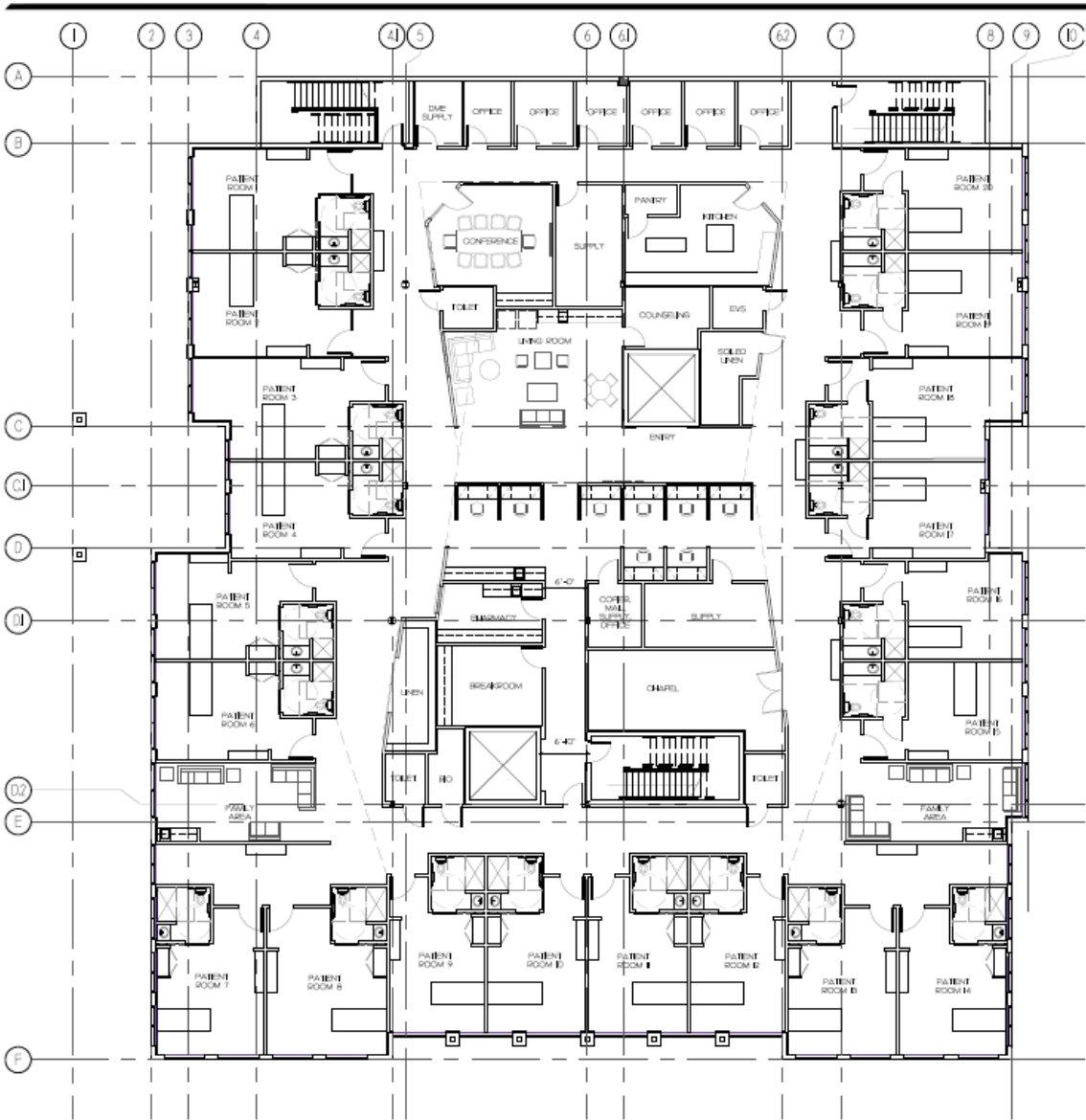
 Typical Patient Room_ 15'-0" by 28'-0"





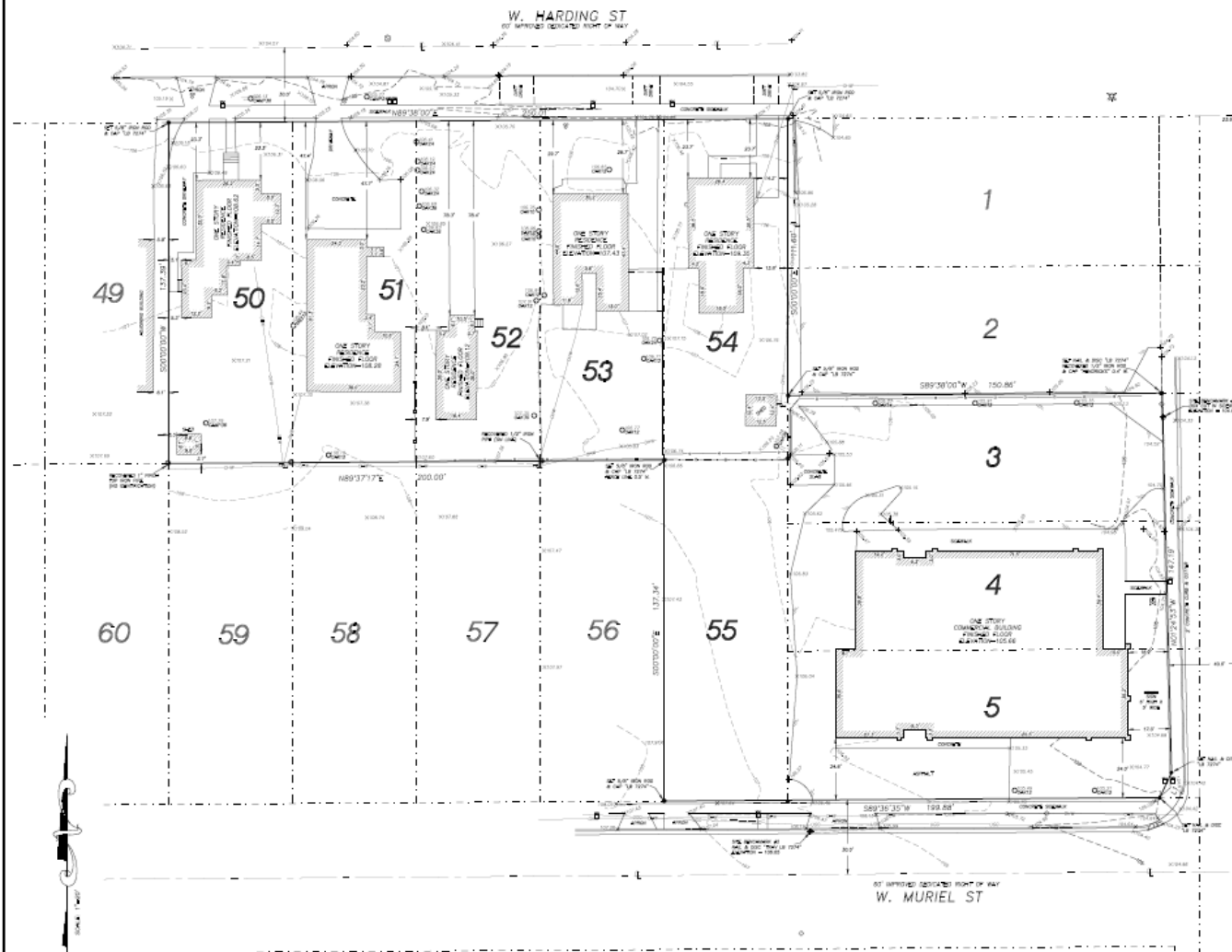
Typical Patient Room_ 15'-0" by 28'-0"

Floor Plan



FLOOR PLAN - LEVEL 2
SCALE: 1/8" = 1'-0"

BOUNDARY AND TOPOGRAPHIC SURVEY



DESCRIPTION

LOTS 3 THROUGH 5, AND LOTS 50 THROUGH 55, BUREAU TERRACES, ACCORDING TO THE PLAT THEREON, AS RECORDED IN PLAT BOOK 4, PAGE 125, OF THE PUBLIC RECORDS OF DAVIE COUNTY, FLORIDA.

CONTAINING 1.917 ACRES, MORE OR LESS.

SURVIVORS' NOTES

1. NOT BASED UPON THE GEOMETRY AND THE ORIGINAL DESIGN IDEAS OF A FLEXIBLE ORIGINATOR SURVEYOR AND SURVEYOR.
2. LATEST SURVEY METHOD HAS NOT ADOPTED THE NEW RESULTS OF THE INVESTIGATION OF THE EFFECTS OF THE SURVEYOR'S SURVEYING ON THE SURVEY.
3. REVISIONS DO NOT CONSTITUTE A REINTEGRATION OF THE EXISTING FIELD SURVEYING ON THIS SURVEY.
4. REVISIONS ON THE SURVEY ARE BASED ON THE FOLLOWING: NORTH LINE ON LOT 4 AND INTERIOR OF LOT 4.
5. THE REVISIONS ON THE SURVEY ARE SUPPLIED BY THE CLIENT.
6. UNDERGROUND IMPROVEMENTS AND INSTALLATIONS HAVE NOT BEEN LOCATED.
7. THE LATEST SURVEY METHOD IS EXISTING IN THE YEAR 2008 (APPROXIMATELY TO THE YEAR 2008) AND IS BASED ON THE SURVEYING OF THE SURVEYOR IN THE YEAR 2008.
8. THE SURVEYING METHOD (SURVEYING METHOD) ARE BASED ON THE CITY OF GROWING DATA FOR THE YEAR 2008 AND IS BASED ON THE CITY OF GROWING DATA FOR THE YEAR 2008.
9. THE SURVEYING METHOD ARE ALL SURVEYING METHODS.
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LINE TABLE		
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THE LAYERS

01448 88 887 www.bbc.com

CASH35 = 35° CASHFLO TOE
 CASH24 = 24° CASH TAIL

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- Figure 1: Schematic representation of the genome organization of the 12.5 kb genomic region. The diagram shows a linear map of the genome with various genes and features labeled. The genes shown include: A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z, AA, AB, AC, AD, AE, AF, AG, AH, AI, AJ, AK, AL, AM, AN, AO, AP, AQ, AR, AS, AT, AU, AV, AW, AX, AY, AZ, BA, BB, BC, BD, BE, BF, BG, BH, BI, BJ, BK, BL, BM, BN, BO, BP, BQ, BR, BS, BT, BU, BV, BW, BX, BY, BZ, CA, CB, CC, CD, CE, CF, CG, CH, CI, CJ, CK, CL, CM, CN, CO, CP, CQ, CR, CS, CT, CU, CV, CW, CX, CY, CZ, DA, DB, DC, DD, DE, DF, DG, DH, DI, DJ, DK, DL, DM, DN, DO, DP, DQ, DR, DS, DT, DU, DV, DW, DX, DY, DZ, EA, EB, EC, ED, EE, EF, EG, EH, EI, EJ, EK, EL, EM, EN, EO, EP, EQ, ER, ES, ET, EU, EV, EW, EX, EY, EZ, FA, FB, FC, FD, FE, FF, FG, FH, FI, FJ, FK, FL, FM, FN, FO, FP, FQ, FR, FS, FT, FU, FV, FW, FX, FY, FZ, GA, GB, GC, GD, GE, GF, GG, GH, GI, GJ, GK, GL, GM, GN, GO, GP, GQ, GR, GS, GT, GU, GV, GW, GX, GY, GZ, HA, HB, HC, HD, HE, HF, HG, HH, HI, HJ, HK, HL, HM, HN, HO, HP, HQ, HR, HS, HT, HU, HV, HW, HX, HY, HZ, IA, IB, IC, ID, IE, IF, IG, IH, II, IJ, IK, IL, IM, IN, IO, IP, IQ, IR, IS, IT, IU, IV, IW, IX, IY, IZ, JA, JB, JC, JD, JE, JF, JG, JH, JI, JJ, JK, JL, JM, JN, JO, JP, JQ, JR, JS, JT, JU, JV, JW, JX, JY, JZ, KA, KB, KC, KD, KE, KF, KG, KH, KI, KJ, KK, KL, KM, KN, KO, KP, KQ, KR, KS, KT, KU, KV, KW, KX, KY, KZ, LA, LB, LC, LD, LE, LF, LG, LH, LI, LJ, LK, LL, LM, LN, LO, LP, LQ, LR, LS, LT, LU, LV, LW, LX, LY, LZ, MA, MB, MC, MD, ME, MF, MG, MH, MI, MJ, MK, ML, MM, MN, MO, MP, MQ, MR, MS, MT, MU, MV, MW, MX, MY, MZ, NA, NB, NC, ND, NE, NF, NG, NH, NI, NJ, NK, NL, NM, NN, NO, NP, NQ, NR, NS, NT, NU, NV, NW, NX, NY, NZ, OA, OB, OC, OD, OE, OF, OG, OH, OI, OJ, OK, OL, OM, ON, OO, OP, OQ, OR, OS, OT, OU, OV, OW, OX, OY, OZ, PA, PB, PC, PD, PE, PF, PG, PH, PI, PJ, PK, PL, PM, PN, PO, PP, PQ, PR, PS, PT, PU, PV, PW, PX, PY, PZ, QA, QB, QC, QD, QE, QF, QG, QH, QI, QJ, QK, QL, QM, QN, QO, QP, QQ, QR, QS, QT, QU, QV, QW, QX, QY, QZ, RA, RB, RC, RD, RE, RF, RG, RH, RI, RJ, RK, RL, RM, RN, RO, RP, RQ, RR, RS, RT, RU, RV, RW, RX, RY, RZ, SA, SB, SC, SD, SE, SF, SG, SH, SI, SJ, SK, SL, SM, SN, SO, SP, SQ, SR, SS, ST, SU, SV, SW, SX, SY, SZ, TA, TB, TC, TD, TE, TF, TG, TH, TI, TJ, TK, TL, TM, TN, TO, TP, TQ, TR, TS, TT, TU, TV, TW, TX, TY, TZ, UA, UB, UC, UD, UE, UF, UG, UH, UI, UJ, UK, UL, UM, UN, UO, UP, UQ, UR, US, UT, UU, UV, UW, UX, UY, UZ, VA, VB, VC, VD, VE, VF, VG, VH, VI, VJ, VK, VL, VM, VN, VO, VP, VQ, VR, VS, VT, VU, VV, VW, VX, VY, VZ, WA, WB, WC, WD, WE, WF, WG, WH, WI, WJ, WK, WL, WM, WN, WO, WP, WQ, WR, WS, WT, WU, WV, WW, WX, WY, WZ, XA, XB, XC, XD, XE, XF, XG, XH, XI, XJ, XK, XL, XM, XN, XO, XP, XQ, XR, XS, XT, XU, XV, XW, XX, XY, XZ, YA, YB, YC, YD, YE, YF, YG, YH, YI, YJ, YK, YL, YM, YN, YO, YP, YQ, YR, YS, YT, YU, YV, YW, YX, YY, YZ, ZA, ZB, ZC, ZD, ZE, ZF, ZG, ZH, ZI, ZJ, ZK, ZL, ZM, ZN, ZO, ZP, ZQ, ZR, ZS, ZT, ZU, ZV, ZW, ZX, ZY, ZZ. The diagram also includes a scale bar indicating the size of the genomic region in kb.

S. ORANGE AVENUE

RANGE AVENUE

SECTION 02	SHEET 1
TOWNSHIP 23 SOUTH	OF 1
RANGE 29 EAST	



Surveying & Mapping, Inc.
CERTIFICATE OF AUTHORIZATION LB 7224
 332 W. PLANT STREET Phone No. 407.905.6877
 SUITE 200 GAINESVILLE, FL 32607 Fax No. 407.945.0029

DONALD W. BISHMAN, P.S.M. FLORIDA REGISTRATION NO. 4218

JOB NUMBER: 15066.000

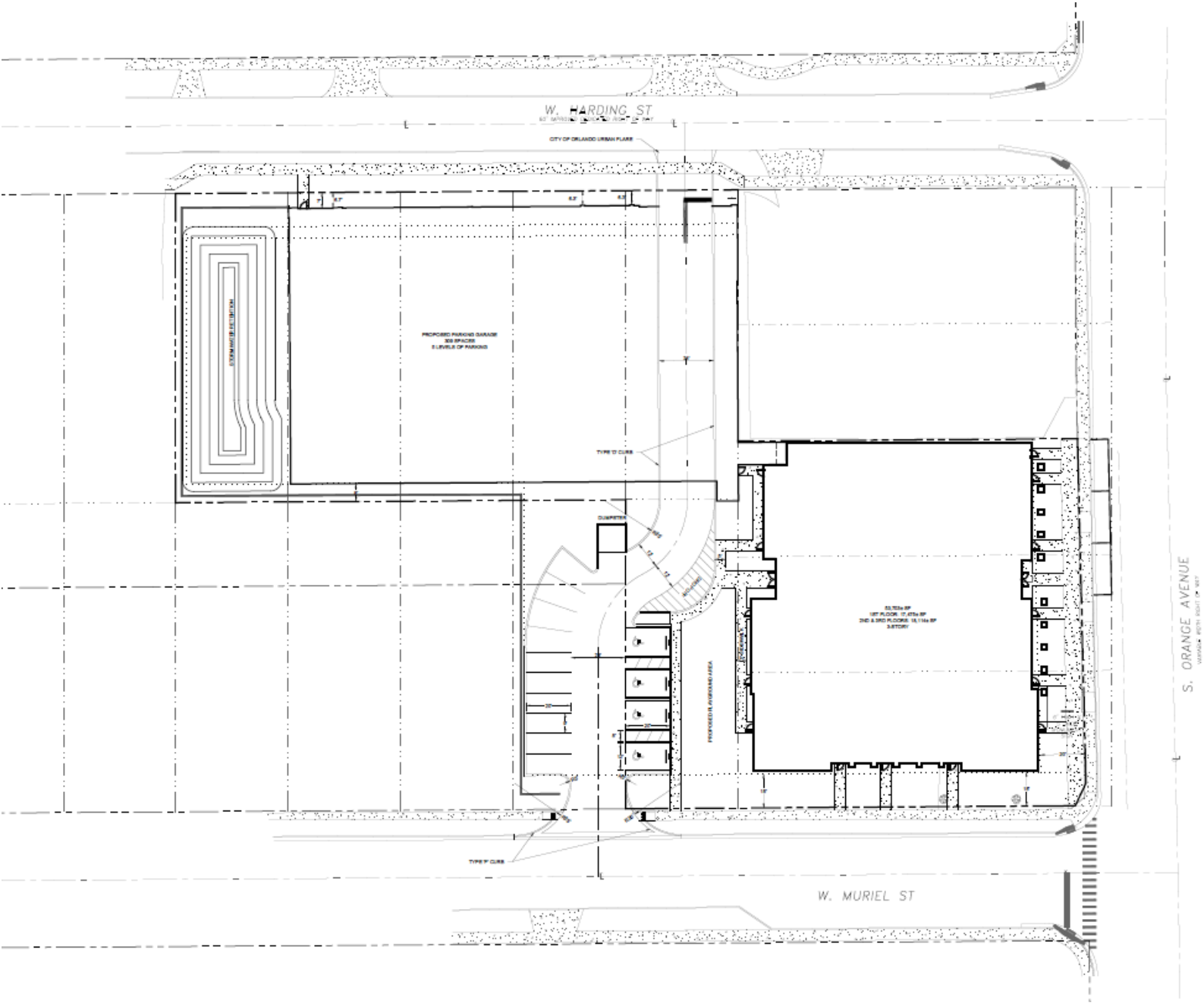
02/04/16

APPROVAL DATE	07/19/20
APPROVED BY	T. CLAWARD
SIGNATURE	1802

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DRAWING FILE 15066.DWG

Site Plan



Renderings



EXHIBIT A



EXHIBIT B