

BAILEY'S COMMUNITY P-D CLARCONA-OCOEE RD

Comp Plan Amendment

Property Owner/Developer
Baileys Real Estate LLP
Dr. Trisha Bailey



Planners/Engineers
Terra-Max Engineering, Inc.
Montaz Barq, P.E.
1507 S. Hiwassee Rd, Ste 211
Orlando, Florida 32835



Attorney
Barrett, Chapman & Ruta, P.A.
Victor L. Chapman
18 Wall Street
Orlando, Florida 32801



Project Consultant
Wynn Consulting Group, Inc.,
Dotti Wynn

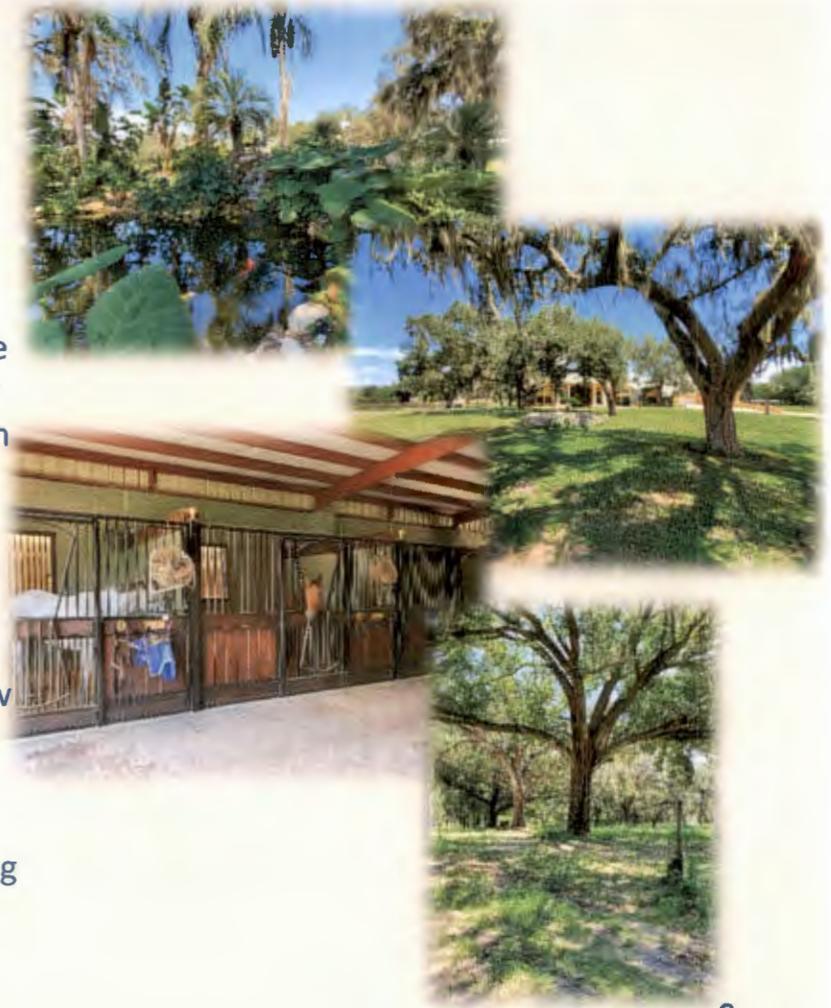
INTRODUCTION

- **Subject Property is part of the Clarcona Rural Settlement**
- **Beautifully designed ALF/Senior community that is completely consistent with the rural community where it is being developed. Equestrian facilities; rural character maintained by appropriate visual and noise buffering; minimal impact on traffic etc.**
- **Real need for this proposed assisted care community. No comparable facilities exist in this area or in the US.**
- **Real health benefits for the seniors for the care they will be provided.**
- **Proposed Uses and Max Densities:**

	<u>Original</u>	<u>Revised</u>
• Assisted Living Facility	250 Beds	100 Rooms
• Independent Living (Detached Units)	50 Units	18 Units
• Independent Living (Attached Units)	66,000 sf	0 sf
• Recreational Center (Existing House)	12,320 sf	12,320 sf

DR. TRISHA M. BAILEY'S VISION FOR THIS PROJECT

Bailey's Senior Community will maintain the natural rural feel that the Ranch brings. The Senior Community will include horses, farming for veggies and fruits and other amenities to promote senior serenity living. Our Senior Community will be a place where seniors from the community will have young independent living and, if necessary, assisted living provided by people qualified to care for them. For many people, our Senior Community will be where they will live until their final days on earth. This will allow our seniors to live close to their loved ones in a place of tranquility and care in a rural setting. Our residents can take nature walks to pick fruits or veggies or simply interact with the horses. They can spend an evening just feeding the Koi fish or birdwatching, to name a few of nature's finest activities available to people in our area. Our independent living residence will have amenities designed for our independent seniors such as bike and walking trails, horse riding and related activities, farming to name a few.



PROPERTY IMAGES





PROPERTY IMAGES

EXISTING PROPERTY IMAGES



EXISTING PROPERTY FLYOVER



WHY HERE?

- **SHORTAGE OF ADEQUATE ALF FACILITIES IN THE IMMEDIATE AREA.**
- **UNIQUE RURAL SETTING WITHIN AN URBAN AREA THAT PROVIDES NUMEROUS HEALTH AND WELLBEING BENEFITS TO OUR ELDERLY RESIDENTS.**
- **ABILITY TO PROVIDE ON PREMISES EQUINE THERAPEUTICS**
- **ABILITY TO PROVIDE SUPERVISED GARDENING ACTIVITIES WHICH STUDIES SHOW GREAT BENEFITS TO THE ELDERLY**
- **ABILITY TO PROVIDE ACCESS TO A NATURE WITH WALKING, BIKING, AND NATURE TRAILS**
- **SERVING LOCAL ELDERLY NEEDS WHILE MAINTAINING CLOSE PROXIMITY TO THEIR LOVED ONES**
- **ENHANCE AND PRESERVE THE CHARACTER OF THE CLARCONA RS BY PROVIDING ARCHITECTURAL ELEMENTS THAT CAN HELP DEFINE THE RURAL CHARACTER OF THIS RS.**

PROPOSED RURAL SETTING BENEFITS

- ALZHEIMER DISEASE AND DEPRESSION IS HIGHER AMONG ALF COMMUNITIES OF 4-25 BEDS. LARGER COMMUNITIES SEE AN 11% DECREASE IN THESE CASES. ⁽³⁾
- A UNIVERSITY OF MICHIGAN STUDY SHOWED THAT NATURE CAN INCREASE SHORT TERM MEMORY TEST SCORES BY 20% ⁽⁴⁾
- EQUINE ACTIVITIES HAVE BEEN SHOWN TO LOWER ANXIETY LEVELS AND DEPRESSION ⁽⁵⁾
- GARDENING HAS A WIDE RANGE OF HEALTH BENEFITS INCLUDING: ⁽⁶⁾
 - INCREASED LIFE SATISFACTION
 - INCREASED PSYCHOLOGICAL WELLBEING
 - INCREASED COGNITIVE FUNCTION
- MULTIPLE STUDIES HAVE SHOWN NATURE HAS MANY POSITIVE EFFECTS ON HUMAN HEALTH INCLUDING: ^(7,8)
 - LOWER BLOOD PRESSURE
 - DECREASED CORTISOL (STRESS) LEVELS
 - INCREASED IMMUNE SYSTEM FUNCTION

SOURCES:

(3) CDC;

(4) <https://journals.sagepub.com/doi/10.1111/j.1467-9280.2008.02225.x>;

(5) <https://scholarworks.lib.csusb.edu/cgi/viewcontent.cgi?article=2091&context=etd>;

(6) <https://www.sciencedirect.com/science/article/pii/S2211335516301401>;

(7) <https://www.ncbi.nlm.nih.gov/pmc/articles/PMC2793341/>;

(8) <https://www.ncbi.nlm.nih.gov/pmc/articles/PMC2793346/>;

EQUINE THERAPY



ELDERLY GARDENING

Benefits For The Body

- Being out in the sun increase Vitamin D
- Reduce the chance of developing osteoporosis
- Reduces the chance of heart attacks or strokes
- Hand strength and pinch force are improved

Benefits For The Mind

- Gardening is a stress-reliever
- Increase serotonin levels
- Dementia patients also benefits:
 - learn new skills and regain lost skills.
 - Improve memory,
 - Increases attention span,
 - Reduces frustration and anger,
 - Reaffirms a sense of responsibility,
 - Improves social interaction.
- Reduces loneliness, slows the sense of isolation



STAFFING STANDARDS

Number of Residents, Day Care Participants, and Respite Care Residents	Staff Hours/Week
0-5	168
6-15	212
16- 25	253
26-35	294
36-45	335
46-55	375
56- 65	416
66-75	457
76-85	498
86-95	539

For every 20 total combined residents, day care participants, and respite care residents over 95 add 42 staff hours per week.

For 150 residents, 654.5 staff hr/wk will be required which translates to approximately 22 full time employees.

DOES THE TYPICAL RESIDENT OF AN ALF STILL DRIVE?

4.5% of Older adult drivers living in residential care facilities represented in this national survey of approximately 733,000 were current drivers.

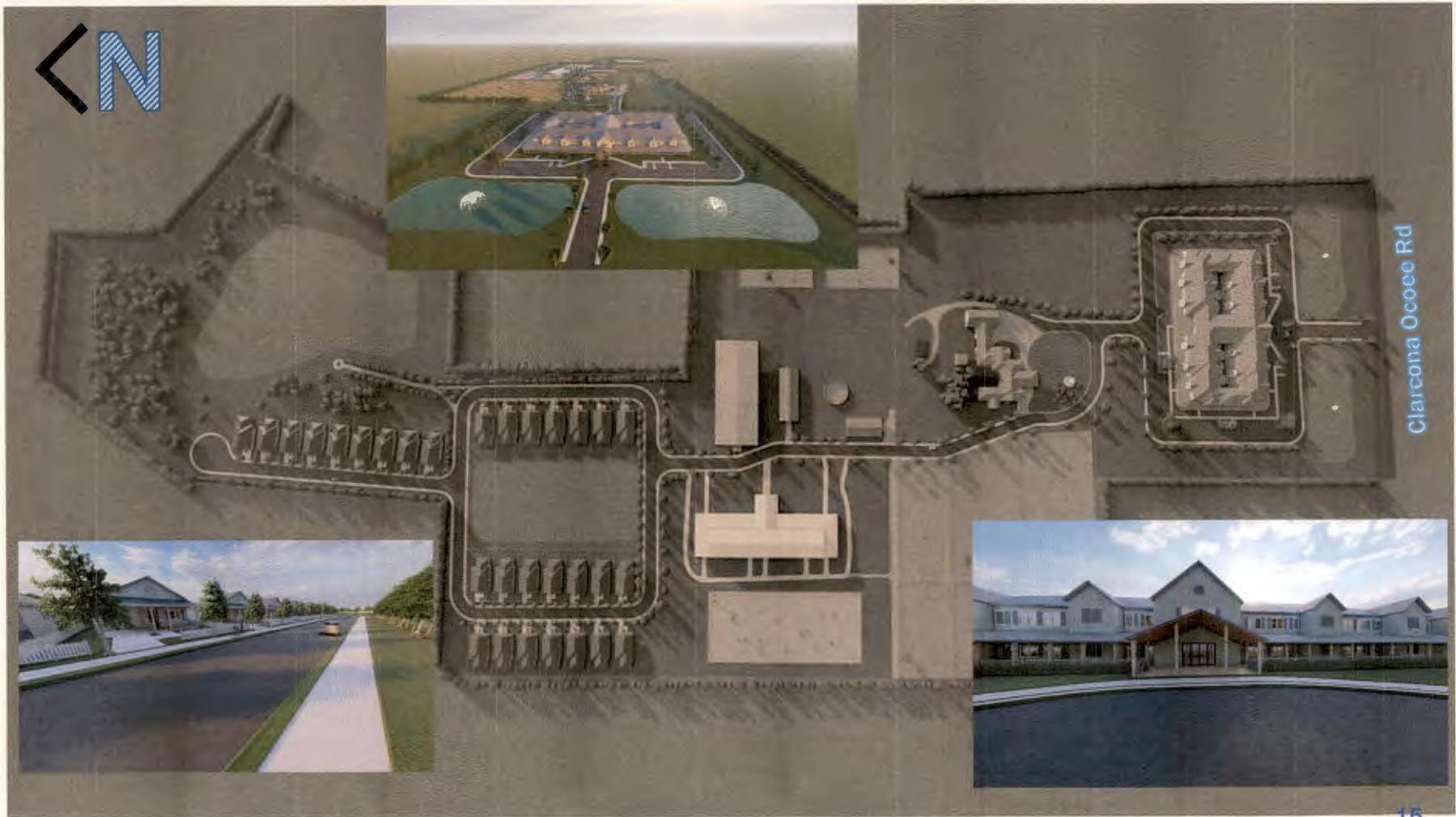
Source: 2010 CDC National Survey of Residential Care Facilities Survey (Resident Responses) as reported in Ann Long-term Care. 2015 July ; 23(7): 21–26

ARCHITECTURAL RENDERING

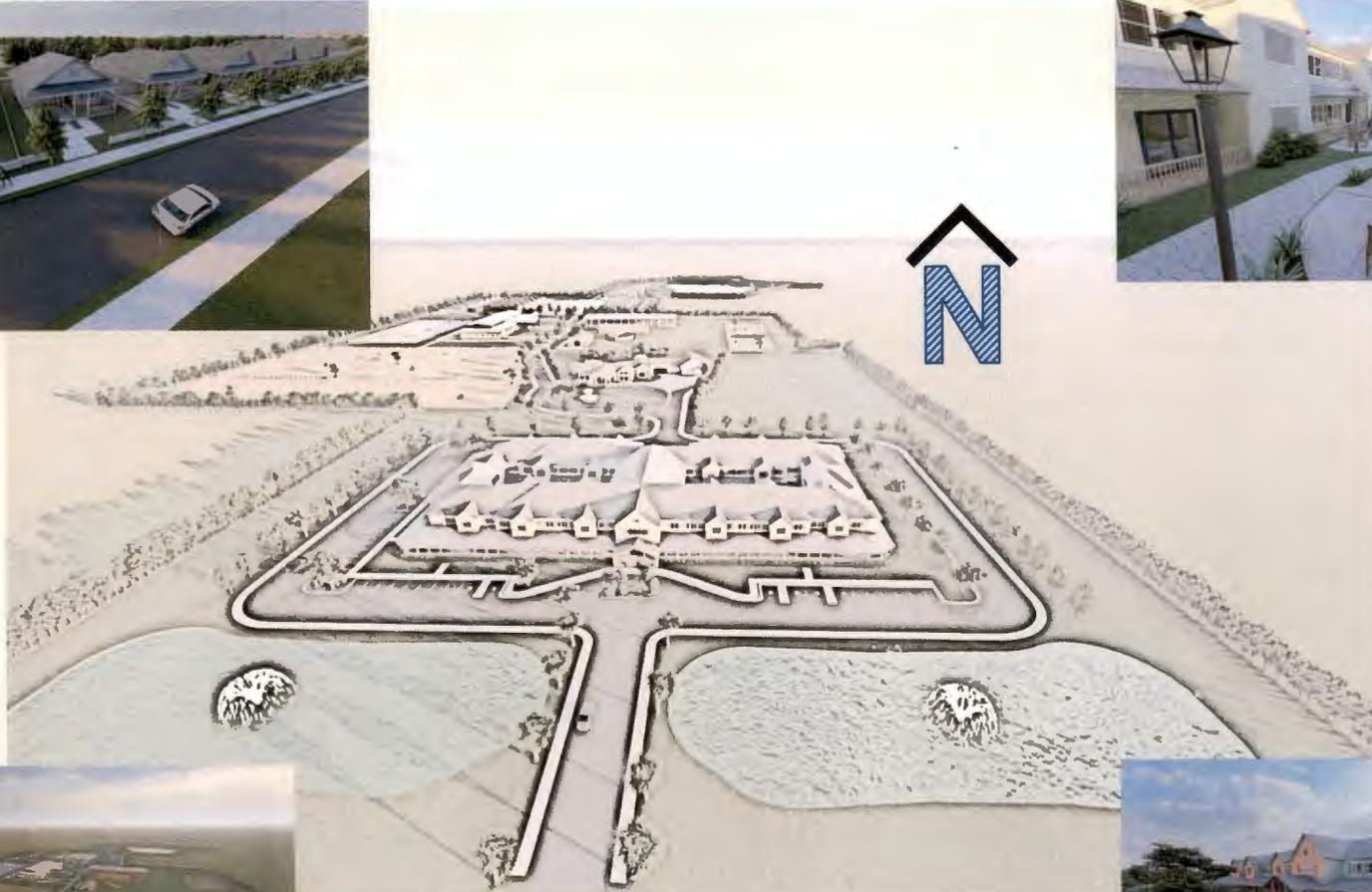


From Clarcona Ocoee Rd

ARCHITECTURAL RENDERING

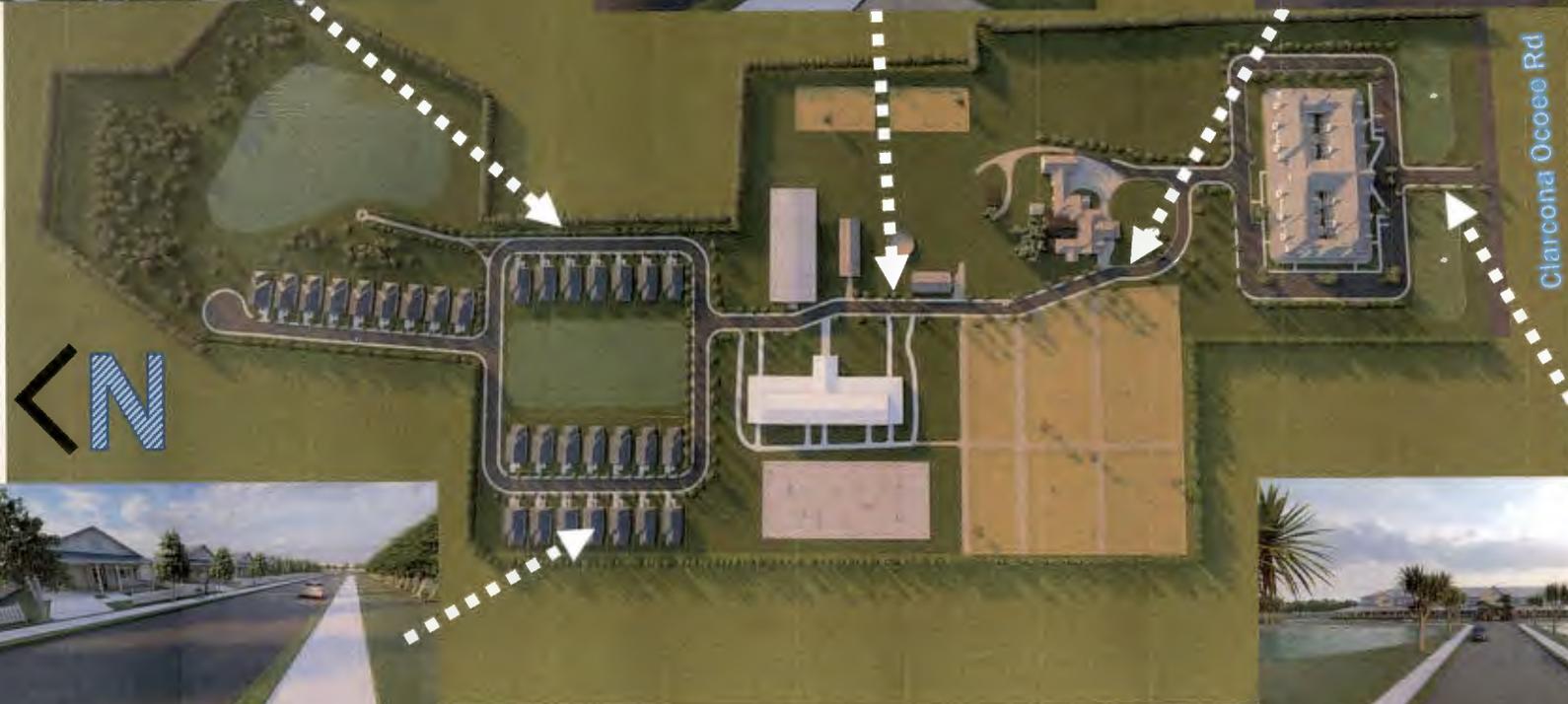


ARCHITECTURAL RENDERING



Clarcona Ocoee Rd

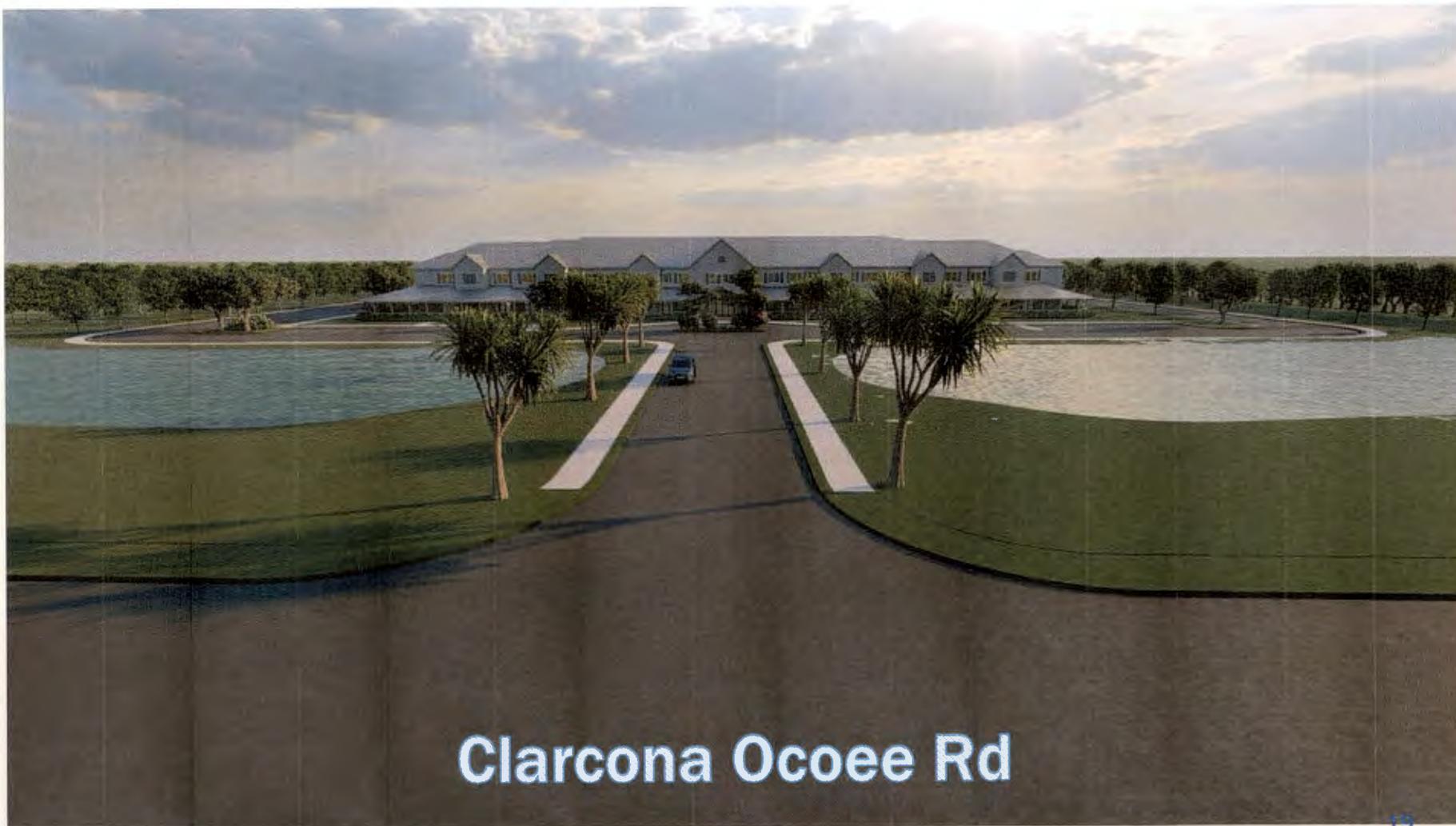
ARCHITECTURAL RENDERING



ARCHITECTURAL RENDERING



PROPOSED DEVELOPMENT FLYOVER



Clarcona Ocoee Rd

CLARCONA RD. P-D

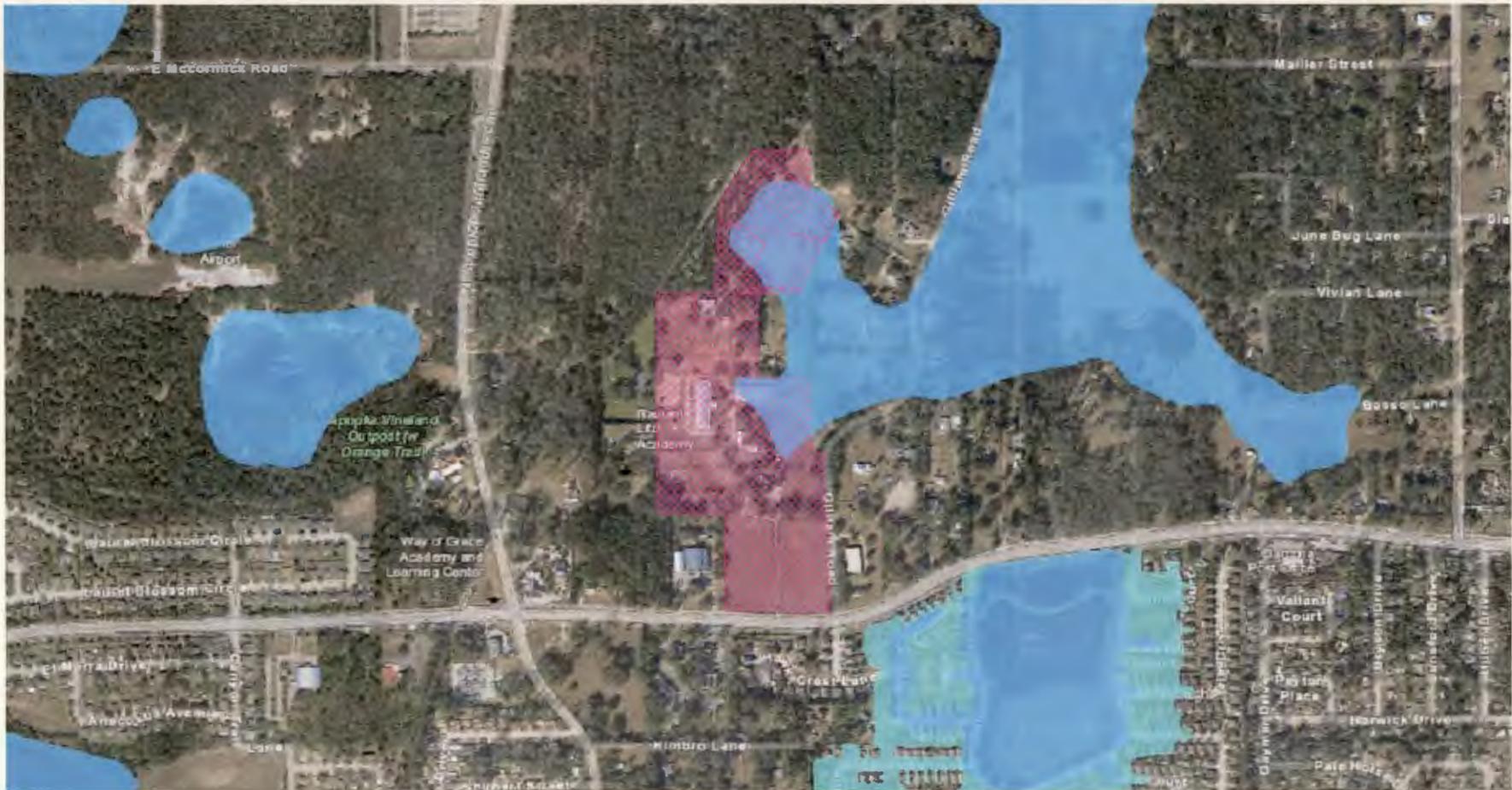
PROPOSED LAND USE PLAN PARAMETERS

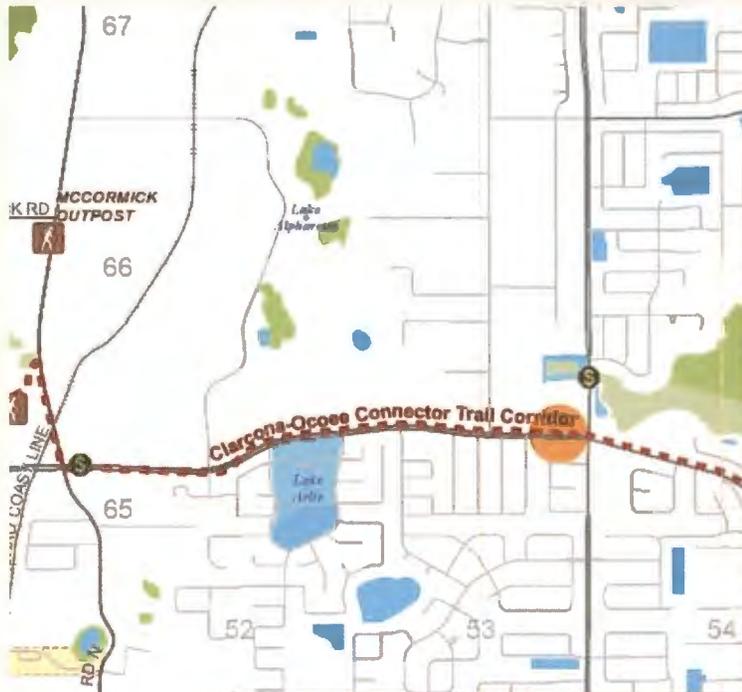
■ Proposed Uses and Max Densities:	<u>Original</u>	<u>Revised</u>
■ Assisted Living Facility	250 Beds	100 Rooms
■ Independent Living (Detached Units)	50 Units	18 Units
■ Independent Living (Attached Units)	66,000 sf	0 sf
■ Recreational Center	12,320 sf	12,320 sf
■ Building Heights		
■ Max Height:	55 Feet	35 Feet
■ Max Stories:	4 Stories	2 Stories
■ Setbacks:		
■ Front:	50 feet	150 feet
■ Side and back:	25 feet	25 feet
■ Open Space:		
■ Min Open Space:	40 Percent	70+ Percent
■ Floor Area Ratio (FAR)		
■ Max FAR:	0.15 Percent	0.12 Percent
■ School Vesting:		
■ Not required, project will not generate any student population		

OPEN SPACE



FLOODPLAIN MAP





CLARCONA OCOEE CONNECTOR TRAIL

Dr. Bailey will be partnering with the County to provide enhanced landscaping and shaded seating areas along the trail fronting her property along Clarcona Ocoee Road

TRAFFIC ANALYSIS

SECOND REDUCTION OF DEVELOPMENT PROGRAM TRIP GENERATION

(ITE 10TH EDITION)

ITE Code	Land Use	Size	Daily		PM Peak Hour			
			Rate	Trips	Rate	Total	Enter	Exit
<i>Existing FLUM Maximum Allowable Development</i>								
210	Single Family	21 DUs	9.44	198	0.99	21	13	8
<i>Proposed FLUM Maximum Allowable Development</i>								
254	ALF	150 Beds	2.60	390	0.26	39	21	18
253	Congregate Care Facility	18 DUs	1.63	29	0.18	3	2	1
Total New Trips				419	--	42	23	19
Net Change in Trips				221	--	21	10	11

* ALF = Assisted Living Facility
 ** ILF = Independent Living Facility
 *** FLUM = Future Land Use Map

**** DU = Dwelling Units
 ***** SF = Square Foot

DEMOGRAPHICS

- IN FLORIDA, PERSONS AGED 65+ CURRENTLY ACCOUNT FOR 20% OF THE POPULATION ⁽¹⁾
- THIS NUMBER IS EXPECTED TO INCREASE TO 25% BY THE YEAR 2030 ⁽¹⁾
- BY THE YEAR 2050, THE AGE 85+ POPULATION WILL MORE THAN TRIPLE IN FLORIDA ⁽¹⁾
- WOMEN LIVING IN ALF'S CURRENTLY OUTNUMBER MEN 3:1 ⁽²⁾
- 76.6% OF ALL ALF RESIDENTS ARE WIDOWED ⁽²⁾
- CURRENT POPULATION OF: ⁽³⁾
 - FLORIDA: 21,477,737
 - ORANGE COUNTY: 1,393,452
- CURRENT GROWTH RATE OF: ⁽⁴⁾
 - FLORIDA: 1.5%
 - ORANGE COUNTY: 1.97%

SOURCES:

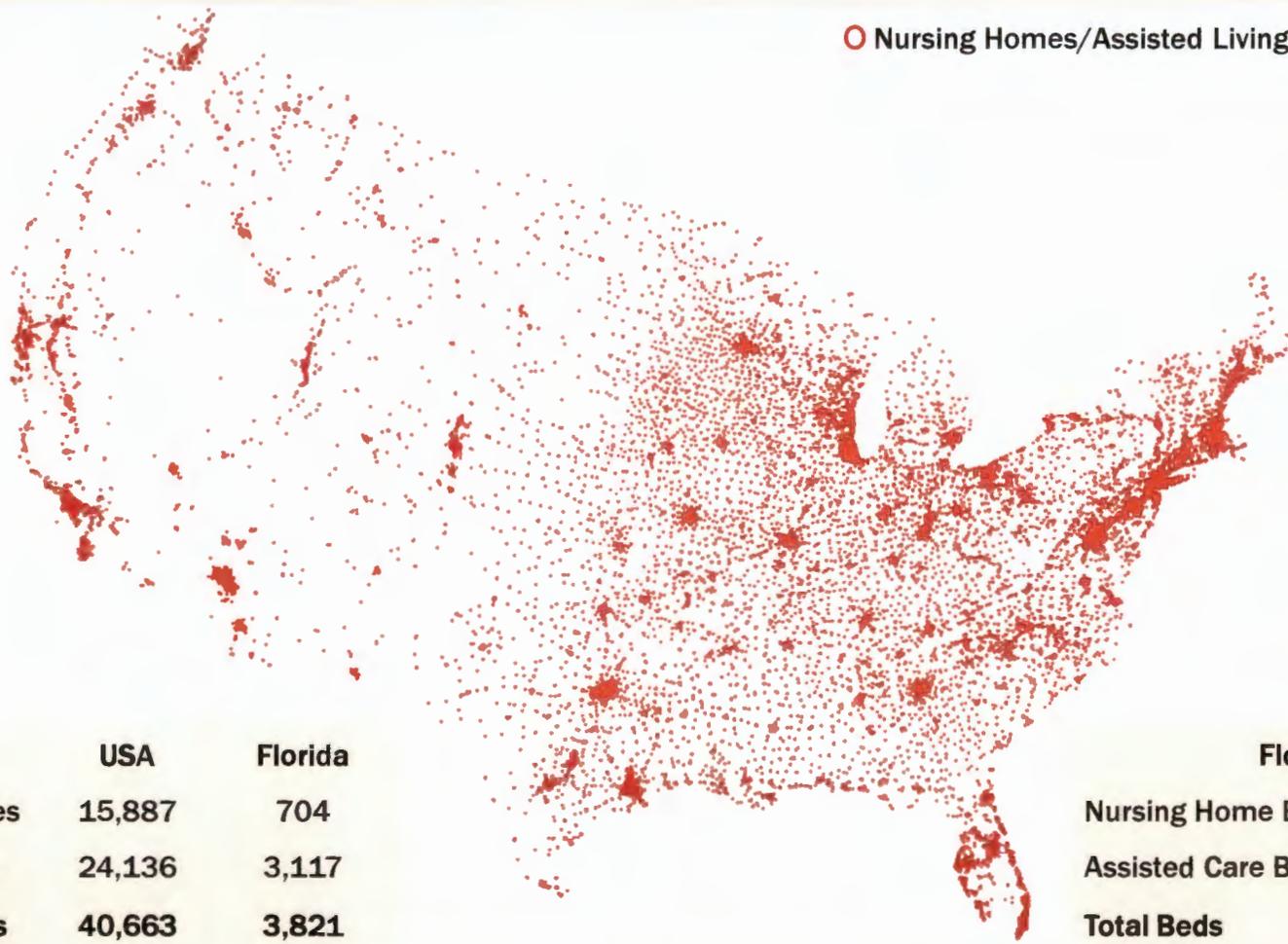
(1) FLORIDA HEALTH CARE ASSOCIATION;

(2) ASSISTED LIVING FEDERATION OF AMERICA

(3) UNITED STATES CENSUS BUREAU

(4) http://edr.state.fl.us/Content/presentations/population-demographics/DemographicTrends_1-28-20.pdf

NURSING HOMES AND ALF'S NATIONWIDE

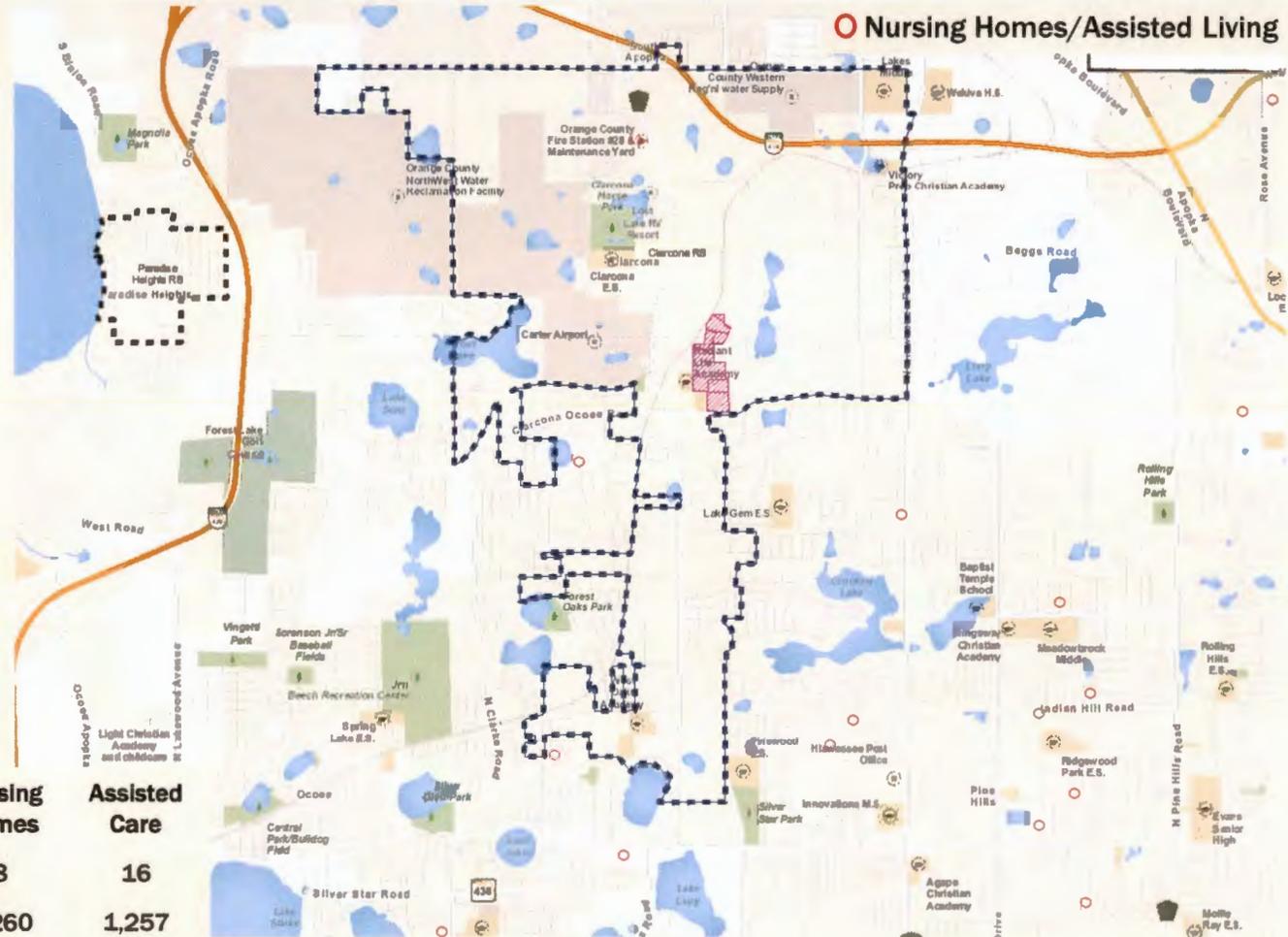


	USA	Florida
Nursing Homes	15,887	704
Assisted Care	24,136	3,117
Total Facilities	40,663	3,821

	Florida
Nursing Home Beds	85,504
Assisted Care Beds	105,368
Total Beds	190,872

SOURCE: Homeland Infrastructure Foundation-Level Data (HIFLD)
https://hifld-geoplatform.opendata.arcgis.com/datasets/78c58035fb3942ba82af991bb4476f13_0

NURSING HOMES AND ALF'S CLARCONA



(Facilities within Zip Codes 32808, 32818, 34761, 32703, 32810, 34786, 32819, 32805 and including only facilities with 20 or more beds)

NURSING HOMES AND ALF DISBURSMENT

■ Nationwide:

■ Total Facilities:	40,663
■ Nursing Homes:	24,136
■ Assisted Care:	15,887

■ Florida:

■ Total Facilities:	3,821
■ Nursing Homes:	704
■ Assisted Care:	3,117

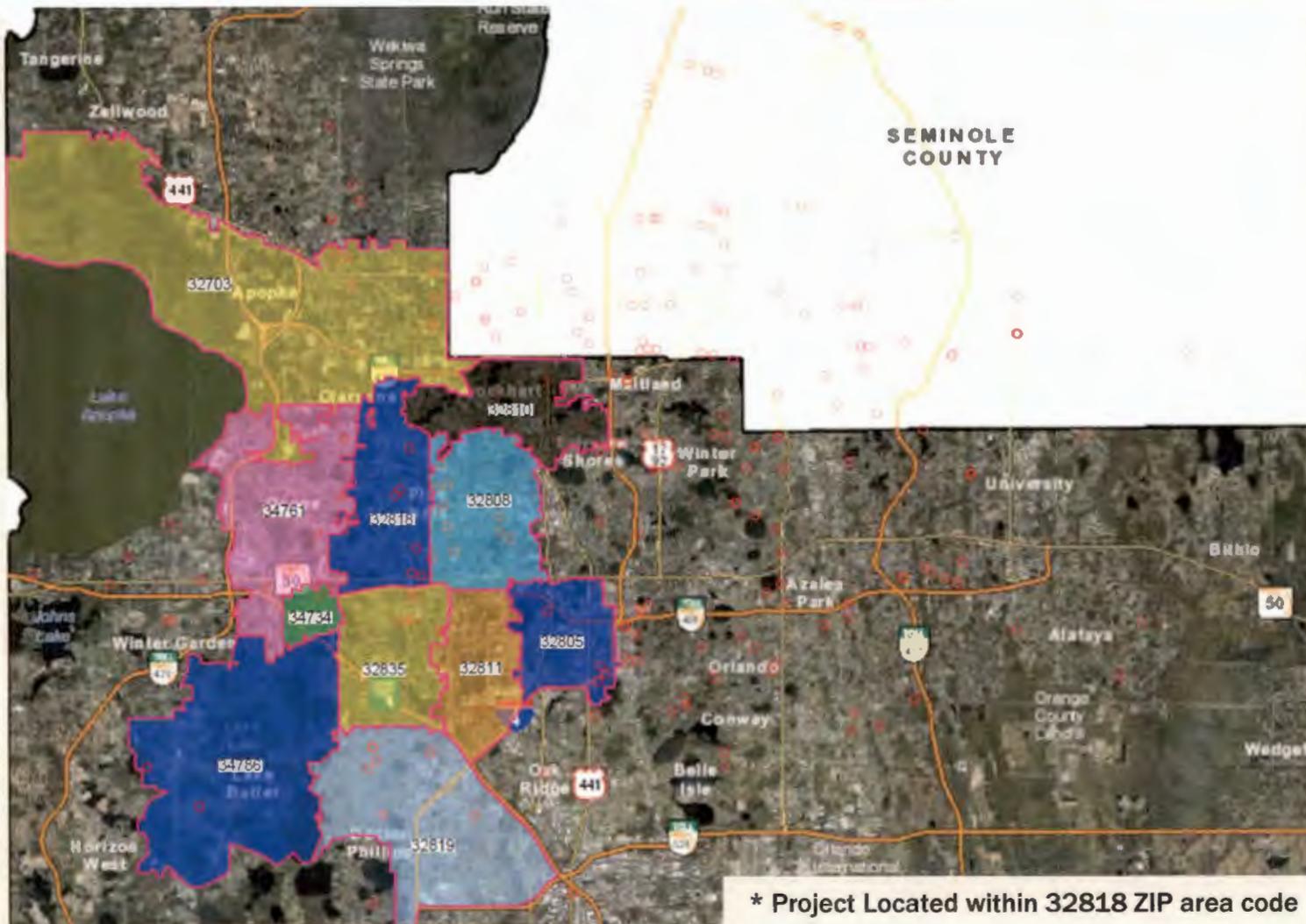
■ Orange County:

■ Total Facilities:	147	
■ Nursing Homes In Orange County:	35	(4,351 Beds)
■ Assisted Care In Orange County:	112	(3,517 BEDS)

SOURCE:

Homeland Infrastructure Foundation-Level Data (HIFLD)
https://hifld-geoplatform.opendata.arcgis.com/datasets/78c58035fb3942ba82af991bb4476f13_0

NURSING HOMES & ALF'S BY ZIP CODE



NURSING HOMES BY ZIP CODE

ZIP Code	Number of Facilities	Number of Beds
32808	2	241
32818	-	-
34761	2	240
32703	-	-
32810	-	-
32835	1	120
32811	1	120
34786	-	-
32819	-	-
32805	2	540

* Project Located within 32818 ZIP area code
 ** Only facilities with 20 or more beds are included

SOURCE:
https://hifid-geoplatform.opendata.arcgis.com/datasets/78c58035fb3942ba82af991bb4476f13_0

ASSISTED LIVING FACILITIES BY ZIP CODE

ZIP Code	Number of Facilities	Number of Beds
32808	1	21
32818	1	24
34761	2	255
32703	6	502
32810	1	76
32835	-	-
32811	-	-
34786	1	122
32819	3	261
32805	1	26

* Project Located within 32818 ZIP area code
 ** Only facilities with 20 or more beds are included

SOURCE:
https://hifid-geoplatform.opendata.arcgis.com/datasets/78c68035fb3942ba82af9916b4476f13_0

COMP PLAN ANALYSIS

FLU 6.2.12

Future Land Use Policy FLU 6.2.12

Any proposed use within a Rural Settlement intended for the new construction of a structure(s) with a Gross Buildable Area of 50,000 SF (on a cumulative basis) or more or projected to have a weekly trip rate of 10,000 total trips *may* be considered inappropriate for a Rural Settlement if the following conditions exist:

- The proposed use is located in a Rural Settlement that has maintained a rural and historic character, consistent with the intent of Rural Settlements. *Rural settlement character and rural uses do not appear to have been maintained along the Clarcona Ocoee and N. Apopka Vineland / Clarcona corridors*
- It is determined that the proposed use(s) by size, massing and traffic, will unduly impact the historic and rural character of the Rural Settlement; *Proposed use and intensity are compatible with the surrounding uses (Low Density Subdivisions, Churches on both sides, Canine Companions facility proposed Wawa/Epic Retail, Randal construction and PGD on Clarcona Road*
- The use, *as determined by a market study*, is primarily intended for those whose daily life activities do not occur within the Rural Settlement; *The uses are intended to serve the needs of the residents in the Rural Settlement area due to fact they will be able to use the facility for their loved ones. See distribution of ALFs in the area and other demographic information in the market study provided.*
- It is not demonstrated that other potential sites were evaluated as being suitable. *Unique property setting, based on various studies is ideal for the proposed use and provides well established benefits for the elderly. There simply is no property quite like this one.*

"May" indicates that if the circumstances dictate and it is in the best interest of the public these criteria are not mandatory. While Applicant believes this project satisfies the policy concerns in this FLU policy, the unique circumstances of this project would in any event compel the BCC to exercise the discretion provided by this FLU.

COMP PLAN ANALYSIS

FLU 6.2

FLU6.2 RURAL SETTLEMENTS.

Rural Settlements provide for a rural residential lifestyle. In some instances, Rural Settlements allow a transition of rural areas adjacent to the Urban Service Area while avoiding development in active agricultural areas. Rural Settlements were intended to recognize and preserve existing development patterns at the time the CP was adopted in 1991. The creation of Rural Settlements recognized the need to maintain agricultural areas and rural uses in the Rural Service Area, while providing for rural communities.

- Several of the developments that are not rural in nature have been approved and built, throughout the settlement, after the rural settlement was established.

FLU6.2.2 – Every effort shall be made to preserve the existing character of the Tangerine, Clarcona, Christmas, Zellwood, and Gotha Rural Settlements as part of Orange County's heritage and historic preservation. Rural Settlements may be designated as Preservation Districts for the purposes of municipal annexation pursuant to the Orange County Charter, Article V.

- Proposed project with its emphasize on the FL vernacular architecture and open space will provide the apparent character for this rural settlement.

FLU6.2.5 – The permitted densities and intensities of land use within the Rural Settlements shall maintain their rural character. Factors to be considered shall include lot size, open space and views, tree canopy, building location and orientation, and compatibility with existing land uses. Density and Floor Area Ratio (FAR) calculation shall be defined as the language specified in Future Land Use Element Policy FLU1.1.2(C).

- Proposed densities are low and within the range of previously established sites within the rural settlement. The proposed uses are much less intense than surrounded uses including churches, industrial areas,

COMP PLAN ANALYSIS

FLU 8.2.1

FLU8.2.1

Land use changes shall be required to be compatible with the existing development and development trend in the area. Performance restrictions and/or conditions may be placed on property through the appropriate development order to ensure compatibility. No restrictions or conditions shall be placed on a Future Land Use Map change.

- The proposed development is compatible with the surrounding existing developments established since the adoption of the CP in 1991. The proposed uses are residential in character and are lower in intensity in several aspect than normal residential uses.

OS1.3.6 – For that portion of the Wekiva Study Area located within the Joint Planning Area of the City of Apopka, Orange County shall require compliance with minimum open space and density requirements described by the Joint Planning Area Agreement (JPA) with the City of Apopka adopted on October 26, 2004. If a discrepancy exists between the City of Apopka and Orange County in terms of requirements, the most stringent shall apply. The County shall adopt Land Development Regulations by January 1, 2007 for these areas to provide for a pattern of development that protects most effective recharge areas, karst features, and sensitive natural habitats. (Amended 6/10, Ord. 10-07)

- The proposed development will comply with and exceed all open space and other requirements of the Wekiva study area.