



**Interoffice Memorandum**


06-22-16 P12:30 RCVD

06-22-16 P12:13 RCVD

**DATE:** June 13, 2016

**TO:** Katie A. Smith, Deputy Clerk of the Board of County Commissioners, County Comptroller's Office

**THROUGH:** Cheryl Gillespie, Supervisor, Agenda Development Office

**FROM:** Lisette M. Egipciaco, Development Coordinator Planning Division 

**CONTACT PERSONS:** **Lourdes O'Farrill,**  
**Development Coordinator**  
**Planning Division 407-836- 5686**  
**Lourdes.O'Farrill@ocfl.net**  
**&**  
**Lisette M. Egipciaco,**  
**Development Coordinator**  
**Planning Division 407-836- 5684**  
**Lisette.Egipciaco@ocfl.net**

**SUBJECT:** Request for Board of County Commissioners Public Hearing

**Project Name:** Orlando Health Central Porter Road Medical Campus PD / Orlando Health Horizon West Phase I Preliminary Subdivision Plan / Development Plan - Case # PSP-16-02-047

**Type of Hearing:** Preliminary Subdivision Plan

**Applicant(s):** Mr. Selby Weeks  
Klima Weeks Civil Engineering, Inc.  
385 Douglas Avenue, Suite 2100  
Altamonte Springs, Florida 32714

**Commission District:** 1

*July 19, 2016  
@2pm*

General Location: South of Porter Road / East of County Road 545

Parcel ID # (s) 29-23-27-0000-00-002  
29-23-27-0000-00-015

# of Posters: 4

Use: 1 commercial lot with an 81,000 square foot emergency department / medical office building and a 5,800 square foot central energy plant

Size / Acreage: 73.59

BCC Public Hearing Required by: Sections 34-69 and 30-89, Orange County Code

Clerk's Advertising Requirements: (1) At least 7 days before the BCC public hearing date, publish an advertisement in the Legal Notices section of *The Orlando Sentinel* describing the particular request, the general location of the subject property, and the date, time, and place when the BCC public hearing will be held;

And

(2) At least 7 days before the BCC public hearing date, send notices of BCC public hearing by U.S. mail to owners of property abutting and surrounding the subject property.

Spanish Contact Person: Para más información referente a esta vista pública, favor de comunicarse con la División de Planificación (Planning Division) al número 407-836-5686.

**Material Provided:**

- (1) Names and last known addresses of property owners (*via email from Fiscal and Operational Support Division*);
- (2) Location map (*to be mailed to property owners*);
- (3) Site plan sheet (*to be mailed to property owners*).

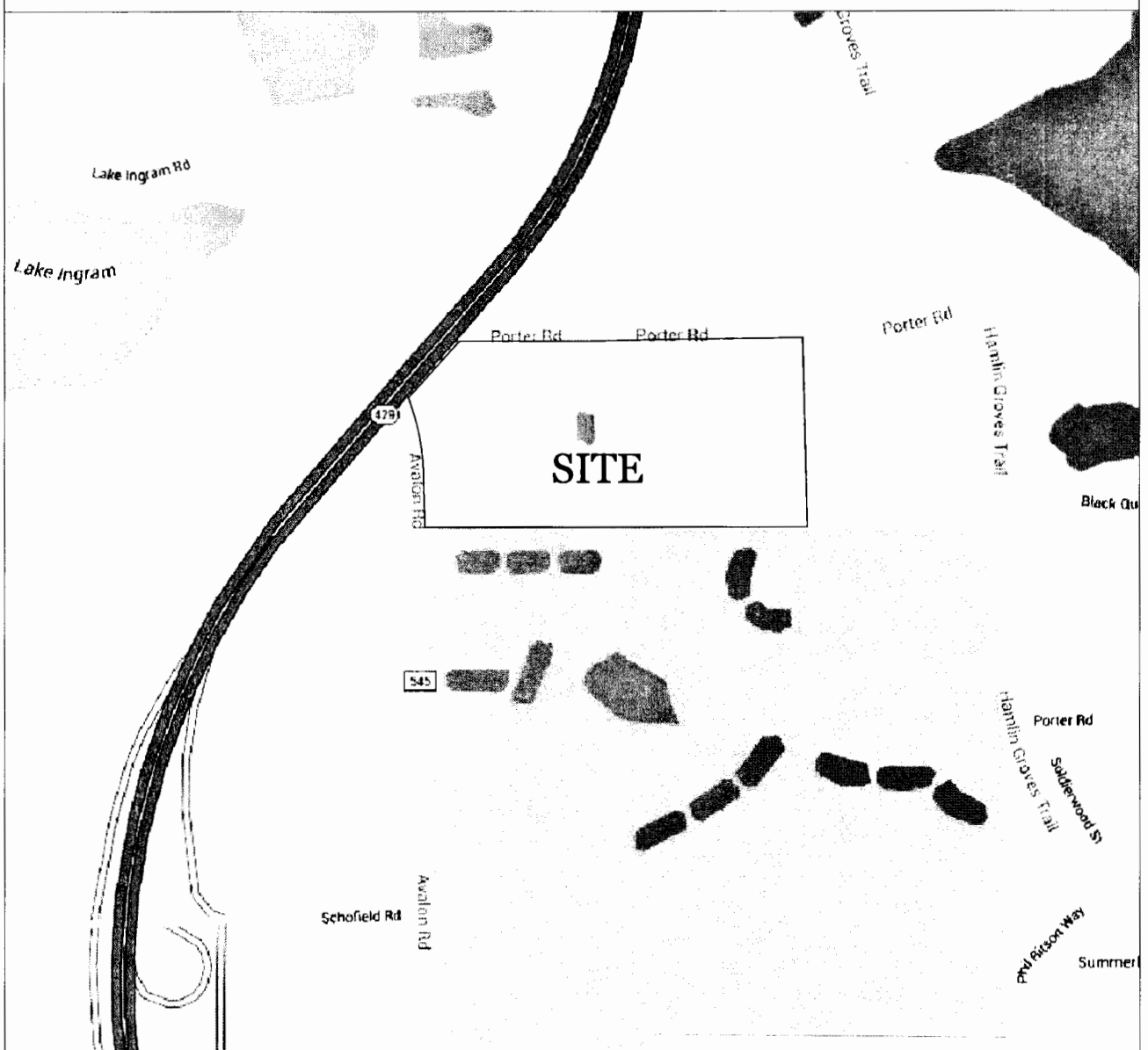
**SPECIAL INSTRUCTIONS TO CLERK (IF ANY):**

***Please include the following information in the Notice to Abutters - This request is proposing to create one (1) commercial lot and construct an 81,000 square foot emergency department / medical office building and a 5,800 square foot central energy plant on 73.59 acres; District 1; South of Porter Road / East of County Road 545.***

Unless stated otherwise, the public hearing should be advertised to begin at 2:00 p.m., or as soon thereafter as the matter may be heard.

Please notify Lourdes O'Farrill and Lisette Egipciano of the scheduled date and time. The Planning Division will notify the applicant.

Attachments (location map and site plan sheet)



PARCEL ID:  
 29-23-27-0000-00-002  
 29-23-27-0000-00-015

For questions regarding this  
 map, please call Lisette  
 Egipciano at 407.836.5684  
 Or Lourdes O'Farrill  
 at 407-836-5686.

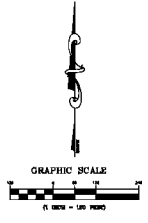
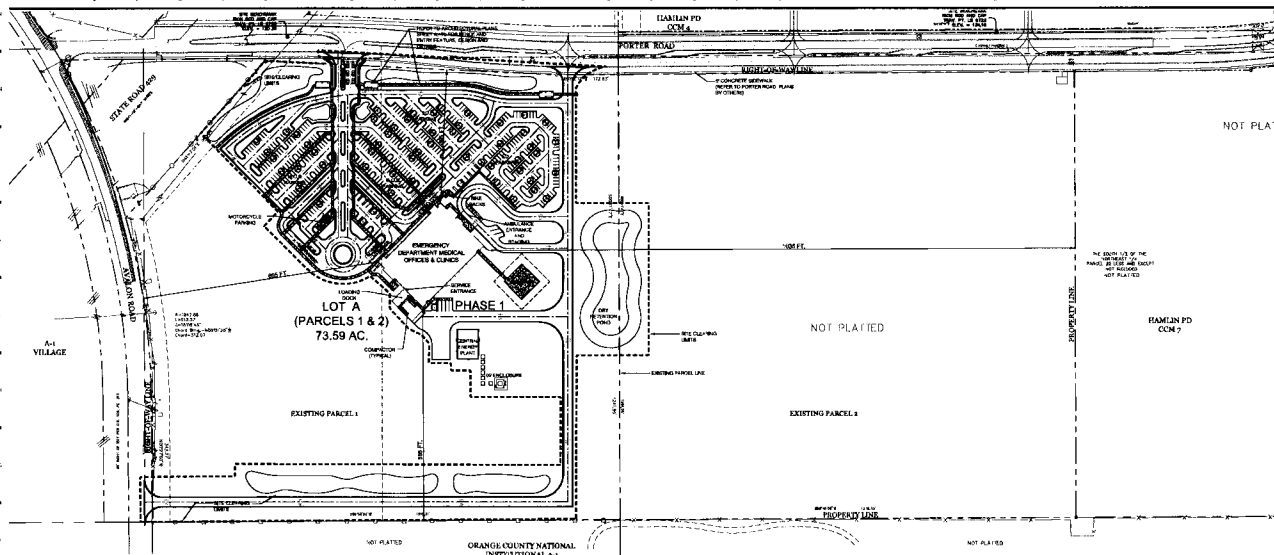
## LOCATION MAP ORLANDO HEALTH HORIZON WEST

drawn by: JED  
 checked by: SGW  
 date: 6/08/16

plot scale: NTS  
 project number: 15HUNT022  
 file name: LOCATION MAP

385 DOUGLAS AVENUE, STE 2101  
 ALA MOHTE SPRINGS, FL 32711  
 TELEPHONE 407.478.8751  
 FACSIMILE 407.478.8724  
 WWW.KLIMOWEEKS.COM

**Klima  
 Weeks**  
 CIVIL ENGINEERING



**Klima Weeks**  
 CIVIL ENGINEERS  
 SEAL: Sally G. Weeks, PE No. 56391

**HORIZON WEST**  
 NEW CAMPUS ED & MOB  
**Hunton Brady**  
 ARCHITECTS

DATE	SUBMISSION	NO.
5/27/2016	Preliminary Subdivision Plan	

**PRELIMINARY**  
**SUBDIVISION PLAN**  
 PROJ. NO. 16HUN1022 SHEET  
 03/00/1 - 01

**C001**

**GENERAL INFORMATION:**

**PROPERTY INFORMATION:**  
 PLANNED ONE (1)  
 PROPOSED USE: EMERGENCY DEPARTMENT, MEDICAL OFFICES AND CLINICS  
 NAME(S) OF LOT(S) TO BE BOUND: EMERGENCY DEPT. & CENTRAL UTILITY PLANT  
 EXISTING ZONING: URBAN CENTER POLICE

**AREA CALCULATIONS:**  
 TOTAL PROPERTY OWNED: 73.59 AC.  
 PHASE ONE (1) PROJECT AREA: 13.5 AC. / 100%  
 PAR. 1 & 2  
 TOTAL IMPROVEMENT AREA: 44,125 SF. (16.1 AC. / 46.1%)  
 SEE PLAN - IMPROVEMENT AREA / PROJECT AREA  
 OPEN SPACE PROVIDED: 87,546 SF. (25.1 AC. / 34.2%)

**BUILDING INFORMATION:**  
 EMERGENCY DEPT./ MEDICAL OFFICE BUILDING  
 2 STORY PLUS SUBTERRANEAN GARAGE  
 8,000 SF. (1.8 AC.)  
 PROPOSED BUILDING HEIGHT: 48 FT. (SIGNAL ROOF HEIGHT)  
 MAX. PROPOSED BUILDING HEIGHT: 160 FT.  
 QUANTITY AND DATE FOR NEIGHBORHOOD PARTICIPATION

**CENTRAL UTILITY PLANT (CUP)**  
 1 STORY: 6,800 SF. (1.5 AC.)  
 BUILDING HEIGHT: 25 FT.

**ADJACENT ZONING:**  
 SIBBY: URBAN CENTER POLICE  
 WEST: PORTER ROAD / FROM CENTER TO EAST: FROM CENTER TO WEST: HAMLIN ROAD / I-5  
 SOUTH: A-1

**BUILDING SETBACKS REQUIRED:**  
 FRONT (SIBBY) - 10' (PORTER ROAD)  
 SIDE (SIBBY) - 15' (HAMLIN ROAD-SEE STREET)  
 REAR (SIBBY) - 10'  
 SEE (SIBBY) - 0'

**SITE VEGETATION:**  
 FLORIDA PINE

**UTILITY PROVIDER:**  
 WATER, SEWERAGE AND RECLAMATION - ORANGE COUNTY PUBLIC UTILITIES

**SOIL:**  
 1. COLUMBIAN TINE SABL 6 TO 36  
 2. COLUMBIAN TINE SABL 6 TO 36

**FEMA FLOOD DATA:**  
 THIS SITE IS LOCATED IN ZONE X PER FEMA MAP NO. 1306000101 F & N, 1/22/2006, I, MAP DATE: SEPTEMBER 25, 2006.

**PARKING DATA:**  
 BASIS: 1 SPACE PER EMPLOYEE PLUS 2 SPACES PER EXAM ROOM  
 THEREFORE: (140) X 1 + (52) X 2 = 204 SPACES

	REGULAR	ACCESSIBLE TOTAL
REQUIRED SPACES:	197	204
PROVIDED SPACES:	403	18

BICYCLE PARKING: BASIS: 2 PLUS 1 FOR EACH 10 REQUIRED VEHICULAR PARKING ABOVE 10; HOWEVER, NO MORE THAN 8 SPACES REQUIRED.  
 REQUIRED SPACES: 8  
 PROVIDED SPACES: 8  
 NOTE: BICYCLE RACK DESIGN SHALL COMPLY WITH ORANGE COUNTY CODE SECTION 26-1106(A)(5).

**COMPLIANCE STATEMENTS:**

1. LIGHTING SHALL COMPLY WITH ARTICLE XXV OF CHAPTER 8 OF THE ORANGE COUNTY CODE.
2. DEVELOPER SHALL OBTAIN WATER, WASTEWATER AND RECLAIMED SERVICE FROM ORANGE COUNTY UTILITIES.

**TRIP GENERATION TABLE**

TRIP GENERATION TABLE	BUILDING AREA	TRIP
PHASE 1 (THIS PROJECT)	81,000 SF	92

NOTE: TRIPS CALCULATED USING TABLE 3.1 TRIP CORRELATION MATRIX-TWO WAY PM PEAK HOUR TRIPS FROM ORLANDO HEALTH CENTRAL PORTER ROAD MEDICAL CAMPUS PD/IMP/CLIP - 1.14 PM PEAK HR TRIPS PER 1,000 SF HOSPITAL.

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**GENERAL INFORMATION:**

**PROPERTY INFORMATION:**

PHASES: ONE (1)  
PROPOSED USE: EMERGENCY DEPARTMENT, MEDICAL OFFICES AND CLINICS  
NUMBER OF UNITS: TWO (2) BUILDINGS - EMERGENCY DEPT. & CENTRAL ENERGY PLANT  
EXISTING ZONING: TOWN CENTER PD-COMU

**AREA CALCULATIONS:**

TOTAL PROPERTY OWNED: 73.59 AC±  
PHASE ONE (1) PROJECT AREA: 978,474 SF. (22.5 AC. / 100%)  
FAR: 0.03  
TOTAL IMPERVIOUS AREA: 441,025 SF. (10.1 AC. / 45.1%)  
ISR: 0.45 (IMPERVIOUS AREA / PROJECT AREA)  
OPEN SPACE PROVIDED: 537,449 SF. (12.3 AC. / 54.9%)

**BUILDING INFORMATION:**

EMERGENCY DEPT./ MEDICAL OFFICE BUILDING:  
2 STORY PLUS MECHANICAL PENTHOUSE  
81,000 S.F.\* (1.86\* AC.)  
PROPOSED BUILDING HEIGHT: 48 FT. (MAX. ROOF HEIGHT)  
MAX. PERMITTED BUILDING HEIGHT: 150 FT.  
\*Building Area does not include Mechanical Penthouse

CENTRAL ENERGY PLANT (CEP):  
1 STORY, 5,800 S.F. (0.13 AC.)  
BUILDING HEIGHT: 25 FT.

**ADJACENT ZONING:**

SUBJECT SITE: TOWN CENTER PD-COMU  
NORTH: PORTER ROAD/TOWN CENTER PD  
EAST: TOWN CENTER PD  
WEST: AVALON ROAD/A-1  
SOUTH: A-1

**ADJACENT FUTURE LAND USE:**

SUBJECT SITE: VILLAGE  
NORTH: PORTER ROAD/ VILLAGE  
EAST: VILLAGE  
WEST: AVALON ROAD/ VILLAGE  
SOUTH: INSTITUTIONAL

**BUILDING SETBACKS REQUIRED:**

FRONT (NORTH) - 10' (PORTER ROAD)  
SIDE (WEST) - 10' (AVALON ROAD-SIDE STREET)  
REAR (SOUTH) - 10'  
SIDE (EAST) - 5'

**BUILDING SETBACKS PROVIDED:**

FRONT (NORTH) - 365' (PORTER ROAD)  
SIDE (WEST) - 655' (AVALON ROAD-SIDE STREET)  
REAR (SOUTH) - 585'  
SIDE (EAST) - 1635'

**SITE VEGETATION:**

PLANTED PINES

**UTILITY PROVIDER**

WATER, WASTEWATER AND RECLAIMED: ORANGE COUNTY PUBLIC UTILITIES

**SOIL:**

4 CANDLER FINE SAND, 0 TO 5%

**FEMA FLOOD DATA**

THIS SITE IS LOCATED IN ZONE X PER FEMA MAP No. 12095C0375 F & No. 12095C0380 F,  
MAP DATE SEPTEMBER 25, 2009.

**PARKING DATA:**

BASIS: 1 SPACE PER EMPLOYEE PLUS 2 SPACES PER EXAM ROOM  
THEREFORE: (140) X 1 + (.32) X 2 = 204 SPACES

	REGULAR	ACCESSIBLE	TOTAL
REQUIRED SPACES:	197	7	204
PROVIDED SPACES:	403	18	421

BICYCLE PARKING: BASIS: 2 PLUS 1 FOR EACH 10 REQUIRED VEHICULAR PARKING  
ABOVE 10; HOWEVER, NO MORE THAN 8 SPACES REQUIRED.

REQUIRED SPACES: 8  
PROVIDED SPACES: 8

NOTE: BICYCLE RACK DESIGN SHALL COMPLY WITH ORANGE COUNTY CODE  
SECTION 38-1350.43(1).

**COMPLIANCE STATEMENTS:**

1. LIGHTING SHALL COMPLY WITH ARTICLE XVI OF CHAPTER 9 OF THE ORANGE COUNTY CODE.
2. DEVELOPER SHALL OBTAIN WATER, WASTEWATER AND RECLAIMED SERVICE FROM ORANGE COUNTY UTILITIES.

**TRIP GENERATION TABLE**

	BUILDING AREA	TRIPS
PHASE I (THIS PROJECT)	81,000 SF	92

NOTE: TRIPS CALCULATED USING TABLE 3, TRIP EQUIVALENCY MATRIX-TWO  
WAY PM PEAK HOUR TRIPS FROM ORLANDO HEALTH CENTRAL PORTER  
ROAD MEDICAL CAMPUS PD/UNP/LUP. 1.14 PM PEAK HR TRIPS PER  
1,000 SF HOSPITAL.