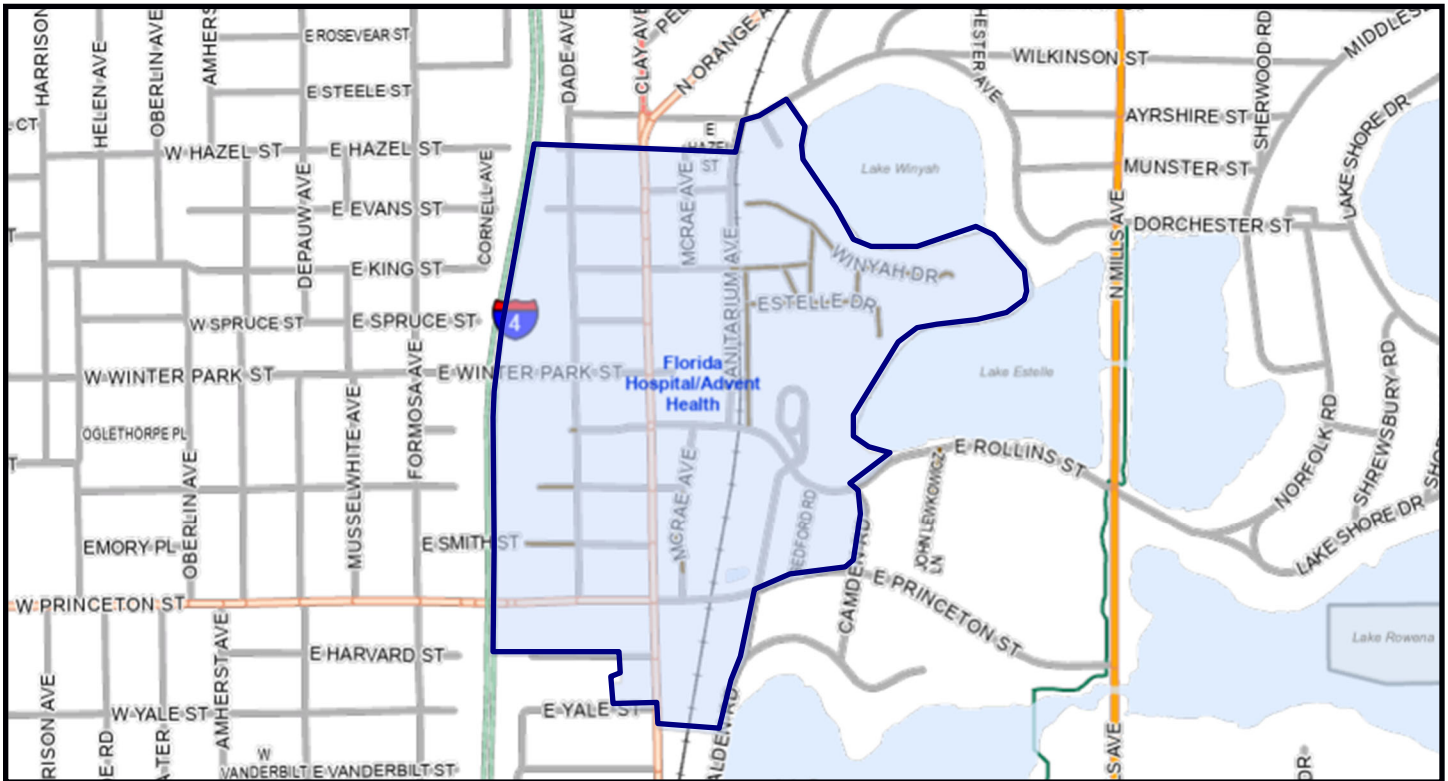


ADVENTHEALTH



Location Map

 Subject Site

SUMMARY

<p>Owner Tim Burrill AdventHealth Orlando</p> <p>Applicant Borron J. Owen, Jr. GrayRobinson, P.A.</p> <p>Project Planner Colandra Jones, AICP</p> <p>Updated: April 14, 2026</p>	<p>Property Location: The subject property is located east of I-4, west of N. Mills Avenue, south of Westchester Avenue and north of E. New Hampshire Street (±119.9 acres, District 3)</p> <p>Applicant's Requests:</p> <ol style="list-style-type: none"> 1. Amendment to add seven (7) recently acquired properties which total 2.92 acres to the Florida Hospital Health Village Development of Regional Impact (DRI). 2. Change the Future Land Use designation from Mixed Use Corridor-Medium Intensity and Urban Activity Center to Urban Village for seven (7) recently acquired properties. 3. Planned Development (PD) Amendment 	<p>to add recently acquired properties to the AdventHealth PD and to allow a pedestrian bridge over Dade Avenue, connecting Innovation Tower and the new multi-story medical office building.</p> <p>Staff's Recommendation: Approval of the request, subject to the conditions in this report.</p> <p>Public Comment Courtesy notices were mailed to property owners within 400 ft. of the subject property the week of April 6, 2026. As of the published date of this report, staff has not received any comments from the public concerning this request.</p>
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Properties to be Added to Florida Hospital (AdventHealth) DRI & PD



	Parcel ID No.	Street Address	Acreage
1	13-22-29-2784-02-010	2921 N. Orange Ave.	0.34
2	13-22-29-2784-02-030	2909 N. Orange Ave.	0.8
3	13-22-29-2784-01-010	2925 McRae Ave.	0.61
4	13-22-29-2784-01-031	2905 McRae Ave.	0.6
5	13-22-29-2784-03-012	2901 N. Orange Ave.	0.14
6	13-22-29-2784-03-011	2800 McRae Ave.	0.13
7	13-22-29-0000-00-017	306 E. Princeton St.	0.3
Total Acreage to add to Health Village PD & DRI:			2.92

Project Analysis

Project Background

AdventHealth is one of the major healthcare systems in our region. Located north of Downtown Orlando, more specifically, east of I-4, west of N. Mills Avenue, south of Westchester Avenue and north of E. New Hampshire Street. The AdventHealth Health Village campus, addressed as 601 E. Rollins Street, is approximately 119.9 acres. This site is part of the Florida Hospital Development of Regional Impact (DRI) and PD. In 2019, the hospital went through a rebranding to AdventHealth. Even though the hospital name changed, the DRI and PD documents remain under the Florida Hospital moniker.

The current amended and restated PD ordinance, referenced Documentary #0910191101, was approved on October 19, 2009. The signage amendment approved January 28, 2019, referenced Documentary #1901281207, was the first amendment to the amended and restated Florida Hospital PD.

Previous Cases:

- February 10, 1986—The City Council approved a DRI Development Order for the Orlando campus of Florida Hospital (Documentary #16700-1)
- June 5, 1995—The City Council approved the establishment of PD zoning to create land use guidelines for the development of the Florida Hospital Planning Area (Documentary #28549).
- September 21, 2009—The City Council approved the Second Amended and Restated Development of Regional Impact Development Order for Florida Hospital (Documentary #090921801) and approved a new GMP subarea policy S.13.15 (Documentary #0909211102).
- January 28, 2019—The City Council approved an amendment to the PD to modify signage types to reflect the rebranding of the hospital system from Florida Hospital to AdventHealth (Documentary #1901281207).
- January 27, 2020—The City Council approved an amendment to add eight (8) parcels totaling 2.1 acres to the DRI and PD.

The applicant is requesting to amend the Florida Hospital DRI/PD to add seven (7) recently acquired properties, totaling 2.92 acres, to the Florida Hospital Health Village DRI/PD. Also, for these recently acquired properties, to assign the Urban Village Future Land Use designation. The newly acquired properties currently are developed with medical office uses. The surrounding uses include some medical office buildings, multi-family residential and the southern boundary has single family residential. Since 2009, AdventHealth have acquired 15 parcels of land and 3 right-of-way abandonments. The applicant is also requesting a PD amendment to allow a pedestrian bridge over Dade Avenue to connect Innovation Tower and the new multi-story medical office building.

DRI Analysis

Section 380.06(7)(a), Florida Statutes

According to 380.06(7)(a), Florida Statutes, “Notwithstanding any provision to the contrary in any development order, agreement, local comprehensive plan, or local land development regulation, any proposed change to a previously approved development of regional impact shall be reviewed by the local government based on the standards and procedures in its adopted local comprehensive plan and adopted local land development regulations, including, but not limited to, procedures for notice to the applicant and the public regarding the issuance of development orders... For any proposed change to a previously approved development of regional impact, at least one public hearing must be held on the application for change, and any change must be approved by the local governing body before it becomes effective. The review must abide by any prior agreements or other actions vesting the laws and policies governing the development. Development within the previously approved development of regional impact may continue, as approved, during the review in portions of the development which are not directly affected by the proposed change.”

This staff report and process before the Municipal Planning Board satisfies this requirement.

Florida Hospital Development of Regional Impact (DRI) Development Order Section 4.1.6

The location map on the first page of this staff report encompasses the “Florida Hospital Planning Area”. Advent Health owns a majority of the property in the planning area, however, there are some parcels in which are not under its ownership. In the planning effort, the DRI provides provisions upon property acquisition of sites within the planning area.

According to the Florida Hospital Health Village DRI Section 4.1.6, *“It is recognized that the Developer does not presently own all of the land within the Florida Hospital Planning Area and as such this Development Order only governs the Existing Ownership Property. It is anticipated that real property not owned by Developer within the Florida Hospital Planning Area,... may be purchased by the Developer in the future and will then become part of this DRI.*

DRI Analysis (cont.)

- (a) *The Developer shall provide notification of the Developer's acquisition of any real property within the Florida Hospital Planning Area... Any such notification shall include a legal description and sketch of the property acquired and the revised boundaries of the Existing Ownership Property...*
- (d) *The mere addition of real property to the Existing Ownership Property...shall not create a substantial deviation, provided the development or redevelopment of any such property shall be in accordance with the terms and conditions of this Development Order."*

The proposed DRI amendment is a Notice of Proposed Change (NOPC) and adds seven (7) parcels (see map on Page 2) recently purchased or leased by the property owner, which are all within the Planning Area. This amendment will satisfy DRI Section 4.1.6 by incorporating the subject sites within the Florida Hospital Health Village DRI. The amendment to the DRI is not changing any conditions of the Development Order.

DRI Build-out

In July 2011, the City Council approved the First Amendment to the Second Amended and Restated DRI Development Order which extended the build out dates for Phase 1 of the DRI to December 31, 2021 and for Phase 2 to December 31, 2031. Since this 2011 amendment, the applicant provided the 2024 DRI Annual Report which depicts the build-out dates for Phase 1 and Phase 2 of the DRI. If the State or City issues a general extension to the build-out date of all DRIs, the build-out dates will be extended without the requirement of a DRI amendment.

DRI Build-Out Dates
Phase 1—February 9, 2028
Phase 2—February 9, 2038

GMP Analysis

Of the seven newly acquired parcels with the Health Village area, six of the proposed GMP amendments subject sites are generally located south of E. Hazel Street, east of N. Orange Avenue, north of E. King Street and west of the CSX Railroad. The seventh parcel is south of E. Princeton Street, north of E. Harvard Street, east of I-4, and west of N. Orange Avenue. Collectively, these 7 parcels of land are approximately 2.92 acres in size. According to the Official Future Land Use Map, the six northern parcels currently have a future land use designation of Mixed Use Corridor-Medium Intensity. The southern parcel currently has a future land use designation of Urban Activity Center. The request is to change these designations to Urban Village as exists for the rest of the PD parcels.

Case Number	Location	Acreage	Current Future Land Use	Proposed Future Land Use
GMP2026-10003a.	2921 N. Orange Ave.	0.34	Mixed Use Corridor—Medium Intensity	Urban Village
GMP2026-10003b.	2909 N. Orange Ave.	0.80	Mixed Use Corridor—Medium Intensity	Urban Village
GMP2026-10003c.	2925 McRae Ave.	0.61	Mixed Use Corridor—Medium Intensity	Urban Village
GMP2026-10003d.	2905 McRae Ave.	0.60	Mixed Use Corridor—Medium Intensity	Urban Village
GMP2026-10003e.	2901 N. Orange Ave.	0.14	Mixed Use Corridor—Medium Intensity	Urban Village
GMP2026-10003f.	2800 McRae Ave.	0.13	Mixed Use Corridor—Medium Intensity	Urban Village
GMP2026-10003g.	306 E. Princeton St.	0.30	Urban Activity Center	Urban Village

Consistency with 163, Florida Statutes

The proposed GMP amendment is being processed as a small scale amendment to the Official Future Land Use Map in accordance with the requirements of Chapter 163.3187, Florida Statutes. As provided in Chapter 163, small scale amendments require only one public hearing before City Council (the adoption hearing) and are not subject to review process by the State Department of Commerce—Bureau of Community Planning and Growth unless challenged by an affected party within 30 days of the adoption hearing. If not challenged, the amendment is effective 31 days after the adoption hearing.

GMP Analysis

Conformance with the GMP—Urban Village Future Land Use Designation

Objective LU.2.4 and Policy LU.2.4.4 of the Future Land Use Element provide standards relating to the Urban Village future land use designation. A portion of Policy LU.2.4.4 states:

“The Urban Village future land use designation provides for a mixture of land uses and intensities within a development site in order to preserve conservation areas, to reduce public investment in provision of services, to encourage flexible and creative site design and to provide sites for schools, recreation and other public facilities which provide an area-wide benefit to the community. The Urban Village future land use designation is specifically intended to provide a means of streamlining the development review process where a Planned Development, a Sector Plan, and/or Master Plan, have already fully accounted for the impacts of development. The designation shall be structured to ensure that the Urban Village and the individual components of the Urban Village are compatible with existing or projected surrounding land uses, taking into consideration environmental constraints, health and safety issues, and the appropriateness and potential impact of the Urban Village on adjacent existing and future land uses.”

The AdventHealth utilizes the Urban Village future land use designation to provide healthcare resources for the greater community. Through the DRI and PD, the campus has accounted for various impacts of development and there is a streamlined process for review of projects within the AdventHealth Health Village. Therefore, subject site meets the intent of the Urban Village future land use designation.

Subarea Policy LU.S.13.5

Subarea Policy LU.S.13.5 surrounds the subject property. This policy outlines the AdventHealth Health Village as an “urban, mixed-use, pedestrian and transit accommodating district incorporating the principles of traditional neighborhood design.” It outlines the policies, the development and design standards for the subarea. It also requires that properties in this subarea have the Urban Village future land use designation, and Planned Development (PD) zoning. This amendment, that adds the new properties, changes the future land use designations to Urban Village and will be added to the AdventHealth Health Village PD. This amendment, therefore will meet the requirement of this subarea policy.

Environmental

Conservation Element Policy 1.4.1 states that all projects requiring Municipal Planning Board and City Council review shall provide an Environmental Assessment. Developments exempt from this requirement includes those located within the “Urbanized Disturbed Lands” are shown in Figure C-1 of the Conservation Element. The subject property lies within the Urbanized Disturbed Land area. Each property is currently developed with office buildings and associated parking. Therefore, an environmental assessment is not required.

Public Facilities Analysis

State law requires the City to perform a public facilities evaluation for GMP amendments that would increase the allowable density or intensity of a property. The proposed GMP amendment to change the future land use designation to Urban Village would permit densities on the subject property more than that permitted under the existing Mixed Use Corridor—Medium Intensity and Urban Activity Center future land use designations. This evaluation assumes that the property is developed at a maximum intensity and density allowed by each future land use category. Typically, sites are developed at a lesser intensity, so these impacts represent an upper limit, rather than a true projection of demand.

The Urban Village future land use designation requires the property to have a PD zoning. The AdventHealth Health Village PD provides development standards including overall density and intensity. According to Section B.4.a of the PD, “Density and intensity within individual development parcels and building sites is unlimited provided the overall development of the Property shall not exceed 2.0 Floor Area Ratio (“FAR”) and 25 dwelling units per acre (“du/ac”).” For the purpose of this analysis, the 2.0 FAR and 25 du/ac intensity and density will be used for the Urban Village evaluation.

Each year, the City prepares the Capacity Availability Report (CAR) to identify any surpluses or deficiencies in the ability to provide public services. The CAR also accounts for future population and employment growth consistent with the City’s adopted future land use categories. Because the growth associated with this GMP amendment was not included in the growth projections, this analysis is performed to ensure capacity is available to serve the development.

GMP Analysis

Projected Demand

Evaluation 1—This evaluation considered the impact of developing the site at the maximum density/intensity permitted by the existing Mixed Use Corridor—Medium Intensity future land use designation (2.62 acres @ 30 du/ac = 11 du & 2.62 acres @ 0.5 FAR = 57,064 sq. ft.).

Evaluation 2—This evaluation considered the impact of developing the site at the maximum density/intensity permitted by the existing Urban Activity Center future land use designation (0.3 acres @ 100 du/ac = 30 du & 0.3 acres @ 1.0 FAR = 13,068 sq. ft.)

By combining Evaluation 1 & 2, the total acreage of 2.92 would have an existing maximum impact of 41 du and 70,132 sq. ft.

Evaluation 3—This evaluation considered the impact of developing the site at the maximum density/intensity permitted by the proposed Urban Village future land use designation (2.92 acres @ 25 du/ac = 73 du & 2.0 FAR = 254,390 sq. ft.).

Net Increase/Decrease—The net increase of residential development is 32 du and the non-residential net increase is 184,258 sq. ft. The amount of development included in the evaluations above translates to a total project demand for public facilities shown in the table below. Details about how the impacts were calculated are available in the City’s Capacity Availability Report.

	Potable Water (GPD)	Wastewater (GPD)	Comm. Parks (Acres)	Neigh. Parks (Acres)	Transportation (Trips)
Evaluation #1	18,720	13,401	0.107	0.06	2,741
Evaluation #2	52,759	34,221	0.190	0.11	9,650
Net Increase	34,039	20,821	0.083	0.05	6,909

Potable Water, Wastewater and Parks

The table below summarizes available capacity, existing demand, projected increases in demand from city-wide growth, projected increases in supply (such as from construction of a new facility) and the maximum demand expected from this GMP amendment. The proposed amendment will not adversely impact the level of service for potable water, wastewater and parks.

	Potable Water (MGPD)	Wastewater (MGPD)	Comm. Parks (Acres) for CPS 2	Neigh. Parks (Acres) for NPSA 5
Capacity	100.10	52.16	255.60	21.31
Reported Demand—2025	87.65	48.7	67.35	9.50
Projected increase in Demand 2026-2030	4.55	2.75	14.41	2.57
Projected increase in Supply 2026-2030	0.00	0.00	0.00	0.00
Demand from GMP2026-10003	0.03	0.02	0.08	0.05
Net Available Capacity	7.87	0.69	173.76	9.19

Stormwater and Solid Waste

The City’s adopted stormwater level of service standards require new development to provide on-site stormwater retention and/or detention consistent with the requirements of the Water Management District. Therefore, each increment of new development, if properly permitted, will meet the stormwater level of service standard. Solid Waste collection is funded by user fees, therefore any new customers generate revenues sufficient to fund any capital costs. Therefore, a solid waste capacity analysis was not performed.

Transportation

The City has adopted a Transportation Concurrency Exception Area (TCEA) citywide. Therefore, the City requires projects to support the multi-modal transportation system. The subject property is located in 2040 Transportation Analysis Zone 449, Transportation Area 2, and Transportation Mobility Area B. Projects generating 1,000 trips or more per day are required to submit a transportation study and mitigate for impacts to the roadway network. According to the Projected Demand chart above for this GMP amendment, there is a net increase in trips of 6,909 which is more than the 1,000 trips required for a study. Since these properties were in the DRI Study Area, transportation mitigation was accounted for. Also, this area provides several modes of transportation from a grid street network, multiple bus routes and stop, and an nearby SunRail station. This amendment would not require a transportation study.

GMP Analysis

Capital Improvement Program

There are no current Capital Improvement Program (CIP) projects that directly affect the subject site.

School Capacity

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)). As stated previously, the Florida Hospital DRI Development Order was approved on February 10, 1986 with subsequent amendment and amended restated development orders throughout the years. According to the Second Amended and Restated Development Order Condition 4.8, *“370 multi-family units have been vested for school concurrency purposes. Prior to the issuance of non-vested residential building permits, the Developer and Orange County School Board shall execute a Mitigation Agreement. If the Developer uses the matrix to increase residential units, an amendment to the Mitigation Agreement shall be required.”*

This request is not proposing any new residential development and is exempt due to being in a DRI, therefore no review is required by OCPS.

PD Analysis

Conformance with the LDC

The subject properties currently has a zoning classification of MU-1/T and AC-2/T. The property owner is requesting to add these properties to the AdventHealth Health Village PD, which would be consistent with the proposed Urban Village future land use designation. Section 65.366 of the LDC requires that all rezonings and/or initial zonings be in conformance with any applicable substantive requirements for Chapters 58 through 66 of the LDC.

Planned Development Districts

Section 58.361 of the LDC identifies the purpose of the PD zoning district as follows: *“The PD District is intended to provide a process for the evaluation of unique, individually planned developments which are not otherwise permitted in the zoning districts established by this Chapter. The PD District is to be a voluntary process commenced by an applicant for such zoning designation. The standards and procedures of this district are intended to promote flexibility of design and permit planned diversification and integration of uses and structures, while at the same time retaining in the City Council the absolute authority to establish such limitations and regulations as it deems necessary to protect the public health, safety and general welfare.”*

The PD zoning designation is required for properties within the AdventHealth Health Village campus. The PD provides development standards and promotes flexibility of design, and accounts for development impacts for the entire campus. Therefore, the inclusion of the new properties will adhere to the requirements of the PD zoning.

The proposed PD amendment adds seven (7) parcels (see map on Page 2) recently purchased by AdventHealth within the AdventHealth Health Village PD. In Exhibit “B” of the AdventHealth Health Village PD, the subject sites are encompassed in PD “Neighborhood Perimeter” Parcel 9 and Parcel 30A. According to PD Section A.8. describes, *“the Neighborhood Perimeter should include land uses, densities and intensities which transition from the Neighborhood Core to the residential areas. Such transition shall be accomplished through the use of bufferyards, architectural treatments and other transitional features.”*

Of the properties being added, the six (6) northern properties generally located south of E. Hazel Street, east of N. Orange Avenue, north of E. King Street and west of the CSX Railroad will be part of PD Parcel 9. The southern property being added, generally located south of E. Princeton Street, north of E. Harvard Street, east of I-4, and west of N. Orange Avenue will be part of PD Parcel 30A.

AdventHealth PD Development Standards—PD Parcel 9

PD Development Criteria is depicted in Exhibit “B” in the AdventHealth Health Village PD. In PD Parcel 9, in which the six (6) northern properties will be part of, permitted uses include Education, Hospital, Office (Medical or General), Residential, and Energy Plant. The underlying zoning is AC-2, which will cover any development standard not specifically outlined in the overall PD. The maximum building height that applies to Parcel 9, *“For the first 300 feet of depth from northern property line, the height limit shall be 75 feet. For the remainder of the parcel, the height limit shall be 100 feet.”* Properties 1-6 will have to adhere to the height limit of 75 feet due to being within the 300 feet area.

AdventHealth PD Development Standards—PD Parcel 30A

PD Development Criteria is depicted in Exhibit “B” in the AdventHealth Health Village PD. In PD Parcel 30A, in which the southern property along E. Princeton Street will be part of, permitted uses include Education, Hospital, Office (Medical or General), Retail/Commercial and Residential. The underlying zoning is O-2, which will cover any development standard not specifically outlined in the overall PD. The maximum building height that applies to Parcel 30A, *“For the first 15 feet of depth from southern property line, only residential uses are permitted facing Harvard Street, and the height limit shall be 35 feet. The remainder shall transition to a height limit of 75 feet.”* The 306 E. Princeton Street site is approximately 127 feet from the southern PD property line, so the height limit for this site is 75 feet.

Pedestrian Bridge

The AdventHealth PD allows for pedestrian bridges for hospital uses which exceed 100,000 square feet. There are four streets in which pedestrian bridges are specifically prohibited with the PD. Those streets are Orange Avenue, Princeton Street, Dade Avenue, and Rollins Street between Orange Avenue and Dade Avenue.

The applicant is requesting an exception to one street within the prohibited list. In October 2025, a Planning Official Determination was approved for the AdventHealth Orange Medical Building, a 12-story, 354,940 square foot building located west of N. Orange Avenue, north of E. Rollins Street, east of Dade Avenue, and south of E. Winter Park Street (Case #DET2025-10231). In review of this project, it proposed a pedestrian bridge over Dade Avenue that connects the proposed Orange Medical Office Building to the existing Innovation Tower, which is a 12-story, 323,681 square foot medical office building. Due to the PD section regarding pedestrian bridges not being allowed to cross Dade Avenue, the depicted bridge was not approved with the medical office building. City Planning Condition #5 stated that if the applicant wants to pursue the proposal with a pedestrian bridge, a PD amendment would be required.

The applicant indicated in the PD amendment application, *“By shortening distances and creating seamless access, the bridge enables an estimated 33,811 annual patient visits between the AdventHealth Orange Medical Office Building and Innovation Tower to efficiently utilize essential services including Plastic Surgery, Thoracic Surgery, Interventional Pulmonology, the Ambulatory Surgery services, Rothman Orthopedics, and Imaging Services.”*

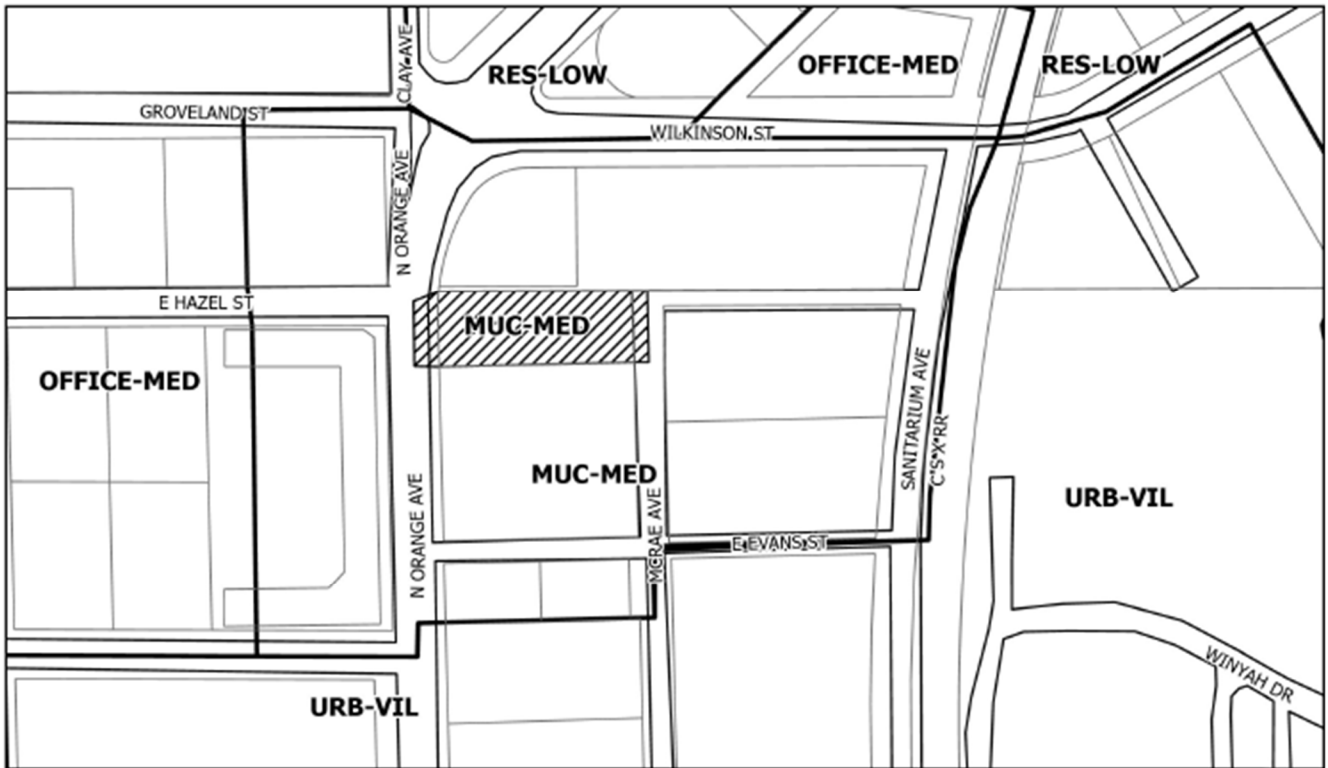
Staff would be supportive of allowing the use of a pedestrian bridge over Dade Avenue due to the intensity of multi-story medical office uses existing and proposed in the area. The other prohibited streets would remain within the PD. Staff would need to review the actual pedestrian bridge design over Dade Avenue for code compliance through a Planning Official Determination.

Proposed Amendment to AdventHealth PD Section D.7.a.i.

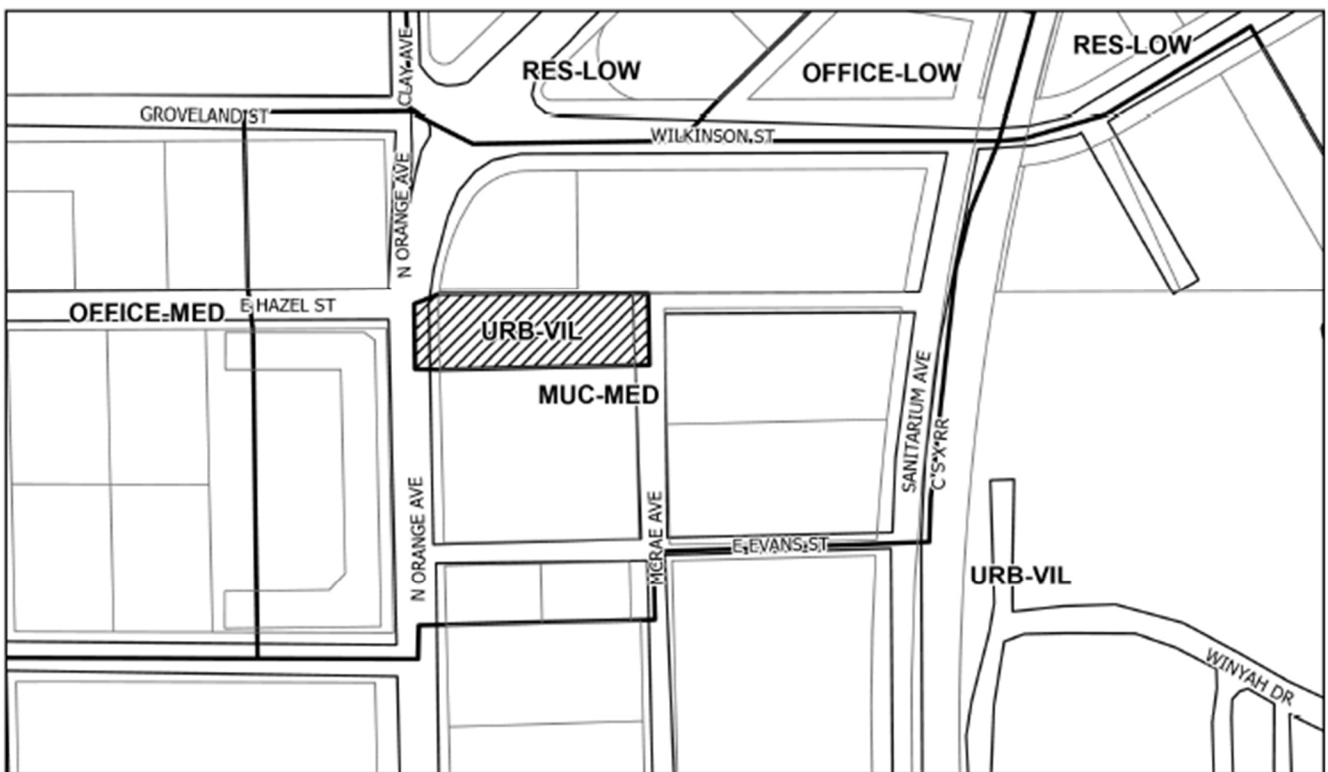
The amended PD Transportation Section D.7.a.i., section referring to Pedestrian Bridges, proposes the following:

7. Pedestrian Bridges:
 - a. Pedestrian bridges may be constructed to provide access to hospital uses in excess of 100,000 sq. ft. under the following conditions:
 - i. No bridges shall be permitted over or across Orange Avenue, Princeton Street, ~~Dade Avenue~~, or Rollins Street between Orange Avenue and Dade Avenue.

Future Land Use Map—2921 N. Orange Avenue



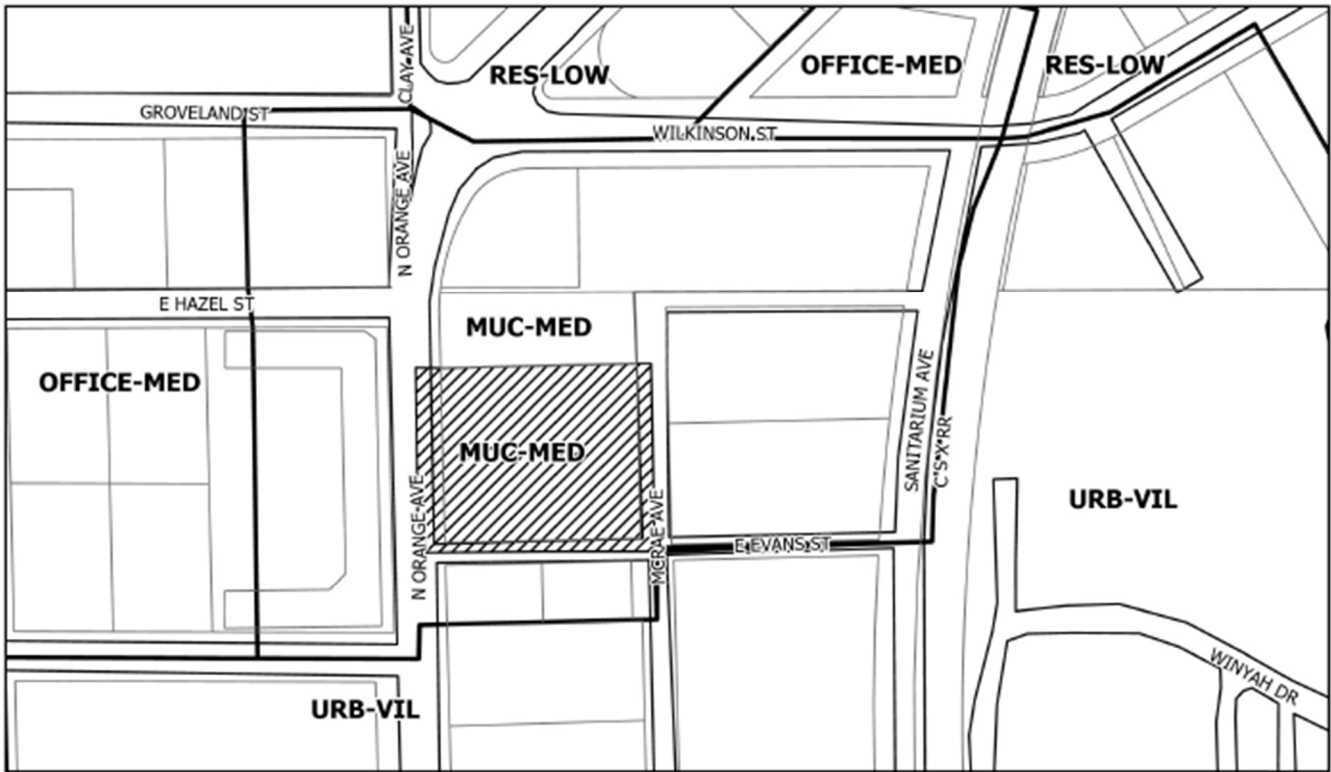
Future Land Use - GMP2026-10003A - Existing



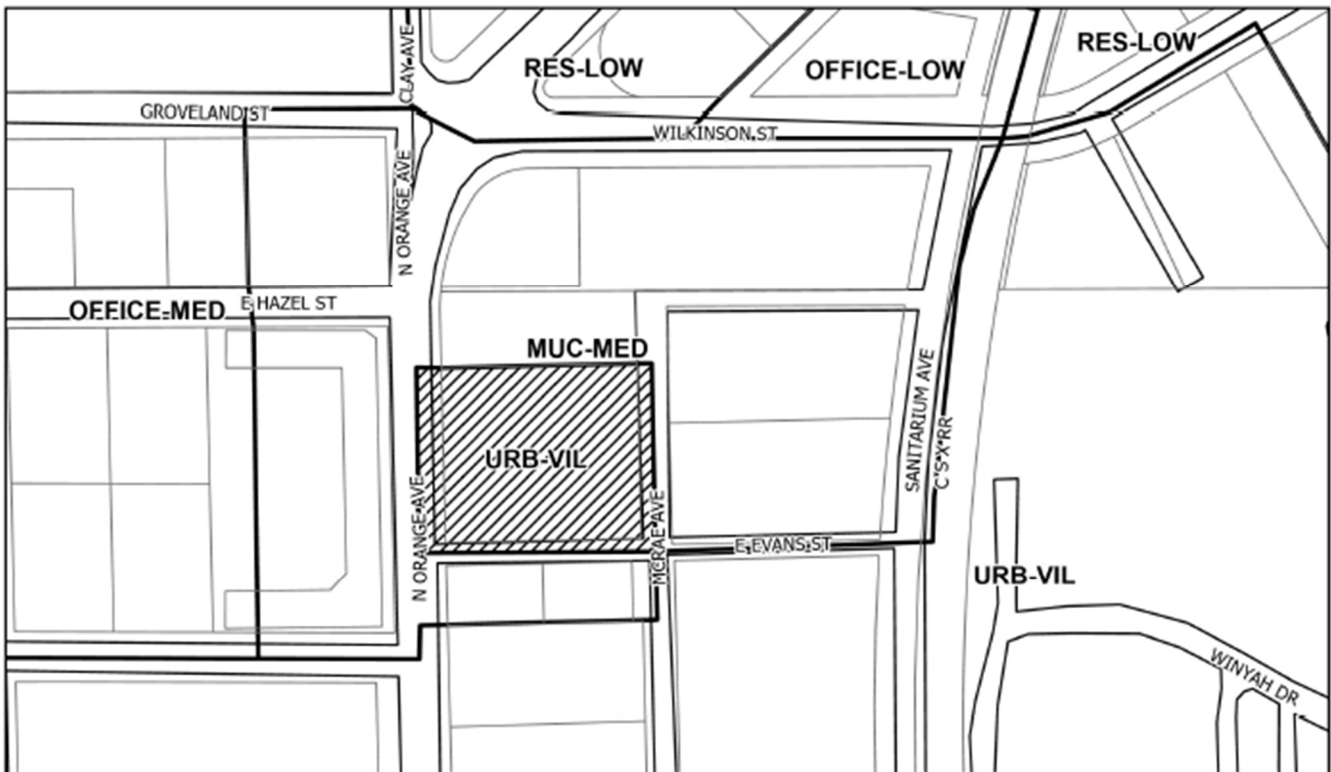
Future Land Use - GMP2026-10003A - Proposed



Future Land Use Map—2909 N. Orange Avenue



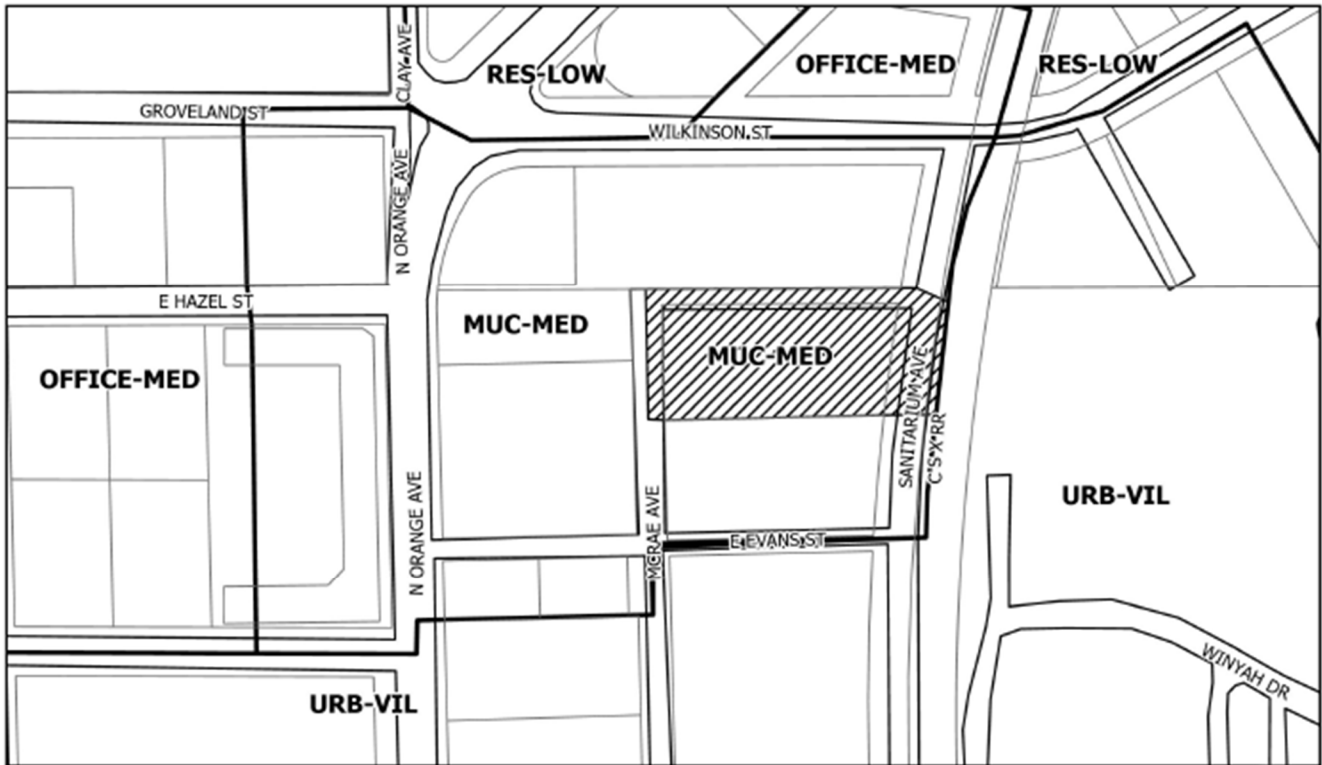
Future Land Use - GMP2026-10003B - Existing



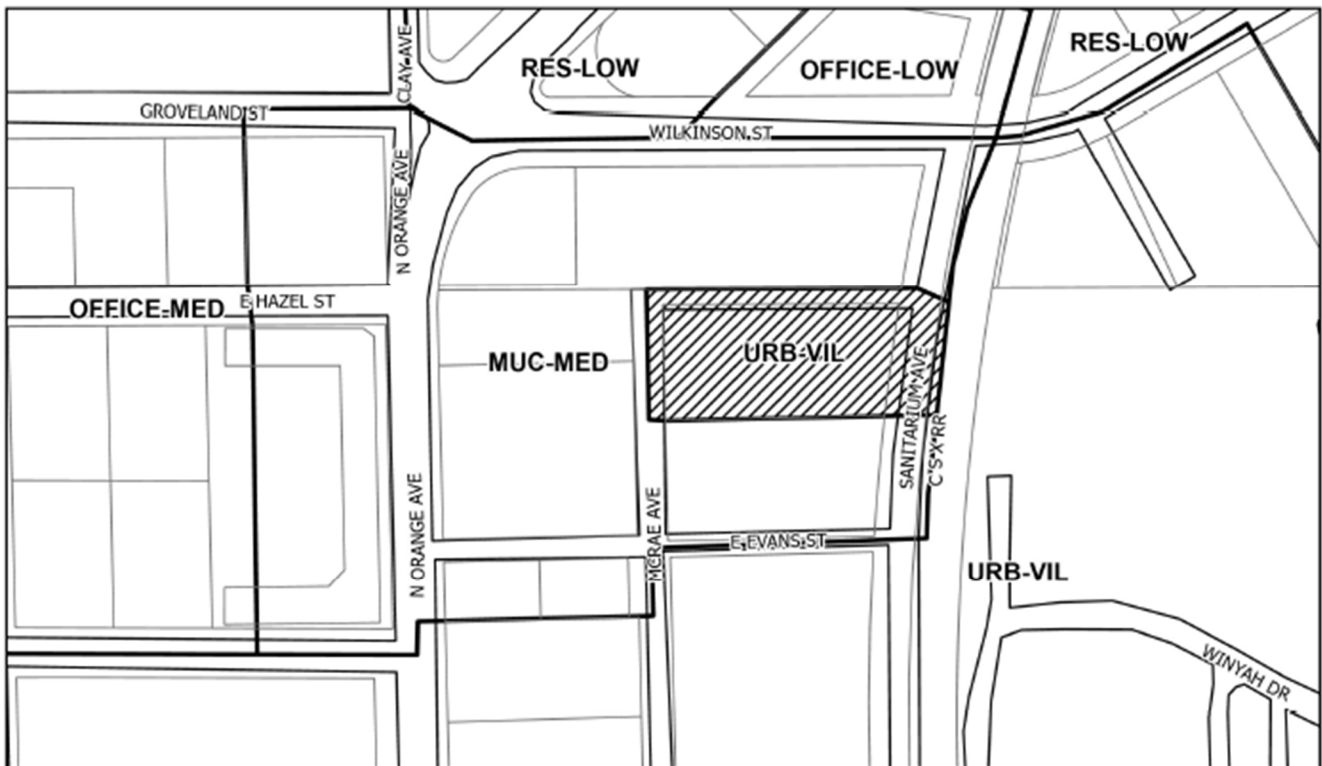
Future Land Use - GMP2026-10003B - Proposed



Future Land Use Map—2925 McRae Avenue



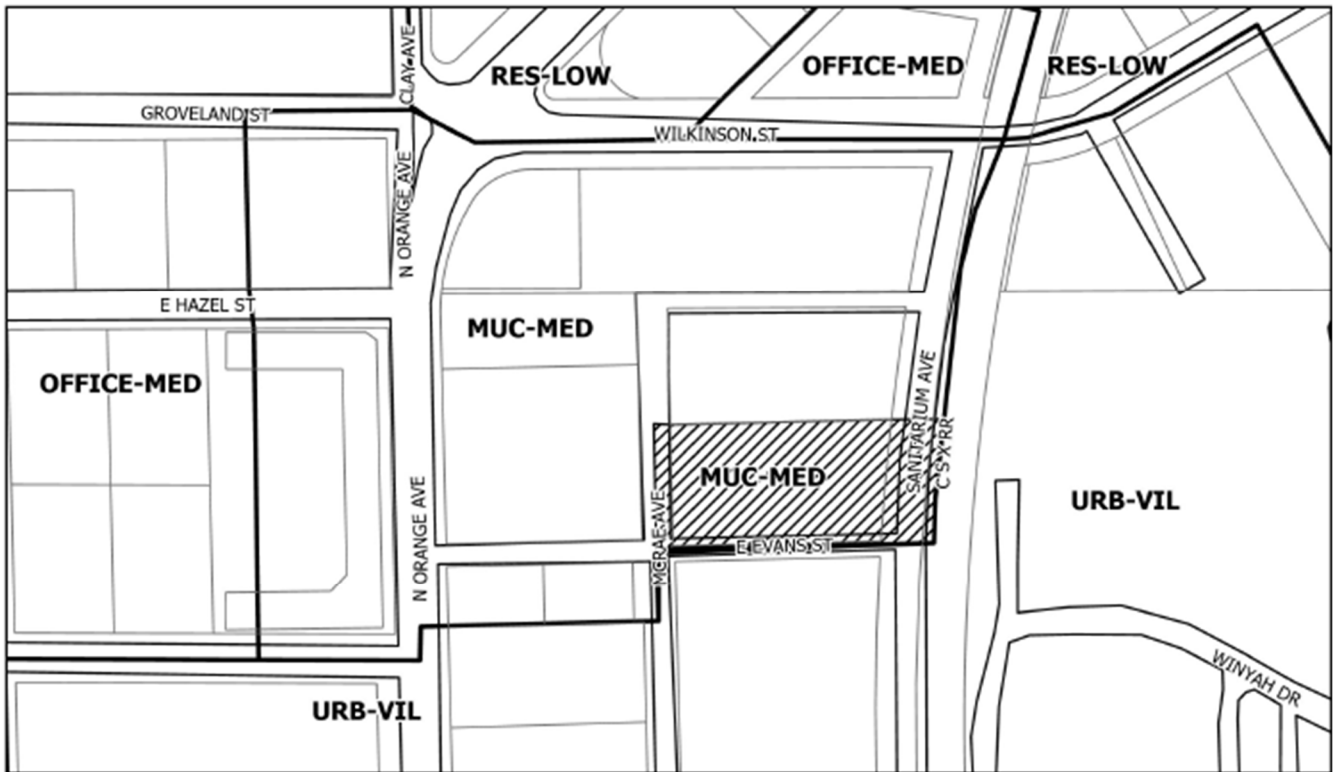
Future Land Use - GMP2026-10003C - Existing



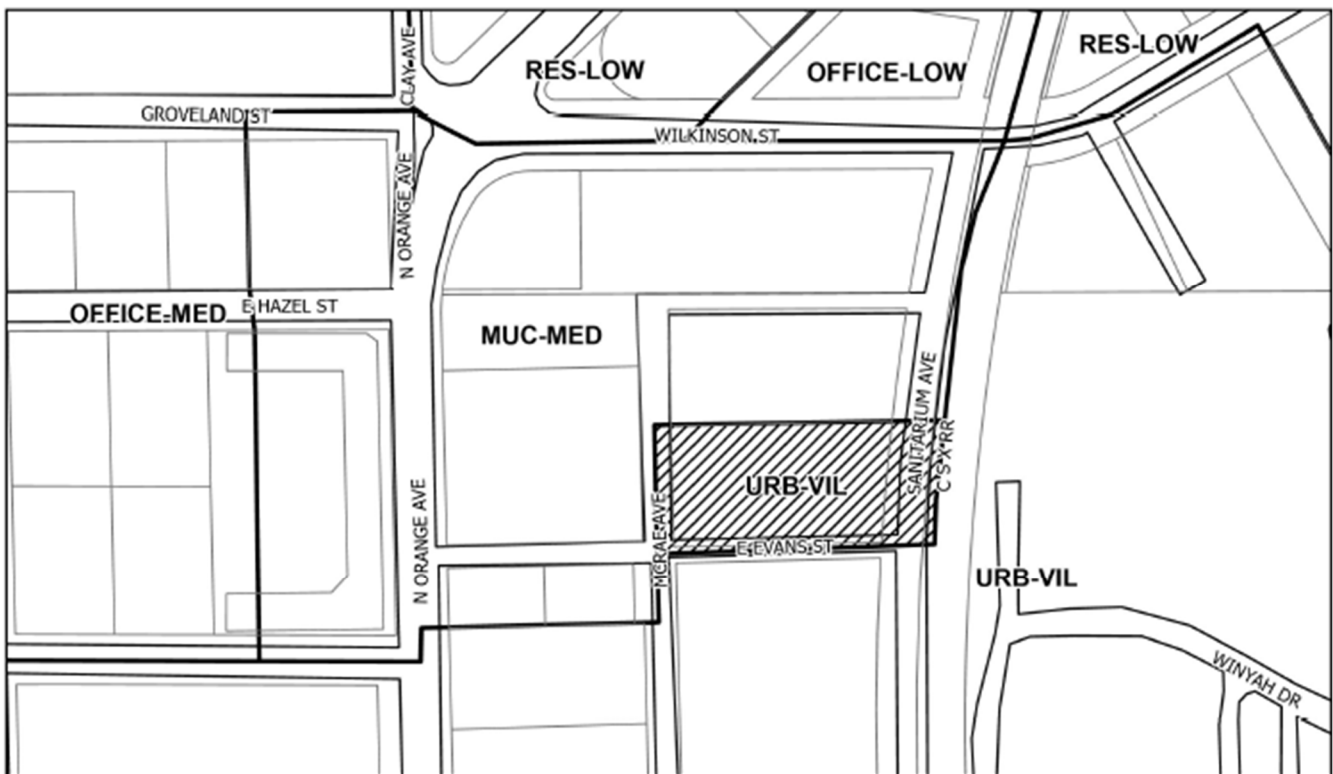
Future Land Use - GMP2026-10003C - Proposed



Future Land Use Map—2905 McRae Avenue



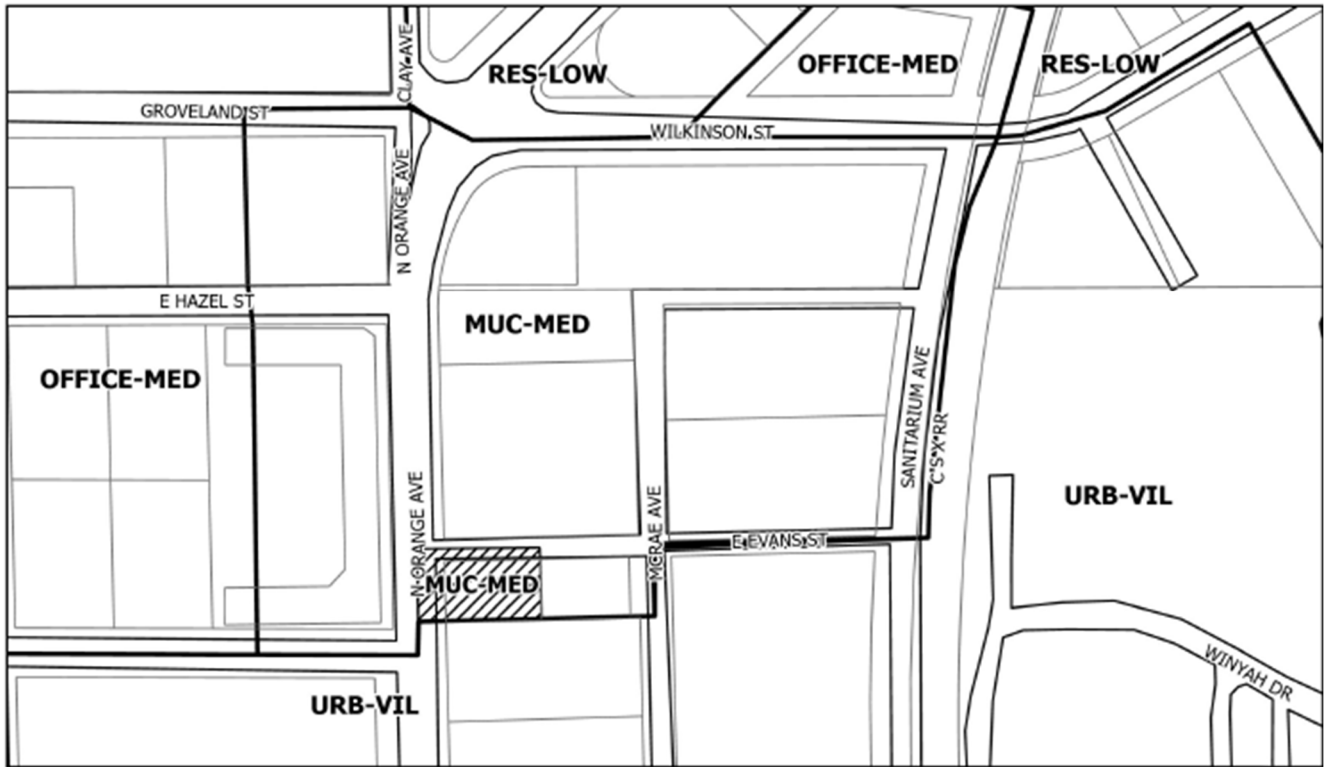
Future Land Use - GMP2026-10003D - Existing



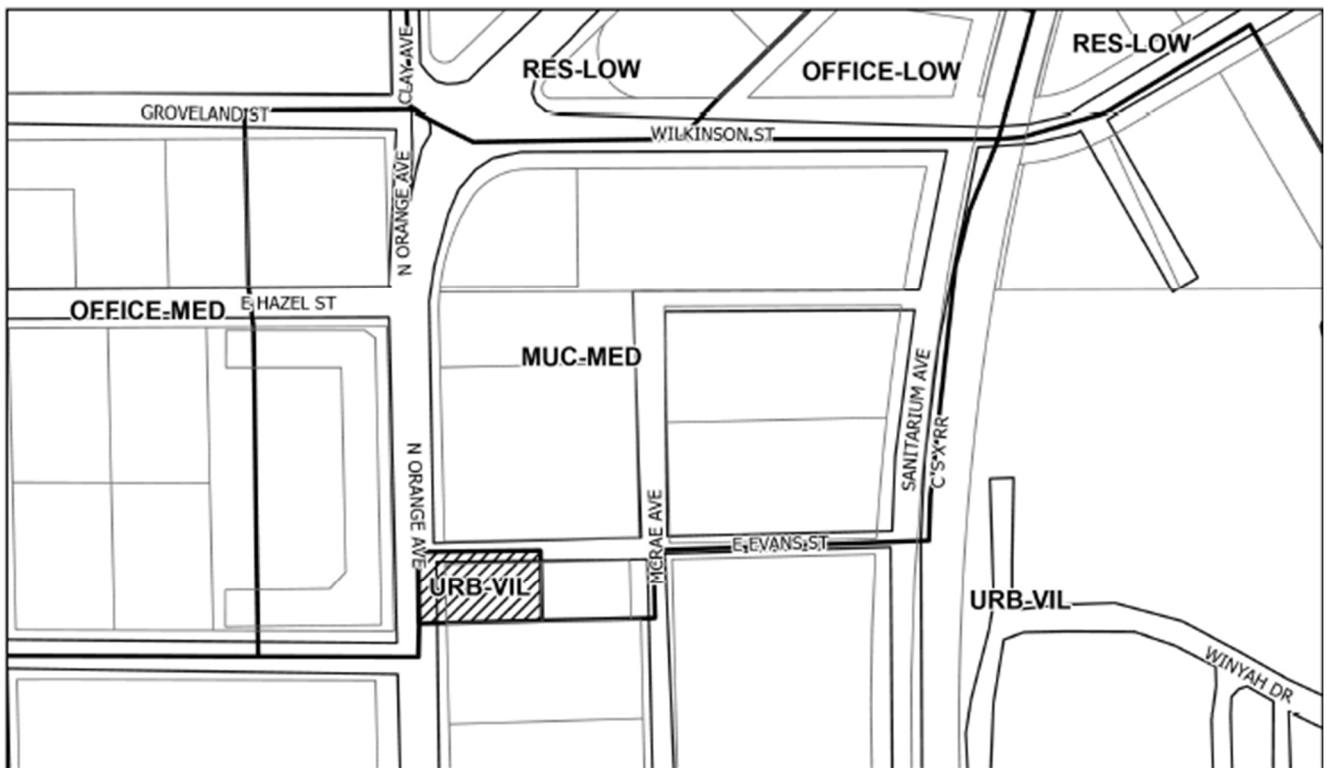
Future Land Use - GMP2026-10003D - Proposed



Future Land Use Map—2901 N. Orange Avenue



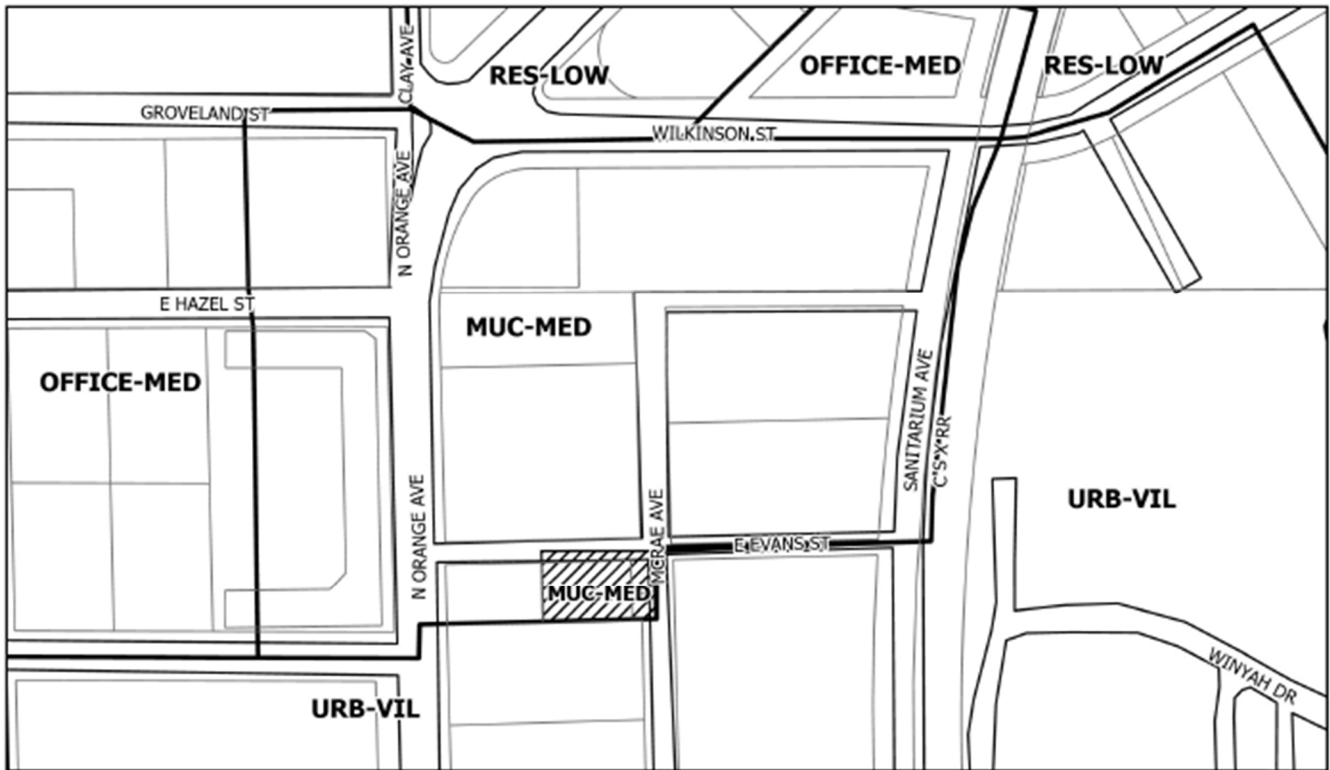
Future Land Use - GMP2026-10003E - Existing



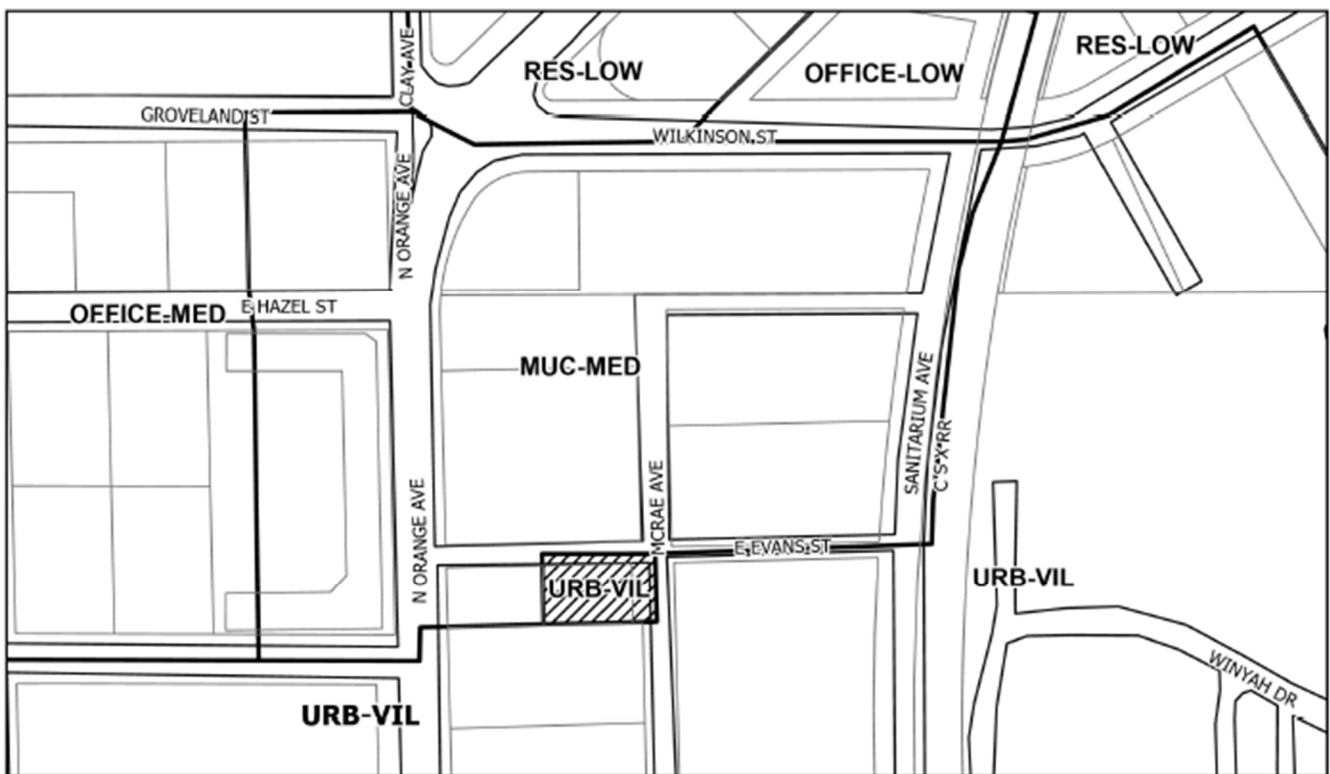
Future Land Use - GMP2026-10003E - Proposed



Future Land Use Map—2800 McRae Avenue



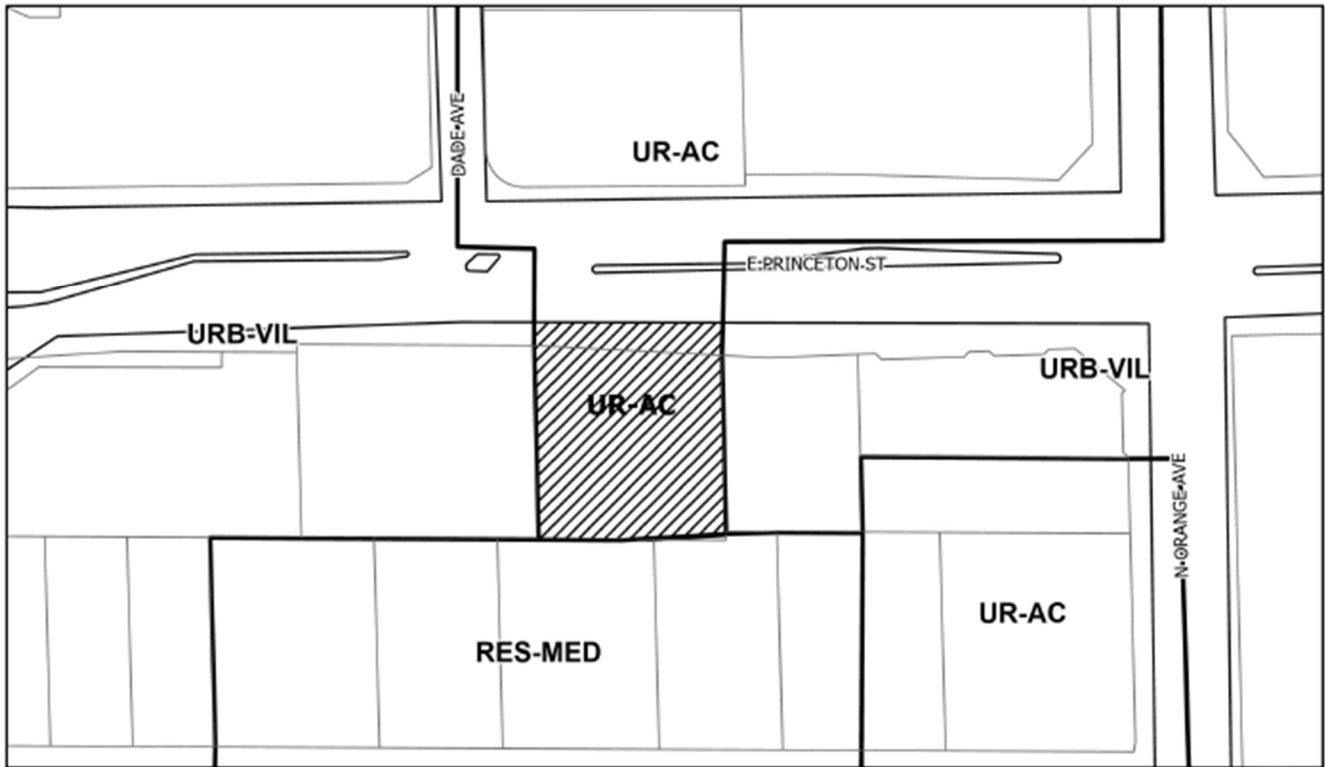
Future Land Use - GMP2026-10003F - Existing



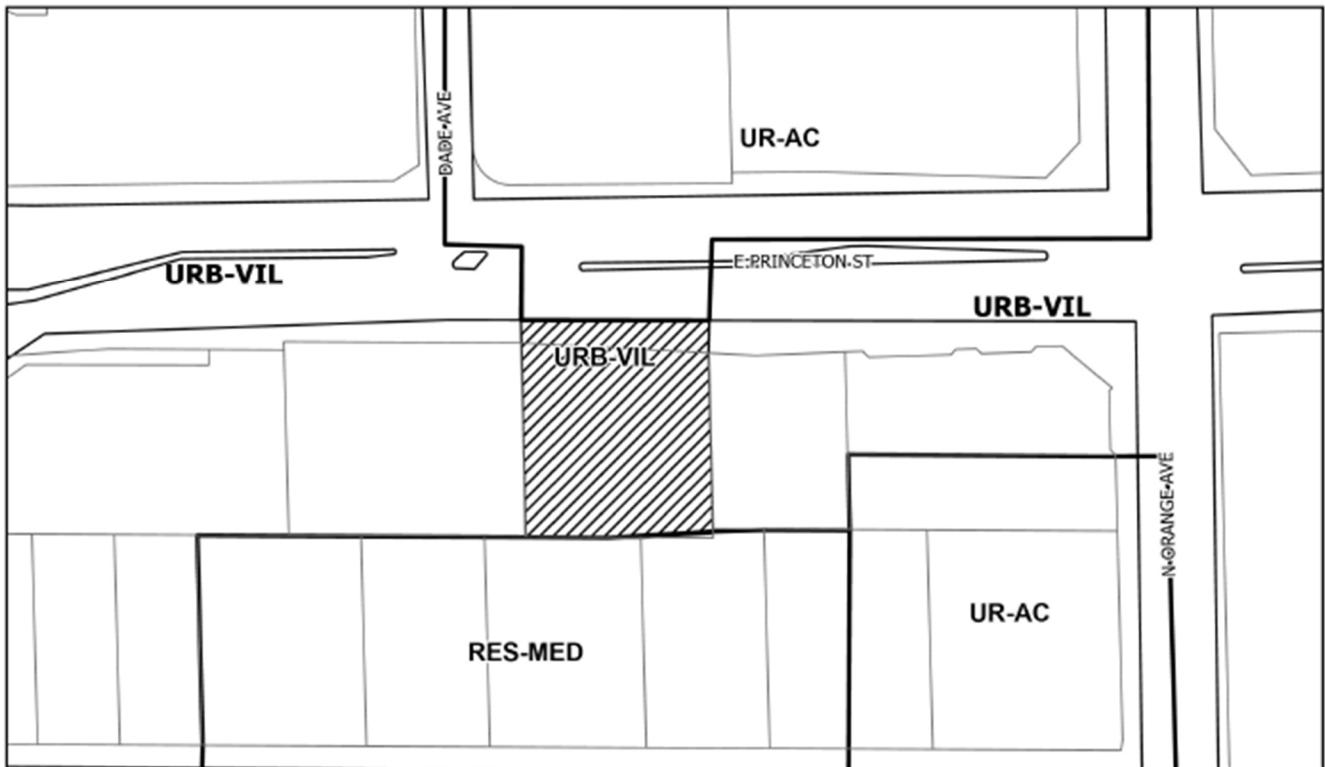
Future Land Use - GMP2026-10003F - Proposed



Future Land Use Map—306 E. Princeton Street



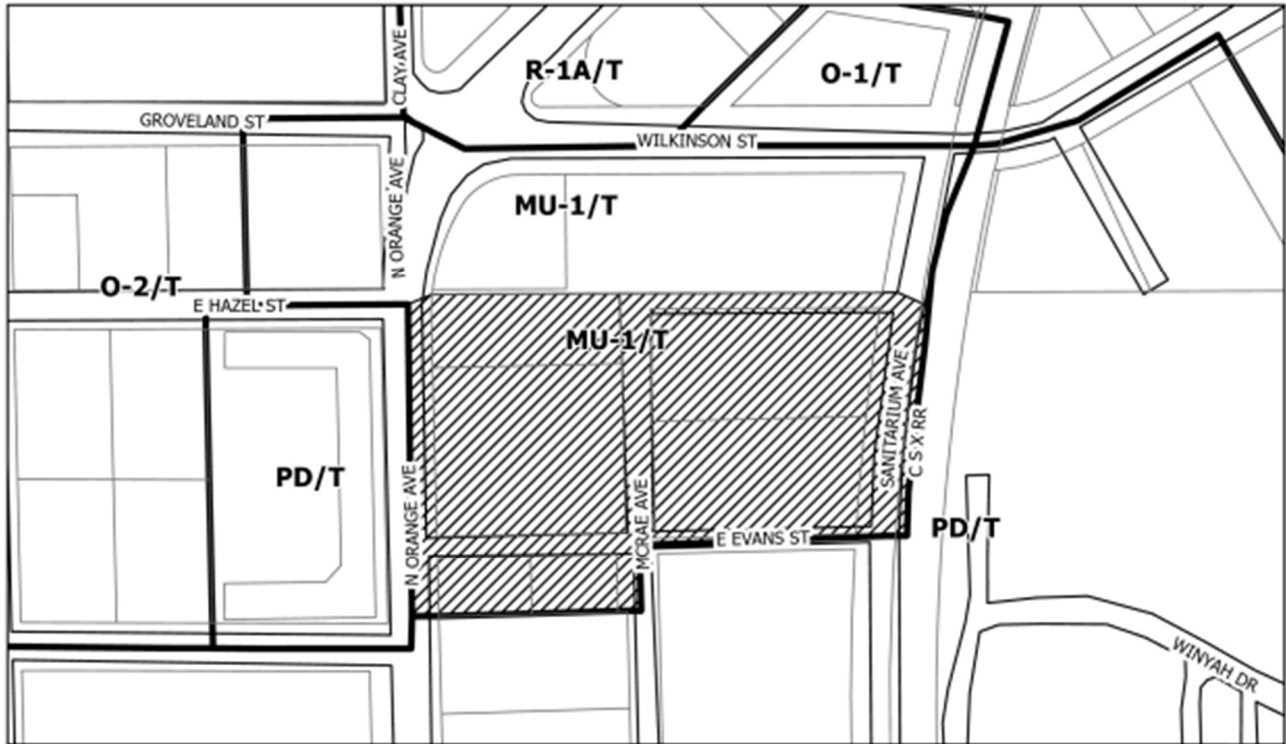
Future Land Use - GMP2026-10003G - Existing



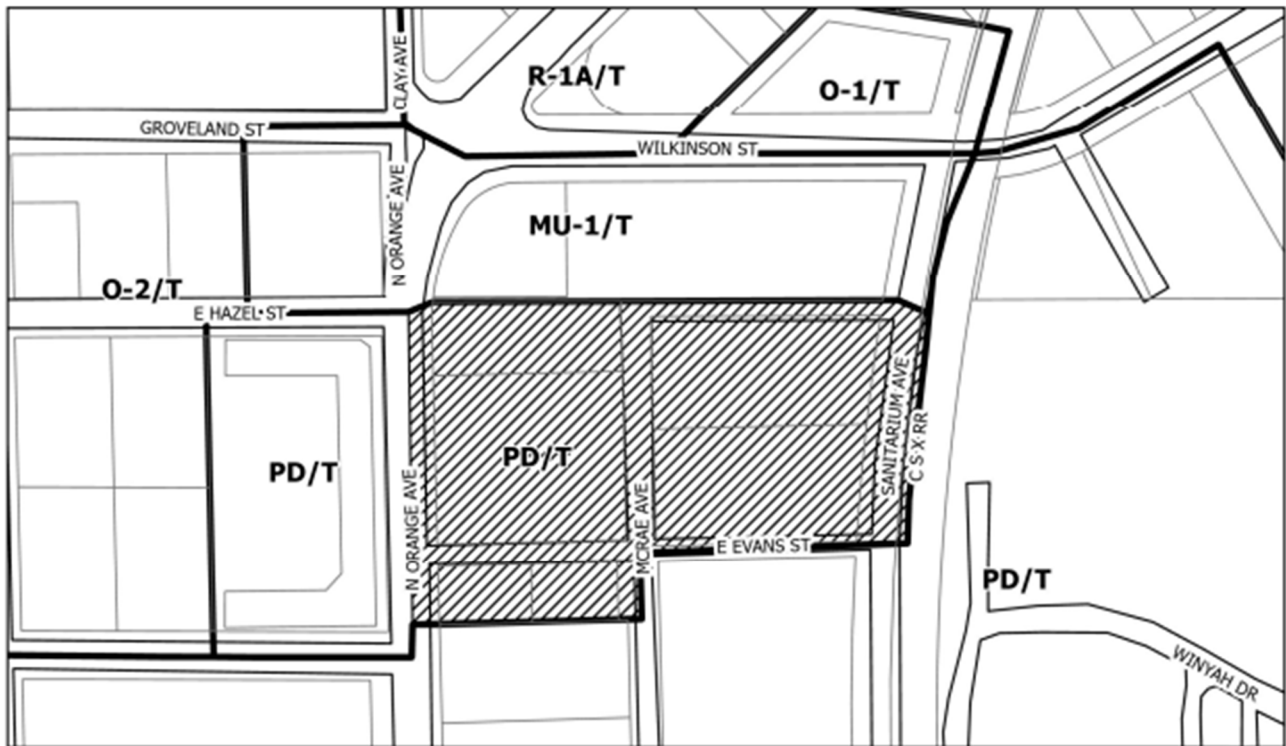
Future Land Use - GMP2026-10003G - Proposed



Zoning Map



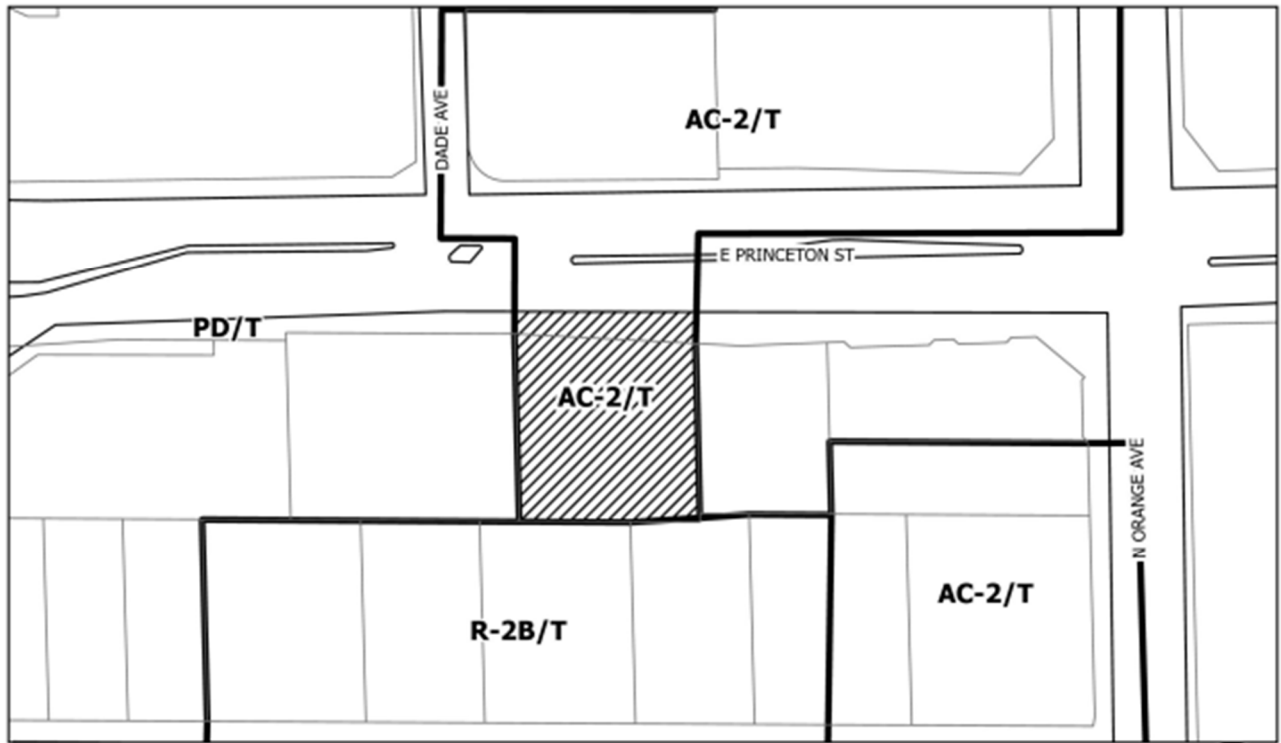
Zoning - ZON2026-10002 - Existing



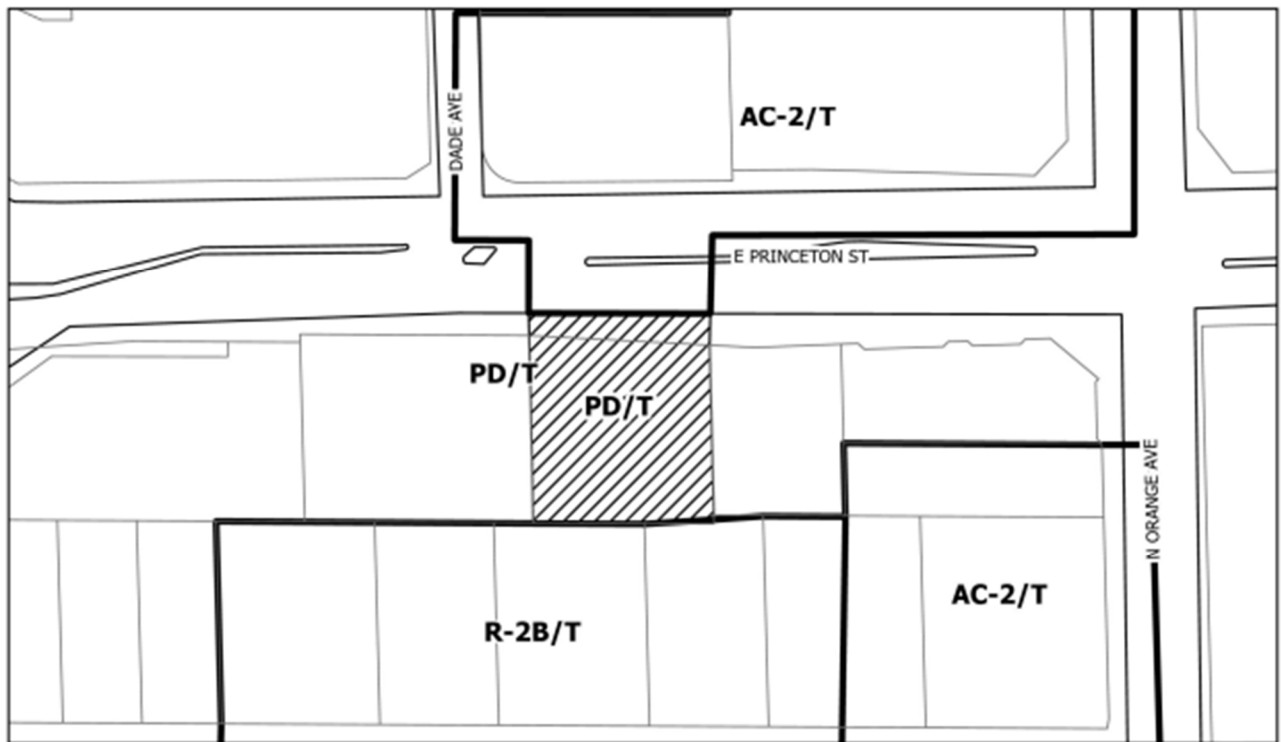
Zoning - ZON2026-10002 - Proposed



Zoning Map—306 E. Princeton Street



Zoning - ZON2026-10002 - Existing



Zoning - ZON2026-10002 - Proposed

Findings

Subject to the conditions contained herein, the proposal is consistent with the requirements for approval of DRI, GMP amendments and rezoning applications contained in Chapter 65 of the Land Development Code (LDC):

1. The proposed amendments are consistent with the City's Growth Management Plan including Future Land Use Objective LU.2.4 and Policy LU.2.4.4.
2. The proposed amendments are consistent with the purpose, intent and general requirements of the LDC.
3. The proposed amendments are consistent with Chapters 163, 187, and 380, Florida Statutes.
4. The proposed amendments are consistent with the East Central Florida Strategic Regional Policy Plan and the recommendations of the East Central Florida Regional Planning Council.

Notice of Proposed Change/Determination of Non-Substantial Amendment

Information submitted indicates that the request meets the criteria for consideration as a non-substantial amendment to the DRI.

Staff recommends approval of the AdventHealth Health Village DRI, GMP & PD amendments subject to the findings and conditions below and further review/revision by the City Attorney's Office.

Conditions of Approval

City Planning

1. Amended DRI Development Order

In consultation with the City Planning Division and the City Attorney's Office, the applicant shall prepare the Development of Regional Impact Development Order for the Florida Hospital Health Village Development of Regional Impact for consideration by the Orlando City Council, including all necessary exhibits. The amendment to the Development Order shall address the findings and conditions detailed in this staff report, the conditions of the East Central Florida Regional Planning Council and review agencies. The amendment to the Development Order shall be subject to contextual and legal review by the City Attorney's Office.

2. Amended PD Ordinance

In consultation with the City Planning Division and the City Attorney's Office, the applicant shall prepare an amended Planned Development Ordinance for consideration by the Orlando City Council, including all necessary exhibits. The amended Planned Development Ordinance shall address the findings and conditions detailed in this staff report. The amended Planned Development Ordinance shall be subject to contextual and legal review by the City Attorney's Office.

The proposed PD amendment for Transportation Section D.7.a.i., to allow for the pedestrian bridge over Dade Avenue would state the following:

"Pedestrian Bridges:

- a. Pedestrian bridges may be constructed to provide access to hospital uses in excess of 100,000 sq. ft. under the following conditions:
 - i. No bridges shall be permitted over or across Orange Avenue, Princeton Street, ~~Dade Avenue~~, or Rollins Street between Orange Avenue and Dade Avenue."

3. Planning Official Determination for Final Site Plan Required

According to Section K, Part 1a of the Florida Hospital Health Village PD, "*Prior to permitting of any new development or substantial redevelopment projects, the Owner shall obtain Final Site Plan approval for the project; provided that the Planning Official, rather than the Zoning Official, shall issue a determination of Final Site Plan approval.*" These additional sites are required to obtain site plan approval through Planning Official Determinations prior to the issuance of building permits.

4. Dade Avenue Pedestrian Bridge

The proposed pedestrian bridge over Dade Avenue to connect the proposed AdventHealth Orange Medical Building and the existing Innovation Tower is required to be reviewed and approved through a Planning Official Determination prior to obtaining a building permit.

Transportation

1. COMPLIANCE

- a. Except as where noted in this staff report, all aspects of the site plan are required to conform to all applicable minimum standards set forth in the editions of the City Code and the City Engineering Standards Manual that are in force at the time of any construction of this project.

Conditions of Approval

Transportation (cont.)

- b. Support of this submittal by the Transportation Dept. does not constitute final engineering approval of this concept for development. Materials and designs for transportation related elements of the project must meet or exceed standards in the versions of the City Code and Engineering Standards Manual in effect at the time of submittal to Permitting Services.
- c. At all project entrances, clear sight distances for drivers and pedestrians must not be blocked by signs, buildings, building columns, landscaping, or other visual impediments. No structure, fence, wall, or other visual impediment must obstruct vision between 2 feet and 8 feet in height above street level. The street corner / driveway visibility area must be shown and noted on construction plans and any future site plan submittals. The applicant must design the site plan as necessary to comply with the Florida Greenbook and the FDOT Design Standards Index. Sight lines shall be provided on both site plans and landscape plans.

2. CONSTRUCTION

For any construction work planned or required within a public right-of-way or an adjacent City easement (including but not limited to: irrigation, drainage, utility, cable, sidewalk, driveway, road construction/reconstruction or landscaping), the Owner/Applicant must submit the following:

- a. Maintenance of traffic plans (M.O.T.): The City requires that all projects receive authorization to close streets, lanes, public alleys or sidewalks in order to maintain public and worker safety. For any non-emergency project (whether permitted or not), the closure request must be submitted to City of Orlando Transportation Engineering via the following website link: <https://www.orlando.gov/Parking-Transportation/Request-a-Road-Lane-or-Sidewalk-Closure>. Advance notice for closures should include all phases of the work.
- b. Construction staging/parking plans: On-street parking is for the public and shall not be used for contractor or sub-contractor parking, construction staging, truck staging, storing of materials, etc. Contractor must identify contractor or sub-contractor parking, construction staging, truck staging, storing of materials locations in the Temporary Traffic Control Plan (TTCP).
- c. Roadway plans including paving, grading, pavement markings and signage (Contact the Permitting Transportation Engineering Reviewer at 407-246-3079 for details).
- d. A copy of all required County and State permits (If permits are pending, attach a copy of the application).

3. SITE PLAN

Upon redevelopment of the potentially included parcels, the Department expects to review developments occurring within the PD and DRI. Additionally, pursuant to Condition 5.1, the applicant will be required to submit both engineering and architectural site plans for review of the proposed future pedestrian bridge.

4. PARKING

With the addition of new buildings within both the DRI and the PD, the applicant must, upon redevelopment of the parcels, submit a revised campus parking plan. The Department is not concerned about the total number of parking spaces, but wants to ensure that parking is balanced across the campus for future redevelopment, if and when it occurs.

5. ADMINISTRATIVE

- a. If the PD amendment is approved, when the applicant is ready to proceed with the pedestrian bridge along Dade Avenue, a final site plan determination or similar process will be required for the Department of Transportation to evaluate the proposal, provide conditions, and impose requirements. At a minimum, architectural and civil site plans will be required to address, at a minimum, height clearance, design, pedestrian routes, and the placement of columns within the streetscape.
- b. The applicant must be aware that any placement of columns for the pedestrian bridge within the streetscape and public rights-of-way will require an encroachment agreement. At that time, the applicant must also consider ADA requirements to ensure that clearance and accessibility along the streetscape are not obstructed.

Informational Comments

Public Works

The following will need to be addressed and met during the Engineering (ENG) permit review process.

1. Per Section 7.01 of the City's ESM, any proposed project to be built in the City of Orlando which alters the existing topographic characteristics will be required to provide stormwater treatment. Alterations of surface drainage (with the exception of resurfacing and landscaping elements only) is defined as: changing the flow patterns within the redevelopment area; changing the mode of transport from overland flow or open channel to a closed conduit, etc.; changing an impervious surface's character (from building to parking, wet bottom pond or a new building or vice versa); changing the character of a parking surface (from shell base to asphalt, etc.); or remodeling of an existing building which changes its footprint or number of floors. When applying for an Engineering Permit, please submit the Drainage Report, Geotech Report, Stormwater Tabulations, and all necessary docs needed in order to verify the City's and Water Management District standards are met.
2. Water quality recovery shall be recovered per the requirement of the Water Management District. Please provide model demonstrating the recovery analysis. A Water Management District water treatment permit may be required.
3. Provide a certification signed by the Engineer, licensed in the State of Florida, responsible for the stormwater design which reads as follows: "I hereby certify that to the best of my knowledge and belief, the design of the Stormwater Management System for the project known as: (Project Name) meets all of the requirements and has been designed substantially in accordance with the City of Orlando Stormwater Management Criteria."
4. All proposed and existing sidewalk that is touched during construction will need to be updated to the newest ADA requirement.
5. Sidewalk construction shall be required at the time of this substantial improvement per Sec. 54.39 of the City of Orlando's Muni Code. Proposed sidewalks must be constructed along the entire length of the property and shall be located against the public right-of-way.
6. A City Service Agreement is required by the Owner if portion of sidewalk is within private property. The easement would protect the Owner from maintaining the sidewalk and from other potential issues. Otherwise, the Owner would be responsible to maintain and be liable for potential litigation if someone is injured on a failing sidewalk that is in disrepair.
7. Clarify whether the sidewalk will be paver. Please note that if pavers are to be constructed beyond the property line and out into the City's Right of Way the owner is required submit a signed and recorded a Right-of-Way Pavers Agreement. Sidewalk portion of driveway must still be composed of 3,000 psi concrete. Refer to the Right of Way Pavers Agreement under Engineering Permit Forms <https://www.orlando.gov/Building-Development/Permits-Inspections/Get-a-Permit/Forms-Documents>
8. Construction activities including clearing, grading and excavating activities shall obtain an EPA NPDES permit, except: Operations that result in the disturbance of less than one acre total land area which are not part of a larger common plan of development or sale. The NPDES permit must be received in the Office of Permitting Services prior to the issuance of City of Orlando permits. If the disturbed area is less than one acre, provide a note on the plans indicating the City of Orlando's Guidelines for Erosion Sediment Control (aka the Blue Sheet) will serve as a guide for the implementation of erosion sediment control measures. Blue Sheet can be found under the City of Orlando website. Attach this sheet in your permit submittal.
9. Submit a detailed, scalable, fully dimensioned site plan of the location. The site plan should include but not be limited to the site legal description, the building, streets, sidewalks and property lines, and the location of the proposed work. Site plans should clarify what is existing and what proposed.
10. Provide a signed and sealed existing topographic survey with datum and official benchmark in the NAVD88 vertical datum. Per the City's ESM Section 7.01.A.1, survey data shall be gathered to least 25 feet beyond the property line or as far offsite as required to assure offsite drainage patterns are maintained. Please submit a hard copy of survey (with sign and seal) to City Hall 8th floor addressed to Richard Allen.
11. Submit a signed and dated private improvements cost sheet. Cost sheet forms and instructions are available at our website under Engineering Permit Forms at <https://www.orlando.gov/Building-Development/Permits-Inspections/Get-a-Permit/Forms-Documents>
12. Other comments may arise depending on the contents submitted to permitting.

Informational Comments

Public Works (cont.)

13. Artificial turf and gravel areas must be treated as impervious area and must be included in the impervious area for stormwater management.
14. All roadways must meet the ESM standards. The Season High Water Table must be a minimum of 2 ft from the bottom of the base. New private and public roadways will require a pavement design similar to the method shown in the FDOT Flexible Pavement Design Manual. Limerock base is not permitted in certain areas where the Season High Water Table has historically been close to the ground surface.
15. Retaining walls, walls, stamped asphalt/concrete, decorative asphalt/concrete, etc are not permitted within the Right of Way without permission from the City Engineer. Buildings or building foundations are not permitted within the Right of Way.
16. All impervious area must be routed to the stormwater system for treatment and attenuation.
17. The 100 year 24 hour post development discharge rate must be less than or equal to pre development discharge rate.
18. Per Orlando Engineering Standards Manual Chapter 7, off-site flood elevations cannot be made worse in any circumstance.
19. If the project is located within the FEMA regulated special flood hazard area (i.e. floodplain) a conditional letter of map revision (CLOMR) will be required before the ENG/BLD permit is issued and a letter of map revision (LOMR) will be required and past the effective date on the LOMR letter before issuance of the certificate of occupancy (for BLD cases) or final inspection (for ENG cases). Compensating storage must be provided for all floodwater displaced by development within the 100-year floodplain.
20. If the drainage basins are determined to be landlocked system, the modeling and design shall meet applicable storm recurrence interval and duration. The models and designs shall demonstrate no adverse impact to the stormwater, roadways, floodplain, drainage basins and surrounding properties. Landlocked basins must attenuate for the 100 year 96 hour storm event.
21. Drainage and other roadway improvements must be improved, including new pavement, F curb and gutter, sidewalk, drainage structures, and stormwater lines as part of the BLD/ENG submittal per the most current City of Orlando Engineering Standards Manual. Any broken or damaged curb, sidewalk, driveway, concrete panels, etc within the Right of Way must be replaced and meet City requirements.
22. Please use the following link, enter the permit number, and click on the Plan Review Tab to check the permit status and to view comments/conditions, <https://permitlookup.cityoforlando.net/WebPermits/>
For questions regarding Engineering Site issues contact Owen Blakely at owen.blakely@orlando.gov.

Police

1. A complete CPTED review will be completed once detailed site plans for the pedestrian bridge are submitted.
2. For additional precautions, Corporal Milton Sumpter is the Crime Prevention liaison for this district. The OPD Crime Prevention officer can discuss alarms (residential or business), personal safety, crime prevention strategies, and neighborhood or community watch programs. Please contact Officer Sumpter at milton.sumpter@orlando.gov or 407.246.2196.

Water Reclamation

The following conditions shall be satisfactorily completed at the time of construction plan review prior to issuance of related building (BLD) and engineering (ENG) permits:

1. At the time redevelopment of any or all of the added properties to the DRI is proposed, the wastewater flow generated by the redevelopment shall be estimated and the capacity of the City's sewer network assessed. Off-site sewer infrastructure improvements, if needed, to enable sufficient capacity in the City's sewer network as a result of the additional wastewater flow generated by redevelopment shall be done at the applicants expense.
2. The vertical clearance of the pedestrian bridge across Dade Avenue shall be sufficient to enable maintenance vehicles such as Vector Trucks to pass underneath the bottom of the pedestrian bridge structure.

Informational Comments

Fire

The sole intent of the cursory input provided is to alert Civil Engineers and Architectural designers to site conditions and/or other Code criteria that require a deeper consideration of the FFPC, Florida Fire Code, NFPA 1 chapters 16 and 18 before finalizing the plans for formal plan review.

1. **FORMAL REVIEW OF ARCHITECTURAL DESIGNS.** At the time of permit application, a comprehensive review of architectural design, floor plans, life safety egress systems, fire protection systems, and fire department access will be conducted to ensure full compliance with State codes, Fire Code, the Florida Fire Prevention Code, and the City of Orlando Life Safety Fire Code during the formal plan review of 100% drawings.
2. **FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP).** FDEP clearance is required to release water supply to a construction site. Vertical construction of a building without water supply on the site of construction is prohibited. NFPA 1.16.5.3.1. It is therefore, critical, that the process to receive a FDEP permit and clearance for the use of treated water to construction sites and projects begin early in the conceptual stage. To begin the process, see the following link Apply | DEP Business Portal (fldepportal.com)
3. **PRESUBMITTAL MEETING WITH EDV, PERMITTING SERVICES PLAN REVIEW STAFF.** A pre-submittal meeting with Permitting Services plan review staff is required in order to receive cursory insight into Florida Building Code (FBC) and Florida Fire Prevention Code (FFPC, NFPA) requirements impacting the architectural design. Official determinations are not provided at these discussions.
 - (a) ****Architects of Record and/or Consultants are asked to prepare an agenda with questions pertaining to your project. This will afford staff to do research in advance before meeting. To schedule an appointment, see the following link. www.orlando.gov/Building-Development/Schedule-an-Appointment/Schedule-a-Permitting-Appointment.
4. **FIRE DEPARTMENT APPARATUS ACCESS ROAD.** An approved fire department apparatus access road shall be provided for every facility, building, or portion of a building constructed or relocated. NFPA 1.18.2.3. Fire department apparatus access roads shall consist of roadways, fire lanes, parking lot lanes, or a combination thereof.
5. **ALL WEATHER SURFACE.** The access road shall have an all-weather driving surface, capable of supporting the load of fire apparatus, an unobstructed width of not less than 20 ft. and a minimum vertical clearance of at least 13 ft. 6 in. NFPA 1.18.2.3. The minimum required widths and clearances shall be maintained at all times.
6. **MARKING OF APPARATUS ACCESS ROAD.** Where required by the AHJ, approved signs, approved roadway surface markings, or other approved notices shall be provided and maintained to identify fire apparatus access roads or to prohibit obstruction thereof or both.
7. **TWO SIDES OF BUILDING ACCESS REQUIRED.** The Orlando Fire Department requires access to TWO SIDES of a building or structure. The apparatus access road itself must extend 50 ft. from an exterior doorway that allows access to the building's interior via a common hall or common lobby area, or the largest tenant area if the building does not have a common interior area. NFPA 1.18.2.3.
8. **TURNS.** Turns in fire lanes shall be constructed to provide sufficient width to accommodate the largest piece of fire apparatus available to be operated on the fire access road.
9. **MANUAL SUPPRESSION OPERATION.** Use of not more than 150 ft. pre-connected hose from a fire department apparatus parked on an access road as measured by an approved route around the first story of the exterior of the building or facility. The distance can be increased to 450ft. if the building is protected by an automatic sprinkler system. This provision is not applicable for use in lieu of required access by apparatus. See NFPA 1.18.2.3.
10. **ACCESS TO FIRE COMMAND CENTER AND FIRE PUMP ROOMS.** The location of a Fire Command Center and Fire Pump Room shall be approved by the Orlando Fire Department. NFPA 1.11.9; NFPA 20.4.13.1.1.4, 2016 edition. As such, these important building services shall be directly accessible from a fire department access road located adjacent to the building of service.
11. **AREAS SUBJECT TO OBSTRUCTION.** Use of areas subject to obstruction by vehicles such as loading docks and parking garages are prohibited. Acceptable turnarounds can include T-turn, Y-turn or cul-de-sac (A cul-de-sac dimension shall be sized to 100 ft. in diameter with or without offset island. When an offset island is used a 20 ft. road width shall be maintained.)

Informational Comments

Fire (cont.)

12. APPARATUS DIMENSIONS. The dimensions for calculation of auto-turn analysis shall include the following for the Orlando Fire Department apparatus. Width 10 ft, Truck body length 50 feet, Weight 75,000 pounds, maneuvering radius shall be 50 FEET- EXTERIOR and not less than 25 FEET - INTERIOR. The interior radius dimension shall be increased when the roadway design submitted is not adequate to accommodate fire apparatus.
13. WATER SUPPLY: All site plans shall indicate the location of fire hydrants. All portions of a building not protected by an automatic sprinkler system must be within 300 ft. distance of a fire hydrant. All portions of a building protected by an automatic sprinkler system must be within 500 ft. distance of a fire hydrant.

Contact Information

City Planning

For questions regarding City Planning plan review, please contact Colandra Jones at 407.246.3415 or colandra.jones@orlando.gov.

Transportation

For questions regarding Transportation plan review, please contact Mike Zayas at 407.246.2231 or michael.zayas@orlando.gov.

Public Works

For questions regarding Engineering Site issues, please contact Owen Blakely at 407.246.3758 or owen.blakely@orlando.gov.

Engineering/Zoning

For questions regarding Engineering or Zoning, please contact Ebony Bernard at 407.246.3690 or ebony.bernard@orlando.gov.

Police

For questions regarding Orlando Police Department plan review, please contact Audra Rigby at 407.246.2454 or audra.rigby@Orlando.gov.

Fire

For questions regarding Fire plan review, please contact Yong Guo at 407.246.3887 or yong.guo@orlando.gov.

Water Reclamation

For questions regarding Water Reclamation plan review, please contact David Breitrick at 407.246.3117 or david.breitrick@orlando.gov.

Review/Approval Process—Next Steps

1. City Council approves the MPB minutes.
2. Staff forwards the DRI, GMP amendment and PD zoning ordinance requests to City Attorney's Office.
3. City Council Hearing of the DRI Development Order.
4. The DRI Development Order is recorded.
5. The First and Second Reading of GMP amendment ordinances.
6. The First and Second Reading of PD zoning ordinance.