

CASE # CDR-25-09-231

Commission District: # 1

GENERAL INFORMATION

APPLICANT Andrew McCown, GAI Consultants, Inc.

OWNER Orlando Health Central, Inc.

PROJECT NAME Orlando Health Central Porter Road Medical Campus Planned Development (PD) – Unified Neighborhood Plan (UNP)

PARCEL ID NUMBER(S) 29-23-27-5855-01-000

TRACT SIZE 73.60 acres

LOCATION 17000 Porter Road, Winter Garden, FL 34787
South of Porter Road / East of County Road 545

REQUEST To amend the Master Sign Plan (MSP) for the PD to add several new directional signs.

In addition, the following three waivers are requested from Orange County Code:

1. A waiver from Orange County Code Section 31.5 - 76 (c) to allow directional signs to have a maximum height of (10) feet; In lieu of the maximum height of (6) feet.

Applicant Justification: *These signs are the primary directional signs for the entire campus. They serve as a beacon to direct vehicular traffic. The Emergency and Ambulance directional guidance is located on these signs. Due to the setback from the right of way and the orientation of the signs, it is necessary to have larger signs to allow the information to be conveyed to the driver before the decision-making point is reached. These signs are generally utilized in high stress situations where a few moments of confusion over direction can have life and death consequences. This waiver reflects a split from the previously approved Waiver #3, as requested by the County. No changes are proposed to this portion of the original waiver; it remains consistent with the prior approval. Any modifications related to the previously approved Waiver #3 are addressed separately under new Waiver #4.*

2. A waiver from Orange County Code Section 31.5 - 76 (b) to allow directional signs to have a maximum copy area of (55) feet; In lieu of the maximum copy area of (6) feet.

Applicant Justification: *These signs are the primary directional signs for the entire campus. They serve as a beacon to direct vehicular traffic. The Emergency and Ambulance directional guidance is located on these signs. Due to the setback from the right of way and the orientation of the signs, it is necessary to have larger signs to allow the information to be conveyed to the driver before the decision-making point is reached. These signs are generally utilized in high stress situations where a few moments of confusion over direction can have life and death consequences.*

3. A waiver from Orange County Code Section 31.5 - 15(a)(2) to allow 2351 square feet of wall signage in lieu of standard code allowance of 400 square feet.

Applicant Justification: *The previously approved waiver allowed up to 1397 square feet. which accommodates the existing emergency department and bed tower. The building design has all three wings connected, which limits the amount of square footage allowable by code. This updated total is to provide enough square footage for consistent signage throughout the campus.*

PUBLIC NOTIFICATION The notification area for this public hearing extended beyond 900 feet. Chapter 30-40(c)(3)(a) of Orange County Code requires the owners of the property within three hundred (300) feet of the subject property to be notified at least 10 days prior to the date of the hearing. Four hundred (400) notices were mailed to those property owners in the mailing area.

IMPACT ANALYSIS

Project Overview

The subject property is located on the south side of Porter Road, west of Summerlake Park Boulevard, and east of Avalon Road in the Horizon West Town Center Village. The property is designated Corporate Campus Mixed Use (CCMU) on the Horizon West Special Planning Area Land Use Map and is Zoned Planned Development (PD) as the Orlando health Central – Porter Road Medical Campus PD / Unified Neighborhood Plan (UNP). The site is developed as an Orlando Health Hospital Campus.

Through this request the applicant is seeking to amend the Master Sign Plan (MSP) for the PD. The changes include adding several new directional signs and requesting three waivers from code. The first waiver seeks to increase the maximum height of directional signs from 6 feet to 10 feet; the second waiver seeks to increase the maximum copy area of directional signs from 6 feet to 55 feet; and the third waiver seeks to increase the maximum allowable wall signage from 400 sf to 2,351 square feet.

Land Use Compatibility

The proposed development program is compatible with existing development in the area and would not adversely affect any adjacent properties.

Comprehensive Plan (CP) Consistency

The subject property is located in the Horizon West Special Planning Area and has an underlying Future Land Use Map (FLUM) designation of Village-Horizon West (V) on the Future Land Use Map. It is located in the Horizon West Town Center. It is designated Corporate Campus Mixed Use (CCM-5 & 6). Planned Development (PD) zoning is required for all new development in Horizon West. The Orlando Health Central Porter Road Medical Campus PD - UNP was originally approved in February 2015 and currently allows for 288 residential dwelling units and 636, 800 sq. feet of non-residential uses consistent with the Corporate Campus Mixed Use district. The request appears to be consistent with the approved PD and with the Comprehensive Plan.

Overlay Ordinance

The subject property is not located within Overlay District.

Rural Settlement

The subject property is not located within a Rural Settlement.

Joint Planning Area (JPA)

The subject property is not located within a JPA.

Environmental

Environmental Protection Division (EPD) staff has reviewed the proposed request and did not identify any issues or concerns.

Transportation Planning

The proposed request does not affect the roadways.

This CDR Request is exempt from transportation concurrency requirements. Future development will be required to meet transportation capacity requirements.

A Road Network Agreement for Town Center East was approved by the Board of County Commissioners on December 6, 2011 and recorded at OR Book/Page 10306/1364. The Developer has obtained vested trips for the completion of construction for Hamlin Groves Trail and New Independence Parkway to four lanes. Right-of-Way for the road network has been dedicated to the County.

First Amendment to Town Center East Road Network Agreement ("First Amendment") between Orange County and SLF IV/Boyd Horizon West JV, LLC ("Developer") and Orlando Health Central, Inc. ("Orlando Health") was approved by the Board of County Commissioners on 7/10/2012 and recorded at ORBK 10411/ 0542 for the conveyance of Right-of-Way for the road network in Town Center. The First Amendment contemplates that the Orlando Health parcel will be included in the terms of the original agreement. Under the terms of the First Amendment, Orlando Health shall receive \$22,500 per acre in Road Impact Fee Credits for the dedication of 2.11 acre parcel for Hamlin Trail Right-of-Way for a total of \$47,450.00 in road impact fee credits. An additional 2.22 acre area of Right-of-Way for Porter Road will be donated to Orange

County by Orlando Health at no cost to the County. Developer has assigned 650 Vested Trips to Orlando Health. Orlando Health is has the option to complete the Phase 4 improvements. The First Amendment also acknowledges that Developer has acquired the Gleason Parcel which is now included in the definition of the Property.

The project shall comply with the terms and conditions of that certain Road Network Agreement for Town Center East approved by the Board of County Commissioners on December 6, 2011 and recorded at OR Book/Page 10306/1364 Public Records of Orange County, Florida, as may be amended.

Community Meeting Summary

A community meeting was not required for this request.

Schools

Orange County Public Schools (OCPS) staff has reviewed the proposed request and did not identify any issues or concerns.

Specific Project Expenditure Report and Relationship Disclosure Forms

The original Specific Project Expenditure Report and Relationship Disclosure Form are currently on file with the Planning Division.

ACTION REQUESTED

Development Review Committee (DRC) Recommendation – (February 11, 2026)

Make a finding of consistency with the Comprehensive Plan and approve the substantial change to the Orlando Health Central Porter Road Medical Campus Planned Development (PD) – Unified Neighborhood Plan (UNP) dated “Received February 26, 2026,” subject to the following conditions:

1. Development shall conform to the Orlando Health Central Porter Road Medical Campus Planned Development - Unified Neighborhood Plan (PD - UNP) dated "Received February 26, 2026," and shall comply with all applicable federal, state, and county laws, ordinances, and regulations, except to the extent that any applicable county laws, ordinances, or regulations are expressly waived or modified by any of these conditions. Accordingly, the PD may be developed in accordance with the uses, densities, and intensities described in such Land Use Plan, subject to those uses, densities, and intensities conforming with the restrictions and requirements found in the conditions of approval and complying with all applicable federal, state, and county laws, ordinances, and regulations, except to the extent that any applicable county laws, ordinances, or regulations are expressly waived or modified by any of these conditions. If the development is unable to achieve or obtain desired uses, densities, or intensities, the County is not under any obligation to grant any waivers or modifications to enable the developer to achieve or obtain those desired uses, densities, or intensities. In the event of a conflict or inconsistency between a condition of approval and the land use plan dated "Received February 26, 2026," the condition of approval shall control to the extent of such conflict or inconsistency.

2. This project shall comply with, adhere to, and not deviate from or otherwise conflict with any verbal or written promise or representation made by the applicant (or authorized agent) to the Board at the public hearing where this development received final approval, where such promise or representation, whether oral or written, was relied upon by the Board in approving the development, could have reasonably been expected to have been relied upon by the Board in approving the development, or could have reasonably induced or otherwise influenced the Board to approve the development. In the event any such promise or representation is not complied with or adhered to, or the project deviates from or otherwise conflicts with such promise or representation, the County may withhold (or postpone issuance of) development permits and / or postpone the recording of (or refuse to record) the plat for the project. For purposes of this condition, a "promise" or "representation" shall be deemed to have been made to the Board by the applicant (or authorized agent) if it was expressly made to the Board at a public hearing where the development was considered and approved.

3. Pursuant to Section 125.022, Florida Statutes, as may be amended, issuance of this development permit by the County does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the County for issuance of the permit, or any other development order, if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law. Pursuant to Section 125.022, the applicant shall obtain all other applicable state or federal permits before commencement of development.

4. Developer / Applicant has a continuing obligation and responsibility from the date of approval of this land use plan to promptly disclose to the County any changes in ownership, encumbrances, or other matters of record affecting the property that is subject to the plan, and to resolve any issues that may be identified by the County as a result of any such changes. Developer / Applicant acknowledges and understands that any such changes are solely the Developer's / Applicant's obligation and responsibility to disclose and resolve, and that the Developer's / Applicant's failure to disclose and resolve any such changes to the satisfaction of the County may result in the County not issuing (or delaying issuance of) development permits, not recording (or delaying recording of) a plat for the property, or both.

5. Property that is required to be dedicated or otherwise conveyed to Orange County (by plat or other means) shall be free and clear of all encumbrances, except as may be acceptable to County and consistent with the anticipated use. Owner / Developer shall provide, at no cost to County, any and all easements required for approval of a project or necessary for relocation of existing easements, including any existing facilities, and shall be responsible for the full costs of any such relocation prior to Orange County's acceptance of the conveyance. Any encumbrances that are discovered after approval of a PD Land Use Plan shall be the responsibility of Owner / Developer to release and relocate, at no cost to County, prior to County's acceptance of conveyance. As part of the review process for construction plan approval(s), any required off-site easements

identified by County must be conveyed to County prior to any such approval, or at a later date as determined by County. Any failure to comply with this condition may result in the withholding of development permits and plat approval(s).

6. If applicable, an Acknowledgement of contiguous Sustainable Agricultural Land pursuant to Section 163.3163, Florida Statutes, as may be amended, must be executed and recorded in the Public Records of Orange County, Florida, prior to issuance of any permits associated with this plan and a copy of such Acknowledgment shall be submitted with all future permit applications for this project.
7. Pursuant to Article XII, Chapter 30, Orange County Code, as may be amended, unless documentation to the County's satisfaction has been provided proving that a property is exempt or vested, each property must apply for and obtain concurrency. Unless required at a different time (by agreement, condition of approval, etc.), residential properties must obtain concurrency prior to approval of the plat; non-residential properties that are required to plat must obtain concurrency for any lot with an assigned use prior to approval of the plat (lots without an assigned use shall be labeled as "future development") and non-residential properties that are not required to plat must obtain concurrency prior to obtaining the first building permit. Concurrency may be obtained earlier than plat or building permit, but it is ultimately the responsibility of the applicant to obtain concurrency, including any proportionate share agreement, as applicable, in a timely fashion. Should an applicant wait to obtain concurrency until later in the development process, the County will not be responsible for any delays caused by the applicant's failure to obtain concurrency in a timely fashion.
8. The project shall comply with the terms and conditions of that certain Road Network Agreement for Town Center East approved by the Board of County Commissioners on December 6, 2011 and recorded at OR Book/Page 10306/1364 Public Records of Orange County, Florida, as may be amended.
9. Pole signs and billboards shall be prohibited. All other signage shall comply with the approved master sign plan or Chapter 31.5-194, where applicable and as may be amended.
10. No activity will be permitted on the site that may disturb, influence, or otherwise interfere with: areas of soil or groundwater contamination, or any remediation activities, or within the hydrological zone of influence of any contaminated area, unless prior approval has been obtained through the Florida Department of Environmental Protection (FDEP) and such approval has been provided to the Environmental Protection Division of Orange County. An owner/operator who exacerbates any existing contamination or does not properly dispose of any excavated contaminated media may become liable for some portion of the contamination pursuant to the provisions in section 376.308, F.S., as may be amended.
11. All acreages identified as wetlands, surface waters and upland buffers are considered approximate until finalized by a Wetland Determination (WD) and/or

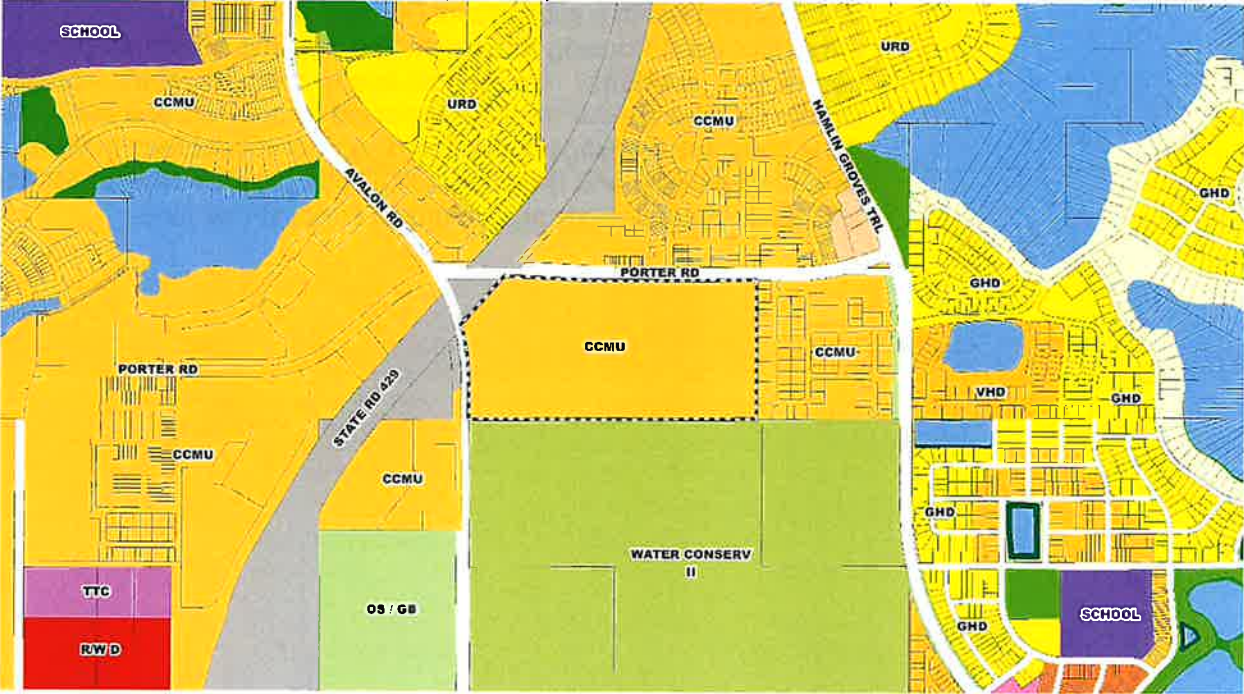
a Natural Resource Impact Permit (NRIP). Approval of this plan does not authorize any direct or indirect wetland/surface water impacts.

12. The following waivers from Orange County Code are granted:
 - a. A waiver from Section 31.5-76(c) to allow directional signs to have a maximum height of eight (8) feet, in lieu of the maximum height of six (6) feet.
 - b. A waiver from Section 31.5-76(b) to allow directional signs to have a maximum copy area of thirty-three (33) square feet, in lieu of the maximum copy area of six (6) square feet.
 - c. A waiver from Section 31.5-15(a)(2) to allow 2,351 square feet of wall signage in lieu of standard code allowance of 400 square feet.
13. All the Board Conditions of Approval, dated October 30, 2018, have been struck.
14. Except as amended, modified, and / or superseded, the following BCC Conditions of Approval, dated March 7, 2017 shall apply:
 - a. The proposed development is adjacent to an existing and permitted City of Orlando/Orange County Water Conserv II Rapid Infiltration Basin (RIB) site. The design and permitting (stormwater, etc.) for the proposed development shall take into account the groundwater mounding produced by the adjacent RIBs when loaded at full permitted capacity and during wet weather conditions. At or prior to the time of construction plan submittal, the applicant shall coordinate with OCU to obtain information on the mounding produced by the RIBS and submit geotechnical information and stormwater pond design calculations for use in coordinating with Conserv II.
 - b. A waiver from Section 31.5-67(b) is granted to allow the maximum height of a ground sign to be twenty (20) feet with copy area not to exceed fifteen (15) feet; in lieu of a maximum height of twelve (12) feet.
15. Except as amended, modified, and / or superseded, the following BCC Conditions of Approval, dated February 10, 2015, shall apply:
 - a. To demonstrate concurrency entitlements have been met for this project the developer must provide an Assignment of Vested Trips document concurrent with or prior to Development Plan submittal. In addition, the Development Plan must show a legend with trip allocations by parcel identification number and phase of the development.
 - b. The applicant / owner has an affirmative obligation to expressly notify potential purchasers and / or tenants, through the appropriate mechanism, including a conspicuous note on the plat, of the proximity of this development to the West Orange & 545 Solid Waste Disposal Facilities that are located 0.2 miles to the southwest.

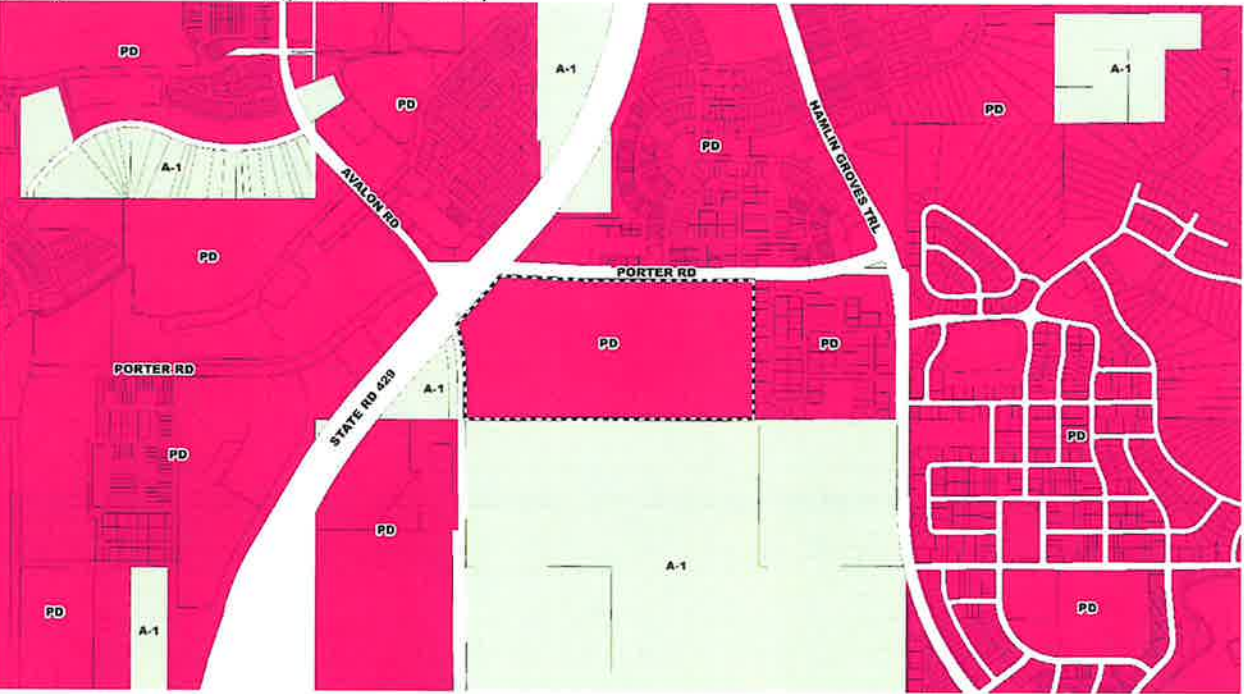
- c. Prior to mass grading, clearing, grubbing or construction, the applicant is hereby noticed that this site must comply with habitat protection regulations of the U.S. Fish and Wildlife Service (USFWS) and the Florida Fish & Wildlife Conservation Commission (FWC).
- d. The developer shall obtain water, wastewater and reclaimed water service from Orange County Utilities.
- e. The developer shall be responsible for building master utilities transmission and collection infrastructure adequate to serve the project to accommodate the ultimate flows for the entire Town Center Village (SAP). Utilities infrastructure shall be built connecting to the build-out points of connection approved in the Village Master Utilities Plan (MUP).
- f. Prior to construction plan approval, all property owners within the Town Center Village, excluding public entities shall be required to sign an agreement between the parties, addressing their proportionate share of funds for the costs of the offsite and onsite master utilities, sized for Village requirements. Property owners may elect to use alternative financing in lieu of the private proportionate cost share agreement, provided master utilities sized for Village requirements are constructed.
- g. At least thirty (30) days prior to construction plan submittal, the applicant shall submit a Master Utility Plan (MUP) for the PD; such MUP shall include supporting calculations showing that the PD-level MUP is consistent with the approved MUP for the Village or shall include an update to the Village MUP to incorporate any revisions. The MUP(s) must be approved prior to construction plan approval.
- h. Tree removal/earthwork shall not occur unless and until construction plans for the first Preliminary Subdivision Plan and/or Development Plan with a tree removal and mitigation plan have been approved by Orange County.
- i. Applicant shall comply with the road agreement for the conveyance of the Right-of-Way on C.R. 545 (Avalon Road) for Parcel CCM-5.
- j. The 636,800 square feet of non-residential shall be for medical-related uses only, and may include ancillary office, personal service and retail uses.
- k. Because the project includes senior adult housing, prior to Development Plan (DP) approval, the developer shall submit to the DRC, for its review and approval, conditions, covenants and / or restrictions (CC&Rs) that restrict occupancy to senior adults and that comply with the requirements of the Housing for Older Persons Act [42 USC S3607(b)]. Such CC&Rs shall be recorded in the public records of Orange County, Florida and shall run with the land. The CC&Rs shall include language that at least one owner / resident shall be at least 55 years of age and in no case shall

there be any residents aged 18 years or under. No permanent residency by school-aged children shall be generated as a result of any development within a subsequent DP. Any proposed future conversion of the senior adult housing to unrestricted housing or any proposal to add permanent residency by school-aged children shall constitute a substantial change that must be approved by the BCC at a public hearing. If the substantial change is approved, school impact fees in effect at that time shall be paid and the project shall comply with any school capacity and school concurrency regulations in effect at that time.

HORIZON WEST SPECIAL PLANNING AREA LAND USE
Corporate Campus Mixed Use (CCMU)



ZONING
PD (Planned Development District)



Notification Map

S:\Business Systems\Board Administrators\SUBSTANTIAL_CHANGE\2026\DRC\Orlando Health Central Porter Road Medical Campus PD - U

