



**A REGULAR MEETING MINUTES
PLANNING AND ZONING BOARD
NOVEMBER 26, 2012**

1. CALL TO ORDER/INVOCATION/PLEDGE OF ALLEGIANCE

Chairman James Gentry called the meeting of the City of Winter Garden Planning and Zoning Board to order at 6:31 p.m. in the City Hall Commission Chambers. The invocation was given followed by the Pledge of Allegiance.

2. ROLL CALL AND DETERMINATION OF QUORUM

The roll was called and a quorum was declared present at 6:31 p.m.

MEMBERS PRESENT:

Chairman James Gentry, Board Members: James Dunn, Kent Horsley, Mark Maciel, Mac McKinney, Rohan Ramlackhan, and Eric Weiss.

MEMBERS ABSENT/ARRIVED LATE:

None

STAFF PRESENT:

City Attorney(s) Kurt Ardaman, Dan Langley, Community Development Director Ed Williams, Senior Planner Laura Smith, Senior Planner Stephen Pash, and Planning Technician Corrina Williams.

3. APPROVAL OF MINUTES

Approval of minutes from the regular meeting held November 5, 2012.

Motion by Kent Horsley to approve the November 5, 2012 minutes, seconded by Mac McKinney, the motion carried unanimously 7-0.

CITY CODE OF ORDINANCES – REVISIONS / UPDATES (Public Hearing)

4. Ordinance 12-69 (Urban Village Planned Unit Development-UVPUD Amendment)

City Attorney Kurt Ardaman read the title of Ordinance 12-69. Senior Planner Laura Smith presented the changes to the existing Urban Village Planned Unit Development zoning designation as a result of feedback from the Department of Economic Development and for

the correction of language that was challenged by an individual. The result is the deletion of two sentences from the original Ordinance.

Motion by Eric Weiss to approve Ordinance 12-69 amending the section of 118-1064 in Division IV of Article V of Chapter 118 of the Winter Garden Code of Ordinances with staff recommendations. Seconded by James Gentry, the motion carried unanimously 7-0.

LOT SPLIT(Public Hearing)

5. 446 N. Dillard Street – (Winter Garden Medical Arts Building, Inc.)

Senior Planner Laura Smith presented a lot split application for the property at 446 N. Dillard Street. The applicant proposes to split the existing lot which measures 200' wide by 140' deep into two parcels one which would measure 128.5' by 140' deep and the other 71.50' by 140' deep. The small of these two proposed parcels does not meet the minimum lot width requirement of 100' according to the C-3 zoning district however; it does still exceed the minimum lot size of 10,000 square feet. The proposed location of the lot line was necessary to avoid the lot line going through an existing structure on the property. Staff have reviewed the proposed lot split and recommend approval subject to the condition that a fully executed driveway and parking agreement be recorded in the Orange County public records immediately upon approval of the lot split.

General discussion by the board with clarification of a typing discrepancy in the staff report correcting the lot depth from 100' to 140'. Both lots will have a depth of 140'. Additional discussion clarified that the property has adequate parking for all the uses of both properties though the creation of the driveway and parking agreement. It was also advised that the agreements remain in effect with the properties even if there is a change of ownership. Redevelopment of the property will require compliance with City Code and if there is any deficiencies a developer would have to seek a variance from this Board.

Motion by Mark Maciel to approve the lot split requests of the property at 446 N. Dillard Street changing parcel "A" measurements to 128.5' x 140' as opposed to 100' with Staff recommendations (Attached Exhibit "A"). Seconded by James Dunn, the motion carried unanimously 7-0.

FINAL PLAT

6. Covington Chase Phase 2B – 25.2 +/- Acres (JTD Land at Covington Chase, LLC)

Senior Planner Laura Smith presented a final plat for Covington Chase Phase 2B which is consistent with the preliminary plat and the Planned Unit Development (PUD) of the subdivision. Staff along with the Development Review Committee, and the City Attorneys, have reviewed this proposal for final plat and would recommend approval.

Motion by Kent Horsley recommending approval of a 25.2 +/- Acre portion of the Covington Chase project to be platted as Covington Chase Phase 2B. Seconded by James Dunn, the motion carried unanimously 7-0.

ANNEXATION, REZONING, FUTURE LAND USE MAP AMENDMENT (Public Hearing)

7. 13675 W. Colonial Drive (Maryland Fried Chicken)

Senior Planner Stephen Pash presented a voluntary annexation application for the property located at 13675 West Colonial Drive. The applicant has requested voluntary annexation with the future land use designation of commercial and a zoning designation of a C-2 district. City Staff recommends approval of all three ordinances.

Motion by James Dunn to recommend the approval of 13675 W. Colonial Drive – Annexation - Ordinance 12-64, Future Land Use Amendment – Ordinance 12-65, and Rezoning – Ordinance 12-66. Seconded by Kent Horsley, the motion carried unanimously 7-0.

8. 12902 Roper Road (Whitt, Amber Marie)

Senior Planner Stephen Pash presented a voluntary annexation application for the property located at 12902 Roper Road which is a 6.3 acre site. The applicant has requested voluntary annexation with the future land use designation of low density residential and a zoning designation of R-1B the owner plans to sell the property to a developer and the developer will propose a new subdivision there in the near future. City Staff recommends approval of all three ordinances.

General discussion by the Board with regard to the placement of a subdivision directly adjacent to the proposed new subdivision and the boundary/buffer requirements the City will request. City Staff advised the Board that City Code requires certain buffers and that will be reviewed at the time the developer submits plans for review.

Motion by Eric Weiss to recommend the approval of 12902 Roper Road – Annexation - Ordinance 12-67, Future Land Use Map Amendment – Ordinance 12-68, and Rezoning – Ordinance 12-70. Seconded by James Gentry, the motion carried unanimously 7-0.

9. 3017 Daniels Road (Winter Garden Village @ Fowler Groves PCD)

Community Development Director Ed Williams presented to the Board an application for a proposed amendment to the Winter Garden Village @ Fowlers Grove PCD (WGVFGPCD) and Development Order Ordinance 12-54 and Ordinance 12-55 the applicant is Florida Hospital Winter Garden.

Borron Owen of Gray Robinson Attorneys at Law, 301 E. Pine Street, Suite 1400, Orlando, FL, 32801 attorney for applicant (Florida Hospital), provided a PowerPoint presentation of the proposed project known as Florida Hospital Winter Garden (see attached Exhibit “B”). The proposal is to allow for the development of a 7 story 200 bed hospital, 2 three story medical offices, 1 five story medical office, 1 one story electrical building and an emergency helipad.

Community Development Director Ed Williams summarized the application which is to add the 23.9 acre parcel on the south into the Development Order (DO) and Development of Regional Impact (DRI) of the Winter Garden Village @ Fowlers Grove project. This property was not in the original DRI. The applicant is also requesting to have both parcels approved for a hospital and remove the prior approval for 350 residential units. The applicant is also requesting to amend the (WGVFGPCD) with regard to the larger parcel (34 acre) to add all the typical restrictions and conditions that are found in planned developments on that property as it applies to proposed hospital project. The project will be developed in phases with the initial phase being the emergency room facilities between 25 and 30 thousand square feet and 50 to 60 thousand square feet of medical office. The second phase of the development could include 150 thousand square feet of medical office the 200 bed hospital or some combination of the two. The traffic conditions and improvements are tied to the two phases. The total building square footage for all uses would be 690 thousand square feet. City Staff has been working with the applicant, with regard to the height restrictions, height zones, the no build zones, setbacks, and the appropriate buffers which have been incorporated on the designs. The applicant held several community meetings and a summary of the citizen concerns are 1) The overall use of the property as a hospital, and the adjoining residential areas have concern if the hospital will fit in and are there sufficient buffers, landscaping, setbacks, transportation traffic controls so they are not adversely impacted. 2) The visual impact of the height. 3) The noise from the ambulances and helicopter. 4) The architectural design. 5) The final issue is traffic issues. The pros of the project 1) A hospital is providing an essential public service. Quality health care is an important component to the community and this would provide that basic public service. 2) The economic element, staffing, construction, permanent employment – between 1,000 and 1,200 professional and technical staff employment. This will bring a wide range of medical specialization into the community. 3) Has positive impact on property values with an increase demand of housing in this area for the professional employees. Director Williams demonstrated through visual aids (posters of project designs) of how the applicant has addressed the citizen's concerns with the input, conditions and guidelines from the City Development Review Staff.

With regard to the traffic concerns of the citizens, City Manager Michael Bollhoefer reiterated to the Board that the current traffic is temporary and is subject to the future development traffic impacts, either from the approved 350 unit residential project or from the proposed new hospital development.

City Manager Bollhoefer also advised the Board that the Mall is in support of the project and that they believe it will have a positive impact on the shopping center, the life of the Mall and the actual businesses.

Citizen, John Watson, 14016 Lake Tilden Blvd., Winter Garden, FL 34787 (Unincorporated Orange County Resident) – made a statement opposing the project.

Citizen, Tom Reedy, 14217 Country Estate Drive, Winter Garden, FL 34787 (Unincorporated Orange County Resident) – made a statement in support of the project with reservations due to the 7 story building.

Community Development Director Williams, and City Manager Bollhoefer responded to Mr. Reedy's concerns and with the parking garage language of which the City Staff advised the parking garage language would be stricken from the amendment and additional policy would be implemented by the City with regard to the noise from the ambulances.

Citizen, George Munson, 14028 Lake Tilden Blvd., Winter Garden, FL 34787 (Unincorporated Orange County Resident) – made a statement opposing the project.

Citizen, Theresa Soo, 557 First Cape Coral Drive, Winter Garden, FL 34787 – made a statement opposing the project.

Citizen, George Jones, 14025 Country Estate Drive, Winter Garden, FL 34787 (Unincorporated Orange County Resident) – undecided and asked the Board to consider tabling the item until after the holidays to allow additional time to review the materials provided at this meeting.

Citizen, Roy Beatty, 14137 Lake Tilden Blvd., Winter Garden, FL 34787 (Unincorporated Orange County Resident) – made a statement opposing the project.

Citizen, Frank Imbruglia, 14015 Hampshire Bay Circle, Winter Garden, FL 34787 – made a statement opposing the project.

Citizen, Jane Ferguson, 17701 Davenport Road, Winter Garden, FL 34787 (Unincorporated Orange County Resident) – made a statement opposing the project.

Citizen, Debbie Eichen, 14217 Country Estate Drive, Winter Garden, FL 34787 (Unincorporated Orange County Resident) – made a statement opposing the project.

Community Development Director Williams, and City Manager Bollhoefer responded to Ms. Eichens question with regard to Section 3 of the ordinance and the development uses permitted are that of zone 1 and or zone 2 uses. Director Williams clarified for the record that the PCD is not being amending to allow for the development of buildings on that site and they would have to come back at a future date but felt it appropriate to show it on the plans so that people would not think they were misleading them. This approval does not give them any building but they do intend to come back to rezone upon achieving this approval.

Citizen, David Gill, 14126 Lake Tilden Blvd., Winter Garden, FL 34787 (Unincorporated Orange County Resident) – made a statement opposing the project.

Citizen, Dona Gussow, 13537 Glynshel Dr., Winter Garden, FL 34787 - made a statement in support of the project.

Citizen, Stefanie Vaught, 2448 Baronsmeade Ct., Winter Garden, FL 34787 - made a statement in support of the project.

Citizen, Doug Vaught, 2448 Baronsmeade Ct., Winter Garden, FL 34787 - made a statement in support of the project.

Citizen, Rupert Peters, 771 Rainfall Dr., Winter Garden, FL 34787 - made a statement in support of the project.

City Manager Bollhofer responded to the statements that “the project was rushed and this was last minute”, and responded that the community meetings started in May of this year, and several community meetings were hosted, City Staff and the applicant met with individual HOAs, also met with the Community along Stone Crest for the Winter Garden residents most affected by this project, in addition to a focus group of various HOA Board members, the project has been under way for months. Compromise and changes has been a long process and after community meetings staff has met with the hospital continuously throughout this process. This site is primary for this use due to the road infrastructure already in place and the central vicinity to all the residents of the City. Over 1,000 residents were notified of the community meetings and of this meeting tonight only two Winter Garden residents spoke in opposition. All the other speakers were not from Winter Garden but from Unincorporated Orange County.

General discussion by the Board with City Staff with regard to corrections to the Ordinances would be to remove the parking garage language and adding language for addressing the noise of the ambulances. City would seek approval of alternate routes over commercial roads and commercial areas if the current flight plan for the emergency helicopter is not approved by the FAA. Moving the retention pond would not encroach in to any existing wetland areas. Architectural drawings and future development approvals will also have to appear before this Board at a later date for changes to the conceptual designs but not the height limitations. Several HOA’s were in favor of the 7 stories versus the 5 story plans.

Motion by Kent Horsley recommending approval of Ordinance 12-54 and Ordinance 12-55 subject to additions identified in the Staff report (attached as Exhibit “C”) with the recommendations and changes to strike out the language regarding the parking garage and to incorporate a siren policy within the documents prior to the ordinances being brought forward to commission. (attached as Exhibit “C”). Seconded by Mac McKinney, the motion carried unanimously 7-0.

10. ADJOURNMENT

There being no further business, the meeting was adjourned at 9:10 p.m.

APPROVED:

ATTEST:

Chairman James Gentry

Planning Technician Corrina Williams

EXHIBIT "A"

**CITY OF WINTER GARDEN
PLANNING & ZONING DIVISION**

300 West Plant Street - Winter Garden, Florida 34787-3011 • (407) 656-4111

STAFF REPORT

TO: PLANNING AND ZONING BOARD
PREPARED BY: LAURA SMITH, SENIOR PLANNER
DATE: NOVEMBER 21, 2012
SUBJECT: LOT SPLIT
446 N DILLARD STREET (Winter Garden Medical Arts Building, Inc.)
PARCEL ID #14-22-27-9388-02-010

APPLICANT: M. Wade Bradford

INTRODUCTION

The purpose of this report is to evaluate the proposed lot split for compliance with the City of Winter Garden Code of Ordinances and Comprehensive Plan. The subject property is located at 446 N Dillard Street. The map below depicts the location of the subject property within the City of Winter Garden municipal limits:



CURRENT USE AND ZONING

The subject property is zoned C-3 and is designated Commercial on the Future Land Use Map of the City of Winter Garden's Comprehensive Plan. The subject property contains 4 structures:

- 2,212 square feet, 734 square feet & 1,355 square feet (located on proposed Parcel "A")
- 3,554 square feet (located on proposed Parcel "B")

CODE REFERENCE

Sec. 110-96. Proposed subdivision of existing lot.

- (a) Whenever a proposed subdivision is a proposal for the division of a single existing lot into two lots, in lieu of complying with division 3 of this article, the subdivider may conform to the procedural requirements set out in this division or he may comply with the procedure for subdivision or resubdivision contained in this chapter at the applicant's option. This procedure shall not apply to a subdivision into more than two lots or additional lot splits on contiguous land or within the same existing subdivision. The intention being that this procedure may only be used once as it pertains to all or any portion of the lands involved in or previously utilizing or subject to this procedure.
- (b) A subdivider shall apply to the city manager on an application form, promulgated by the director of planning, for the subdivision of a single existing lot into two lots, stating the subdivider's plans for development with the following minimum criteria:
 - (1) A sketch showing the lot size, location of proposed buildings, location of easements, names of bordering streets, building setbacks, names and locations of all bodies of water, marshlands, drain fields, and all other waterways and watercourses abutting or encroaching upon subject property. This sketch must also show existing buildings and lot dimensions.
 - (2) A brief description of all utilities and city services, including sewers, potable water facilities, and fire hydrants electric and telephone poles, streetlights, storm drains and any other utilities or services relevant to the maintenance of subject properties.
 - (3) A listing of the names and addresses of the record owners abutting subject property.
 - (4) A boundary survey of the lands subject to this procedure, as existing (i.e., prior to the proposed lot split) and as proposed (i.e., after the proposed lot split), performed and prepared under the responsible direction and supervision of a professional surveyor and mapper shall be certified to and submitted to the city. Said surveys shall include the depiction of existing improvements thereon.
- (c) Lot split procedure. Once the application is determined to be complete, the city staff shall review the request for compliance with the code (e.g. compliance with lot dimensions requirements, setbacks for existing buildings etc.).

Upon review by the city staff, with or without conditions or restrictions, the application, together with the recommendations, conditions and restrictions, shall be presented to the planning and

zoning board at its next regular meeting or session, following action by the city staff, for approval or disapproval. The planning and zoning board may take the following actions:

- (1) Approve the application as recommended by the city staff.
- (2) Approve the application, deleting or supplementing the conditions and restrictions of the city staff.
- (3) Approve the application, adding conditions and restrictions as determined by the planning and zoning board.
- (4) Disapprove the application.

The planning and zoning board shall have the option to take such action as it deems necessary and proper upon one hearing.

SUMMARY

The proposed lot split will create two new parcels, Parcel "B" measuring 71.5' x 140' and Parcel "A" measuring 128.5' x 100'. The proposed lot split will create one parcel (Parcel "A") which is fully conforming to City Code requirements, and another (Parcel "B") which does not meet the minimum width requirement but does comply with all other lot size requirements. The existing parcel contains 4 commercial structures, which due to their location on the property prevent the lot from being split in a way that would comply with the minimum lot width requirements of the City Code for the C-3 zoning district.

STAFF RECOMMENDATION

Staff recommends approval of the requested lot split with the following condition(s):

1. A fully executed Driveway and Parking Agreement, in the form reviewed by the City, shall be recorded in the Orange County Public Records at the applicant's expense immediately upon lot split approval. The applicant shall provide to the City evidence of satisfaction of such condition within twenty (20) days from lot split approval.

NEXT STEP

If Planning and Zoning Board approves, file with the Orange County Property Appraiser's Office and Office of Public Records.

EXHIBITS

**EXHIBIT "A"
 BOUNDARY SURVEY
 446 N Dillard Street**

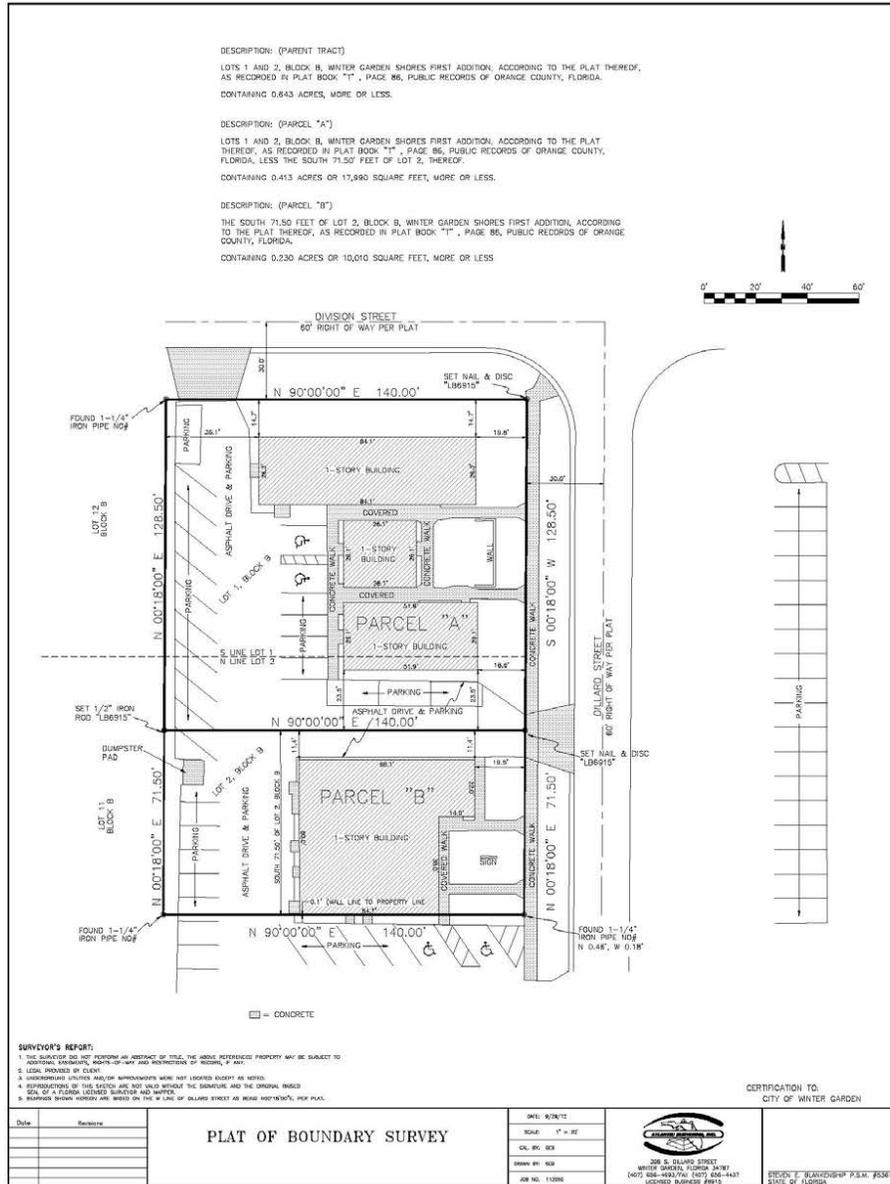


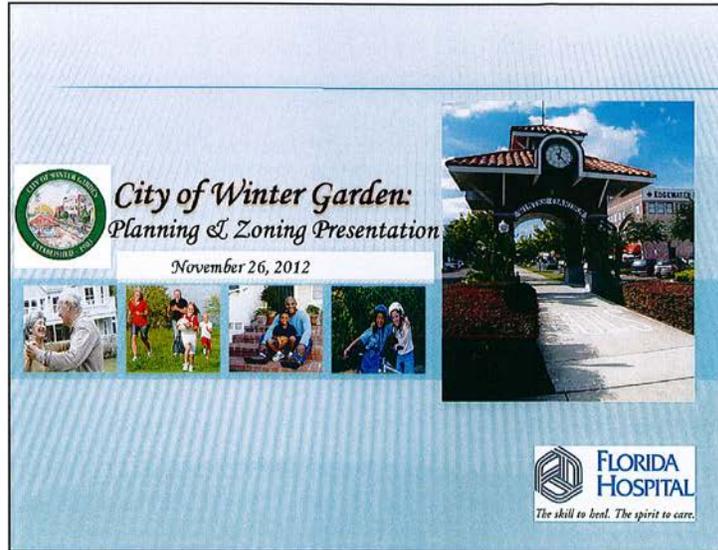
EXHIBIT "B"
AERIAL PHOTO
446 N Dillard Street



END OF STAFF REPORT

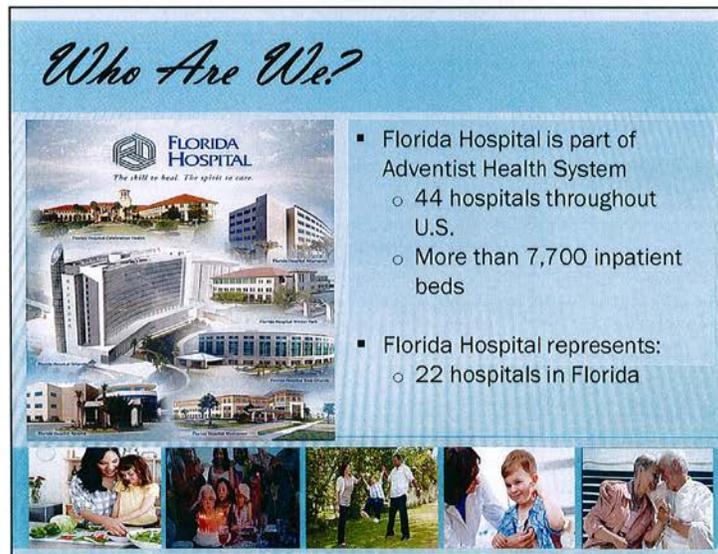
EXHIBIT "B"

11/29/2012



City of Winter Garden
Planning & Zoning Presentation
November 26, 2012

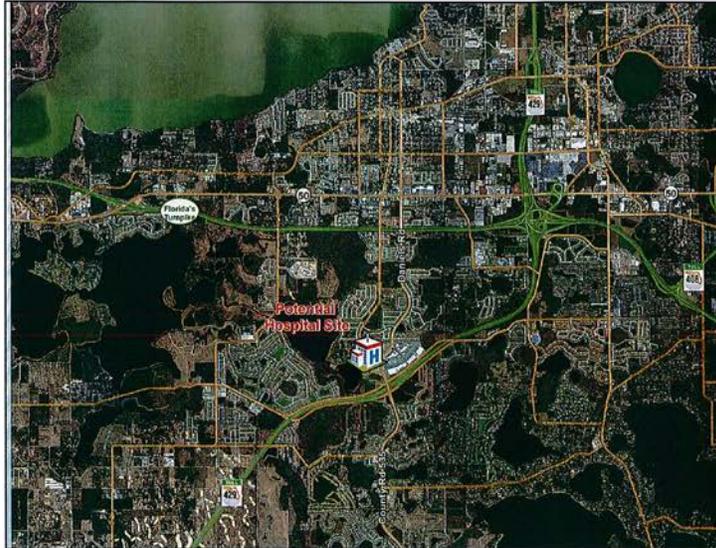
The slide features a light blue background with a subtle grid pattern. On the left is the City of Winter Garden logo. Below the title are five small images: a man in a white shirt, a group of people with a dog, a family sitting on a bench, a woman in a blue shirt, and a woman in a white shirt. On the right is a large image of a clock tower archway. At the bottom right is the Florida Hospital logo with the tagline "The skill to heal. The spirit to care."



Who Are We?

- Florida Hospital is part of Adventist Health System
 - 44 hospitals throughout U.S.
 - More than 7,700 inpatient beds
- Florida Hospital represents:
 - 22 hospitals in Florida

The slide has a light blue background with a grid pattern. It features the Florida Hospital logo and tagline at the top left. Below it is a collage of hospital buildings. At the bottom are five small images showing people in various settings: a woman and child, a group of people, two men walking, a woman and child, and an elderly couple.



Florida Hospital's Projected Financial Impact				
	Phase 1a Year 0-Year 3	Phase 1b Year 4-Year 7	Phase 1c Year 8-Year 15	Total
Contribution as a Health Care Provider	\$39,489,463	\$202,700,900	\$1,251,557,141	\$1,493,747,504
Contribution as an Employer	\$37,326,270	\$211,955,727	\$1,441,599,618	\$1,690,881,615
Contributions from Construction Activities	\$44,644,115	\$153,989,625	\$147,494,813	\$346,128,553
Contributions from Employee Involvement	\$172,265	\$1,346,861	\$10,522,781	\$12,041,907
Total Contributions	\$121,632,113	\$569,993,113	\$2,851,174,353	\$3,542,799,579
FH's Total Projected Financial Impact			\$3.5 Billion	
Financial Impact Per Year After Completion			\$400 Million	
Jobs in Phase 1a			50-100	
Jobs for Project			1,023	
<small>Source: Timothy Potaruz, Ph.D., M.B.A. and Aaron Liberman, Ph.D., L.H.R.M. * FH Projections</small>				



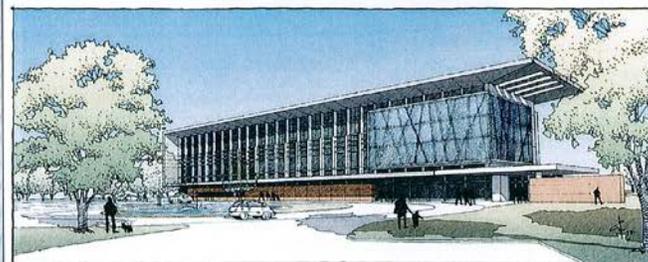
EXTERIOR ARCHITECTURE CONCEPT 2



CONCEPTUAL STYLE 2

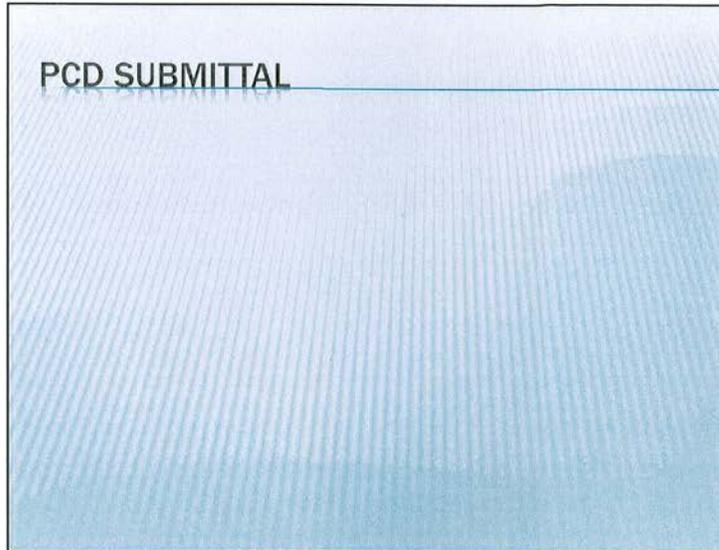


EXTERIOR ARCHITECTURE CONCEPT 3



CONCEPTUAL STYLE 3



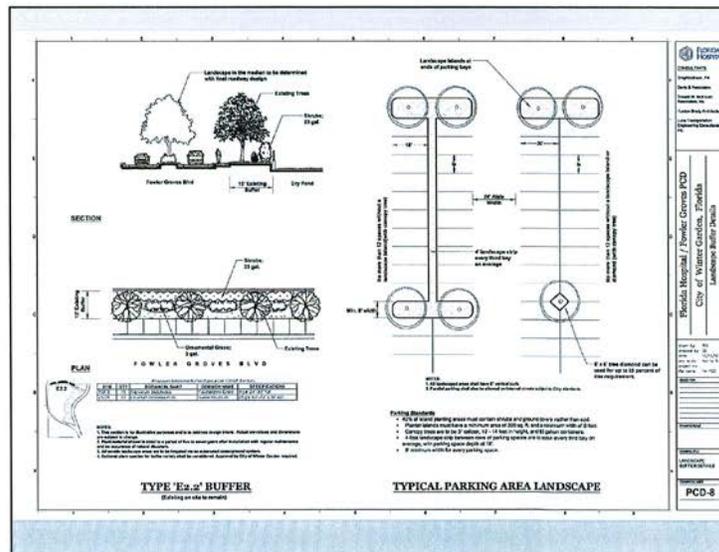
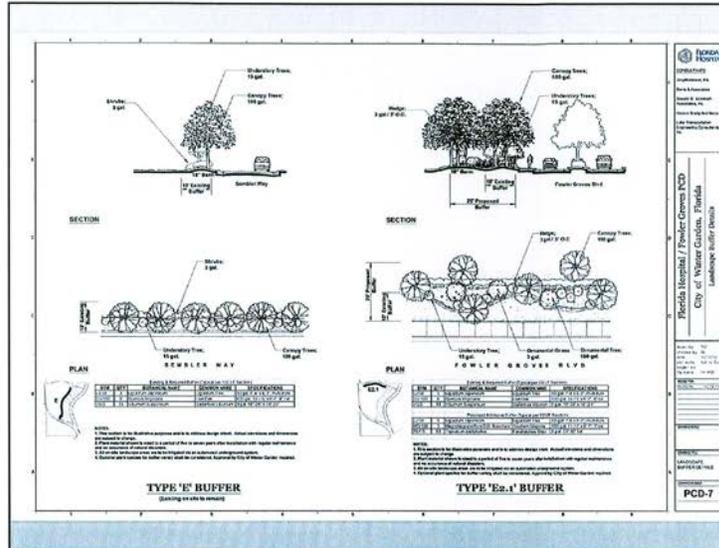


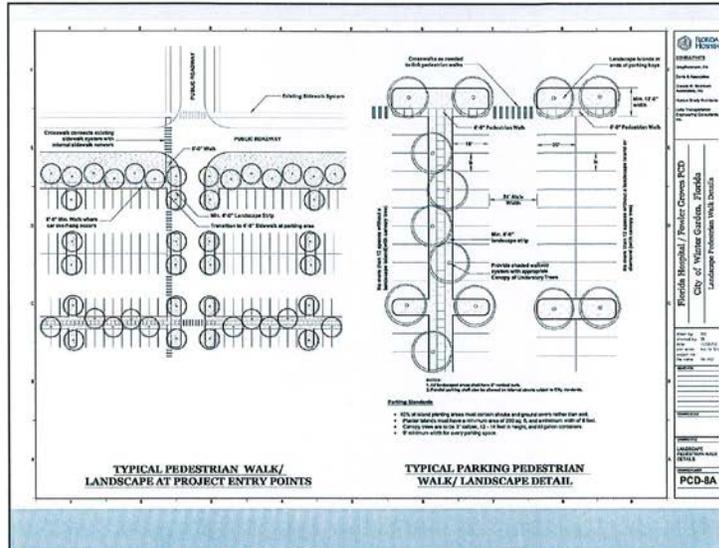
Florida Hospital - Fowler Groves

Planned Commercial Development
City of Winter Garden, Florida
October 12, 2012

Revisions: October 16, 2012
October 25, 2012
November 8, 2012

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Garage Sign Improvements at Fowler Groves Blvd.	PCD-1I																																																																																							
Garage Sign Improvements at Fowler Exchange Blvd.	PCD-1J																																																																																							
Circle Sign Improvements at SR 409	PCD-1K																																																																																							
Client:	Florida Hospital	Project:	Fowler Groves																																																																																					
Project:	Medical Office Building	Phase:	Phase 1 Conceptual Site Plan																																																																																					
Project:	Medical Office Building	Phase:	Phase 2 Conceptual Site Plan																																																																																					
Project:	Medical Office Building	Phase:	Phase 3 Conceptual Site Plan																																																																																					
Project:	Medical Office Building	Phase:	Phase 4 Conceptual Site Plan																																																																																					
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Water & Sewer:	Florida Hospital	Electric:	Florida Power & Light																																																																																					
Gas:	Florida Hospital	Telephone:	Verizon																																																																																					
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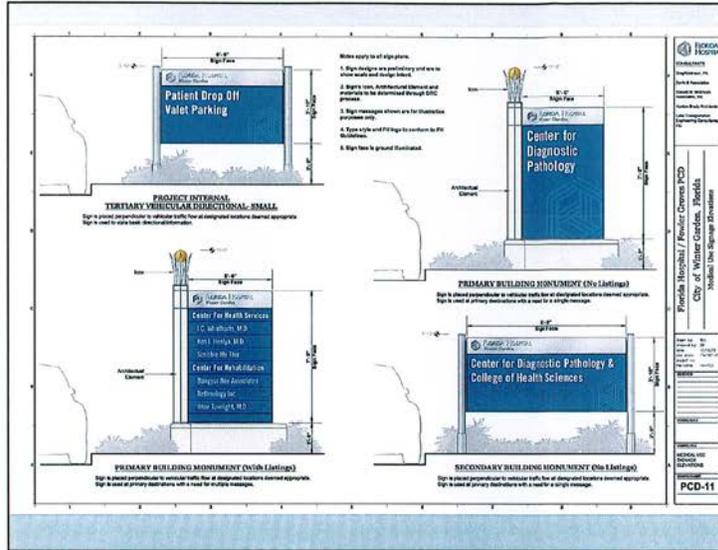












EXHIBIT “C”

CITY OF WINTER GARDEN PLANNING & ZONING DIVISION

300 West Plant Street - Winter Garden, Florida 34787-3011 • (407) 656-4111

STAFF REPORT

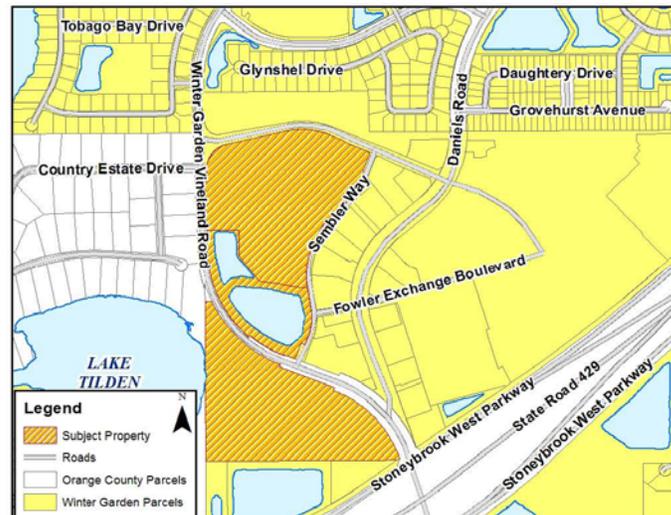
TO: PLANNING AND ZONING BOARD
PREPARED BY: LAURA SMITH, SENIOR PLANNER
DATE: NOVEMBER 21, 2012
SUBJECT: AMENDMENT TO PLANNED COMMERCIAL DEVELOPMENT (PCD) &
AMENDMENT TO DEVELOPMENT OF REGIONAL IMPACT (DRI)
DEVELOPMENT ORDER.
Winter Garden Village at Fowler Groves (174.8 +/- ACRES)
PARCEL ID # 02-23-27-0000-00-025, 35-22-27-9398-01-110 & 35-22-27-9398-00-002

APPLICANT: Borron J. Owen, Jr. Esquire

INTRODUCTION

The purpose of this report is to evaluate the proposed PCD and DRI Development Order Amendments for compliance with the City of Winter Garden Code of Ordinances and Comprehensive Plan.

The subject property is generally located north of the Western Beltway and east of County Road 535, commonly known as Winter Garden Village at Fowler Groves within the City of Winter Garden. The map below depicts the location of the subject property within the City of Winter Garden municipal limits:



The applicant is requesting to amend the Planned Commercial Development Zoning and the Development Order for the Development of Regional Impact for the Winter Garden Village at Fowler Groves property which was adopted by Ordinance 05-24 (rezoning 174.8 ± acres of land from City R-1 City PCD) and Ordinance 05-22 (City of Winter Garden Development Order for Winter Garden Village at Fowler Groves) to remove the residential uses permitted within the 54 +/- acres portion of the property identified as the Residential Tract on Exhibit "B" of Ordinance 05-24 and add the permitted uses of Hospital and Ancillary Uses, Emergency Department and Medically Related Professional and Business Offices, Clinics and Laboratories. The subject property is located within the City of Winter Garden municipal limits, and carries the zoning designation PCD (Planned Commercial Development) in the City of Winter Garden. The subject property is designated South Beltway Center on the Future Land Use Map of the City's Comprehensive Plan.

EXISTING USE

The 34.4 +/- acre portion of the Winter Garden Village at Fowler Groves property that is the subject of Ordinance 12-54 & Ordinance 12-55 is currently vacant unimproved land with the exception of approximately 10 +/- acres which contains a stormwater retention pond.

ADJACENT LAND USE AND ZONING

The subject property is bordered on the north by the Stonecrest residential subdivision zoned PUD in the City of Winter Garden, the east by the Winter Garden Village at Fowler Groves commercial site zoned PCD in the City of Winter Garden and the Western Beltway (SR 429), the west by the Country Lake Estates residential subdivision zoned R-CE in Orange County, and the south by an agricultural use property zoned R-1 in the City of Winter Garden.

PROPOSED USE

The applicant, representing Florida Hospital proposes to develop a hospital, with ancillary uses, and a medical health care facility, to be constructed in multiple phases. Phase A of the Hospital Project (the "Emergency Department/Medical Office Phase") will consist of an emergency department containing approximately 25,000 to 30,000 square feet, and approximately 50,000 to 60,000 square feet of medical office. Phase B of the Hospital Project will include (i) medical office (the "Medical Office Phase") will consist of the balance of the medical office (approximately 140,000 to 150,000 square feet), and (ii) hospital beds (the "Hospital Phase") that will consist of the hospital facility. The Emergency Department/Medical Office Phase will occur first, but the Medical Office Phase and the Hospital Phase could occur simultaneously, or one before the other, but not necessarily in any particular order.

PUBLIC FACILITY ANALYSIS

Infrastructure in the form of water, sewer, and reclaimed water systems are available to support the proposed development.

The following roadway improvements will be made at the cost of the applicant to support the proposed use:

1. The following road improvements will be required to be constructed by Florida Hospital as part of the Emergency Department/Medical Office Phase:
 - a. Widen Fowler Groves Boulevard to 4-lanes (11' wide lanes) from the main entrance of the Hospital Project to Daniels Road, and include a new dedicated eastbound right turn lane at Daniels Road. Unused travel and turn lanes will be "striped out", leaving a single left turn into the Hospital Project and a single right turn out of the Hospital Project. A directional median will prevent left turns out of the Hospital Project.
 - b. Extend the northbound left turn lane at the mall entrance and Daniels Road (Hess Station)
 - c. Extend the northbound left turn lane at Daniels Road and Fowler Groves Boulevard
2. The following road improvements will be required as part of the Hospital Phase, but may be required as part of the Medical Office Phase, if the Medical Office Phase occurs prior in time to the Hospital Phase, as determined by the City during its site plan review of the Medical Office Phase
 - a. Provide a second northbound left turn lane at Daniels Road and Fowler Groves Boulevard
 - b. Provide a traffic signal at the main hospital entrance and Fowler Groves Boulevard and remove striping so that there are two lanes entering the Hospital Project.
 - c. Provide a right turn only exit onto CR535 on the south of the Hospital Project to the west of the existing lift station
3. The following road improvements will be required as part of the Hospital Phase:
 - a. Widen CR535/Daniels Road to six lanes from south of Stoneybrook West Parkway (South) to north of Stoneybrook West Parkway (North), including an additional lane on the northbound on-ramp onto SR 429 and appropriate traffic signage

SUMMARY

City Staff recommend approval of the proposed Ordinances to amend the Planned Commercial Development Zoning and the Development Order for the Development of Regional Impact for the Winter Garden Village at Fowler Groves property which was adopted by Ordinance 05-24 (rezoning 174.8 ± acres of land from City R-1 City PCD) and Ordinance 05-22 (City of Winter Garden Development Order for Winter Garden Village at Fowler Groves) to remove the

residential uses permitted within the 54 +/- acres portion of the property identified as the Residential Tract on Exhibit "B" of Ordinance 05-24 and add the permitted uses of Hospital and Ancillary Uses, Emergency Department and Medically Related Professional and Business Offices, Clinics and Laboratories subject to the conditions of Ordinance 12-54, Ordinance 12-55, the Transportation Improvements Agreement and the following conditions:

- (a) The Developer shall obtain all required department approvals.
- (b) A right-of-way landscaping maintenance agreement approved by the City shall be entered into by Florida Hospital prior to the issuance of any certificate of occupancy for the Hospital Project providing for the maintenance of landscaping and other improvements within public rights-of-way at Florida Hospital's sole cost. Florida Hospital, at its sole expense, will supplement the landscaping between the Hospital Property and the Bay Isle subdivision by installing landscaping on Bay Isle subdivision common property and/or CR 535 right-of-way to create a visual buffer between the two developments. Such landscaping installation shall be subject to approval by the owners of the property and/or right-of-way where the landscaping is to be planted (e.g. homeowner's association of Bay Isle subdivision and the City).
- (c) As a requirement of site plan approval for each individual building, specific pedestrian pathways must be identified. These pathways must be safe, attractive, and predominantly under shade.
- (d) The maximum size of the Hospital land use, including all ancillary uses, will be 200 hospital beds contained within a maximum gross leasable area of 460,000 square feet based on 2,300 square feet per hospital bed actually permitted; provided, however, if construction of all of the hospital beds does not occur at one time, the square footage per hospital bed may be higher initially, because of the facilities and services required for a functioning hospital; further, provided, notwithstanding the foregoing, the maximum size of the Hospital land use, including all ancillary uses, may not exceed the following maximum sizes at the stated increments (references to beds means permitted beds):

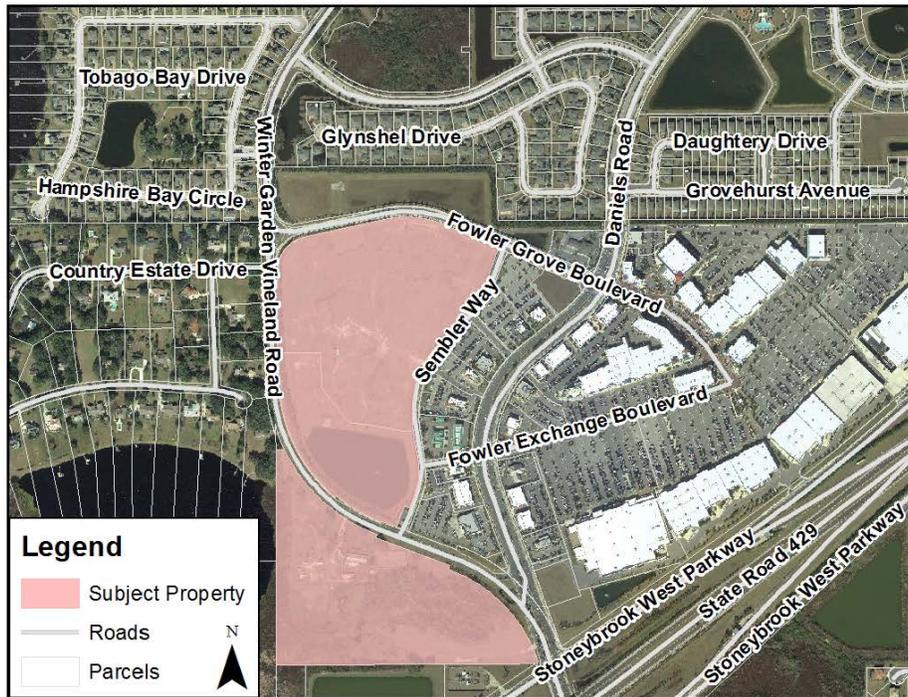
<i>Number of Hospital Beds</i>	<i>Additional Sq. Ft. Increment</i>	<i>Total Maximum Sq. Ft.</i>
50	150,000	150,000
100	115,000	265,000
150	115,000	380,000
200	80,000	460,000

In the event the number of permitted hospital beds at any given time is between the above stated increments, the maximum size will be the square footage of the lower increment plus 2,300 square feet per permitted bed. For example, in the case of a 120 bed hospital, the maximum size will be 311,000 square feet (265,000 square feet for 100 hospital beds, plus 46,000 square feet for 20 hospital beds at 2,300 square feet per bed.)

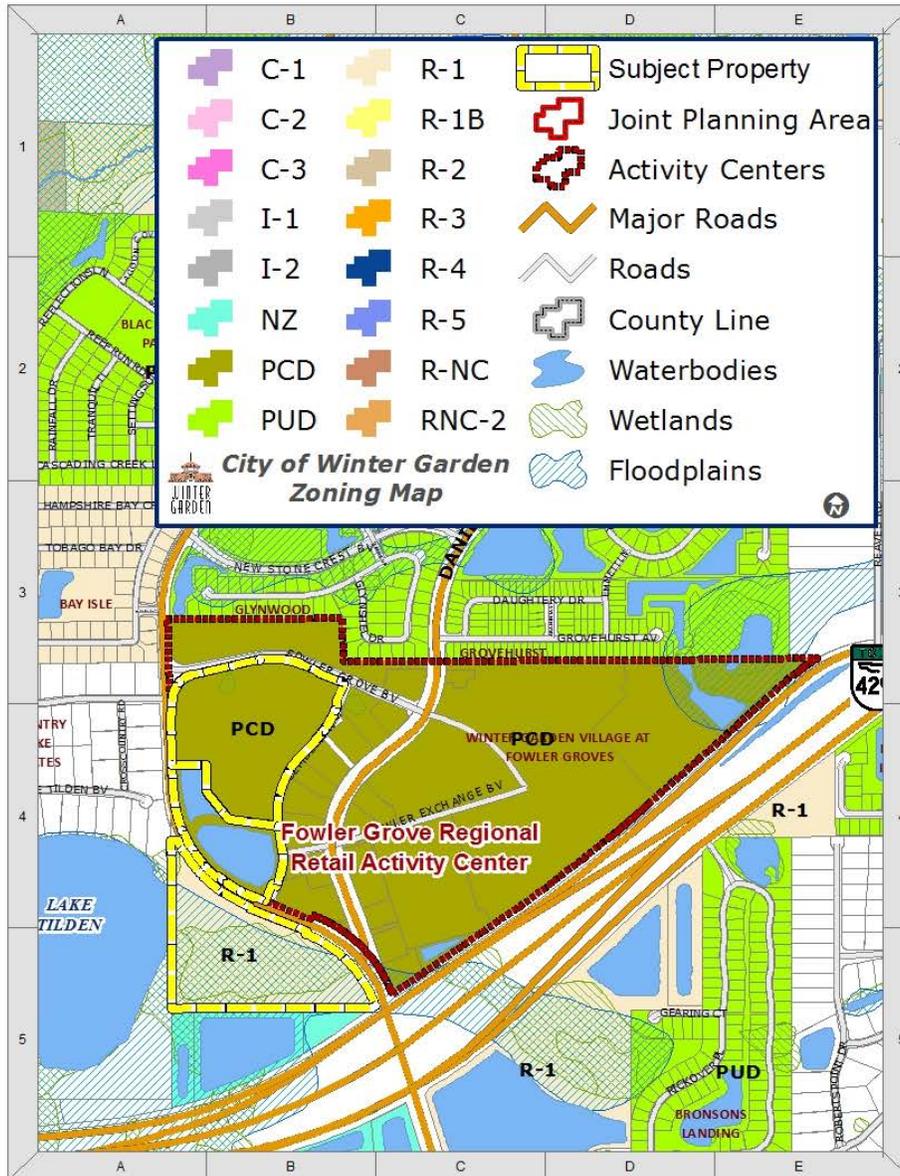
- (f) All service and delivery vehicles from the south should enter the Hospital Project directly into the southern access point off Sembler Way, and all service and delivery vehicles from the north should enter the Hospital Project directly into the northern access point off Sembler Way. The southern access point and the northern access point off Sembler Way should be connected to the rear delivery area by internal driveways.

MAPS

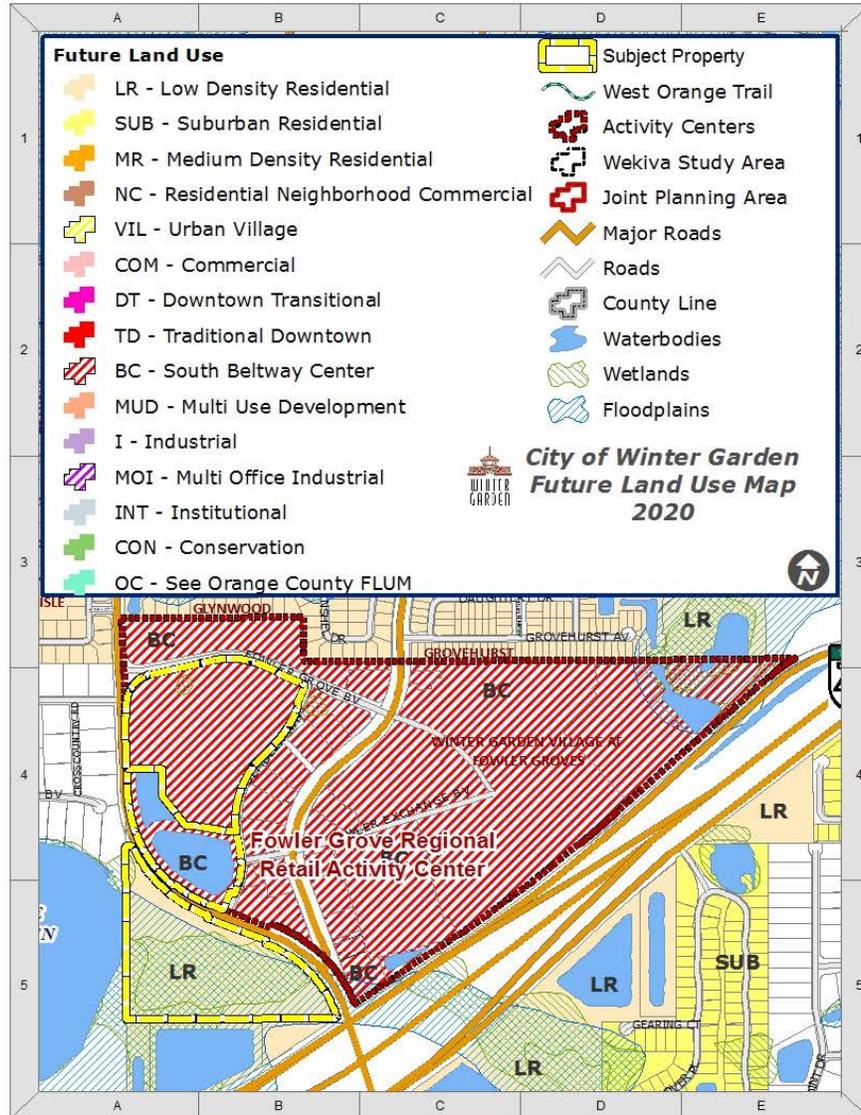
AERIAL PHOTO
Subject Property



ZONING MAP
Winter Garden Village at Fowler Groves Property



FUTURE LAND USE MAP
Winter Garden Village at Fowler Groves Property



END OF STAFF REPORT