

# SR 429 BELTWAY LAND

21 ± acres

Apopka, Orange County, FL



## DESCRIPTION

City of Apopka, in NW Orange County. Located near the interchange for the Western Beltway (SR 429) and Ocoee-Apopka Road. Located 430 feet to the south of Advent Health Orlando hospital campus on Ocoee-Apopka Road.

## LOCATION

2302 Ocoee-Apopka Road, Apopka, FL 32703

## SIZE

21 ± acres

## PRICE

\$3,400,000

## ZONING/FUTURE LAND USE (FLU)

Currently Transitional Zoning.

FLU is Residential High (up to 15 units/acre)

## PARCEL ID

20-21-28-0000-00-009

## ROAD FRONTAGE

1360' of frontage on Ocoee-Apopka Road

LAND FOR SALE

Offering subject to errors, omission, prior sale or withdrawal without notice.

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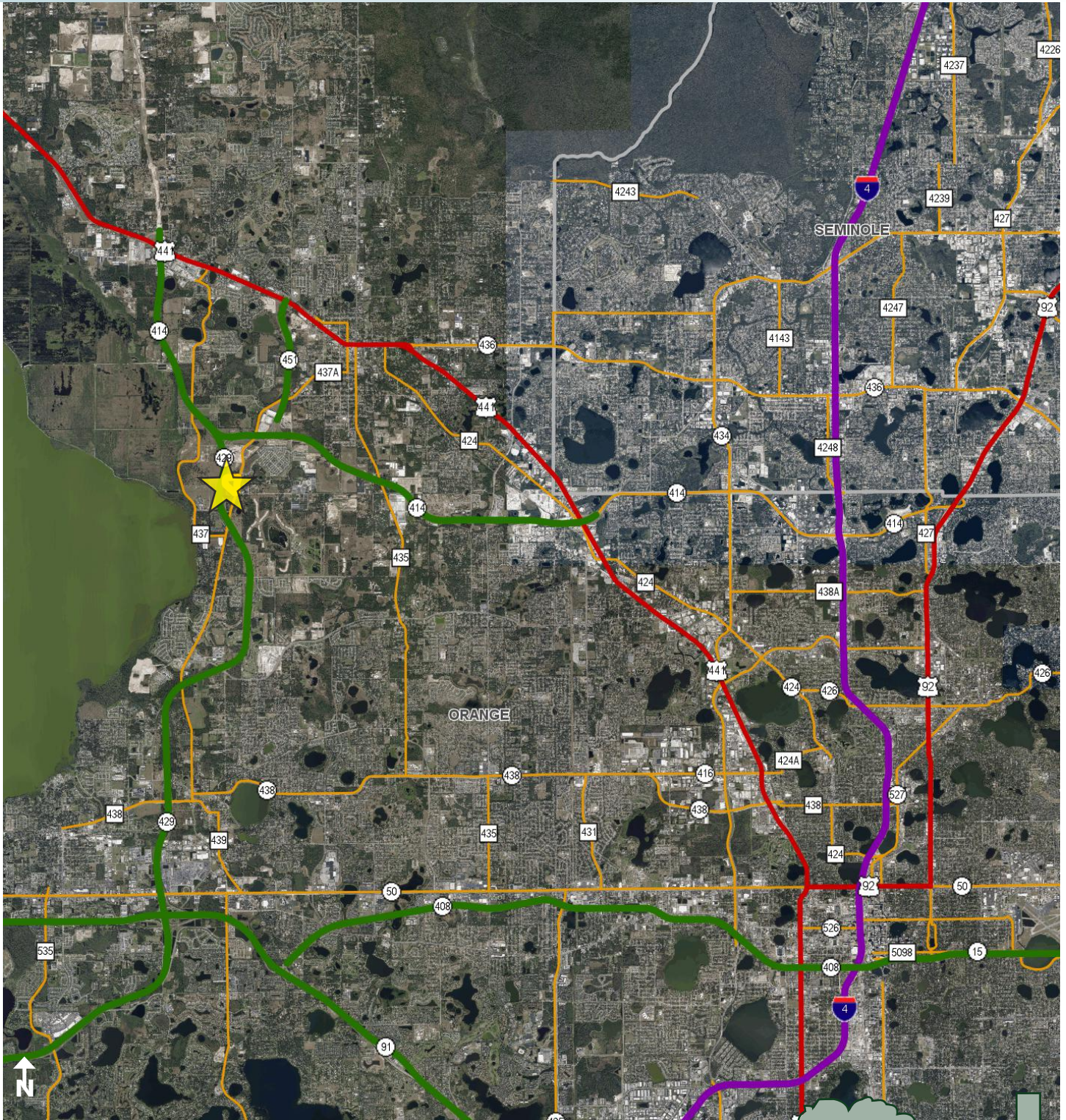




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LOCATION MAP

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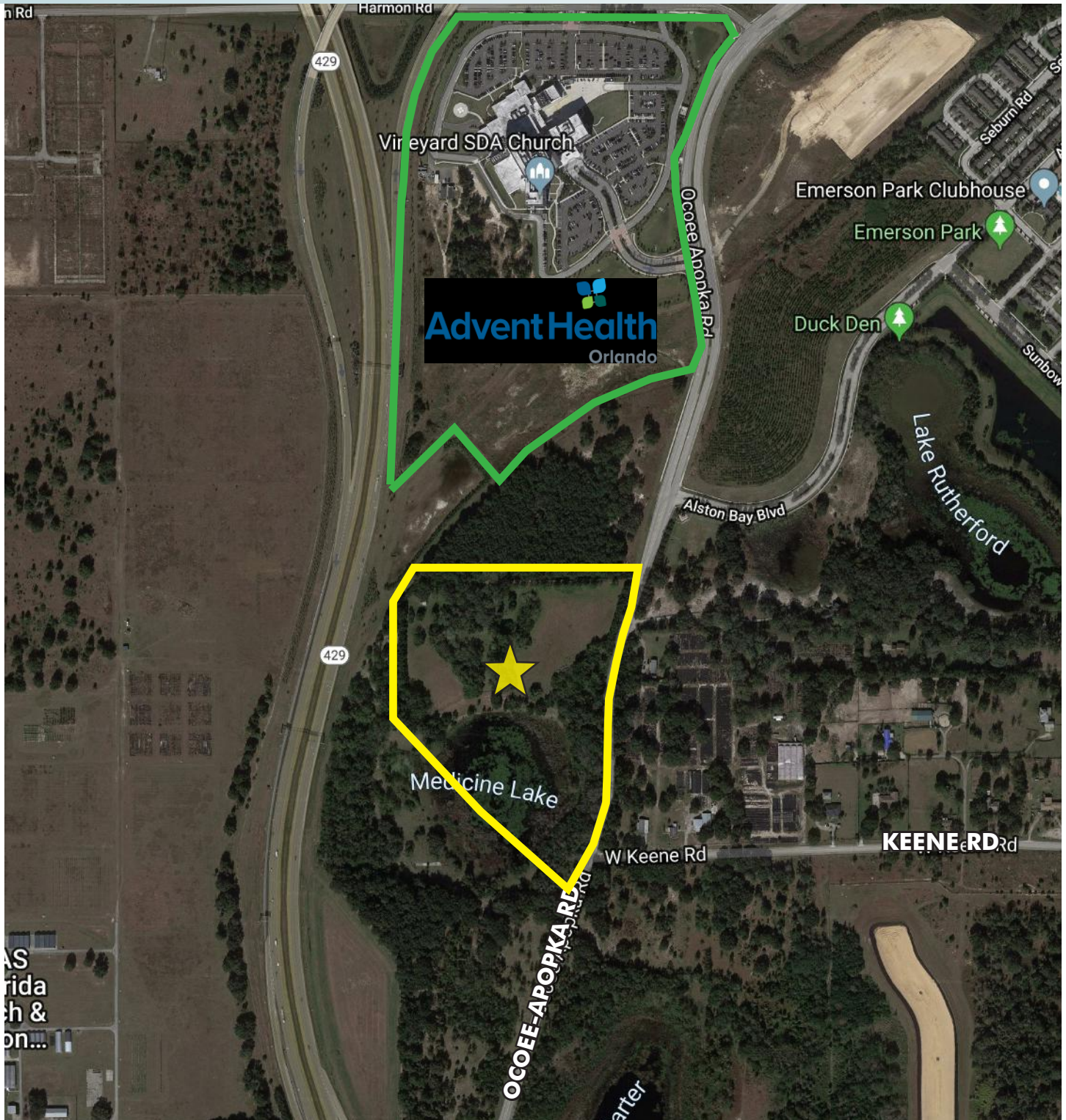




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VICINITY MAP

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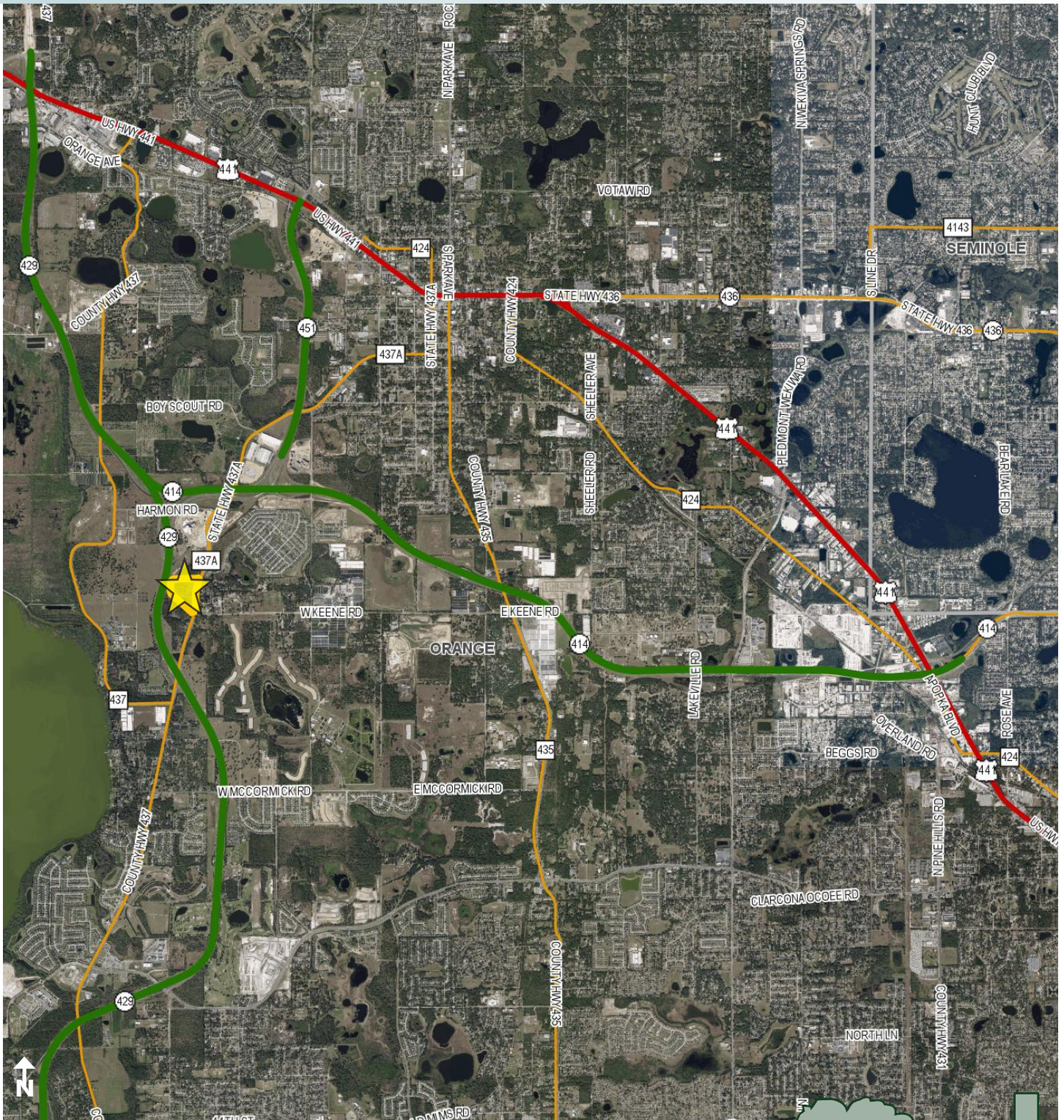




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REGIONAL MAP

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PROPERTY MAP

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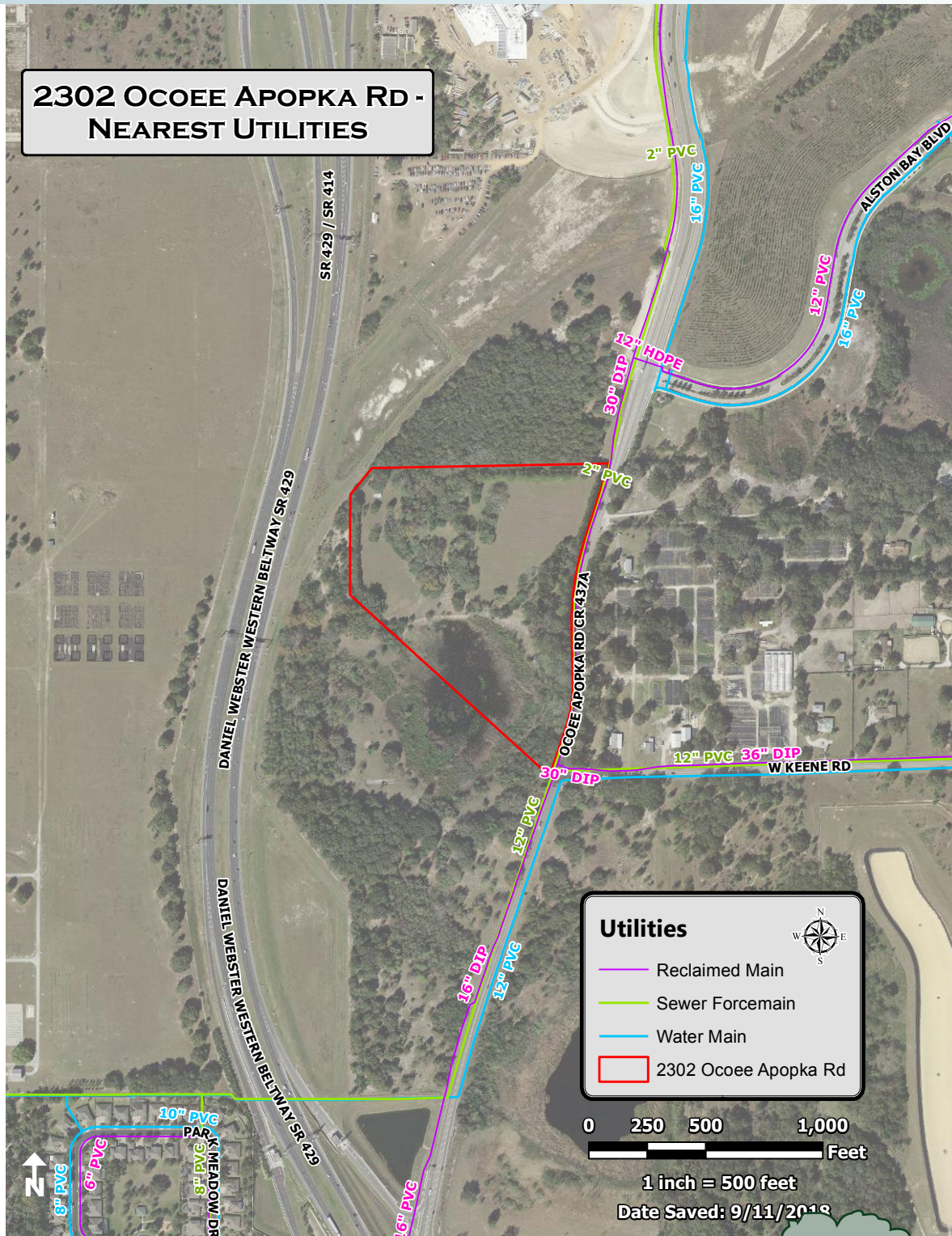




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UTILITY MAP

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## Brand new \$203M Florida Hospital Apopka already plans to add 80 beds

The brand new \$203 million, 320,000-square-foot Florida Hospital Apopka already wants to expand its bed count, likely at a cost of millions of dollars.

The 120-bed facility at 2100 Ocoee Apopka Road opened in December and now plans to add another 80 beds, bringing the total bed count to 200.

"The ramping up of growth has been significant – less than two months after opening, we already are approaching 90 patients. As the community grows and services continue to expand, we believe we will need this extra capacity," said Tim Cook, administrator of Florida Hospital Apopka.

The new facility, which replaces the former Apopka hospital, is a huge game changer for the area as it offers catheterization labs, which are a first for Apopka, as well as a 24/7 intensive care unit, urology services, imaging services and more for Apopka residents who previously had to go outside of the city for many of these services.

Cook previously was expecting the need for more beds to take place within 18-24 months of opening, however, the hospital already has been experiencing an average occupancy rate in the 70s to lower 80s, Florida Hospital spokesman David Breen said.

The rooms for the additional beds will be built out on the fifth and sixth floors, which are currently shell space. Construction will start in the middle of this year and be completed by the end of 2019.

The project will create 50-75 permanent jobs, mostly nursing and some support/ancillary positions, said Cook. Florida Hospital Apopka is one of several campuses hosting a mass hiring event today, Jan. 23, for registered and graduate nurses. At full build-out with the new beds, the hospital ultimately may have close to 1,000 workers.



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TRUSTED. BALANCED. LOCAL.

# Orlando Sentinel

★ FINAL EDITION

Friday, November 24, 2017

\$2.00

## New Apopka hospital to open doors next month

City's west side likely to boom, mayor says

BY STEPHEN HUDAKSTAFF WRITER

Florida Hospital will open its newest medical campus next month and, with it, most likely the doors to an economic boom on the west side of Apopka.

"The hospital is going to be a magnet for economic development," Apopka Mayor Joe Kilsheimer said during a preview tour of the new seven-story Florida Hospital Apopka on Ocoee-Apopka Road.

Situated near State Road 429, the \$203 million hospital — replacing the current aging hospital on North Park Avenue — will bring new medical services to Apopka and transform the way outsiders think of the city, the mayor said.

It also figures to change the surrounding acres.

The 2-mile stretch of Ocoee-Apopka Road from the S.R. 429 toll road to Marden Road is mostly vacant now, but it is primed for growth unlike anything Orange County's second-largest city has seen in the past decade. The city drafted a special zoning district called East Shore that includes the hospital's 33-acre campus and emphasizes walkable but high-intensity mixed-use development.

"We're going to see the full complement of restaurants and shops and other commercial opportunities that we see around all hospitals," Kilsheimer said.

The 120-bed hospital is replacing a historic medical facility with 50 beds that opened in 1967 under the name of North Orange Memorial Hospital.

The new hospital has an emergency department that has 30,000 square feet, about five times larger than the one at the current hospital.

The hospital will employ about 700 people — almost three times the number of nurses and other workers who staff the health system's current Apopka site, administrator Tim Cook said.

"This facility really represents a new era," Cook said.

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He said the hospital boasts 20 intensive-care beds and four operating rooms and is likely to add another 80 beds in the next two years. Surgeries have not been performed at the current Apopka hospital, but those medical procedures will be available at the new one.

“The last 40, 50 years, if someone would come to the emergency room with appendicitis or a gall bladder problem, they would be actually put in an ambulance and sent down to one of other hospitals to have surgery, which is a major inconvenience, more costly,” Cook said.

The medical campus also is expected to draw physicians who were reluctant to establish a practice near the current site, which lacked space.

“Physicians ... want to be able to see how they’re going to be able to build their business,” the mayor said.

“The Park Avenue location where the old Florida Hospital Apopka ... just wasn’t that attractive to physicians. This new location with the highway immediately adjacent to this campus ... is showing doctors they’re going to be able to come to Apopka and grow their practice.”

Florida Hospital has not finalized plans for the Park Avenue site but likely will include a senior-living component, a spokesman said.

The new site, less than a mile from a toll-road exit and less than five minutes from downtown Apopka, also will be attractive to developers.

“The majority of people who own land around there, I think, realize they’re sitting on a gold mine,” community development director Jim Hitt said. “Hopefully, they won’t ask for too much gold to develop their properties ... because it needs to get rolling.”

Hitt said no development applications have been submitted yet for any land parcels near the hospital. But there have been plenty of inquiries.

“It’s taking off with the hospital going in,” he said.

One venture under discussion is a commercial-residential mix near Keene Road and Ocoee-Apopka Road, a site close to the S.R. 429 exit ramp and about half a mile from the hospital’s main entrance. Other nearby properties include a horse farm and an 11-acre nursery.

The city plans to build a fire station nearby.

Not everyone, however, is eager for quick development.

Maria Santee and Madeline Spencer, residents of Emerson Park, a 400-home subdivision with an entrance on Ocoee-Apopka Road on the opposite side of the hospital, may welcome the new medical facility, but they’re wary of the traffic it likely will funnel through their neighborhood.

The residential neighborhood, which has a back entrance on Marden Road, is often used as a cut-through to the expressway.

The women asked the Apopka City Council this month to either fix their roads, which were privately built, or pay to install gates at the entrances to prevent short-cutters from ruining their roads.

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Birmingham, Ala.-based Brasfield & Gorrie is the general contractor for the project, which is the same team that built the hospital. A cost figure has yet to be determined because the hospital is still in the design phase for the project, Breen said.

Adding beds typically costs area hospitals millions of dollars. For example, Winter Park Memorial Hospital in 2015 announced plans to spend \$90 million for a large expansion project that also would add 80 beds; and in 2014, Orlando Health's Winnie Palmer Hospital for Women & Babies spent \$13 million to add 30 beds, and then spent that same amount to add another 30 beds in 2016. Based on those figures, Florida Hospital Apopka could be looking at spending at least \$34 million to add 80 beds, at a cost of more than \$400,000 per bed.

Meanwhile, a \$30-million, 180-bed million nursing home will be built directly across the road from the hospital in Apopka this year and will create roughly 200-plus positions, ranging from administration to directors, nurses and nutritional service jobs.

Florida Hospital Apopka isn't the only area hospital seeking to grow its bed count.

Osceola Regional Medical Center in Kissimmee wants to add 36 new acute care beds and eight Level II neonatal intensive care unit beds.

In addition, the 630,000-square-foot, 100-bed Nemours Children's Hospital in Orlando plans to add 30 inpatient beds on the hospital's sixth floor so its specialists can care for more cardiac patients, neonatal intensive care and critical care patients, hospital spokeswoman Yusila Ramirez told Orlando Business Journal.

**Veronica Brezina**

Staff Writer

*Orlando Business Journal*



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