



**CITY OF CLERMONT  
PLANNING AND ZONING COMMISSION AGENDA  
LOCATION: CLERMONT CITY HALL  
685 WEST MONTROSE STREET  
6:30 PM, Tuesday, January 3, 2023**

**CALL TO ORDER  
PLEDGE OF ALLEGIANCE  
MINUTES**

Approval of the December 6, 2022 Planning & Zoning Commission meeting minutes.

**REPORTS**

Welcome the new Commission members

**NEW BUSINESS**

Item 1 - Resolution 2023-003R  
Micro-Hospital Conditional Use Permit

Consider a request for a conditional use permit to allow a single building to exceed 5,000 square feet in the Tuscany Village PUD.

Item 2 - Nomination for Chair

Item 3 - Nomination for Vice-Chair

**Discussion of Non-Agenda Items**

**ADJOURN**

**Any person wishing to appeal any decision made by the Planning and Zoning Commission at this meeting will need a record of the proceedings. For that purpose, such person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is based.**

**In accordance with the Americans with Disabilities Act (ADA), if any person with a disability as defined by the ADA needs special accommodation to participate in this proceeding, then not later than two (2) business days prior to the proceeding, he or she should contact Development Services at (352) 241-7335.**

**Please be advised that if you intend to show any document, picture, video or items to the Council or Board in support or opposition to any item on the agenda; a copy of the document, picture, video or item must be provided to the Committee Clerk for the City's records.**

**City of Clermont**  
**MINUTES**  
**PLANNING AND ZONING COMMISSION**  
**December 6, 2022**

Chairman Krzyminski called the meeting of the Planning & Zoning Commission to order on Tuesday, December 6, 2022 at 6:30 p.m. Members present were: Chairman Max Krzyminski, Lavonte Rogers, David Colby, Vincent Niemiec, and Chuck Seaver. Jane McAllister was not present. Also, present for City staff was City Attorney Dan Mantzaris, Curt Henschel, Planning Director, Planning Manager John Kruse, Senior Planner Regina McGruder, and Planning Coordinator Rae Chidlow.

**MINUTES:**

**MOTION TO APPROVE** the November 1, 2022 minutes of the Planning & Zoning Commission made by Commissioner Rogers; seconded by Commissioner Colby. Passed unanimously.

**REPORTS FROM THE COMMISSION:**

Commissioner Rogers appreciated the Christmas parade the City of Clermont put on.

Commissioner Niemiec wanted to wish everyone a happy Holiday and Merry Christmas.

Commissioner Seaver wanted to recognize Jennifer Stills for her work.

Chairman Krzyminski stated he attended Light Up Clermont and love the Clermont events.

**NEW BUSINESS**

**Item #1: Ordinance No. 2023-001 – Evaluation & Appraisal Review**

Planning Manager John Kruse presented as follows:

Local governments are required to undergo an Evaluation and Appraisal Review (EAR) of the Comprehensive Plan every seven years pursuant to Section 163.3191, Florida Statutes. The purpose of this evaluation is to analyze the Comprehensive Plan Goals, Objectives, and Policies (GOPs) to ensure compliance with changes in state law and local conditions. The analysis includes proposed amendments, which are considered EAR-based amendments, and data reflecting changes in local conditions. In 2023, the City intends to begin the process of updating the entire Comprehensive Plan and Land Development Code to include extensive public engagement. The EAR-based amendments provide a starting point for this process.

On October 25, 2021, the City notified the Department of Economic Opportunity (DEO) that they would undergo amendments to the Comprehensive Plan in order to address changes in statutory compliance, and to complete the next required evaluation and appraisal cycle. The East Central Florida Regional Planning Council (ECFRPC) was contracted to provide their expertise

and resources to complete this task with City staff assistance. A review of legislative changes and local conditions resulted in proposed amendments to the Future Land Use, Housing, Transportation, and Capital Improvements Elements. The Public Facilities School Element is no longer required and will be removed, due to an interlocal agreement with the school board. The remaining elements contain no EAR-based amendments. References to Chapter 9J-5, Florida Administrative Code were removed due to its 2011 repeal. The recommended modifications have been listed in the EAR report. There is one minor correction, on page 6 under the 2<sup>nd</sup> whereas it should be 163.3191 instead of 163.3187. Staff recommends transmittal of the EAR to the Department of Economic Opportunity and other state agencies for review and comment. Michelle Morrison with the East Central Florida Regional Planning Council is present to address any questions you may have, as well.

Commissioner Seaver asked if there is staff that is actively involved with the school board.

Mr. Kruse stated that he interacts with Helen Lavalley on a regular basis. He stated that they have a meeting in Tavares tomorrow for the annual school concurrency meeting.

Commissioner Seaver asked about the applicable building standards, Policy 1.1.54 and now it just says Policy 1.1.4. He stated that on the last sentence states interior circulation, does that refer to internal parking lots.

Mr. Kruse stated that they do review that in terms of the Land Development Code. He stated that they look at aisle widths and look to see if they have adequate access.

Commissioner Seaver asked about the local partners for the arterial and collector roads.

Mr. Kruse stated that the City does work with Lake County Engineering Department to get the roads added that need to be added.

Commissioner Seaver asked if there is going to be a plan to annex in the enclaves into the City.

Mr. Kruse stated that currently when properties are asking for utilities they are being annexed into the City. He stated that at this time if the building is already existing the City is not requiring them to annex in at this time.

Commissioner Colby asked about the future residential land use.

Commissioner Niemiec asked about the residential low density being 1 to 3 units per acre. He stated that he thought it was 4 units per acre.

Mr. Kruse stated Lake County is 4 units per acre, however the City is a maximum of 3 units per acre for low density.

Commissioner Niemiec asked about the level of service being a D for our roadways.

Mr. Kruse stated that came from the City's transportation consultant and he will need to get with them about that.

Michelle Morrison, East Central Florida Regional Planning Council, stated that in reference to Commissioner Colby's question about land use, the future land use map was provided by the City

Commissioner Colby stated he was talking about the un-annexed land, what land is being referenced.

Ms. Morrison stated that data was pulled from the properties within the city limits as of July this year.

Commissioner Niemiec stated that all their concerns from the workshop was addressed in this new plan.

Chairman Krzyminski asked if the table on page 24 included public and private golf courses, or just public.

Ms. Morrison stated that it includes both.

Chairman Krzyminski asked if there is a goal as for percentages for housing and commercial.

Ms. Morrison stated that is something that the City will work out when they actually rewrite the comprehensive plan.

Commissioner Seaver asked about 7% commercial and 8% agriculture.

Mr. Kruse stated that data is pulled from the Lake County Property Appraisers website. He stated that the Lake County Property Appraisers terminology does not match the City's actual zoning category.

Chairman Krzyminski asked about the second sentence of page 26 of the agenda, what the hills in Clermont would be classified. He stated that the hills have been affected due to development. He stated that with reading this is that the hills are not considered.

Mr. Kruse stated that the developers could still develop the hills if they meet the code but what the Commission sees is where the developers cannot meet the codes and request waivers.

Chairman Krzyminski asked about page 33 about the occupancy between 2010 and 2020. He asked if a moratorium is being considered when looking at future projections.

Ms. Morrison stated that she is not going to say that a moratorium has been considered. She stated that the table is projecting as it is currently. She stated that the information was provided by the Shimberg Center.

**Action:**

**MOTION TO APPROVE** Ordinance No. 2023-001 made by Commissioner Colby, seconded by Commissioner Rogers. Passed unanimously, 5-0.

With no further comments, Chairman Krzyminski adjourned the meeting at 7:00 P.M.

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Max Krzyminski, Chairman

ATTEST:

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Rae Chidlow, Planning Coordinator

# AGENDA ITEM

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| <b>Meeting Date</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |  |
| Tuesday, January 3, 2023                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |  |
| <b>Agenda Item Name</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |  |
| Resolution 2023-003R<br>Micro-Hospital Conditional Use Permit                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |  |
| <b>Requested Action</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |  |
| Recommend approval of Resolution 2023-003R                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |  |
| <b>Staff Report</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |  |
| <p>The applicant is requesting a Conditional Use Permit (CUP) to allow a micro-hospital to occupy more than 5,000 square feet of total floor space in the Tuscany Village PUD, Resolution 1532. The Tuscany Village PUD is located west of the Hammock Ridge Road and US 27 intersection. The Tuscany Village PUD was approved for Light Commercial (C-1) uses in 2005 for a mixed use center not to exceed 459,000 square feet. A condition of approval required dedication of right of ways for Citrus Tower Boulevard and the South Clermont Connector (Hammock Ridge). Another condition was the developer's responsibility to install a traffic signal at the intersection of US 27, Citrus Tower Boulevard and South Clermont Connector (Hammock Ridge). The applicant is proposing a 28,700 square foot single-story building with associated parking on 2.82 +/- acres. This equates to a floor area ratio (FAR) of 0.23, which is below the maximum allowed of 0.25.</p>                                                                                                                                                                                                                                                                                                                                            |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |  |
| <p>The micro-hospital will provide concierge-level emergency and inpatient medical care, allowing for the treatment of a larger variety of illnesses/injuries with the capability of inpatient care. The services include, but not limited to; trauma treatment, medical diagnostics and imaging, 8 dedicated patient rooms, an operating room, laboratory, and other associated services with a hospital, but on a much smaller scale. The micro-hospital will operate 24 hours a day, 7 days a week, all year long. The anticipated number of employees on a shift will consist of approximately 10 staff members, which will include 1-2 medical doctors, 1-2 registered nurses, 2 technicians, 1 front desk administrator, 1 security guard and 2-3 housekeeping staff. The project will be providing 47 parking spaces, which exceeds the City's requirement for hospitals/clinics. The applicant has not applied for any variances and has indicated that they can develop the site according to the Land Development Code. The proposed micro-hospital is consistent with the area as a whole and would be located in an area that would generate users of the facility. The applicant has been through the City's preliminary site plan review process with staff on the proposed project. The proposed building</p> |  |

would be required to meet the City's Architectural Standards.



Staff has reviewed the CUP application in accordance to Sec. 86-144 (d) of the Land Development Code. The proposed intensity, character and type of development is in compliance with the City's comprehensive plan for Commercial future land use. The Tuscany Village PUD has been massed graded and is prepared for site development. A traffic analysis has been done and it has been determined the proposed project would have less than a total of 50 AM/PM peak hour trips, which would be considered a "de minimis" impact on the transportation network. Staff recommends approval of Resolution 2023-003R.

#### Additional Analysis

#### Fiscal Impact Summary

#### Fiscal Impact

#### Fund Number and Description

#### Available Budget Amount

#### Exhibits Attached (copies of original agreements)

|    |                                           |                                               |
|----|-------------------------------------------|-----------------------------------------------|
| 1. | 2023-003R Micro-Hospital CUP (12.16.2022) | 2023-003R Micro-Hospital CUP (12.16.2022).pdf |
| 2. | Micro Hospital Location Map               | Micro Hospital Location Map.pdf               |
| 3. | Site Plan                                 | Site Plan.pdf                                 |
| 4. | Layout-Elevations                         | Layout-Elevations.pdf                         |
| 5. | Trip generation                           | Trip generation.pdf                           |
| 6. | Application                               | Application.pdf                               |
| 7. | Legal ad                                  | Legal ad.pdf                                  |



*CITY OF CLERMONT*  
**RESOLUTION NO. 2023-003R**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, GRANTING A CONDITIONAL USE PERMIT TO ALLOW FOR A MICRO-HOSPITAL USE GREATER THAN 5,000 SQUARE FEET IN THE TUSCANY VILLAGE PUD, RESOLUTION 1532; PROVIDING FOR CONFLICT, SEVERABILITY, ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR, PUBLICATION AND AN EFFECTIVE DATE.**

**WHEREAS**, the Planning and Zoning Commission of the City of Clermont, Lake County, Florida at a meeting held January 3, 2023 recommended approval of this Conditional Use Permit to allow for a micro-hospital use greater than 5,000 square feet in the Tuscany Village PUD, Resolution 1532; at the following location:

**LOCATION:**

Vacant parcel located south of the US 27 and Hammock Ridge intersection,  
south of Chick-Fil-A, adjacent to the stormwater pond  
(AK 3926624)

**WHEREAS**, from the evidence presented at the public hearing and after consideration of the factors set forth in Sec. 86-144 (d) of the Land Development Code, the City Council finds, that: (1) granting the conditional use permit will not adversely affect the officially adopted comprehensive plan of the city; (2) Such use will not be detrimental to the health, safety or general welfare of persons residing or working in the vicinity; (3) The proposed use will comply with the regulations and conditions specified in the codes for such use; and (4) The proposed use may be considered desirable at the particular location.

**WHEREAS**, the City Council determines that the application for a conditional use permit meets the criteria set forth in the Land Development Code and otherwise it is in the interest of the general welfare of the City of Clermont, Lake County, Florida to grant this Conditional Use Permit.

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Clermont, Lake County, Florida that based on the findings stated above and incorporated herein:

This application for a Conditional Use Permit to allow for a micro-hospital use greater than 5,000 square feet in the Tuscany Village PUD, Resolution 1532; be granted subject to the following conditions:

**SECTION 1: GENERAL CONDITIONS**

1. The conditions as set forth in this Conditional Use Permit shall be legally binding upon any heirs, assigns and successors in title or interest.
2. No further expansion of the use or additions to the facility shall be permitted except as approved by another Conditional Use Permit.



*CITY OF CLERMONT*  
**RESOLUTION NO. 2023-003R**

3. No person, firm, corporation or entity shall erect, construct, enlarge, alter, repair, remove, improve, move, convert, or demolish any building or structure, or alter the land in any manner within the boundary of the project without first submitting necessary plans, obtaining necessary approvals, and obtaining necessary permits in accordance with the City of Clermont Land Development Regulations and those of other appropriate jurisdictional entities.
4. The Fire Inspector shall provide building inspections for life safety requirements and all fire code regulations must be in compliance prior to the issuance of any Building Certificate of Occupancy.
5. The Building Inspector shall inspect all structures and building for compliance and any building code violations shall be corrected before the issuance of the Certificate of Occupancy.
6. The Conditional Use Permit must be executed and processed through the office of the City Clerk within 90 days of its date of approval by the City Council or the permit shall become null and void.
7. The Applicant shall record in the Public Records of Lake County within 90 days of its date of approval by the City Council, a short-form version of this Conditional Use Permit as provided by the City or a form acceptable to the City, to provide notice to all interested parties, the assigns, successors and heirs of the developer/applicant and all future owners of the above-referenced property that the real property described above is subject to the terms and conditions of the Conditional Use Permit.
8. If any of the stated conditions are violated, the applicant understands and agrees that the City Council may open the Conditional Use Permit for further conditions or revoke this Conditional Use Permit by Resolution.
9. No business can occupy any portion of the building(s) after construction and final Certificate of Occupancy unless the proposed business has applied for and obtained a Local Business Tax Receipt from the Clermont Development Services Department.
10. Should approved uses cease operation for more than 180 days, a new Conditional Use Permit shall be required for the same or similar operations.
11. The property shall be developed in substantial accordance with the Conceptual Site Plan, dated 10-10-22, prepared by Concept Companies. All new development and/or changes to the subject property must submit for site plan approval by the Site Review Committee prior to the issuance of a zoning clearance or other development permits. The presentation site plan submitted with the Conditional Use Permit application is not the approved and final construction plan.

**SECTION 2: LAND USE**

1. This permit is for up to a 30,000 square foot single-story building to be used as a micro-hospital. The site may also be used for other permitted C-1 uses as indicated in the Tuscan Village PUD, Resolution 1532.



*CITY OF CLERMONT*  
**RESOLUTION NO. 2023-003R**

2. The building setback will be a minimum of 25 feet from the internal drive and stormwater pond, 12 feet from the interior rear and 50 feet from US 27.
3. The building shall be designed in a manner that shall meet the City of Clermont's Architectural Standards and as represented in the provided elevations, Exhibit C.
4. The site shall be designed and developed to comply with the Clermont Land Development Regulations.

**SECTION 3: CONFLICT**

All resolutions or parts of resolutions in conflict with any of the provisions of this Resolution are hereby repealed.

**SECTION 4: SEVERABILITY**

If any portion of this Resolution is declared invalid, the invalidated portion shall be severed from the remainder of the Resolution, and the remainder of the Resolution shall continue in full force and effect as if enacted without the invalidated portion, except in cases where such continued validity of the remainder would clearly and without doubt contradict or frustrate the intent of the Resolution as a whole.

**SECTION 5: ADMINISTRATIVE CORRECTION**

This Resolution may be re-numbered or re-lettered, and/or corrected for typographical and/or scrivener's errors which do not affect the intent of said resolution, as authorized by the City Manager or designee, without need of public hearing, by filing a corrected copy of same with the City Clerk.

**SECTION 6: PUBLICATION AND EFFECTIVE DATE**

This Resolution shall take effect immediately upon its adoption.



*CITY OF CLERMONT*  
**RESOLUTION NO. 2023-003R**

**DONE AND RESOLVED** by the City Council of the City of Clermont, Lake County, Florida, this 24th day of January 2023.

CITY OF CLERMONT

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Tim Murry, Mayor

**ATTEST:**

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Tracy Ackroyd Howe, MMC  
City Clerk

Approved as to form and legality:

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Daniel F. Mantzaris, City Attorney



*CITY OF CLERMONT*  
**RESOLUTION NO. 2023-003R**

Exhibit A – Legal Description:

**LEGAL DESCRIPTION:**  
**ALL OF LOT 7, COMMERCIAL PARCEL 1**

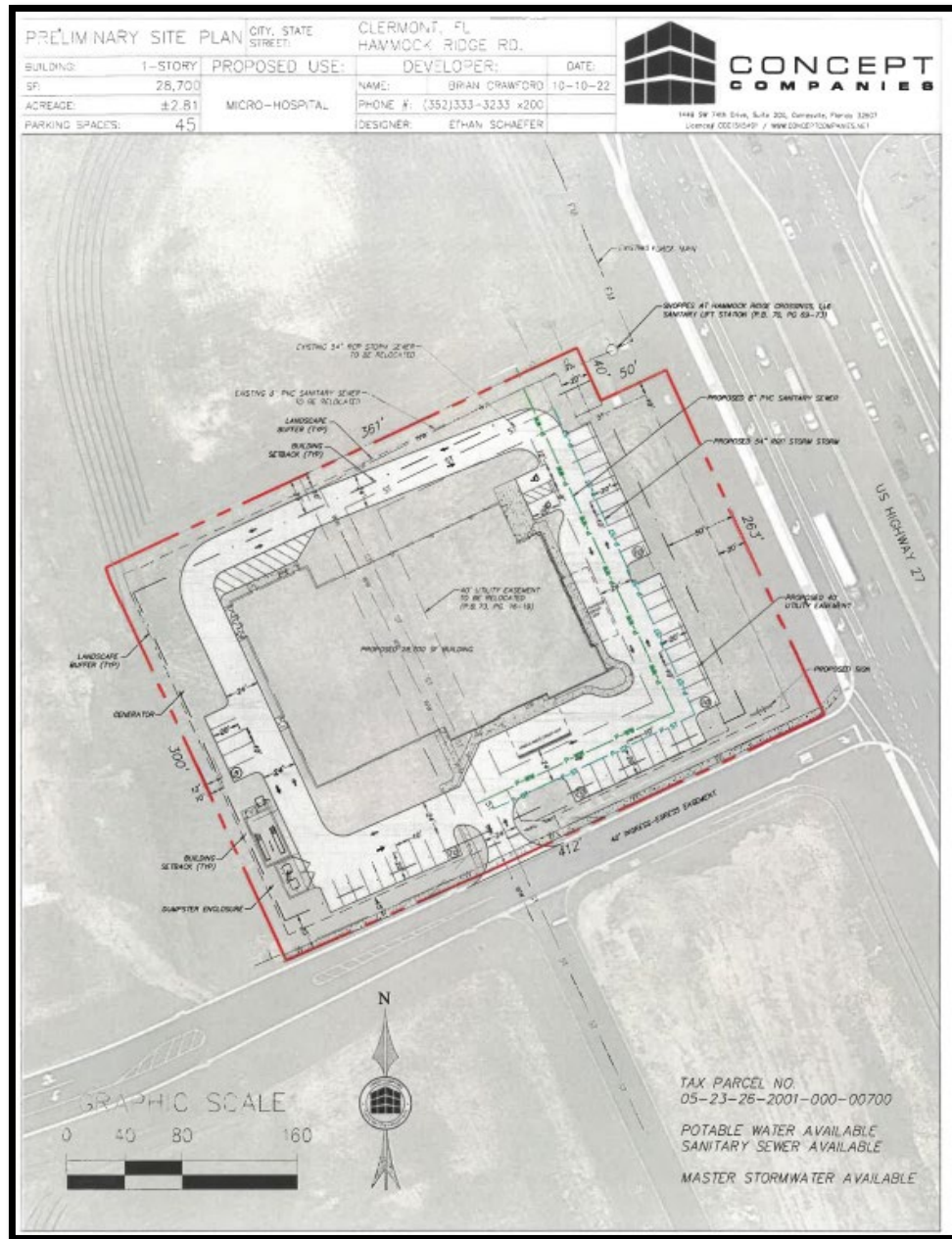
A PARCEL OF LAND LOCATED IN SECTION 5, TOWNSHIP 23 SOUTH, RANGE 26 EAST, CITY OF CLERMONT, LAKE COUNTY, FLORIDA, BEING ALL OF LOT 7, COMMERCIAL PARCEL 1 AS DESCRIBED IN SHOPPES AT HAMMOCK RIDGE CROSSINGS-PHASE 1, COMMERCIAL PARCELS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 70, PAGES 69-73, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF SAID LOT 7 AND THE NORTHEAST CORNER OF TRACT A, OF SAID SHOPPES AT HAMMOCK RIDGE CROSSINGS-PHASE 1 COMMERCIAL PARCELS PLAT BOOK 70, PAGES 69-73 THENCE WITH THE NORTH LINE OF SAID TRACT "A" THE FOLLOWING THREE COURSES: 1) SOUTHWESTERLY WITH THE ARC OF A NON-TANGENT CURVE TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 31.00 FEET. A CENTRAL ANGLE OF 09°36'02" AND A CHORD BEARING AND DISTANCE OF S60°22'16"W, 5.19 FEET) FOR AN ARC DISTANCE OF 5.19 FEET TO A POINT OF TANGENCY; 2) S65°10'17"W, A DISTANCE OF 257.76 FEET; 3) S66°31'39"W, A DISTANCE OF 149.05 FEET TO THE SOUTHWEST CORNER OF SAID LOT 7; THENCE LEAVING SAID NORTH LINE OF TRACT "A" AND WITH THE WEST LINE OF LOT 7. THE FOLLOWING TWO (2) COURSES: N24°50'08"W, A DISTANCE OF 291.75 FEET; 2) N18°38'41"W, A DISTANCE OF 8.36 FEET TO THE SOUTHWEST CORNER OF TRACT "A" OF TUSCANY VILLAGE PHASE 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK, 64, PG. 13-15, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE LEAVING THE WESTERLY LINE OF SAID LOT 7 AND WITH THE SOUTHERLY BOUNDARY LINE OF TRACT "A", N65°10'23"E, A DISTANCE OF 361.07 FEET TO THE NORTHWEST CORNER OF TRACT "LS" OF SAID TUSCANY VILLAGE PHASE 1; THENCE WITH THE WEST BOUNDARY LINE OF SAID TRACT "LS", S24°49'27"E, A DISTANCE OF 40.00 FEET TO THE SOUTH LINE OF SAID TRACT "LS"; THENCE WITH THE SOUTH LINE OF SAID TRACT "LS". N65°10'49"E, A DISTANCE OF 50.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 7, ALSO BEING A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF U.S. 27 (STATE ROAD 25) PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PER SECTION 11200, F.P. NO. 238422-1 AND 238423-1; THENCE WITH SAID WESTERLY RIGHT-OF-WAY LINE, S24°49'46"E, A DISTANCE OF 263.13 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.819 ACRES OF LAND, MORE OR LESS

**CITY OF CLERMONT**  
**RESOLUTION NO. 2023-003R**

**Exhibit B:**  
**Conceptual Site Plan**



*CITY OF CLERMONT*  
**RESOLUTION NO. 2023-003R**

Exhibit C:  
Sample Elevations

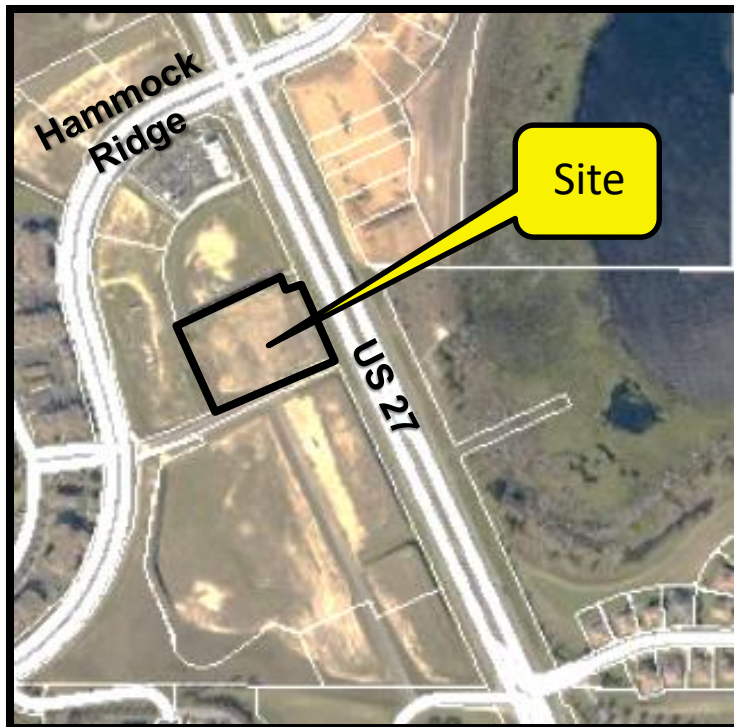


VIEW FROM EAST



VIEW FROM NE CORNER

## Exhibit - Location Map –Micro-hospital



# PRELIMINARY SITE PLAN

CITY, STATE  
STREET:

CLERMONT, FL  
HAMMOCK RIDGE RD.

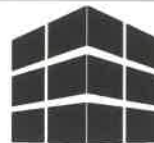
BUILDING: 1-STORY  
SF: 28,700  
ACREAGE: ±2.81  
PARKING SPACES: 45

PROPOSED USE:  
MICRO-HOSPITAL

DEVELOPER:

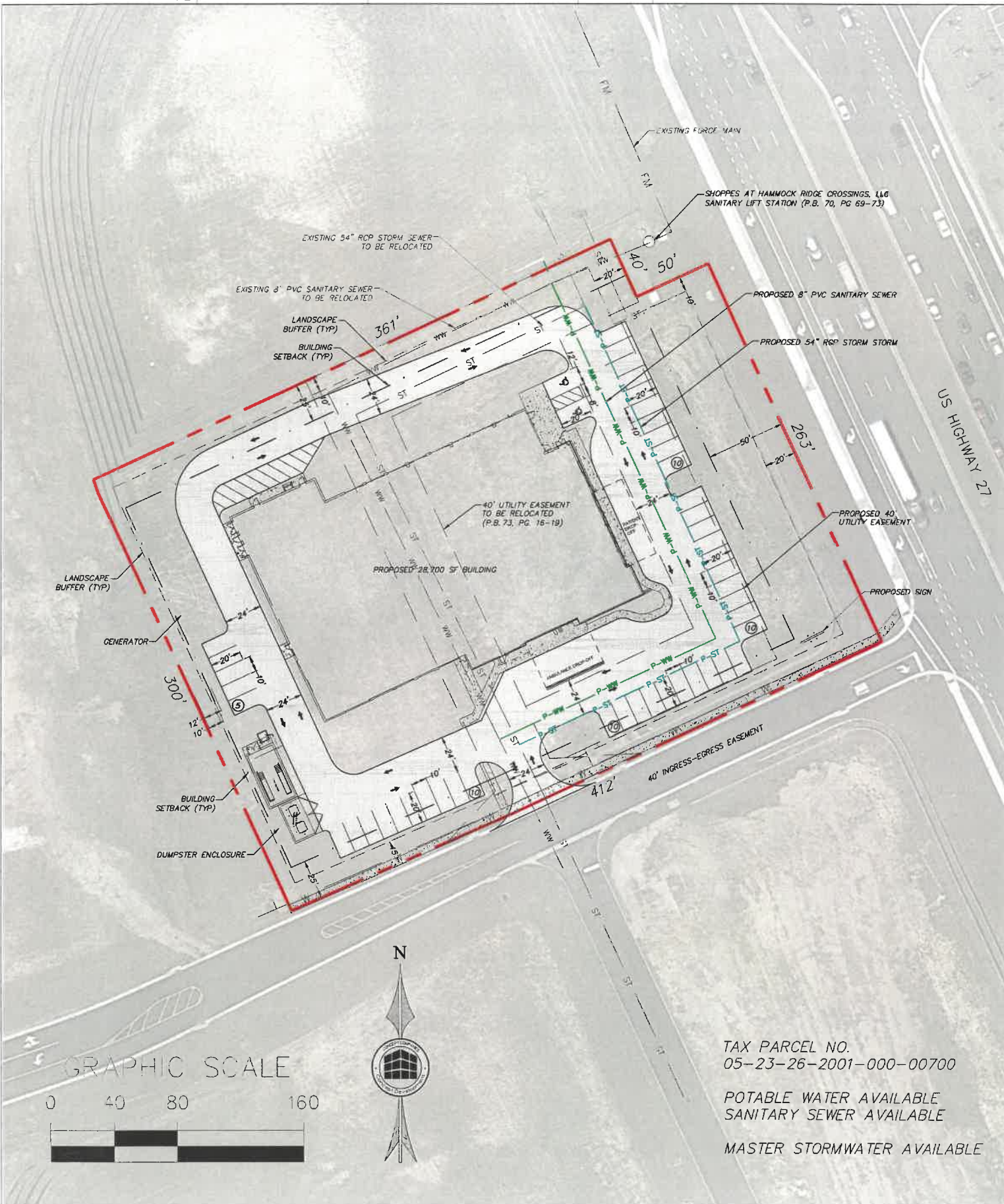
NAME: BRIAN CRAWFORD  
PHONE #: (352)333-3233 x200  
DESIGNER: ETHAN SCHAEFER

DATE:  
10-10-22



CONCEPT  
COMPANIES

1449 SW 74th Drive, Suite 200, Gainesville, Florida 32607  
Licence# CCG1515491 / WWW.CONCEPTCOMPANIES.NET



# PRELIMINARY SITE PLAN

CITY, STATE  
STREET:

CLERMONT, FL  
HAMMOCK RIDGE RD.

BUILDING: 1-STORY

PROPOSED USE:

DEVELOPER:

DATE:

SF: 28,700

NAME: BRAN CRAWFORD

10-10-22

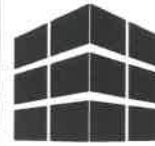
ACREAGE: ±2.81

MICRO-HOSPITAL

PHONE #: (352)333-3233 x200

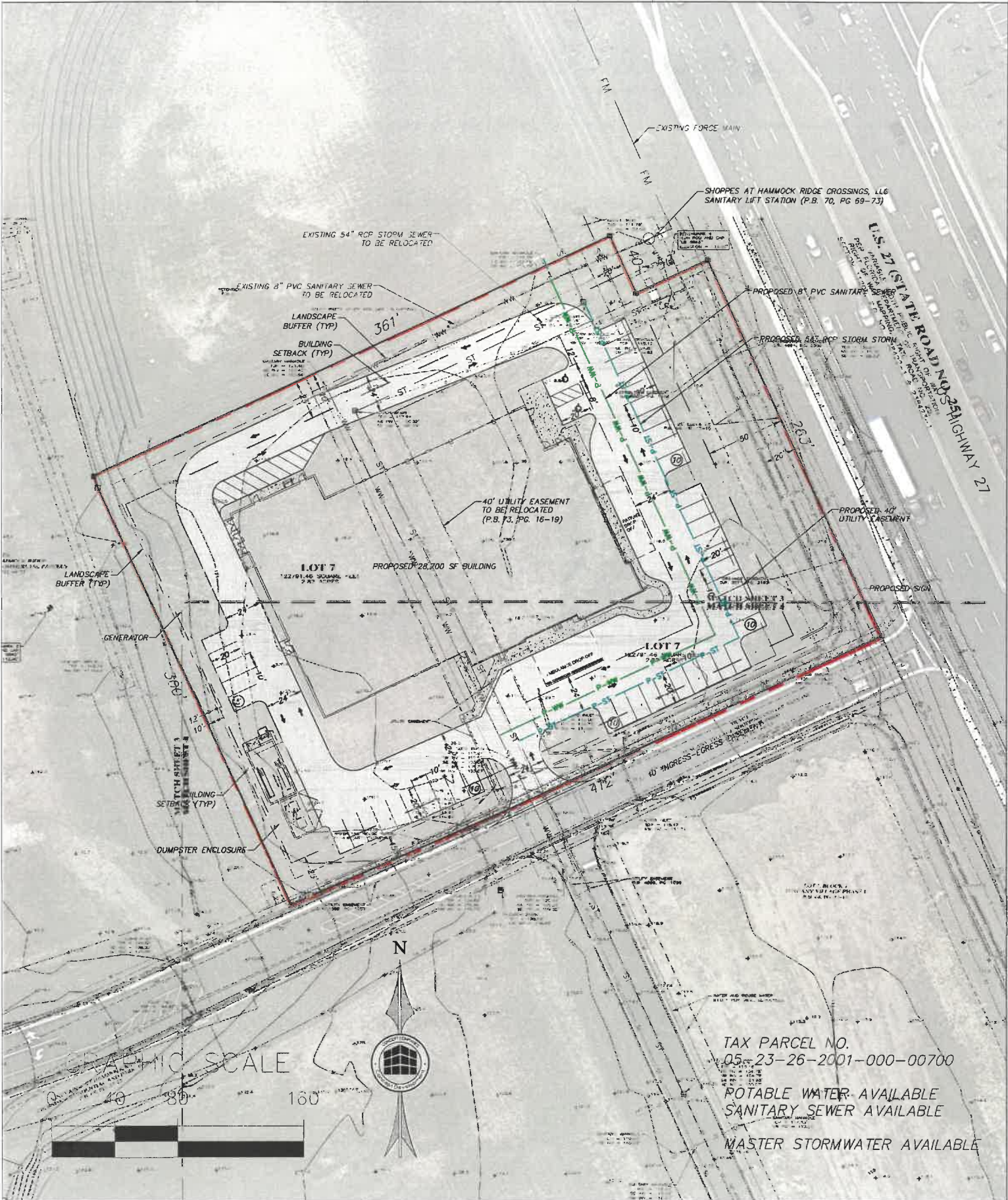
PARKING SPACES: 45

DESIGNER: ETHAN SCHAEFER



**CONCEPT  
COMPANIES**

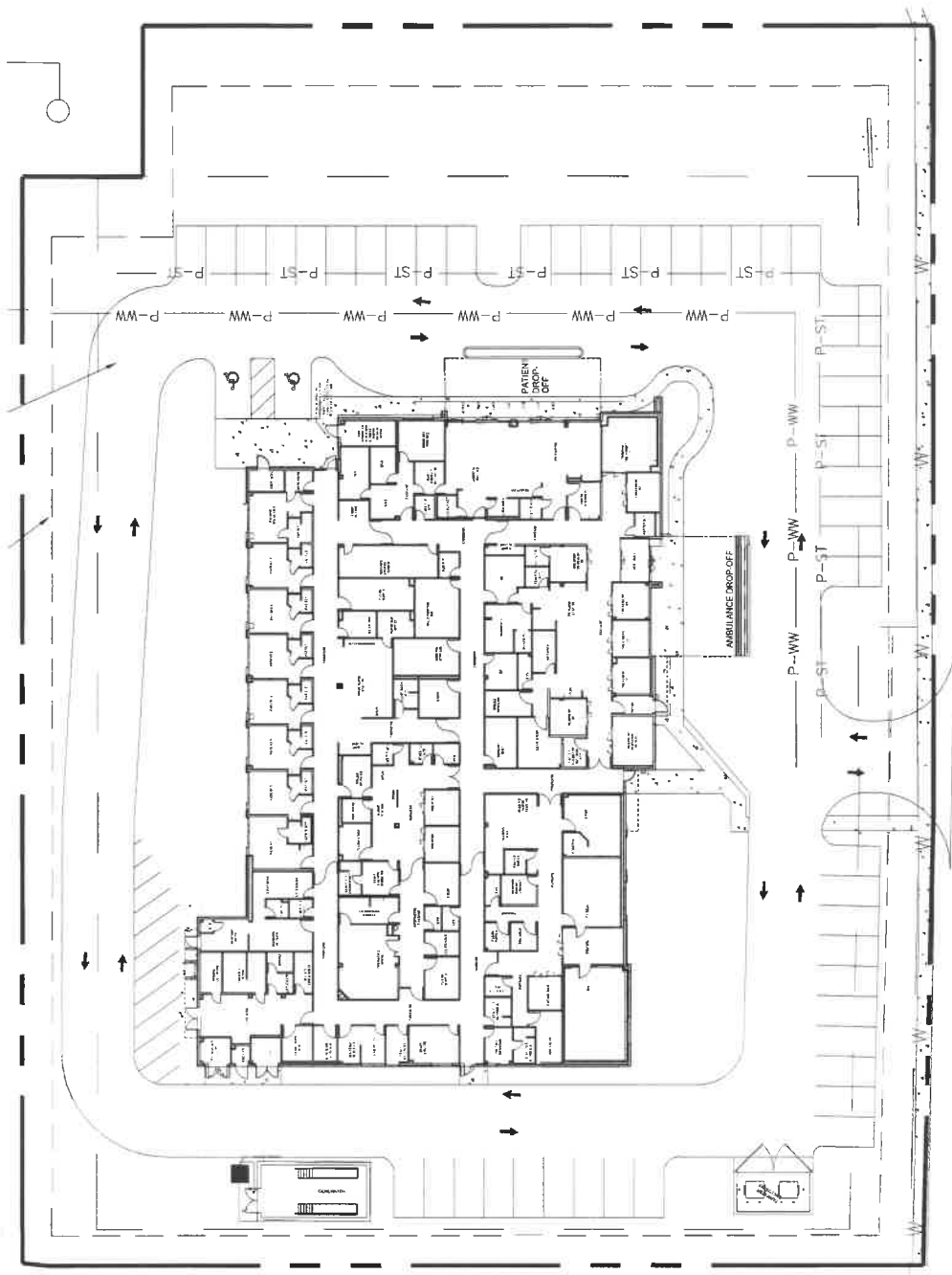
1449 SW 74th Drive, Suite 200, Gainesville, Florida 32607  
Licence# CGC1515491 / WWW.CONCEPTCOMPANIES.NET







THE PURPOSE OF THIS EXTERIOR RENDERING IS TO SHOW DESIGN INTENT ONLY.



TITLE NORTH  
 1 ARCHITECTURAL SITE PLAN  
 1/16" = 1'-0"

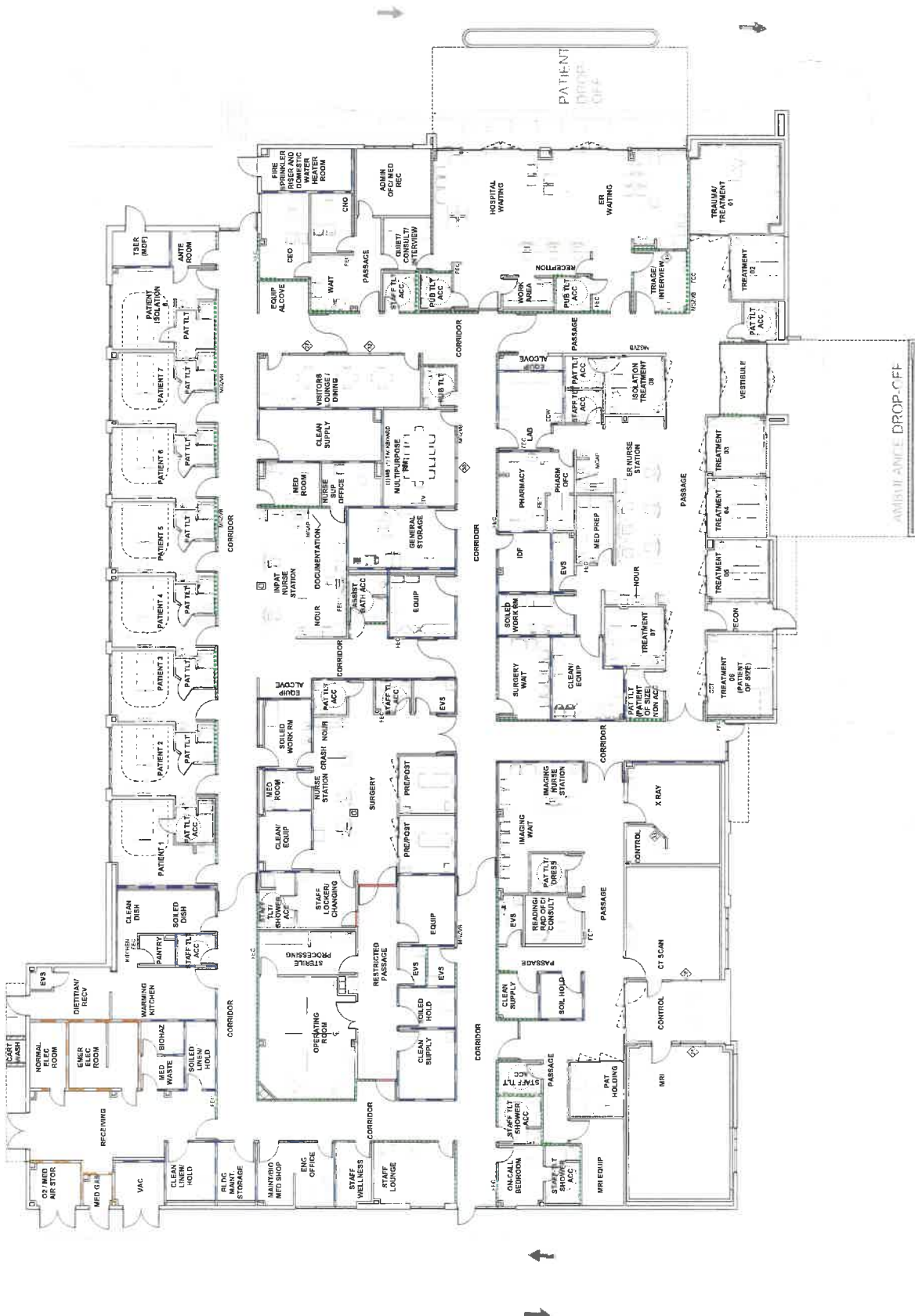
**NUTEX HEALTH**  
 Clermont ER & Hospital



901 Knight Bus Avenue  
 Suite 300  
 Tampa, FL 33602  
 P. 813.251.5300  
 F. 813.251.5300  
 E. gsm@gsi.com  
 www.greshamsmith.com

| Revision |      | ARCHITECTURAL SITE PLAN |  |
|----------|------|-------------------------|--|
| No.      | Date | Description             |  |
|          |      |                         |  |
|          |      |                         |  |
|          |      |                         |  |
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|          |      |                         |  |

**P100**  
 4XXXX 00  
 10/28/2022



TRUE NORTH  
1" = 10'

1 FIRST FLOOR NEW CONSTRUCTION PLAN

**NUTEX HEALTH**  
Clermont ER & Hospital



100 N. Maple Run Avenue  
Suite 800  
Tampa, FL 33602  
Tel: 813.281.1000  
Fax: 813.281.1001  
FL Contractor License No. 14501000  
FL Registry No. 17000008  
GreshamSmith.com

| No. | Date | Description |
|-----|------|-------------|
|     |      |             |
|     |      |             |
|     |      |             |
|     |      |             |
|     |      |             |

OVERALL FLOOR PLAN  
**P202**  
4/00/00.00  
10/26/2022



**NUTEX HEALTH**  
Clermont ER & Hospital



| Revision |  | Date | Description |
|----------|--|------|-------------|
| No.      |  |      |             |

**NOTE**  
302 Knight's Run Avenue  
Suite 900  
Tampa, FL 33607  
813.251.6339  
Qualifier No. AR0013420  
FL Registry No. RY3806  
Cresla@smiths.com

[illegible]

## P300 RENDERINGS

XXXXXX ON  
IN PA 2027



VIEW FROM SE CORNER



VIEW FROM SW CORNER

**NUTEX HEALTH**  
Clermont ER & Hospital



302 Knight Run Avenue  
Suite 800  
Tampa, FL 33602  
Tel: 813.251.8235  
FL Qualifier No. AR00134720  
FL Registry No. RY2808  
GreshamSmith.com

NOTE: RENDERINGS ARE FOR GENERAL INFORMATION OF DESIGN INTENT.

| Revision |             |
|----------|-------------|
| No.      | Description |
|          |             |
|          |             |
|          |             |
|          |             |
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|          |             |
|          |             |
|          |             |
|          |             |

**RENDERINGS**  
**P301**  
4/20/2020  
15.74.7927



**NOT**

302 Knights Run Avenue  
Suite 900  
Tampa, FL 33602  
813.251.6836

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[illegible]

NOTE: RENDERINGS ARE FOR GENERAL INFORMATION OF DESIGN INTENT.

## COLORED EXTERIOR ELEVATIONS

**P302**

XXXXXX



October 26, 2022

David Cottingham  
Vector Civil Engineering  
1449 SW 74<sup>th</sup> Drive, Suite 200  
Gainesville, FL 32607

**Sent electronically via email**

Re: Trip Generation Memo – Micro Hospital – Clermont, FL

David:

This memo is intended to identify the appropriate trip generation for a proposed micro hospital development in Clermont, Florida. Per your email the proposed micro-hospital has the following characteristics:

- Employee Count (maximum): 20
- Number of Licensed Hospital Beds: 8
- Building Size: 28,700 SF (1- Story)

**Trip Generation:**

The Institute of Transportation Engineers (ITE) Trip Generation 11th Edition was used to calculate the project trip estimates for the proposed land use for each of the three independent variables. Trip generations estimates are shown in terms of daily traffic, as well as the AM and PM peak hours. The proposed hospital falls under ITE Land Use Code 610. The estimated trip generation for the proposed development is shown in the tables below:

| Beds: 8 |       |       |
|---------|-------|-------|
|         | Rate  | Trips |
| Weekday | 22.32 | 179   |
| AM      | 1.79  | 14    |
| PM      | 1.69  | 14    |

| 28,700 SqFt |       |       |
|-------------|-------|-------|
|             | Rate  | Trips |
| Weekday     | 10.77 | 309   |
| AM          | 0.82  | 24    |
| PM          | 0.86  | 25    |

| Employees: 20 |      |       |
|---------------|------|-------|
|               | Rate | Trips |
| Weekday       | 3.77 | 75    |
| AM            | 0.28 | 6     |
| PM            | 0.28 | 6     |

It is important to note that the average number of beds in the studies used by ITE is 309, the average square footage is 634,000 sf, and the average number of employees is 1,453. Therefore, caution should be used with these estimates. I believe that the number of beds or the number of employees provides a better estimate than the square footage, since that will more likely be the limitation to how many patients can be seen and treated.

Please let me know if you need additional information or if you have any questions.

Sincerely,



Lawrence T. Hagen, P.E., PTOE, RSP



# CITY OF CLERMONT

## CONDITIONAL USE PERMIT

### APPLICATION

|                                                                                                                                                                                                                                                                                                                                                                   |                         |                                                                                   |                     |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|-----------------------------------------------------------------------------------|---------------------|
| <b>Date</b> 10/28/2022                                                                                                                                                                                                                                                                                                                                            |                         | <b>FEE: \$845 + cost of advertisement + cost of traffic review (if necessary)</b> |                     |
| <b>Project Name (if applicable)</b> Proposed Micro-Hospital - Clermont, FL                                                                                                                                                                                                                                                                                        |                         |                                                                                   |                     |
| <b>Applicant</b> Concept Development                                                                                                                                                                                                                                                                                                                              |                         |                                                                                   |                     |
| <b>Contact Person</b> Holly Irish                                                                                                                                                                                                                                                                                                                                 |                         |                                                                                   |                     |
| <b>Address</b> 1449 SW 74th Dr Suite 200                                                                                                                                                                                                                                                                                                                          | <b>City</b> Gainesville | <b>State</b> FL                                                                   | <b>Zip</b> 32607    |
| <b>Telephone</b> 352-333-3233 ext. 206                                                                                                                                                                                                                                                                                                                            | <b>Fax</b> 800-218-7809 |                                                                                   |                     |
| <b>Email</b> holly@conceptcompanies.net                                                                                                                                                                                                                                                                                                                           |                         |                                                                                   |                     |
| <b>OWNER INFORMATION</b> <input type="checkbox"/> (Check box if owner information is same as applicant)                                                                                                                                                                                                                                                           |                         |                                                                                   |                     |
| <b>Owner's Name</b> Not Available                                                                                                                                                                                                                                                                                                                                 |                         |                                                                                   |                     |
| <b>Owner Address</b> N/A                                                                                                                                                                                                                                                                                                                                          | <b>City</b> N/A         | <b>State</b> N/A                                                                  | <b>Zip</b> N/A      |
| <b>Telephone</b> N/A                                                                                                                                                                                                                                                                                                                                              | <b>Fax</b> N/A          |                                                                                   |                     |
| <b>PROPERTY INFORMATION</b>                                                                                                                                                                                                                                                                                                                                       |                         |                                                                                   |                     |
| <b>Address of Subject Property</b><br>Unassigned                                                                                                                                                                                                                                                                                                                  | <b>City</b><br>Clermont | <b>State</b><br>FL                                                                | <b>Zip</b><br>34711 |
| <b>General Location</b><br>The subject site is located SW of the intersection of Hammock Ridge Rd and US Hwy 27 in the City of Clermont, FL. The site is included as Lot 7 in Shoppes at Hammock Ridge Crossing Phase 2 Commercial Parcels, recorded in PB 73, Pages 16-19. The site is also included in and subject to Tuscany Village PUD, Resolution No. 1532. |                         |                                                                                   |                     |
| <b>Legal Description &amp; Alternate Key (include copy of survey)</b><br>Alternate Key: 3926624<br>Property Parcel Number: 05-23-26-2001-000-00700<br>Please see attached legal description.                                                                                                                                                                      |                         |                                                                                   |                     |
| <b>Land Use (City verification required)</b><br>Commercial                                                                                                                                                                                                                                                                                                        |                         |                                                                                   |                     |
| <b>Zoning (City verification required)</b><br>PUD                                                                                                                                                                                                                                                                                                                 |                         |                                                                                   |                     |



# CITY OF CLERMONT CONDITIONAL USE PERMIT APPLICATION

**Detailed Description of request (What are you proposing to do and why is it appropriate for this location?) Attach additional page if necessary.**

The subject site is located SW of the intersection of Hammock Ridge Rd and US Hwy 27 in the City of Clermont, FL. The site is included as Lot 7 in Shoppes at Hammock Ridge Crossing Phase 2 Commercial Parcels, recorded in PB 73, Pages 16-19. The site is also included in and subject to Tuscany Village PUD, Resolution No. 1532.

The proposed micro-hospital is approximately 28,700 SF with associated parking. The development proposes connection to public potable water and sanitary sewer connections, which are available to the site.

The proposed micro-hospital will provide additional health care services to the City of Clermont and offer an alternative to the hospitals and medical offices located a few miles northeast of the site, near SR 50 and Citrus Tower Blvd.

Holly Irish

Applicant Name (print)

x Holly Irish   
Applicant Name (signature)

See Attached Affidavit

Owner Name (print)

x \_\_\_\_\_  
Owner Name (signature)

## \*\*\*\*\*NOTICE\*\*\*\*\*

**IF THIS APPLICATION IS SUBMITTED INCOMPLETE OR INACCURATE, IT WILL BE SUBJECT TO A DELAY ON PROCESSING AND WILL NOT BE SCHEDULED UNTIL CORRECTIONS ARE MADE.**

City of Clermont  
Development Services Department  
685 W. Montrose St.  
P.O. Box 120219  
Clermont, FL 34712-0219  
(352) 394-4083 Fax: (352) 394 3542

5/26/2020

# PROPERTY OWNER AFFIDAVIT

**Property Owner:**

Shoppes at Hammock Ridge Crossings, LLC

Owner phone: 407-297-1600

Owner email: Michelle@mcequity.com

Property County: Lake

Parcel IDs: 05-23-26-2001-000-00700

**Agent:**

Concept Development, Inc. and Concept Construction of North Florida, Inc.  
1449 SW 74th Drive, Suite 200  
Gainesville, FL 32607  
(352) 333-3233

**Authorized Actions of Agent:**

Design and submission of documentation, forms and plans and application for all permits as required from those regulatory agencies having jurisdiction over the Property (e.g. County, City, Water Management District, FDOT, FDEP, etc.) and on-site access for inspections, testing, data collection, etc.

I hereby certify that I am the owner of record. I hereby authorize the above listed agents to act on my behalf for the purposes of any and all applications and securing the above requested actions.

**Shoppes at Hammock Ridge Crossings, LLC,**  
A Florida limited liability company

By: Tulane Green Wave, LLC

Its: Manager

By: 

James Rassi

Its: Manager

STATE OF FLORIDA  
COUNTY OF LAKE

The foregoing instrument was acknowledged before me this 1<sup>st</sup> day of November, 2022, by James Rassi of Shoppes at Hammock Ridge Crossings, LLC, a Florida Limited Liability Company, by means of ☒ physical presence or ☐ online notarization. Said person (check one): ☒ is personally known to me to be the person described herein, ☐ produced a driver's license as identification (issued by a state of the United States within the last five years) as identification, or ☐ produced other identification, to wit: \_\_\_\_\_.



Notary Public, State of Florida at Large



## **LEGAL DESCRIPTION:**

### **ALL OF LOT 7, COMMERCIAL PARCEL 1**

A PARCEL OF LAND LOCATED IN SECTION 5, TOWNSHIP 23 SOUTH, RANGE 26 EAST, CITY OF CLERMONT, LAKE COUNTY, FLORIDA, BEING ALL OF LOT 7, COMMERCIAL PARCEL 1 AS DESCRIBED IN SHOPPES AT HAMMOCK RIDGE CROSSINGS-PHASE 1, COMMERCIAL PARCELS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 70, PAGES 69-73, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF SAID LOT 7 AND THE NORTHEAST CORNER OF TRACT A, OF SAID SHOPPES AT HAMMOCK RIDGE CROSSINGS-PHASE 1 COMMERCIAL PARCELS PLAT BOOK 70, PAGES 69-73 THENCE WITH THE NORTH LINE OF SAID TRACT "A" THE FOLLOWING THREE COURSES: 1) SOUTHWESTERNLY WITH THE ARC OF A NON-TANGENT CURVE TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 31.00 FEET. A CENTRAL ANGLE OF 09°36'02" AND A CHORD BEARING AND DISTANCE OF S60°22'16"W, 5.19 FEET) FOR AN ARC DISTANCE OF 5.19 FEET TO A POINT OF TANGENCY; 2) S65°10'17"W, A DISTANCE OF 257.76 FEET; 3) S66°31'39"W, A DISTANCE OF 149.05 FEET TO THE SOUTHWEST CORNER OF SAID LOT 7; THENCE LEAVING SAID NORTH LINE OF TRACT "A" AND WITH THE WEST LINE OF LOT 7. THE FOLLOWING TWO (2) COURSES: N24°50'08"W, A DISTANCE OF 291.75 FEET; 2) N18°38'41"W, A DISTANCE OF 8.36 FEET TO THE SOUTHWEST CORNER OF TRACT "A" OF TUSCANY VILLAGE PHASE 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK, 64, PG. 13-15, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE LEAVING THE WESTERLY LINE OF SAID LOT 7 AND WITH THE SOUTHERLY BOUNDARY LINE OF TRACT "A", N65°10'23"E, A DISTANCE OF 361.07 FEET TO THE NORTHWEST CORNER OF TRACT "LS" OF SAID TUSCANY VILLAGE PHASE 1; THENCE WITH THE WEST BOUNDARY LINE OF SAID TRACT "LS", S24°49'27"E, A DISTANCE OF 40.00 FEET TO THE SOUTH LINE OF SAID TRACT "LS"; THENCE WITH THE SOUTH LINE OF SAID TRACT "LS". N65°10'49"E, A DISTANCE OF 50.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 7, ALSO BEING A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF U.S. 27 (STATE ROAD 25) PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PER SECTION 11200, F.P. NO. 238422-1 AND 238423-1; THENCE WITH SAID WESTERLY RIGHT-OF-WAY LINE, S24°49'46"E, A DISTANCE OF 263.13 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.819 ACRES OF LAND, MORE OR LESS

|                          |                                                                 |
|--------------------------|-----------------------------------------------------------------|
| <b>Account Number:</b>   | 526733                                                          |
| <b>Customer Name:</b>    | City Of Clermont-Legals                                         |
| <b>Customer Address:</b> | City Of Clermont-Legals<br>P.O. BOX 120219<br>CLERMONT FL 34712 |
| <b>Contact Name:</b>     | City Clerk                                                      |
| <b>Contact Phone:</b>    | (352) 708-5997                                                  |
| <b>Contact Email:</b>    |                                                                 |
| <b>PO Number:</b>        |                                                                 |

|                           |            |
|---------------------------|------------|
| <b>Date:</b>              | 12/15/2022 |
| <b>Order Number:</b>      | 8207353    |
| <b>Prepayment Amount:</b> | \$ 0.00    |

|                          |         |
|--------------------------|---------|
| <b>Column Count:</b>     | 1.0000  |
| <b>Line Count:</b>       | 45.0000 |
| <b>Height in Inches:</b> | 0.0000  |

**Print**

| Product                 | #Insertions | Start - End             | Category            |
|-------------------------|-------------|-------------------------|---------------------|
| LEE Daily Commercial    | 2           | 12/27/2022 - 01/17/2023 | Govt Public Notices |
| LEE dailycommercial.com | 2           | 12/27/2022 - 01/17/2023 | Govt Public Notices |

|                                 |                 |
|---------------------------------|-----------------|
| <b>Total Order Confirmation</b> | <b>\$141.40</b> |
|---------------------------------|-----------------|

## Ad Preview

### LEGAL NOTICE

On Tuesday, January 3, 2023 at 6:30 PM the Clermont Planning & Zoning Commission will consider a request for an amendment to a Conditional Use Permit to allow for a micro-hospital use greater than 5,000 square feet in the Tuscany Village PUD, Resolution 1532. The final hearing of the proposed request will be heard on Tuesday, January 24, 2023 at 6:30.

### LOCATION

Vacant parcel located south of the US 27 and Hammock Ridge intersection, south of Chick-Fil-A, adjacent to the stormwater pond (AK 3926624) All public meetings will be held in the Clermont City Hall, 1st floor Council Chambers located at 685 W. Montrose Street, Clermont, FL 34711.

This application is available for public inspection in the Development Services Department, Monday through Friday between the hours of 8:00 AM and 5:00 PM.

All interested parties shall be given an opportunity to express their views on this matter.

Please be advised that, under State law, if you should decide to appeal a decision made with respect to this matter, you will need a record of the proceedings, and may need to ensure that a verbatim record is made. Persons with disabilities who need assistance should contact the City Clerk's office, (352) 241-7330, at least 48 hours prior to the public hearings

Tracy Ackroyd Howe, MMC

City Clerk

Daily Commercial

Dec. 27, 2022 and Jan. 17, 2023