

City of Clermont
MINUTES
PLANNING AND ZONING COMMISSION
January 3, 2023

Chairman Krzyminski called the meeting of the Planning & Zoning Commission to order on Tuesday, January 3, 2023 at 6:30 p.m. Members present were: Chairman Max Krzyminski, Matthew Norton, Jane McAllister, Dieter Grube, David Colby, Vincent Niemiec, and Ariel Guerrero. 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 December 6, 2022 minutes of the Planning & Zoning Commission made by Commissioner Colby; seconded by Commissioner Niemiec. Passed unanimously.

REPORTS FROM THE COMMISSION:

Commissioner Colby welcomed the new members.

Commissioner Niemiec welcomed the new members.

Chairman Krzyminski welcomed the new members and welcomed Commissioner Niemiec back to the Board.

Director Curt Henschel invited the Commission to a workshop that will be held on January 17, 2023 at 6:30 PM in the Council Chambers. He stated that the East Central Florida Planning Council would be here to present a presentation on revamping the City's Comprehensive Plan. He stated that this process would take approximately a year to finalize.

NEW BUSINESS

Item #1: Resolution No. 2023-003R – Micro-Hospital Conditional Use Permit

Planning Manager John Kruse presented as follows:

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.

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, eight 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. 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 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 Tuscan 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.

Commissioner Grube asked if there was space to fly a helicopter to the parcel.

Mr. Kruse stated that he asked the Fire Department that question and the Fire Department stated that it was not requirement.

Commissioner Niemiec asked about the traffic signal.

Mr. Kruse stated that the traffic signal is the one that is existing at the intersection of Hammock Ridge Road and US 27.

Chairman Krzyminski stated that he had asked Staff about the total development and he was informed that they are still under their development requirements.

Commissioner Colby stated that he does not feel comfortable approving an item if the applicant is not present.

Commissioner McAllister stated that she agreed and that she has several questions for the applicant.

Action:

MOTION TO TABLE Resolution No. 2023-003R to February 7, 2023 was made by Commissioner Colby, seconded by Commissioner Norton. Passed unanimously, 7-0.

Nomination for Chair:

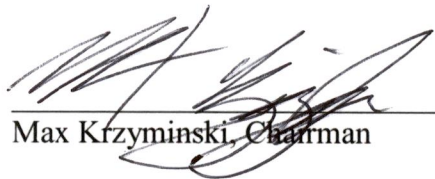
Commissioner Colby nominated Max Krzyminski for Chair; seconded by Commissioner Niemiec. Passed unanimously, 7-0.

Nomination for Vice-Chair:

Commissioner Colby asked Commissioner McAllister if she wished to be Vice-Chair. Commissioner McAllister declined.

Chair Krzyminski nominated Vincent Niemiec for Vice-Chair; seconded by Commissioner Colby. Passed unanimously, 7-0.

With no further comments, Chairman Krzyminski adjourned the meeting at 6:48 P.M.



Max Krzyminski, Chairman

ATTEST:

Rae Chidlow, Planning Coordinator