

City of Clermont
MINUTES
PLANNING AND ZONING COMMISSION
February 7, 2023

Vice Chairman Niemiec called the meeting of the Planning & Zoning Commission to order on Tuesday, February 7, 2023 at 6:31 p.m. Members present were: Vice Chairman Vincent Niemiec, Matthew Norton, Jane McAllister, Dieter Grube, and David Colby. Max Krzyminski and Ariel Guerrero were 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 January 3, 2023 minutes of the Planning & Zoning Commission made by Commissioner Grube; seconded by Commissioner Colby. Passed unanimously.

REPORTS FROM THE COMMISSION:

There were no reports

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 commercial center not to exceed 459,000 square feet. 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, 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. 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.

City Attorney Dan Mantzaris stated that Commissioner Guerrero submitted an email pertaining to the agenda items. He stated that Commissioner Guerrero asked who was paying for the right turn lane for this project.

Holly Irish, 1449 SW 74th Drive, Suite 200, Gainesville, stated that she is an Engineer with Vector Civil Engineering on behalf of Concept Development who is the applicant. She stated that there is currently a right turn lane existing going to the property. Nutek Health has a strong emphasis on the quality of patient care on a concierge level. She stated that there are currently 22 facilities across seven states with fourteen more planned. One of the concerns raised was a possible negative impact on City and County emergency services. While there is not a private contract plan in place for transport there is a letter provided from Nutek explaining their typical approach for those services. If a patient requires transport to a larger facilities such as South Lake Hospital, Nutek will provide private ground transport for those services, so there is no impact on City or County services. She stated that a condition in the ordinance states that Nutek must provide an emergency transport plan for review.

Commissioner Norton asked if their organization is affiliated with the other health care facilities.

Ms. Irish stated that they are not.

Commissioner Norton asked that due to this being a smaller facility, could they explain concierge services.

James Holt, 1449 SW 47th Drive, Suite 200, Gainesville, stated that Nutek in Florida as far as concierge services means real time care. It isn't a large facility but it has all the same services as a larger facility. He stated that concierge from your fellow citizens and doing it affordable and fast. He stated that the staff will be director level employees.

Commissioner Norton asked that by being limited, do you provide exclusive serves. He asked how they handle overflow.

Mr. Holt stated that it's inclusive. He stated that the majority patients and why we work towards a concierge service.

Commissioner McAllister asked if they will have their own ambulance or hire an ambulance service.

Mr. Holt stated that they will outsource ambulance service and will not be a burden on the City or County.

Commissioner McAllister stated that if there is an accident on Highway 27 and Hartwood Marsh Road, how would the patient get to Nutek?

Dr. James Pruitt, 136 Oakdale Street, Windermere, stated that if someone is in an accident that person is going to go to the closest facility. He stated that with inter facility transport is a challenge in every state and community. He stated that the inter facility transport will not be connected with 911. He stated that when 911 is called due to injury they will be allowed to go to the closest facility.

Commissioner McAllister stated that didn't answer her question. She asked if she has an accident, how she would get to the Nutek facility.

Ms. Irish stated that an ambulance will be responsible where to transport the patient based on the proximity for the care they need. She stated that they will not provide private transport to the facility, it will be from the facility in the event that patient services is escalated outside the realm of the services provided by Nutek.

Commissioner McAllister asked how people will get to their facility to begin with.

Ms. Irish stated that a lot will drive to the facility.

Commissioner Norton asked that if 911 is called, do they have the option to come to their facility

Ms. Irish stated that yes they will have the option to come to their facility, they are a public facility.

Dr. Pruitt stated that patients could come by ambulance or drive up.

Commissioner Grube asked if they are in the queue to receive emergency patients.

Ms. Irish stated that it will be a goal it will be a public facility available to anyone who needs services.

Mr. Holt stated that yes they are part of the health care community, they have the physicians, and Nutek is part of the network and are prepared to receive patients.

Commissioner McAllister asked what queue the facility will be in.

Mr. Holt stated he did not know the technical term but he could find out. He stated that there is a governing body Agency for Health Care Administration (AHCA) that approves hospitals and ERs. He stated that it is highly regulated in that you have to meet design specifications, operational specifications, board certified ERs, and so they can accept patients.

Commissioner Colby asked what micro hospital means.

Mr. Holt stated that micro in size meaning 28,000 square feet verses 150,000 square feet. He stated that it is just an ER component so they can increase the level of care because they are only focused on those emergency responses.

Vice Chair Niemiec asked if they are purchasing or leasing the property.

Mr. Holt stated purchasing the property.

Vice Chair Niemiec asked how many ambulances they will own.

Dr. Pruitt stated they won't own any, they will contract with a private company and will be outsourced.

Vice Chair Niemiec asked where the vehicles will be stored.

Dr. Pruitt stated that they can write a contract to have a vehicle readily available or write a contract for them to wait at their own location.

Commissioner McAllister asked if the ambulance service will only be for outgoing.

Dr. Pruitt stated that the contracted ambulance service will only be outgoing.

Action:

MOTION TO APPROVE Resolution No. 2023-003R was made by Commissioner Norton, seconded by Commissioner Grube. Passed with a vote of 3-2, with Commissioner Niemiec and McAllister opposing.

Item #2: Resolution No. 2023-005R – First United Methodist Church/Wesley Christian Academy Conditional Use Permit

Planning Manager John Kruse presented as follows:

The applicant is requesting a conditional use permit amendment to allow the construction of a two-story educational building for private school use at an existing church campus, First United Methodist Church (FUMC). The property is located in the Central Business District (CBD), in which requires a CUP for buildings over 3,000 square feet and for private school use. The property is bounded by SR 50 and Desoto Street; and 7th street and 8th street. The property is approximately 10 acres. The site is currently under Resolution 1476, which allows the property to be used as a church campus, including a 35,000 square foot social hall, a 28,000 square foot sanctuary, a 6,000 square foot administration building, classrooms, and existing uses and buildings utilized by the church.

The applicant desires to add a 25,000 square foot educational building in the northeast corner of the site along with a 2,200 square foot pavilion within the lower parking lot area adjacent to the

new building. The applicant has provided a concept plan, as prepared by Germana Engineering dated 01-27-2023, showing the building and pavilion addition.

The building will be used to expand their existing educational services and students enrolled at Wesley Christian Academy. The additional building will increase school enrollment by 184 students and expand the school to include 8th grade classes. The applicant has performed a queue analysis that focused on the pick-up and drop-off periods for the K-8 students. The school's queue management system currently operates within its capacity and is projected to operate within its capacity for all age groups/time periods at the expansion buildout year in 2024. The total number of students in K-8th will be 350 students and 110 children in the VPK/3-year-old program.

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 the Downtown Mixed Use future land use. The church campus and proposed private school expansion is compatible with the surrounding development. The queue management plan appears to accommodate the additional vehicles on-site with this expansion. Staff recommends approval of Resolution 2023-005R.

Steven Elmore, 9366 Halsey Drive, Groveland, stated that the congregation at the First United Methodist Church has deep roots in City of Clermont. They met for the first time in 1886 on the second floor of the General Store in downtown Clermont. He stated that the Charter in 1891. He stated that in 1954 the first Kindergarten class was established in the church basement. He stated that for 69 years they have had a school in the downtown Clermont. He stated that they have not had an issue with keeping the school traffic within their property. He stated that next year they project to have 150 children on the wait list trying to get into our school. He stated that the need is great.

Commissioner Colby stated that it's a great project and needed in the community. He asked about the coloring of the building.

Mr. Elmore stated that there is a building across the street with stucco and brick and the new facility will probably be similar to those colors.

Commissioner Colby asked about the pavilion.

Mr. Elmore stated that the pavilion is a metal roof with no walls used for recreation. He stated that it will provide shade for the children.

Commissioner McAllister asked about the parking for the brewery.

City Attorney Dan Mantzaris stated that the City has an agreement with the Church for the use of the parking which is on a month to month at this time.

Commissioner Norton stated that he is happy about the project. He asked about the pavilion access by the children. He asked if the children will access from the north or south of the building.

Mr. Elmore stated that there are stairs from Juanita Street that lead down to what they call the bowl. He stated that it is a large paved pad with a covered structure for shade for the children. He stated that the pavilion will be built into the hillside and will look intentional. He stated that the parking agreement with the City is for nights and weekends.

Commissioner Norton asked if they are only adding 8th grade.

Mr. Elmore stated that they currently have 3 year olds through 7th grade. He stated that the new facility will be for pre-k through 5th and 6th through 8th will be in an existing facility.

Commissioner Norton asked about access to the buildings without crossing the road.

Mr. Elmore stated that Juniata looks like a 2-way street however it is a one-way street the City has given them access to. He stated that when the parking line snakes through it splits to left or right. He stated depending on which building they go to will determine if they go to the left or the right.

Vice Chair Niemiec asked if they will have any bussing.

Mr. Elmore stated there will be no bussing.

Commissioner Niemiec asked if it is faith based.

Mr. Elmore stated that they are open to any student that wants to come and learn. He stated that they do not hide what curriculum is about. He stated that they are one of the best institutions but not the most expensive.

Commissioner Niemiec asked if it's a charter school.

Mr. Elmore stated that it is not a charter school

Commissioner Niemiec asked about the hours

Mr. Elmore stated that the hours are staggered.

Commissioner Niemiec asked about number of additional vehicles for drop off and pick up.

Mr. Elmore stated that is hard to determine because a lot are current students that are moving into 8th grade.

Chris Godwin, Traffic Mobility, 3101 McGuire Blvd., Orlando, stated that the maximum PM queue was 37 vehicles for their study. He stated with their projections is 60 vehicles and the maximum capacity is 90 vehicles. He stated that it will operate well below capacity.

Action:

MOTION TO APPROVE Resolution No. 2023-005R was made by Commissioner McAllister, seconded by Commissioner Colby. Passed unanimously, 5-0.

With no further comments, Chairman Krzyminski adjourned the meeting at 7:23 P.M.



Max Krzyminski, Chairman

ATTEST:

Rae Chidlow, Planning Coordinator