

Town of Dundee

Town Commission Meeting

Central Florida Health Care

Site Development Plan Approval

	To: Town Commission
	Agenda Date: July 7, 2026
	Department: Planning and Zoning
	Discussion Topic: Site Development Plan Approval
	Requested Action: To approve the site development plan for Central Florida Health Care
	Prepared By: Lorraine Peterson, Development Director
	

SITE LOCATION

The proposed site is situated on 4.39 +/- acres and located at 916 Dundee Rd. in Dundee, FL, further described as parcel 272829-000000-014030 in Section 29, Township 28, Range 27. The proposed site has an existing Future Land Use (FLU) designation of commercial and the Zoning classification of Highway Commercial (CH).

BACKGROUND

The Land Development Code requires a site development plan approval prior to the issuance of a building permit for all non-residential uses, please see section 7.02.02 of the LDC. Section 7.02.03 gives the procedures for such approval.

The Development Review Committee has reviewed the site development plan submitted by Ann Claussen for Central Florida Health Care Inc. and determined the plan is consistent with the comprehensive plan and land development code for the Town of Dundee.

SITE DEVELOPMENT PLAN Per Section 7.02.01 of the Land Development Code, the purpose of the Site Development Plan is to ensure that site-specific development projects meet the requirements of this code prior to the issuance of a building permit. It is the intent of this section that the site development plan process be a part of the building permit application process, in that the site development plan is the instrument by which improvements to the site will be constructed and inspected, and by which final inspection and certificate of occupancy shall be issued. Approval Site Development Plans are valid for one year from the date of approval. Upon approval of the Site Development Plan, the applicant may proceed with submitting detailed

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construction drawings to the appropriate town staff for permitting. These shall include, but are not limited to, detailed building plans, drainage and stormwater management facilities, road and driveway construction specifications, and tree removal plans.

ANALYSIS

The proposed site currently has a 3,826 SF building and will replace that building with a 14,000 SF building. The site has a future land use of commercial and a zoning designation of highway commercial (CH). According to the LDC, Section 2.02.01 (A) Table of Land Uses, a medical office is a permitted use.

➤ Environmental

An environmental report was submitted and showed there are no known eagles' nest on site but there are several within a 5mile radius. No sand skinks or gopher tortoises were found on site according to the report.

➤ Potable Water

The proposed medical clinic will be a larger building of what is currently existing on property and the larger clinic will have a potable water demand of 8,400 gpd and a sewer demand of 6,720 gpd. The Town has capacity.

➤ Solid Waste

Dundee transfers solid waste collected in the Town to the Polk County Landfill. As the operators of the landfill, the County plans for capacity for all municipalities in the county, as well as unincorporated areas. Polk County determined that there is sufficient landfill space for the county, including Dundee, to dispose of household garbage for approximately 65 years.

➤ Parking

Per section 3.03.02 off-street parking for a Medical Clinic the minimum parking spaces is 4.5 per 1,000 sqft. gross floor area (SFGFA) so for a 14,000SF building 63 parking spaces is the minimum required, 83 parking spaces are provided, 5 of the 83 are ADA compliant. There will also be 10 spaces for bicycles.

➤ Schools

Not Applicable

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➤ Roads

A Transportation study was submitted to the Town and signed off by the consulting transportation engineer, George Deakin of Deakin Property Services, Inc.

CONDITIONS

Conditions related to Town Commission approving a text amendment for section 3.06.07- Underground Seepage Systems.

DEVELOPMENT REVIEW COMMITTEE

As required by Section 7.02.03.01 (c) of the LDC, DRC members have reviewed the site development plan for Wawa and Big Dan's Car Wash with specific regard to the codes and ordinances of the Town of Dundee and have given their approval.

DRC:

TOD Fire Chief- Chief Joseph Carbone

TOD Public Works Director-Johnathan Vice

TOD Utilities Director-Tracy Mercer

TOD Utilities Supervisor- Raymond Morales

TOD Development Director-Lorraine Peterson

TOD Consulting Engineering Firm- Rayl Engineering and Surveying, LLC

TOD Consulting Attorney- Markeishia L. Smith, P.A.

TOD Transportation Subconsultant- George Deakin of Deakin Property Services, Inc.

TOWN COMMISSION REVIEW

Per Section 7.02.04, the Town Commission shall have the authority to review and approve or disapprove any site development plan. Alternatively, the development director may determine that a site development plan is inappropriate for administrative approval. In such cases, the town commission shall review and evaluate the site development plan with specific regard to the comprehensive plan, applicable town codes, and the advisory recommendations of town staff. The town commission shall approve, approve with conditions, or deny the site plan.

In the alternative, the commission may, for the purpose of allowing the applicant an opportunity to address unresolved issues, continue consideration of the site plan. In the event a site development plan is denied, the reason(s) for the denial shall be noted.

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MOTION OPTIONS:

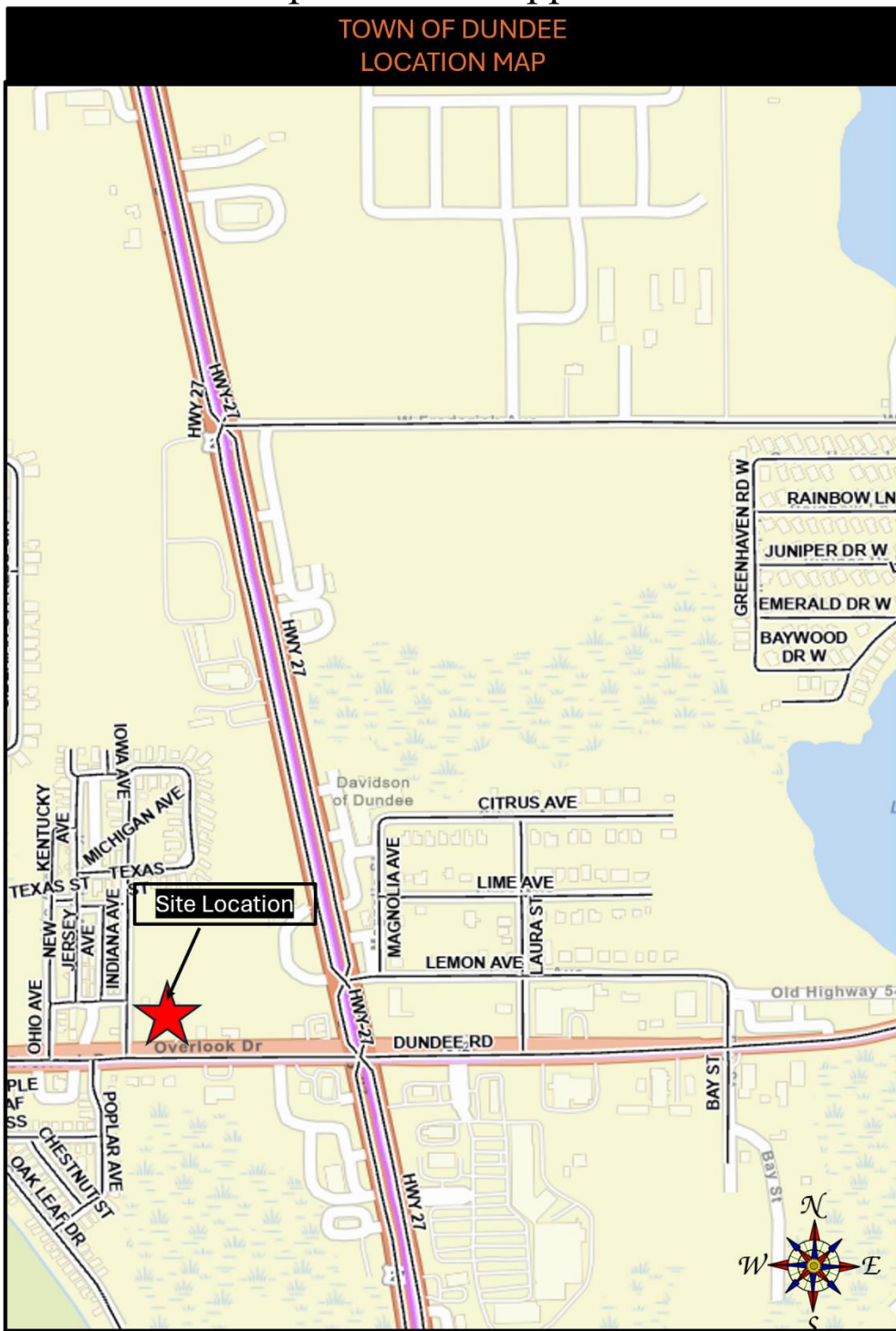
1. I move **approval of the Site Development Plan** for Central Florida Health Care by the applicant, Ann Claussen, on behalf of Central Florida Health Care Inc.
 2. I move **approval with conditions of the Site Development Plan** for Central Florida Health Care by the applicant, Ann Claussen, on behalf of Central Florida Health Care Inc.
 3. I move **denial of the Site Development Plan** for Central Florida Health Care by the applicant, Anna Claussen on behalf of Central Florida Heath Care Inc.
 4. I move **continuing the Site Development Plan** for Central Florida Health Care by the applicant, Anna Claussen, on behalf of Central Florida Heath Care Inc.
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Attachments: Location Map

Aerial Map

Site Plan

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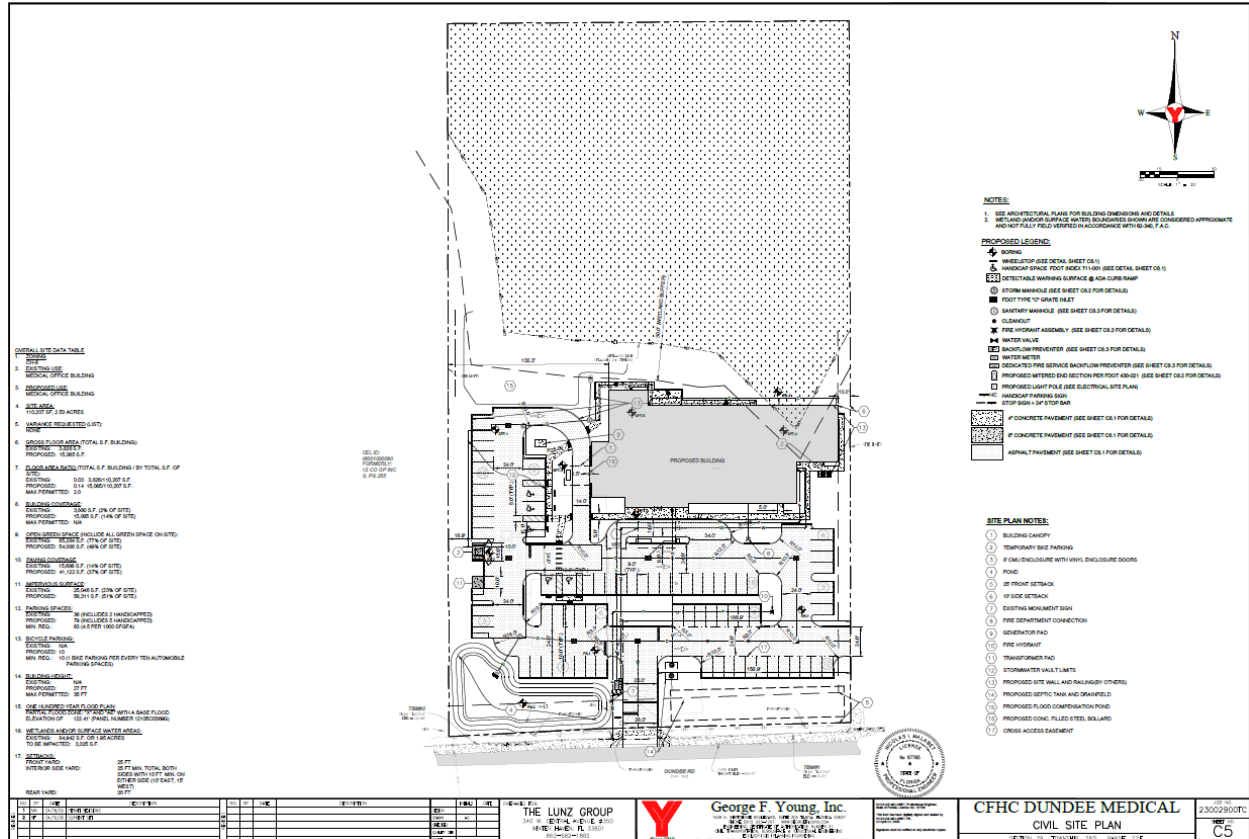
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Aerial Map

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