

CITY OF CLERMONT
PLANNING AND ZONING COMMISSION
MINUTES
APRIL 2, 2024

CALL TO ORDER

Chairman Krzyminski called the meeting of the Planning and Zoning Commission to order on Tuesday, April 2, 2024 at 6:30 p.m.

MEMBERS PRESENT: Chairman Krzyminski, Vice-Chair Niemiec, Member Bain, Member Colby, Member Grube, Member Guerrero, and Member Norton

MEMBER ABSENT: None

ALSO PRESENT: Development Services Director Henschel, Planning Manager Kruse, Senior Planner McGruder, City Attorney Mantzaris, and Planning Coordinator Heard

PLEDGE OF ALLEGIANCE

MINUTES

MOTION TO APPROVE the March 5, 2024 minutes of the Planning and Zoning Commission meeting made by Commissioner Bain, seconded by Commissioner Grube. Motion passed 7-0.

REPORTS FROM THE COMMISSION - None

NEW BUSINESS

Item 1 – Ordinance No. 2024-007 Sundara Eco-Spa Small Scale Comp Plan Amendment

Item 2 – Ordinance No. 2024-008 Sundara Eco-Spa PUD Rezoning

Planning Manager Kruse presented as follows:

The applicant, Jimmy D. Crawford, Esq., is requesting a small scale comprehensive plan amendment and rezoning for approximately 42 acres located adjacent to the Hammock Ridge Road and Lakeshore Drive intersection. The property is in Lake County and has a Future Land Use Designation of Lake County Langley-Interlachen Green Swamp and currently has a Planned Unit Development zoning (Ordinance 2017-59) in place that permits up to thirty-five (35) single family residences with ten (10) lots on the waterfront, which would allow piers, docks, and boathouses. He explained the lot dimensions as outlined on the preliminary plat. This approved single-family residential project will have an impact on the school systems, and will be required to undergo school concurrency review. The property owner does not have a utility agreement in place with the City to provide sewer service for the single-family residential project. The applicant is proposing a specialty spa and hotel in lieu of the approved single-family residential project.

The applicant is requesting an amendment to change the future land use to the City of Clermont Master Planned Development. The Master Planned Development Future Land Use will limit the development to the specialty spa and hotel based upon Policy 1.7.2. This land use requires City Council approval for a development that specifies the allowable types and distribution of land uses within a project. The Floor Area Ratio (FAR) in this land use is 0.25, but will be limited to 0.15

for the project via the Planned Unit Development zoning. The proposed project under the Master Planned Development would be a less intense use of the project since the FAR would be limited to 0.15 and the open space of 60% would be retained. The City has the ability to serve the project with applicable City services. The Master Planned Development future land use appears to be in accordance with the existing County's Urban Low and GSACSC Rural County future land use. Staff recommends approval of Ordinance 2024-007.

Upon annexation, the applicant is requesting a Planned Unit Development (PUD) rezoning to allow a specialty spa and hotel on the property. This use will require central water and sewer in order to develop the property in this manner. The proposed operator of the spa and hotel will be Sundara Inn and Spa. The project will be modeled after the facility that currently exists in Wisconsin Dells, Wisconsin. The proposal includes a full wellness spa facility, outdoor patios, and overnight accommodations consisting of sixty (60) rooms. The applicant has requested an increase in room count, but the overall square footage has not increased, and staff is agreeable to the increase in rooms. The project will also include walking trails with benches and large areas within the property that will remain undisturbed in the natural state.

The preliminary development plan has the buildings centered in the interior of the project with one access point. The main access point is located at the Lakeshore Drive and Hammock Ridge Road intersection. Lake County is currently in design of a roundabout to replace this intersection. An emergency only ingress/egress access will be also provided on the site. The total square footage of all the buildings on site shall not exceed 200,000 square feet. This Floor Area Ratio (FAR) is less than 12% for the project and will be capped at no more than 0.15 (15%) for the site. The current approved Lake County single-family home PUD allows a 0.35 FAR.

The applicant has provided a traffic impact statement (TIS) for the proposed spa facility. The results indicate that the project would generate less than 100 net new peak hour trips; and therefore, would be considered "de minimis" under Lake Sumter MPO's guidelines (Section 3.1). The City's Traffic Engineer has reviewed the submittal and concurred with the results. The proposed spa facility would not have any impact on the school system, unlike the thirty-five (35) homes may have, and would not be subject to a school concurrency review.

The 60% open space requirement in the approved single-family residential Lake County PUD will be a requirement in this proposed City's PUD. The applicant is proposing to keep a majority of the open space in an undisturbed state; and further, the property fronting Lake Minnehaha, north of Lakeshore Drive, will also remain undisturbed. The applicant is proposing a 100-foot landscape and soil berm at the southeast corner of the site. This would provide buffering to the adjacent residential development and Hammock Ridge Rd. In addition, there will be a minimum 100-ft natural buffer that will continue along the southern edge of the property, adjacent to the existing residential development. The topography in this area descends from the southeast corner to the west and northwest. With the addition of the landscaped berm, large areas of undisturbed areas with mature trees, and the buildings centered interior of the property, visibility of the structures should be greatly reduced from the public right-of-ways. The project will be required to install exterior lighting fixtures that will be certified Dark Sky, which will minimize glare and reduce overhead skyglow.

Staff has reviewed the application and proposed project in regards to Section 125-486 Review Criteria for a Planned Unit Development. The proposed project will be accessed from Hammock Ridge Rd, which is a County Urban Collector roadway, and capacity is available. The project's traffic impact is consider "de minimis" under Lake Sumter's MPO guidelines. The City's sewer service will be required in order to develop the property and capacity will be available at the time of completion of the project. The project has been designed around the existing topography and native vegetation. The placement of the buildings in the interior of the site with extensive buffers and setbacks will minimize any impact on adjoining properties. The applicant has requested to maintain the current Lake County entitlements under Ordinance 2017-59 be retained in the event the spa facility is not constructed. This has been captured as a condition in the proposed PUD. Thirty-three (33) homes within the project boundary shall be allowed, as depicted on Attachment B within the ordinance, in the event the spa facility is not constructed. Staff is able to support the specialty spa and hotel request and recommends approval of Ordinance Numbers 2024-007 & 2024-008.

Lindsey Holt, Esq., *Applicant, Crawford, Modica & Holt, 702 W. Montrose Street*, handed to the board a Sundara Spa brochure and stated the proposed project is designed with nature and wellness, which is compatible with the nearby Wellness Way project. She stated they agree with staff's recommendation. She recognized the Sundara personnel who were present from Wisconsin who were available for questions.

The floor was opened for public comments.

Gary Mealing, *12101 Outlook Drive*, stated he is the adjacent neighbor to the south. He gave a brief history of Mr. Langley. He discussed his wishes to keep the wildlife and conservation areas intact as much as possible. He stated he is not against this proposed project, but asked for some clarifications regarding the following: 1) the footpath, saving the mature trees for a buffer, 2) height of the hotel, 3) preventing events such as weddings, 4) adding a roundabout at the intersection.

Josh Campbell, *11512 Triumph Way*, asked the board to consider the adjacent neighbors who thought this parcel was going to be residential homes. He is concerned about the amount of noise this would bring. He stated he disagrees that this would cause a minimal traffic impact, and asked the board to consider the residents who would be impacted.

George O'Hara, *Preston Cove*, discussed traffic issues. He stated he does not disagree with the spa, but he disagrees with the impact that the spa could bring such as traffic.

Scott Pacula, *12143 Outlook Drive*, stated he lives adjacent to this proposed development. He said he supports this development and thinks it is a good use, and does not see it as a burden. He asked if their street would be annexed into the city and the height of the hotel.

Angelo Riddick, *12121 Outlook Drive*, stated he lives adjacent to this proposed development. He is concerned with noise, traffic and how the development may impact their neighborhood. He asked for consideration for the next door neighbors.

Nathan Carrington, 12203 Outlook Drive, stated he lives adjacent to this proposed development. He is also concerned about noise and traffic.

Chloe Gentrey, 11940 Lakeshore Drive, stated she is pleased to see this lower impact development presented along with the preservation of the Lake Minnehaha shoreline and canal front. She is concerned about light pollution and the height of the proposed hotel. She wants to understand the presumptive use permits and who would supply the water to the 33 residential homes if this development does not get approved.

With no further speakers present, the floor was closed.

Lindsey Holt, Esq., Applicant, understood and discussed the traffic concerns; however, they believe the spa would bring much less traffic than a residential neighborhood of 33 homes. She further explained the intent of this project is to be centralized on the parcel with vegetation surrounding the hotel for the guests to feel they are a part of the naturistic wellness concept. She thanked the board for their consideration and asked for their recommendation to council.

Commissioner Guerrero asked why there was not a neighborhood meeting, and why Sundara is picking this parcel. He commented on the traffic study and informing the nearby residents. He stated he likes the plan. **Lindsey Holt** addressed the neighborhood meeting and indicated this proposal is only for the comprehensive plan, and the site plan will come later. She further explained Sundara only has one location in the country, and they have been searching for a long time for another location that exhibits their philosophy centered on wellness, wellbeing, mindfulness with a naturistic element, which Clermont meets.

Vice-Chair Niemiec stated the current intersection at Hammock Ridge Road and Lakeshore Drive is the worst intersection ever and is very dangerous because of the hill. He recommended a traffic light be installed instead of a roundabout for safety purposes. He further asked about the traffic study and the access points located at the proposed roundabout. **Planning Manger Kruse** stated all of the surrounding roads are Lake County roads, and Lake County is currently in the process of designing the roundabout, which includes access to this site. **Vice-Chair Niemiec** asked what the proposed height of the hotel will be. He asked if the footpath can be moved away from the adjacent homes, and questioned who will provide the water. **Joe Eck**, Sundara representative, stated Sundara wants to hide from everyone, and the height of 55 feet is the code, which is roughly what their design may be; however, they are not in that design phase as of yet. He emphasized they will work with all adjacent neighbors regarding the footpath and other concerns. **Planning Manger Kruse** stated water will be provided by a third-party provider. **Vice-Chair Niemiec** stated he likes the spa, but not in this location.

Commissioner Colby stated he thinks this a good project and positive for the community, but asked to hear more about Sundara's philosophy. **Joe Eck** explained Sundara's philosophy is spending your day in a robe and disconnecting in a tranquil environment with no electronics. He stated this will be an adult-only spa and weddings and events will not be allowed.

Commissioner Grube asked whether a restaurant will be on site; and if so, will it be open to the public. **Joe Eck** explained there will be a restaurant only for resort and spa guests. It will not be open to the public. **Commissioner Grube** said he likes the project and thinks it is a good use for this site. He stated he does not agree with the roundabout.

Commissioner Bain explained he is familiar with Sundara in Wisconsin Dells, which is a tranquil, serene setting, not like an average hotel. He asked the current height of the resort in Wisconsin Dells and whether guests can book a spa package without staying on property. **Joe Eck** explained Wisconsin has a similar height restriction of 55 feet, and guests can book a spa package without staying at the hotel. **Commissioner Bain** asked staff about the dark sky principal, whether the spa could open with the current roadway or is the roundabout required, and water/sewer providers. **Planning Manager Kruse** explained the dark sky principals are the light fixtures, lumens and direction of the light, and the spa could open without the roundabout in place. He stated the water will come from Sunshine Utilities, and the sewer is the City. **Commissioner Bain** summarized this proposed spa has a smaller footprint than the approved neighborhood, and believes this spa will be more environment friendly.

Commissioner Norton asked staff whether the roundabout is contingent upon the approval of the spa; and further, if a traffic study was done on the approved neighborhood. **Planning Manager Kruse** answered in the negative, and said a traffic study was not necessary.

Chairman Krzyminski recommended checking out Sundara's website. He asked whether the footpath will be going through the 100 foot buffer. **Lindsey Holt** stated she believes the intent is to leave the current vegetation and add more to the buffer. **Chairman Krzyminski** asked for clarification on events. **Joe Eck** explained the only type of events would be a wellness type event like a walk on the footpath.

MOTION TO RECOMMEND APPROVAL of Ordinance No. 2024-007 Sundara Eco-Spa Comp Plan Amendment; Moved by Commissioner Colby, Seconded by Commissioner Grube. Motion passed 6-1 with Vice-Chair Niemiec opposing.

MOTION TO RECOMMEND APPROVAL of Ordinance No. 2024-008 Sundara Eco-Spa PUD Rezoning with a condition requesting the possibility of the roundabout being a traffic signal; Moved by Commissioner Colby.

Commissioner Niemiec requested adding the developer pay for the traffic signal instead of the County. **Commissioner Colby** clarified that his motion does not include Commissioner Niemiec's request. His motion is only requesting an evaluation of a traffic signal instead of the roundabout.

After discussion, Seconded by Commissioner Norton. Motion passed 6-1 with Vice-Chair Niemiec opposing.

Item 3 – Ordinance No. 2024-014 LDC Amendment – Density Bonus

Planning Manager Kruse presented as follows:

This is a staff initiated amendment to remove language within the Land Development Code that deals with the density bonus provision allocated within the Central Business District within the Downtown Mixed-Use Future Land Use. This amendment is the companion to the Comprehensive Plan text amendment that reduces density from 40 dwelling units per acre to 16 dwelling units per acre. With the adoption of repealing Section 125-375, there will be no provision for a density bonus in the Central Business District. The amendment will make the Land Development Code consistent with the City's Comprehensive Plan. Staff recommends approval of Ordinance 2024-014.

The floor was opened for public comments. With no speakers present, the floor was closed.

Commissioner Norton asked for further clarification. **Planning Manager Kruse** clarified how this proposed ordinance is a companion to the recent Comprehensive Plan Update.

MOTION TO RECOMMEND APPROVAL of Ordinance No. 2024-014 Land Development Code Amendment for Density Bonus: Moved by Commissioner Bain, Seconded by Commissioner Grube. Motion passed 7-0.

UNFINISHED BUSINESS – None

DISCUSSION OF NON-AGENDA ITEMS - None

ADJOURNMENT – 7:03 pm



Max Krzyminski, Chairman

ATTEST:



Kathy Heard, Planning Coordinator