

CITY OF CLERMONT
PLANNING AND ZONING COMMISSION
MINUTES
MARCH 4, 2025

CALL TO ORDER

Chair Bain called the meeting of the Planning and Zoning Commission to order on Tuesday, March 4, 2025 at 6:30 p.m.

MEMBERS PRESENT: Chair Bain, Vice-Chair Niemiec, Commissioner Colby, Commissioner Cramer, Commissioner Hoisington, Commissioner May, Commissioner Tidona

ALSO PRESENT: Development Services Director Henschel, City Attorney Waugh, and Planning Coordinator Heard

PLEDGE OF ALLEGIANCE

MINUTES

MOTION TO APPROVE the February 4, 2025 Minutes of the Planning and Zoning Commission meeting made by Commissioner Hoisington, seconded by Commissioner Colby. Motion passed 7-0.

Chair Bain stated this meeting is now being live streamed and reminded the board to make sure their microphones are on when speaking.

REPORTS

Commissioner Tidona stated he has done some research in order to assist the city council and is interested in learning what more he can do.

Commissioner May stated she enjoyed watching the Clermont Multihull Regatta.

Commissioner Colby stated he had no report.

Vice-Chair Niemiec thanked IT Director Fountain and the AV squad for live streaming the meetings, and asked if the public will be able to make comments through the live streaming. **Chair Bain** stated he believes that the City Council will have to implement that policy. **IT Director Fountain** stated the chair is correct that if the City Council wishes to implement live comments, they are able to accommodate.

Commissioner Cramer addressed an agenda item from the prior meeting of a Conditional Use Permit request off of Minneola Avenue where there was a concern of an adjacent child care facility. He stated he has walked by that building every day for the past two weeks, and it is closed. There is no child care facility at that location.

Commissioner Hoisington stated she attended the Montgomery Center of Excellence Black History Program. She also thanked the Police Chief and Clermont PD for hosting the Run For The Fallen event and invited everyone to attend next year.

Chair Bain stated he was happy to see the City Council recognize Black History Month with a proclamation and recognizing notable guests. He is looking forward to the recognition of women in March.

NEW BUSINESS

Item No. 1 - Resolution No. 2025-008R Regal & Nautique of Orlando

Development Services Director Henschel presented as follows:

The applicant, Regal & Nautique of Orlando, would like to open a new and used boat dealership and boat repair within an existing building at 102 South Hwy 27. The property and building was previously used for an animal feed store, formerly known as Irish Trails Farm and Pet Supply. The existing building was constructed in 2002 and is approximately 15,000 square feet. The building has a loading dock and large warehouse doors on both sides of the building. These doors would allow larger deliveries, like boat motors and other large equipment as well as an access point to display boats internally inside the building. In addition, the applicant would like to have an outdoor display area of new and used boats within the existing parking lot. The property is zoned C-2 General Commercial with a Commercial Future Land Use. The property faces US Hwy 27, which is an arterial roadway, and is buffered from Bloxam Avenue in the rear by the site's stormwater pond. Under Section 125-337 (a) (17) of the Land Development Code, a Conditional Use Permit for this type of use is required.

The applicant will be fencing off a portion of the existing parking lot for a new/used boat display. This area will be on the north side of the property and will eliminate 18 parking spaces. Based upon the current parking code, a building this size for retail use is required to have 45 parking spaces. With the removal of the parking spaces within the boat display area, there will still be 47 spaces existing. A condition of approval for this display area is that ornamental fencing shall be used around the outside boat area. It will look similar to the fencing used in the business to the south, the Rental Depot equipment area.

Staff has reviewed the application and proposed project in regards to Section 101-212 Review Criteria for a Conditional Use Permit. The proposed use will not be detrimental to the health, safety and general welfare of the community. The use of the site is not out of character with the existing neighborhoods or adjacent properties. The property to the south is an equipment rental business that has outside storage of equipment. The Conditional Use Permit will not be in conflict to the Clermont Comprehensive Plan goals, objective and policies for the current land use designation. The proposed use will comply with the regulations and conditions specified in the codes and provisions of this resolution. Staff recommends approval of Resolution No. 2025-008R.

Jeff Husby, *Applicant, Regal & Nautique of Orlando*, stated their Orlando location has been in business since 2008. They have been awarded Marine Dealer of the Year twice, and recently have been inducted into the Boating Industry Top 100 Hall of Fame. He indicated they wish to expand their store to the Clermont community because of the Chain of Lakes.

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

Commissioner Colby asked what the nature of the fenced-in area is for. **Mr. Husby** answered their main objective is to have a sales area at this location, and the fenced-in area will hold two to three boats and the rest will be held within the inside sales area.

Vice-Chair Niemiec inquired what happened to the school that they recently recommended approval for. **Dale Ladd**, *property owner*, stated that unfortunately the required retrofits for the building were too expensive for the school. **Vice-Chair Niemiec** further asked questions regarding the applicant's timeline on opening the store, total number of current shops, and whether they will be selling sailboats. **Mr. Husby** answered they are ready to start their modifications and open as soon as possible, they currently have two locations in Orlando, and they do not sell sailboats. **Vice-Chair Niemiec** shared concerns regarding the adjacent business that displays their equipment facing Highway 27, and asked Mr. Husby if they will be moving their boat display to face Highway 27. **Mr. Husby** stated he does not foresee placing the boat display facing Highway 27.

Commissioner Cramer stated because he is a boat owner and lives nearby, he loves the idea of this. He asked what type of boat repair they will be doing, because there is a residential neighborhood adjacent to this parcel. **Mr. Husby** explained there will be very minor repairs such as batteries, oil changes; however, the majority of repairs are done dockside.

Commissioner Hoisington stated her concerns such as the location of showcasing the boats and noise impacting the adjacent neighborhood have been addressed. She asked if traffic with this business will impact the surrounding neighborhoods. **Mr. Husby** stated with his experience, this type of dealership does not get a lot of traffic, because most of the work is remote or dockside.

Commissioner Tidona asked several questions regarding traffic access, what type of boat and average size will be displayed, whether boats will be parked in the parking lot, and what their hours of operation will be. **Mr. Husby** explained traffic can access the site via the northern intersection or via the south, the average size boat to be displayed will be 21 feet and will be moved on site via trailer and forklift. He further stated there is additional space for boats in the warehouse on the back of the site, boats nor trucks will be parked on Bloxam Avenue, and their hours are Monday through Friday 8:00 am to 5:00 pm, Saturday 8:00 am to 4:00 pm, and closed on Sundays.

Commissioner May asked whether the fencing will be only for the display of boats or around the entire site, and stated because of the frontage road connecting adjacent stores, there is no room to display the boats off of Highway 27. She further asked what the northern side drive will be used for, what size boats will regularly be sold, and when will they make deliveries. **Mr. Husby** explained the fencing is only around the boat display, the side drive will be used to bring boats in through the doors and to drive around the building. They do sell boats that are 23 to 24 feet, but the 21-foot boats are optimum for the lakes, and deliveries are dependent upon the customer's needs. **Commissioner May** inquired about the pole sign location. **Mr. Ladd**, *property owner*, stated there is a pole sign, which has a pole and no sign, because the last hurricane took it out. He has been waiting to replace it for the next occupant. Discussion ensued regarding the retention pond, trees and shrubs at the back of the site.

Chair Bain stated it is written in the resolution that if noise is a nuisance, this item can be brought back to address that. He is concerned about storage of nonworking boats, and does not want to see junk on this site; and further, asked if their hours of operation can be placed within the resolution. **Mr. Husby** reassured that they do not become number one by having junk laying around, and agreed with placing their hours of operation within the resolution.

Vice-Chair Niemiec announced the hours of operation will be Monday through Friday 8 am to 5 pm, Saturday 8 am to 4 pm and closed on Sunday. He asked what would happen if someone dropped off a boat afterhours; and further, asked if boats will be showcased next to Highway 27. **Mr. Husby** stated he has never witnessed anyone drop off a boat after hours; but if that were the case, he would have someone on his staff meet that person for drop-off; and further, he reiterated no boats will be parked or displayed next to Highway 27.

MOTION TO RECOMMEND APPROVAL of Resolution No. 2025-008R Regal & Nautique of Orlando with the condition of adding to the resolution the hours of operation Monday through Friday 8am to 5pm, Saturday 8am to 4pm, and closed on Sunday; Moved by Vice-Chair Niemiec.

Commissioner May recommended revising language in 2025-008R under Section 2 from “boat repair” to “minor boat repair” and asked City Attorney Waugh his opinion. **City Attorney Waugh** advised she can amend the motion, but revising the language will not make a difference as to what they will be allowed to do.

Seconded by Commissioner Hoisington. Motion passed 7-0.

BOARD TRAINING

City Attorney Waugh presented the Board with training on the following:

1. Understanding Planning
2. Applicable Laws for P&Z Boards
 - Enabling Law for the Commission
 - Ethics
 - Comprehensive Plans
3. Meetings
 - Robert’s Rules
 - Legislative & Quasi-Legislative Matters
 - Quasi-Judicial Matters
 - Sunshine Law
 - Public Records Law
4. Policy Issues
5. Best Practices

DISCUSSION OF NON-AGENDA ITEMS - None

MOTION TO ADJOURN; Moved by Commissioner Cramer, Seconded by Vice-Chair Niemiec. Motion passed 7-0.

ADJOURNMENT – 8:54 pm


Chair Bain

ATTEST:


Kathy Heard, Planning Coordinator