



**CITY OF CLERMONT  
PLANNING AND ZONING COMMISSION AGENDA  
LOCATION: CLERMONT CITY HALL  
685 WEST MONTROSE STREET  
6:30 PM, Tuesday, January 6, 2026**

**CALL TO ORDER**

**PLEDGE OF ALLEGIANCE**

**WELCOME BACK COMMISSIONERS ENTSUAH, NIEMIEC, AND COLBY  
ELECTIONS OF CHAIR AND VICE-CHAIR**

Nomination for the Chair

Nomination for Vice Chair

**MINUTES**

Approval of the November 4, 2025 Planning and Zoning meeting minutes

**REPORTS**

**NEW BUSINESS**

Item 1 - Resolution 2026-001R  
*Crab Cakes Conditional Use Permit*

Consider a Conditional Use Permit to allow for a food truck to operate on a vacant parcel located at the northeast corner of Lake Ave. and W. HWY 50 intersection.

**DISCUSSION OF NON-AGENDA ITEMS**

**ADJOURN**

**Any person wishing to appeal any decision made by the Planning and Zoning Commission at this meeting will need a record of the proceedings. For that purpose, such person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is based.**

**In accordance with the Americans with Disabilities Act (ADA), if any person with a disability as defined by the ADA needs special accommodation to participate in this proceeding, then not later than two (2) business days prior to the proceeding, he or she should contact Development Services at (352) 241-7335.**

**Please be advised that if you intend to show any document, picture, video or items to the Board in support or opposition to any item on the agenda, a copy of the document, picture, video or item must be provided to the Clerk for the City's records.**

***CITY OF CLERMONT***  
**PLANNING AND ZONING COMMISSION**  
**MINUTES**  
**NOVEMBER 4, 2025**

**CALL TO ORDER**

Vice-Chair Niemiec called the meeting of the Planning and Zoning Commission to order on Tuesday, November 4, 2025, at 6:32 p.m.

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

**MEMBERS NOT PRESENT:** Chair Bain and Commissioner Hoisington

**ALSO PRESENT:** Growth Management Director Curt Henschel, Planning Economic Development Officer Nicholas Gonzalez, Planner I Justine Day, City Attorney Waugh, Planning Coordinator Rae Chidlow

**PLEDGE OF ALLEGIANCE**

**MINUTES**

**MOTION TO APPROVE** the October 7, 2025, Minutes of the Planning and Zoning Commission meeting as amended, made by Commissioner May, seconded by Chair Cramer. Motion passed 5-0.

**REPORTS**

Commissioner May shared exciting city news, announcing that a new Economic Development Director, Nathan Norris, started about two weeks ago. She also stated that he has a development liaison, Mr. Robert Fox, and emphasized that positive developments are underway for the city. She mentioned that Norris will be working with the team on the comprehensive plan and the form-based code, expressing optimism about the city's progress.

Commissioner Colby seconded the excitement that the city is assembling a great team,

Commissioner Cramer opened by acknowledging that it was election day and wished a commission colleague and the other city council candidate good luck, expressing appreciation for their willingness to serve the community. He emphasized pride in having residents willing to volunteer and participate in local government. He then highlighted a recent community event, Scaremont, a Halloween celebration held at Waterfront Park on October 28th, noting that it grew significantly from previous years and drew thousands of attendees. He praised the strong community spirit and offered special thanks to local and regional emergency services and first responders for their teamwork in creating a safe, family-friendly event, concluding with gratitude to the community for its enthusiastic participation.

Commissioner Tidona thanked attendees and shared research he had communicated to the city and Lake County councils regarding traffic congestion, trip surveys versus traffic studies, and the potential benefits of mobility fees. He referenced recent severe flooding that disrupted roads and

emergency access and stressed the need to move away from a “one lane in, one lane out” traffic model and to better mitigate congestion and improve emergency response and evacuation capabilities. He highlighted Clermont and Lake County’s growth, opportunities, and new planning tools already underway, but argued that immediate action is needed through measures such as mobility fees, increased impact fees, developer-funded infrastructure, and independent traffic studies. He concluded by emphasizing that city leadership should remain accountable to the residents of Clermont rather than outside interests.

Vice-Chair Niemiec encouraged everyone to participate in voting and wished good luck to the two city council candidates, Todd Howard and Commissioner Brian Bain. He referenced recent action by the Lake County Board of County Commissioners, noting approval of a loan of approximately \$12 million to begin the Hartwood Marsh expansion project, a key access route into Clermont. He stated that construction is expected to begin as early as March, or by late May at the latest.

## **NEW BUSINESS**

### **Item No. 1 – Ordinance No. 2025-039 – Ivey Ridge Large-scale Comprehensive Plan Amendment**

### **Item No. 2 – Ordinance No. 2025-040 – Ivey Ridge Rezoning**

**Planner Justine Day** presented as follows:

The City, as the applicant, is requesting a large-scale comprehensive plan amendment and rezoning of the subject property as a follow-up to the staff-initiated annexation request. The property is located southeast of Lake Louisa Road and Hammock Ridge Road intersection and is approximately 57.34 +/- acres. The property was approved under Planned Unit Development Ordinance No. 2020-03 in Lake County for up to 155 single-family dwelling units. The property is currently moving forward, and construction activity is starting. The property was annexed prior to building permit issuance to capture \$1.8 million dollars’ worth of impact fees to the City of Clermont.

The City Council, at the June 10th meeting, approved the annexation of the subject property with the understanding that a large-scale comprehensive plan amendment and rezoning would be needed to designate the property with the applicable future land use and zoning designations. Staff is proceeding to complete the process at this time.

The current zoning of the property within Lake County is Planned Unit Development with the urban low density future land use category. The compatible zoning within the city would be Planned Unit Development with a future land use designation of low-density residential. The abutting future land use adjacent to the east within the city is low-density residential, which is the established Foxchase subdivision.

The change in the future land use to the city’s low-density residential does not propose a conflict between the existing uses and land uses within the area. The proposed future land use is

consistent with the city's comprehensive plan due to the use being consistent with the remainder of the plan and its goals, objectives and policies. The Planned Unit Development zoning does not propose a conflict with the existing uses and land uses in the area. The proposed use is compatible with the adjoining properties as required by the comprehensive plan. The transfer of Lake County's Planned Unit Development Ordinance 2020-03 into the City's Planned Unit Development Ordinance is a "like for like" with small adjustments made due to code references (County/City).

Staff recommend approval of the large-scale comprehensive plan amendment, Ordinance 2025-039 and rezoning Ordinance 2025-040.

*The floor was opened for public comments.*

Paul Shaver, 800 Center Lane, expressed strong opposition to a proposed development, citing safety concerns on local roads such as Hancock Road, Hardwood Marsh, and Lake Shore Drive, particularly at accident-prone areas like "Dead Man's Curve." He argued that infrastructure improvements should be prioritized before allowing further development, emphasizing that public safety must come first. He stated he was not only there for his own concerns but also for residents who cannot attend meetings, ultimately recommending that the development not be approved.

*With no other speakers present, the floor was closed.*

Commissioner May mentioned that she lives near the proposed project on Hammock Ridge Road, and expressed concerns about traffic, safety, and the impact of development on the local environment. She criticized the timing of annexation and rezoning decisions, feeling that projects are presented after development has already begun to occur. She questioned whether the project aligns with the city's comprehensive plan, highlighting issues such as increased traffic from adding 155 homes, insufficient site information, lack of tree and habitat surveys, and whether it promotes smart growth or maintains aesthetics and quality of life. She emphasized the need for more thorough information before making a decision and voiced frustration with repeated overdevelopment, particularly projects coming from the county, urging a more holistic approach to planning rather than focusing solely on impact fees.

Commissioner Colby raised concerns about safety related to the proposed development, specifically asking staff to explain how lighting, turning lanes, and other infrastructure would be implemented to ensure the project is safely integrated into the city.

Planner Justine Day noted that some planning may have occurred before annexation with Lake County but did not have the documents on hand and suggested that Lake County could be asked to provide them. She then deferred to Curt Henschel for any additional information he might have on the matter.

Development Director, Curt Henschel, addressed questions about the Hammock Ridge development, showing the latest site plan approved by Lake County. He confirmed that the

development includes two access points, turn lanes, and lighting, providing a structured plan to address traffic and safety concerns raised earlier in the discussion.

Commissioner May expressed concern about the transition of a development project from county to city jurisdiction, questioning whether the county's conditions would align with the city's comprehensive plan and codes, and whether the city could modify those conditions. They emphasized a lack of evidence and information to determine compatibility.

City Attorney Christian Waugh clarified the process, explaining that once the property is annexed and the comprehensive plan amendment is approved, the city can regulate the project under its land development code. He also noted that commissioners can make discretionary judgments about consistency with the comprehensive plan but must base decisions on available evidence.

Commissioner Colby questioned if the project would move forward, whether it would proceed under city or county regulations.

Mr. Henschel stated that it was correct.

Commissioner Cramer stated that all his concerns were answered. He agreed with the frustration of annexing projects approved by Lake County, but he feels the project is better off in the city.

Commissioner Tidona expressed frustration with the proposed development, citing negative impacts on his Fox Chase neighborhood, such as a rat infestation from the sewer system and future safety concerns. He questioned whether the city's code should supersede the county's, highlighting that the city's code is outdated and may not adequately regulate the project before the new comprehensive plan is implemented. He criticized the density of the development, projecting 155 homes would generate 325 to 400 additional cars on already unsafe roads like Hammock Ridge Road and Lake Louisa Road, creating traffic hazards and congestion. He emphasized the need for better infrastructure, more traffic lights, and consideration of human behavior in traffic patterns, arguing that impact fees alone are insufficient. He urged more city input on development size, road improvements, and environmental considerations, expressing disappointment at having limited influence over the project.

Vice-Chair Niemiec focused on the limitations the city faces regarding the Hammock Ridge development because both Hammock Ridge Road and Lake Louisa Road are county roads. He expressed frustration that the project is already underway, leaving the city with little ability to influence road safety, traffic management, or development density. He highlighted concerns about increased traffic, wildlife hazards, and the negative impact on the Fox Chase neighborhood, emphasizing that the project will proceed regardless of the city council's decision. He stressed that annexing the development into the city would at least allow the city to regulate it in the future and capture the \$1.8 million in impact fees, making it a better option than leaving the project entirely under county control. He agreed that while the situation is frustrating and limits local control, annexation provides some future leverage and financial benefit.

***MOTION TO RECOMMEND APPROVAL*** of Ordinance No. 2025-039 Ivey Ridge Large-scale Comprehensive Plan; Moved by Commissioner Cramer, Seconded by Commissioner Colby. Motion passed 5-0.

***MOTION TO RECOMMEND APPROVAL*** of Ordinance No. 2025-040 Ivey Ridge Rezoning adding a condition to follow the City's landscape code; Moved by Commissioner May, Seconded by Commissioner Colby. Motion passed 5-0.

**Item No. 3 – Ordinance No. 2025-041 – McKinnon Groves Large-scale Comprehensive Plan Amendment**

**Item No. 4 – Ordinance No. 2025-042 – McKinnon Groves Rezoning**

**Planner Nicholas Gonzalez** presented as follows:

The City, as the applicant, is requesting a large-scale comprehensive plan amendment and rezoning of the subject property as a follow-up to the staff-initiated annexation request. The property is located south of Hartwood Marsh Road and west of the Lake/ Orange County Line and is approximately 357 +/- acres. The property was approved under Planned Unit Development Ordinance No. 2021-36 in Lake County for up to 660 single-family dwelling units along with 520,249 square feet of non-residential use (commercial, office). The property is currently moving forward, and construction activity is starting. The property was annexed prior to building permit issuance to capture \$8.3 million dollars' worth of impact fees to the City of Clermont on the residential portion of the development. No commercial construction has started at the moment.

The City Council, at the June 10th meeting, approved the Annexation of the subject property with the understanding that a large-scale comprehensive plan amendment and rezoning would be needed to designate the property with the applicable future land use and zoning designations. Staff are proceeding to complete the process at this time.

The current zoning of the property within Lake County is Planned Unit Development with the Wellness Way North future land use category. The compatible zoning within the city would be Planned Unit Development as well, with the current entitlements captured within the Planned Unit Development. The zoning designation abides by the Wellness Way Community guidelines regarding implementation. The preliminary plat and final plat for a few phases have been approved by Lake County. The future land use within the city would be identical to the County's, a future land use designation of Wellness Way North. The future land use designation aligns with the master plan for the Wellness Way Area and is consistent with the City's future land use map and Figure 2.1.5 Wellness Way North district location.

The change in the future land use to the City's Wellness Way North does not propose a conflict between the existing uses and land uses within the area. The proposed future land use is consistent with the City's comprehensive plan and its goals, objectives and policies. The Planned Unit Development zoning does not propose a conflict with the existing uses and land uses in the area. The transfer of Lake County's Planned Unit Development Ordinance 2021-36 into the City's Planned Unit Development Ordinance is a "like for like" with small adjustments made due

to code references (County/City). Staff recommend approval of the large-scale comprehensive plan amendment, Ordinance 2025-041 and rezoning Ordinance 2025-042.

*The floor was opened for public comments.*

Paul Shaver, 800 Center Lane, expressed frustration over the proposed development, comparing it to a previous project that bypassed city input through annexation and county approval. He highlighted severe traffic congestion and safety issues around Hardwood Marsh and Hancock Road, citing long commute times for even short distances and frequent accidents near schools and churches. He criticized the lack of city involvement and planning, describing the project as overdevelopment that disregards community impact, wildlife, and natural infrastructure. He suggested the city should proactively annex land to prevent further uncontrolled developments and questioned when such rapid growth will stop, emphasizing the need for more thoughtful, preventative urban planning.

Joe Fumasi, 2693 Jumping Jack Way, criticized the project's inclusion in the Wellness Way sector plan, arguing that it failed to account for secondary water infrastructure needed for irrigation and long-term sustainability. He expressed concern that the cumulative impact of thousands of planned homes, both within the city and still under county control, will worsen existing water shortages and strain public services. He stated the county is using Clermont primarily as a utility provider while offloading poorly planned developments onto the city, effectively forcing annexation decisions. He urged the city to protect and retain impact fees, avoid granting excessive builder credits, and pursue stronger joint planning agreements with the county to prevent what he described as a pattern of uncoordinated growth and infrastructure neglect.

Rosie Mulholland, 10240 Lake Minneola Shores, representing the Florida Native Plant Society and speaking as a certified wildlife biologist, raised environmental concerns about the development's proximity to a critical state-managed conservation area containing rare plant species. She explained that while development can coexist with conservation land, it requires thoughtful planning, including buffers, resident awareness of prescribed burning, and ordinance language that supports ongoing land management practices. She also warned about common issues such as invasive dumping along public land boundaries and emphasized the importance of preserving remaining intact habitat on the southern portion of the property. She requested the opportunity to work with landowners to rescue native plants before development, highlighting their organization's successful history of collaborating with developers and noting that preserving existing scrub and sandhill habitat is more effective than attempting to recreate it later.

Paul Kuhn, 17825 Terra Vista Ct., spoke about his unique position living at the center of the surrounding development and acknowledged that the project will move forward and that the developer has vested rights. He expressed appreciation for annexation benefits, particularly improved school access for children, and recognized the value of the impact fees. However, he raised concerns about long-term planning, questioning why the city would accept a one-time payment rather than generating ongoing revenue through services such as irrigation water. He also highlighted physical impacts not shown on site plans, including significant elevation

differences of 25 feet and at 40 feet near his home, between the new homes and his property, which could affect privacy and character. He urged the city to use the regulatory authority it does have, such as building height, number of stories, and buffer requirements, to better protect adjacent properties and maximize long-term benefits for the City of Clermont.

Janette Kuhn, 17825 Terra Vista Ct., explained that she understood development was likely and was relieved it was not high-density housing, she is concerned about how the project has changed the area's rural character and zoning. She questioned whether adequate community infrastructure, such as schools, fire stations, and emergency services, is planned to support the 660 new homes, and asked what additional provisions beyond the \$8 million in impact fees could be required to truly benefit Clermont. She also requested stronger landscape buffers between their property and the development to protect wildlife and rural residents and criticized what they described as a pattern of developers using county approvals to pressure the city into acceptance. She urged city officials to carefully weigh the long-term costs to the community, environment, and public services when proceeding with the project.

*With no other speakers present, the floor was closed.*

Commissioner May had concerns about the public notice process because she did not see a sign posted when she visited the property.

Commissioner Colby states that the situation is clear and closely resembles the previous items discussed. He believes there is no real alternative but to move the matter forward.

Commissioner Cramer reiterates his previously stated position, emphasizing that the proposal is better situated within the city where it can be regulated and residents will have a voice. He expressed frustration with Lake County for acting prematurely and acknowledging ongoing concerns, particularly about traffic impacts. He explains that the commissioners are volunteers, not elected officials, motivated by a desire to do what is right rather than by outside influence, and notes that many joined after experiencing similar frustrations as members of the public. While recognizing the limits of their authority and the challenges of government and politics, he states that he will vote in favor of the proposal because having it within the city is preferable to having it outside city control.

Commissioner Tidona criticizes the city's handling of negotiations, arguing that the proposed development highlights a failure to secure adequate concessions from developers. He raised serious concerns about the impact of 660 new homes, bringing an estimated 1,300 or more vehicles and up to 3,000 residents, onto a single two-lane access road, Hardwood Marsh Road, which already experiences heavy congestion. He questions whether sufficient planning has been done for schools, hospitals, emergency response times, and public safety staffing, noting the likely need for additional police and firefighters. He stated that the city missed an opportunity to demand stronger commitments, such as road widening and greater financial contributions, before construction began. He compared it to a chronically congested urban infrastructure and warns of long-term traffic, safety, and environmental consequences.

Vice-Chair Niemiec explains that he actively opposed the project at the Lake County level before joining the commission, but despite strong efforts and testimony, the county proceeded without concern. He acknowledged that the development is moving forward regardless. He asked staff to confirm that a portion of funding from each home will go toward schools, which staff affirms is consistent with previous projects. He also addressed concerns about public notice signage, stating that the required sign was present but later moved due to nearby construction. He expressed sympathy for affected residents and noted that Orange County declined involvement in the project and concluded by recognizing that the matter is likely to pass and will proceed to a vote.

Commissioner Tidona questioned about the 45 feet height difference between the current resident's property and the project.

Paul Kuhn, 17825 Terra Vista Ct., confirms that there is a significant elevation difference between the existing residence and the proposed development. He explained that the project was originally planned with a 25-foot grade change from the property border, which was already sloped, and that the land then drops an additional 18 to 20 feet toward their home. As a result, the total elevation difference from one foundation to the other is estimated to be approximately 40 to 45 feet.

Commissioner Tidona raises concerns about stormwater runoff and erosion risks created by the significant elevation change, questioning how the development will prevent nearby residents from being affected by water flow. He asked whether solutions such as retaining walls will be required and emphasized the need for effective measures to control runoff.

***MOTION TO RECOMMEND APPROVAL of Ordinance No. 2025-041 McKinnon Groves Large-scale Comprehensive Plan Amendment; Moved by Commissioner Cramer, Seconded by Commissioner Colby. Motion passed 3-2.***

Commissioner May raises concerns that the ordinance moves ahead of prior agreements and lacks several important conditions that should be included. She emphasizes the need for added requirements related burn management notifications due to potential smoke impacts, confirmation of a secondary water system for irrigation, and adequate buffering to protect nearby homes, particularly given grading concerns. She acknowledged that many drainage and stormwater issues are addressed and that the ordinance is more thorough than earlier versions but is uncertain about the proper procedural method to add these conditions.

City Attorney Christian Waugh clarified that any additional conditions must either be accepted as an amendment by the motion maker and seconder or require the current motion to fail so a new motion can be made.

Commissioner Cramer and Commissioner Colby agreed to amend their motion to include wording in the ordinance pertaining to a secondary water source for irrigation and burn notification.

Commissioner Tidona discussed concerns within the public safety and transportation aspects of the project, noting that the developer is offering three acres for a public safety facility but with

the condition that the land would revert to the developer if the city does not build the facility within ten years. He stated this should have been negotiated differently, with the developer responsible for constructing the facility rather than placing the financial and planning burden on the city. He raised issues with the concept plan, which shows multiple potential roadway connections into Orange County, emphasizing uncertainty about their design, capacity, and traffic impacts. He expressed concern about limited access for later phases of the development, particularly Phase 4, suggesting residents could face significant delays exiting the area.

Vice-Chair Niemiec clarifies that, based on discussions with county officials, there will be no new entry or exit points into Orange County, regardless of what is shown on the plans. As a result, all traffic from the development will be directed onto Hardwood Marsh Road. He also notes that while there is a retention pond north of the referenced couple's property, they share concerns about the impact on nearby homes to the west, particularly in relation to drainage and runoff issues.

***MOTION TO RECOMMEND APPROVAL*** of Ordinance No. 2025-042 McKinnon Groves Rezoning; Moved by Commissioner Cramer, Seconded by Commissioner Colby. Motion passed 4-1.

**DISCUSSION OF NON-AGENDA ITEMS**

*There were no discussions about non-agenda items.*

**ADJOURNMENT** – 8:22 pm

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Vice-Chair Niemiec

ATTEST:

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Rae Chidlow

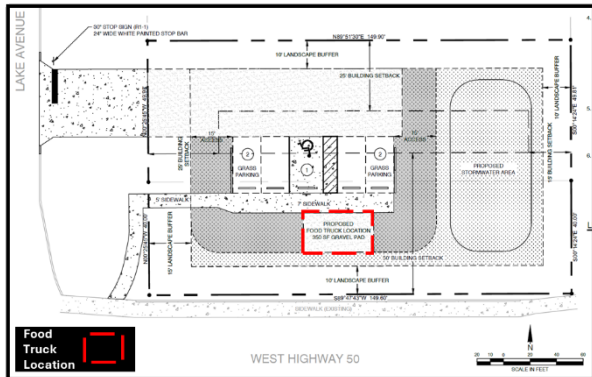
# AGENDA ITEM

<b>Meeting Date</b>	
Tuesday, January 6, 2026	
<b>Agenda Item Name</b>	
Resolution 2026-001R <i>Crab Cakes Conditional Use Permit</i>	
<b>Requested Action</b>	
Recommend approval of Resolution No. 2026-001R.	
<b>Staff Report</b>	

The applicant and property owner, Rick Richardson, is requesting a Conditional Use Permit to allow for a food truck to operate on a vacant parcel designated with the C-1 Light Commercial Zoning District. The property is located at the northeast corner of Lake Ave. and W. Highway 50 intersection and is approximately .34 +/- acres.



The applicant is proposing to operate a single food truck as a take-out only service on the property. Operating hours would be two to three days a week. The applicant is also requesting a waiver for a reduction to the landscape buffer required by LDC Section 123-43.(e)(1). This would allow for a ten (10) foot landscape buffer in place of the minimum twenty (20) foot buffer required along West Highway 50 to the south. After careful review of the elevation contours, it is staff's determination that the reduced landscape buffer may still meet the intent of the code. The property currently has a berm along West Highway 50 that then decreases in grade continually towards the north side of the property. The berm limits visibility on the site, which would be enhanced by the proposed ten (10) foot landscape buffer.



Since the land development codes do not identify the requested use as a permitted use; Section 125-313, requires this type of use only through a Conditional Use Permit. The current zoning is C-1 Light Commercial District which permits restaurants and food establishments provided the use is conducted within an enclosed building. Staff has reviewed the application and finds that the use would not be more obnoxious to the district due to the similarities in uses permitted. The owner is willing to make the necessary site improvements to accommodate access, parking and stormwater retention. It is of staff's opinion that this use makes the most of a smaller, constrained parcel while offering the property owner the ability to use their property.

When evaluating a request for a Conditional Use Permit, the Land Development Code, Section 101-212 requires specific development standards that are required to be met. Staff has reviewed the application as submitted in accordance with the development standards criteria and finds the proposed use can meet the general criteria for granting a Conditional Use Permit. The proposed use will not be detrimental to the health, safety and welfare of the surrounding community. Staff recommends approval of the Conditional Use Permit with the conditions contained in Resolution No. 2026-001R.

<b>Additional Analysis</b>	
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<b>Fiscal Impact Summary</b>	
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Fiscal Impact	Fund Number and Description	Available Budget Amount
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<b>Exhibits Attached</b> <small>(copies of original agreements)</small>	
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1.	2026-001R Crab Cakes Food Trucks CUP (12.23.2025)	2026-001R Crab Cakes Food Trucks CUP (12.23.2025).pdf
2.	Location Maps	Location Maps.pdf
3.	Existing Site Conditions	Existing Site Conditions.pdf
4.	CUP Application	CUP Application.pdf
5.	Crab Cakes on the Lake Legal AD - PZ	Crab Cakes on the Lake Legal AD - PZ.pdf



CITY OF CLERMONT  
RESOLUTION NO. 2026-001R

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA, GRANTING A CONDITIONAL USE PERMIT TO ALLOW FOR A FOOD TRUCK TO OPERATE ON A VACANT PARCEL LOCATED IN THE C-1 LIGHT COMMERCIAL ZONING DISTRICT; PROVIDING FOR CONFLICT, SEVERABILITY, ADMINISTRATIVE CORRECTION OF SCRIVENERS ERROR, PUBLICATION AND AN EFFECTIVE DATE.**

**WHEREAS**, the Planning and Zoning Commission of the City of Clermont, Lake County, Florida, at a meeting held on January 6, 2026, recommended approval of this Conditional Use Permit to allow for the use of a food truck establishment, at the following location:

**LOCATION:**

Vacant parcel located at the northeast corner of  
Lake Ave and W Highway 50 intersection.  
(AK 1096791, 1613469, 1613477, and 1713897)  
.344 +/- Acres

**WHEREAS**, from the evidence presented at the public hearing and after consideration of the factors set forth in Sec. 101-212 (c) of the Land Development Code, the City Council finds, that: (1) granting the conditional use permit will not adversely affect the officially adopted comprehensive plan of the city; (2) Such use will not be detrimental to the health, safety or general welfare of persons residing or working in the vicinity; (3) The proposed use will comply with the regulations and conditions specified in the codes for such use; and (4) The proposed use may be considered desirable at the particular location.

**WHEREAS**, the City Council determines that the application for a conditional use permit meets the criteria set forth in the Land Development Code and otherwise it is in the interest of the general welfare of the City of Clermont, Lake County, Florida, to grant this Conditional Use Permit.

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Clermont, Lake County, Florida that:

This application for a Conditional Use Permit to allow for the use of a food truck establishment, be granted subject to the following conditions:

**SECTION 1: GENERAL CONDITIONS**

1. This Resolution shall inure to the benefit of, and shall constitute a covenant running with the land and the terms, conditions, and provisions hereof, and shall be binding upon the present owner and any successor in title or interest, and shall be subject to each and every condition herein set out.



*CITY OF CLERMONT*  
**RESOLUTION NO. 2026-001R**

2. Upon approval of the resolution the aforementioned property shall only be used for the purposes described herein. No further expansion of the use or additions to this project shall be permitted except as approved by another Conditional Use Permit. Any other proposed use shall be specifically authorized by amendment and approval of the City of Clermont City Council.
3. No person, firm, corporation or entity shall erect, construct, enlarge, alter, repair, remove, improve, move, convert, or demolish any building or structure, or alter the land in any manner within the boundary of the project without first submitting necessary plans, obtaining necessary approvals, and obtaining necessary permits in accordance with the City of Clermont Land Development Regulations and those of other appropriate jurisdictional entities.
4. Prior to the issuance of any permits, the applicant shall be required to submit formal site plans for review and approval by the City of Clermont Site Review Committee. The site plans shall meet all submittal requirements and comply with the conditions of this Resolution, applicable City Codes, Regulations, Ordinances, and provide compliance with the adopted City Comprehensive Plan, as amended.
5. The Conditional Use Permit must be executed and processed through the office of the City Clerk within 90 days of its date of grant by the City Council or the permit shall become null and void.
6. The Applicant shall record in the Public Records of Lake County within 90 days of its date of approval by the City Council, a short-form version of this Conditional Use Permit as provided by the City or a form acceptable to the City, to provide notice to all interested parties, the assigns, successors and heirs of the developer/applicant and all future owners of the above-referenced property that the real property described above is subject to the terms and conditions of the Conditional Use Permit.
7. The food truck area shall be inspected by the Fire Marshal for life safety requirements and other fire code related issues in conjunction with the food truck operation.
8. The food truck area may be inspected by the City Building Inspector, and all building code violations must be corrected prior to operating the food trucks.
9. If any of the stated conditions are violated, the applicant understands and agrees that the City Council may revoke this Conditional Use Permit by resolution.
10. Should the food truck use cease operation for a period of greater than 60 days, a new Conditional Use Permit shall be required.
11. This permit shall become null and void if substantial work has not begun within two (2) years of the date of issuance of this Conditional Use Permit.



*CITY OF CLERMONT*  
**RESOLUTION NO. 2026-001R**

**SECTION 2: LAND USES AND SPECIFIC CONDITIONS**

1. This Conditional Use Permit is to allow for an open-air food truck establishment. The maximum number of food trucks at the site shall be one (1). The truck shall not be larger than 14 feet wide and 25 feet long.
2. The food truck will be required to comply with all City Codes and Regulations for grease and waste collection and elimination.
3. The hours of operation will be up to three (3) days a week, 11:00 AM to 10:00 PM.
4. No outdoor entertainment, loudspeakers or music shall be allowed.
5. All trash shall be disposed of in accordance with City Code.
6. All signs shall be consistent with the City’s sign code, as amended.
7. The property shall be developed in substantial accordance with the Preliminary Conceptual Site Plan prepared by Germana Engineering and Associates, LLC, with a date of October 23, 2025, as shown on “Exhibit A”. The conceptual plan submitted with the Conditional Use Permit application is not an approved site plan. Formal construction plans incorporating all conditions stated in this Permit shall be submitted for review and approved by the Site Review Committee prior to the issuance of a Zoning Clearance or other development permits. The site will be required to comply with the City’s Architectural Design Standards and Land Development Regulations, as amended.
8. If the parking at the site is deemed to be inadequate, the applicant agrees the City Council, at a public hearing, has the right to amend or revoke the Conditional Use Permit.
9. In lieu of the required twenty (20) foot landscape buffer along the southern perimeter of the site along SR 50, a reduced landscape buffer no less than ten (10) feet may be placed. All other Landscaping requirements shall be in accordance with City Code and Regulations, as amended.

**SECTION 3: CONFLICT**

All resolutions or parts of resolutions in conflict with any of the provisions of this Resolution are hereby repealed.

**SECTION 4: SEVERABILITY**

If any portion of this Resolution is declared invalid, the invalidated portion shall be severed from the remainder of the Resolution, and the remainder of the Resolution shall continue in full force and effect as if enacted without the invalidated portion, except in cases where such continued validity of the remainder would clearly and without doubt contradict or frustrate the intent of the Resolution as a whole.



*CITY OF CLERMONT*  
**RESOLUTION NO. 2026-001R**

**SECTION 5: ADMINISTRATIVE CORRECTION**

This Resolution may be re-numbered or re-lettered, and/or corrected for typographical and/or scrivener's errors which do not affect the intent of said resolution, as authorized by the City Manager or designee, without need of public hearing, by filing a corrected copy of same with the City Clerk.

**SECTION 6: PUBLICATION AND EFFECTIVE DATE**

This Resolution shall take effect immediately upon its adoption.



*CITY OF CLERMONT*  
**RESOLUTION NO. 2026-001R**

**DONE AND RESOLVED** by the City Council of the City of Clermont, Lake County, Florida, this 10<sup>th</sup> day of February 2026.

CITY OF CLERMONT

\_\_\_\_\_  
Tim Murry, Mayor

**ATTEST:**

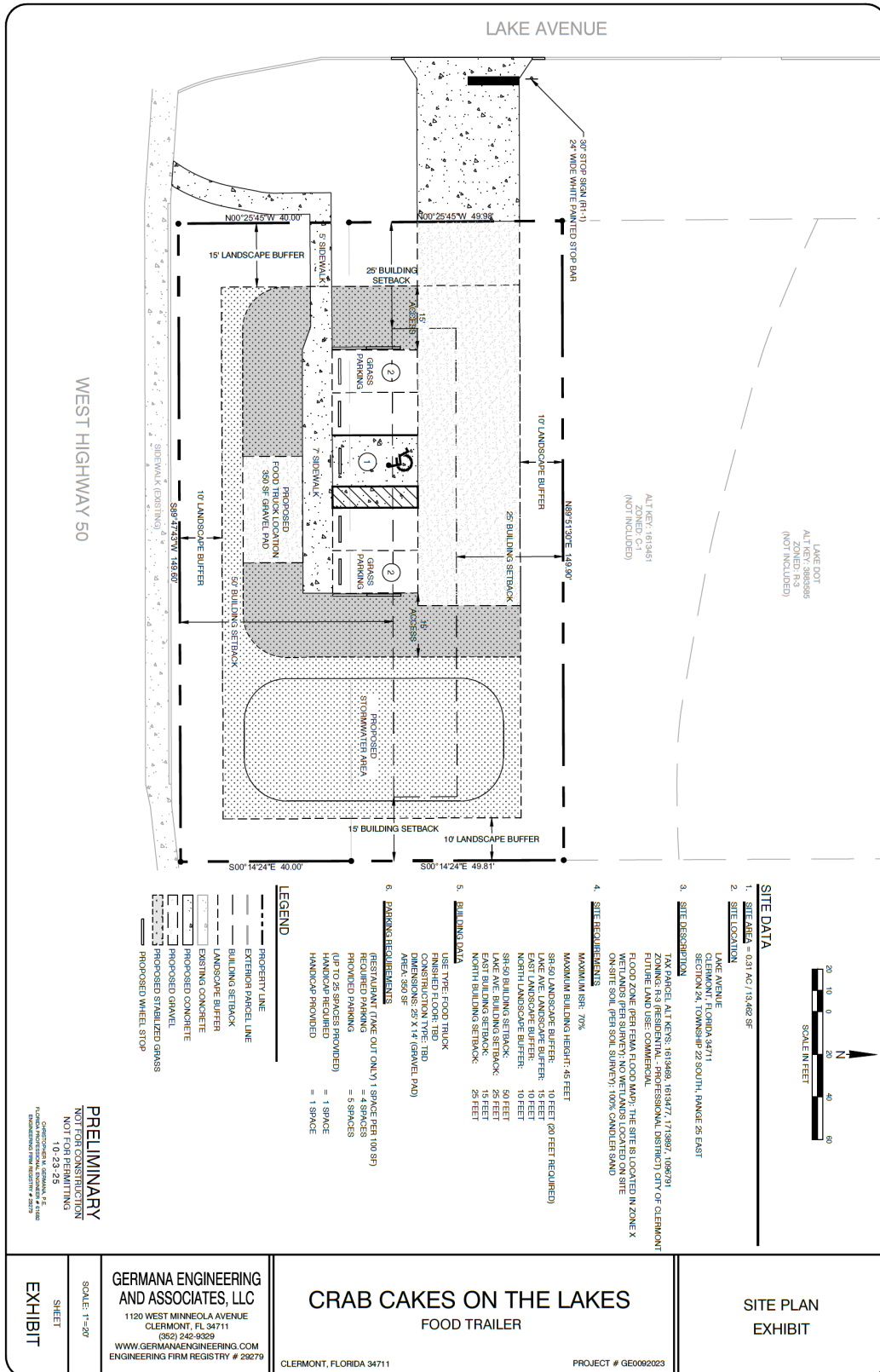
\_\_\_\_\_  
Tracy Ackroyd Howe, MMC  
City Clerk

Approved as to form and legality:

\_\_\_\_\_  
Christian W. Waugh, City Attorney

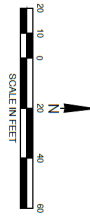
**CITY OF CLERMONT  
RESOLUTION NO. 2026-001R**

**Exhibit A – Preliminary Conceptual Site Plan**



LAKE DOT  
ALT KEY: 388385  
ZONED: R-3  
(NOT INCLUDED)

ALT KEY: 161948  
(NOT INCLUDED)



**SITE DATA**

1. SITE AREA - 0.31 AC / 13,482 SF
2. SITE LOCATION  
LAKE AVENUE  
CLERMONT, FLORIDA 34711  
SECTION 24, TOWNSHIP 22 SOUTH, RANGE 26 EAST
3. SITE DESCRIPTION  
TAX PARCEL ALT KEYS: 161948, 161947, 171897, 106979  
ZONING: R3 RESIDENTIAL - PROFESSIONAL DISTRICT CITY OF CLERMONT  
FUTURE LAND USE: COMMERCIAL  
FLOOD ZONE (PER FEMA FLOOD MAP): THE SITE IS LOCATED IN ZONE X  
RETURNS (PER SURVEY) MOVEMENTS LOCATED ON SITE  
ON THE SOIL (PER SOIL SAMPLES): 10% SAND/10% SILT
4. SITE REQUIREMENTS  
MAXIMUM BSR: 70%  
MAXIMUM BUILDING HEIGHT: 46 FEET  
SR-50 LANDSCAPE BUFFER: 10 FEET (20 FEET REQUIRED)  
EAST LANDSCAPE BUFFER: 10 FEET  
NORTH LANDSCAPE BUFFER: 10 FEET  
SR-50 BUILDING SETBACK: 50 FEET  
LAKE AVE. BUILDING SETBACK: 25 FEET  
EAST BUILDING SETBACK: 15 FEET  
NORTH BUILDING SETBACK: 25 FEET

**5. BUILDING DATA**

- USE TYPE: FOOD TRUCK  
FLOOR FINISH: 180  
CONSTRUCTION TYPE: TB0  
DIMENSIONS: 25' X 14' (GRAVEL PAD)  
AREA: 350 SF

**6. PARKING REQUIREMENTS**

- RESTAURANT (TAKE OUT ONLY) 1 SPACE PER 100 SF)  
PROVIDED PARKING = 4 SPACES  
UP TO 25 SPACES (PROVIDED)  
HANDICAP PROVIDED = 1 SPACE

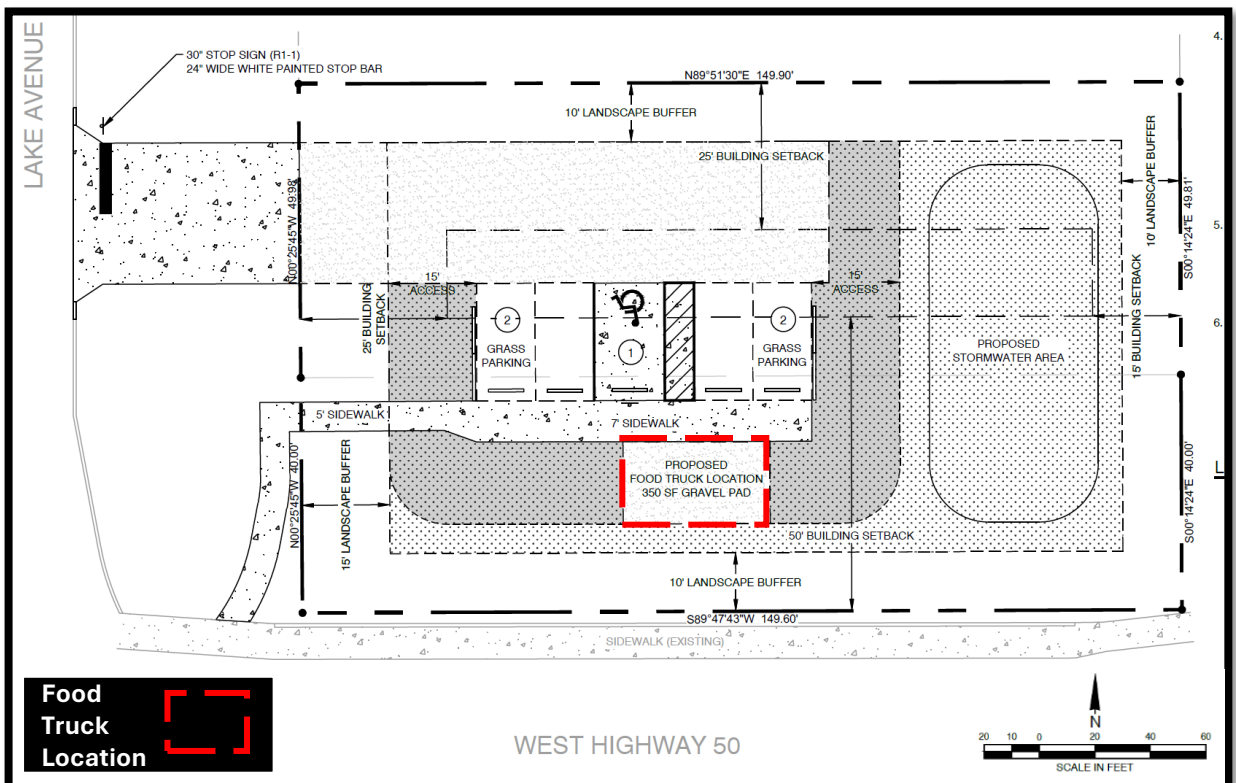
**LEGEND**

- PROPERTY LINE
- EXTENDED PARCEL LINE
- BUILDING SETBACK
- LANDSCAPE BUFFER
- DISTING CONCRETE
- PROPOSED CONCRETE
- PROPOSED GRAVEL
- PROPOSED STABILIZED GRASS
- PROPOSED WHEEL STOP

**PRELIMINARY**  
NOT FOR CONSTRUCTION  
NOI 10-23-25  
10-23-25  
CLERMONT, FLORIDA 34711  
EXHIBIT

<p><b>GERMANA ENGINEERING AND ASSOCIATES, LLC</b> 1120 WEST MINNEOLA AVENUE CLERMONT, FL 34711 (850) 242-9400 WWW.GERMANAENGINEERING.COM ENGINEERING FIRM REGISTRY # 29279</p>	<p><b>CRAB CAKES ON THE LAKES</b> FOOD TRAILER</p>	<p><b>SITE PLAN</b> EXHIBIT</p>
	<p>CLERMONT, FLORIDA 34711</p>	<p>PROJECT # GE0082023</p>

# CUP 2026-001R – Crab Cakes on The Lakes



# CUP 2026-001R – Crab Cakes on The Lakes

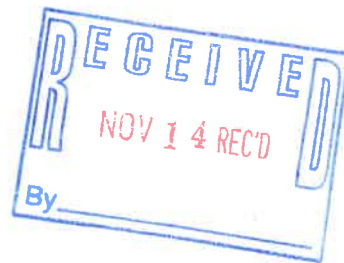


The pictures above show the existing berm running along SR 50 on the southern portion of the subject property.

The existing berm necessitates a reduced landscape buffer per the applicant's request.



CITY OF CLERMONT  
**CONDITIONAL USE PERMIT  
 APPLICATION**



<b>Date</b> October 22, 2025		<b>FEE: \$845 + cost of advertisement + cost of traffic review (if necessary)</b>		
<b>Project Name (if applicable)</b> CRAB CAKES ON THE LAKES FOOD TRAILER ON COMMERCIAL PROPERTY				
<b>Applicant</b> RICK RICHARDSON				
<b>Contact Person</b> RICK RICHARDSON, TOXI ROANE				
<b>Address</b> W. HWY 50 & LAKE AVENUE		<b>City</b> CLERMONT	<b>State</b> FL	<b>Zip</b> 34711
<b>Telephone</b> 973-464-4891				
<b>Email</b> rickrichardson1252@gmail.com				
<b>PROPERTY OWNER INFORMATION</b> <input checked="" type="checkbox"/> (Check box if owner information is same as applicant)				
<b>Property Owner Name</b> RICK RICHARDSON				
<b>Owner Address</b> 12819 COLONNADE CIRCLE		<b>City</b> CLERMONT	<b>State</b> FL	<b>Zip</b> 34711
<b>Telephone</b> 973-464-4891		<b>Email</b> rickrichardson1252@gmail.com		
<b>PROPERTY INFORMATION</b>				
<b>Address of Subject Property</b> State Road 50, Clermont, FL, Lake Avenue, Clermont, FL, and (2) Lots at W. Hwy 50, Clermont, FL 34711		<b>Alternate Key</b> 1096791, 1613469, 1613477, 1713897		<b>Zip</b> 34711
<b>General Location</b> Directly across from Clermont Medical Center on E. Highway 50; situated beyond sidewalk with railing on W. Highway 50 and Lake Avenue.				
<b>Legal Description &amp; Alternate Key (include copy of survey)</b> o CLERMONT E 80 FT OF LOT 3 BLK 60--LESS S 10 FT FOR SR 50 R/W--PB 8 PG 17 ORB 5456 PG 684 o CLERMONT LOT 2, BLK 60 PB 8 PG 17 ORB 5456 PG 717 o CLERMONT W 45 FT OF LOT 3 BLK 60--LESS S 10 FT FOR SR 50 R/W--PB 8 PG 17 ORB 5456 PG 717 o CLERMONT E 25 FT OF W 70 FT OF LOT 3 BLK 60--LESS S 10 FT FOR SR 50 R/W--PB 8 PG 17 ORB 5456 PG 717				
<b>Land Use (City verification required)</b> C-1 Light Commercial District				
<b>Zoning (City verification required)</b> Commercial C-1				



CITY OF CLERMONT  
CONDITIONAL USE PERMIT  
APPLICATION

Detailed Description of request (What are you proposing to do, and why is it appropriate for this location?) Attach additional page if necessary.

We propose to serve, as Take-Out Only, our signature 'Best Maryland Crab Cakes' from our food trailer at W. Highway 50 and Lake Avenue in Clermont. Our Crab Cakes are healthfully prepared by broiling and they are made fresh daily. Our trailer will operate solo on our property. The trailer is self-sufficient containing all required sinks, fresh- and waste-water tanks and has its own electrical supply. Our property is 13,500 sq ft (per Clermont records) and provides six (6) parking spaces that include one (1) disabled parking space. The location provides ease of access from Lake Avenue, Broome Street, and Juniata Street. Our project is appropriate for this location because it will provide easy access in an uncongested manner to the undeniably delicious Best Maryland Crab Cakes!

RICK RICHARDSON

Applicant Name (print)

Applicant Name (signature)

RICK RICHARDSON

Owner Name (print)

Owner Name (signature)

\*\*\*\*\*NOTICE\*\*\*\*\*

IF THIS APPLICATION IS SUBMITTED INCOMPLETE OR INACCURATE, IT WILL BE SUBJECT TO A DELAY ON PROCESSING AND WILL NOT BE SCHEDULED UNTIL CORRECTIONS ARE MADE.

City of Clermont  
Development Services Department  
685 W. Montrose St.  
P.O. Box 120219  
Clermont, FL 34712-0219  
(352) 394-4083 Fax: (352) 394 3542  
[Planning@clermontfl.org](mailto:Planning@clermontfl.org)

02/08/2024

<b>Account Number:</b>	526733
<b>Customer Name:</b>	City Of Clermont-Legals
<b>Customer Address:</b>	City of Clermont - LEGALS Po Box 120219 Clermont FL 34712-0219
<b>Contact Name:</b>	City of Clermont
<b>Contact Phone:</b>	352.394.4081
<b>Contact Email:</b>	
<b>PO Number:</b>	

<b>Date:</b>	12/15/2025
<b>Order Number:</b>	11921521
<b>Prepayment Amount:</b>	\$ 0.00

<b>Column Count:</b>	1.0000
<b>Line Count:</b>	54.0000
<b>Height in Inches:</b>	4.4800

**Print**

Product	#Insertions	Start - End	Category
LEE Daily Commercial	1	12/22/2025 - 12/22/2025	Govt Public Notices
LEE dailycommercial.com	1	12/22/2025 - 12/22/2025	Govt Public Notices

As an incentive for customers, we provide a discount off the total order cost equal to the 3.99% service fee if you pay with Cash/Check/ACH. Pay by Cash/Check/ACH and save!

Total Cash Order Confirmation Amount Due	\$87.32
Tax Amount	\$0.00
Service Fee 3.99%	\$3.48
Cash/Check/ACH Discount	-\$3.48
Payment Amount by Cash/Check/ACH	\$87.32
Payment Amount by Credit Card	\$90.80

<b>Order Confirmation Amount</b>	<b>\$87.32</b>
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## Ad Preview

### LEGAL NOTICE

On Tuesday, January 6th, 2026 at 6:30 PM the Clermont Planning & Zoning Commission will consider a request for a Conditional Use Permit (2026-001R) to allow for a food truck to operate on a vacant parcel located in the C-1 Light Commercial zoning district, at the following location:

#### LOCATION

Vacant parcel located at the north-east corner of Lake Ave and W Highway 50 intersection.  
(AK 1096791, 1613469, 1613477, and 1713897)  
.344 +/- Acres

All public meetings will be held in the Clermont City Hall, 1st floor Council Chambers located at 685 W. Montrose Street, Clermont, FL 34711.

This application is available for public inspection in the Development Services Department, Monday through Friday between the hours of 8:00 AM and 5:00 PM.

All interested parties will be given an opportunity to express their views on this matter.

Please be advised that, under State law, if you should decide to appeal a decision made with respect to this matter, you will need a record of the proceedings, and may need to ensure that a verbatim record is made. Persons with disabilities who need assistance should contact the City Clerk's office, (352) 241-7330, at least 48 hours prior to the public hearings.

**Tracy Ackroyd Howe, MMC**  
**City Clerk**

Daily Commercial  
December 22nd, 2025  
L 11921521 12/22/2025