

CITY OF CLERMONT
PLANNING AND ZONING COMMISSION
MINUTES
MAY 5, 2026

CALL TO ORDER

Acting Chair Entsuah called the meeting of the Planning and Zoning Commission to order on Tuesday, May 5, 2026, at 6:30 p.m.

MEMBERS PRESENT: Commissioner Tidona, Commissioner May, Acting Chair Entsuah, Commissioner Hoisington, and Commissioner Cramer

MEMBERS NOT PRESENT: Chair Colby and Vice-chair Niemiec

ALSO PRESENT: Development Services Director Curt Henschel, Planner Nicholas Gonzalez, Planner Justine Day, City Attorney Christian Waugh, and Planning Coordinator Rae Chidlow

PLEDGE OF ALLEGIANCE

MINUTES

MOTION TO APPROVE the April 7, 2026, Minutes of the Planning and Zoning Commission meeting as amended, made by Commissioner Cramer, seconded by Commissioner Hoisington. Motion passed 5-0.

REPORTS

Commissioner Tidona attended a joint meeting with the City Council and described it as productive and informative. He mentioned the meeting provided an opportunity to demonstrate how some of their questions help clarify agenda items and provide city leaders with additional information to support informed decision-making. He stated there was discussion of a forthcoming checklist intended to streamline and improve the review process. He shared an article about New York City's efforts to redesign portions of Park Avenue by expanding medians, widening sidewalks, adding greenery, benches, and potentially bike lanes to create a more pedestrian-friendly and walkable mixed-use environment. He presented as evidence that even long-established cities continue working to improve urban design and accessibility. He mentioned an article in Clermont Sun that reported that Clermont was identified as one of the nation's "burnout belts," citing long and stressful daily commutes that negatively affect mental well-being. He described worsening traffic congestion in the Orlando area, a commute that recently increased from 35 minutes to an hour and 40 minutes due to heavy traffic near John Young Parkway and State Road 50. He emphasized the need to address transportation and traffic flow challenges, possibly through local improvements or coordination with the Department of Transportation on measures such as traffic signal timing adjustments.

Commissioner May opened by wishing everyone a happy Cinco de Mayo and explained the historical significance of the holiday, noting that it commemorates the Mexican army's unlikely victory over French forces at the Battle of Puebla on May 5, 1862. She shared that she had been invited to attend an annual developers conference in Miami attended by approximately 300 to 400 people. She stated that the invite-only event, organized by the law firm Bilzin Sumberg,

focused on providing updates to developers about legislative developments in Tallahassee, including laws that have recently passed or failed. She stated she would provide a report from the conference at the next meeting. She thanked the City Council, staff, and participants for the recent workshop, describing it as a valuable and productive collaboration between the City Council and the Planning and Zoning Commission. She mentioned appreciation to City Attorney Christian Waugh for attending and contributing to the discussion.

Commissioner Hoisington stated that she also attended the meeting on the 21st and found it to be very valuable. She expressed appreciation to the City Council for organizing the gathering, and she is looking forward to receiving the proposed scorecard, which is expected to help guide and support decision-making by the Commission in future discussions. She concluded by wishing all mothers a happy Mother's Day.

Commissioner Cramer began by thanking the City Council for including the Planning and Zoning Commission in the recent workshop, emphasizing that participation in those discussions helps maintain alignment between boards and contributes to more informed decisions for the community. He voiced support for ongoing discussions regarding dark sky initiatives, noting that he has consistently supported such efforts. He described the initiative as a balanced approach that promotes safety, sustainability, and preservation of the city's character. He encouraged residents to participate in the Parks and Recreation survey available on the City of Clermont website, highlighting it as an important opportunity for community input that will help guide future investments and priorities.

Commissioner Entsuaah stated that he has no report.

NEW BUSINESS

Item No. 1 – Resolution No. 2026-011R – Mayamero Food Truck Conditional Use Permit

Planner Nicholas Gonzalez presented as follows:

The applicant, Rommel Rodulfo, is requesting a Conditional Use Permit to allow the operation of a mobile food dispensing vehicle (food truck) on an improved parcel designated within the C 2 General Commercial Zoning District. The proposed location is 477 E. Hwy 50, within the Sunoco/Texaco parking lot.

The applicant proposes to operate a single food truck, Mayamero, offering freshly prepared, authentic Venezuelan cuisine. The use is intended to provide the community with high quality, culturally diverse food options in a clean, safe and professionally operated mobile kitchen. The proposed hours of operation are seven days a week, 4:00 p.m. to 10:00 p.m. The applicant has provided written authorization from the property owner allowing the use of the property, including access to restroom facilities for patrons. The applicant will comply with all City regulations, Lake County Health Department and State licensing requirements and standards.

The food truck is proposed to be located on the east side of the property adjacent to the convenience store. The final location will be confirmed during site review to ensure compliance with all applicable building and fire safety codes. Additionally, the applicant has indicated that

the food truck will stay on the property overnight and would have a commissary to drop off waste.

Currently, there is an existing food truck operation approximately 800 feet to the west located at 300 East Hwy 50. This operation consists of 3 food trucks that are operated and housed on the property along with being stored on the property overnight. No documented complaints have been received by Code Enforcement, and this operation has been in existence since mid-2024. The proposed food truck use at 477 East Hwy 50 is very similar in nature and operation to the existing one at 300 East Hwy 50.

The City's Land Development Code does not identify food trucks as a permitted use within the C 2 General Commercial district. As such, Section 125 313 requires approval of a Conditional Use Permit for this type of operation. Although the C 2 General Commercial district permits restaurants and food establishments when conducted within an enclosed structure, staff finds that the proposed use is compatible with the district and would not be more objectionable than other permitted uses.

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. 2026-011R.

Sherri Brady, 1319 Anderson Street, stated that she has lived there for more than 30 years. She spoke in opposition to a proposed food truck in the neighborhood. She expressed concerns about loud music associated with the other food truck location on Highway 50. She feels the project would negatively impact the character of the area, which she described as still having a small-town feel in that area. Her concerns included increased pedestrian traffic crossing a busy street, traffic congestion, and safety issues. She also raised concerns about potential rodent problems and other quality-of-life impacts because of the project's proximity to nearby homes. She stated that she feels the development represents an invasion into the neighborhood and noted that recent construction of duplexes and similar projects has already begun changing the area's character. She emphasized that some longtime residents are trying to preserve the community where they raised their families and do not believe the proposed project would improve the neighborhood. She questioned how many similar businesses or developments might eventually be allowed if the current proposal is approved. She also mentioned concerns related to propane safety were briefly mentioned by her husband, who is certified in propane. He clarified that they were not opposed to small businesses in general but were concerned about the specific impacts on the neighborhood.

Robert Pohle, 1319 Anderson Street, spoke in opposition to the proposed food truck operation. He expressed concerns about increased traffic and safety, noting that both he and his wife had previously been involved in accidents while attempting to turn onto Anderson Street due to the area's heavy traffic. He argued that operating the business until 10:00 p.m. would further increase congestion and create additional safety risks, especially after dark. He stated that the

community already has food truck events and nearby dining options, and he questioned whether another location might be more appropriate for the business. He emphasized that he supports small businesses and had no personal issue with the owner. He shared concerns about the long-term impact on the neighborhood and asked if similar operations are eventually going to be approved. He also noted that the property already appears active, referencing parked vehicles, an RV, and a food truck already on-site, which gave him the impression that approval was expected before the public process concluded. He stated that as a licensed RV technician certified through the Florida Department of Agriculture and Consumer Services (FDACS), his concerns about regulating the propane systems used in food trucks, especially near a gas station. He warned about the risks associated with large propane tanks, open flames, and multiple food trucks operating in close proximity late at night. He feels the proposed location is not appropriate for this type of operation due to traffic, safety, neighborhood character, and potential future expansion concerns.

Commissioner Tidona expressed concerns regarding the proposed food truck operation, particularly related to traffic flow, pedestrian safety, and parking management. He stated he is not opposed to the business itself, but seeing the food truck already located on the property and concerns raised by nearby residents about people crossing Anderson Street and East Highway 50. He questioned how increased activity at the site could affect traffic patterns, and customer parking while waiting for food, potentially creating congestion and interfering with normal gas station operations. He emphasized that human behavior must be considered, such as customers leaving vehicles at fuel pumps while visiting the food truck, causing backups or traffic issues within the parking lot. He expressed support for the business owner's success, and the importance of monitoring the site carefully to ensure parking, traffic, and pedestrian safety issues do not get out of control as the business grows.

Commissioner May comparing this food truck to two previous food truck applications reviewed by the Commission but acknowledged that each case must be evaluated individually. She focused heavily on traffic circulation, parking, lighting, and operational consistency between applications. She asked for clarification about whether the food truck was already on-site and operational.

Mr. Gonzalez explained that Code Enforcement had informed the applicant they could not operate without obtaining a conditional use permit when located on another site. He stated that the truck had since been relocated to its current location but was not yet operational.

Commissioner May questioned the exact placement of the food truck on the property, particularly its proximity to the air pumps, which could create obstructions. She confirmed that the truck would remain parked on-site permanently during operating hours from 4:00 p.m. to 10:00 p.m. She questioned if the operation would be takeout only with no seating area provided.

Mr. Gonzalez stated that it would be takeout only.

Commissioner May asked about lighting.

Mr. Gonzalez stated that there would be lighting on the food truck and lighting provided by the gas station.

Commissioner May expressed concern that the available lighting may not be sufficient given the darkness of the site and expected vehicle movement at night. She asked if there would be any use of a generator.

Mr. Gonzalez confirmed the food truck would receive electricity from the convenience store rather than using a generator.

Commissioner May requested that this arrangement be formally included in the resolution and authorized by the property owner. She expressed concerns about parking requirements for this food truck compared to previous food truck approvals.

Mr. Gonzalez explained that this is an improved lot with an existing developed gas station with available parking. He stated that if parking problems become recurring or are significant, the city would retain the authority to amend or revoke the conditional use permit.

Commissioner May stressed that all food truck operations should be held to similar standards regarding parking and traffic impacts, especially if the business becomes highly successful and draws large crowds. She asked about grease removal procedures and trash.

Mr. Gonzalez confirmed that state commissary regulations would apply to waste management.

Commissioner May concluded by acknowledging residents' concerns about noise and traffic while noting that conditions prohibiting outdoor music had been added to the resolution.

Commissioner Cramer described the proposed food truck application as a relatively straightforward request and asked staff whether, under the city's proposed future ordinance changes, the application would still need to come before the Planning and Zoning Commission.

Mr. Gonzalez explained that under the ordinance expected to be presented in June, this type of food truck use would likely be permitted administratively through site review and would not require Planning and Zoning or City Council approval.

Commissioner Cramer noted the safeguards and conditions already included in the application, including compliance with fire marshal inspections, code enforcement requirements, waste handling regulations, restrictions prohibiting music and outdoor entertainment, and provisions allowing the conditional use permit to be amended or revoked if parking becomes inadequate. He also noted that the permit is tied to the property rather than the operator and would become void after 60 days of inactivity. He stated that nearby residents may find the proposal undesirable, the application appears to meet the required approval criteria established by the city.

Commissioner Hoisington questioned how increased customer activity could affect vehicles entering and exiting the gas station property, especially given the heavy traffic on the major roadway. She asked whether the gas station and food truck would operate during the same hours.

Mr. Gonzalez stated that he believed that the gas station closes at 8:00 p.m., while the food truck would continue operating until 10:00 p.m.

Commissioner Hoisington raised additional concerns about parking, customer circulation, and how people would access the site after the gas station closes. She mentioned the concerns of the nearby residents and the importance of making decisions in the best interests of Clermont but to also not hinder businesses coming into Clermont.

Acting Chair Entsuah asked where the applicant was previously located.

Mr. Gonzalez stated they were in Davenport near Little Caesars.

Commissioner Entsuah questioned the propane tank safety.

Mr. Gonzalez explained that is something that the Fire Department would question during site review.

Commissioner Entsuah suggested that the food truck align their operational hours to match the gas station hours. He raised concerns about nighttime activity and safety perceptions. He suggested that limiting or adjusting hours could help reduce safety concerns and improve neighborhood compatibility. He questioned how many parking spaces were available and how they would be allocated between gas station customers, food truck patrons, and employee or owner vehicles.

Mr. Gonzalez stated that staff and personal vehicles might occupy existing parking or grass areas, potentially reducing already limited capacity.

Commissioner Entsuah noted that previous food truck approvals had clearer, more defined parking arrangements and emphasized the need for consistency across cases.

Mr. Gonzalez responded that if parking is later found to be inadequate, the city could require adjustments through site review, including the possibility of adding gravel or expanded parking areas.

Commissioner Entsuah stated he is generally supportive of the concept from a zoning standpoint if it complies with city code, He recommended that the property owner should attend the hearings to better address operational and site-specific questions.

Commissioner May agreed that the property owner's absence limited the ability to fully address key concerns, particularly regarding use of the grassy area behind the gas station and how parking would be managed on-site. She raised concern that without clear designation, customers could end up parking in an unorganized manner, creating confusion and congestion. She noted that previous food truck approvals had clearer, more structured parking arrangements, which made those decisions easier to evaluate. She supported modifying the proposal so that the food truck's operating hours align with the gas station's hours, suggesting this could help reduce safety and nighttime activity concerns.

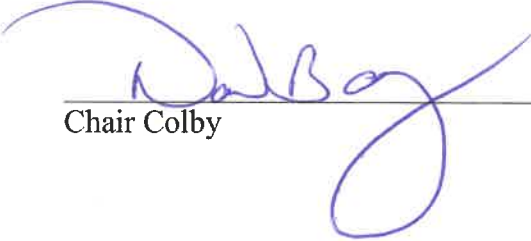
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MOTION TO RECOMMEND APPROVAL of Resolution No. 2026-011R Mayamero Food Truck Conditional Use Permit with the recommendation to change the operational hours to align with the gas station; Moved by Commissioner Cramer, Seconded by Commissioner Hoisington. Motion passed 4-1, with Commissioner May opposing.

DISCUSSION OF NON-AGENDA ITEMS

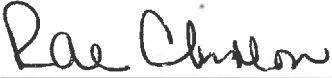
There were no discussions about non-agenda items.

ADJOURNMENT – 7:26 pm



Chair Colby

ATTEST:



Rae Chidlow