

CITY OF CLERMONT
PLANNING AND ZONING COMMISSION
MINUTES
June 2, 2026

CALL TO ORDER

Chair Colby called the meeting of the Planning and Zoning Commission to order on Tuesday, June 2, 2026, at 6:30 p.m.

MEMBERS PRESENT: Chair Colby, Commissioner Tidona, Commissioner May (by phone), Commissioner Niemiec, Commissioner Hoisington, and Commissioner Cramer

MEMBERS NOT PRESENT: Commissioner Entsua

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 May 5, 2026, Minutes of the Planning and Zoning Commission meeting as amended, made by Commissioner Cramer, seconded by Commissioner Hoisington. Motion passed 6-0.

REPORTS

Commissioner Tidona stated he would not be present for the July 7, 2026, Planning and Zoning Commission meeting.

Commissioner Niemiec had no reports.

Commissioner Cramer had no reports.

Commissioner Hoisington had no reports.

Commissioner May had no reports.

Chair Colby had no reports.

NEW BUSINESS

Item No. 1 – Ordinance No. 2026-014 – Mobile Food Dispensing Vehicles Land Development Code Amendment

Planner Nicholas Gonzalez presented as follows:

City staff is proposing an amendment to Chapter 125 of the Land Development Code to establish a clear review and approval process for Mobile Food Dispensing Vehicles (MFDVs), consistent with the requirements of Section 509.102, Florida Statutes.

In recent months, the City has experienced a significant increase in applications for food trucks and food trailers seeking approval through the Conditional Use Permit (CUP) process. At the direction of the City Council and City Manager's Office, staff has prepared a targeted amendment to formalize standards for MFDVs and to streamline the review pathway, reducing reliance on Conditional Use permits for routine mobile vending operations.

To ensure best practices and regional consistency, staff reviewed comparable ordinances from nearby municipalities, including the City of Maitland and City of Winter Springs. These references informed the development of the proposed ordinance language. Some main points within the ordinance are listed below:

1. Only one MFDV allowed on a non-residential property
2. May be temporary or permanent on the site
3. Requires notarized affidavit from property owner regarding authority to operate and restroom usage
4. Outdoor dining is prohibited and hours of operation are 7 AM to 10 PM
5. Certain setbacks from residential properties and existing restaurants

Staff is presenting this ordinance as a starting point of discussion for Mobile Food Dispensing Vehicles to be included in the Land Development Code. Staff is seeking guidance and direction on the proposed ordinance. Any conditions/changes will be presented to City Council for final consideration.

Commissioner Tidona expressed appreciation for the ordinance. He raised questions about the requirements limiting food trucks to four operating days per week, with no more than three consecutive days, and requiring a designated person in charge to be present during operations would be enforced. He asked who would police these items.

Mr. Gonzalez explained that compliance would be monitored through code enforcement rather than police involvement.

Commissioner Tidona discussed the requirement that food trucks be located at least 100 feet from single-family and duplex residences, noting that the regulations should remain flexible and could be amended in the future if the setback distance proves inadequate. He asked for clarification regarding signage restrictions. He asked whether the ordinance would apply to previously approved food truck locations.

Mr. Gonzalez indicated that existing approvals, particularly those granted through conditional use permits, would not be affected. He stated that the allowed signage would have to be within 10 feet of the vehicle.

Commissioner Tidona raised concerns about parking requirements.

Mr. Gonzalez stated that compliance would be reviewed through the site review process to ensure that any seating associated with a food truck operation is supported by the required number of parking spaces.

Commissioner Niemiec asked about lighting requirements for mobile food dispensing vehicle locations, during evening operating hours when visibility and public safety may become a concern. He noted that food trucks could operate until 10:00 p.m. and expressed concern about customers and passing vehicles in poorly lit conditions.

City Attorney Christian Waugh explained that lighting is considered during the site review process, particularly for permanent establishments on unimproved sites. He stated where site plans must address elements such as access, circulation, emergency routes, stormwater management, lighting, seating, parking, and ADA accessibility.

Mr. Gonzalez clarified that all sites must comply with the City's existing land development code requirements for lighting, including standards governing illumination at property lines.

Commissioner Niemiec suggested that a direct reference to the City's lighting code be included in the regulations to provide greater clarity and assurance regarding safety.

Commissioner Cramer expressed support for the proposed food truck ordinance, noting that he has advocated for such regulations for some time and is pleased to see a framework that establishes clear, objective standards for food truck operators and property owners. He is happy the ordinance will streamline the approval process, reducing reliance on conditional use permits and public hearings for food truck businesses. He asked about the rationale for the 100-foot setback requirement from existing restaurants.

Mr. Gonzalez stated that the distance was based on language used in other jurisdictions and could be adjusted if necessary.

Commissioner Cramer discussed the limitation of one food truck per property, viewing it to prevent excessive clustering of food trucks. He asked if there have been very many complaints about the existing food trucks.

Mr. Gonzalez stated that the City has not received any complaints or code violations regarding existing food truck operations.

Commissioner Cramer questioned if staff would be able to revoke approvals administratively if necessary.

Mr. Gonzalez confirmed that approvals could be revoked administratively at staff level when warranted.

Commissioner Cramer also expressed concern about the potential for food trucks in permanent locations to function as de facto restaurants without being subject to the same development standards as traditional restaurants.

Mr. Gonzalez acknowledged the concern and indicated that the issue may require future review.

Commissioner Cramer asked whether local restaurant owners, the Chamber of Commerce, or other stakeholders had been consulted during the drafting process.

Mr. Gonzalez explained that the ordinance was being presented first to the Planning and Zoning Commission for feedback and could be further vetted if deemed necessary.

Commissioner Hoisington noted that many of her questions have already been addressed. She asked about the requirement of the person in charge to be present whenever a mobile food dispensing vehicle is operating and questioned how such a provision could realistically be enforced. She raised concerns about how code enforcement would verify compliance, who would report violations, and whether food truck operators would have an opportunity to correct deficiencies through an appeal or compliance process before facing revocation of their privileges.

Mr. Gonzalez acknowledged that enforcement of this requirement would be challenging and clarified that compliance would generally fall under the responsibility of code enforcement.

City Attorney Christian Waugh explained that enforcement options could include notices of violation, fines, repeat violation findings, and recovery of investigation costs, particularly under the proposed updates to the City's code enforcement procedures.

Commissioner Hoisington emphasized the importance of ensuring that regulations included in the ordinance are practical and enforceable rather than merely aspirational.

Commissioner May praised staff for preparing a draft ordinance regulating food trucks but raised concerns about clarity and consistency throughout the document. She found the distinction between temporary and permanent food truck establishments unclear, noting that definitions, operational standards, seating requirements, parking rules, and site requirements appeared to overlap or were not clearly separated. She raised questions about whether operational restrictions such as hours (7:00 a.m. to 10:00 p.m.), limits on days of operation, paved surface requirements, and seating regulations applied equally to temporary and permanent establishments. She emphasized the importance of incorporating the community concerns, particularly regarding operating hours, safety, parking impacts, and compatibility with surrounding businesses. She also focused on outdoor seating, lighting, generators, noise, fumes, parking calculations based on seating capacity, landscaping buffers, and ensuring food trucks on shared commercial sites do not reduce required parking for existing businesses.

Mr. Gonzalez acknowledged several areas needing clarification, agreed to correct drafting errors and typos, and indicated that additional language could be added to improve consistency and define standards more clearly.

Commissioner Niemiec suggested that they workshop this item with City Council.

Mr. Gonzalez reviewed the key revisions and outstanding items for the proposed food truck ordinance. He stated that Commissioners identified several areas for potential updates, including adding a definition for temporary food truck operations, incorporating references to the city's lighting code, and strengthening parking requirements to ensure food truck operations on improved commercial properties do not reduce the parking needed for existing businesses. He

mentioned concerns about generators, noting that issues related to noise, fumes, and other impacts could be addressed through existing nuisance provisions. He added on whether the requirement for a responsible person to be present at mobile food dispensing vehicles should remain in the ordinance or be removed. He mentioned the Commissioners discussed the possibility of holding a workshop to further refine ordinance language and address remaining concerns before final adoption.

City Attorney Christian Waugh added that the Commissioners had concerns about the 600 square feet of concrete for food trucks. He stated they mention segregating the temporary and permanent sections for clarity.

Commissioner Hoisington questioned the hours of operation.

Mr. Gonzalez stated that the 7:00 AM to 10 PM operating hours are the normal business operating hours throughout the City. He stated that any other operating hours would require a conditional use permit. He stated that additional language can be added to allude to the operating hours if the existing business closes earlier.

MOTION TO RECOMMEND APPROVAL of Ordinance No. 2026-014 Mobile Food Dispensing Vehicles LDC to include consideration of all items listed during discussion; Moved by Commissioner Niemiec, Seconded by Commissioner Hoisington. Motion passed 6-0.

Item No. 2 – Ordinance No. 2026-021 – Hammock Pointe/Reserve Large-scale Comprehensive Plan Amendment

Item No. 3 – Ordinance No. 2026-022 – Hammock Pointe/Reserve 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 following a staff-initiated annexation. The approximately 88.5+/- acre property includes the Hammock Pointe and Hammock Reserve subdivisions, which are fully built out and contain 196 existing single-family homes. The parcel has already been platted, developed, and is receiving City wastewater services.

On October 28th, 2025, the City Council approved the annexation with the understanding that the appropriate future land use and zoning designations would be established at a later date in time. Staff is now proposing to complete the process.

The property is currently designated with the Urban Low Density Future Land Use Category under Lake County. This category allowed up to four (4) dwelling units per one (1) net acre, with the subdivisions being developed at 2.20 dwelling units per net acre. Under the City's requirements the compatible Future Land Use Category would be Low-Density Residential which allows for three (3) dwelling units per one (1) acre. The adjacent property to the East within the City is also designated as Low-Density Residential.

Both subdivisions are currently zoned (R-3) Medium Residential under Lake County which requires a minimum lot size of three (3) dwelling units per one (1) net acre, based on gross

acreage requirements. Existing lot sizes within the development vary, with the smallest lots measuring at 85 ft by 140 ft, or approximately 11,900 sq. ft. To ensure compliance with the land development regulations and maintain property rights, staff is recommending rezoning the entire property to the City's R-1 Single-Family Medium Density Residential District.

The proposed change to the City's Low Density Residential future land use is consistent with the Comprehensive Plan and aligns with the existing uses and land uses within the area. The proposed R-1 zoning district presents no conflicts and is compatible with the adjoining properties as required by the comprehensive plan.

Staff recommends approval of Ordinance No. 2026-021 and Ordinance No. 2026-022.

Karen Catron, 12436 Hammock Pointe Circle, expressed confusion and concern regarding the proposed land use and zoning designations for a residential area. She stated that staff had described the designation as low density, but the zoning classification referenced in city documents appeared to be R-1, which was described elsewhere as medium density residential. She highlighted a significant difference between low-density development standards, typically allowing approximately three units per acre, and medium-density standards, which could allow as many as eight to twelve units per acre. She raised concern that the proposed designation might represent a substantial increase from the property's current Lake County zoning and density allowances. She asked for clarification on whether the city's intent was simply to convert the property to a comparable city zoning category following annexation or whether the change would permit higher-density residential development on vacant or undeveloped parcels in the area.

Ms. Day clarified that the low-density residential future land use designation was intended to reflect existing development patterns and bring the property into compliance with city regulations rather than encourage redevelopment or increased residential density.

Ms. Catron questioned why the property was not being zoned as R-1-A, which appeared more consistent with a low-density designation.

Ms. Day explained that the R-1A zoning district has specific minimum lot size and frontage requirements, including a minimum frontage of 100 feet. She stated that several existing lots in the area have frontages of approximately 85 feet and applying the R-1-A classification would render those properties nonconforming under city code.

Richard Benedetto, 12428 Hammock Pointe Circle, spoke about his concerns about the possibility of higher-density residential development, particularly rental housing. His primary concern centered on the broader impacts of continued growth in the area. He questioned whether adequate studies had been completed to evaluate traffic, environmental effects, school capacity, utility infrastructure, stormwater management, and emergency services for new development. He raised concerns about existing traffic congestion, especially along State Road 50 and near local schools. He emphasized the need to understand how additional development could affect transportation and public services and asked whether further growth was anticipated beyond the currently discussed area. He acknowledged that the proposal appeared to be largely administrative, involving a transition from county to city jurisdiction, but urged officials to consider the cumulative impacts of growth on the community and its infrastructure.

Commissioner May clarified that the existing Lake County zoning designation allows single-family residential development at a density comparable to approximately four units per acre, while the proposed City of Clermont designation would transition the property to a low-density residential category with a lower maximum density of approximately three units per acre. She stated that the misunderstanding appeared to stem from the terminology used in the city's zoning code, where the R-1 district is labeled as "single-family medium density residential," despite the associated future land use designation reflecting lower-density development. She stated that she was comfortable with the proposal and supported approval of both items under consideration.

Commissioner Hoisington expressed support for moving forward with approval of the proposed items but emphasized the importance of addressing the concerns raised by members of the public before concluding the discussion.

Commissioner Cramer expressed support for the proposed amendment and explained that the amendment appeared to be a logical administrative step following the property's previous annexation into the city. He stated that the intent is to align the city's planning documents with the existing development on the ground. He emphasized that the proposal would not increase residential density and noted that the subdivision was already developed at approximately 2.2 dwelling units per acre which remains below the city's low-density residential threshold. He also explained that the amendment would not alter the neighborhood's character, including its home sizes, lot sizes, or overall development pattern. He stated that the change would provide consistency between county and city planning documents and reduce confusion associated with maintaining county land use designations on annexed property. He also highlighted the benefits of city residency including representation in local government and participation in municipal elections, and stated that city services such as police, fire, and emergency response were already being provided.

Commissioner Niemiec expressed support for the proposed annexation-related actions, emphasizing the advantages of being within the city rather than remaining under county jurisdiction. He stated that city residents generally have greater influence and a stronger voice in local decision making. He acknowledged a longstanding concern about overdevelopment but stated that the proposal appeared straightforward and did not raise those concerns.

Commissioner Tidona stated that the proposal would not increase the size of the previously approved Ivy Ridge development or allow higher-density residential development on nearby vacant land. He explained that any future proposals for higher-density development would require a separate review and approval process. He expressed support for the proposal and welcomed the affected residents to the city.

Chair Colby expressed empathy for residents who were unable to easily find the information they were seeking and emphasized that city staff are generally very responsive and accessible to the public. He encouraged residents to reach out directly to staff or visit their offices for assistance.

MOTION TO RECOMMEND APPROVAL of Ordinance No. 2026-021 Hammock Pointe/Reserve Large-scale Comprehensive Plan Amendment; Moved by Commissioner Niemiec, Seconded by Commissioner Cramer. Motion passed 6-0.

MOTION TO RECOMMEND APPROVAL of Ordinance No. 2026-022 Hammock Pointe/Reserve Rezoning; Moved by Commissioner Niemiec, Seconded by Commissioner May. Motion passed 6-0.

DISCUSSION OF NON-AGENDA ITEMS

Item No. 4 – Discussion of amending Section 101-212

City Attorney Christian Waugh discussed the proposed changes to Section 101-212.

Commissioner Niemiec suggested that they have a workshop to discuss the changes. Chair Colby stated that they do not have a full Commission present and it would be good to have a focus discussion.

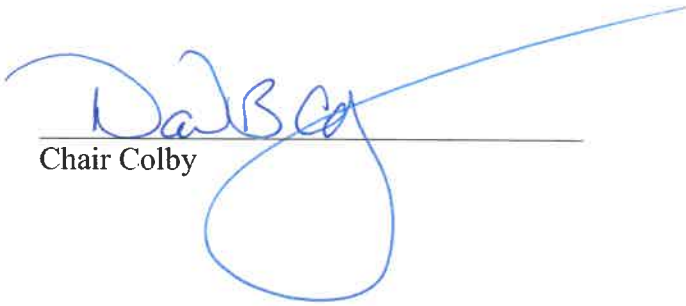
City Attorney Christian Waugh stated that the Commissioners could reach out individually to discuss with him.

Commissioner May stated she agreed with having further discussions.

Commissioner Tidona discussed concerns about proposed development regulations and their compatibility with existing state law, particularly referencing Florida Senate Bill 399 (SB 399). He expressed uncertainty about whether local development standards could still effectively guide or restrict how properties are developed, noting that state-level requirements may limit the ability to deny projects. He raised specific questions about whether site planning provisions could still be used to require infrastructure considerations such as wider roads or improved access for emergency vehicles, emphasizing the importance of ensuring public safety and adequate transportation access within new developments. He stated the implications of ongoing comprehensive plan updates and suggested that state legislation could significantly influence or constrain local planning authority. He expressed conditional support for the planning effort but cautioned that it may face significant legal and regulatory challenges under state law and urged preparedness for those constraints.

Chair Colby reminder Commissioners of the annual Form 1 being due by July 1.

ADJOURNMENT – 7:56 pm



Chair Colby

ATTEST:



Rae Chidlow