

**MINUTES  
TOWN OF LAKE CLARKE SHORES  
TOWN COUNCIL SITTING AS THE LOCAL PLANNING AGENCY  
SEPTEMBER 28, 2021**

*Immediately following the Second Public Hearing 2021/2022 Town Budget*

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**1. Call to Order**

Mayor Paul R. Shalhoub called the meeting to order at 6:46 p.m.

The following officials were present:

Paul R. Shalhoub, Mayor  
Robert M. W. Shalhoub, Vice Mayor  
Gregory Freebold, President Pro Tem  
Valentin Rodriguez, Jr., Council Member  
Albert Pavon, Council Member

**2. Public Hearing:**

- A. Presentation of Ordinance 2021-10 – Amending Policy 3.10.1 of the Land Use Element and adding Element 13. Property Rights

**ORDINANCE NO. 2021-10**

**AN ORDINANCE OF THE TOWN OF LAKE CLARKE SHORES, FLORIDA, APPROVING THE FOLLOWING AMENDMENTS TO THE TOWN OF LAKE CLARKE SHORES COMPREHENSIVE PLAN: (1) THE REVISION POLICY 3.10.1 TO THE LAND USE ELEMENT TO PROVIDE FOR IMPROVED TRANSITIONAL USES ON FOREST HILL BOULEVARD; AND (2) THE ADDITION OF COMPREHENSIVE PLAN ELEMENT 13 PROPERTY RIGHTS; PROVIDING FOR CONFLICTS, SEVERABILITY, CODIFICATION AND AN EFFECTIVE DATE.**

James P. Fleischmann, Land Research Management, Inc., noted amendment to 3.10.1 was made so that residential properties that have footage on Forest Hill Boulevard could be used as professional offices. He noted that this would affect the two parcels of land along Forest Hill Boulevard that are in the Single-Family District.

It was noted that this change would not prevent a single family home from being built on those properties, it just gives another option for the land. It was also noted that a site plan review would need to be done which could allow for further restrictions on what could be built.

Mr. Fleishmann noted that Element 13 – Property Rights Element was added due to changes made by State Legislation. He noted he took wording for the element directly from the statutes.

B. Audience Comments:

1. Emailed Questions/Comments
2. Written Questions/Comments

Dina Schmidt, 7227 Pine Tree Lane – noted that there should have been more opportunity for residents to speak during the meeting as most residents were opposed to anything but single family use for the lot at 6900 West Lake Drive.

Mr. Clark noted that this was only the first step. Comprehensive Plan amendments have to go to the State for review. The ordinance will then go back to the Town Council for second reading, with required notices for the meeting put in the local paper.

3. Verbal Questions/Comments

Hamid Faquir, 6911 Carissa Circle – noted that the 6900 West Lake Drive property abuts his backyard. He stated that since the house was demolished, the roadway noise is very loud. He asked if the Town would be able to do anything to keep the noise level down.

Mayor Shalhoub noted that having a wall between the professional office and residential properties could be one of the restrictions placed on the property during a site plan review. He noted that Mr. Faquire could make an appointment with Mr. Clark to discuss the current noise levels.

Mary Faquir, 6911 Carissa Circle – further discussed the noise levels since the house at 6900 West Lake Drive was demolished. She also noted that the trees on the property are intruding into her yard. She stated that they are wanting to install a fence along their property line, but the cost would be higher if the fence company would have to remove the trees first. She asked if the Town is responsible for removing the vegetation between the properties so that they can install the fence, since the Town owns the property.

Mayor Shalhoub noted that this should also be discussed this with Mr. Clark.

**Motion made by President Pro Tem Freebold to adjourn the Public Hearing portion of the meeting, seconded by Council Member Pavon; Motion approved (5-0).**

**3. LPA Hearing**

A. Town Council Sitting in as the Local Planning Agency (LPA) Comments:

No additional comments made at this time.

B. Motion to recommend approval of Ordinance 2021-10 to the Town Council.

**Motion made by President Pro Tem Freebold to recommend approval of Ordinance 2021-10 to the Town Council, seconded by Council Member Pavon; Motion approved (5-0).**

#### **4. Adjournment**

**Motion made by President Pro Tem Freebold to adjourn the Local Planning Agency Hearing at 7:09 PM, seconded by Council Member Pavon; Motion approved (5-0).**

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Paul. R. Shalhoub, Mayor

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Mary Pinkerman, Town Clerk