

**MINUTES
TOWN OF LAKE CLARKE SHORES
WORKSHOP
MARCH 16, 2023**

1. Call to Order

A. Vice Mayor Shalhoub called the meeting to order at 6:30 PM.

The following officials were present:

Robert M. W. Shalhoub, Vice Mayor
Gregory Freebold, President Pro Tem
Valentin Rodriguez, Jr., Council Member
Robert O. Gonzalez, Council Member

The following official was absent:

Paul R. Shalhoub, Mayor

B. Pledge of Allegiance

Vice Mayor Shalhoub led the Pledge of Allegiance.

2. Discussion on proposed Ordinance – Amending Chapter 125 “Zoning” regarding trailers

Vice Mayor Shalhoub welcomed everyone to the meeting. He noted that this is the second workshop on this issue and stated that the purpose of the workshop is to continue the open discussion on Section 125-767 of the Town Code of Ordinances.

Mr. Schoech noted the areas in Section 125-767 that need to be changed. He stated that the code needs to address certain requirements and clarify enforcement issues.

Mr. Lo Bello presented pictures taken of various trailers, boats, RVs, commercial vehicles and cargo trailers located within Town. He noted whether the items shown were in compliance with the code and if they were not in compliance, he explained what was wrong.

3. Audience Comments

The following audience members made comments or gave their opinions on parking in a carport or garage, the requirement for shielding from view with opaque fencing, the use of fencing or hedges in relationship to underground utilities, the use of DOT descriptions instead of using weights, the differences (or not) between cargo trailers, RVs and similarly shaped trailers, the number of work trucks and vans with markings of a business parked within Town and the need for contractors to have their state license number on the vehicle, the condition of the items that are parked or stored on the property, the total number allowed at one time on a property and about enforcing the current Town codes instead of making changes.

Jeff Shahin, 8121 Pine Tree Lane
Joe Lopez, 7130 Venetian Way
Timothy Daughtry, 1410 Keller Drive
Debbie Moody, 7510 Pine Tree Lane
Morty Miltiz, 7700 Pine Tree Lane
Louise Brandenburg, 1890 Carissa Road
Gerard Sanchez, 8360 West Lake Drive

4. Council Comments

Council Member Gonzalez put together a presentation on the subject. He noted that his presentation was not all inclusive, but a way to increase open discussion on the matter. He stated that some of the things in his presentation have already been discussed during the course of the workshop. He discussed issues regarding the length of trailers, screening, corners lots, classification of vehicles and signs on vehicles. He also discussed setback requirements and allowing a grace period for vehicles to come into compliance. He gave suggestions on how these issues could be handled.

Council Member Rodriguez – noted that residents have differing opinions on this issue. He stated that some residents do not feel that things need to change and some want changes made, some want boats and RV's to be screened and some do not have a problem seeing boats in their neighbor's yards. He noted that corner lots pose their own problems. He noted that it will be hard to come up with a code that will work.

President Pro Tem Freebold – discussed the issues with commercial vehicles and home based businesses. He noted that while the Town does allow home based businesses, the Town is not an industrial area and certain businesses should not be allowed to be operating out of homes. He noted the inconsistency in enforcing the Town's codes.

Mr. Schoech reminded everyone that the Town has a moratorium in effect to allow the Town time to make changes to the Code and in the meantime is not enforcing Section 125-767 of the Town's code. He also noted that there will be a grace period written in the code to give people time to comply.

Vice Mayor Shalhoub – noted the need to move forward and asked the Town Council for consensus so that Mr. Schoech could put the ordinance together, which will come before the residents Town Council before adopted:

Use DOT Class 3 classification for vehicles
RVs – limit 1 with maximum length 45'
Cargo/Utility trailers – less than 45' in length, no more than 1 of each type
Screening – screened from side and rear yards, not necessary from front yard
Location – behind front building line
Commercial vehicles – with or without signs will be ok as long as 1 ton or less and driven by person who lives in residence

There was further discussion on opaque screening and the number of boats, vessels and vessel trailers that should be allowed on a property at one time. There was also discussion on the number of commercial vehicles that should be parked on a property and what should be done with the items that can be seen from the water.

It was noted that the codes could always be changed after a certain amount of time if they do not work out as written.

Vice Mayor Shalhoub thanked everyone for their time and input in the matter.

5. Adjournment

The meeting ended at 8:34 PM.

,Mayor

Mary Pinkerman, Town Clerk