

**MINUTES  
TOWN OF LAKE CLARKE SHORES  
TOWN COUNCIL SITTING AS THE LOCAL PLANNING AGENCY (LPA)  
PUBLIC HEARING  
EVALUATION AND APPRAISAL REPORT (EAR)  
OCTOBER 17, 2006  
6:30 PM**

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**I. Meeting Called To Order**

Mayor Kelley called the LPA Hearing to order at 6:30 PM.

**A) The following members and officials were present:**

Mayor H. David Kelley, Jr.  
Vice Mayor Robert M. W. Shalhoub (arrived at 6:43 PM)  
President Pro Tem Malcolm Lewis  
Council Member Valentin Rodriguez, Jr.  
Council Member Thomas Mayes, Jr.  
Town Administrator Joann Hatton  
Town Clerk Jo Plyler  
Mary Pinkerman, Permit/License Supervisor  
Police Chief Wes Smith  
Attorney Charles Schoech

**II. PRESENTATION:**

**James P. Fleischmann, Land Research Management, Inc.**, advised that on August 23, 2006, the Florida Department of Community Affairs (DCA) approved the scoping issues and tasks contained in the Scope of Work presented to DCA on June 21, 2006. Mr. Fleischmann summarized the Evaluation and Appraisal (EAR) Report on the Comprehensive Plan that identified the following major issues addressed in the scoping letter:

- Redevelopment of Forest Hill Boulevard Corridor
- Annexation – Focus on areas to the North
- Infrastructure (Central Sewer limited to the Forest Hill Boulevard Corridor)

Mr. Fleischmann stated that upon the approval by the Town Council, the EAR report would be submitted to the (DCA) for approval. Upon (DCA)

approval, the report will be used as the basis for the mandated updating of the Town's Comprehensive Land Use Plan.

Mayor Kelley briefed the audience on the history of the Town's Comprehensive Plan and the procedures for evaluations and updates as mandated by the Florida Department of Community Affairs (DCA).

### **III. AUDIENCE COMMENTS:**

William Murphy, 1841 Evergreen Dr., questioned why the areas south of the Town were not included in the proposed annexation. Mayor Kelley responded that the southern areas have been pursued and that they have not shown any interest in annexation.

Panna Kulkarni, 1831 West Lake Drive, inquired on the future plans of sewer in the residential areas. Mr. Fleischmann responded that the infrastructure element of the EAR report is limited to a sewer system for the Forest Hill Boulevard Corridor.

John MacGregor, 8115 Pine Tree Lane, stated that the Town Council should not adopt the EAR report until there is input from the residents. Mr. Fleischmann and President Pro Tem Lewis responded that amendments would be made to the Comprehensive Plan over the next 12-18 months with Public Hearings scheduled for Town Council and resident input.

George Cariss, 6511 Lake Clarke Drive, expressed his opposition to a sewer along Forest Hill Boulevard to accommodate proposed restaurants, since restaurants are a haven for rats.

### **IV. TOWN COUNCIL SITTING AS THE LOCAL PLANNING AGENCY (LPA):**

Council Member Mayes questioned the availability for low and moderate income housing in the report. Mr. Fleischmann stated that this is currently in the Comprehensive Plan and no changes are being considered at this time.

President Pro Tem Lewis inquired on the status of the Ultimate Annexation Area Map. Mr. Fleischmann advised that the map would be revised according to Council direction.

President Pro Tem Lewis further requested that Mr. Fleischmann include the dates on all maps in the document.

Council Member Rodriguez requested that Mr. Fleischmann update the 2002 housing values data on pages 6 & 7, Attachment 2 of the EAR report.

Vice Mayor Shalhoub discussed the level of service for traffic and thanked Mr. Fleischmann for his work and efforts on the EAR project.

Mayor Kelley discussed the Florida Department of Transportation (FDOT) improvements that are proposed for Forest Hill Boulevard from Elmhurst Road to I-95.

**V. ADJOURNMENT:**

Vice Mayor Shalhoub made a motion to adjourn the meeting at 7:18 PM, seconded by Council Member Mayes; motion approved (5-0).

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H. David Kelley, Jr., Mayor

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Jo H. Plyler, Town Clerk

If an individual decides to appeal any decision made by the Town Council with respect to this meeting, a verbatim transcript may be required. If so, the individual should make provisions for a transcript to be made at the meeting. (Ref. F.S.S. 286.0105) Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting, please advise the town at least two (2) calendar days before the hearing by contacting Joann Hatton at (561) 964-1515, Ext. 12.