

SPECIAL MEETING
TOWN OF LAKE PLACID LOCAL PLANNING AGENCY/
BOARD OF ADJUSTMENT
JANUARY 28, 2008 5:00 P.M.

Chairman Hoz Compton called the January 28, 2008 meeting of the Town of Lake Placid Local Planning Agency/Board of Adjustment to order at 5:00 P.M. at Town Hall, 311 W. Interlake Boulevard, Lake Placid, Florida. A quorum was present.

ROLL CALL:

Chairman Hoz Compton
Commissioner Steve Bastardi
Commissioner Carol Smart
Commissioner Jack Edgemon

Town Clerk Arlene Tuck
Town Planner Sue BuChans

ABSENT:

Commissioner Ray Royce

APPROVAL OF AGENDA:

Commissioner Bastardi made a motion the agenda be approved with the addition of two items under Reports added: B. Discussion on Large Sign on U.S. Highway 27; and C. Discussion of proposed ordinance on lighting in Town; motion seconded by Commissioner Edgemon. On roll call, motion carried unanimously.

CONSENT AGENDA:

- A. Approval of Minutes – Commissioner Smart made a motion the minutes presented for the September 17, 2007 be approved; motion seconded by Commissioner Bastardi. On roll call, Commissioner Smart, Commissioner Bastardi and Chairman Compton voted yes; Commissioner Edgemon refrained from voting because he was not sworn in as a Commissioner at the September 17, 2007 meeting. Motion carried 3 to 0.

REPORTS:

- A. Officer Bonnie Pruitt – Code Enforcement – Not present
- B. Lighting Ordinance – Mrs. BuChans stated in the community she lived in they had a lighting ordinance for the Town. The ordinance would state the wattage to be used in business parking lots, how many lights, what kind of lights, etc. She asked the LPA if they would be interested in her pursuing one for the Town of Lake Placid. Commissioner Bastardi made a motion to recommend to Town Council they allow Mrs. BuChans to proceed with preparing and presenting an ordinance concerning lights within the Town limits; motion seconded by Commissioner Smart. On roll call, motion carried unanimously.
- C. Sign on U.S. Highway 27 – Mrs. BuChans stated the County has received an application for a variance to place a sign just north of the Town Limits (within the Town of Lake Placid Growth Management visioning area) for a sign in excess of 345 feet. The application is from the Church of Christ. The Town limits their size of signs to 32 feet. Commissioner Bastardi made a motion the Town Council recommend to the Highlands County Board of County Commissioners that the

application for the Church sign be denied and that the Lake Placid Growth Management Vision Plan be honored with respect to signs; motion seconded by Commissioner Smart.

PUBLIC HEARINGS:

- A. Ordinance No. 07-573 – Heartland Real Estate – Small Scale Comp. Plan – Mrs. BuChans stated the matter for consideration is for an Amendment to the Town of Lake Placid’s Future Land Use Map, previously adopted by Ordinance from Low Density Residential (LDR) to Commercial-General (CG) to allow for a paved parking area on the subject property. (Lots 1 and 2, of J.M. Andrews Addition, according to the plat thereof recorded in Plat Book 1, Page 106, of the Public Records of Highlands County, Florida). In addition, the applicant is also requesting a rezoning to C-2 Limited Commercial General (C-2). The subject property is located on East Hibiscus Street and has one hundred feet roadway frontage. The subject property is currently vacant and undeveloped.

The applicant would like to develop the property with a landscaped paved parking for Walgreen’s employees as well as any South Florida Community College staff and students functioning as an accessory use (parking area) to Walgreen’s site plan.

Mrs. BuChans stated staff recommends approval of applicant’s request to amend the Future Land Use Map to Commercial General based on the data and analysis presented.

Commissioner Bastardi made a motion to recommend approval to the Town Council subject to deed restrictions for parking only with PD overlay, covering matters of the Code and to include a legal pedestrian connectivity between the business being served and the parking lot; motion seconded by Commissioner Edgemon. On roll call, Commissioner Bastardi and Commissioner Edgemon voted yes, Commissioner Smart and Chairman Compton voted no. Motion failed 2 to 2.

- B. Ordinance 07-574 – Heartland Real Estate – Rezoning (Lots 1 & 2) – Mrs. BuChans stated the applicant is requesting a rezoning for the subject property described as Lots 1 and 2, of J.M. Andrews Addition, according to the plat thereof recorded in Plat Book 1, Page 106, of the Public Records of Highlands County, Florida from the Town of Lake Placid Single Family Residential (R1-A) zoning designation to Limited Commercial General (C-2) Zoning designation. The applicant’s intent is to construct a parking area on this lot.

Commissioner Bastardi made a motion to recommend to the Town Council that they deny this request; motion seconded by Commissioner Smart. On roll call, motion carried unanimously.

- C. Ordinance 07-575 – Heartland Real Estate – Small Scale Comp. Plan – (Lots 7 and 8, of Block 2, J.M. Andrews Subdivision, according to the Plat thereof recorded in Plat Book 1, Page 106A, of the Public Records of Highlands County, Florida – Mrs. BuChans stated the applicant is requesting an amendment to the Town of Lake Placid’s Future Land Use Map, previously adopted by Ordinance from Lot Density Residential (LDR) to Commercial-General (CG) to allow for a

paved parking area on the subject property. In addition, the applicant is also requesting a rezoning to C-2 Limited Commercial District.

Commissioner Bastardi made a motion to recommend to Town Council that the small scale future land use amendment from Low Density Residential to Commercial General be approved concurrent with the rezone, subject to a PD overlay being requested; motion seconded by Commissioner Edgemon. On roll call, Commissioner Bastardi, Commissioner Smart and Commissioner Edgemon voted yes; Chairman Compton voted no. Motion carried 3 to 1.

- D. Ordinance 07-576 – Heartland Real Estate – Rezoning (Lots 7 & 8) - Mrs. BuChans stated the applicant is requesting a rezoning for the subject property described as Lots 7 and 8, Block 2, J. M. Andrews Subdivision, according to the Plat thereof recorded in Plat Book 1, Page 106A, of the Public Records of Highlands County, Florida from the Town of Lake Placid Single Family Residential (R1-A) zoning designation to Limited Commercial General (C-2) zoning designation. The applicant’s intent on this lot is to construct a parking area and utilize the existing vacant structure as storage.

Commissioner Bastardi made a motion to recommend to Town Council that the rezone be approved for adoption concurrent with the small scale plan amendment to amend the Town zoning map from R1-A to C-2A and with a PD overlay; motion seconded by Commissioner Edgemon. On roll call, Commissioner Smart, Commissioner Edgemon and Commissioner Bastardi voted yes; Chairman Compton voted no. Motion carried 3 to 1.

Commissioner Bastardi made a motion the meeting adjourn; motion seconded by Commissioner Smart. Chairman Compton hearing no objections declared the meeting adjourned at 7:40 P.M.