

**REGULAR MEETING
TOWN OF LAKE PLACID GROWTH MANAGEMENT MEETING
FEBRUARY 6, 2007 4:00 P.M.**

Chairman Ray Royce called the regular meeting of the Town of Lake Placid Growth Management to order on Tuesday, February 6, 2007 at 4:00 P.M. A quorum was present.

ROLL CALL:

Chairman Ray Royce
Vice Chairman Lonnie Wells
Hoz Compton
Jim Clinard
Bert Harris

Town Clerk Arlene Tuck
Town Utility Director Gary Freeman
Town Planners Sue BuChans and Jim Polatty

Also present:

Council Member Debra Worley
Council Member Jim Waller
Council Member Bill Brantley
Council Member Charles Wilson

ABSENT:

Carolyn Phypers

Chairman Royce stated the South Group had done some revisions to their Development Guidelines they recently presented. Chairman Royce asked Richard Woodruff, of Wilson Miller, who represents the South Area, if he would like to bring the committee up to date on the changes.

Mr. Woodruff presented the revised Development Guidelines. Changes that were made are as follows:

Comprehensive Plan/Development Guidelines:

2. Net Density – 14 units changed to 12 units.

Development Type:

Industrial classification will be limited to the Highway 70 corridor.

Recreational Amenities:

1. Community parks was changed from 3.0 acres per 1,000 population to 5.0 acres per 1,000.
2. Elementary School site was changed from 15 acres to a minimum of 20 acres “usable”.

Water and Wastewater:

Mr. Woodruff stated the developers were not opposed to municipal systems, however central water and central sewer will be utilized if there is a lack of central system availability.

Land Development Approach:

Developments will utilize a PD Ordinance, however if the property is also zoned the present zoning can remain.

Open Space:

The Developers will not claim lakes for open spaces, however they will use manmade lakes for open spaces.

Development Clustering:

Changed 14 units per net acre to 12 units per net acre.

Annexation:

Mr. Woodruff stated the Developers had removed 5. from their report. Number 5 stated they would sign agreements to annex into the Town after County approval.

Mr. Woodruff had several of the developers present. He asked them if what he presented was their understanding. The Developers stated Mr. Woodruff’s report was their wishes.

Chairman Royce then asked Mr. Harris to present the latest vision of the Report of the Lake Placid Area Growth Management Committee. Mr. Harris had the report on a PowerPoint so everyone was able to review the Report.

A copy of the report has been attached to this report to be used for the following motions:

MOTION ONE:

Motion was made by Mr. Clinard to approve Article I of the report; motion seconded by Mr. Harris. On roll call, motion carried unanimously.

MOTION TWO:

Mr. Harris made a motion the report is not to be transmitted to the Town Council or Highlands County Commissioners until it is completely approved by the Committee; motion seconded by Mr. Clinard. On roll call, motion carried unanimously.

MOTION THREE:

Mr. Wells made a motion Article II 2.1 be approved as changed; motion seconded by Mr. Clinard. On roll call, motion carried unanimously.

MOTION FOUR:

Mr. Clinard made a motion Article II 2.2 be approved as written; motion seconded by Mr. Wells. On roll call, motion carried unanimously.

MOTION FIVE:

Mr. Compton had a motion Article II 2.5 be approved as written; motion seconded by Mr. Harris. On roll call, Mr. Harris, Mr. Compton and Mr. Clinard voted yes; Chairman Royce and Mr. Wells voted no. Motion carried 3 to 2.

MOTION SIX:

Mr. Harris made a motion to accept Article II as it has been amended; motion seconded by Mr. Compton. On roll call, Mr. Harris, Mr. Compton and Mr. Clinard voted yes; Chairman Royce and Mr. Wells voted no. Motion carried 3 to 2.

MOTION SEVEN:

Mr. Compton made a motion Article III. Vision – Basic Principles #8 state “Sewer shall be required for all residences of less than ¾ acres of land”; motion seconded by Mr. Harris. On roll call, Mr. Compton and Mr. Harris voted yes; Mr. Clinard, Mr. Wells and Chairman Royce voted no. Motion failed 2 to 3.

MOTION EIGHT:

Mr. Clinard made a motion Article III. Vision – Basic Principles #8 stated “Sewer shall be required for all residences of less than ½ acres of land”; motion seconded by Mr. Wells. On roll call, Mr. Clinard, Mr. Wells and Chairman Royce voted yes; Mr. Harris and Mr. Compton voted no. Motion carried 3 to 2.

MOTION NINE:

Mr. Clinard made a motion to accept Article III as amended; motion seconded by Mr. Wells. On roll call, motion carried unanimously.

Chairman Royce announced the next meeting of the Growth Management Committee will be February 20, 2007 at Town Hall at 4:00 P.M.

Mr. Harris made a motion the meeting adjourn; motion seconded by Mr. Clinard.
Chairman Royce hearing no objections declared the meeting adjourned at 7:45 P.M.

Revision 7 (6 Feb 2007)

**REPORT OF THE LAKE PLACID AREA
GROWTH MANAGEMENT COMMITTEE**

**ARTICLE I.
THE GROWTH MANAGEMENT COMMITTEE AND PROCESS**

Section 1.1. **Appointment.** The Lake Placid Area Growth Management Committee ("Committee") was co-appointed by the Town of Lake Placid ("Town"), and by the Highlands County Commission ("County"), for the purpose of recommending to both governments a growth management and development plan for the area. The Committee was given the latitude by both governments to develop its own scope and area of work.

Section 1.2. **Public Process.** The Committee held regular public meetings in the Lake Placid Municipal Building generally on the first and third Tuesdays of every month. The Highlands County Planning and Zoning staff provided staff and technical support. The Committee also met with the Lake Placid Town Council and the Highlands County Commission.

Section 1.3. **Public Meetings and Records.** The Committee met in full compliance with Florida's Sunshine Law, Chapter 286, *Florida Statutes*, and maintained public records according to Chapter 119, *Florida Statutes*. Accordingly, the Lake Placid Town Clerk published notice of the meetings, recorded the meetings electronically, and maintained minutes of the meetings. Additional public records were prepared and maintained by the County's Planning and Zoning staff.

Section 1.4. **Public Participation.** Members of the public regularly attended the meetings. Specific effort was made to include the affected landowners. The Committee encouraged the landowners involved to bring forward recommendations for managed development in their specific areas. Accordingly, the landowners formed groups representing the southern area (south of the Family Restaurant), northern area (north of the railroad overpass), and western area (west of US 27 and between the northern and southern areas). The respective areas are shown on Maps Numbered ____ . The landowner committees were not considered subject to Sunshine scrutiny and meeting, but were citizen groups bringing forth their own recommendations and opinions.

Section 1.5. **Recommendation.** The Committee joined by the landowners participating (see Exhibit ____) recommends that the Town of Lake Placid and the Highlands County Commission adopt the appropriate comprehensive plan amendments, ordinances and policies to effect the recommendations set out in this report.

ARTICLE II.

THE LAKE PLACID AREA VISION

Section 2.1. **Lake Placid Area Plan.** The Town and the County should adopt a comprehensive plan amendment constituting an Area Vision for the Lake Placid Area. The Area Vision should include generally the lands on the Lake Wales Ridge bounded approximately by the State Road 70 corridor to the south, and Josephine Creek to the north (“Area”). The specific Area is shown on the map attached as Exhibit ____ . The Area also includes existing platted development, including Placid Lakes, Leisure Lakes, Sun ‘N Lake Estates and Highlands Park due to their potential effect on the area roadway network.

Section 2.2. **Urban Service Area.** The Highlands County Commission should adopt a Lake Placid Urban Service Area, which should generally include the lands which are within the Area Vision. Placid Lakes, Leisure Lakes, Sun ‘N Lakes, Highlands Park Estates should not be included in the Urban Service Area.

Section 2.3. **Municipal Services.** Municipal services in the Lake Placid Area should ultimately be provided by the Town of Lake Placid, subject to the annexation standards set out below.

Section 2.4. **Infrastructure.** Off-site infrastructure serving private development within the Area – including roads, water, sanitary sewer, and other public facilities – shall be funded privately by developers according to concurrency law and fair-share contribution requirements. Less dense residential development should be encouraged by requiring them to fund less off site infrastructure . On site infrastructure shall be provided by the developer or land owner.

Section 2.5. **Annexation of Lands Developed for Urban Use.** Undeveloped lands being developed for urban and commercial use within the Lake Placid Area should be required to annex into the Town of Lake Placid. Accordingly, the Highlands County Commission should require execution, filing with the Town and County Clerks, and recordation in the County's Public Records of an annexation agreement as a prerequisite condition of all development orders or governmental actions leading to development for

other than agricultural use (zoning change, special exception, site plan, PD and PUD Ordinance, or plat). The Annexation Agreement shall provide for the Annexation of the subject lands after the land use has been vested and before the first Certificate of Occupancy (when contiguous). The Annexation Agreement shall also provide that once vested by county, annexation would not change the land use or zoning, without the consent of the property owner. Annexation may be accomplished in reasonable phases. If the land use or zoning is not transferred in at annexation, then and in that event, annexation will not be required.

Section 2.6. **Land Planning.** Several groups of landowners within the Area employed a land-planning firm to assist in the development of recommendations for the Lake Placid Area Plan. Said planners' work were submitted to and considered by the Committee in developing the Area vision. The landowners' planning process will address the development of the various neighborhoods according to the vision and principals herein set out. The Landowners have been asked to include in their plans, among other things, the following components: density, paths, roads, utility systems and corridors, landscaping, building heights, commercial areas, sign control, and the issues addressed in this document.

THIS WAS SAID TO SOME DEGREE IN 1.4. KEEP THIS IF WE ACTUALLY DO SOME PLANNING WITHIN THE AREA (COMMERCIAL NODES, DENSITY IN AREAS?).

Section 2.7. **Agricultural Lands.** Agricultural land use is encouraged in and around the Lake Placid Area. Owners of agricultural lands in or out of the Area retain the right to develop homes on five-acre parcels using septic tank and private well. Clustering of density should be allowed according to current county regulation. Lands remaining in Agricultural use should retain their green belt designation in order to preserve the character of the countryside and provide rural open space.

Section 2.8. **Development beyond the Urban Service Area.** Highlands County should require areas not within the Area to utilize innovative site designs and planning techniques, as discussed in Article III. Development outside the Area may be proposed at a more urban density, contingent upon the use of innovative planning techniques, provision of water, wastewater, recreation, transportation, and open space and the ability to create a self-sustaining community which does not result in a negative fiscal impact to the Town or County.

Section 2.9. **Joinder by Landowners.** The Landowners listed in the attached and incorporated composite exhibit join the committee's recommendation as herein set out and have executed Annexation Consents for annexation into the Town of Lake Placid

each upon specific terms. The Lands thereby committed should be addressed in and vested by the Lake Placid Area Comprehensive Plan Amendment

Section 2.10 **Other Landowners.** Landowners not joining this recommendation and not consenting to annexation should not be vested with the density and benefits of the Area Vision, but may seek comprehensive plan amendments according to law. To the greatest extent possible, lands should be deleted from the Urban Service Area if the owner declines to join this Area Plan.

Section 2.11. **Interlocal Agreement.** The Town and County should adopt an Interlocal Agreement adopting the Area Vision , the Urban Service Area, and the development standards as set forth herein.

Section 2.12. **Scheduled Review.** The Area Plan should be reviewed at least every ten (10) years. More frequent review based upon changes in the area is encouraged.

ARTICLE III.

THE VISION OF THE LAKE PLACID AREA

Section 3.1. **Vision.** The Committee recommends the adoption of the following vision for the development of the Lake Placid Area.

The Lake Placid Area Plan is adopted in recognition that this area of Highlands County; bounded on the east and west by the toe of the ridge, on the north by Josephine Creek, and on the south by the state road 70 corridor; is expected to experience significant development pressure over the next twenty years. This urbanization will be influenced by numerous internal and external factors, most of which are occurring in the South Florida area. This Area Plan is a proactive response to these forces. It represents a community initiative to shape the anticipated development into an organized and well-planned urban area.

VISION - BASIC PRINCIPLES

The Vision serves as guiding principles to convey the concept and intent for the objectives and policies of the Lake Placid Area. It contains ten (10) fundamental principles.

1. CHARACTER. The Lake Placid area should contain residential and related commercial development situated among 30 natural lakes, and the 15,000 acres of protected Lake Wales Ridge and wetland habitat (available for low impact public use), all linked by landscaped transportation corridors and paths to encourage a healthy lifestyle.

2. URBANIZATION. An efficient and highly desirable urban growth pattern requires a balance and interconnection of residential and nonresidential uses, a range of housing opportunities, and short trips between housing, employment, and shopping. The Lake Placid Area should develop at a residential density of no more than three dwelling units per gross acre.

3. TOWN OF LAKE PLACID. The Town of Lake Placid shall serve as the social, commercial, cultural, educational, and civic center of the area. The Town of Lake Placid shall provide urban services for the entire area (as the area annexes and becomes urbanized). When developed out of agricultural use, lands within the Urban Service Area shall be annexed into the Town, or included in a special tax district to fund the urban services until annexed.

4. UNITED STATES HIGHWAY 27. The US 27 corridor provides the primary access to and within the area and constitutes a major public resource to be protected and managed. Transportation efficiency and access management are desirable goals. There is a need for alternative transportation facilities (a transportation grid and pathways) to lessen the community's reliance on the US 27 corridor and to support urban growth. Additional transportation corridors should be studied as alternative transportation routes to U. S. 27.

5. MULTI-USE TRANSPORTATION CORRIDORS. A linked area wide path system for recreation and alternate transportation is required within and along designated rights-of-ways. This system should provide links between and within neighborhoods, the Town, and the public areas. Transportation corridors should be landscaped and have sign regulations.

6. MIXED USES. Mixing residential and non-residential uses, where appropriate, along with interconnectivity between neighborhoods and commercial areas will support more efficient transportation patterns in the area and help maintain the level of service on US 27. When mixed-use development is proposed, it should be focused on pedestrian connectivity to allow for reduction of automobile use

7. COMMUNITY CENTER. A community activity center is needed to help serve visitors and permanent residents of the area. The center should be constructed as a hurricane shelter.

8. ENVIRONMENTAL COORDINATION. Environmentally sensitive development is an enhancement to the quality of life. Provisions for the protection of the Lake Placid portion of the Lake Wales Ridge and the reforestation or naturalization of public lands and corridors shall be included.

9. AQUIFER PROTECTION. Much of the sector is an aquifer recharge area, which should be protected similar to other developed lands along the ridge. Sewer shall be required for all residences on less than one half of an acre of fee simple owned land. Existing homes and businesses should be required to hook up to sewer when the same is available according to state law, or Highlands County Code (whichever in the particular circumstance requires hook up the soonest).

10. LAKE PROTECTION. The area lakes are a major asset and shall above all be protected. Untreated runoff (from roads, parking, or anything else) will not be permitted. The reasonable beneficial use of the area lakes shall be equitably preserved and managed for all citizens. Sewer shall be required in new developments on or near the lakes.

11. AGRICULTURE. Agriculture is important to the area. The plan shall manage the transformation of agricultural and rural lands into urban use, and shall not tax agricultural lands beyond the Urban Service Area for the provision of urban services.