

**REGULAR MEETING
TOWN OF LAKE PLACID TOWN COUNCIL
FEBRUARY 13, 2006 5:30 P.M.**

Mayor John Holbrook called the regular meeting of the Town of Lake Placid Town Council to order on Monday, February 13, 2006 at 5:30 P.M. at Town Hall, 311 W. Interlake Boulevard, Lake Placid, Florida. A quorum was present. Rev. Tim Taylor of the Church of the Nazarene gave the invocation. Deta Waller and Ansley Stewart of Lake Placid Christian School led in the Pledge of Allegiance to the Flag.

ROLL CALL:

Mayor John Holbrook
Council Member Debra Worley
Council Member Charles Wilson
Council Member Bill Brantley
Council Member Jim Waller

Town Clerk Arlene Tuck
Town Attorney Bert Harris
Town Utility Director Gary Freeman
Town Police Chief Phil Williams

APPROVAL OF AGENDA:

Council Member Worley made a motion the agenda be approved; motion seconded by Council Member Brantley. On roll call, motion carried unanimously.

CONSENT AGENDA:

- A. Approval of Monthly Reports and Payment of Monthly Bills
- B. Approval of Minutes
- C. Approval of Amendment to Safety Manual

Council Member Waller made a motion the consent agenda be approved; motion seconded by Council Member Worley. On roll call, motion carried unanimously.

PRESENTATIONS:

- A. Ray Royce – Highlands County Days – Mr. Royce was not able to attend the meeting. However, Mrs. Tuck stated he wanted to invite the Council to attend the 1st Annual Highlands County Days in Tallahassee, Florida on March 30 and March 31, 2006. She stated the group from Highlands County would be meeting with Representative Denise Grimsley, Senator J.D. Alexander and Representative

Baxter Troutman. This is a special day for Highlands County to be recognized by the State.

- B. Horace Durrance – Engineer for Lake June Ball Fields – Mr. Durrance was running late. Therefore, Mrs. Tuck stated the Recreation Committee had plans and wanted to proceed with hiring an engineer for the Lake June Ball Fields Project. She stated Mr. Fox, the grant writer, stated the engineer cost would be covered by the grants from the State (FRHDP). Mrs. Tuck stated the committee would like to piggyback with the County. The County is working with Chastian and Skillman and that is who has been working with the Town’s Recreation Committee. Atty. Harris stated he was not sure if our Ordinance allowed engineer services to be piggy backed. Council Member Waller made a motion the Recreation Committee proceed with hiring the County’s engineer after Atty. Harris has determined the Town’s Code and the County allow it; motion seconded by Council Member Worley. On roll call, motion carried unanimously.

PUBLIC HEARINGS:

- A. Ordinance 05-483 – Robert Barger – Comp. Plan Amendment – The matter for consideration by the Town Council and the Local Planning Agency for the Town of Lake Placid, is an application by the Town of Lake Placid on behalf of Eduardo and Maritza Perez, John Haile, Timothy and Mary Pat Sheehan and Robert and Marlene Barger; with the property being located on the west side of U.S. Highway 27 for a Small Scale Future Land Use Map Amendment from the existing classification of Low Density Residential (LDR) to Residential Office (RO). Council Member Brantley made a motion Ordinance 05-483 be approved by reading of title only and adopted; motion seconded by Council Member Wilson. On roll call, motion carried unanimously.
- B. Ordinance No. 06-484 – Electrical Signs (1st Hearing) Council Member Brantley made a motion Ordinance No. 06-484 be approved on first hearing by reading of title only; motion seconded by Council Member Wilson. On roll call, motion carried unanimously.
- C. Ordinance No. 06-485 – Grand Opening Signs and Reader Boards (2nd Hearing) Council Member Waller made a motion Ordinance No. 06-485 be approved on seconded hearing by reading of title and adopted; motion seconded by Council Member Brantley. On roll call, motion carried unanimously.
- D. Ordinance 05-474 – Large Scale Comp. Plan (2nd hearing) (Gregory Arnone and Ken LeBlanc) Council Member Waller made a motion Ordinance 05-474 be approved on second hearing by reading of title only and adopted subject to Section 4. Effective Date. being changed to add “unless this Ordinance is repealed prior to that date.” at the end of the paragraph; motion seconded by Council Member Wilson. On roll call, motion carried unanimously.

- E. Ordinance No. 06-500 – Referendum – eliminating five-year borrowing period (1st hearing) The Clerk informed the Council she would like this Ordinance heard on February 20, 2006 and February 27, 2006. Council agreed.
- F. Site Plan Review – Century 21 Compton Realty – Mr. LaRue stated the applicant was requesting to construct a 1,600 square foot addition to an existing 3,750 square foot office building. Although this is a small increase in building size the Town regulations require a public hearing before the LPA and Town Council. The contemplated uses for the addition would be similar to the existing office uses with parking to be required at the “one per three hundred square feet ratio.”

Mr. LaRue stated his staff was recommending approval, along with the LPA, subject to: 1) Proposed 14-15% open space added along with landscaping as shown; 2) Parking sizes and aisle widths must meet town requirements; and 3) parking in rear must not be in violation of FAA standards.

Council Member Worley made a motion the site plan be approved subject to staff’s recommendations; motion seconded by Council Member Waller. On roll call, motion carried unanimously.

- G. Site Plan Review – Empirical Group, Inc. (Holiday Inn Express) Mr. LaRue stated the applicant was requesting a site plan review for a motel with a building footprint of approximately 11,981 square feet. The proposed structure will be located on South Lakeview Road. In February 2005, the applicant requested a variance from Section 4-25(g)(2) of the Town’s Land Development Code which regulates the C-1 Zoning District and more specifically the height of buildings. First, the applicant requested a variance to allow 4 stories instead of the required limit of 2 stories. Concurrently, the applicant requested to vary from the 35 feet height requirement to allow 40 feet in height. The LPA/Board of Adjustment granted this variance.

Mr. LaRue stated his staff, in the Staff Report did not recommend approval until several items were corrected. However, Mr. LaRue stated all corrections and additions have been made. Therefore, Staff would recommend approval of the site plan. Council Member Waller made a motion the site plan for Empirical Group, Inc. be approved; motion seconded by Council Member Worley. On roll call, motion carried unanimously.

- H. Economic Development Grant – CDBG – Scott Honkala – Mr. Corbett Alday of Guardian Community Resource Management, Inc. stated Mr. Honkala had applied for an ED grant and been approved. The grant is for \$550,000.00 and would be funded from the 2005 cycle. Mr. Alday stated this grant would be in connection with the Town. Council Member Worley made a motion the Town

proceed with the ED grant; motion seconded by Council Member Brantley. On roll call, motion carried unanimously

- I. Brownfields Resolution & Interlocal Agreement – Mrs. Tuck stated this Resolution and Interlocal Agreement was being presented again because the advertisement was found to be incorrect. Council Member Worley made a motion the Brownfields Resolution and Interlocal Agreement be approved; motion seconded by Council Member Wilson. On roll call, motion carried unanimously.

DEPARTMENT HEADS/MAYOR/COUNCIL MEMBERS:

A. Town Attorney:

1. Draft of Interlocal Agreement between County and Town for Planning – Atty. Harris stated he was waiting for the revised Contract from the County’s Attorney for Planning Services. Atty. Harris stated the contract had not changed. He stated it was up to the Council if they wanted to proceed with the County or interview one of the applications the Clerk had received. Mrs. Tuck stated she had received four applications.

The Council stated they felt applicants should have an option, if they choose, to hire their own planner, even if the Council goes with the County. Mr. Polatty, the County Planner, stated he would not have a problem with that policy as long as they could review the documents. Council Member Waller made a motion the Town contract with the Highlands County Planning Department for the Town’s planning services, subject to the Mayor reviewing the proposed contract to make sure it meets the desires of the Council; motion seconded by Council Member Worley. On roll call, motion carried unanimously.

Council Member Worley made a motion Atty. Harris draft an Ordinance to allow applicants to hire outside professional planners to expedite services, subject to the Town’s Planner being allowed to review all documents prior to submission to the Local Planning Agency/Board of Adjustment or Town Council; motion seconded by Council Member Waller. On roll call, motion carried unanimously.

2. Yamaha, Inc. Agreement – Atty. Harris presented a proposed settlement agreement between the Town of Lake Placid and Yamaha, Inc. concerning their digital sign. Council Member Waller made a motion the agreement be executed by the Mayor and forwarded on to Yamaha, Inc. for their consideration; motion seconded by Council Member Worley. On roll call, motion carried unanimously.

3. Resolution for Annexation – Lake Partner, Inc. – Atty. Harris stated Salvatore A. Schiafone, owner of All of Tract J, Placid Plaza, was asking for the property to be annexed into the Town. Council Member Worley made a motion the Resolution for Annexation be approved and the Clerk proceed with the advertisement and notices on this matter; motion seconded by Council Member Waller. On roll call, motion carried unanimously.

B. Planning Director:

1. Appointment of two LPA members – Mrs. Tuck stated the term of two current LPA members would expire on April 1, 2006. She stated one, Carol Smart, has advised her she would like to remain on the Board. Mr. Jon Andersen has advised Mrs. Tuck because of other obligations, he will not be able to remain on the Board. Mrs. Tuck informed the Council they will need to bring two names of potential members to the March 13, 2006 meeting.

C. Public Works Director:

1. Advertisement for Bid on paving roads – Mrs. Tuck stated Mr. Fulton was ready to proceed with the advertisement for Invitation to Bid on paving roads. Council Member Worley made a motion Mr. Fulton proceed with the advertising for bids for paving the roads the Council has designated; motion seconded by Council Member Brantley. On roll call, motion carried unanimously.
2. Robert Summers – Bike Paths – Mr. Summers, a member of Highlands Pedalers, asked the Council to please consider bike paths when they are working on the Growth Management for the Town. Mr. Summers stated bike paths were badly needed. Mr. Summers was informed he should be attending the Growth Management Meetings with his ideas.

D. Utility Director:

1. Approval of CDBG Administrator – Mr. Freeman informed the Council we had received three applications for CDBG Administrator. He stated Mrs. Tuck, Rachel Osborne and he had reviewed the applications. After reviewing and grading the applications, Guardian Community Resource Management, Inc. had received the most points for the position. Mr. Freeman states the review committee, therefore, was recommending Guardian for the position. Council Member Worley made a motion Guardian Community Resource Management, Inc. be approved as the CDBG Administrator of the ED Grant; motion seconded by Council Member Brantley. On roll call, motion carried unanimously.

2. Billing System Software bids – Mr. Freeman stated he would be having the Committee review the bids at a later date. He stated he had received 13 bids.
 3. Master Plan Update – Mr. Freeman stated he would like to have a workshop on the master plan update because of its importance to the Council and the Town. Council set Monday, March 27, 2006 at 5:30 P.M. as the date for the workshop.
- E. Police Chief/Code Enforcement – Chief Williams handed out several reports from the police department and code enforcement officer. He stated that at any time the Council wanted the Code Enforcement Officer to attend the meeting he would be glad to have her at the meeting.
- F. Town Clerk:
1. Contract with Municipal Code Corporation – Mrs. Tuck stated she would like the Town to consider working with Municipal Code Corporation for them to sell our Code Books and Land Development Books on line. She stated this would be no cost to the Town. If an individual wanted to purchase one of our Code Books or Land Development Books all they have to do is go to our web page, click on Municode and they can order a book. Council Member Worley made a motion the Town allow Municipal Code Corporation to sell our Code Books and Land Development Books on line; motion seconded by Council Member Wilson. On roll call, motion carried unanimously.
- G. Mayor/Council Members:
1. Council Member Worley – asked permission to be allowed to work with Jaead Lee at Lake Placid High School to select a student to apply for a \$2,000.00 scholarship from Ridge League of Cities and for the Council to vote to support this student by letter to the Ridge League. Council Member Worley made the motion for the request; motion seconded by Council Member Waller. On roll call, motion carried unanimously.

Council Member Waller made a motion the meeting adjourn; motion seconded by Council Member Brantley. Mayor Holbrook hearing no objections declared the meeting adjourned at 8:45 P.M.