

Date: March 17, 2008  
To: Arlene Tuck, Town Clerk  
From: Susan BuChans, Town Planner  
Re: **Growth Management Committee Minutes – March 17, 2007**

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Arlene,

Below are my motion minutes.

Regards,  
Sue

**TOWN OF LAKE PLACID GROWTH MANAGEMENT COMMITTEE  
SPECIAL COMMITTEE MEETING  
March 17, 2008 4:00 P.M.**

There was not a quorum. Mr. Harris connected Ms. Phyphers by telephone and she joined via speaker phone.

Vice-Chairman Lonnie Wells called the Special Meeting of the Town of Lake Placid Growth Management Committee (GMC) to order on Tuesday, March 17, 2008 at 4:15 P.M. at Town Hall, 311 W. Interlake Boulevard, Lake Placid, Florida. A quorum was present.

ROLL CALL: all present  
Vice Chairman Lonnie Wells  
Hoz Compton  
Carolyn Phyphers  
Bert Harris

Town Planner(s) – Jim Polatty  
Sue BuChans

**AGENDA:**

Mr. Polatty went over the Department of Community Affairs (DCA's) Statement of Intent (SOI) that was issued on Highlands County Lake Placid Urban Growth Boundary, Objective 14. A County *Response* was prepared for many of the items in the SOI with the intent that if approved by the GMC, staff would present these *Responses* to DCA as solutions to the SOIs. Mr. Richard Woodruff of WilsonMiller and Mr. Augie Fragala of Powel, Fragala & Associates assisted the County in preparing the *Responses* to the SOI.

**DISCUSSION:**

Two issues to address with the GMC:

1. Delete some areas on the maps that are not contiguous.  
The GMC can either
  - a. expand area out to include these areas, or
  - b. remove them
2. Delete Lykes property in the northern area of the boundary. Can also delete other areas that area already urban. Grigsby property can be removed. It has been annexed into the Town.

RECESS AT 5:20 PM

RE-ADJOURNED AT 5:35 PM Ms. Phyphers was able to join the meeting in person.

Mr. Woodruff distributed a handout that pertained to transfer Clustering and Transfer of Density. A presentation was made explaining his text and diagrams.

To summarize, at this point the GMC did not want to begin removing property from the Boundary. Nor did they want to accept the SOI *Responses* prepared by staff/consultants and have these presented to the DCA staff as solutions to specific SOI comments.

Mr. Polatty and Mr. Woodruff said there were 2/3 big issues to address with Secretary Pellam.

1. The total boundary area needs to be 10 years and contiguous.
2. Support the needs analysis of 10 years of population growth.
3. The 10 years of growth is to be financially feasible. Include a 10 – Year Capital Financial Strategy.

#### MOTIONS:

On a motion by Mr. Bert Harris and a second by Ms. Carolyn Phypers:

1. Recommend a public hearing and to be heard by June 30, 2008.
2. Recommend that mediation be held by May 31, 2008.
3. Report to DCA that we are working on a response to address the many technical issues raised in the SOI.
4. Ask Secretary Pelham if he will consider an Urban Service Boundary (with administrative relief) in about the size submitted with a revised phased development plan?

After much discussion:

On a motion by Mr. Harris and a second by Ms. Phypers the board unanimously voted to delete number one and number two of Mr. Harris's original motion.

#### ADJOURNMENT

On a motion, the meeting adjourned at 7:50 PM.