

**RECONVENED
TOWN OF LAKE PLACID LOCAL PLANNING AGENCY/
BOARD OF ADJUSTMENT
APRIL 17, 2007 5:00 P.M.**

Chairman Compton reconvened the Town of Lake Placid Local Planning Agency/Board of Adjustment meeting of Monday, April 16, 2007 on Tuesday, April 17, 2007 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 Ray Royce
Commissioner Steve Bastardi
Commissioner Carol Smart
Commissioner Richard McConnell

Town Clerk Arlene Tuck
Town Attorney Bert Harris
Town Planner Sue BuChans
Town Utility Director Gary Freeman

APPROVAL OF AGENDA:

Chairman Compton stated he would like to make one change in the agenda and that is to allow the Trails & Paths Committee to go first on the agenda. Commissioner McConnell made a motion the agenda be approved with the stated change; motion seconded by Commissioner Smart. On roll call, motion carried unanimously.

PUBLIC HEARINGS:

- F. Trails & Paths – Mrs. BuChans introduced Mr. Merritt O’Brien who has been chairing a subcommittee of the Town of Lake Placid Growth Management Committee for Trails and Paths. Mr. O’Brien informed the LPA the Committee’s directions were to come up with a proposed draft of trails and paths map. Mr. O’Brien showed the LPA what the committee was proposing and asked Mrs. BuChans to explain the concepts. Mrs. BuChans pointed out the different paths, crossings, starting points and golf cart area. She stated the State of Florida allows golf carts on public roads, but the community has to have an ordinance designating the area a golf cart community. Mr. Robert Summers, a member of the Trails and Paths Committee, stated he was not for the golf carts and would like to see them taken out. Commissioner Bastardi made a motion the Trails and Paths Subcommittee’s proposed draft of the trails and paths map be presented to the Town Council for their approval, subject to the deletion of the golf cart areas; motion seconded by Commissioner McConnell. On roll call, motion carried unanimously.

- G. Ordinance 07-545 – Large Scale Comp. Plan – Alan Grigsby – Mrs. BuChans stated the applicant is requesting an amendment to the Future Land Use Map (FLUM) to redesignate approximately 375.07 acres from Highlands County Agricultural (AG) and Low Density Residential (LDR) and the Town of Lake Placid Agricultural/Residential (AR) to Town of Lake Placid Medium Density

Residential (MDR). The majority of the project site is currently under the jurisdiction of Highlands County and is concurrently petitioning to be annexed into the Town of Lake Placid. The applicant intends to develop the property to accommodate the proposed project known as the Grigsby Community. The proposed land use category for the site is Medium Density Residential and allows a gross density of 12 dwelling units per acre and a commercial intensity of 0.35-floor area ratio (FAR), which would translate to 4,106 dwelling units and 501,593 sq. ft. of commercial use. The applicant voluntarily limits the residential to an overall density of 2.75 dwelling units per acre and reduces the commercial intensity to 0.05 FAR on the site. Thus, the overall density of 2.75 and a commercial intensity of 0.05 FAR translates to 941 residential dwelling units and 68,000 sq. ft. of commercial use planned for the subject property.

The project site is mixture of proposed uses. The proposed project site consist of 13.2 acres of office/commercial use, 427 units of high density attached/detached residential units at a density of 7 dwelling units per acre, 398 units of medium density residential attached/detached dwelling units at a density of 4 dwelling units per acre, 117 dwelling units of low density detached residential dwelling units, and 12.3 acres of preserve. The applicant could have 4,106 residential units proposed but has limited himself to 942 based upon 2.75 density. New roadway connections are planned to support the proposed development.

Commissioner Royce made a motion to recommend to Town Council approval to transmit to DCA for the required State of Florida review of the large scale Comprehensive Plan amendment to amend the Future Land Use Map from Highlands County Agriculture (AU) and Low Density Residential (LDR) and Lake Placid Agriculture/Residential (AR) to Medium Density Residential (MDR) with the following conditions:

1. Developer shall enter into a Capacity Agreement with the Town for the surrender of certain water rights to the Town; the provision by the Town of potable water and wastewater service to the Development; and the Developer's payment of the System Development. The Agreement shall be secured by Bond or Certificate of Deposit or other means as approved by the Town Attorney.
2. The residential property shall be capped at 942 residential units.
3. The commercial property shall be capped at 20% FAR, plus any other governmental use, school board use or public use uncapped.
4. The zoning for this project will be a PD overlay and will be made a part of this Comprehensive Plan Amendment.
5. Property shall be served by municipal water and wastewater.
6. The applicant shall provide staff with a CIE for the property.

Motion seconded by Commissioner McConnell. On roll call, Commissioner McConnell, Commissioner Royce, Commissioner Smart and Chairman Compton voted yes; Commissioner Bastardi voted no. Motion carried 4 to 1.

H. Ordinance 07-546 – PD – Alan Grigsby – Mrs. BuChans stated the applicant is requesting a rezoning for his property described from Highlands County Agricultural (AU), Residential District (R1-A), Mobile Home Park (M-2) and

Lake Placid Agricultural/Residential (A-1) to Single-Family Dwelling District PD overlay (R-1/PD), Two-Family Dwelling District PD overlay (R-2A/PD), Multifamily Dwelling District PD overlay (R-2/PD), and Professional Commercial District PD overlay (C-2A/PD) zoning districts. Under the Agricultural zoning, development is limited. Agricultural uses, restricted residential development and limited semi-public and recreational uses are currently permitted. The Residential District is intended to be single-family ranging from 4 du/ac to 8-du/ac density. Mobile home parks allow the establishment of mobile home parks where mobile homes are placed on rental spaces and/or allowed for single-family uses.

The total acreage of this property is approximately 375.01 acres. It is being petitioned to be annexed concurrently with rezoning and plan amendment request. Presently, the subject property is under citrus cultivation, with a small amount of frontage on Lake June.

Commissioner Royce made a motion to recommend approval to the Town Council that the rezone to amend the Town zoning map from Agriculture (AU), Mobile Home Park (M-2), Residential District (R1-A), to R-1/PD, R-2A/PD, R-2/PD and C-2A/Development Order (DO) to implement and coordinate with the conditions contained in the Comprehensive Plan amendment. This DO shall include detailed zoning district conditions that include permitted uses, setbacks, and all other zoning conditions, preferably based on an existing district and shall be considered for adoption concurrent with the Large Scale Comprehensive Plan amendment, and subject to the changes made to the proposed PD Ordinance; motion seconded by Commissioner Bastardi. On roll call, motion carried unanimously.

- I. Ordinance 07-552 – Large Scale Comp. Plan Text – Commissioner Royce made a motion to recommend approval to the Town Council of the proposed amendments to the text of the adopted Comprehensive Plan; motion seconded by Commissioner Smart. On roll call, motion carried unanimously.
- J. Heartland Family Homes Corp. – Variance – Mrs. BuChans stated the applicant, Riley Tucker, is requesting a variance to 154-21.R1-A Single-Family Dwelling District from the lot width requirement of 70 feet to 62 feet and the minimum living area requirement of 1,500 square feet of living area to 1,216 square feet of living area for each lot, for the following described property: Lots 7 and 8, Block 14, of Second Resubivision of Hoffman’s Grove, according to the plat as recorded in Plat Book 1, Page 96, of the Public Records of Highlands County, Florida. Commissioner Royce made a motion the variance request of 8 feet reduction to lot width, 284 feet reduction to the minimum living area, and two or more lots owned by same owner may be divided parcels and have a single family structure on each parcel be approved by the Board of Adjustment; motion seconded by Commissioner Smart. On roll call, motion carried unanimously.
- K. Staff Reports – Mrs. BuChans asked for permission from the Local Planning Agency/Board of Adjustment to be able to revise her staff reports after the LPA has reviewed them to make whatever corrections and/or additions the LPA recommends and to present a clean copy to the Town Council. Commissioner

Royce made the motion to grant Mrs. BuChans' request; motion seconded by Commissioner Bastardi. On roll call, motion carried unanimously.

- L. Dr. Jere Creed – Plat Review – Mrs. BuChans stated she was requesting a postponement of this matter due to the fact she did not receive the plat in time for her review prior to the meeting. Mrs. Pam Karlson, Attorney, representing Dr. Creed asked if the Board would consider reviewing the plat with Dr. Creed's engineer, Kennedy & Lynch. Jeff Kennedy explained that the only changes made were minor. One was the entrance road had been eliminated and the entrance road now exited onto Alderman Drive. Commissioner Bastardi made a motion the Board recommend approval to the Town Council subject to the Town's planning department reviewing the revised plat prior to it being presented to the Town Council; motion seconded by Commissioner McConnell. On roll call, motion carried unanimously.
- M. Bill Klohn/McCaun – Mrs. BuChans stated Mr. Klohn, representing Patrice McCaun, was requesting the Board approve the site plan he was presenting. Mrs. BuChans stated the old site plan listed the property as for Office and Office Space use and so did the Development Order, which had been recorded. Mrs. BuChans stated Mr. Klohn, Mrs. Tuck and she had listened to the tapes of the meeting and the motion was made for retail/office use with no food service allowed. She stated Mrs. Tuck had amended the Development Order to reflect what was stated in the motion. Mrs. Tuck stated she wanted the Board to be aware of the situation. Mrs. BuChans and Mr. Polatty stated the site plan needed to be revisited because of the face of the plan stating it was for office and office storage. Mr. Klohn asked that this matter be withdrawn and left as is.
- N. William Klohn – Tower Plaza – Site Plan Amendment – Mrs. BuChans stated Mr. Klohn was asking for a revised site plan for his commercial development on Tower Street. The applicant relied on each commercial unit to be providing parking at retail standards (1 per 300' square feet) for a portion of the condominium space while allocating storage space (1 per 500' square feet) for the remainder of each unit. If the parking is to be calculated purely as retail, then the parking shown on the site plan is not adequate. Mrs. BuChans stated the LPA's recommendation for approval is based on the following:

- 1. Parking shown at 59 spaces would be adequate if easements or similar covenants were enacted to assure that the storage space combined with each retail area for the commercial condominiums would remain that way in the future. As an explanation, the storage area is to be for each individual owner not considered as rentable warehouse space.
- 2. While open space was increased from the original plan, it is required that the new rear area allocated for that purpose would have appropriate landscaping and a sprinkler system.
- 3. All parking spaces shown should be verified to be at 10 X 20' dimensions.

Other concerns expressed in the original staff report were addressed by the applicant such as:

- 1. Building elevations are now shown and the proposed buildings meet the Town's architectural design standards.

2. General notes on the site plan were revised to reflect proper future land use and zoning. Revisions also include other corrections.
3. Drainage will be addressed prior to the issuance of a building permit.

After discussion on this matter, Commissioner Royce stated he felt he needed more time to review this matter, therefore, he made a motion to table this matter; motion seconded by Commissioner Bastardi. On roll call, motion carried unanimously.

Commissioner Bastardi made a motion the meeting adjourn; motion seconded by Commissioner McConnell. Chairman Compton hearing no objections declared the meeting adjourned at 12:54 A.M.