

**REGULAR MEETING  
TOWN OF LAKE PLACID LOCAL PLANNING AGENCY/  
BOARD OF ADJUSTMENT  
MAY 15, 2006 5:00 P.M.**

Chairman Hoz Compton called the Town of Lake Placid Local Planning Agency/Board of Adjustment meeting to order at 5:00 P.M. on May 15, 2006 at Town Hall, 311 W. Interlake Boulevard, Lake Placid, Florida. A quorum was present.

**ROLL CALL:**

Chairman Hoz Compton  
Commissioner Jon Andersen  
Commissioner Steve Bastardi  
Commissioner Carol Smart  
Commissioner Luis Celaya

Town Clerk - Arlene Tuck  
Town Planners – Jim Polatty and Susan BuChans

**SWEARING IN CEREMONY:**

The Town Clerk swore in Ray Royce as a permanent member and Richard McConnell as the alternate of the LPA. It was announced that Carol Smart had been reappointed to the Board.

Chairman Compton expressed his sincere thanks to Commissioner Jon Andersen for serving on the Board these past years.

**PUBLIC HEARINGS:**

- A. Variance for setbacks – Stephanie Skipper – the applicant is requesting a 4' variance to the front yard setback of the R-2 zoning district. The front yard setback in the R-2 district is 25'. The northwest corner of the existing home sits back 21'2" from the front property line encroaching 3'8" into the front yard setback. Therefore a 3'8" variance should be requested not the 4' variance. Staff recommends approval of the request to allow a variance request of 3'8" feet into the front yard setback. (After recalculating the amount needed by Mrs. Skipper for her variance it was determined it should be 3'10". Ms. BuChans corrected the staff report)

Commissioner Bastardi made a motion the request be granted (3'10"); motion seconded by Commissioner Smart. On roll call, motion carried unanimously.

- B. Preliminary Plat Review – Sunset Estates – Sergei Nikonov – Ms. BuChans stated the applicant is requesting a recommendation of approval from the Local Planning Agency for a preliminary plat for property on Catfish Creek Road, just south of the entrance to Lake June Pointe. She further stated the preliminary plat was before the Local Planning Agency in September 19, 2005 and was denied in this same meeting. The LPA had several questions concerning the project, especially with the project being located on Catfish Creek Road. Further, no one from Sunset Estates was present to answer any questions. The preliminary plat presented in this LPA meeting provides a fifty-foot easement at the front of the

three lots. The easement is for shared driveway access of the three lots. The surveyor explained that the easement will be labeled as such on the final plat if the preliminary plat is granted approval.

Ms. BuChans stated staff was recommending approval to the Council of the preliminary plat contingent to the easement being labeled on the final plat as shared driveway access.

Commissioner Royce made a motion the Board recommend approval to the Town Council subject to: (1) The surveyor and owner work with Planners to show on the plat a dedication of a 15' right-of-way to the Town on the east side of the property adjacent to Catfish Creek Road; and (2) Have a single entrance to Sunset Estates near the south end of Lot 3 and share the entrance with Lots 1, 2 and 3 of Sunset Estates; motion seconded by Commissioner Celaya. On roll call, motion carried unanimously.

Commissioner Royce made a motion to allow the surveyor and owner the latitude to change the measurements of the lots to allow for the dedication of the 15' right-of-way on the east side of the property to the Town and still allow the lots to remain at 1 acre or better; motion seconded by Commissioner Celaya. On roll call, motion carried unanimously.

#### DEPARTMENT COMMENTS:

A. Ms. BuChans advised the Commissioners' of the following:

1. Memorandum on Discussion of Signs – Town Council moved and seconded that staff: 1) define “V” shaped sign in definition section of code, and 2) prohibit “V” shaped signs.

Town Council moved and seconded in General Sign District, five (5) feet setback from sidewalk or property line.

The Town Council asked staff to prepare these ordinances at their leisure and to submit them for adoption when there are sufficient numbers of amendments to address.

2. Memorandum on Creation of a Trail and Path Subcommittee.  
Town Council moved and seconded to approve staff recommended motion. The following offered to be citizens' members, Mr. Bob Hodge of Highlands Peddler's Club and Mr. Rhon Ernest-Jones, President of Rhon Ernest-Jones Consultants. Other citizens were mentioned as possible members, such as Ms. Hillary Swain of the Land Preservation Area and the Town of Lake Placid Police Chief.

The following ordinances went before the Town Council at the May 8, 2006 meeting:

1. Ordinance to amend Comprehensive Plan – Parks system and Table 2. Zone Districts permitted within each Land Use Category.

Pulled from agenda, will be submitted with Town's Large Scale Plan Amendments.

2. Ordinance to amend LDR for power substations.

Passed on first reading, will come before you in June for your review before going to Town Council for last reading.

3. Staff would like to present to LPA a memorandum pertaining to the Large Scale Plan Amendment dates through 2008 for your recommendation to Town Council.

### **LARGE SCALE PLAN AMENDMENTS**

<b><u>APPLICATION DEADLINES</u></b>	<b><u>TRANSMITTAL LPA MGTS</u></b>	<b><u>TRANSMITTAL TC MGTS.</u></b>	<b><u>ADOPTION TC MGTS.</u></b>	<b><u>EFFECTIVE DATE</u></b>
Wed., May 31, 2006	July 17, 2006	August 14, 2006	Dec. 11, 2006	Feb. 28, 2007
Mon. Nov. 13, 2006	Dec. 18, 2006	Jan. 8, 2007	June 11, 2007	Aug. 20, 2007
Wed. April 25, 2007	June 18, 2007	July 9, 2007	Nov. 12, 2007	Jan. 20, 2008
Mon. Nov. 12, 2007	Dec. 17, 2007	Jan. 14, 2008	June 9, 2008	Aug. 18, 2008

Commissioner Bastardi made a motion the Large Scale Plan Amendment deadlines as presented in Section II be approved; motion seconded by Commissioner Smart. On roll call, motion carried unanimously.

#### **COMMISSIONERS' COMMENTS:**

Commissioner Royce asked Ms. BuChans if the Board could get copies of the Large Scale Amendments prior to the meetings. He also stated he would like to see workshops on the amendments prior to the meetings. Commissioner Celaya made a motion the board recommend to the Council that they hold workshops on the Large Scale Amendments that are due on May 31, 2006 and that copies be supplied to the LPA and Council prior to the workshops and meetings; motion seconded by Commissioner Smart. On roll call, motion carried unanimously.

Chairman Compton announced that the Trails and Path Subcommittee would be meeting May 25, 2006 at 4:00 P.M. at Town Hall. Mr. Richard McConnell volunteered to serve on the Subcommittee as a representative of the Town's LPA.

Commissioner Bastardi made a motion the meeting adjourn; motion seconded by Commissioner Smart. Chairman Compton hearing no objections declared the meeting adjourned at 6:20 P.M.