

**SPECIAL JOINT MEETING  
TOWN OF LAKE PLACID TOWN COUNCIL  
TOWN OF LAKE PLACID LOCAL PLANNING AGENCY  
TOWN OF LAKE PLACID GROWTH MANAGEMENT COMMITTEE  
MAY 29, 2007 5:30 P.M.**

Mayor Tom Katsanis called the special joint meeting of the Town of Lake Placid Town Council, Local Planning Agency and Growth Management Committee to order on Tuesday, May 29, 2007 at 5:30 P.M. at Town Hall, 311 W. Interlake Boulevard, Lake Placid, Florida.

**ROLL CALL:**

**Town Council:**

Mayor Thomas Katsanis  
Council Member Charles Wilson  
Council Member Debra Worley  
Council Member Jim Waller  
Council Member Bill Brantley

**Local Planning Agency:**

Chairman Hoz Compton  
Commissioner Carol Smart  
Commissioner Richard McConnell  
Commissioner Ray Royce  
Alternate Mason Smoak

**Growth Management Committee:**

Chairman Ray Royce  
Mr. Bert Harris  
Mr. Lonnie Wells  
Mr. Jimmy Clinard  
Mr. Hoz Compton  
Mrs. Carolyn Phypers

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

**APPROVAL OF AGENDA:**

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

**PRESENTATION:**

Mayor Katsanis turned the meeting over to the Lake Placid Growth Management Committee for their report. Chairman Ray Royce and Mr. Bert Harris presented a power point discussion on the report. Each section of the report was discussed, with Chairman Royce and Mr. Harris taking and answering questions.

Chairman Royce stated the report had been approved by the Growth Management Committee as presented to the Town Council and Local Planning Agency.

Chairman Royce informed the Local Planning Agency and the Town Council, plus the audience that this report was derived from a total of 51 meetings and many, many experts. He stated the committee had met with representatives from FDOT, utility companies, DEP, Highlands County Health Department, just to name a few. He also stated the developers of each area (the North, South, East and West) had hired their own planners (Richard Woodruff of Wilson Miller Planners, Augustine M. Fragala, Jr. of Powell, Fragala & Associates, Inc., Planners and Rhon Ernest-Jones of Rhon Ernest-Jones Consulting Engineers, Inc.) who had also been invaluable in the process of preparing the report.

Chairman Royce stated the Committee had revisited some of the items questioned at the public hearing on May 22, 2007, which was held at the Lake Placid High School Commons. The main one being whether or not to include asking the County to designate Placid Utilities a part of the Town of Lake Placid Utility Department. Chairman Royce stated there were many persons from Tomoka Heights against the change. Council Member Worley stated she had discussed the situation with the President of the Tomoka Heights Homeowners Association and the President seemed to be onboard with the change. Council Member Worley stated she felt the Town needed to meet with the citizens of Tomoka Heights, not just the Board of the Homeowners Association. The Council asked Council Member Worley to continue pursuing this matter. Chairman Royce also stated he wanted everyone to be aware of the fact that Placid Utilities did not only involve Tomoka Heights. Placid Utilities involves Highway Park Utilities, Lake June Road Utilities and the Lake Francis area Utilities.

The main topic of discussion on the report concerned Tall Buildings. Council Member Brantley was very adamant he would not vote for any buildings taller than four stories. Council Member Waller stated he did not want to see tall buildings inside the Town Limits. Mr. Harris and Chairman Royce stated they would like to see the report go to the County Commissioners with a unanimous approval.

After much discussion, Mr. Bert Harris (Growth Management Committee) made a motion to revise the report to state: "Tall buildings (as defined in the Town Code and as amended from time to time) shall not be allowed within the corporate limits of the Town of Lake Placid as those limits exist on 1 June 2007"; motion seconded by Mr. Jimmy Clinard. On roll call, Mr. Bert Harris, Mr. Jimmy Clinard, Mrs. Carolyn Phipers, Mr. Hoz Compton, Mr. Lonnie Wells and Chairman Ray Royce of the Growth Management Committee voted yes. Motion carried 6 to 0.

Commissioner Richard McConnell of the Town of Lake Placid Local Planning Agency made a motion the report presented by the Town of Lake Placid Growth Management Committee be approved as amended at this meeting; motion seconded by Commissioner Carol Smart. On roll call, Commissioner Carol Smart, Commissioner Richard McConnell, Commissioner Ray Royce, Commissioner Mason Smoak and Chairman Compton voted yes. Motion carried 5 to 0.

Council Member Debra Worley made a motion the report presented by the Town of Lake Placid Growth Management Committee be approved as amended at this meeting; motion seconded by Council Member Charles Wilson. On roll call, Council Member Debra Worley, Council Member Charles Wilson and Council Member Jim Waller voted yes; Council Member Bill Brantley voted no. Motion carried 3 to 1.

Chairman Ray Royce stated the Growth Management Committee would like for the Local Planning Agency and the Town Council to ask the County Commissioners to accept option #A of the report. This being *Section 4.11.1 Acquisition of the County Utilities in the Area.* and *Section 4.11.2 Funds.*

Commissioner Carol Smart of the Town of Lake Placid Local Planning Agency made a motion the Town Council ask the County Commissioners to accept option #A of the report (Section 4.11.1 and Section 4.11.2); motion seconded by Commissioner Mason Smoak. On roll call Commissioner Carol Smart, Commissioner Mason Smoak, Commissioner Richard McConnell, Commissioner Ray Royce and Chairman Hoz Compton voted yes. Motion carried 5 to 0.

Council Member Debra Worley of the Town of Lake Placid Town Council made a motion the Town Council ask the County Commissioners to accept option #A of the report (Section 4.11.1 and Section 4.11.2) subject to the Town staff reviewing financial reports on the system; motion seconded by Council Member Wilson. On roll call, Council Member Debra Worley, Council Member Charles Wilson, Council Member Jim Waller and Council Member Bill Brantley voted yes. Motion carried 4 to 0.

Chairman Ray Royce thanked the Growth Management Committee for all their hard work on the report. He also thanked the Highlands County Planning Department, Jim Polatty, Don Hanna and especially Sue BuChans for all their assistance and expertise. And he also thanked Town Clerk Arlene Tuck for all her assistance.

Chairman Royce reminded everyone the report will be presented to the Highlands County Board of County Commissioners on Tuesday June 12, 2007 at 9:00 A.M. at the Government Center.