

REGULAR MEETING
TOWN OF LAKE PLACID LOCAL PLANNING AGENCY/
BOARD OF ADJUSTMENT
JUNE 19, 2006 5:00 P.M.

Chairman Hoz Compton called the regular meeting of the Town of Lake Placid Local Planning Agency/Board of Adjustment to order on Monday, June 19, 2006 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 Steve Bastardi
Commissioner Luis Celaya
Commissioner Carol Smart
Commissioner Ray Royce

Alternate Richard McConnell

Town Clerk Arlene Tuck
Mayor Thomas Katsanis
Zoning Director Jim Polatty and Susan BuChans

APPROVAL OF AGENDA: Commissioner Bastardi made a motion the agenda be approved as presented; motion seconded by Commissioner Smart. On roll call, motion carried unanimously.

CONSENT AGENDA: Commissioner Bastardi made a motion the consent agenda be approved as presented; motion seconded by Commissioner Royce. On roll call, motion carried unanimously.

PUBLIC HEARINGS:

- A. Ordinance 06-520 – Small Scale Comp. Plan Amendment – HIW Development – (Containing 5.505 acres, more or less on the north side of Roy Pendarvis Road)
Chairman Compton stated he was disclosing he was the broker in the sale of this property and therefore would not be involved. He turned the meeting over to Commissioner Bastardi.

The applicant is requesting an amendment to the Town of Lake Placid's Future Land Use Map, previously adopted by Ordinance from Agricultural/Residential (AR) to Commercial-General (CG) to allow for a retail shopping center on the subject property. In addition, the applicant is also requesting a rezoning to C-1 Highway Commercial.

Commissioner Royce made a motion the Local Planning Agency/Board of Adjustment recommend approval to the Town Council; motion seconded by Commissioner Bastardi. On roll call Commissioner Smart, Commissioner Royce, Commissioner Celaya and Commissioner Bastardi voted yes; Chairman Compton abstained from voting. Motion carried 4 to 0.

- B. Ordinance 06-521 – Rezoning – HIW Development – (Containing 5. 505 acres, more or less, on the north side of Roy Pendarvis Road) The applicant is requesting a rezoning for the subject property described above from A-1 to C-1. It is the applicant’s intent to develop a retain shopping center.

Commissioner Royce made a motion the Local Planning Agency/Board of Adjustment recommend approval to the Town Council subject to: (1) the commercial developer dedicating up to 75’ of additional right-of-way along the north right-of-way of Heartland Boulevard in which additional travel lanes and a multi-use trail may be located; (2) The commercial developer will construct improvements associated with the multi-use trail across the south boundary in accordance with the ultimate development plan; and (3) Transfer of the additional right-of-way will occur at the time building permits are issued for the property; motion seconded by Commissioner Celaya. On roll call Commissioner Celaya, Commissioner Royce, Commissioner Smart and Commissioner Bastardi voted yes; Chairman Compton abstained from voting. Motion carried 4 to 0.

- C. Ordinance 06-517 – Power Substations – Mrs. BuChans informed the Board a copy of the Power Substation Ordinance has been before the Town Council for a first reading on May 8, 2006. The previous amendment was written that the power substation would be reviewed as special exceptions in agricultural and residential zoning districts, and permitted uses in the remaining districts. With the amendment to the Florida Statutes to permit power substation in all zoning districts, this proposed amendment has been written to address new power substations in all zoning districts.

She stated what staff would like to point out for your consideration is whether the proposed 40 foot buffer of vegetative screening and a wall or fence or berm required in residential zoning districts is sufficient. The non-residential zoning districts require the same vegetative buffer, minus the wall, berm or fence.

She further stated staff’s recommendation is to recommend to Town Council the adoption of the power substation ordinance.

Commissioner Celaya made a motion the Board recommend approval to the Town Council of Ordinance 06-517; motion seconded by Commissioner Bastardi. On roll call, motion carried unanimously.

- D. Site Plan Review – King Pin, Inc. (Ice House) Commissioner Bastardi made a motion the request for site plan approval for the King Pin, Inc. be denied because there is no information as to how much impact there will be on the existing site; motion seconded by Commissioner Celaya. On roll call, motion carried unanimously.

CITIZENS NOT ON THE AGENDA:

- A. Verizon – Kurt Jurado, representing Verizon, stated his company wanted to place a generator on an existing site between Plaza Avenue and U.S. 27. Mr. Jurado stated this would only be an upgrade of existing equipment. He wanted to know if he needed to obtain a site plan review for this matter. Commissioner Royce made a motion a permit be allowed to Verizon for their project requiring no site

plan review; motion seconded by Commissioner Bastardi. On roll call, motion carried unanimously.

OLD BUSINESS:

- A. Review PD Ordinance – The Board reviewed the PD Ordinance as presented by Mrs. BuChans. Commissioner Smart made a motion to recommend the Ordinance to the Town Council for approval; motion seconded by Commissioner Bastardi. On roll call motion carried unanimously.

PLANNERS REPORTS & COMMENTS:

- A. Rhon Ernst-Jones, of Rhon Ernst-Jones Engineering, asked the Board to review Tangerine Road very seriously. He stated this would be a major thoroughfare for the Town and felt serious consideration should be given to it.

COMMISSIONERS' COMMENTS:

- A. Commissioner Royce stated he would like to see something in writing designating what portion of a gated community's recreation must be accessible to the public for it to qualify as recreation.

Commissioner Bastardi made a motion the meeting adjourn; motion seconded by Commissioner Royce. Chairman Compton hearing no objections declared the meeting adjourned at 6:45 P.M.