

**REGULAR MEETING
TOWN OF LAKE PLACID LOCAL PLANNING AGENCY/
BOARD OF ADJUSTMENT
JUNE 20, 2005 5:00 P.M.**

The regular meeting of the Town of Lake Placid Local Planning Agency/Board of Adjustment was called to order by Chairman Hoz Compton on Monday, June 20, 2005 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 Carol Smart
Commissioner Luis Celaya
Commissioner Jon Andersen
Commissioner Steve Bastardi

LOCAL PLANNING AGENCY

- A. Home & Office Essentials – Site Plan Review/Variance Request –
Commissioner Bastardi made a motion these two matters be tabled until the July 18, 2005 LPA meeting by request of the applicant; motion seconded by Commissioner Smart. On roll call, motion carried unanimously.
- B. Ordinance No. 05-461 – Comp. Plan Amendment – Mark C. Losa – Mr. LaRue stated the applicant is requesting a small-scale amendment to the future land use map from Low Density Residential to Commercial-General. This request is to allow a drive thru pharmacy and professional offices. Based on the size of this property (0.62 acres), this application qualifies under Chapter 163, F.S. as a Small Scale Amendment to Comprehensive Plan. Mr. LaRue stated the staff was recommending denial of applicant's request to amend the future land use map to General-Commercial. The proposed amendment is inconsistent with the Comprehensive Plan and the intended use of the CG future land use category.

After discussion from the Committee and presentation from the applicant and his representative, Commissioner Celaya made a motion the Committee recommend approval of the Comp. Plan Amendment to the Town Council; motion seconded by Commissioner Smart. On roll call, Commissioner Smart, Commissioner Bastardi, Commissioner Celaya and Commissioner Andersen voted yes; Chairman Compton voted no. Motion carried 4 to 1.

- C. Ordinance No. 05-462 – Rezoning – Mark C. Losa – Mr. LaRue stated the applicant was requesting that the zoning for the subject property be changed from R-1A to C-2 to allow a commercial building, which will consist of a pharmacy with a drive through window and professional offices. Mr. LaRue stated based upon the zoning criteria not being met, the rezoning request

should be recommended for denial, as it is inconsistent with the existing Comprehensive Plan. The proposed use will be inconsistent with the surrounding residential character of the neighborhood.

After discussion by the Committee and the applicant, Commissioner Andersen made a motion to recommend approval to the Town Council of Ordinance No. 05-462; motion seconded by Commissioner Celaya. On roll call, Commissioner Celaya, Commissioner Andersen, Commissioner Smart and Commissioner Bastardi voted yes; Chairman Compton voted no. Motion carried 4 to 1.

- D. Ordinance No. 05-471 – Rezoning – Amada Yolanda Acosta – Mr. LaRue stated Mrs. Acosta was asking for a zoning change from R-2 to C-2 to allow for offices and shopping centers. Mr. LaRue stated the staff was recommending denial of the request due to inconsistency. Commissioner Bastardi made a motion the request be recommended for denial to the Town Council; motion seconded by Commissioner Andersen. On roll call, Commissioner Bastardi, Commissioner Celaya, Commissioner Anderson and Chairman Compton voted yes; Commissioner Smart voted no. Motion carried 4 to 1 to recommend denial of the request.

ZONING DIRECTOR'S COMMENTS:

- A. Ordinance No. 05-464 – Amending Chapter 4 R-2 & R-2A – Mr. LaRue informed the Committee about the function of Ordinance No. 05-464. After discussion on the Ordinance, Commissioner Bastardi made a motion the Committee recommend approval of Ordinance No. 05-464 to the Town Council; motion seconded by Commissioner Andersen. On roll call, motion carried unanimously.
- B. C-2 Limited Commercial District & C-2A Limited Professional Commercial District – Mr. LaRue informed the committee about the function of Ordinance No. 05-472. After discussion on the Ordinance, Commissioner Bastardi made a motion the Committee recommend approval of Ordinance No. 05-472 to the Town Council; motion seconded by Commissioner Smart. On roll call, motion carried unanimously.

CONSENT AGENDA:

- A. Approval of Minutes of May 16, 2005 – Commissioner Celaya made a motion the minutes of the May 16, 2005 be approved; motion seconded by Commissioner Smart. On roll call, motion carried unanimously.

Commissioner Celaya made a motion the meeting adjourn; motion seconded by Commissioner Andersen. Chairman Compton hearing no objection declared the meeting adjourned at 7:00 P.M.