

**REGULAR MEETING  
TOWN OF LAKE PLACID TOWN COUNCIL  
AUGUST 14, 2006 4:30 P.M.**

Mayor Tom Katsanis called the regular Town of Lake Placid Town Council meeting to order on Monday, August 14, 2006 at 4:30 P.M. at Town Hall, 311 W. Interlake Boulevard, Lake Placid, Florida. Mayor Katsanis gave the invocation and Colby Royce of the Lake Placid Christian School led in the Pledge of Allegiance to the American Flag.

**ROLL CALL:**

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

Town Clerk Arlene Tuck  
Town Attorney Bert Harris  
Town Police Chief Phil Williams  
Town Utility Director Gary Freeman  
Town Recreation Director John Komasa  
Town Planner Susan BuChans and Jim Polatty

**APPROVAL OF AGENDA:**

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

**CONSENT AGENDA:**

- A. Approval of monthly reports and payment of monthly bills
- B. Approval of Clerk's proposed Line Item Adjustments for 2005-2006 Budget
- C. Approval of Resolution by Office of Tourism, Trade, and Economic Development authorizing Mayor to sign documents and furnish info for Lakeside Care Center Funding Project
- D. Letter from Chamber – Civic Center

Council Member Waller made a motion the Consent Agenda be approved; motion seconded by Council Member Worley. On roll call, motion carried unanimously.

**COMMITTEE REPORTS:**

- A. Lake Placid Watershed Management Committee – Council Member Worley stated the committee had met on August 9, 2006 at 1:00 P.M. at Town Hall. The

members of the Committee are Jim Fulton, Steve Bastardi, Greg Arnone, John Ruggiero and Council Member Worley. Council Member Worley stated the Committee is recommending to the Council that the Council vote to write a letter to the Highlands County Commission to co-appoint the Committee to address Watershed. Council Member Waller made a motion to forward a request to the County Commission for their next available Commission Meeting to recognize this (Watershed) Committee and appoint a County Liaison to the Committee; motion seconded by Council Member Wilson. On roll call, motion carried unanimously.

#### DEPARTMENT HEADS/MAYOR/COUNCIL MEMBERS:

##### A. Town Attorney:

1. Pass Thru Resolution – Atty. Harris informed the Council we already have a Pass Thru Ordinance. This Resolution is prepared as guidance to the Town staff and applicants regarding the use and application of the Pass Through Ordinance. Council Member Worley made a motion the Resolution be approved; motion seconded by Council Member Waller. On roll call, motion carried unanimously.
2. Town of Lake Placid Water Use Agreement and Covenant – Atty. Harris stated this was in the Council’s package for consideration. He asked that the Council review it and give their input. No action was taken.

##### B. Utility Director:

1. Donna Lipschutz – Water Bill – Mr. Freeman informed the Council Mrs. Lipschutz was requesting a reduction in her water bill. He stated his department had checked the readings and found them to be correct; had installed a new meter; and had instructed Mrs. Lipschutz she needed to have her piping checked. Mr. Freeman also informed the Council the previous owners of this home had come before the Council and asked for a reduction in their water bill and Council had granted a reduction by taking an average of their previous bills and charged that amount. Mr. Freeman stated he had checked everything on the Town’s side and there was no problem.

Council Member Worley made a motion to grant Mrs. Lipschutz a reduction in her bill by charging her the minimum amount for water usage on her remaining bill as of August 14, 2006; motion seconded by Council Member Waller. On roll call, motion carried unanimously.

##### C. Town Planner:

1. Lake Rachard Village – Final Plat Approval – Mrs. Tuck stated Mr. LaRue, who has continued to proceed with this project due to the fact that he had been handling it while he was the Town’s planner, contacted her and stated the plat was acceptable to him and the Town’s engineer Larry Bennett. Mr. LaRue stated there were minor corrections that needed to be made, but he felt the Council could proceed by making a motion subject to the corrections being made.

Mr. Polatty stated his office had not had a chance to review the final plat. Mr. Arnone representing the Lake Rachard Villages stated he was not aware Mr. Polatty was to be involved with the final plat due to the fact Mr. LaRue was proceeding with it. Council Member Worley and Council Member Brantley stated they felt the final plat needed to be reviewed by our present planners. Council Member Brantley made a motion to table this matter; motion seconded by Council Member Waller. On roll call, Council Member Worley and Council Member Brantley voted yes, Council Member Waller voted no; and Council Member Wilson abstained from voting due to the fact he had a special gain in the project. Motion carried 2 to 1.

Council Member Worley made a motion to advertise the Lake Rachard Village final plat for a special meeting on Monday, August 28, 2006 at 5:30 P.M. at Town Hall, 311 W. Interlake Boulevard, Lake Placid, Florida; motion seconded by Council Member Brantley. On roll call, Council Member Brantley, Council Member Worley and Council Member Waller voted yes; Council Member Wilson abstained from voting. Motion carried 3 to 0.

#### D. Police Chief/Code Enforcement:

1. Telephone System – Chief Williams advertised Council he had advertised for bids for a new telephone system due to the fact the Police Department had one just like the Town Hall, which is now obsolete. He received one bid from Tri-Star Telecom for \$13,040.00. Mrs. Tuck stated she felt we should proceed with having the phone system installed. She further stated there were funds to install the system. Council Member Worley made a motion the bid of \$13,040.00 from Tri-Star Telecom be approved; motion seconded by Council Member Waller. On roll call, motion carried unanimously.
2. SmartCop – Chief Williams advised Council the Sheriff’s Department is ready to proceed with initialing the consolidated 911 system. He stated he needs to proceed to install the SmartCop system. This is the system that is

compatible with the Sheriff's Department. He further stated this is the only system. Therefore, he asked if he had to advertise. Atty. Harris stated he was not sure and would have to check the law. Council Member Brantley made a motion Chief Williams proceed with the purchase of the SmartCop system after Atty. Harris has checked the law on bidding; motion seconded by Council Member Waller. On roll call, motion carried unanimously.

**PUBLIC HEARINGS:**

- A. Ordinance No. 06-528 – Revised Cemetery Budget (2<sup>nd</sup> hearing) – Council Member Waller made a motion Ordinance No. 06-528 be approved on second hearing by reading of title only and adopted; motion seconded by Council Member Wilson. On roll call, motion carried unanimously.
- B. Ordinance No. 06-529 – Revised Cemetery Prices (2<sup>nd</sup> hearing) – Council Member Brantley made a motion Ordinance No. 06-529 be approved on second hearing by reading of title only and adopted; motion seconded by Council Member Wilson. On roll call, motion carried unanimously.
- C. Ordinance No. 06-522 – Large Scale Comp. Plan Amendments:

HIW Development – Mrs. BuChans stated the applicant is requesting a large scale Comprehensive Plan amendment to amend the Future Land Use Map from Highlands County High Density Residential (RH) and Lake Placid Agricultural/Residential (AR) to the Town of Lake Placid Medium Density Residential (MDR) and a zoning change from Highlands County Agriculture (AU) and Lake Placid Agriculture (A-1) to the Town of Lake Placid Multi Family Residential District (R-2) for approximately 17.725 acres of property located in a portion of the Northwest Quarter of Section 31, Township 36 South, Range 30 East, Highlands County, Florida, east of Main Street and north of Heartland Boulevard (formerly Roy Pendarvis Road).

Council Member Waller made a motion to recommend 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 High Density Residential (RH) and the Town of Lake Placid Agricultural/Residential (AR) to Town of Lake Placid Medium Density Residential (MDR) with the following conditions:

- 1. Developer shall enter into a Capacity Agreement with Town for the provision of potable water and wastewater service to the subject property, whereby Developer shall commit to fund the applicable System

Development fees, in the amount determined by the applicable changes pursuant to Chapter 135 for potable water and wastewater, concurrent with Town's construction of the infrastructure necessitated by the development of the subject property. Appropriate credit will be given for portion of wastewater reserved but balance has to be prepared. This commitment shall be secured by financial assurances provided by the Applicant to the Town guaranteeing payment of said fees, including but not limited to letters of irrevocable credit or bonds. The condition shall be implemented by a developer agreement to be completed prior to the adoption of the Comprehensive Plan on December 11, 2006.

2. Provide current Park and Recreation level of service. Applicant shall receive credit towards its Park and Recreation level of service requirement for the 15' asphalt multi use path applicant is required to dedicate and construct. The Town shall support and join in applicant's request for County transportation and recreation impact fee credits.
3. Provide a letter to the Highlands County School Board detailing its proposed Plan Amendment and obtain a letter from the School Board acknowledging the information and concurrency situation.
4. Revised traffic studies will need to be submitted by the applicant consistent with a methodology to be approved by Town Council, which should be prepared based upon Highlands County's adopted methodology. It will be submitted as an amended analysis after data transmittal.
5. Dedication of the necessary amount of right-of-way along Heartland Boulevard that it will have a total right-of-way of 125 feet which includes a multi use path of at least 15 feet and construct it to Town standards. The Town will strongly support and join in applicant's request for County transportation impact fee credits commensurate with the value of the dedicated lands.
6. Provide for appropriate interconnectivity between the residential and commercial parcel to the east that received Town Council approval last month for Small Scale Plan Amendment and Rezone of 5.505 acres to Commercial General (CG) and C-1 zoning district.
7. Provide a letter from the Town's Public Works director that the Town will be able to provide a service to collect and dispose solid waste generated at this proposed development.
8. Prior to development, the property must be rezoned to a PD overlay
9. By the adoption hearing, the applicant shall provide staff the cost estimates for all conditions related to public facilities contained in the Comprehensive Plan conditions or that will be in the PD Development Order. This information will then be used to develop both a "cost

feasible” Capital Improvements Plan and amendments to the Comprehensive Plan’s Capital Improvement Element.

10. The owner agrees to and shall rezone entire property by a PD Zoning District Overlay within one year. Said PD Zoning District Overlay/Development Order DO shall comply with and implement, and shall include detailed zoning district conditions that include permitted uses, setbacks and all other zoning conditions consistent with the underlying zoning district and future land use designation. The DO shall include a homeowner association.
11. The owner agrees the Town shall not be limited to or obligated to grant 10 units per acre.
12. The owner agrees to a proportionate share on total number of units for cost of traffic light at Heartland Boulevard and U.S. 27.
13. The owner agrees to proportionate share on total number of units for four-lane road on Heartland Boulevard, from Main Avenue to U.S. Highway 27.

Motion seconded by Council Member Wilson. On roll call Council Member Waller and Council Member Wilson voted yes; Council Member Worley and Council Member Brantley voted no. Mayor Katsanis voted yes to break the tie. Motion carried 3 to 2.

Lake Partners – Mrs. BuChans stated applicant is requesting a large scale Comprehensive Plan amendment to amend the Future Land Use Map from Agricultural/Residential (AR) to Medium Density Residential (MDR) and a zoning change from A-1 (Agriculture) to PD (Planned Development) for approximately 12.8497 acres of property located in a portion of the North Half of the Southwest Quarter of Section 31, Township 36 South, Range South East, Highlands County, Florida, west of Publix Shopping Center, east of Hillcrest Street and between Dal Hall Boulevard and Heartland Boulevard (formerly Roy Pendarvis Road). This large scale Comprehensive Plan amendment of the Future Land Use Map to MDR will allow development to occur at a maximum density of 12 dwelling unit per gross acre. Typical housing types in the MDR land use category are duplexes, apartments, and single-family dwellings on single-family lots. The site could accommodate up to 154 dwelling units, however the developer proposes to restrict the density to 128 residential dwelling units. The proposed PD zoning, in Section 154-13 of the Town’s Land Development Code regulates the allowable uses under the proposed Planned Development District. A new PD zoning district with no underlying zoning shall include proposed permitted uses, subject to Town Council approval.

Council Member Wilson declared he had a conflict of interest in this property and would not be involved in the discussion or vote.

Council Member Waller made a motion 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 Agricultural/Residential (AR) to Medium Density Residential (MDR) with the following conditions:

1. Developer shall enter into a Capacity Agreement with Town for the provision of potable water and wastewater service to the subject property, whereby Developer shall commit to fund the applicable System Development fees, in the amount determined by the applicable changes pursuant to Chapter 135 for potable water and wastewater, concurrent with Town's construction of the infrastructure necessitated by the development of the subject property. Appropriate credit will be given for portion of wastewater reserved but balance has to be prepaid. This commitment shall be secured by financial assurances provided by the Applicant to the Town guaranteeing payment of said fees, including but not limited to letters of irrevocable credit or bonds. The condition shall be implemented by a developer agreement to be completed prior to the adoption of the Comprehensive Plan on December 11, 2006.
2. Provide current Park and Recreation LOS. The Community Park LOS should be outside the development's boundaries.
3. Provide a letter to the Highlands County School Board detailing its proposed Plan Amendments and project proposal and obtain a letter from the School Board acknowledging the information and concurrency situation.
4. Provide right of way or an easement for a multi use path of at least 15 feet and construct it to Town standards.
5. Revised traffic studies will need to be submitted by the applicant consistent with a methodology to be approved by Town Council, which should be prepared based upon Highlands County's adopted methodology.
6. Provide a letter from the Town's Public Works director that the Town will be able to provide a service to collect and dispose solid waste generated at this proposed development.
7. Provide documentation that no historic sites are located on the project site.
8. Applicant restrict site to no more than 10 dwelling units per acre.
9. A PD Ordinance/Development Order (DO) shall be developed 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, site specific restrictions and all other zoning conditions, preferably based on an existing district.
10. By adoption hearing, the applicant shall provide staff the cost estimates for all conditions related to public facilities contained in the Comprehensive Plan conditions related to public facilities contained in the Comprehensive Plan

conditions or that will be in the PD Development Order. This information will then be used to develop both a “cost feasible” Capital Improvements Plan and amendments to the Comprehensive Plan’s Capital Improvement Element.

11. The developer agrees to proportionate share on total number of units for cost of traffic light at Heartland Boulevard and U.S. 27, and four lane of Heartland Boulevard.

Council Member Worley seconded by the motion. On roll call, Council Member Waller, Council Member Brantley and Council Member Worley voted yes; Council Member Wilson abstained from voting due to a conflict in the property. Motion carried 3 to 0.

Genor Farms, LLC – Mrs. BuChans stated the applicant is requesting a large scale Comprehensive Plan amendment to amend the Future Land Use Map from Agricultural/Residential (AR) to Low Estate Residential (LER) and a zoning change from A-1 (Agriculture District) to a PD (Planned Development) zone for approximately 55.01 acres of property located in a portion of Section 2, Township 37 South, Range 29 East, Highlands County, Florida, southeast of Sunset Pointe Estates and west of Catfish Creek Road. The applicant has agreed that a PD zone would be acceptable. A parcel fronting Catfish Creek Road that is approximately 7,320 square feet in size will have to be administratively annexed into the Town of Lake Placid. Currently, it is within Highlands County’s jurisdiction. This large scale Comprehensive Plan amendment of the Future Land Use Map to LER will allow development up to 1 dwelling unit per gross acre. The maximum number of dwelling units for this request is 55 single-family units. Proposed is a deed restricted gated community of 55 single-family units. A community park with boat launch, picnic pavilion, and community dock will be proposed within the gated community.

Council Member Brantley made a motion to deny transmittal to DCA for the required State of Florida review of the large scale Comprehensive Plan amendment to amend the Future Land Use Map from Agricultural/Residential (AR) to Low Estate Residential (LER) at this time, and suggested the applicant reapply in January 2007; motion seconded by Council Member Waller. On roll call, Council Member Waller, Council Member Brantley, Council Member Wilson and Council Member Worley voted yes. Motion carried 4 to 0.

Groves 27 LLC – Mrs. BuChans stated the applicant is requesting an amendment to the Future Land Use Map (FLUM) to redesignate property annexed into the Town of Lake Placid in November 2005 in accordance with the previous Highlands County designation, to the Town of Lake Placid’s future land use categories. Currently 9.56 acres is designated as Commercial and 47.99 acres as Medium Density Residential by the Highlands County Future Land Use Map.

The applicant requests that the commercially designated area be expanded 9.28 acres to total 18.84 acres and designated the Town of Lake Placid's future land use category, Commercial-General (CG). Additionally, the applicant requests that the residentially designated area be reduced by approximately 9.28 acres to a total of 38.71 acres and designated the Town of Lake Placid's future land use category Low Medium Density Residential (LMDR). The commercial development and residential area will request to be rezoned to the Planned Development Zoning District in order to create the maximum allowed density in the LMDR of a residential development with ancillary recreational uses and a commercial development in the CG, to create an overall Planned Development community.

The applicant is requesting a change to the Official Zoning Map from Agricultural (AU) to Planned Development (PD) for parcels of land consisting of approximately 57.7 acres more or less, located east of U.S. 27 and on the south shore of Lake Saddlebags.

Council Member Wilson declared he had a conflict of interest in this property and would not be involved in the discussion and any vote.

Council Member Brantley made a motion to deny transmittal 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 Commercial and Medium Density Residential to Town of Lake Placid Commercial General and Low Medium Density Residential of this property and suggested they reapply in January 2007; motion seconded by Council Member Waller. On roll call, Council Member Brantley, Council Member Waller and Council Member Worley voted yes; Council Member Wilson abstained from voting due to a conflict of interest in the property. Motion carried 3 to 0.

Silver Adult Active Communities, LLC – Mrs. BuChans state the applicant is requesting an amendment to the Future Land Use Map (FLUM) to redesignate approximately 337.30 acres from the Town of Lake Placid Agricultural/Residential (AR) and Low Density Residential (LDR) to Medium Density Residential (MDR). The applicant is requesting a rezoning for the subject property described above from Agricultural (A-1) and Single Family Dwelling (R-1A) to Planned Development (PD). It is the applicant's intent to develop a gated, planned, active adult age-restricted community. The development will contain 243 single family attached units, 639 single family detached units, and 288 fee-simple condominium units for a total of 1,170 dwelling units.

Council Member Worley made a motion for 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 Agricultural/Residential (AR) and Low Density Residential (LDR) to Medium Density Residential (MDR) with the following conditions:

1. Provide 60 feet of road right-of-way along the frontage of Tangerine Drive adjacent to the project site, increasing the total right-of-way of Tangerine Drive to 100 feet in compliance with the adopted County 2030 Long Range Transportation Plan Thoroughfare Map.
2. Construct the widening of Tangerine Drive from Heartland/Pendarvis Road to West Interlake Boulevard to include three (3) lanes with the following required improvements on the western side of Tangerine adjacent to the project site:
  - Installation of street lights to Town specifications;
  - Installation of landscaping to Town specifications;
  - Provision of a fifteen (15) foot public use easement on the project site adjacent to the road right-of-way to allow for a multi-purpose trail and associated landscaping improvements, which will be installed and maintained by the applicant; and
  - Provision of a 25-foot landscape buffer on the project site adjacent to the multi-purpose trail easement.
3. Construct the widening of West Interlake Boulevard from Catfish Creek Road to Tangerine Drive to include three (3) lanes with the following required improvements on the northern side of West Interlake Boulevard adjacent to the project site:
  - Installation of street lights to Town specifications;
  - Installation of landscaping to Town specifications;
  - Provision of a fifteen (15) foot public use easement on the project site adjacent to the road right-of-way to allow for a multi-purpose trail and associated landscaping improvements, which will be installed and maintained by the applicant; and
  - Provision of a 25-foot landscape buffer on the project site adjacent to the multi-purpose trail easement.
4. The Town hereby approves the vacation of Jackson Road between Lake June Park and West Interlake Boulevard with the following conditions:
  - Dedicate additional land to reconfigure Lake June Park, as depicted on the conceptual community master plan prepared by the Silver Companies;
  - Construct and maintain a new-shared access roadway to provide connectivity between Jackson Road and Tangerine Drive. The shared access drive shall remain owned and maintained by the applicant, with the exception of the road segment north of the proposed traffic circle, which shall be dedicated to the Town according to the attached exhibit; and

- Construct an additional park access road along the northern boundary of Lake June Park to Tangerine Drive, providing connectivity with Jackson Road.
5. Revise the site-specific traffic study consistent with Highlands County's adopted methodology.
  6. The developer shall enter into a Capacity Agreement with the Town for the provision of potable water and wastewater service to the subject property, whereby Developer shall commit to fund the applicable system development fees in the amount determined by the applicable charges, pursuant to Chapter 135, for potable water and wastewater. Water and wastewater service shall be provided concurrent with the Town's construction of the infrastructure necessitated by the development of the subject property. This commitment shall be secured by acceptable financial assurances provided by the Developer to the Town guaranteeing payment of said fees, including, but not limited to, letters of irrevocable credit or bonds. This condition shall be implemented by a Development Agreement, which is to be completed prior to the adoption of the Comprehensive Plan and accompanying Planned Development (PD) rezoning ordinance.
  7. Extend an appropriately sized potable water main from Tangerine Drive along West Interlake Boulevard to the project site.
  8. Extend an appropriately sized sanitary sewer force main from the project site to the Town's wastewater treatment plant.
  9. Provide adequate deed restrictions and covenants in favor of the Town and the Highlands County School Board, in addition to conditions in the Comprehensive Plan and PD rezoning ordinance, to ensure that 80 (80%) percent of the proposed residential dwelling units remain restricted to age 55 and up. Twenty (20%) percent of the proposed residential dwelling units will not be subject to age restriction. Provisions shall be included in the deed restrictions and covenants to address the maintenance of internal roads, internal and adjacent landscaping and multiuse trails and all other common ownership areas.
  10. Dwelling units shall not exceed 3.4 units per acre.
  11. Applicant shall ensure that all home purchasers are fully informed about existing and planned ball field lighting and noise at Lake June Park adjoining the property through: 1) written disclosures given to and acknowledged by all contract purchasers, and b) provisions in the Declaration of Covenants, Conditions and Restrictions which shall be referenced in each deed for homes in the development. The specific wording of the disclosure and covenants shall be submitted to the Town for review and approval prior to the approval of the first record plat for the subdivision of lots.
  12. Provide the adopted parks and recreation level of service as defined in the Town's adopted Comprehensive Plan. Neighborhood and mini-park requirements may be

met onsite, while community park requirements must be met off-site. Alternatively, payment in lieu of dedication of community parkland may be utilized to address level of service requirements, with the exception of the proposed 3.6-acre community park dedication on the south side of Lake June Park.

13. Provide provisions for solid waste service with the Town of Lake Placid, and demonstrate that adequate solid waste capacity exists (or is planned) in order to service the project site.
14. By time of Land Use Plan Amendment Town adoption, provide Town staff with cost feasible capital improvements data demonstrating project specific infrastructure needs and funding sources.
15. Provided minimum 100-foot lot widths for all lots directly adjacent to the Lake June Pointe community, and provide a minimum 50-foot width vegetative buffer between the project site and Lake June Pointe.
16. Amend the project master plan to realign the community access location on West Interlake Boulevard to align with Catfish Creek Road.
17. Design and construct a traffic roundabout at the intersection of Tangerine Drive and West Interlake Boulevard, at no expense to the Town of Lake Placid, and subject to the availability of road right-of-way at time of development and conditioned upon payment of Developer proportional fair share of the proposed improvement and right-of-way acquisition costs. Road right-of-way acquisition costs are to be solely funded by the Developers. This improvement is subject to approval by the Town Council and Highlands County Board of County Commissioners, as applicable.
18. Design and construct an intersection improvement at the intersection of Tangerine Drive and Heartland/Pendarvis Road, at no expense to the Town of Lake Placid, and subject to availability of road right-of-way at time of development and conditioned upon payment of Developer proportional fair share of the proposed improvement and right-of-way acquisition costs. Road right-of-way acquisition costs are to be solely funded by the Developers. This improvement is subject to approval by the Town Council and Highlands County Board of County Commissioners as applicable.
19. Design and construct a traffic circle at the intersection of Catfish Creek Road and West Interlake Boulevard at the proposed project entrance, subject to the availability of road right-of-way at time of development. Road right-of-way acquisition costs are to be solely funded by the Developer. This improvement is subject to approval by the Town Council and Highlands County Board of County Commissioners, as applicable.
20. A PD Ordinance/Development Order (DO) shall be developed 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, a phasing plan, exterior buffering, walls, common use areas, boat slips conditions regarding proposed amenities, and other conditions required by the PD Zoning ordinance.

21. The Developer shall enter into a proportionate share funding agreement for traffic-related improvements resulting, in part, from the proposed development. This agreement shall be consistent with the traffic study completed for the project in compliance with the approved Town methodology for same, and shall be completed and executed prior to adoption of the Land Use Plan Amendment. Specific improvements to be included in this agreement include the cost of a new traffic light at Heartland Boulevard and U.S. 27, three-lane improvements on Heartland Boulevard between Tangerine Drive and the railroad crossing, four-lane improvements on Heartland Boulevard east of the existing railroad right-of-way to U.S. 27, an intersection improvement at the intersection of Tangerine Drive and Heartland/Pendarvis Road, and a traffic circle at the intersection of Tangerine Drive and West Interlake Boulevard. These improvements are subject to approval by the Town Council and Highlands County Board of County Commissioners, as applicable.

Motion seconded by Council Member Waller. On roll call, Council Member Worley, Council Member Brantley and Council Member Waller voted yes; Council Member Wilson abstained from voting due to a conflict of interest in the property. Motion carried 3 to 0.

Silver Adult Active Communities, LLD – Rezoning – Council Member Worley made a motion the rezoning from R1-A and A-1 to PD on the Silver Adult Active Communities, LLD be tabled until September 18, 2006 at 5:00 P.M. for the Local Planning Agency/Board of Adjustment and on October 9, 2006 at 5:30 P.M. for the Town Council, both at Town Hall, 311 W. Interlake Boulevard, Lake Placid, Florida; motion seconded by Council Member Brantley. On roll call, Council Member Worley, Council Member Brantley and Council Member Waller voted yes; Council Member Wilson abstained due to a conflict of interest in the property. Motion carried 3 to 0.

Lake Partners LLC – Rezoning – Council Member Worley made a motion the rezoning from A-1 to PD on the Lake Partners LLC property be tabled until September 11, 2006 at 5:30 P.M. at Town Hall, 311 W. Interlake Boulevard, Lake Placid, Florida; motion seconded by Council Member Brantley. On roll call, Council Member Worley, Council Member Brantley and Council Member Waller voted yes; Council Member Wilson abstained from voting due to a conflict of interest. Motion carried 3 to 0.

- D. Ordinance No. 06-534 – Large Scale Comp. Plan Amendment – Mr. Polatty stated Ordinance No. 06-534 contains text amendments to the Comprehensive

Plan as presented. He stated the Town Council should approve the Ordinance, with recommendations by the Local Planning Agency at their August 21, 2006 meeting. Council Member Worley made a motion Ordinance No. 06-534 be approved for transmittal of the proposed Ordinance of text amendments to the Comprehensive Plan, subject to LPA's review of the proposed Ordinance at their August 21, 2006 meeting at 5:00 P.M.; motion seconded by Council Member Waller. On roll call, motion carried unanimously.

Council Member Brantley made a motion the meeting adjourn; motion seconded by Council Member Waller. Mayor Katsanis hearing no objections declared the meeting adjourned at 12:15 P.M.