

**REGULAR MEETING
TOWN OF LAKE PLACID LOCAL PLANNING AGENCY/
BOARD OF ADJUSTMENT
AUGUST 21, 2006 5:00 P.M.**

Chairman Hoz Compton called the meeting to order on Monday, August 21, 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 Luis Celaya
Commissioner Ray Royce
Commissioner Carol Smart
Commissioner Richard McConnell

APPROVAL OF AGENDA:

Chairman Compton asked if the agenda could be changed to allow the election of the Vice Chairman to be placed before the public hearings. Chairman Compton stated he had a family matter he might need to leave the meeting early to attend to. Commissioner Royce made a motion the agenda be approved with the change requested by Chairman Compton; motion seconded by Commissioner Celaya. On roll call, motion carried unanimously.

ELECTION OF VICE CHAIRMAN:

Chairman Compton stated Commissioner Steve Bastardi had tenured his resignation from the Local Planning Agency as of August 21, 2006. Therefore, we needed to select another Vice Chairman, as Commissioner Bastardi was the Vice Chairman. Commissioner Celaya made a motion Commissioner Royce be elected Vice Chairman; motion seconded by Commissioner Smart. On roll call, Commissioner Celaya, Commissioner Smart, Commissioner McConnell, Commissioner Royce and Chairman Compton voted yes. Motion carried 5 to 0.

CONSENT AGENDA:

Commissioner Smart made a motion the minutes from the July 17, 2006 meeting be approved; motion seconded by Commissioner Celaya. On roll call, motion carried unanimously.

PUBLIC HEARINGS:

- A. Ordinance 06-533 – Rezoning – Silver Co. – Mrs. BuChans stated the Silver Company had asked that this Ordinance be tabled until the LPA meeting on

September 18, 2006 because they were not ready to present their documents. Commissioner Celaya made a motion Ordinance 06-533 be tabled until the LPA meeting on September 18, 2006 at 5:00 P.M. at Town Hall, 311 W. Interlake Boulevard, Lake Placid, Florida; motion seconded by Commissioner Smart. On roll call, motion carried unanimously.

B. Ordinance 06-534 – Large Scale Comp. Plan Amendment – Mrs. BuChans stated the Town would be considering changes to the adopted Comprehensive Plan text. These amendments should be approved by the LPA and recommended to the Town of Lake Placid Town Council, with recommendations of the Local Planning Agency (LPA). She stated staff is proposing amending all Elements as follows:

1. First Set of Amendments. The text amendments will affect the following Element by using a consistent outlining system, numbering and lettering all sections and subsections consistently in the Future Land Use Element, Transportation Element, Housing Element, Infrastructure Element, Conservation Element, Recreation and Open Space Element, Intergovernmental Coordination Element (ICE), Capital Improvements Element (CIE), and the Concurrency Management Element.
2. Second Amendment. The recreation level of service is proposed to be amended by the Growth Management Committee. The amendment reduces the LOS for Community Parks from 8 acres to 6 acres.
3. Third Amendment. Staff will have to amend the CIE to include provisions to make the proposed developments “cost feasible.” This requirement of the Florida Statute requires a “cost feasible” CIE. The CIE table will have to be revised to reflect the new developments that are transmitted or approved during the 2006 round of Large Scale Comprehensive Plan amendments.
4. Fourth Amendment. The CIE element must be amended to approve the Proportionate Fair Share ordinance. DOT, along with USF has developed a model ordinance that proposes adding at least the following two policies:

Policy ___: The Town’s capital improvements element shall be reviewed annually and updated as necessary to reflect proportionate fair-share contributions.

Policy ___: The Town is responsible for ensuring the financial feasibility of all capital improvements in the adopted capital improvements element.

5. Fifth Set of Amendments will be additions to the Transportation Element, Recreation Element, and other elements as necessary to reflect the changes in the CIE (from the third amendment).
6. Sixth Amendment. Staff will have to amend Table 2. of the Zonings Districts Permitted within each Land Use category in the Future Land Use Element.

Mrs. BuChans stated when the motion was made by the Council they stated they wanted the LOS for Community Parks to remain at 8 acres instead of changing it to 6 acres as staff was suggesting.

Commissioner Royce made a motion to recommend to the Town Council that they transmit amended Ordinance 06-534 to DCA subject to changing the LOS for Community Parks to 8 acres instead of 6 acres; motion seconded by Commissioner McConnell. On roll call, motion carried unanimously.

- C. Ordinance 06-538 – Lake Partners – Rezoning and PD Ordinance – Mrs. BuChans stated the applicant is requesting a zoning change from A-1 (Agriculture) to PD (Planned Development) with an underlying R-2 zoning district 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 30 East, Highlands County, Florida, west of the Publix Shopping Center, east of Hillcrest Street and between Dal Hall Boulevard and Heartland Boulevard. 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. The applicant has proposed a gated, multi family community consisting of attached villas and two story-attached homes. Included in this project are a community center, central mailbox, pool, play area and over two acres of open space. The PD zoning would provide consistency to the proposed MDR land use category.

Commissioner Royce made a motion to recommend that Ordinance 05-538 the rezone to amend the Town zoning map from A-1 to PD be approved and considered by Town Council on first hearing and that the second hearing be held at the Comprehensive Plan adoption with the following changes:

- **SECTION 3. GENERAL CONDITIONS, RESTRICTIONS AND LIMITATIONS:**

M. The applicants shall adhere to the following schedule:

1. Construction of the Development subject to this D.O. shall commence within 36 months after the effective date of this

ordinance and be completed within 24 months thereafter. If physical development has not commenced during this time frame the Town Council may initiate the rezoning process to rezone the property to A-1 (Agricultural/Residential) zoning district, which is the original zoning for the property.

2. The Comprehensive Plan Park and Recreation requirements must be completed before the first building permit is issued.
3. **DELETE COMPLETELY.**

- **SECTION 4: HIGHLANDS COVE PLANNED DEVELOPMENT ZONING DISTRICT:**

J. Minimum Yard Requirements. The depth of front, rear, and side yards in this district shall be:

1. Front 20'
2. Rear 20'
3. Side 20'
4. Side Corner 15'
5. Accessory Use 7.5'
6. Multifamily units shall have 20 feet minimum setback between units, otherwise all setbacks as stated above shall apply.

K. Maximum Height of Structures; no portion of any structure shall exceed:
Multi-Family Residential – 3 stories or 35 feet
Permitted nonresidential uses such as clubhouses may be 1 stories or 20 feet.

P. **DELETE COMPLETELY.**

- **SECTION 5: PUBLIC FACILITIES REQUIREMENTS:**

D. Parks: The Development shall develop a community park, to be private, of at least 2.1 acres containing at least a playground, one pool, one multi use court, and other appropriate facilities to accommodate the needs of the residents. The total acreage may be divided into no more than two parks and shall be in place prior to the first C.O. The current community part level of service the Developer is to provide and maintain for the Town of Lake Placid is 5 acres per 1,000 residents. To satisfy the external community park requirements, the Developer shall enter into an agreement with the Town establishing provisions to meet this level of service.

- **SECTION 6: ENVIRONMENT AND NATURAL RESOURCES:**

B. For the purpose of potable water conservation, xeriscape landscaping and water conservation irrigation techniques shall be used on the development in

all common landscaped area. Eighty percent (80%) native species as specified by the Highlands County LDRs must be used. Ecologically viable portions of existing native vegetation shall be incorporated into the landscape design to the greatest extent practicable and shall not be irrigated. If it is determined feasible by Town staff at time of development gray lines, reuse lines will be utilized for irrigation and landscaping.

- F. Exterior Buffering: Developer shall provide graphics and examples of relationship of buffers, setbacks and multi use trails, and wall and landscaping as it relates to landscaping for Town Council consideration.

- **SECTION 7: TRANSPORTATION:**

- B. A multi use path constructed to the Town's specifications shall be constructed by the Developer along Hillcrest Street prior to the issuance of the first certificate of occupancy. The multi use path fronted by the development shall be maintained by the developer.
- J. The Developer shall provide an updated traffic study if the proposed project is not under construction within three (3) years of the issue of the D.O. Additional off-site improvements, if necessary to maintain Level of Service (LOS) C or the LOS adopted by the Town at that time shall be identified in the updated traffic study, and the D.O. shall be amended. Development activities shall proceed in a manner concurrent with the provisions of the additional improvements and the revised build-out, if applicable.

- **SECTION 8: HOMEOWNERS ASSOCIATION:**

- A. The Association shall be responsible for the operation, care and maintenance of the multi-path that fronts the boundaries of the project and the common property (to include but not limited to private roads, sidewalks and open space areas such as parks) within the project area. Each dwelling unit should be assessed its fair share towards meeting the budgeted expenses and funding the responsibilities of the Association. The Declaration of Covenants and Restrictions shall provide for these assessments.

Motion seconded by Commissioner Smart. On roll call, motion carried unanimously.

Commissioner Smart made a motion the meeting adjourn; motion seconded by Commissioner Royce. Chairman Compton hearing no objections declared the meeting adjourned at 7:15 P.M.

10/5/2007 11:50 AM