

TOWN OF LAKE PLACID LOCAL PLANNING AGENCY/
BOARD OF ADJUSTMENT
MONDAY SEPTEMBER 20, 2010 5:30 P.M.

Chairman Hoz Compton called the Town of Lake Placid Local Planning Agency/Board of Adjustment Meeting to order on Monday September 20, 2010 at 5:30 P.M. A quorum was present.

ROLL CALL:

Chairman Hoz Compton
Board Member Jack Edgemon
Board Member James E. Ozer

Town Clerk Arlene Tuck
Town Planner Sue BuChans

CONSENT AGENDA:

- A. Approval of Agenda
- B. Approval of Meeting Minutes for August 17, 2010

Board Member Edgemon made a motion the consent agenda be approved; motion seconded by Board Member Ozer. On roll call, motion carried unanimously.

PUBLIC HEARINGS:

A. Variance Application –Stepping Out Properties, LLC – Mrs. BuChans stated the applicant is seeking a three foot variance to the front yard setback for a lot located in the C-2 zoning district. This lot, located at 126 Dal Hall Boulevard, has an existing building on the site which is divided into four separate units. The front setback of the building, prior to the conveyance of the land to the Town of Lake Placid was 20.1 feet. After the conveyance, the setback was reduced to 17.1 feet. This reduced setback creates a hardship for the applicant because the building does not have a sufficient front yard setback for the proposed professional office and personal service uses. The prior owner conveyed the strip to the Town of Lake Placid voluntarily to help with the beautification and expansion of the Town’s roads. Board Member Ozer made a motion to recommend the Board of Adjustment approve a three foot variance to the front yard setback for the existing structure located at 126 Dal Hall Boulevard to account for the right-of-way given to the Town of Lake Placid for the construction of the expansion of Dal Hall Boulevard and, in addition, refunding their variance fee; motion seconded by Board Member Edgemon. On roll call, motion carried unanimously.

B. Town Initiated Rezoning Request – Bobby Wyche Sr.; Bill Hart and Marie-Claire Hoy; Evaristo Rivero; Advisory Board of the Southern Florida District Church; Peggy Scott; Jose Ibanez; and EMTC, LLC (Agriculture (A-1) to Commercial Limited (C-2) – Mrs. BuChans stated these parcels owned by these individuals on West Interlake Boulevard have been designated A-1 (Agriculture) zoning district on the Lake Placid Zoning Map for quite some time. This A-1 (Agriculture) zoning designation is inconsistent with the Residential Office) land use designation on the Comprehensive Plan Future Land Use Map. The Application’s intent is to amend the A-1 zoning district to C-2 (Limited Commercial) zoning district bringing the Town’s Zoning Map and Land Development Regulations into conformity with its most recently adopted Comprehensive Plan. Board Member Edgemon made a motion to recommend to the Town

Council to approve and adopt by Ordinance No. 10-611, amending the Town Zoning Map from A-1, Agriculture District to C-2, Limited Commercial District for 5.301 acres as listed on table on Page 1 of Staff's report; motion seconded by Chairman Compton. On roll call, Board Member Edgemon and Chairman Compton voted yes; Board Member Oxer abstained from voting due to a conflict of interest. Motion carried 2 – 0.

Board Member Edgemon made a motion the meeting adjourn; motion seconded by Board Member Oxer. Chairman Compton hearing no objections declared the meeting adjourned at 5:50 P.M.