

**SPECIAL MEETING
TOWN OF LAKE PLACID LOCAL PLANNING AGENCY
BOARD OF ADJUSTMENT
NOVEMBER 27, 2006 5:00 P.M.**

Chairman Hoz Compton called the special meeting of the Town of Lake Placid Local Planning Agency/Board of Adjustment to order on Monday, November 27, 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 Carol Smart
Commissioner Richard McConnell
Commissioner Luis Celaya
Commissioner Ray Royce

Town Clerk Arlene Tuck
Town Planner Sue BuChans
Town Attorney Bert Harris

APPROVAL OF AGENDA:

Mrs. BuChans stated she would ask that the agenda be revised because The Silver Company would like to be tabled until December 11, 2006. Commissioner Royce made a motion the agenda be revised to delete The Silver Company's public hearing and that the Clerk advertise The Silver Company for public hearing on December 11, 2006 at 2:00 P.M. at Town Hall, 311 W. Interlake Boulevard, Lake Placid, Florida; motion seconded by Commissioner Smart. On roll call, motion carried unanimously.

Meeting recessed at 5:30 P.M. for the Lake Placid Town Council to hold a special meeting. The Local Planning Agency/Board of Adjustment reconvened at 5:50 P.M. with their special meeting.

PUBLIC HEARINGS:

- A. Site Plan Review – Patrick McCaun – Mrs. BuChans stated the applicant is requesting final site plan approval of a proposed office building in an area zoned C-1, south of Tower Street, east of U.S. 27. It is approximately 1.82 acres in size with a future land use designation of CG, commercial general.

Commissioner Royce made a motion the to recommend the site plan be approved by Town Council subject to:

1. No food service allowed.
2. The storage area for office storage not be air-conditioned.
3. Address all of staff's Development Order stipulations after paragraph 8.
4. Final Development Order be recorded.
5. Show fire hydrant location on site plan.
6. Site plan say Office Space and Storage Space and subject to permanent wall between Storage Area and Office space.

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

- B. Site Plan Review – Mark Losa – Mrs. BuChans stated the property is located at the southeast corner of Spruce Street and Royal Palm Avenue. The site is zoned C-2A and is approximately .63 acres in size. A pharmacy with a drive through window and an office are the proposed uses for this site. Both these uses are allowed in the C-2A zoning district. The LPA had tabled the site plan initially because the applicant was not present to address the proposed office. The LPA recalled that the property was rezoned for a pharmacy use only.

Commissioner Royce made a motion this matter be tabled until the December 18, 2006 at 5:00 P.M. at Town Hall, 311 W. Interlake Boulevard, Lake Placid, Florida; motion seconded by Commissioner McConnell. On roll call, motion carried unanimously.

- C. Site Plan Review – David Wheeler – Mrs. BuChans stated the applicant is requesting final site plan approval of a proposed office building in an area zoned C-2 at the southeast corner of Dal Hall Boulevard and Oak Street. It is approximately .73 acres in size with a future land use designation of RO, residential/office.

Commissioner Royce made a motion to recommend approval to the Town Council for final site plan approval with the following conditions:

1. Local fire hydrant on site plan.
2. Address all of staff's Development Order stipulations.
3. Lighting compatible with Dal Hall Boulevard.

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

- D. Ordinance 06-538 – Lake Partners – PD/DO – Mrs. BuChans stated the applicant is requesting a rezone to amend the Land Use Map from Lake Placid Agriculture (A-1) to the Town of Lake Placid Multi Family Residential District (R-2) with a Planned Development (PD) overlay 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. The applicant intends to develop the site for multi family dwelling units.

Commissioner Celaya made a motion to recommend approval to the Town Council for rezone to amend the Land Use Map from (A-1) to the Town of Lake Placid Multi family Residential District (R-2) with a Planned Development (PD) overlay for approximately 12.8497 acres of property with the following conditions:

1. Fair share on Heartland Boulevard improvements.
2. Dedicate 30 feet of right of way on Hillcrest Street and 10 feet for multi-use path and whatever other amount is needed based on the revised traffic study.
3. Furnish a revised traffic study.
4. Furnish a revised site plan.

5. At the issuance of the 24th unit C.O. a Neighborhood Park improvement (LOS) must be in place.

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

- E. ORC Report (Objections, Recommendations and Comments) – Mrs. BuChans presented the Planning Departments report to be sent to the Florida Department of Community Affairs concerning the responses to the ORC report. She asked that the LPA recommend to the Town Council to change the wording on intersection improvements to “either/or a roundabout or traffic light”. Commissioner Royce made a motion to recommend approval of the ORC Report for transmittal to DCA, with the intersection improvements as stated by Mrs. BuChans; motion seconded by Commissioner Celaya. On roll call, motion carried unanimously.

COMMISSIONERS COMMENTS:

- A. Chairman Compton stated he would like for the Board to receive their packages on Wednesday by 5:00 P.M., prior to the meeting on Monday. He also stated he felt the applicant must have a complete application before it is presented to the Board. The other Commissioners agreed with both of Chairman Compton’s comments.
- B. Chairman Compton asked the Board how long they felt a meeting should last. The Board felt the meetings should be concluded by 9:00 P.M. unless a super majority of the Board extends it or continues it to the next day.

Commissioner Royce made a motion the meeting adjourn; motion seconded by Commissioner Smart. Chairman Compton hearing no objections declared the meeting adjourned at 10:15 P.M.