

REGULAR MEETING
TOWN OF LAKE PLACID LOCAL PLANNING AGENCY/
BOARD OF ADJUSTMENT
MARCH 24, 2008 5:00 P.M.

Chairman Hoz Compton called the regular meeting of the Town of Lake Placid Local Planning Agency/Board of Adjustment to order at 5:00 P.M. on Monday March 24, 2008 at Town Hall, 311 W. Interlake Boulevard, Lake Placid, Florida. A quorum was present.

ROLL CALL:

Chairman Hoz Compton
Vice Chairman Ray Royce
Commissioner Steve Bastardi
Commissioner Carol Smart
Commissioner Jack Edgeman

Town Clerk Arlene Tuck
Town Planner Sue BuChans and Jim Polatty
Town Attorney Bert Harris

APPROVAL OF AGENDA:

Commissioner Smart made a motion the agenda be approved as presented; motion seconded by Commissioner Bastardi. On roll call, motion carried unanimously.

CONSENT AGENDA:

- A. Approval of Minutes of February 25, 2008 meeting – Commissioner Bastardi made a motion the consent agenda be approved; motion seconded by Commissioner Smart. On roll call, motion carried unanimously.

PUBLIC HEARINGS:

- A. Special Exception – Peggy Starr – Mrs. BuChans stated the applicant is requesting a special exception to allow retail sales not combined with wholesale or light manufacturing as required by the C-3 District. Pam Karlson, representing the applicant, stated the applicant owns the building that is zoned C-3, with a land use of Commercial Intense. The property is 1.21 + acres with a large building sitting on the property. The applicant states the back part of the building is being used for manufacturing. He states he would like to use the front part for retail sales.

Mrs. BuChans stated that staff was recommending the special exception not be approved by the Board of Adjustment and that the Town Council proceed with amending the Land Development Regulations to be in compliance with the Comprehensive plan.

Mrs. Karlson, the applicant's attorney stated the applicant did not want to wait any longer. She stated he has waited nearly a year for a ruling.

After much discussion, the Board asked that the applicant return to the next meeting with a site plan showing the placement of the mortgage loan company, the air conditioning company and the auto sales. The Board stated they would prefer to issue a special exception per case rather than giving a blanket special exception.

Commissioner Bastardi made a motion to table this matter until April 21, 2008 at 5:00 P.M. at Town Hall; motion seconded by Commissioner Edgeman. On roll call, motion carried unanimously.

- B. Ordinance No. 08-579 – Large Scale Comp. Plan Amendment – Lake June Properties – Mrs. BuChans stated the applicant is requesting an amendment to the Future Land Use Map (FLUM) to redesignate approximately 333.36 acres from the Town of Lake Placid Agricultural/Residential (AR) and Low Density Residential (LDR) to Medium Density Residential (MDR). The applicant intends to develop the property to accommodate the proposed project known as Lake June Properties. This development will contain a total of 999 dwelling units and 170,000 square feet of commercial use (retail/office) with an approximate Floor Area Ratio (FAR) of 0.13.

Mrs. BuChans handed out a Memo to the staff report stating the agreed upon items and the items not agreed upon. She stated these items are listed as conditions in her staff report. Mike Gallaher, representing the applicant, asked to be allowed to work with the LPA through the staff's conditions.

The LPA and the applicant agreed to all conditions except the condition to prohibit age-restricted community. The applicant stated he could not delete this item.

Commissioner Steve Bastardi made the following motion: Move to recommend approval 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) for transmittal to DCA for the required State of Florida review with the following conditions:

1. Prior to development of the property or thereof a master PD application should be filed over the entire property reflecting the essential elements of development.
2. Provide 75 feet of right-of-way along frontage of Tangerine Drive to total 115 feet of right of way, which should include the multi use path to be constructed on Town right of way.
3. Provide ten feet of right of way along the west side of Jackson Road to total 50 feet of right of way, from West Interlake Boulevard to the northern boundary of the Town's Lake June Park.
4. Construct the widening of Tangerine Drive to include three (boulevard type) lanes with the following improvements on the western side of Tangerine: street lights to Town specifications, landscaped and at minimum a 15 foot easement for a multi use trail consistent with the Town's Code. Also the widening includes the Buddy Rogers parcel on the corner of Tangerine Drive and West Interlake Boulevard.
5. Upgrade West Interlake Boulevard to a three lane section of roadway to Tangerine Drive with the following improvements along the northern side of West Interlake Boulevard: street lighting to Town specifications, and a 15 foot easement for a multi path trail and landscaping. Also the widening includes the Buddy Rogers parcel on the corner of Tangerine Drive and West Interlake Boulevard.

6. Provide an access onto Tangerine Drive
7. Provide interconnectivity to Lake June Pointe for emergency excess only.
8. Developer shall enter into a Capacity Agreement with the Town for the surrender of certain water rights to the Town; the provision by the Town of potable water and wastewater service to the Development; and the Developer's payment of the System Development. The Agreement shall be secured by Bond or Certificate of Deposit approved by the Town Attorney.
9. The timing of parks, multi-use trails, dedications, rights-of-ways and any payments in lieu of to be established
10. Prohibit age-restricted community.

Motion seconded by Commissioner Smart. On roll call, Commissioner Smart, Commissioner Bastardi, Commissioner Edgeman and Chairman Compton voted yes; Commissioner Royce voted no. Motion carried 4 to 1.

- B. Ordinance No. 08-580 – Comp. Plan Text Amendments – School Concurrency – Mrs. BuChans stated the Town will 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 LPA. Staff is proposing amending three elements of the Comprehensive Plan and the addition of a Public Schools Facility Element. Commissioner Edgeman made a motion to recommend to the Town Council to approve for transmittal the proposed amendments to the Future Land Use Element, Intergovernmental Coordination Element, Capital Improvements Element and the addition of the Public Schools Facilities Element to the text of the adopted Comprehensive Plan; motion seconded by Commissioner Bastardi. On roll call, motion carried unanimously.

Commissioner Bastardi made a motion the meeting adjourn; motion seconded by Commissioner Smart. Chairman Compton hearing no objections declared the meeting adjourned at 9:40 P.M.