

**REGULAR MEETING
TOWN OF LAKE PLACID LOCAL PLANNING AGENCY/
BOARD OF ADJUSTMENT
JUNE 16, 2008 5:30 P.M.**

Chairman Hoz Compton called the regular meeting of the Town of Lake Placid Local Planning Agency/Board of Adjustment to order on Monday June 16, 2008 at 5:30 P.M. at Town Hall, 311 W. Interlake Boulevard, Lake Placid, Florida. A quorum was present.

ROLL CALL:

Chairman Hoz Compton
Vice Chairman Jackie Edgemon
Carol Smart

Town Clerk Arlene Tuck

ABSENT:

Town Planner Sue BuChans
John Holbrook
Philip Moore
Code Enforcer Bonnie Pruitt

APPROVAL OF AGENDA:

Mr. Edgemon made a motion the agenda be approved as presented with the exception of Item 6. Public Hearing, being moved before Item 5. Discussion by Planning Department and Board; motion seconded by Mrs. Smart. On roll call, motion carried unanimously.

CONSENT AGENDA:

- A. Approval of minutes form May 5, 2008, May 14, 2008 and May 19, 2008 – Mrs. Smart made a motion to approve the consent agenda; motion seconded by Mr. Edgemon. On roll call, motion carried unanimously.

DISCUSSION BY PLANNING DEPARTMENT & BOARD:

- A. Carports in C-1 Zoning District – Chairman Compton stated Mrs. BuChans had contacted him and stated she had a request for a business in C-1 zoning district to put up a detached carport. She stated she did not see any other ones in the Town of Lake Placid and wanted to get the LPA and Council's feeling on this matter. Mrs. BuChans stated she felt the detached carport would off under an accessory use and be allowed.

After discussing this matter the LPA made the following motion:

Mrs. Smart made a motion to forward to the Town Planner for review the concepts the LPA wanted to see in the code changes:

Amending Accessory Uses to:

1. Changes directly related to the current building/business use.
2. Additions to be in conformity with the Town's architectural review standards.
3. Any modifications to the current building must be architecturally compatible to the current building facade.
4. The granting of an accessory use must be limited to that specific use only

Detached carports and garages would be addressed under the “special exception uses” AND if allowed they must conform to the Town’s architectural standards and/or be compatible with the design of the building where they will be used.

The Town Planner will review these concepts and the subject along with the Town Planner’s comments and be on the agenda for the regularly scheduled July LPA meeting.

Motion seconded by Mr. Edgemon. On roll call, motion carried unanimously.

PUBLIC HEARING:

- A. Preliminary Plat Review – RaceTrac - Chairman Compton stated the Town’s Land Development Regulations now require review for site plans, preliminary plats, improvement plans and final plats and applications for final development orders by the Local Planning Agency and Town Council. The Racetrac Preliminary Plat is a one-lot preliminary plat. The reason a one-lot plat was requested of RaceTrac is because of the definition of a subdivision. “Subdivision” means the division of land into three or more lots, parcels, tracts, blocks, or sites. It also means the establishment of new streets, alleys, additions and resubdivision. If a third lot was divided off the parent tract (such as in this case) a subdivision of land has occurred.

Chairman Compton stated Mrs. BuChans has included a letter to Mr. Winter of Racetrac addressing that the preliminary plat meets the requirements of the current *Highlands County Land Development Regulation* and that they recommend approval of the preliminary plat.

Mrs. Smart made a motion to recommend the Town Council approve the preliminary plat and that any recommendations from Council be forwarded on to the County Engineering Department; motion seconded by Mr. Edgemon. On roll call, motion carried unanimously.

Mr. Edgemon made a motion the meeting adjourn; motion seconded by Mrs. Smart. Chairman Compton, hearing no objections, declared the meeting adjourned at 6:00 P.M.