

REGULAR
TOWN OF LAKE PLACID PLANNING AGENCY
MONDAY September 26, 2016, 5:30 P.M.

AGENDA

5:30 P.M PLEDGE OF ALLEGIANCE

5:35 P.M. Call to Order – Chairman Hoz Compton

Roll Call

Chairman Hoz Compton
Board Member James Oxer
Board Member Jack Edgemon
Board Member Ken LeBlanc
Board Member Michael Boley
Alternate Board member Donald Clarke

1) CONSENT AGENDA

- A. Approval of Agenda
- B. Approval of LPA Meeting Minutes for March 21, 2016

2) Public Hearings

- A. Request for a future land use amendment from Highlands County Medium Density Residential to Town of Lake Placid Commercial-General, LPTC.16.0087SS.
- B. Request for a Zoning change from Highlands county R-1 Residential District to Town of Lake Placid Planned Development (North Triangle II), LPTC.16.008RZ
- C. Request for a Zoning change from C-3, Commercial Light Manufacturing District, to a Planned Development (PD) with an underlying C-3, Commercial Light Manufacturing zoning district. LPTC.16.010RZ
- D. Capital Improvement Plan

3) CITIZENS NOT ON THE AGENDA (Comments are to be limited to 3 minutes, unless a longer period of time is permitted by the presiding officer or by a majority of the Board:

4) Adjournment

MINUTES
REGULAR
TOWN OF LAKE PLACID
BOARD OF ADJUSTMENTS
MONDAY, MARCH 21, 2016, 5:30 P.M.

AGENDA

5:30 P.M. Call to Order – Chairman Compton

Roll Call

Present

Chairman Hoz Compton
Board Member James Oser
Board Member Jack Edgemon
Board Member Ken LeBlanc
Alternate Board member Donald Clarke

Absent

Board Member Michael Boley

Others Present

Town Clerk Eva Hapeman-Cooper
Town Planner Joedene Thayer
Attorney Pam Karlson

1) Consent Agenda

- A. Approval of Agenda
- B. Approval of LPA Meeting Minutes for February 15, 2016 and BOA Meeting Minutes February 15, 2016

Motion – Moved By Board Member Edgemon Seconded By Board Member Leblanc, To Approve the Consent Agenda and Minutes. **Roll Call Vote: Unanimous approval.**

2) Public Hearings

- A. Request for a Zoning Change from Highlands County Agricultural District to Town Planned Development/Development Concept for Aravilla Groves, LPTC.16.003RZ4)**
 - Ms. Thayer reviewed the request for LPTC16003 rezone to Town of Lake Placid Planned Development Concept (PD), (details of request included in the agenda materials) and commented that the process would be that this would come back for a Preliminary (PD) and then to a final PD.
 - Board members, Town Planner Joedene Thayer, and Attorney Pam Karlson representative for the Aravilla landowners discussed the request for to change the zoning and the process requesting approval of a Planned Development concept.
 - Uses for the property would be all commercial with a total of 17 uses.
 - Ms. Thayer suggested and Ms. Karlson stated clients would be in agreement to the following changes: Delete from paragraph 14 the first sentence “similar construction building.” IN the second sentence to delete “in steal construction. In addition to delete “unless written authorization is granted by special exemption” is noted needed because there are not any special exceptions process in place for a Planned Development (PD)

- As pertains to the use #17, the property falls under the US 27 Hwy town sign ordinance, changing it to reed freestanding advertising sign, which is permitted. Ms. Karlson suggested changing the ordinance to read “in compliance with the sign ordinance.”
- Ms. Thayer reviewed an informational map, and commented that the Comp Plan states that at all times the US 27 preserves backage roads and other roads.

Motion – Moved by Board Member Edgemon Seconded by Board Member Clarke, with stated changes move to recommend to the Town Council approval and adoption of Ordinance 2016-716, amending the Town’s Official Zoning Map from Highlands County Agricultural District to Town of Lake Placid Planned Development with a Development Concept subject to the following conditions:

1. A preliminary site development plan will be required through an amended Ordinance as reviewed by the LPA and reviewed and approved by the Town Council.
2. A final site development plan will be required to be reviewed and approved by the Town Council by Resolution. **Roll Call Vote: Unanimous approval.**

3) CITIZENS NOT ON THE AGENDA (NONE)

4) Adjournment 5:46pm

TOWN OF LAKE PLACID
AGENDA ITEM INTRODUCTION

MEETING DATE: Sept 26, 2016

MEETING TYPE: Local Planning Agency

AGENDA ITEM # AND TITLE:

Request for a future land use amendment from Highlands County Medium Density Residential to Town of Lake Placid Commercial-General, LPTC.16.0087SS.

PLACED ON AGENDA BY:

Planning Staff

STATEMENT OF ISSUE:

The matter for consideration is for a future land use amendment to change the Town of Lake Placid's Future Land Use Map from Highlands County Medium Density Residential to Town of Lake Placid Commercial-General. The amendment concerns three contiguous residential lots totaling approximately 2.49 acres located on the west side of U.S. Highway 27 and north of Brown Road. The property was annexed into the Town of Lake Placid in 2015. The three parcels have a Highlands County Medium Density Residential future land use designation. The contiguous neighboring PD parcels to the north and west (North Triangle) comprising approximately 37.59 acres underwent a zoning change to a Planned Development in 2015 and a future land use amendment to Commercial-General in 2016. The Applicant is requesting a future land use amendment and a zoning change (LPTC.16.008RZ) so that her property has an identical future land use and zoning designation with identical uses to allow for future development that can encompass the entire area into a Business Park and Multi-Family Residential Community.

RECOMMENDED ACTION:

Move to recommend to the Town Council the approval and adoption of Ordinance No. 2016-733, amending the Town's Future Land Use Map from Highlands County Medium Density Residential to Town of Lake Placid Commercial-General.

FISCAL IMPACT:

Not Applicable

ATTACHED ITEMS:

Staff Report
Application
Letter Outlining Request
Maps: Aerial, Future Land Use, Adopted Future Land Use and Zoning
Draft Ordinance

.....

**Town of Lake Placid, Florida
Planning & Zoning Department
Staff Report
Small Scale Comprehensive
Plan Amendment
LPTC.16.007SS**



Applicant: **Anna M. Maulden**
From: **Highlands County Medium Density Residential**
To: **Town of Lake Placid Commercial-General**

General Information:

Owner: Anna M. Maulden
Owners' Addresses: 836 U.S. 27 North
 Lake Placid, Florida 33852
Applicant's Phone Number: (863) 465-3825

	Existing	Proposed
Property Control Numbers	P-30-36-30-A00-0240-0000 P-30-36-30-A00-0241-0000 P-30-36-30-A00-0242-0000	No Change
Future Land Use Designation	Highlands County Medium Density Residential	Town of Lake Placid Commercial-General
Zoning District	Highlands County R-1 Residential District	Town of Lake Placid Planned Development
Acreage	2.49 +/-	2.49 +/-
Density	4-8 dwelling units per acre	12 dwelling units per acre on not more than 50% of the project site
Intensity	0.8 F.A.R.	1.00 F.A.R.
Access	U.S. 27 N	U.S. 27 N

Legal Description:

Street Address: 836 U.S. 27 N, Lake Placid, Florida – P-30-36-30-A00-0240-0000

Commence at the SW corner of the East 1/2 of the SE 1/4 of the SW 1/4 of Section 30, Township 36 South, Range 30 East, Highlands County, Florida; thence N 1°06'30" West a distance of 136.0 feet; thence S 89°41'00" East a distance of 275.15 feet to the Westerly right-of-way of U.S. Highway No. 27; thence in a Southeasterly direction along the Westerly right-of-way of U.S. Highway No. 27 and the arc of a curve to the right having for its elements a central angle of 4°09'48" and a radius of 1,947.41 feet a distance of 141.51 feet; thence N 89°41'00" West a distance of 310.91 feet to the Point of Beginning.

And

Street Address: 838 U.S. 27 N, Lake Placid, Florida - P-30-36-30-A00-0241-0000

Commence at the SW corner of the East 1/2 of the SE 1/4 of the SW 1/4 of Section 30, Township 36 South, Range 30 East, Highlands County, Florida; thence North 1°06'30" West along the West line of the East 1/2 of the SE 1/4 of the SW 1/4 of Section 30 a distance of 232.0

feet to the Point of Beginning; thence continue North 1°06'30" West along the West line of the East 1/2 of the SE 1/4 of the SW 1/4 of Section 30 a distance of 136.0 feet; thence South 89°41'00" East a distance of 136.0 feet; thence North 89°41'00" West a distance of 252.69 feet to the Point of Beginning.

And

Street Address: 842 U.S. 27 N, Lake Placid, Florida - P-30-36-30-A00-0242-0000

Commence at the SW corner of the E 1/2 of the SE 1/4 of the SW 1/4 of Section 30, Township 36 South, Range 30 East, Highlands County, Florida; thence North 1°06'30" West along the West line of the E 1/2 of the SE 1/4 of the SW 1/4 of Section 30 a distance of 368.0 feet to the Point of Beginning; thence continue North 1°06'30" West along the West line of the E 1/2 of the SE 1/4 of the SW 1/4 of Section 30 a distance 136.0 feet; thence South 89°41'00" East a Distance of 252.69 feet; thence South 1°06'30" East a distance of 136.0 feet; thence North 89°41'00" West a distance of 252.69 feet to the Point of Beginning.

Request:

The matter for consideration is for an Amendment to the Town of Lake Placid's Future Land Use Map from Highlands County Medium Density Residential (RM) to Town of Lake Placid Commercial-General to allow for a Planned Development. Based on the size of the property, the application qualifies under Chapter 163 of the Florida Statutes as a Small-Scale Amendment to the Comprehensive Plan. In addition to this request, the Applicant is requesting a rezoning from Highlands County R-1, Residential District, to Town of Lake Placid Planned Development (LPTC.16.008RZ).

Adjacent Future Land Use Map classifications and Zoning Districts:

North: FLUM Classification:	Lake Placid Commercial-General
Zoning:	Lake Placid PD
East: FLUM Classification:	Lake Placid Commercial-General
Zoning:	Lake Placid C-1, Highway Commercial and PD
South: FLUM Classification:	Lake Placid Commercial-General
Zoning:	Lake Placid C-1, Highway Commercial
West: FLUM Classification:	Lake Placid Commercial-General
Zoning:	Lake Placid PD

Summary:

The amendment concerns three contiguous residential lots totaling approximately 2.49 acres located on the west side of U.S. Highway 27 and north of Brown Road. The property was annexed into the Town of Lake Placid in 2015. The three parcels have a Highlands County Medium Density Residential future land use designation. The contiguous neighboring PD parcels to the north and west (North Triangle) comprising approximately 37.59 acres underwent a zoning change to a Planned Development in 2015 and a future land use amendment to Commercial-General in 2016. The Applicant is requesting a future land use amendment and a zoning change (LPTC.16.008RZ) so that her property has an identical future land use and zoning designation with identical uses to allow for future development that can encompass the entire area into a Business Park and Multi-Family Residential Community.

Comprehensive Plan Analysis:

The Town Council and the Local Planning Agency are required to address certain standards in conjunction with the Comprehensive Plan which may be categorized as follows:

A. Consistency with the Land Use Categories and Plan Policies.

As proposed, the applicant's request would be consistent with the Commercial-General Future Land Use category and the Plan policies that control such development. The surrounding land uses are Commercial General, and Low Density Residential. In examining these uses, the proposed land use designation as Commercial General would not create an isolated land use designation since there are other commercial uses located within 1,000 feet of the subject property.

Based on the application, it would appear that the proposed amendment (proposed uses of commercial and residential) is consistent with the Commercial-General Future Land Use category, Policy 5.13:

Policy 5.13: Commercial-General

- a. **Description:** Predominant uses in Commercial-General areas are those which provide specialty or convenience goods for retail sale and medical and professional services.

This land use shall have a substantial non-residential component with a supporting residential component.

- b. **Density or Intensity**: Residential uses in Commercial-General areas may be developed to a maximum intensity of twelve (12) dwelling units per gross acre. Residential uses shall be limited to not more than 50 percent of the Commercial-General future land use category.

Non-residential uses in Commercial-General areas may be developed to a maximum FAR of 1.00.

B. Concurrency of Adequate Public Facilities

As the proposed zoning is a planned development, the specifics regarding the buildings, landscaping and parking are not designed. The adequacy of the public facilities will be addressed in the future conceptual plan and final site development plan. The site is currently serviced by municipal water. The site is not serviced by central wastewater, but the property is in close proximity to the wastewater treatment plant which could facilitate service in the future.

C. Compatibility with Adjacent and Nearby Land Uses.

As discussed earlier, the proposed Future Land Use of Commercial-General would not create an adverse impact to the area. The surrounding area consists primarily of vacant previous agricultural property transitioning into commercial and residential uses. The proposed use will not hinder development to adjacent properties.

D. Compliance with the Specific Standards of the Plan.

The proposed request seems to be consistent with the land use, traffic ways, and other Elements of the Town's Comprehensive Plan.

Consistency with Comprehensive Plan:

The existing Comprehensive Plan Goals, Objectives, and Policies will support a mixture of commercial and residential uses at this location once the accompanying future land use amendment is approved. Therefore, it should be recommended that the Local Planning Agency and the Town Council find the application to be **consistent** with the Comprehensive Plan.

Attachments:

Attachments to this Staff Report include a copy of the Future Land Use Map indicating the location and proposed Future Land Use Category of the subject property.

Assessment and Conclusions:

Staff recommends **approval** of Applicants' request to amend the Future Land Use Map to Commercial-General based on the data and analysis presented above.

Staff's Recommended Motion to the Local Planning Agency, September 26, 2016:

Move to recommend to the Town Council the approval and adoption of Ordinance No. 2016-733, amending the Town's Future Land Use Map from Highlands County Medium Density Residential to Town of Lake Placid Commercial-General

Submitted by the Planning Staff for the September 26, 2016, Local Planning Agency meeting.

Attachments:

1. Application
2. Letter Outlining Request
3. Maps: Aerial, Future Land Use, Adopted Future Land Use and Zoning
4. Draft Ordinance

Town of Lake Placid
Planning and Zoning Department
311 West Interlake Blvd.
Lake Placid, Florida 33852
863-699-3747 • FAX: 863-699-3749

For Office Use Only:

Case No. LPTC.16.007
Date Received: 6-30-16

COMPREHENSIVE PLAN AMENDMENT APPLICATION

Please Check One:

Small Scale Amendment (Under 10 Acres) Large Scale Amendment (Over 10 Acres)

Owner Information:

Name of Property Owner: Anne Marie Maulden

Mailing Address: 836 U.S. 27 North, Lake Placid, FL 33852

Name of Applicant*, If Other than Owner, (Relationship): Owner

Home Telephone: 863-465-3825 Cell Telephone: 863-414-1836

Property Information:

Property Address/Location: 836, 838 & 842 U.S. 27 North, Lake Placid, FL 33852

Property Strap Number: P-30-36-30-A00-0240-0000, P-30-36-30-A00-0241-0000 & P-30-36-30-A00-0242-0000.

Current Future Land Use Designation: Highlands County Medium Density Residential

Proposed Future Land Use Designation: Town of Lake Placid Commercial - General

Existing Zoning: Highlands County R-1 Residential District

Proposed Zoning: Town of Lake Placid Planned Development – Development Concept

Existing Use: Single Family Residence Proposed Use: Residential and Business Park

Size of Property: 2.49 Acre

Description of Surrounding Properties: Single Family Residential to the north, vacant groves to the south and west, and U.S. Highway 27 to the east.

Legal Description of Property (Lengthy description may be attached): Attached.

Required Attachments:

- Survey of Property (11" x 14", 20" Scale)
- Letter Outlining Request
- Photos (Optional)
- Notarized Letter of Owner's Authorization*
- Processing Fee \$ 0 , ~~plus the Actual Cost of Legal Advertising which will be billed by the Town Clerk.~~

Signature: 

Date: 6-30-16

LEGAL DESCRIPTION:

Street Address: 836 US 27 N, Lake Placid, Florida – C-30-36-30-A00-0240-0000

Commence at the S.W. corner of the E-1/2 of the SE-1/4 of the SW-1/4 of Section 30, Township 36 South, Range 30 East, Highlands County, Florida; thence N. 1 06'30" West a distance of 136.0 feet; thence S. 89 41'00" East a distance of 275.15 feet to the Westerly right-of-way of U.S. Highway No. 27; thence in a Southeasterly direction along the Westerly right-of-way of U.S. Highway No. 27 and the arc of a curve to the right having for its elements a central angle of 4 09'48" and a radius of 1947.41 feet a distance of 141.51 feet; thence N. 89 41'00" West a distance of 310.91 feet to the Point of Beginning.

And

Street Address: 838 US 27 N, Lake Placid, Florida - C-30-36-30-A00-0241-0000

Commence at the SW corner of the East ½ of the SE ¼ of the SW ¼ of Section 30, township 36 South, Range 30 East, Highlands County, Florida; thence North 1 Degree 06 Minutes 30 Seconds West along the West line of the East ½ of the SE ¼ of the SW ¼ of Section 30 a distance of 232.0 feet to the Point of Beginning; thence continue North 1 Degree 06 Minutes 30 Seconds West along the West line of the East ½ of the SE ¼ of the SW ¼ of Section 30 a distance of 136.0 feet; thence South 89 Degrees 41 Minutes 00 Seconds East a distance of 136.0 feet; thence North 89 Degrees 41 Minutes 00 Seconds West a distance of 252.69 feet to the Point of Beginning.

And

Street Address: 842 US 27 N, Lake Placid, Florida - C-30-36-30-A00-0242-0000

Commence at the SW corner of the E ½ of the SE ¼ of the SW ¼ of Section 30: Township 36 South, Range 30 East, Highlands County, Florida; thence North 1 degree 06 Minutes 30 Seconds West along the West line of the E ½ of the SE ¼ of the SW ¼ of Section 30 a distance of 368.0 feet to the Point of Beginning; thence continue North 1 Degree 06 Minutes 30 Seconds West along the West line of the E ½ of the SE ¼ of the SW ¼ of Section 30 a distance 136.0 feet; thence South 89 Degrees 41 Minutes 00 Seconds East a Distance of 252.69 feet; thence South 1 Degree 06 Minutes 30 Seconds East a distance of 136.0 feet; thence North 89 Degrees 41 Minutes 00 Seconds West a distance of 252.69 feet to the Point of Beginning.

Request for a Rezoning to a Planned Development/Development Concept and
a Future Land Use Amendment to Commercial-General

June 6, 2016

Anna Marie Maulden
836, 838 and 842 U.S. 27 North, Lake Placid, FL 33852

I previously consented to the annexation of 2.49 acres located at 836, 838 and 842 U.S. 27 North, Lake Placid, Florida 33852, into the Town of Lake Placid. As part of that process, I understood my property would also undergo a rezoning and a land use change similar to my neighbors (McKay-Fuss-Alderman, Inc.; Mona Radack and Benjamin and Nancy Kratzer, Trustees). This did not occur as I had understood would happen automatically; so I am now requesting that the property be rezoned to a Planned Development/Development Concept so that Residential and Business Park uses, list attached, may be assigned to the property.

I understand that the assignment of the uses at this time is a Development Concept. At a later date, a preliminary planned development with a site development plan and a final planned development with a site development plan must be submitted for the Town Council's review and approval. The preliminary and final planned development request must be consistent with this Development Concept request.

I further request that the Future Land Use be amended to Commercial-General with a Density and/or Intensity as follows: Non-residential uses may be developed at a 1.00 floor area ration and residential uses may be developed at a density not to exceed 12 dwelling units per gross acre. Also, the residential portion may not exceed 50% of the total acreage.

Thank you,

Anna Marie Maulden



Attached: List of Uses

Town of Lake Placid, Florida

OWNER'S AFFIDAVIT

I, Anne Marie Maulden, being first duly sworn, depose and say that I am the **OWNER** of the property described and which is the subject matter of the proposed hearing; that all the answers to the questions in this application, and all sketches, data and other supplementary matter attached to and made a part of the application, are honest and true to the best of my knowledge and belief. I understand this application must be completed and accurate before hearings can be advertised. I also understand that it is my obligation to comply with any other lawfully adopted and recorded deed restrictions or covenants that are more restrictive or impose a higher standard, and that any action of this Council does not supersede those requirements.

Anne Marie Maulden
Print Name of Owner

Anne Marie Maulden
Signature of Owner

836 U.S. 27 North
Address: Number and Street (P.O. Box)

Lake Placid, FL 33852
City and State (Zip Code)

STATE OF FLORIDA, HIGHLANDS COUNTY

The Foregoing instrument was acknowledged before me this 30th day of June,

2016, by Anna Marie Maulden who is personally known by me or has produced
Name

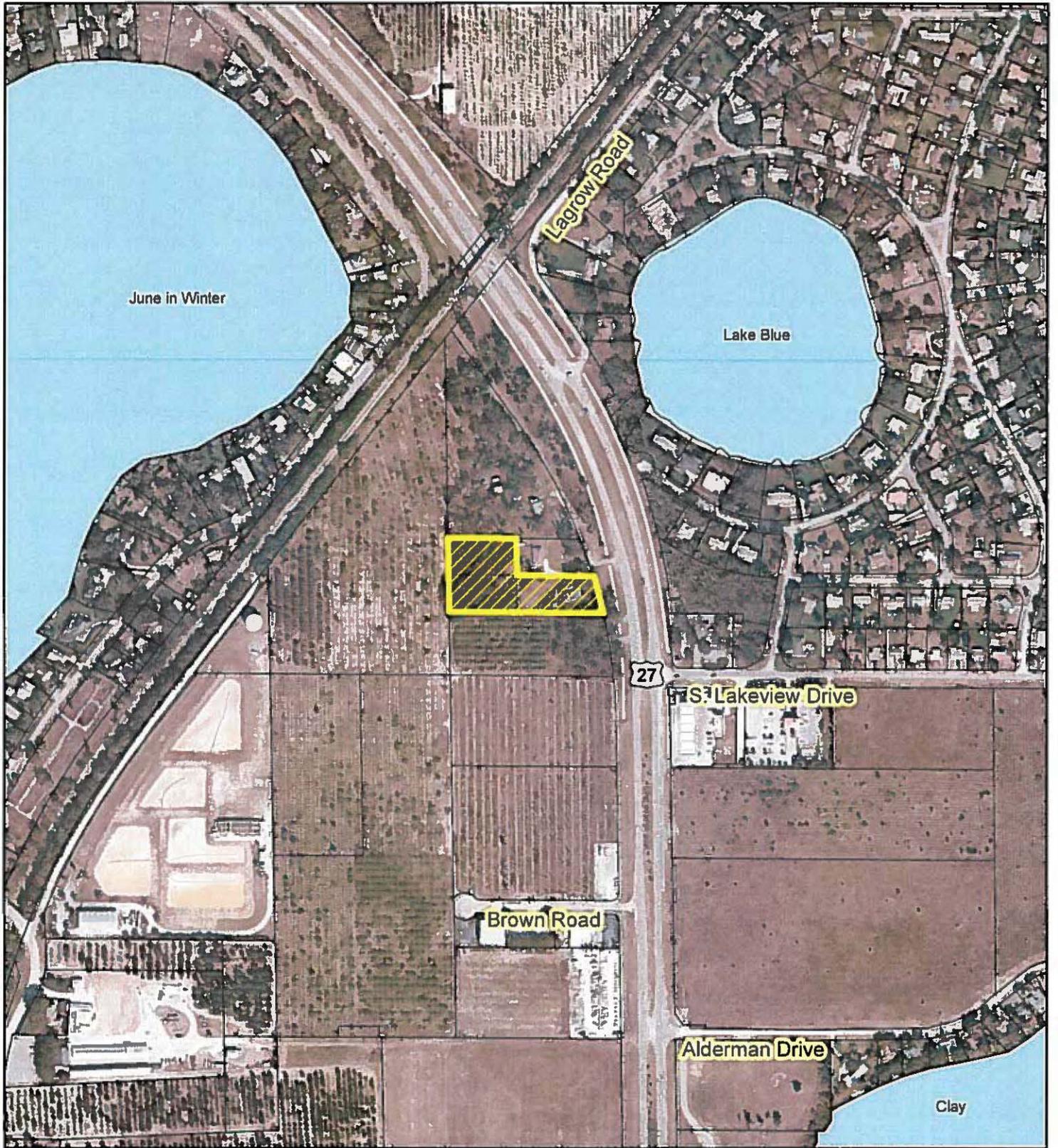
FL Driver's License as identification and who did (did not) take an oath:
Document # m435-053-59-644-0



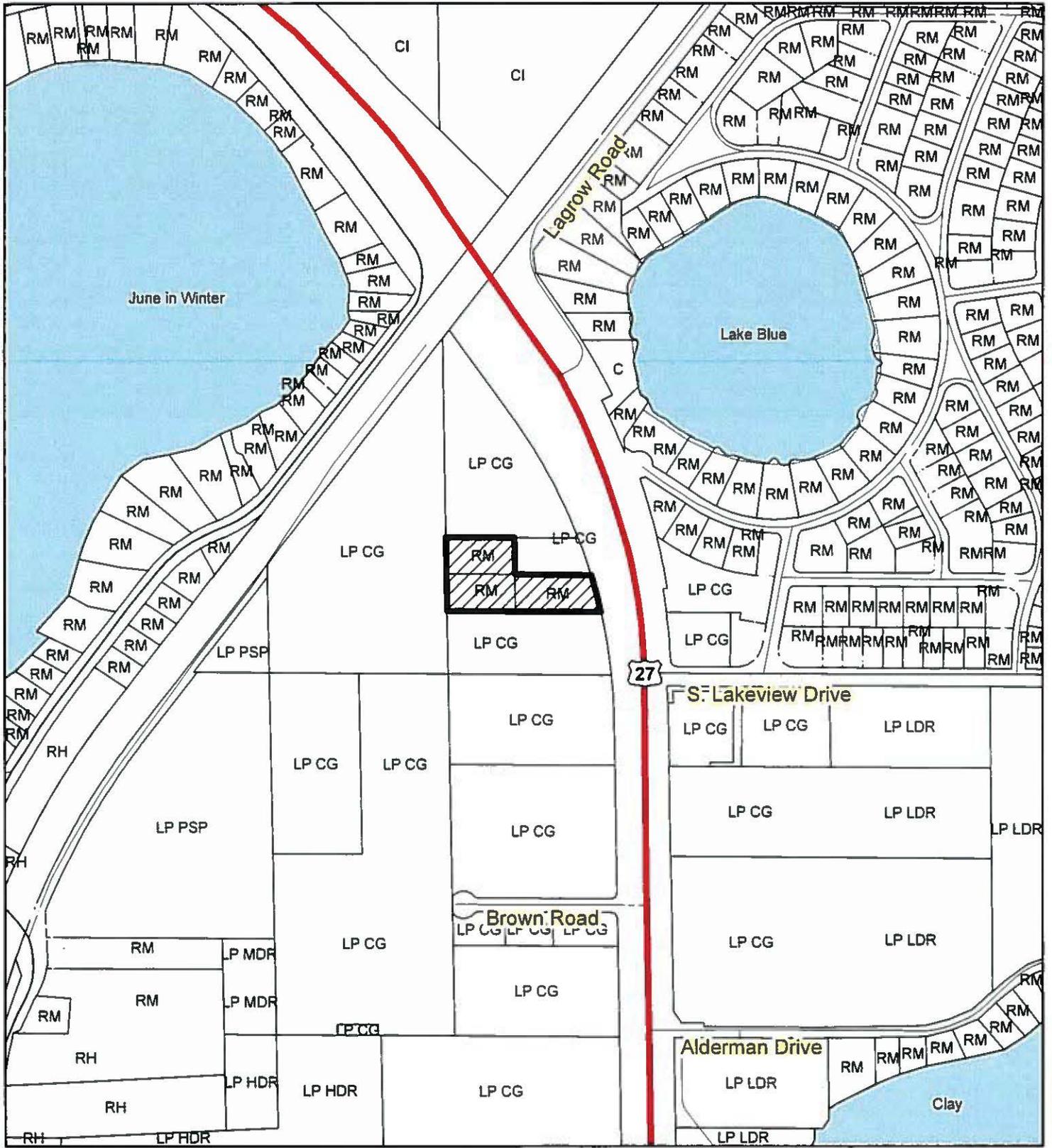
Jo Anne Sawdy
Signature

Jo Anne Sawdy, Notary Public
Print Name

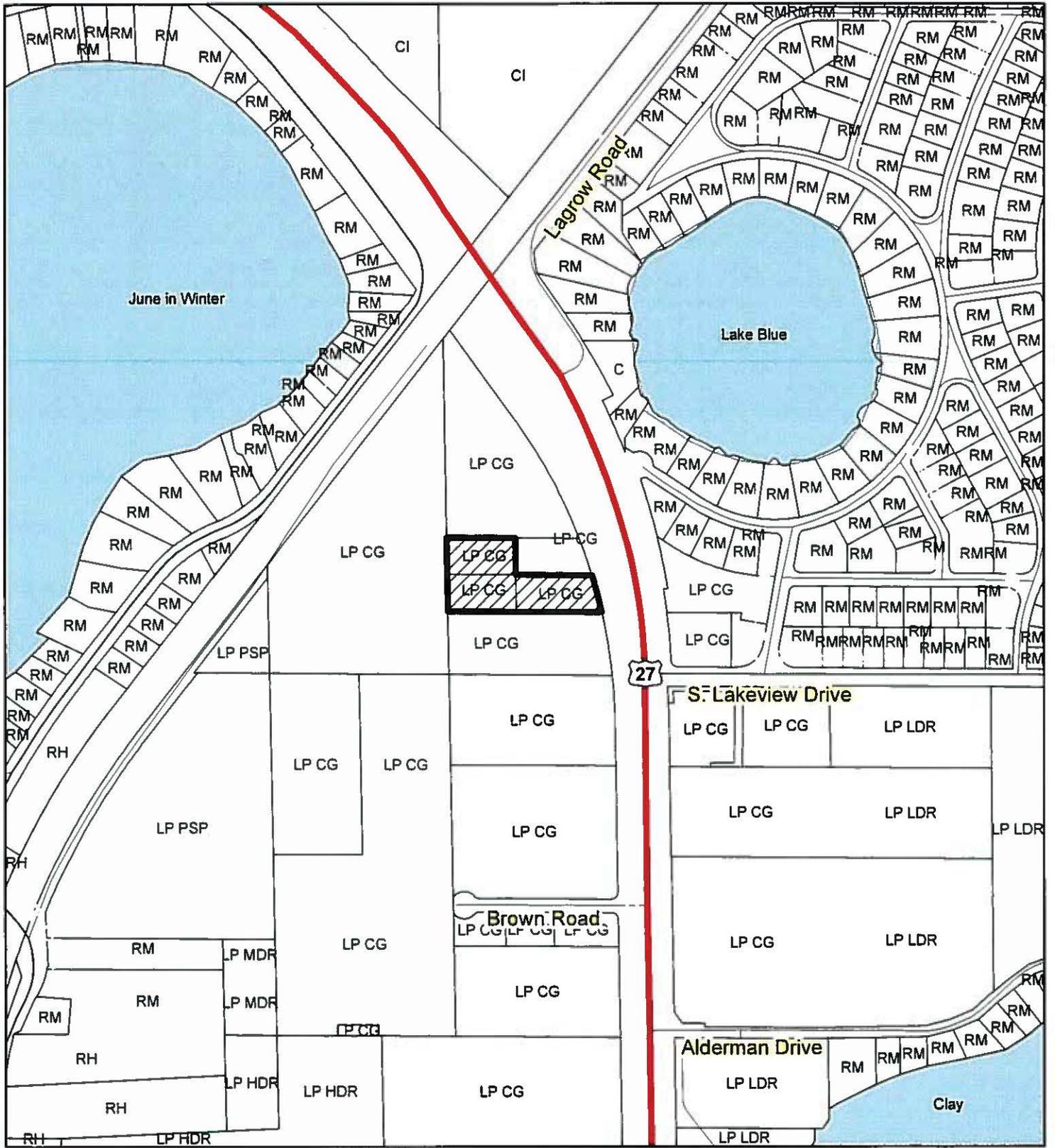
State of Florida
My Commission Expires: 8/15/2019



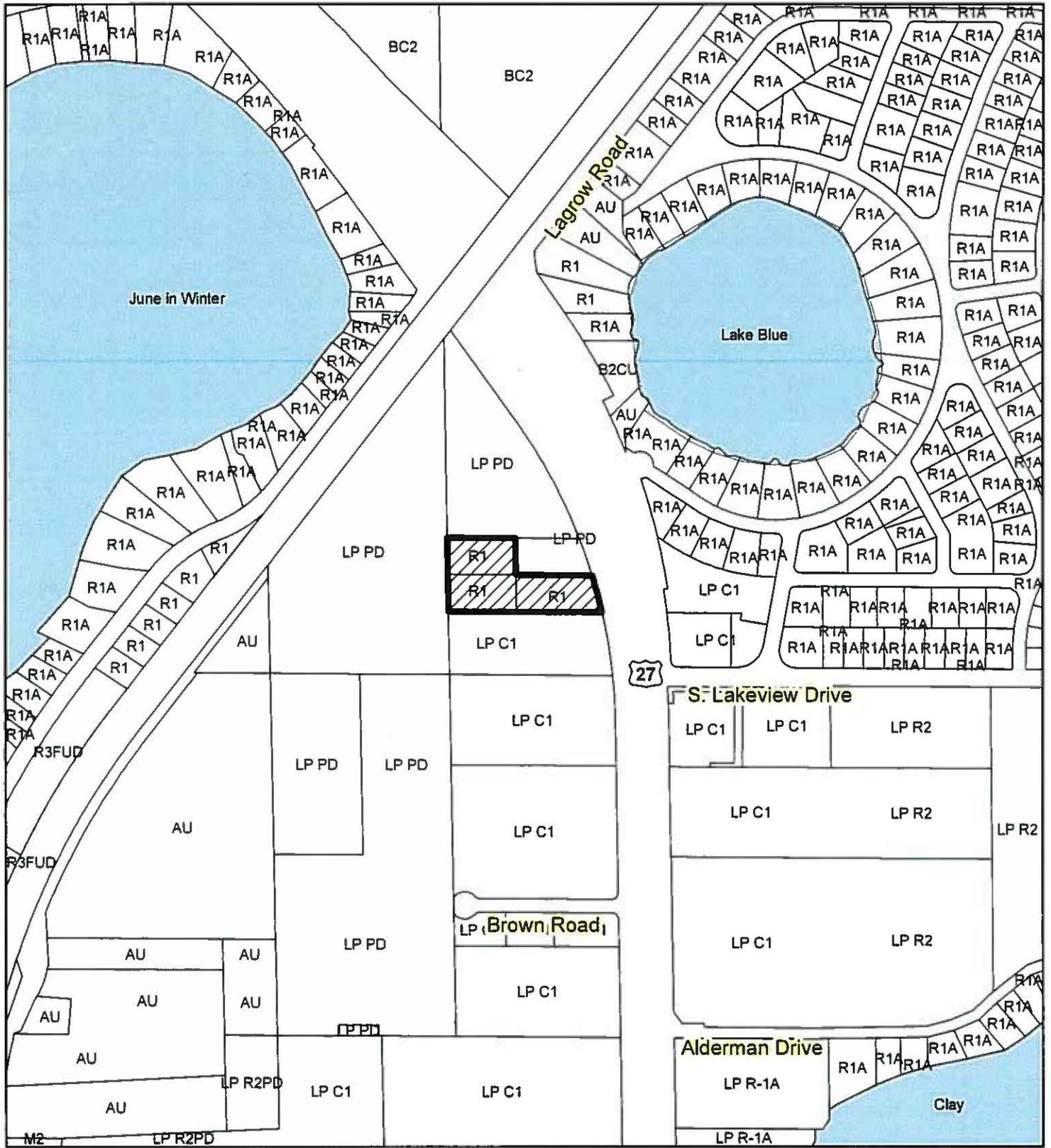
AERIAL
LPTC.16.007
FUTURE LAND USE CHANGE FROM
HIGHLANDS COUNTY RM
TO TOWN OF LAKE PLACID CG



**FUTURE LAND USE
LPTC.16.007
FUTURE LAND USE CHANGE FROM
HIGHLANDS COUNTY RM
TO TOWN OF LAKE PLACID CG**



ADOPTED FUTURE LAND USE
LPTC.16.007
FUTURE LAND USE CHANGE FROM
HIGHLANDS COUNTY RM
TO TOWN OF LAKE PLACID CG



ZONING
LPTC.16.007
FUTURE LAND USE CHANGE FROM
HIGHLANDS COUNTY RM
TO TOWN OF LAKE PLACID CG

ORDINANCE NO. 2016-732

AN ORDINANCE OF THE TOWN OF LAKE PLACID, FLORIDA, AMENDING THE TOWN OF LAKE PLACID COMPREHENSIVE PLAN, ORDINANCE NO. 92-190 AS AMENDED, AND AS MOST RECENTLY AMENDED ON JANUARY 14, 2013, BY ORDINANCE 2012-648, BY REVISING THE FUTURE LAND USE MAP; PROVIDING FOR INCLUSION OF ORDINANCE AND REVISED FUTURE LAND USE MAP IN THE COMPREHENSIVE PLAN; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the Town Council of the Town of Lake Placid recognizes the need to plan for orderly growth and development; and

WHEREAS, Chapter 163, Florida Statutes, provides for amendment to adopted Comprehensive Plans; and

WHEREAS, the Town has received and reviewed a certain application for a Small-Scale Amendment to the Future Land Use Map of the Town's Comprehensive Plan, and said application being reviewed by the Town's Land Planning Agency at a duly advertised meeting, and submitted by staff report, which determined such application to be consistent with the Comprehensive Plan and appropriate to the future land uses within the Town; and

WHEREAS, the Town has agreed with the recommendations of the Local Planning Agency that the proposed application complies with the requirements of Chapter 163, Florida Statutes, Part II, and that the proposed application is consistent with the Comprehensive Plan and appropriate to the future land uses within the Town; and

WHEREAS, a public hearing was held by the Town Council on said Future Land Use Map amendment on the 10th day of October, 2016; and

WHEREAS, no valid objection has been made to the proposed Ordinance and it appears to be in the best interest of the Town of Lake Placid that this Ordinance be adopted.

NOW THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF LAKE PLACID, FLORIDA as follows:

Section 1. Short Title.

THIS ORDINANCE shall be known as the "Town of Lake Placid Comprehensive Plan Small-Scale Amendment," pursuant to Chapter 163.3187, Florida Statutes, and shall be effective within the Town limits of the Town of Lake Placid, Florida.

Section 2. Authority.

This Town of Lake Placid Comprehensive Plan Small-Scale Amendment is adopted pursuant to the provisions of Chapter 163.3187, Part II, Florida Statutes.

Section 3. Revisions to the Future Land Use Map.

The following real property which consists of 2.49 acres is hereby redesignated on the Future Land Use Map of the Town of Lake Placid Comprehensive Plan; from Highlands County Medium Density Residential to Town of Lake Placid Commercial-General.

Legal Description:

Commence at the S.W. corner of the E-1/2 of the SE-1/4 of the SW-1/4 of Section 30, Township 36 South, Range 30 East, Highlands County, Florida; thence N. 1 06'30" West a distance of 136.0 feet; thence S. 89 41'00" East a distance of 275.15 feet to the Westerly right-of-way of U.S. Highway No. 27; thence in a Southeasterly direction along the Westerly right-of-way of U.S. Highway No. 27 and the arc of a curve to the right having for its elements a central angle of 4 09'48" and a radius of 1947.41 feet a distance of 141.51 feet; thence N. 89 41'00" West a distance of 310.91 feet to the Point of Beginning. P-30-36-30-A00-0240-0000.

And

Commence at the SW corner of the East ½ of the SE ¼ of the SW ¼ of Section 30, township 36 South, Range 30 East, Highlands County, Florida; thence North 1 Degree 06 Minutes 30 Seconds West along the West line of the East ½ of the SE ¼ of the SW ¼ of Section 30 a distance of 232.0 feet to the Point of Beginning; thence continue North 1 Degree 06 Minutes 30 Seconds West along the West line of the East ½ of the SE ¼ of the SW ¼ of Section 30 a distance of 136.0 feet; thence South 89 Degrees 41 Minutes 00 Seconds East a distance of 136.0 feet; thence North 89 Degrees 41 Minutes 00 Seconds West a distance of 252.69 feet to the Point of Beginning. P-30-36-30-A00-0241-0000.

And

Commence at the SW corner of the E ½ of the SE ¼ of the SW ¼ of Section 30; Township 36 South, Range 30 East, Highlands County, Florida; thence North 1 degree 06 Minutes 30 Seconds West along the West line of the E ½ of the SE ¼ of the SW ¼ of Section 30 a distance of 368.0 feet to the Point of Beginning; thence continue North 1 Degree 06 Minutes 30 Seconds West along the West line of the E ½ of the SE ¼ of the SW ¼ of Section 30 a distance 136.0 feet; thence South 89 Degrees 41 Minutes 00 Seconds East a Distance of 252.69 feet; thence South 1 Degree 06 Minutes 30 Seconds East a distance of 136.0 feet; thence North 89 Degrees 41 Minutes 00 Seconds West a distance of 252.69 feet to the Point of Beginning. P-30-36-30-A00-0242-0000.

Section 4. Inclusion of Ordinance and Revised Future Land Use Map in the Comprehensive Plan.

It is the intention of the Town Council of the Town of Lake Placid, Florida and it is hereby provided, that the provision of the Ordinance, and the revision of the Future Land Use Map, more particularly described as "Adoption Components for the Lake Placid Comprehensive Plan, February 4, 1991, as amended December 14, 1992," as most

recently amended on January 14, 2013, which is incorporated herein by reference, shall become and made a part of the Town of Lake Placid Comprehensive Plan (Town of Lake Placid Ordinance No. 92-190, as amended).

Section 5. Severability.

If any provision or portion of this Ordinance is declared by any court of competent jurisdiction to be void, unconstitutional, or unenforceable, than all remaining provisions and portions of this Ordinance shall remain in full force and effect.

Section 6. Effective Date.

The effective date for the enactment of this Ordinance shall be thirty-one (31) days after the adoption of this Ordinance.

ADOPTED AND ORDAINED this ____ day of _____ 2016 by the Lake Placid Town Council.

TOWN OF LAKE PLACID, a
Florida Municipal Corporation

BY: _____
John M. Holbrook, Mayor

(SEAL)

BY: _____
Eva Cooper Hapeman, Municipal Clerk

THIS ORDINANCE WAS READ in full or by title before the Town Council on the ____ day of _____, 2016. Notice of the proposed enactment containing the Ordinance title, stating that a copy may be obtained at Town Hall, and stating the date, time and place of the above hearings and advising that interested parties may appear at the meeting and be heard with respect to the proposed ordinance was published at least once in the *Highlands Today* on the ____ day of _____, 2016, being at least thirty (30) days prior to adoption.

Eva Cooper Hapeman, Municipal Clerk

TOWN OF LAKE PLACID
AGENDA ITEM INTRODUCTION

MEETING DATE: Sept 26, 2016 MEETING TYPE: Local Planning Agency

AGENDA ITEM # AND TITLE:

Request for a Zoning Change from Highlands County R-1 Residential District to Town of Lake Placid Planned Development (North Triangle II), LPTC.16.008RZ

PLACED ON AGENDA BY:

Planning Staff

STATEMENT OF ISSUE:

The matter for consideration is for a zoning change to amend the Town of Lake Placid's Official Zoning Map from Highlands County R-1, Residential District to Town of Lake Placid Planned Development (PD). The request concerns three contiguous residential lots totaling approximately 2.49 acres located on the west side of U.S. Highway 27 and north of Brown Road. The three parcels have a Highlands County Medium Density Residential future land use designation. The contiguous neighboring PD parcels to the north and west comprising approximately 37.59 acres underwent a zoning change to a Planned Development in 2015. The Applicant is requesting a PD zoning change so that her property has an identical zoning designation with identical uses to allow for future development that can encompass the entire area into a Business Park and Multi-Family Residential Community. The three parcels have a Highlands County Medium Density Residential future land use designation. There is a corresponding request for a future land use amendment to Town of Lake Placid Commercial-General (LPRC.16.007SS).

RECOMMENDED ACTION:

Move to recommend to the Town Council the approval and adoption of Ordinance No. 2016-733, amending the Town's Official Zoning Map from Highlands County Residential District to Town of Lake Placid Planned Development subject to the following condition:

The adoption of the rezoning ordinance, Ordinance No. 2016-733, shall be contingent upon the State's approval of the companion Small Scale Comprehensive Plan Amendment ordinance, Ordinance No 2016-732.

FISCAL IMPACT:

Not Applicable

ATTACHED ITEMS:

Staff Report
Application
Letter Outlining Request
Maps: Aerial, Zoning, Proposed Zoning and Future Land Use
Draft Ordinance

.....

Town of Lake Placid, Florida Planning & Zoning Department

Staff Report

Rezoning Request

LPTC.16.008RZ



Applicants: **Anna M. Maulden**
From: **Highlands County Residential District (R-1)**
To: **Town of Lake Placid Planned
Development (PD)**

General Information

Owner: Anna M. Maulden
Owners' Addresses: 836 U.S. 27 North
 Lake Placid, Florida 33852
Applicant's Phone Number: (863) 465-3825

	Existing	Proposed
Property Control Numbers	P-30-36-30-A00-0240-0000 P-30-36-30-A00-0241-0000 P-30-36-30-A00-0242-0000	No Change
Future Land Use Designation	Highlands County Medium Density Residential	Town of Lake Placid Commercial-General
Zoning District	Highlands County R-1 Residential District	Town of Lake Placid Planned Development
Acreage	2.49 +/-	2.49 +/-
Density	4-8 dwelling units per acre	12 dwelling units per acre on not more than 50% of the project site
Intensity	0.8 F.A.R.	1.00 F.A.R.
Access	U.S. 27 N	U.S. 27 N

Legal Description:

Street Address: 836 U.S. 27 N, Lake Placid, Florida – P-30-36-30-A00-0240-0000

Commence at the SW corner of the East 1/2 of the SE 1/4 of the SW 1/4 of Section 30, Township 36 South, Range 30 East, Highlands County, Florida; thence N 1°06'30" West a distance of 136.0 feet; thence S 89°41'00" East a distance of 275.15 feet to the Westerly right-of-way of U.S. Highway No. 27; thence in a Southeasterly direction along the Westerly right-of-way of U.S. Highway No. 27 and the arc of a curve to the right having for its elements a central angle of 4°09'48" and a radius of 1,947.41 feet a distance of 141.51 feet; thence N 89°41'00" West a distance of 310.91 feet to the Point of Beginning.

And

Street Address: 838 U.S. 27 N, Lake Placid, Florida - P-30-36-30-A00-0241-0000

Commence at the SW corner of the East 1/2 of the SE 1/4 of the SW 1/4 of Section 30, Township 36 South, Range 30 East, Highlands County, Florida; thence North 1°06'30" West along the West line of the East 1/2 of the SE 1/4 of the SW 1/4 of Section 30 a distance of 232.0

feet to the Point of Beginning; thence continue North 1°06'30" West along the West line of the East 1/2 of the SE 1/4 of the SW 1/4 of Section 30 a distance of 136.0 feet; thence South 89°41'00" East a distance of 136.0 feet; thence North 89°41'00" West a distance of 252.69 feet to the Point of Beginning.

And

Street Address: 842 U.S. 27 N, Lake Placid, Florida - P-30-36-30-A00-0242-0000

Commence at the SW corner of the E 1/2 of the SE 1/4 of the SW 1/4 of Section 30, Township 36 South, Range 30 East, Highlands County, Florida; thence North 1°06'30" West along the West line of the E 1/2 of the SE 1/4 of the SW 1/4 of Section 30 a distance of 368.0 feet to the Point of Beginning; thence continue North 1°06'30" West along the West line of the E 1/2 of the SE 1/4 of the SW 1/4 of Section 30 a distance 136.0 feet; thence South 89°41'00" East a Distance of 252.69 feet; thence South 1°06'30" East a distance of 136.0 feet; thence North 89°41'00" West a distance of 252.69 feet to the Point of Beginning.

Request:

The Applicant is requesting a rezoning for the subject property described above from Highlands County R-1, Residential District, to a Development Concept / Planned Development (PD). Under the proposed PD the Applicant desires commercial and residential uses assigned to the property for future development. In addition to this request, the Applicant is requesting a future land use amendment (LPTC.16.007SS) to Commercial-General.

Adjacent Future Land Use Map classifications and Zoning Districts:

North: FLUM Classification:	Lake Placid Commercial-General
Zoning:	Lake Placid PD
East: FLUM Classification:	Lake Placid Commercial-General
Zoning:	Lake Placid C-1, Highway Commercial and PD
South: FLUM Classification:	Lake Placid Commercial-General
Zoning:	Lake Placid C-1, Highway Commercial
West: FLUM Classification:	Lake Placid Commercial-General
Zoning:	Lake Placid PD

Summary:

The matter for consideration is for a zoning change to amend the Town of Lake Placid's Official Zoning Map from Highlands County R-1, Residential District, to Lake Placid PD. The request concerns three contiguous residential lots totaling approximately 2.49 acres located on the west side of U.S. Highway 27 and north of Brown Road. The three parcels have a Highlands County

Medium Density Residential future land use designation. The contiguous neighboring PD parcels to the north and west comprising approximately 37.59 acres underwent a zoning change to a Planned Development in 2015. The Applicant is requesting a PD zoning change so that her property has an identical zoning designation with identical uses to allow for future development that can encompass the entire area into a Business Park and Multi-Family Residential Community. The following uses are proposed:

Office Uses:

1. Business and professional offices, including banks and other financial institutions, insurance and real estate, travel agency, medical and dental clinic, attorney's office, engineering office and uses of a similar nature.
2. Veterinary offices, with no outside kenneling.
3. Radio or television broadcasting offices or studios, but not transmitters or antennas.

Research and Development Uses:

4. Research and development activities, with no animal testing, provided that such uses are conducted within a completely enclosed building and no smoke, odor, noise or other noxious effects are detectable to normal senses beyond the lot lines.
5. Research, medical and dental laboratories.
6. Specialized and technological industrial activities including research and development laboratories and offices with ancillary teaching and instructional facilities, such as:
 - a. Data processing and computer centers including centers for programming and software development.
 - b. Solar and alternative energy technologies and applications.
 - c. Laser technology and applications.
 - d. Electronics equipment sales, service and repair.
 - e. Research, testing, design, development and training for aerospace, aeronautics, telecommunications, automobile, satellite, medical, computer, electronics and robotics research and development.
 - f. Research, testing, design, development and training for food and agricultural products research and development.
 - g. Similar uses for design of pilot or experimental products.

Manufacturing Uses:

7. Printing and publishing establishments.

8. Manufacturers of prosthetic appliances, dentures, eyeglasses, hearing aids and similar products.

9. Processing and/or light manufacturing, fabrication, assembly of components and assembly line operations shall be permitted, including indoor storage, warehousing and distribution for such facilities and products.

10. Manufacturing uses including production and processing of materials and goods (except refining, smelting, sawmills, canneries and food processing, fertilizer, chemical, acid, glue, cement, lime or gypsum, wrecking yards, semi-conductor or slaughterhouses) provided all production and processing are conducted within a completely enclosed building and no smoke, odor, noise or other noxious effects are detectable to normal senses beyond the lot lines. No uses that primarily handle, store or ship waste materials are permitted.

11. Manufacturing and rebuilding aircraft engines, parts and auxiliary equipment; search, detection, navigation, guidance, aeronautical and nautical systems and instruments.

Retail/Wholesale Uses:

12. Bakery product manufacturing and/or sales.

13. Taverns and restaurants.

14. Daycare centers.

15. Wholesale/retail showrooms and sales.

16. Wholesaling – distribution and wholesale including but not limited to: sporting and recreational goods, motor vehicle supplies and new parts, medical and hospital equipment, electronic parts and equipment, and Drugs, proprietaries and sundries.

17. Office equipment and supplies sales.

18. Medical equipment sales including surgical and medical instruments and electro-medical apparatus.

Residential Uses:

19. Hotel/Motel

20. Multi-Family Residential uses having a zero lot line setback, to include duplex or semi-detached, villa, garden apartment, apartment, townhouses, triplex and quadruplex.

Permitted accessory uses and structures in this district shall only be accessory to any of the proposed permitted uses when located on the same lot.

This request is a planned development zoning ordinance with a development concept to only assign uses to the property at this point in time. At a later date, the Applicant or a future

developer for the property will be required to submit an amended ordinance and site development plan. The amended ordinance will address the specifics of the development and may include without limitation: access, parking, landscaping, boundary setbacks, building height, screening, concurrency, signage, open space, utility service, parks, transportation, storm water management and multi-use paths. These requirements will vary depending upon the density and intensity of the specific development proposed at the time of development. Once the amended ordinance is adopted, then the site development plan may be processed under commercial site development. Such plans must be consistent with the approval of this Development Concept PD.

Consistency with Land Development Regulations

1. The proposed use is not contrary to Comprehensive Plan requirements.

A companion application for a land use change to Commercial-General has been submitted by the Applicant. If the land use change is approved, this application as proposed, will establish consistent zoning and future land use designations. Therefore, these designations will not be contrary to the Comprehensive Plan.

2. The proposed use being applied for is specifically authorized under the zoning district in the Land Development Regulations.

Section 154-27.1 of the Town's Land Development Code regulates the allowable uses under the proposed PD District by stating "Any use not expressly permitted in the underlying district may be permitted with the approval of the Town Council. A new PD zoning district with no underlying zoning shall include proposed permitted uses (subject to Town Council approval)." The request is for a new PD zoning district with no underlying zoning and includes a list of proposed permitted uses.

3. The proposed uses will not have an adverse effect on the public interest.

As the proposed zoning is a development concept, the specifics regarding the building, landscaping and parking, etc., have not been designed. The adequacy of the public facilities will be addressed in the future site development plan.

Due to the nature of the request, there will be no impact to the Highlands County schools at this time. The site is currently serviced by municipal water; although the site is not serviced by central wastewater service.

The proposed uses and zoning will complement the surrounding area which is transitioning from vacant and/or agricultural uses to more intense and diversified uses.

4. The use is appropriate for the location proposed, is reasonably compatible with adjacent land uses, and is not contrary or detrimental to urbanizing land use patterns.

The proposed uses are appropriate for this location and are reasonably compatible with adjacent land uses. This request would complement the area and not be detrimental to adjacent land use patterns. The U.S. Highway 27 corridor is expected to intensify in the future with similar uses.

5. *The proposed use will not adversely affect property values or living conditions, or be a deterrent to the improvement or development of adjacent property.*

Granting the Applicant's request for a rezoning will not hinder development of adjacent properties and will help to add value to the area. The Applicant is proposing several uses that include but are not limited to office uses, research and development uses, manufacturing uses, retail/wholesale uses and residential uses.

6. *The proposed use can be suitably buffered from surrounding uses, so as to reduce the impact of any nuisance or hazard to the neighborhood.*

As this is a development concept PD, detailed drawings are not required; and such an analysis is premature at this time. The Applicant will be required to submit an amended ordinance and a site development plan and apply through the commercial site development process. When submitting these plans, the Applicant will propose landscaping, parking, and commercial design standards to reduce any adverse impacts to the surrounding area.

7. *The proposed use will not create a density pattern that would overburden public facilities such as schools, streets, and utility services.*

As this is a request for a development concept PD, there is not enough information to determine if the proposed uses will overburden the public facilities. These impacts will be assessed at the time of the commercial site development process and concurrency review.

8. *The proposed use will not create traffic congestion, flooding or drainage problems, or otherwise affect public safety.*

The Town Council and future developer will address these issues when a preliminary site development plan and a final site development plan are submitted for review and approval.

9. *The proposed use has not been inordinately burdened by unnecessary restrictions.*

The proposed rezoning has not been inordinately burdened by unnecessary restrictions. The only restrictions placed on the property are those which are set forth in the Town's Land Development Code and Comprehensive Plan. As this is a Development Concept PD request, the Applicant is afforded flexibility in the proposed uses and in the design of the development with approval of the Town Council.

10. *The proposed change will not constitute a grant of special privilege to an individual owner as contrasted with the public welfare.*

By granting the Applicant's request, the Town will not be granting special privileges to the owner as contrasted with the public welfare. The request is consistent with both the Comprehensive Plan and the Town of Lake Placid's Land Development Code. A PD provides for flexibility and is applied to individual proposals as described in Section 154-27.1 of the Town's Land Development Code.

11. The proposed change would create an isolated district unrelated to adjacent and nearby districts.

The subject property will not create an isolated district due to the fact that the properties to the north and west have identical uses as approved under their respective PD and properties to the south and southeast are zoned for commercial uses.

12. Existing district boundaries are illogically drawn in relation to existing conditions on the property proposed for change.

The existing boundaries are not illogically drawn in relation to existing conditions on the subject property. The function of a PD is to create flexibility and innovation in design and uses for both the Applicant and the community. Each PD district must be reviewed and approved by the Town Council. The Town Council may require any conditions or limitations they deem advisable to ensure compatibility with the surrounding properties.

13. Changed or changing conditions make the passage of the proposed amendment necessary.

The property was annexed into the Town in 2015. Annexation requires that property owners plan for future development, which includes amending their property to obtain a Town future land use and a Town zoning designation.

14. The proposed change will/will not adversely affect property values in the adjacent area.

The proposed change will not have an adverse effect on property values in the surrounding area. It should facilitate development, which should increase property values.

15. Whether the change suggested is Out of Scale with the needs of the neighborhood or the Town.

The proposed change is not out of scale with the needs of the neighborhood or the Town. As such, it is safe to conclude that the needs of both the future residents and the Town would be mutually served by rezoning the property from Highlands County Residential District to Town of Lake Placid PD.

Consistency with Comprehensive Plan

The existing Comprehensive Plan Goals, Objectives, and Policies will support commercial uses and residential uses with ancillary recreational uses at this location once the accompanying

future land use amendment is approved. Therefore, it should be recommended that the Town Council find the application to be **consistent** with the Comprehensive Plan.

Assessment and Conclusions

The following Departments and Organizations provided comments as indicated:

- Highlands County Engineering Department:
This office has no comment on the comprehensive plan amendment (LPTC.16.007) and the rezoning (LPTC.16.008) of the properties located at 836, 838, & 842 US 27 North, Lake Placid, FL, 33852.
- Florida Department of Transportation
The Department has reviewed this request for comments and are providing the following:
 - a) *Currently this site location has a pre-existing, non-conforming driveway that bisects an existing paved drainage swale within the Departments right of way.*
 - b) *The Department will be interested in attending any pre-application meeting that might be scheduled by highlands County or the Town of Lake Placid.*
 - c) *Any proposed future development adjacent to the Departments right of way will require the submittal of both a Driveway/Connection and Drainage Connection permit.*
 - d) *For any proposed future development adjacent to the Departments right of way, the Department would highly recommend that a pre-application meeting also be requested with the FDOT to review the development plans.*
- Florida Department of Health in Highlands County
The Florida Department of Health in Highlands County has no objection to the requests.

The property appears to be served by onsite septic system. Any development of the property will require a new septic system permitted in accordance with Chapter 64E-6, Florida Administrative Code. The applicant should contact the Environmental Health Section at 863-402-6550 for guidance.

Based upon the above zoning criteria being met, the rezoning request should be recommended for **approval** as it will be **consistent** with the current Comprehensive Plan when the corresponding small scale comprehensive plan amendment is approved.

Staff's Recommended Motion to the LPA September 26, 2016:

Move to recommend to the Town Council the approval and adoption of Ordinance No. 2016-733, amending the Town's Official Zoning Map from Highlands County Residential District to Town of Lake Placid Planned Development subject to the following condition:

The adoption of the rezoning ordinance, Ordinance No. 2016-733, shall be contingent upon the State's approval of the companion Small Scale Comprehensive Plan Amendment ordinance, Ordinance No 2016-732.

Submitted by the Planning Staff for the September 26, 2016, Local Planning Agency meeting.

Attachments:

1. Application
2. Letter Outlining Request
3. Maps: Aerial, Zoning, Proposed Zoning and Future Land Use
4. Draft Ordinance

Town of Lake Placid
Planning and Zoning Department
311 West Interlake Blvd.
Lake Placid, Florida 33852
863-699-3747 • FAX: 863-699-3749

For Office Use Only

Case No. LPTC.16.008

Date Received: 6-30-16

REZONING / PD APPLICATION

Chapter 4, Article 1

Land Development Code

Owner Information:

Name of Property Owner: Anna Marie Maulden

Mailing Address: 836 U.S. 27 North, Lake Placid, Florida 33852

Name of Applicant*, If Other than Owner, (Relationship):

Owner

Home Telephone: 863-465-3825 Cell Telephone: 863-414-1836

Property Information:

Property Address/Location: 836, 838 & 842 U.S. 27 N, Lake Placid, Florida 33852

Property Strap Number: P-30-36-30-A00-0240-0000, P-30-36-30-A00-0241-0000 & P-30-36-30-A00-0242-0000

Current Zoning: Highlands County R-1 Residential district

Requested Zoning: Town of Lake Placid Planned Development

Existing Use: Single Family Residential Proposed Use: Residential and Business Park

Size of Property: 2.49 Acres +/- Proposed Land Use Designation: Town Commercial-General

Description of Surrounding Properties: Single Family Residential to the north, vacant groves to the south and west, and U.S. Highway 27 to the east.

Legal Description of Property: see attached

Required Attachments:

- Survey of Property (11" x 14", 20" Scale) *When Applicable
- Letter Outlining Request
- Per Section 154-27.1 (Ordinance)
- Notarized Letter of Owner's Authorization*
- Processing Fee \$ -0- , ~~plus the Actual Cost of Legal Advertising which will be billed by the Town Clerk.~~

Signature 

Date: 6-30-16

LEGAL DESCRIPTION:

Street Address: 836 US 27 N, Lake Placid, Florida – C-30-36-30-A00-0240-0000

Commence at the S.W. corner of the E-1/2 of the SE-1/4 of the SW-1/4 of Section 30, Township 36 South, Range 30 East, Highlands County, Florida; thence N. 1 06'30" West a distance of 136.0 feet; thence S. 89 41'00" East a distance of 275.15 feet to the Westerly right-of-way of U.S. Highway No. 27; thence in a Southeasterly direction along the Westerly right-of-way of U.S. Highway No. 27 and the arc of a curve to the right having for its elements a central angle of 4 09'48" and a radius of 1947.41 feet a distance of 141.51 feet; thence N. 89 41'00" West a distance of 310.91 feet to the Point of Beginning.

And

Street Address: 838 US 27 N, Lake Placid, Florida - C-30-36-30-A00-0241-0000

Commence at the SW corner of the East ½ of the SE ¼ of the SW ¼ of Section 30, township 36 South, Range 30 East, Highlands County, Florida; thence North 1 Degree 06 Minutes 30 Seconds West along the West line of the East ½ of the SE ¼ of the SW ¼ of Section 30 a distance of 232.0 feet to the Point of Beginning; thence continue North 1 Degree 06 Minutes 30 Seconds West along the West line of the East ½ of the SE ¼ of the SW ¼ of Section 30 a distance of 136.0 feet; thence South 89 Degrees 41 Minutes 00 Seconds East a distance of 136.0 feet; thence North 89 Degrees 41 Minutes 00 Seconds West a distance of 252.69 feet to the Point of Beginning.

And

Street Address: 842 US 27 N, Lake Placid, Florida - C-30-36-30-A00-0242-0000

Commence at the SW corner of the E ½ of the SE ¼ of the SW ¼ of Section 30: Township 36 South, Range 30 East, Highlands County, Florida; thence North 1 degree 06 Minutes 30 Seconds West along the West line of the E ½ of the SE ¼ of the SW ¼ of Section 30 a distance of 368.0 feet to the Point of Beginning; thence continue North 1 Degree 06 Minutes 30 Seconds West along the West line of the E ½ of the SE ¼ of the SW ¼ of Section 30 a distance 136.0 feet; thence South 89 Degrees 41 Minutes 00 Seconds East a Distance of 252.69 feet; thence South 1 Degree 06 Minutes 30 Seconds East a distance of 136.0 feet; thence North 89 Degrees 41 Minutes 00 Seconds West a distance of 252.69 feet to the Point of Beginning.

Request for a Rezoning to a Planned Development/Development Concept and
a Future Land Use Amendment to Commercial-General

June 6, 2016

Anna Marie Maulden

836, 838 and 842 U.S. 27 North, Lake Placid, FL 33852

I previously consented to the annexation of 2.49 acres located at 836, 838 and 842 U.S. 27 North, Lake Placid, Florida 33852, into the Town of Lake Placid. As part of that process, I understood my property would also undergo a rezoning and a land use change similar to my neighbors (McKay-Fuss-Alderman, Inc.; Mona Radack and Benjamin and Nancy Kratzer, Trustees). This did not occur as I had understood would happen automatically; so I am now requesting that the property be rezoned to a Planned Development/Development Concept so that Residential and Business Park uses, list attached, may be assigned to the property.

I understand that the assignment of the uses at this time is a Development Concept. At a later date, a preliminary planned development with a site development plan and a final planned development with a site development plan must be submitted for the Town Council's review and approval. The preliminary and final planned development request must be consistent with this Development Concept request.

I further request that the Future Land Use be amended to Commercial-General with a Density and/or Intensity as follows: Non-residential uses may be developed at a 1.00 floor area ration and residential uses may be developed at a density not to exceed 12 dwelling units per gross acre. Also, the residential portion may not exceed 50% of the total acreage.

Thank you,

Anna Marie Maulden



Attached: List of Uses

Proposed Business Park Uses for Maulden Business Park

Office Uses:

1. Business and professional offices, including banks and other financial institutions, insurance and real estate, travel agency, medical and dental clinic, attorney's office, engineering office and uses of a similar nature.
2. Veterinary offices, with no outside kenneling.
3. Radio or television broadcasting offices or studios, but not transmitters or antennas.

Research and Development Uses:

4. Research and development activities, with no animal testing, provided that such uses are conducted within a completely enclosed building and no smoke, odor, noise or other noxious effects are detectable to normal senses beyond the lot lines.
5. Research, medical and dental laboratories.
6. Specialized and technological industrial activities including research and development laboratories and offices with ancillary teaching and instructional facilities, such as:
 - a. Data processing and computer centers including centers for programming and software development.
 - b. Solar and alternative energy technologies and applications.
 - c. Laser technology and applications.
 - d. Electronics equipment sales, service and repair.
 - e. Research, testing, design, development and training for aerospace, aeronautics, telecommunications, automobile, satellite, medical, computer, electronics and robotics research and development.
 - f. Research, testing, design, development and training for food and agricultural products research and development.
 - g. Similar uses for design of pilot or experimental products.

Manufacturing Uses:

7. Printing and publishing establishments.
8. Manufacturers of prosthetic appliances, dentures, eyeglasses, hearing aids and similar products.

9. Processing and/or light manufacturing, fabrication, assembly of components and assembly line operations shall be permitted, including indoor storage, warehousing and distribution for such facilities and products.

10. Manufacturing uses including production and processing of materials and goods (except refining, smelting, sawmills, canneries and food processing, fertilizer, chemical, acid, glue, cement, lime or gypsum, wrecking yards, semi-conductor or slaughterhouses) provided all production and processing are conducted within a completely enclosed building and no smoke, odor, noise or other noxious effects are detectable to normal senses beyond the lot lines. No uses that primarily handle, store or ship waste materials are permitted.

11. Manufacturing and rebuilding aircraft engines, parts and auxiliary equipment; search, detection, navigation, guidance, aeronautical and nautical systems and instruments.

Retail/Wholesale Uses:

12. Bakery product manufacturing and/or sales.

13. Taverns and restaurants.

14. Daycare centers.

15. Wholesale/retail showrooms and sales.

16. Wholesaling – distribution and wholesale including but not limited to: sporting and recreational goods, motor vehicle supplies and new parts, medical and hospital equipment, electronic parts and equipment, and Drugs, proprietaries and sundries.

17. Office equipment and supplies sales.

18. Medical equipment sales including surgical and medical instruments and electro-medical apparatus.

Residential Uses:

19. Hotel/Motel

20. Multi-Family Residential uses having a zero lot line setback, to include duplex or semi-detached, villa, garden apartment, apartment, townhouses, triplex and quadruplex.

Town of Lake Placid, Florida

OWNER'S AFFIDAVIT

I, Anne Marie Maulden, being first duly sworn, depose and say that I am the OWNER of the property described and which is the subject matter of the proposed hearing; that all the answers to the questions in this application, and all sketches, data and other supplementary matter attached to and made a part of the application, are honest and true to the best of my knowledge and belief. I understand this application must be completed and accurate before hearings can be advertised. I also understand that it is my obligation to comply with any other lawfully adopted and recorded deed restrictions or covenants that are more restrictive or impose a higher standard, and that any action of this Council does not supersede those requirements.

Anne Marie Maulden
Print Name of Owner

Anne Marie Maulden
Signature of Owner

836 U.S. 27 North
Address: Number and Street (P.O. Box)

Lake Placid, FL 33852
City and State (Zip Code)

STATE OF FLORIDA, HIGHLANDS COUNTY

The Foregoing instrument was acknowledged before me this 30th day of June,

2016, by Anna Marie Maulden who is ~~personally known by me~~ or has produced
Name

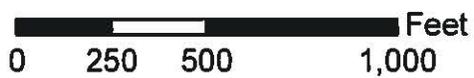
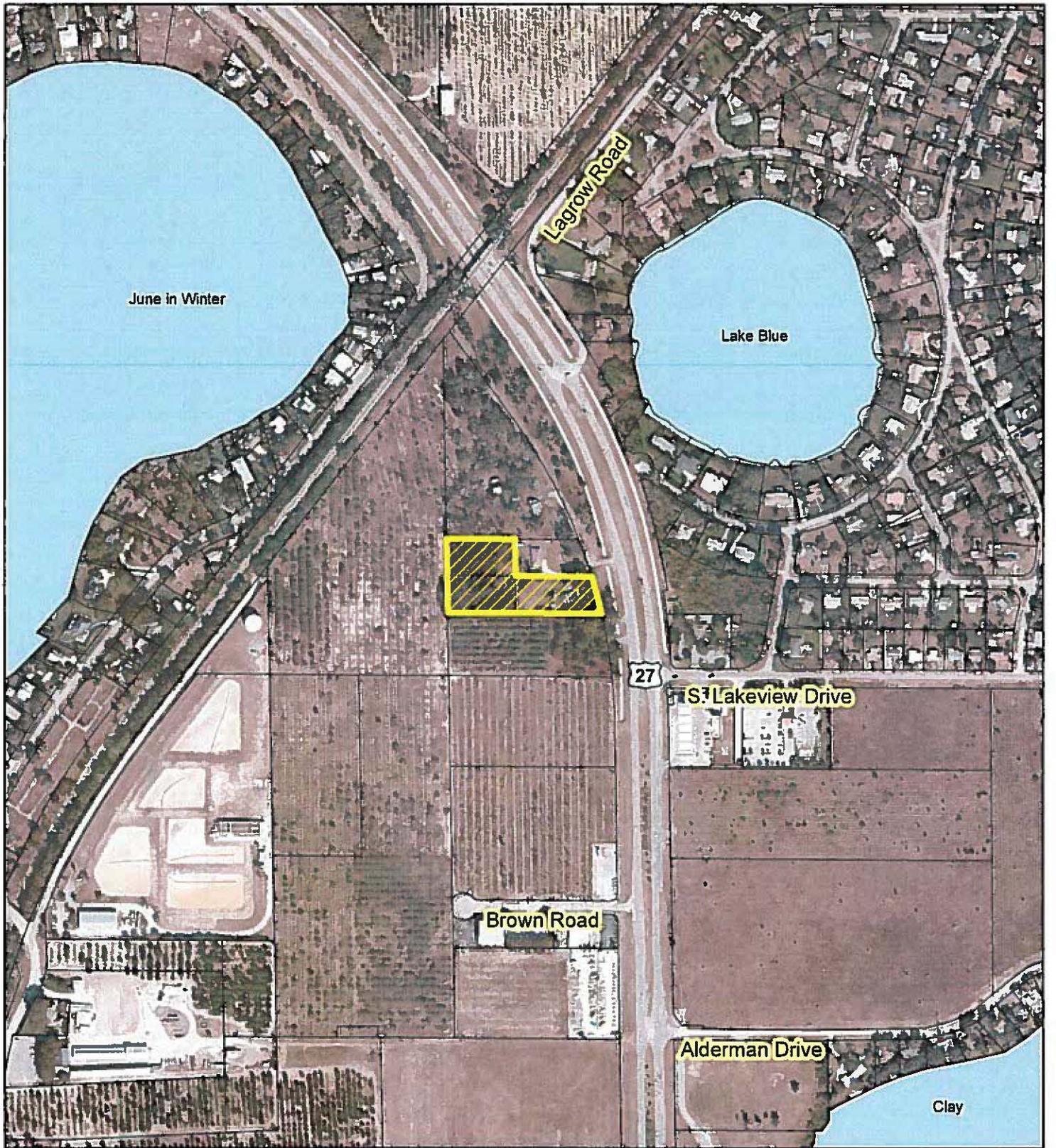
FL Driver's License as identification and who did (did not) take an oath:
Document # M435-053-59-644-0



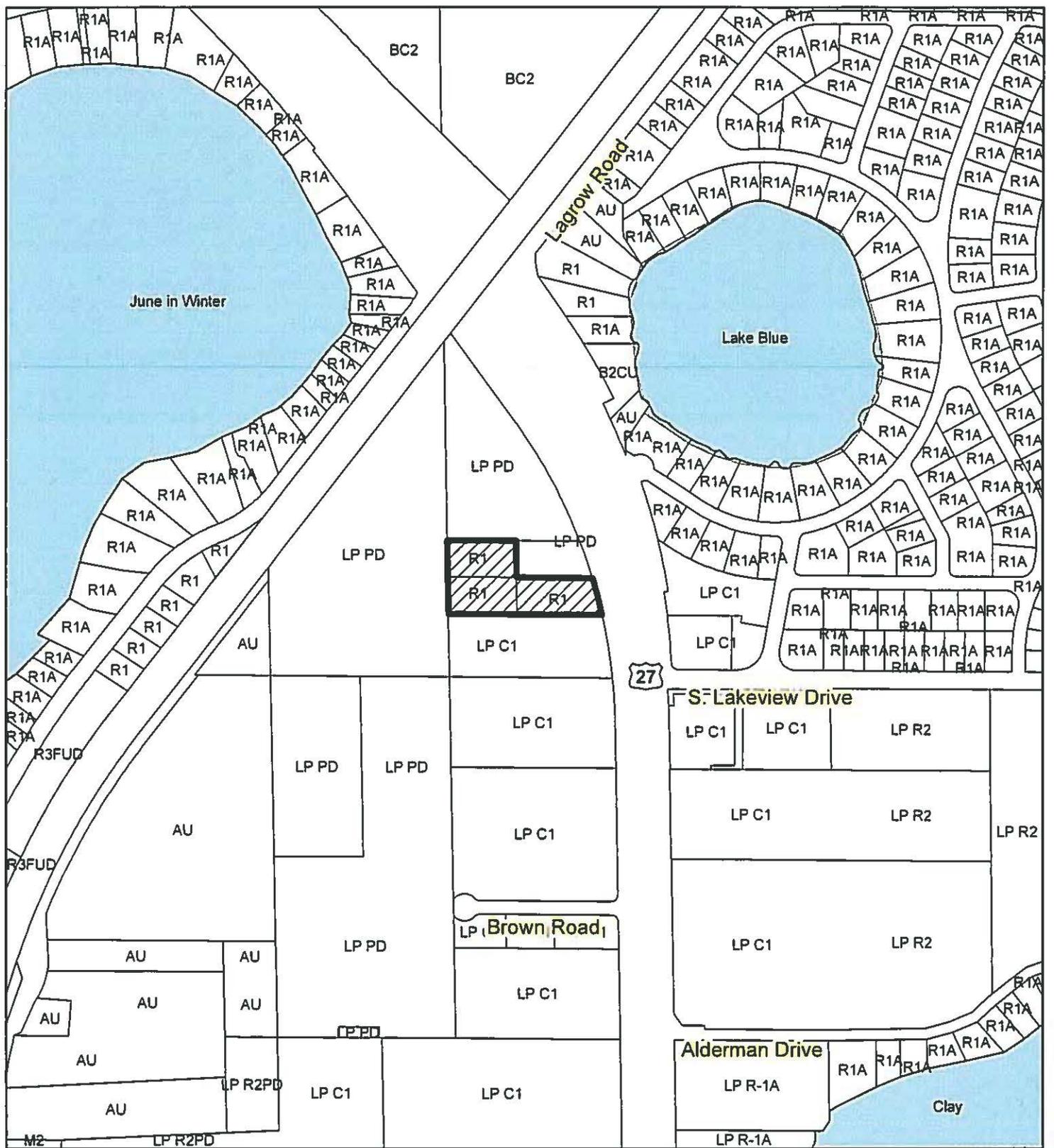
Jo Anne Sawdy
Signature

Jo Anne Sawdy, Notary Public
Print Name

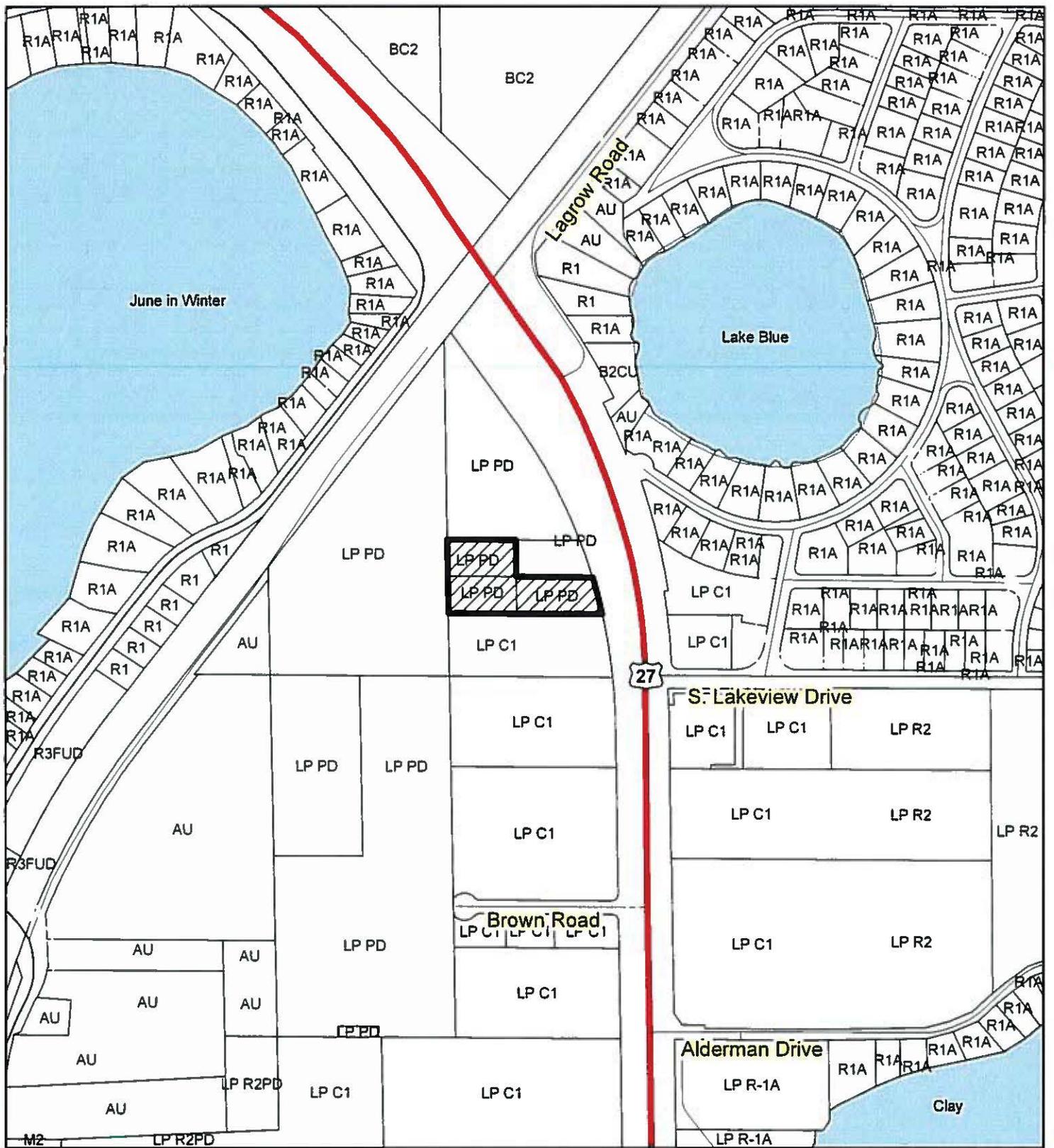
State of Florida
My Commission Expires: 8/15/2019



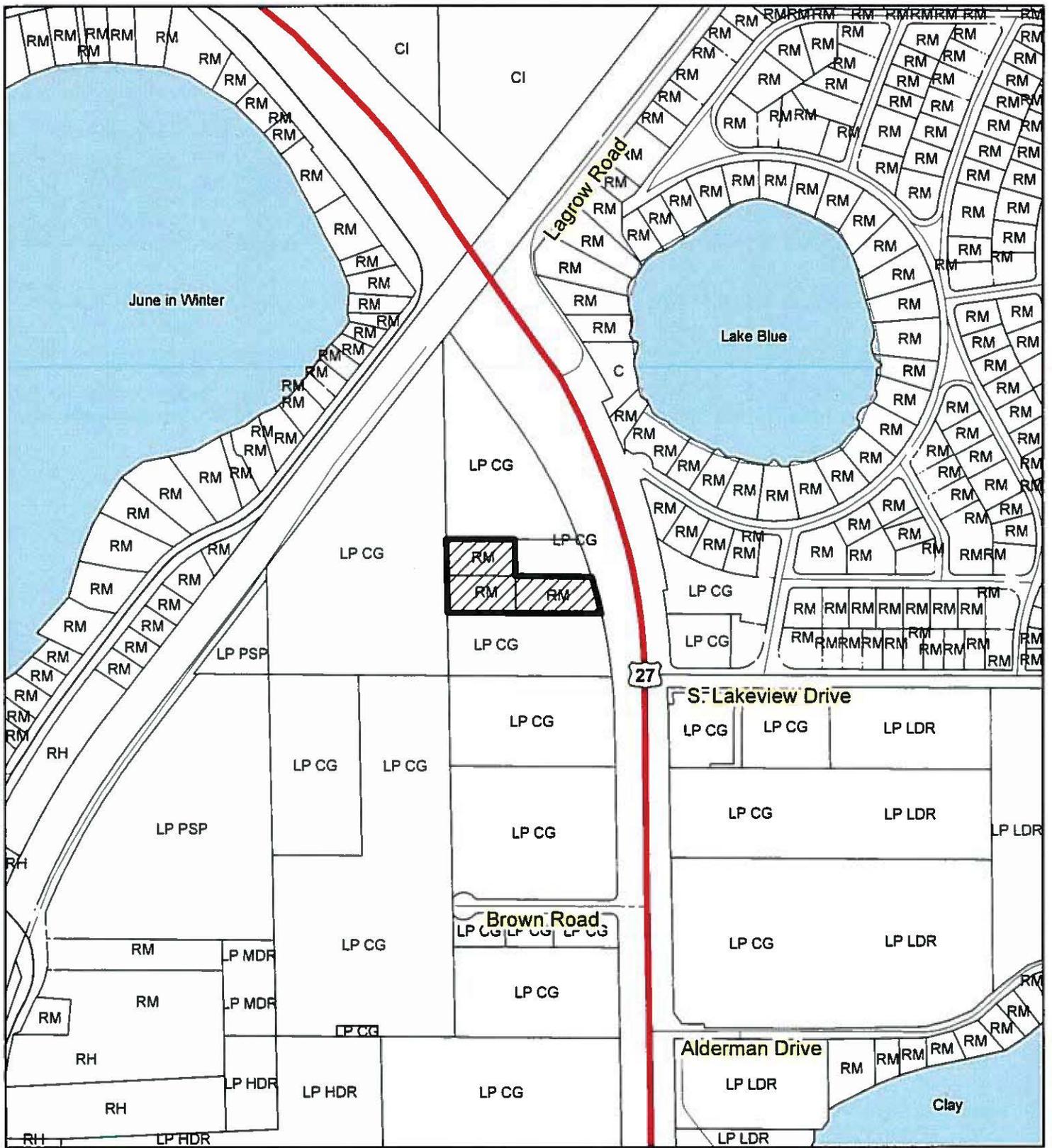
AERIAL
LPTC.16.008
REZONE FROM
HIGHLANDS COUNTY R-1
TO TOWN OF LAKE PLACID PD



ZONING
LPTC.16.008
REZONE FROM
HIGHLANDS COUNTY R-1
TO TOWN OF LAKE PLACID PD



**ADOPTED ZONING
LPTC.16.008
REZONE FROM
HIGHLANDS COUNTY R-1
TO TOWN OF LAKE PLACID PD**



**FUTURE LAND USE
LPTC.16.008
REZONE FROM
HIGHLANDS COUNTY R-1
TO TOWN OF LAKE PLACID PD**

ORDINANCE NUMBER 2016-733

AN ORDINANCE OF THE TOWN OF LAKE PLACID, FLORIDA, PROVIDING FOR AN AMENDMENT TO THE OFFICIAL ZONING MAP OF THE TOWN OF LAKE PLACID, CREATING SECTION 160-13 OF THE CODE OF THE TOWN OF LAKE PLACID ENTITLED NORTH TRIANGLE II PLANNED DEVELOPMENT; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, Chapter 163, Florida Statutes, provides for amendment to adopted Land Development Regulations; and

WHEREAS, notice of this proposed Ordinance was published according to Florida Law and the Town Code in a newspaper of general circulation in the Town of Lake Placid; mailed to property owners according to the Town Code and posted on the subject property; and

WHEREAS, two public hearings were held by the Town Council on said Ordinance on:

The 10th day of October, 2016; and
The 14th day of November, 2016

WHEREAS, the proposed Ordinance was read by title, or in full at both public hearings; and

WHEREAS, it appears to be in the best interest of the Town of Lake Placid that the Ordinance be adopted.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF LAKE PLACID, FLORIDA, AFTER PUBLIC HEARING AND COMMENT AS FOLLOWS:

SECTION 1. AMENDMENT. The official zoning map of the Town of Lake Placid is amended by changing the zoning designation for 2.49 acres from Highlands County R-1, Residential District, to Town of Lake Placid Planned Development District, for the property as legally described below.

SECTION 2. SECTION 160-13, ENTITLED “NORTH TRIANGLE II PLANNED DEVELOPMENT ORDINANCE” OF THE CODE OF THE TOWN OF LAKE PLACID IS TO READ AS FOLLOWS:

Section 160-13.1. *North Triangle II Planned Development Ordinance.*

(a) This is the Planned Development Ordinance for the North Triangle II Planned Development in the Town of Lake Placid, Florida (hereinafter the “Ordinance”). This Ordinance is made pursuant to Section 154-27.1 of the Code of the Town of Lake Placid.

(b) A certified copy of this Ordinance shall be recorded in the Public Records of Highlands County, Florida.

(c) This Ordinance shall be codified in Chapter 160 of the Code of the Town of Lake Placid, Florida.

Section 160-13.2. *Findings of fact and conclusions of law.* The Town Council received and considered the application for Ordinance and all related comments; testimony and evidence submitted by the Developer; comments by the appropriate reviewing agencies and the public; and the recommendation of the Town's Local Planning Agency. Based upon the foregoing and the developer's commitment to comply with the terms and conditions of this Ordinance, the Lake Placid Town Council makes the following findings of fact and conclusions of law:

(a) *Project.* This project shall be known as the "North Triangle II Planned Development" or the "Development" and applies to 2.49 acres of land legally described as:

Commence at the SW corner of the East 1/2 of the SE 1/4 of the SW 1/4 of Section 30, Township 36 South, Range 30 East, Highlands County, Florida; thence N 1°06'30" West a distance of 136.0 feet; thence S 89°41'00" East a distance of 275.15 feet to the Westerly right-of-way of U.S. Highway No. 27; thence in a Southeasterly direction along the Westerly right-of-way of U.S. Highway No. 27 and the arc of a curve to the right having for its elements a central angle of 4°09'48" and a radius of 1,947.41 feet a distance of 141.51 feet; thence N 89°41'00" West a distance of 310.91 feet to the Point of Beginning. P-30-36-30-A00-0240-0000.

And

Commence at the SW corner of the East 1/2 of the SE 1/4 of the SW 1/4 of Section 30, Township 36 South, Range 30 East, Highlands County, Florida; thence North 1°06'30" West along the West line of the East 1/2 of the SE 1/4 of the SW 1/4 of Section 30 a distance of 232.0 feet to the Point of Beginning; thence continue North 1°06'30" West along the West line of the East 1/2 of the SE 1/4 of the SW 1/4 of Section 30 a distance of 136.0 feet; thence South 89°41'00" East a distance of 136.0 feet; thence North 89°41'00" West a distance of 252.69 feet to the Point of Beginning. P-30-36-30-A00-0241-0000.

And

Commence at the SW corner of the E 1/2 of the SE 1/4 of the SW 1/4 of Section 30, Township 36 South, Range 30 East, Highlands County, Florida; thence North 1°06'30" West along the West line of the E 1/2 of the SE 1/4 of the SW 1/4 of Section 30 a distance of 368.0 feet to the Point of Beginning; thence continue North 1°06'30" West along the West line of the E 1/2 of the SE 1/4 of the SW 1/4 of Section 30 a distance 136.0 feet; thence South 89°41'00" East a Distance of 252.69 feet; thence South 1°06'30" East a distance of 136.0 feet; thence North 89°41'00" West a distance of 252.69 feet to the Point of Beginning. P-30-36-30-A00-0242-0000.

Which shall collectively be referred to as the “PD Land”. The PD Land is within the Town of Lake Placid.

- (b) *Owner.* The PD Land is owned by Anna Marie Maulden.
- (c) *Developer.* The PD Land is being developed by Anne Marie Maulden (the "Developer"), or its successor. The Planned Development Application was submitted by the Developer. The Owner and the Developer shall be herein referred to as the Developer, because both consent to the Ordinance and because this Ordinance runs with the land and is binding on all future owners.
- (d) *Public notice.* The public notice requirements of Chapter 163 of Florida Statutes and the Town Code have been satisfied.
- (e) *LPA public hearing.* The Local Planning Agency (LPA) held a duly noticed public hearing to consider the Ordinance. The LPA heard and considered testimony and documents and recommended to the Town Council to approve the Ordinance.
- (f) *Town public hearings.* The Lake Placid Town Council held two duly noticed public hearings to consider the Ordinance. At each hearing, the Town Council heard and considered testimony and documents and approved the Planned Development.
- (g) *Consistency.* The Town Council finds that this Ordinance is consistent with the adopted Town of Lake Placid Comprehensive Plan. The Town Council finds that this Ordinance is necessary to promote, protect, and improve the public health, safety, comfort, good order, appearance, convenience, morals, and general welfare of the Town of Lake Placid.

Section 160-15.3. *General conditions, restrictions and limitations.* The Town Council, having made the above findings of fact and conclusions of law, hereby adopts the following general and specific conditions, restrictions and limitations:

- (a) *Runs with the land.* This Ordinance shall be binding upon and inure to the benefit of the PD Land, Developer, its successors and assigns, including any entity which may assume any of the rights bestowed, or responsibilities imposed upon the Developer by this Ordinance.
- (b) *Continuation of government and utilities.* Any reference herein to any governmental agency or utility company shall be construed to mean any future entity, which may be created or designated as successor to, or which otherwise, possesses any of the powers and duties of, any branch of government, governmental agency or utility company.
- (c) *Further review.* Whenever this Ordinance provides for reviews or determinations of any kind subsequent to its issuance, the right to review shall include all directly affected governmental agencies and departments as are or may be designated by the Town Council as

well as all governmental agencies and departments set forth under applicable laws and legally adopted rules.

(d) *Noncompliance.* Failure by the Developer (or the Developer's successor in interest) to comply with the terms and conditions of this Ordinance (as determined by the Town Planning and Zoning Official) shall result in the suspension of approval or issuance of further development permits and Certificates of Occupancy until the noncompliance is cured. The decision of the Town's Planning and Zoning Official may be reviewed de novo by the Town Council.

(e) *Land development regulations.* The Town of Lake Placid Land Development Code shall govern the Development.

(f) *Amendment.* Any amendment to this Ordinance shall comply with the Town's Comprehensive Plan in effect at the time of the amendment.

(g) *Future fees.* The provisions of this Ordinance do not preclude the application of any other general government fees or any impact fees regardless of their nature either existing at adoption or enacted thereafter (including any increases in existing fees).

Section 160-13.4. *The North Triangle II Planned Development Zoning District: Planned Development.* The North Triangle II Planned Development Zoning District has been established on and for the PD Land.

(a) *Underlying zoning district.* The proposed Planned Development Zoning District for this request does not require an underlying zoning district.

(b) *PD Zoning district.* The PD Zoning District is established by the Ordinance. Accordingly, the zoning for the Development is PD. The Development shall be subject to the other provisions, which are not inconsistent with this Ordinance, of the Town of Lake Placid 2030 Comprehensive Plan; the Code of Ordinances, Town of Lake Placid, Florida, Chapter 154, Zoning; Chapter 156, Concurrency; and Chapter 161, Parking; and the adopted Sections of the Highlands County Land Development Regulations, per Ordinance 06-544, known as the Bullard Ordinance. Accordingly, the zoning for the Development is PD. In the event of a conflict between this Ordinance and the Town's Land Development Regulations, this Ordinance shall prevail.

(c) *Phases.* The property shall be developed in phases as follows:

Phase I	Shall be approved as a PD with existing structures, landscaping, parking, retention and setbacks.
Phase II	Shall be approved as a Development Concept which requires an amended ordinance and commercial site development plan to be submitted at a future date.

(d) *Phase I Proposed Uses in this District shall be:*
1. Single Family Residence.

(e) *Phase II Development Concept.*

(OPTION ONE. STAFF DRIVEN SITE PLAN)

i. Conceptual PD. This is a conceptual planned development zoning ordinance (Conceptual PD) establishing a development concept for the PD Land. This Conceptual PD delineates and vests specific development standards. This Conceptual PD reserves for a later day (when the owner is ready to propose a specific development) the final elements, terms and conditions of the development. To be clear, no building permit will be issued until a Site Development Plan, or an amendment to this Conceptual PD (upon the below terms) is adopted (for the parcels individually or together). That may be accomplished by one of two methods.

ii. Agreed Site Development Plan. The Owner may obtain a Site Development Plan by written recorded agreement with the Town's Planning and Zoning Official (the "Zoning Official") according to the Town Code. The Site Development Plan should include development standards from the Town's Planned Development Code and from the Town's Commercial Site Development Code. Use of this process does not waive or create a right for the Owner to avoid any provision of the Town's Land Development Code or the authorities listed in Section 160-12.4(b), above. If a Site Development Plan is approved and agreed by the Zoning Official (as being consistent with this Conceptual PD and the Town's Land Development Regulations), then the process is complete and building permits consistent with this PD Ordinance and the Site Development Plan may be issued.

iii. Amended PD Ordinance and Site Development Plan. If an agreed Site Development Plan cannot be reached between the Owner and the Town's Zoning Official, then and in that event, the Owner shall apply for an amendment to this PD Ordinance according to the Town's Planned Development Code (154-27.1). The amendment to this PD Ordinance shall address the specifics of the development proposed by the Owner. The Owner shall also seek Site Development Plan through the commercial site development process.

OPTION TWO. LEGISLATIVE AMENDED PD AND SITE PLAN)

This is a planned development zoning ordinance with a development concept delineating and vesting the specific development standards requested by the owner. This ordinance reserves for a later day (when the owner is ready to propose specifics) the final elements, terms and conditions of the development. To be clear, no building permit will be issued until an amended ordinance and site development plan for the PD Land are adopted and go through the commercial site development process. The amended ordinance will address the specifics of the development proposed by the owner. Except as specifically herein addressed, the amended

ordinance may include without limitation: access, parking, landscaping, boundary setbacks, building height, screening, concurrency, signage, open space, utility service, parks, transportation, storm water management and multi-use paths. These requirements will vary depending upon the density and intensity of the specific development proposed by the owner.

(f) *Proposed Uses under Phase II Development Concept to be Permitted in this District shall be:*

1. Business and professional offices, including banks and other financial institutions, insurance and real estate, travel agency, medical and dental clinic, attorney's office, engineering office and uses of a similar nature.
2. Veterinary offices, with no outside kenneling.
3. Radio or television broadcasting offices or studios, but not transmitters or antennas.
4. Research and development activities, with no animal testing, provided that such uses are conducted within a completely enclosed building and no smoke, odor, noise or other noxious effects are detectable to normal senses beyond the lot lines.
5. Research, medical and dental laboratories.
6. Specialized and technological industrial activities including research and development laboratories and offices with ancillary teaching and instructional facilities, such as:
 - a. Data processing and computer centers including centers for programming and software development.
 - b. Solar and alternative energy technologies and applications.
 - c. Laser technology and applications.
 - d. Electronics equipment sales, service and repair.
 - e. Research, testing, design, development and training for aerospace, aeronautics, telecommunications, automobile, satellite, medical, computer, electronics and robotics research and development.
 - f. Research, testing, design, development and training for food and agricultural products research and development.
 - g. Similar uses for design of pilot or experimental products.
7. Printing and publishing establishments.
8. Manufacturers of prosthetic appliances, dentures, eyeglasses, hearing aids and similar products.

9. Processing and/or light manufacturing, fabrication, assembly of components and assembly line operations shall be permitted, including indoor storage, warehousing and distribution for such facilities and products.

10. Manufacturing uses including production and processing of materials and goods (except refining, smelting, sawmills, canneries and food processing, fertilizer, chemical, acid, glue, cement, lime or gypsum, wrecking yards, semi-conductor or slaughterhouses) provided all production and processing are conducted within a completely enclosed building and no smoke, odor, noise or other noxious effects are detectable to normal senses beyond the lot lines. No uses that primarily handle, store or ship waste materials are permitted.

11. Manufacturing and rebuilding aircraft engines, parts and auxiliary equipment; search, detection, navigation, guidance, aeronautical and nautical systems and instruments.

12. Bakery product manufacturing and/or sales.

13. Taverns and restaurants.

14. Daycare centers.

15. Wholesale/retail showrooms and sales.

16. Wholesaling – distribution and wholesale including but not limited to: sporting and recreational goods, motor vehicle supplies and new parts, medical and hospital equipment, electronic parts and equipment, and Drugs, proprietaries and sundries.

17. Office equipment and supplies sales.

18. Medical equipment sales including surgical and medical instruments and electro-medical apparatus.

19. Hotel/Motel.

20. Multi-Family Residential uses having a zero lot line setback, to include duplex or semi-detached, villa, garden apartment, apartment, townhouses, triplex and quadruplex.

(g) *Intensity/Density of the Phase II Proposed Uses:*

1. The intensity in this District shall be in conformance with the Commercial-General future land use category, a floor area ratio of 1.00.
2. The density in this District shall be in conformance with the Commercial-General land use category, not to exceed twelve (12) dwelling units per gross acre. Residential uses shall be limited to no more than 50 percent of the Commercial-General future land use category.

(h) *Accessory uses.* Permitted accessory uses and structures in this District shall only be accessory to the permitted uses when located on the same lot.

(i) *No additional development.* No portion of the PD Land may be sold or subdivided or divided into condominiums, nor shall any development beyond that contained in this Ordinance be permitted without express amendment of this Ordinance by the Town.

(j) *Variance.* Variances to the standards listed in this Ordinance may only be made by the Town Council of the Town of Lake Placid, as an amendment to this Ordinance; or as a minor amendment according to Section 154-27.1 of the Town Code.

Section 160-13.5. *Public facilities requirements.*

(a) *Water and wastewater facilities.* Water and wastewater service shall be provided by the Town, utilizing all existing Department of Environment Protection standards. The Developer shall be responsible for all costs associated with bringing/connecting these services to the site. The Developer shall utilize the services of an established Public Service Commission regulated private or public contractor licensed to construct the required system. All applicable Local, State and Federal permits to operate the system shall be obtained and filed with the Town prior to the issuance of the first Certificate of Occupancy.

(b) *Water and wastewater service.* The Developer shall enter into a Capacity Agreement with the Town (within thirty (30) days of application for a final site development plan) 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 Charges. The Agreement shall be secured by Bond or Certificate of Deposit approved by the Town Attorney.

Section 160-15.6. *Utilities:* All utilities (specifically including electric distribution lines) shall be installed and maintained underground.

Section 160-15.7. *Severability:* If any section, subsection, sentence, clause, phrase, or provision of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such holdings shall not be construed to render the remaining provisions of this Amended Ordinance invalid or unconstitutional.

Section 160-15.8. *Effective date:* This Ordinance shall take effect upon the expiration of the period allowed by law to appeal the Notice of Intent (NOI) to find the companion Small Scale Plan Amendment, Ordinance 2016-___ in compliance published by the Florida Department of Economic Opportunity, or, in the case of appeal, such later date as the in compliance determination becomes final as provided by law.

ADOPTED AND ORDAINED this ____ day of _____ 2016 by the Lake Placid Town Council.

TOWN OF LAKE PLACID, a Florida Municipal Corporation

By: _____
John M. Holbrook, Mayor

(SEAL)

By: _____
Eva Cooper Hapeman, Municipal Clerk

THIS ORDINANCE WAS READ in full or by title on at least two (2) separate days in two (2) separate Town Council meetings (on the ____ day of _____, 2016 and on the ____ day of _____, 2016). Notice of the proposed enactment containing the Ordinance title, stating that a copy may be obtained at Town Hall, and stating the date, time and place of the above hearings and advising that interested parties may appear at the meeting and be heard with respect to the proposed ordinance was published at least once in the *Lake Placid Journal* or the *Highlands Today* on the ____ day of _____, 2015, being at least ten (10) days prior to adoption.

Eva Cooper Hapeman, Municipal Clerk

TOWN OF LAKE PLACID
AGENDA ITEM INTRODUCTION

MEETING DATE: Sept 26, 2016

MEETING TYPE: Local Planning Agency

AGENDA ITEM # AND TITLE:

2.C Request for a Zoning Change from C-3, Commercial Light Manufacturing District, to a Planned Development (PD) with an underlying C-3, Commercial Light Manufacturing zoning district. LPTC.16.010RZ

PLACED ON AGENDA BY:

Planning Staff

STATEMENT OF ISSUE:

The matter for consideration is for a zoning change from C-3, Commercial Light Manufacturing District, to a Planned Development (PD) with an underlying C-3, Commercial Light Manufacturing zoning district. Under the proposed PD the Applicant desires to retain the light manufacturing/warehousing uses currently permitted on the property and add commercial uses.

RECOMMENDED ACTION:

MOVE TO RECOMMEND TO THE TOWN COUNCIL THE APPROVAL AND ADOPTION OF ORDINANCE NO. 2016-734, AMENDING THE TOWN'S OFFICIAL ZONING MAP FROM C-3, COMMERCIAL LIGHT MANUFACTURING DISTRICT TO PLANNED DEVELOPMENT WITH AN UNDERLYING C-3, COMMERCIAL LIGHT MANUFACTURING ZONING DISTRICT.

FISCAL IMPACT:

Not Applicable

ATTACHED ITEMS:

Staff Report
Application
Letter Outlining Request
Maps: Aerial, Zoning, Proposed Zoning and Future Land Use
Draft Ordinance

.....

Town of Lake Placid, Florida Planning & Zoning Department

Staff Report

Rezoning Request

LPTC.16.010RZ



Applicants: **Dewey Junction, LLC**
From: **C-3, Commercial Light Manufacturing District**
To: **Planned Development (PD)**

General Information

Owner: Dewey Junction, LLC

Owners' Addresses: 241 North Main Avenue
 Lake Placid, Florida 33852

Applicant's Phone Number: (863) 610-2202

Agent: Ken LeBlanc

	Existing	Proposed
Property Control Numbers	P-36-36-29-A00-0090-0000	No Change
Future Land Use Designation	Commercial-Industrial	No Change
Zoning District	C-3, Commercial Light Manufacturing District	Planned Development
Acreage	2.86 +/-	2.86 +/-
Density	Not Applicable	Not Applicable
Intensity	1.00 F.A.R.	1.00 F.A.R.
Access	West Interlake Boulevard & Commerce Avenue	West Interlake Boulevard & Commerce Avenue

Legal Description:

Street Address: 110 West Interlake Boulevard, Lake Placid, Florida – P-36-36-29-A00-0090-0000.

Commence at the point of intersection of the center line of the Atlantic Coast Line Railroad Company's main track with the South line of Section 36, Township 36 South, Range 29 East, and run thence North 6°05' East along said center line, 426.28 feet to the center line of Deen Blvd. (Commerce Avenue); thence South 86°42'42" West along the center line of Deen Blvd., 35.98 feet to a point 35.50 feet Westwardly, measured at right angles, from the center line of said main track, thence North 6°05' East, parallel with the center line of said main track, 40.54 feet to a point 35.50 feet Westwardly, measured at right angles, from the center line of said main track and 40.00 feet Northwardly, measured at right angles, from the center line of Deen Boulevard, the located POINT OF BEGINNING, running thence North 6°05' East, parallel with the center line of said main track 774.74 feet; thence North 83°55' West, 179.50 feet; thence South 6°05' West, parallel with the center line of said main track, 600 feet thence South 83°55' East, 85 feet; thence South 6°05' West, parallel with the center line of said main track, 190.34 feet to a point 40.00 feet Northwardly, measured at right angles from the centerline of Deen Blvd.; thence North 86°42'42" East, parallel with the center line of Deen Blvd., 95.78 feet to the located POINT OF BEGINNING.

Request:

The Applicant is requesting a rezoning for the subject property described above from C-3, Commercial Light Manufacturing District, to a Planned Development (PD) zoning district with an underlying C-3, Commercial Light Manufacturing zoning district. Under the proposed PD the Applicant desires to retain the light manufacturing/warehousing uses currently permitted on the property and add commercial uses.

Adjacent Future Land Use Map classifications and Zoning Districts:

North:	FLUM Classification:	Commercial-Intensive
	Zoning:	C-3, Commercial Light Manufacturing
East:	FLUM Classification:	Commercial-Intensive and Commercial-General
	Zoning:	C-3, & C-2, Limited Commercial
South:	FLUM Classification:	Commercial-Intensive
	Zoning:	C-2
West:	FLUM Classification:	Commercial-Intensive, Medium Density Residential & Residential/Office
	Zoning:	C-2, C-3 & R-2, Multifamily Dwelling

Summary:

The matter for consideration is for a zoning change to amend the Town of Lake Placid's Official Zoning Map from C-3, Commercial Light Manufacturing to Planned Development (PD) with an underlying C-3, Commercial Light Manufacturing zoning district. The request concerns a 2.86 acre parcel located on the north side of West Interlake Boulevard, east of Devane Circle and west of the railroad tracks. The parcel has a Commercial-Intensive future land use designation. The Applicant is requesting a zoning change to incorporate commercial uses with the current permitted uses in the C-3 zoning district. The following uses are proposed:

1. Uses permitted by Section 154-27, Commercial Light Manufacturing District of the Code of Ordinances, Town of Lake Placid.
2. Retail and personal service establishments.
3. Recreational and athletic studios.
4. Events facility (i.e. weddings, anniversaries, church...).
5. School/nursery/daycare/training facility.
6. Offices.
7. Restaurant.
8. Bar (governed by any state restrictions for site distances).

Permitted accessory uses and structures in this district shall only be accessory to any of the proposed permitted uses when located on the same lot.

The underlying C-3 zoning district, Section 154-27 of the Code of Ordinances, Town of Lake Placid will govern yard and building requirements, height limitations and lot coverage.

Consistency with Land Development Regulations

1. The proposed use is not contrary to Comprehensive Plan requirements.

The proposed use is not contrary to the Comprehensive Plan. Policy 5.13 of the Future Land Use Element provides that “Commercial-Intensive areas are used primarily for businesses which do not require locations with high visibility on heavily travelled or pedestrian streets. Typically, Commercial-Intensive areas provide employment opportunities for residents, as well as light industrial support services and products for other businesses with Lake Placid.”

“Predominant uses include light manufacturing, storage, and retail and wholesale businesses.”

2. The proposed use being applied for is specifically authorized under the zoning district in the Land Development Regulations.

Section 154-27.1 of the Town’s Land Development Code regulates the allowable uses under the proposed PD District by stating “Any use not expressly permitted in the underlying district may be permitted with the approval of the Town Council.” The request is for a new PD zoning district with an underlying zoning district of C-3 and includes a list of proposed permitted uses.

3. The proposed uses will not have an adverse effect on the public interest.

The proposed zoning is a planned development centering on an existing structure.

Due to the nature of the request, there will be no impact to the Highlands County schools at this time.

The proposed uses and zoning will complement the surrounding area which is residential, commercial and governmental that could make use of the added commercial uses.

4. The use is appropriate for the location proposed, is reasonably compatible with adjacent land uses, and is not contrary or detrimental to urbanizing land use patterns.

The proposed uses are appropriate for this location and are reasonably compatible with adjacent land uses. This request would complement the area and not be detrimental to adjacent land use patterns. This area is located near the downtown and is expected to intensify in the future with similar uses.

5. *The proposed use will not adversely affect property values or living conditions, or be a deterrent to the improvement or development of adjacent property.*

Granting the Applicant's request for a rezoning will not hinder development of adjacent properties and will help to add value to the area. The existing structure is primarily vacant at this time. The Applicant is proposing several uses that include but are not limited to office uses, manufacturing uses, retail/wholesale uses and recreational uses.

6. *The proposed use can be suitably buffered from surrounding uses, so as to reduce the impact of any nuisance or hazard to the neighborhood.*

The structure is existing. The Applicant is expected to upgrade the parking, and in doing so will add landscape. If the Applicant changes the structure, he will be required to submit a site development plan and apply through the commercial site development process. When submitting these plans, the Applicant will propose landscaping, parking, and commercial design standards to reduce any adverse impacts to the surrounding area.

7. *The proposed use will not create a density pattern that would overburden public facilities such as schools, streets, and utility services.*

This request is commercial in nature and will have no effect on schools. These impacts will be assessed at the time of the commercial site development process and/or concurrency review.

8. *The proposed use will not create traffic congestion, flooding or drainage problems, or otherwise affect public safety.*

Concurrency will address traffic issues. The existing structure is surrounded by pavement. The Applicant will not be adding impervious surface area, but may remove some of the existing surface.

9. *The proposed use has not been inordinately burdened by unnecessary restrictions.*

The proposed rezoning has not been inordinately burdened by unnecessary restrictions. The only restrictions placed on the property are those which are set forth in the Town's Land Development Code and Comprehensive Plan. As this is a Planned Development request, the Applicant is afforded flexibility in the proposed uses and in the design of the development with approval of the Town Council.

10. The proposed change will not constitute a grant of special privilege to an individual owner as contrasted with the public welfare.

By granting the Applicant's request, the Town will not be granting special privileges to the owner as contrasted with the public welfare. The request is consistent with both the Comprehensive Plan and the Town of Lake Placid's Land Development Code. A PD provides for flexibility and is applied to individual proposals as described in Section 154-27.1 of the Town's Land Development Code.

11. The proposed change would create an isolated district unrelated to adjacent and nearby districts.

The subject property will not create an isolated district due to the fact that there is commercial and light industrial uses on neighboring properties and is located near the Town's downtown commercial district.

12. Existing district boundaries are illogically drawn in relation to existing conditions on the property proposed for change.

The existing boundaries are not illogically drawn in relation to existing conditions on the subject property. The function of a PD is to create flexibility and innovation in design and uses for both the Applicant and the community. Each PD district must be reviewed and approved by the Town Council. The Town Council may require any conditions or limitations they deem advisable to ensure compatibility with the surrounding properties.

13. Changed or changing conditions make the passage of the proposed amendment necessary.

The growth of the Town calls for a change in uses at this location. Because of its location so near the downtown and in the middle of community activity, the structure needs to transition from warehousing to an active commercial center.

14. The proposed change will/will not adversely affect property values in the adjacent area.

The proposed change will not have an adverse effect on property values in the surrounding area. It should facilitate development, which should increase property values.

15. Whether the change suggested is Out of Scale with the needs of the neighborhood or the Town.

The proposed change is not out of scale with the needs of the neighborhood or the Town. As such, it is safe to conclude that the needs of both the future residents and the Town would be mutually served by rezoning the property from C-3, Commercial Light Manufacturing District to Planned Development.

Consistency with Comprehensive Plan

The existing Comprehensive Plan Goals, Objectives, and Policies will support commercial uses with ancillary recreational uses at this location. Therefore, it should be recommended that the Town Council find the application to be **consistent** with the Comprehensive Plan.

Assessment and Conclusions

The following Departments and Organizations provided comments as indicated:

- Highlands County Engineering Department:
At the time of the development the Engineering Department will then determine if transportation concurrency will be required.
- Florida Department of Transportation
It appears that this zoning change will not have a significant effect on SR 25 (US 27). The Department has no further comments on this.
- Florida Department of Health in Highlands County
The Florida Department of Health in Highlands County has no objection to the request.

Should the property be served by onsite septic, any development will require an evaluation in accordance with Chapter 64E-6, Florida Administrative Code. The applicant should contact the Environmental Health Section at 863-402-6550 for guidance.

Based upon the above zoning criteria being met, the rezoning request should be recommended for **approval** as it will be **consistent** with the current Comprehensive Plan.

Staff's Recommended Motion to the LPA September 26, 2016:

MOVE TO RECOMMEND TO THE TOWN COUNCIL THE APPROVAL AND ADOPTION OF ORDINANCE NO. 2016-734, AMENDING THE TOWN'S OFFICIAL ZONING MAP FROM C-3, COMMERCIAL LIGHT MANUFACTURING DISTRICT TO PLANNED DEVELOPMENT WITH AN UNDERLYING C-3, COMMERCIAL LIGHT MANUFACTURING ZONING DISTRICT.

Submitted by the Planning Staff for the September 26, 2016, Local Planning Agency meeting.

Attachments:

1. Application
2. Letter Outlining Request
3. Maps: Aerial, Zoning, Proposed Zoning and Future Land Use
4. Draft Ordinance

Town of Lake Placid
Planning and Zoning Department
311 West Interlake Blvd.
Lake Placid, Florida 33852
863-699-3747 • FAX: 863-699-3749

<i>For Office Use Only:</i>	
Case No.	<u>LPTC.16.010</u>
Date Received:	<u>8/15/2016</u>

REZONING / PD APPLICATION

Chapter 4, Article 1 Land Development Code

Owner Information:

Name of Property Owner: Dewey Junction, LLC

Mailing Address: 241 North Main Avenue, Lake Placid, FL 33852

Name of Applicant*, if Other than Owner, (Relationship): Kenneth LeBlanc (Registered Agent and Title Manager for Dewey Junction)

Home Telephone: 863-610-2202 Work Telephone: 863-610-2202

Property Information:

Property Address/Location: 110 West Interlake Boulevard, Lake Placid, FL 33852

Property Strap Number: P-36-36-29-A00-0090-0000

Current Zoning: C-3, Commercial Light Manufacturing District Requested Zoning: Planned

Development overlaying (and modifying) the underlying C-3 zoning district.

Existing Use: Vacant Industrial Structure Proposed Use: See attached list.

Size of Property: 2.86 acres Land Use Designation: Commercial-Intensive

Description of Surrounding Properties: Parcel is bordered by the Railroad Track to the East; by C-2 Commercial properties to the South and Southwest; by Residential properties to the Northwest and by Industrial properties to the North.

Legal Description of Property: A 2.86 acre tract out of SE ¼ of SE ¼ - fully described in RB 142-PG 181 36-36-29/9. See attached survey for full legal description.

Required Attachments:

- Survey of Property (11" x 14", 20" Scale) *When Applicable
- Letter Outlining Request
- Per Section 154-27.1 (Ordinance)
- Notarized Letter of Owner's Authorization*
- Processing Fee \$ 1,500.00, plus the Actual Cost of Legal Advertising which will be billed by the Town Clerk.



Signature

Date: 8/15/16

Dewey Junction, LLC

241 N Main Ave, Lake Placid FL 33852

August 15, 2016

Town of Lake Placid
Planning and Zoning Dept
311 West Interlake Blvd
Lake Placid FL 33852

Re: Rezoning Request for property located at 110 West Interlake Blvd

Gentlemen,

Attached please find our request for Zoning Change at the above referenced property. We currently have a zoning of C-3. We would like to keep our C-3 zoning and request the added zoning of Planned Development that overlays the C-3 District and adds additional uses. We feel this added zoning would allow us to add tenants that have uses more conducive to the effort to revitalize the downtown of Lake Placid. We would like the added ability to have the following types of uses in our building.

1. Retail/personal service establishments
2. Recreational/athletic studios
3. Events facility (i.e. weddings, anniversaries, church...)
4. School/nursery/daycare/Training facility
5. Offices
6. Restaurant, Bar

Let me know if you need any additional information regarding this submission.

Sincerely,


Ken LeBlanc
Dewey Junction, LLC
8e 63-610-2202

Lake Placid, Florida

OWNER'S (CORPORATION) AFFIDAVIT

I, Kenneth LeBlanc, being first duly sworn, depose and say that I am the Registered Agent of Dewey Junction, LLC, a Florida Corp., owner of the property described and which is the subject matter of the proposed hearing; that all the answers to the questions in this application and all sketches, data, and other supplementary matter attached to and made a part of the application are honest and true to the best of my knowledge and belief. I understand this application must be completed and accurate before hearings can be advertised. I also understand that it is the obligation of the property owner to comply with any other lawfully adopted and recorded deed restrictions or covenants that are more restrictive or impose a higher standard and that any action of this Board does not supersede those requirements.

Signed, Sealed and Delivered
In Our Presence:

[Signature]
a Florida corporation

I authorize staff to enter the property during the application process to complete its evaluation. No contact is required. _____

An appointment is required before entering the property. ✓

Please initial the appropriate line.

Witnesses:
[Signature]
Print Name: Jordan Thayer

[Signature]
Print Name: Chad Clouser

By: [Signature]
Print Name: Kenneth LeBlanc
Title: mgr.

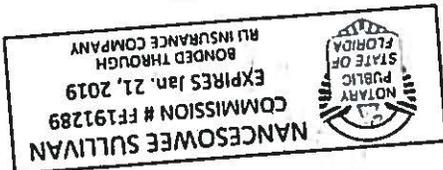
SEAL

ATTEST:

By: _____
Print Name: _____
Secretary

STATE OF FLORIDA
COUNTY OF HIGHLANDS

The foregoing instrument was acknowledged before me this 16 day of August, 2016 by Kenneth LeBlanc and _____, President and Secretary, respectively, of Dewey Junction LLC, a Florida corporation, who are personally known to me or who have produced as identification and who did not take an oath.



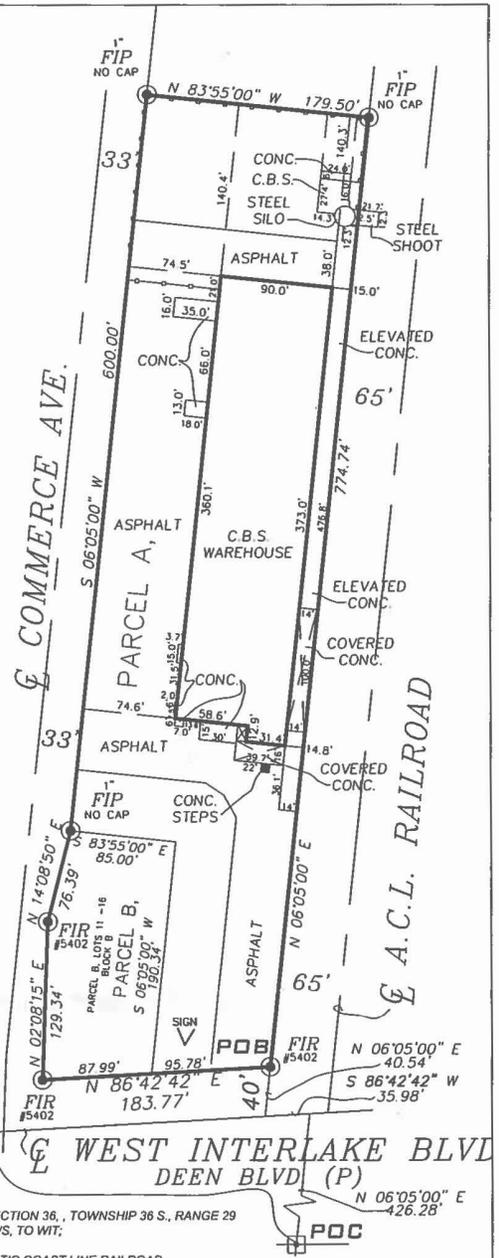
[Signature]
Print Name: _____
Notary Public, State of Florida
My Commission Expires: _____

PREPARED BY:
WHITLOCK LAND SURVEYING, INC.
 103 SOUTH RIDGEWOOD DRIVE
 SEBRING, FLORIDA, 33870
 863-471-1900 FAX 863-471-2219



DRAWN BY:	
SCALE:	1"=100'

INTERSECTION OF THE CENTERLINE OF
 A.C.L. R.R. CO. MAIN TRACK
 WITH SOUTH LINE OF SEC. 36, TWP. 36 S., RGE. 29E.
 BOUNDARY SURVEY



LEGAL: PARCEL A

ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED, LYING AND BEING IN THE SE 1/4 OF THE SE 1/4 OF SECTION 36, TOWNSHIP 36 S., RANGE 29 E., AT LAKE PLACID, COUNTY OF HIGHLANDS, STATE OF FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

FOR A POINT OF REFERENCE COMMENCE AT THE POINT OF INTERSECTION OF THE CENTER LINE OF THE ATLANTIC COAST LINE RAILROAD COMPANY'S MAIN TRACK WITH THE SOUTH LINE OF SECTION 36, TOWNSHIP 36 SOUTH, RANGE 29 EAST, AND RUN THENCE NORTH 6°05' EAST ALONG SAID CENTER LINE, 426.28 FEET TO THE CENTER LINE OF DEEN BLVD; THENCE SOUTH 86°42'42\"/>

TOGETHER WITH THE FOLLOWING PARCEL B:
 LOTS 11 THROUGH 16, BLOCK B, LOTS AROUND DEVANE PARK, A RESUBDIVISION OF LAKES GROVES, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 31, OF THE PUBLIC RECORDS OF HIGHLANDS COUNTY, FLORIDA.

SURVEYOR'S NOTES

1. SURVEY PREPARED FROM LEGAL DESCRIPTION AND IS NOT A CERTIFICATE OF TITLE.
2. EASEMENTS SHOWN HEREON ARE FOR DRAINAGE AND OR THE INSTALLATION AND MAINTENANCE OF UTILITIES UNLESS OTHERWISE SHOWN.
3. PROPERTY SHOWN HEREON IS VACANT UNLESS OTHERWISE SHOWN.
4. ELEVATIONS SHOWN HEREON ARE ASSUMED (US FEET).
5. BEARING SYSTEM BASED ON THE CENTERLINE OF COMMERCE AVE. AS N 06°05'00\"/>

CERTIFIED TO:

WESTCOR LAND TITLE INSURANCE CO
 GULLETT TITLE INC.
 DEWEY JUNCTION, LLC
 NIELANDER LAW FIRM

SITE ADDRESS:

110 & 112 W. INTERLAKE BLVD, LAKE PLACID, FL 33852

ABBREVIATION LIST: SIR=SET 1/2\"/>

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS DRAWING IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PERFORMED UNDER MY SUPERVISION, IN ACCORDANCE WITH THE MINIMUM TECHNICAL STANDARDS SET FORTH IN CHAPTER 5J-17.050 THROUGH .052, FLORIDA ADMINISTRATIVE CODE, AS ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS AND PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES. SUBJECT TO ALL EASEMENTS, RIGHTS-OF-WAY, SETBACK LINES, UNDERGROUND UTILITIES, REPERMITS AND RESTRICTIONS.

PROFESSIONAL LAND SURVEYOR

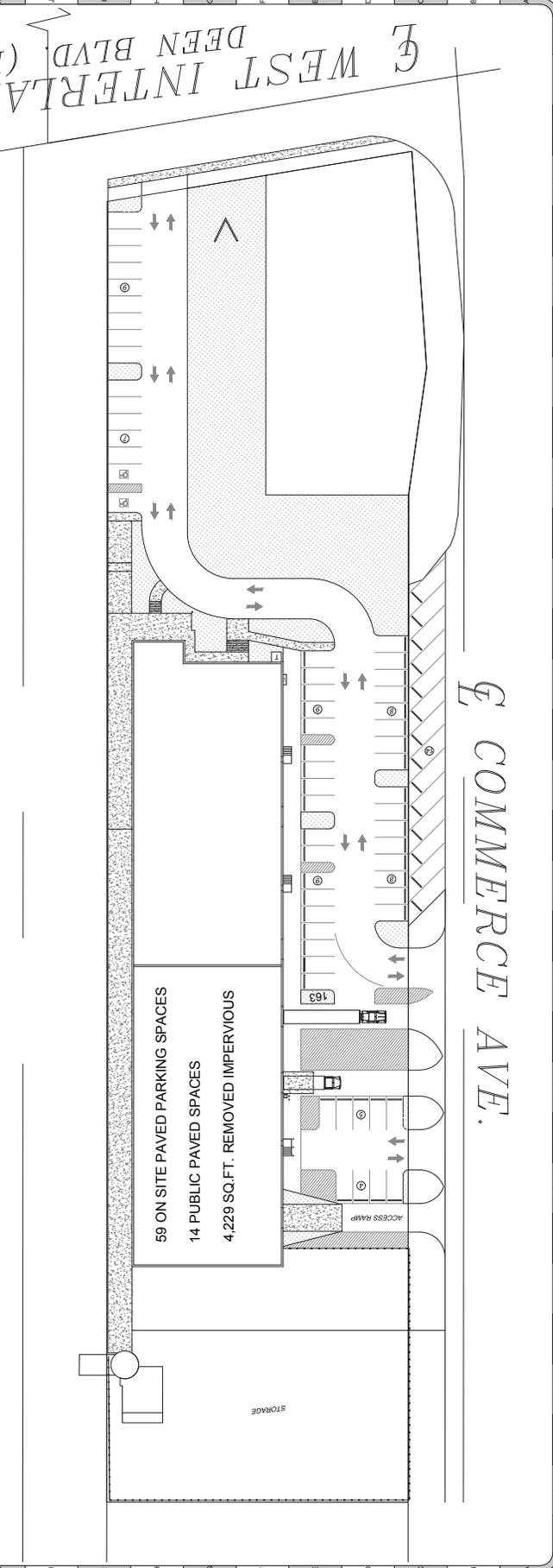
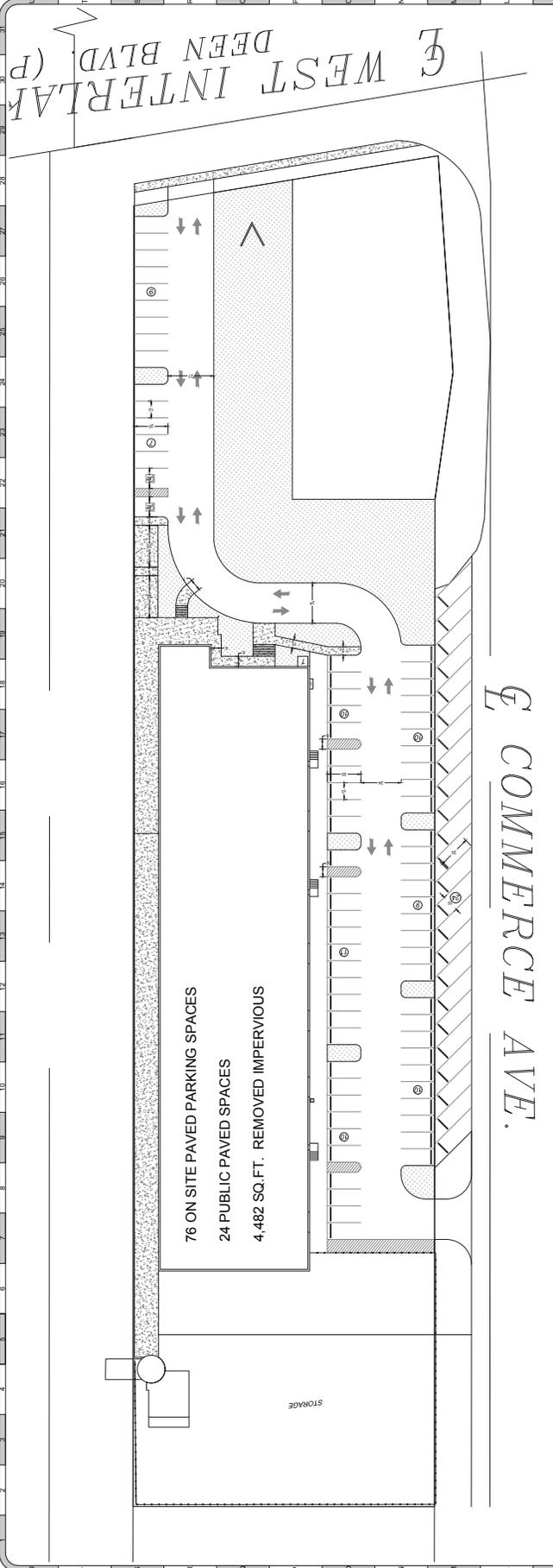
JAMES W. WHITLOCK
 FLORIDA CERTIFICATE #4875
 CERTIFICATE OF AUTHORIZATION # LB 7943
 NOT VALID WITHOUT SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR

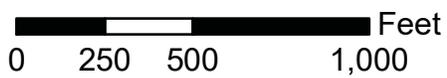
APRIL 11, 2016

KEN LEBLANC

JOB # 143-2016

APRIL 12, 2016 CORRECT LEGAL DESC.





AERIAL

LPTC.16.010RZ
REZONE FROM C-3 TO PD

TOWN OF LAKE PLACID
AGENDA ITEM INTRODUCTION

MEETING DATE: September 26 2016 MEETING TYPE: Local Planning Agency/Board of Adjustments

AGENDA ITEM # AND TITLE:

2.D Capital Improvement Plan

PLACED ON AGENDA BY:

Planning Staff

STATEMENT OF ISSUE:

General Information:

Public Hearing: Ordinance No. 2016-717

Area Covered

By Amendment: Town-wide

Request: The consideration of a proposed Town ordinance that provides for modifications to the 5-Year Capital Improvement Schedule and 10-Year Capital Financial Strategy in the Capital Improvements Element of the Town of Lake Placid 2030 Comprehensive Plan.

RECOMMENDED ACTION:

Staff Recommendation to LPA:

Recommend to the Council to adopt by Ordinance 2016-717, modifications to the 5-Year Capital Improvement Schedule and 10-Year Capital Financial Strategy and the adoption date for the School District Five-Year District Work Program in the Capital Improvements Element of the Town of Lake Placid 2030 Comprehensive Plan and forward the adopting ordinance to the Florida Department of Economic Opportunity for notification.

FISCAL IMPACT:

ATTACHED ITEMS:

Staff Report - Capital Improvement Plan Annual -CIE Workshop

Ordinance - Capital Improvement Plan- Town of Lake Placid

Comp Plan - Capital Improvements Element- Town of Lake Placid

Schedule of Capital Improvements 5-10 YR CFS Comparison of the FY09-FY13 with FY10-FY14 CIP 07.25.

Schedule - Capital Improvement Plan- Town of Lake Placid

School Board of Highlands County - 5 year Work Plan 2015 -2016 and LPA Hearing PowerPoint

Local Planning Agency and Board of Adjustments

September 26, 2016

Page 69 of 148



Town of Lake Placid

311 WEST INTERLAKE BOULEVARD, LAKE PLACID, FLORIDA 33852-5591
TELEPHONE (863) 699-3747 – FAX (863) 699-3749

Date: September 26, 2016
To: The Town of Lake Placid Local Planning Agency
From: Susan BuChans and Isis Brown, Town Planners
Subject: Annual Capital Improvement Element (CIE) Public Hearing

General Information:

Public Hearing: Ordinance No. 2016-717

Area Covered
By Amendment: Town-wide

Request: The consideration of a proposed Town ordinance that provides for modifications to the 5-Year Capital Improvement Schedule and 10-Year Capital Financial Strategy in the Capital Improvements Element of the Town of Lake Placid 2030 Comprehensive Plan.

Staff Recommendations:

- 1. Staff Recommendation to the Town Council (Council) concerning the Local Planning Agency (LPA) Recommendation:**
- 2. Staff Recommendation to LPA:**
Recommend to the Council to adopt by Ordinance 2016-717, modifications to the 5-Year Capital Improvement Schedule and 10-Year Capital Financial Strategy and the adoption date for the School District Five-Year District Work Program in the Capital Improvements Element of the Town of Lake Placid 2030 Comprehensive Plan and forward the adopting ordinance to the Florida Department of Economic Opportunity for notification.
- 3. Excerpt from the September 26, 2016, DRAFT LPA Minutes and Recommendations to the Council:**

Supplemental Material/Issue Analysis Report:

1. Findings of Fact:

The purpose of the Capital Improvements Element of the Town of Lake Placid 2030 Comprehensive Plan is to evaluate the need for public facilities pursuant to Section 163.3177(3)(a), Florida Statute, and to adopt policies that guide the funding of these improvements. It provides a schedule for the funding and construction of improvements.

The Capital Improvements Element and the 5-Year Capital Improvement Schedule and 10-Year Capital Financial Strategy identify the timing, funding and level of priority of capital projects that are needed to ensure that adopted level-of-service standards are achieved and maintained for concurrency related facilities (i.e., central wastewater, solid waste, drainage, potable water, parks and recreation, public school facilities, and transportation facilities).

2. The Town's Planners recommend to the Council to adopt by Ordinance No. 2016-717, modifications to the 5-Year Capital Improvement Schedule and 10-Year Capital Financial Strategy and the adoption date for the School District Five-year District Work Program in the Capital Improvements Element of the Town of Lake Placid 2030 Comprehensive Plan and forward the adopting ordinance to the Florida Department of Economic Opportunity for notification.

Attachments:

1. Ordinance
2. Exhibit "A" – Town of Lake Placid 2030 Comprehensive Plan: Capital Improvements Element with the 5-Year Capital Improvement Schedule and 10-Year Capital Financial Strategy
3. School District Five-Year District Facilities Work Program
4. PowerPoint

Working toward a future that reflects our past.

ORDINANCE NO. 2016-717

AN ORDINANCE OF THE TOWN OF LAKE PLACID, FLORIDA, MODIFYING THE TEXT OF THE CAPITAL IMPROVEMENTS ELEMENT OF THE TOWN OF LAKE PLACID 2030 COMPREHENSIVE PLAN; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, Sections 163.3161 through 163.3215, Florida Statutes empower the Town of Lake Placid Town Council (hereinafter referred to as the “Council”) to adopt and, amend, or modify the Town of Lake Placid 2030 Comprehensive Plan (hereinafter referred to as the “Plan”); and

WHEREAS, Section 163.3177(3)(b), Florida Statutes requires that the Capital Improvements Element of the Plan must be reviewed by the Council on an annual basis; and

WHEREAS, Section 163.3177(3)(b), Florida Statutes, states that modifications to update the capital improvement schedule "may not be deemed to be amendments to the local comprehensive plan"; and

WHEREAS, pursuant to 163.3174(4)(b), Florida Statutes, the Local Planning Agency held a duly noticed public hearing on September 19, 2016, and recommended to the Council to modify the text of the Capital Improvement Element of the Town of Lake Placid 2030 Comprehensive Plan; and

WHEREAS, pursuant to Section 163.3177(3)(b), Florida Statutes, public hearings were held by the Council on October 10, 2016 and November 14, 2016.

NOW THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF LAKE PLACID, FLORIDA, after due notice and public hearings, that the Plan is hereby modified as follows:

SECTION 1. MODIFICATION AND ADOPTION. The Capital Improvements Element and the 5-Year Capital Improvement Schedule and 10-Year Capital Financial Strategy of the Plan are updated and modified as identified in Exhibit “A” attached to this Ordinance.

SECTION 2. SEVERABILITY. The sections, subsections, paragraphs, sentences, clauses and phrases of this Ordinance are severable, and if any phrase, clause, sentence, paragraph, subsection or section of this Ordinance shall be declared invalid, unconstitutional or unenforceable by the valid judgment or decree of a court of competent jurisdiction, such invalidity, unconstitutionality or unenforceability shall not affect any of the remaining phrases, clauses, sentences, paragraphs, subsections, and sections of this Ordinance.

SECTION 3. CONFLICT. Any ordinance or part thereof in conflict with this Ordinance or any part hereof is hereby repealed to the extent of the conflict.

SECTION 4. EFFECTIVE DATE. This Ordinance shall take effect immediately upon filing with the Florida Department of State.

DONE AND ADOPTED this 14th day of November, 2016.

TOWN OF LAKE PLACID, a Florida Municipal Corporation

By: _____
John M. Holbrook, Mayor

(SEAL)

By: _____
Eva Cooper Hapeman, Municipal Clerk

Exhibit “A”

TOWN OF LAKE PLACID

Highlands County, Florida



2030 Comprehensive Plan

Capital Improvements Element

**TOWN OF LAKE PLACID
CAPITAL IMPROVEMENTS ELEMENT**

GOALS, OBJECTIVES AND POLICIES

GOAL 1: PROVIDE AND MAINTAIN PUBLIC FACILITIES CONCURRENT WITH, OR PRIOR TO, THE IMPACTS OF DEVELOPMENT TO MAINTAIN THE ADOPTED LEVEL OF SERVICE STANDARDS.

OBJECTIVE 1: THE TOWN SHALL IMPLEMENT A CAPITAL FINANCIAL STRATEGY (CFS) BY SCHEDULING AND FUNDING THE CONSTRUCTION OF PUBLIC FACILITIES TO CORRECT EXISTING DEFICIENCIES, SERVE PROJECTED FUTURE GROWTH NEEDS, AND REPLACE OBSOLETE AND WORN-OUT FACILITIES, IN ACCORDANCE WITH A SCHEDULE OF CAPITAL IMPROVEMENTS.

Policy 1.1: The Capital Improvements Element, Schedule of Capital Improvements, and 10-Year Capital Financial Strategy (CFS) shall be reviewed on an annual basis and modified, as necessary, consistent with s.163.3177(3) and s.163.3187(2), Florida Statutes.

Policy 1.2: Each fiscal year the Town shall include in the appropriations of its annual budget all the projects listed in the Schedule of Capital Improvements for expenditure during the appropriate fiscal year.

Policy 1.3: All projects proposed to be added to the Schedule of Capital Improvements shall be evaluated with criteria that consider:

- a. the elimination of public hazards;
- b. the elimination of mitigation of existing facility capacity deficits;
- c. the need to repair or replace existing capital facilities;
- d. the impact on the Town's annual budget;
- e. relationship to future growth patterns depicted on the Future Land Use Map;
- f. the accommodation of new development and redevelopment; and

- g. the implementation of programs and practices addressed in other elements of the Comprehensive Plan.

Policy 1.4: A plan amendment shall be required to eliminate, defer, or delay a project if the improvement has been relied on in the issuance of a development order.

Policy 1.5: The Town's Capital Improvements Element shall be reviewed annually and updated as necessary to reflect proportionate fair-share contributions.

Policy 1.6: The Town is responsible for ensuring the financial feasibility of all capital improvements in the adopted Capital Improvements Element.

Policy 1.7: The Town shall have a 10 Year Capital Financial Strategy. The years 1 through 5 years should be financially feasible. Years 6 through 10 shall have potential revenues.

OBJECTIVE 2: **THE TOWN SHALL COORDINATE THE LAND USE DECISIONS AND AVAILABLE OR PROJECTED FISCAL RESOURCES WITH A SCHEDULE OF CAPITAL IMPROVEMENTS WHICH MAINTAINS ADOPTED LEVEL OF SERVICE STANDARDS AND MEETS THE EXISTING OR FUTURE FACILITY NEEDS.**

Policy 2.1: The minimum level of service standards for public facilities shall be as follows:

- a. Arterial and collector road segments - The Town shall maintain a minimum level of service of "C" for arterial and collector road segments for peak hour traffic flow except as otherwise stated in the Town's Technical Standards Manual or as provided in the LPRP.
- b. Wastewater - The Town shall provide a level of service of 130 gallons per capita per day for existing and future development in the sanitary sewer service area.
- c. Solid waste - The Town shall provide a service to collect and dispose of 6.6 pounds per person per day of solid waste.
- d. Stormwater management systems within the Town shall meet the minimum design standard (level of service) as required by the rules and guidelines of the SWFWMD unless otherwise provided by the LDRs or specific development approvals.
- e. Potable water - The Town shall provide a level of service of 148 gallons per capita per day.

- f. Public Parks – The Town shall provide 10 acres per 1,000 residents.

Policy 2.2: The Town shall coordinate the location and timing of public facilities construction with the plans of state agencies, Highlands County, the Florida Department of Transportation, and the Southwest Florida Water Management District.

OBJECTIVE 3: **THE SCHEDULE OF CAPITAL IMPROVEMENTS SHALL DEMONSTRATE THE TOWN'S ABILITY TO PROVIDE PUBLIC FACILITIES TO MEET THE NEEDS OF THE EXISTING AND PROJECTED FUTURE POPULATION.**

Policy 3.1: The timing and costs of facilities identified in the Schedule of Capital Improvements and CFS shall reflect realistic estimates of currently available funding sources.

Policy 3.2: The Town shall not accept financing for public improvements if the terms of repayment exceed the projected life of the improvement.

Policy 3.3: Total debt service for general obligation debt shall not exceed 500% of net operating revenues.

Policy 3.4: The Town shall continue to implement development review procedures which require new development to fund a proportionate amount of the public facility costs required to support the impacts of such development.

Policy 3.5: The Town shall continue to coordinate with Highlands County regarding the County's impact fee program.

OBJECTIVE 4: **THE TOWN SHALL ENSURE THAT THE DEMAND ON PUBLIC FACILITIES CREATED BY PREVIOUSLY ISSUED DEVELOPMENT ORDERS FOR FUTURE DEVELOPMENT DOES NOT EXCEED THE TOWN'S OR SERVICE PROVIDER'S ABILITY TO FUND AND PROVIDE THE NECESSARY PUBLIC FACILITIES, SERVICES, AND SUITABLE LAND FOR UTILITIES, AS STATED IN THE CONCURRENCY MANAGEMENT SYSTEM SECTION.**

Policy 4.1: The Town shall ensure that concurrency requirements will be satisfied prior to the issuance of permits for development and redevelopment, acknowledging that payment of impact fees or infrastructure improvements in lieu of impact fees as specified in the Town's Land Development Regulations.

GOAL 2: **PROVIDE FOR A FINANCIALLY FEASIBLE SCHEDULE OF CAPITAL IMPROVEMENTS FOR PUBLIC SCHOOL FACILITIES.**

OBJECTIVE 5: CAPITAL IMPROVEMENTS PLANNING FOR PUBLIC SCHOOL.

ENSURE THAT EXISTING DEFICIENCIES AND FUTURE NEEDS ARE ADDRESSED CONSISTENT WITH THE ADOPTED LOS STANDARDS FOR PUBLIC SCHOOLS.

- Policy 5.1:** School Board of Highlands County Financially Feasible Five Year Capital Improvement Program. The Town of Lake Placid (Lake Placid) hereby incorporates by reference the School Board of Highlands County Financially Feasible Capital Improvement Program as found in the Data Inventory & Analysis of this Element and as included in the School Board of Highlands County's currently adopted School District Five Year Facilities Work Program for the years ~~2011/2012~~ 2015/2016 through ~~2015/2015~~ 2019/2020 as adopted by the School Board of Highlands County on ~~September 7, 2010~~ August 8, 2015, authored by the School Board of Highlands County, that includes school capacity sufficient to meet anticipated student demands projected by the County, in consultation with the School Board's projections of student enrollment based on the adopted LOS standards for public schools.
- Policy 5.2:** Adopted Level of Service Standard for Highlands County Public Schools. The LOS is defined as school enrollment as a percentage of school student capacity based upon the Florida Inventory of School Houses (FISH). The LOS standard is the maximum level of school utilization that will be permitted in the Highlands County School District. The LOS shall be established for all school types within the Highlands County School District as: 100% of permanent FISH capacity.
- Policy 5.3:** Annual Updates to the Capital Improvements Program for Public School Facilities. Lake Placid, in coordination with the School Board of Highlands County, Highlands County and municipalities, shall annually update its tracking of public school facilities capital improvements by using the adopted School Board of Highlands County's Five-Year District Work Plan including the School Board's financially feasible Capital Improvement Program to ensure maintenance of a financially feasible capital improvements program and to ensure that LOS standards will continue to be achieved and maintained during the five (5) year planning period. Annual plan amendments shall include the addition of a new fifth year to the Five Year Schedule of Capital Improvements, updating of the financially feasible public schools capital facilities program, coordinating the program with the 5-year district facilities work plan, with the plans for other local governments, and, as necessary, updates to the concurrency service area maps. The annual Program amendments shall ensure that the capital improvements program continues to be financially feasible and that the level of service standards will continue to be achieved and maintained.

OBJECTIVE 6: FUNDING SOURCES AND FACILITIES PROVISION.

SUPPORT SUPPLEMENTAL AND ALTERNATIVE SOURCES FOR SCHOOL CAPITAL FUNDING.

- Policy 6.1:** Alternative Funding Strategies. Lake Placid will coordinate with the School Board of Highlands County in its efforts to research and support alternative funding for school capital needs, including, but not limited to, capacity enhancement agreements, educational benefit units, and Community Development Districts.
- Policy 6.2:** Public/Private Partnerships. Lake Placid will coordinate with the School Board of Highlands County to encourage the private sector to identify and implement creative solutions, such as joint use facilities and alternative design, as well as requiring land dedication and requiring adequate school facilities in residential developments.
- Policy 6.3:** Support for Creative Partnerships. Lake Placid shall support the School Board of Highlands County by giving consideration for development approvals when property owners provide donation of site(s), reservation or sale of school sites at pre-development prices, construction of new facilities or renovations to existing facilities, and providing transportation alternatives.

**Town of Lake Placid
Capital Improvements Schedule
5 Year "CIE"**

Project Name		Priority for Funding	Funded/Unfunded	2009-2010	2010-2011	2011-2012	2012-2013	2013-2014	2014-2015	Total
PARKS/RECREATION										
				-	-	-	-	-	-	-
Utility Vehicle	Town			7,000	-	-	-	-	-	7,000
Lake June Phase VII										
Lake June Softball field lightning	Impact Fee/Donations			60,000	-	-	-	-	-	60,000
Community Park LOS										
Comm. Park requirement based upon 64 units is .74 ac. Payment shall be \$34,459 (less .31 ac for Hillcrest St ROW equals .43 ac at \$80,136 per acre—\$34,459).	Highlands Cove	High	Funded	-	34,459	-	-	-	-	34,459
PARKS AND RECREATION TOTAL				67,000	34,459	-	-	-	-	67,000 34,459
SEWER NEW										
				-	-	-	-	-	-	-
For future Wastewater Plant Expand in 4 yrs 449K GPD Design, Eng. & Permits	Town System Dev. Charge (SDC)	High	Funded			4,000	48,000 4,000	48,000	-	96,000 8,000
New treatment plant (built 2003)	Town-DEP SFR loan I	High	Funded	67,200	67,200 66,669	67,200 66,669	67,200 66,669	67,200 66,669	66,669	336,000 333,345
Install wastewater collection system	Town-DEP SFR loan II	High	Funded	61,416	61,416 61,361	61,416	61,416	61,416	61,416	122,832 307,025
Sewer Lateral/Service Generator Receptacle	Town	High	Funded	-		10,000	5,490 10,000	5,490	-	10,980 20,000
System Development Charge (SDC) fees for approved comp plans and plat Highlands Cove 65 units moved to year 2011-2012	Comp Plans/Plat Yr: 2017-2018 Highlands Cove	High	Funded	-	208,800	208,800	-	-	-	208,800 208,800
Sewer plant Improvement	Town	High	Funded		18,000					18,000
Replenish sewer reserves	Town	High	Funded		25,000					25,000
SEWER TOTAL				128,616	128,616 379,830	276,000 142,085	120,690 142,085	120,690 128,085	128,085	774,612 920,170
WATER NEW										
				-	-	-	-	-	-	-
Replace/New meters lines	Town	High	Funded	-	20,000	25,000	30,000 25,000	20,000	-	30,000 90,000
SDC fees for approved comp plans and plat Highlands Cove 65 units moved to year 2011-2012	Comp Plans/Plat Yr: 2017-2018	High	Funded	-	117,000	117,000	-	-	-	117,000 117,000

Project Name		Priority for Funding	Funded/Unfunded	2009-2010	2010-2011	2011-2012	2012-2013	2013-2014	2014-2015	Total
	Highlands Cove									
Replenish water reserves	Town	High	Funded		25,000					25,000
Setting Meter Reading	Town	High	Funded		1,000					1,000
WATER TOTAL					163,000	117,000 25,000	30,000 25,000	20,000	-	147,000 233,000
TRANSPORTATION IMPROVEMENTS				-	-	-	-	-	-	-
Road Reconstruction/Resurfacing & RR Crossing Maintenance	Town	High	Funded	35,400	24,000	-	-	-	-	35,400 24,000
Road Construction/Sidewalk/Paths	Town	High	Funded	95,000	75,000					95,000 75,000
Hillcrest St center left turn lane (heading South) into development plus completion of the multi-use path (funds to be escrowed with the Town)	Highlands Cove	High	Funded	-	-	-	66,720	-	-	66,720
30' ROW dedication on Hillcrest Street, .62 acres	Highlands Cove	High	Funded	-	49,684	-	-	-	-	49,684
New Grigsby Rd 100' ROW dedication, btw Catfish Creek Rd and Tangerine Dr	Grigsby Comm 1/2 remains in move entire east to Yr 201719-201820	Low	Unfunded	112,800	112,800	112,800	112,800	112,800	112,800	564,000
New Grigsby Rd eng., & constr. Btw Catfish Creek Rd and Tangerine Dr.	Grigsby Comm 1/2 remains in move entire east to Yr 201719-201820	Low	Unfunded	200,000	200,000	200,000	200,000	200,000	200,000	1,000,000
Proportionate fair share of the signalization of US 27 intersection at Heartland Blvd and the widening of Heartland Blvd from 2- to 4-lanes	Highlands Cove	High	Funded	-	4,164	-	-	-	-	4,164
TRANSPORTATION TOTAL				443,200	312,800 152,848	312,800	312,800 66,720	312,800	-	1,694,400 219,568
-				-	-	-	-	-	-	-
INFRASTRUCTURE				-	-	-	-	-	-	-
Garbage Truck, payment	Town			16,863						16,863
New Garbage Truck, payment	Town			100,000						100,000
2009 Lease P.D. Car, payment	Town			8,837						8,837
INFRASTRUCTURE TOTAL				125,700						125,700
-				-	-	-	-	-	-	-

Project Name		Priority for Funding	Funded/Unfunded	2009-2010	2010-2011	2011-2012	2012-2013	2013-2014	2014-2015	Total
OTHER										
Dedication of 2.94 acres of land to the Town	Highlands Cove	High	Funded		235,600					235,600
OTHER TOTAL					235,600					235,600
ALL PROJECTS										
				764,516	441,416 965,737	705,800 167,085	463,490 233,805	433,490 148,085	128,085	2,808,712 1,642,797
Project Name		Priority for Funding	Funded/Unfunded	2009-2010	2010-2011	2011-2012	2012-2013	2013-2014	2014-2015	Total
REVENUE SOURCE										
User Fees	Recreation	High	Funded		10,000					10,000
Impact Fees/Donations	Recreation			60,000						60,000
Water SDC fee and Highlands Cove 65 units moved to year 201110-201211	Comp Plans/Plat	High	Funded	-	117,000	117,000	-	-	-	117,000 117,000
Sewer SDC fee and Highlands Cove 65 units moved to year 201110-201211	Comp Plans/Plat	High	Funded	-	208,800	208,800	-	-	-	208,800 208,800
Gas Tax				82,000						82,000
St. of Florida (penny tax)		High	Funded	181,100	140,000	-	-	-	-	181,100 140,000
Water Utility Revenue		High	Funded	-	20,000	25,000	30,000 25,000	20,000	-	30,000 90,000
Water Utility Revenue to fund DEP SRF Loan I		High	Funded	67,200	67,200 66,669	67,200 66,669	67,200 66,669	67,200 66,669	66,669	336,000 333,345
Water Utility Revenue to fund DEP SRF Loan II		High	Funded	61,416	61,416 61,361	61,416	61,416	61,416	61,416	122,832 307,025
SCD for future Wastewater Plant Expansion		High	Funded			4,000	48,000 4,000	48,000	-	96,000 8,000
Sewer Service Fees to fund Sewer Lateral/Service		High	Funded	-	-	10,000	5,490 10,000	5,490	-	10,980 20,000
Sewer plant Improvement	Town	High	Funded		18,000					18,000
GRANTS										
DEVELOPER CONTRIBUTIONS										
Parks										
Park/Recreation LOS	Highlands Cove	High	Funded	-	34,459	-				34,459
Off-site Roadways										
Center left turn lane from Hillcrest Street into development including the completion of the multi-use path	Highlands Cove	High	Funded	-	-	-	66,720	-	-	66,720

Project Name		Priority for Funding	Funded/ Unfunded	2009-2010	2010-2011	2011-2012	2012-2013	2013-2014	2014-2015	Total
Proportionate fair share of the signalization of US 27 intersection at Heartland Blvd and the widening of Heartland Blvd	Highlands Cove	High	Funded	-	4,164	-	-	-	-	4,164
Hillcrest St. ROW	Highlands Cove	High	Funded	-	49,684	-	-	-	-	49,684
New Grigsby Rd 100' ROW dedication, btw Catfish Creek Rd & Tangerine	Grigsby Comm 1/2 remains in move entire east to Yr 201719-201820	Low	Unfunded	112,800	112,800	112,800	112,800	112,800		564,000
New Grigsby Rd eng., & constr. Btw Catfish Creek Rd and Tangerine Dr.	Grigsby Comm 1/2 remains in move entire east to Yr 201719-201820	Low	Unfunded	200,000	200,000	200,000	200,000	200,000		1,000,000
OTHER										
Dedication of 2.94 acres of land to the Town	Highlands Cove	High	Funded		235,600					235,600
OTHER TOTAL					235,600					235,600
GRANT & DEVELOPER TOTALS				312,800	312,800	312,800	312,800	312,800		1,564,000
REVENUE TOTALS				451,716	128,616 641,830	393,000 167,085	150,690 167,085	120,690 148,085	128,085	1,244,712 1,252,170
TOTAL				764,516	441,416 965,737	705,800 167,085	463,490 233,805	433,490 148,085	128,085	2,808,712 1,642,797

**Town of Lake Placid Capital Financial Strategy
10 Year "CFS"
Fiscal Year**

Project Name		Priority Funding	Funded or Unfunded	2009-2010	2010-2011	2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	Total
PARKS/RECREATION				-	-	-	-	-	-	-	-	-	-	-	-
Utility Vehicle	Town			7,000	-	-	-	-	-	-	-	-	-	-	7,000
Lake June Phase VII				-	-	-	-	-	-	-	-	-	-	-	-
Lake June Softball field lighting	Impact Fee/ Donations			60,000	-	-	-	-	-	-	-	-	-	-	60,000
Mini/Neighborhood Park LOS				-	-	-	-	-	-	-	-	-	-	-	-
Mini/Neighborhood 2.57 ac	Lake June	Low	Unfunded										205,950	205,950	205,950
Community Center w/in development	Groves 27	Low	Unfunded										175,000	175,000	175,000
Neighborhood Park 5.14 ac	Lake June	Low	Unfunded										411,899	411,899	411,899
Community Park LOS															
Community Park at \$80,136 an acre - 1.39 acres	HIW	Low	Unfunded										111,389	111,389	111,389
Comm. Park requirement based upon 64 units is .74 ac. Payment shall be \$34,459 (less .31 ac for Hillcrest St ROW equals .43 ac at \$80,136 per acre -- \$34,459);	Highlands Cove	High	Funded	-	34,459	-	-	-	-	-	-	-	-	-	34,459
Construct 10' wide multi-use path	HIW	Low	Unfunded	-	-	-	-	-	-	-	-	-	59,000	59,000	59,000
Community Park (12.11 ac) Dedication 11.93 acres	Grigsby Comm	Low	Unfunded	-	-	-	-	-	-	-	-	-	956,023	956,023	956,023
Community Park payment for .21 ac balance dedication	Grigsby Comm	Low	Unfunded	-	-	-	-	-	-	-	-	-	16,829	16,829	16,829
Community Park at \$80,136 an acre - 1.88 acres	Groves 27	Low	Unfunded	-	-	-	-	-	-	-	-	-	141,000	141,000	141,000
Community Park at \$80,136 an acre - .6	Genor Farms	Low	Unfunded	-	-	-	-	-	-	-	-	-	48,081	48,081	48,081

Project Name		Priority Funding	Funded or Unfunded	2009-2010	2010-2011	2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	Total
Construct 10' wide multi-use path w/in New Grigsby Road 100' ROW	Grigsby Comm	Low	Unfunded	-	-	-	-	-	-	-	-	-	56,000	56,000	56,000
Construct 20' wide landscape berm, on-site, for multi-use path 1,300 Lr-ft	Groves 27	Low	Unfunded	-	-	-	-	-	-	-	-	-	117,000	117,000	117,000
Construct 20' wide landscape berm (on-site) for multi-use path built in ROW	Groves 27	Low	Unfunded	-	-	-	-	-	-	-	-	-	94,500	94,500	94,500
Community Park at \$80,136 an acre - 12.84	Lake June Yr: 2017-2018	Low	Unfunded	-	-	-	-	-	-	-	-	-	1,028,946	1,028,946	1,028,946
PARKS AND RECREATION TOTAL				67,000	34,459	-	-	-	-	-	-	-	3,421,617	3,421,617	3,488,617
SEWER NEW				-	-	-	-	-	-	-	-	-	-	-	-
For future Wastewater Plant Expand in 4 yrs 449K GPD Design, Eng., & Permits	Town System Dev. Charge (SDC)	High	Funded			4,000	48,000	4,000	48,000	-	-	-	-	-	96,000
New treatment plant (built 2003)	Town DEP SRF loan I	High	Funded	67,200	66,669	67,200	66,669	67,200	66,669	67,200	66,669	67,200	66,669	66,669	604,800
Install wastewater collection system	Town DEP SRF loan II	High	Funded	61,416	61,361	61,416	61,416	61,416	61,416	61,416	61,416	61,416	61,416	61,416	122,832
Sewer Lateral/Service Generator Receptacle	Town (SDC)	High	Funded	-	-	10,000	5,490	10,000	5,490	-	-	-	-	-	10,980
System Development Charge (SDC) fees for approved comp plans and plat ^s Highlands Cove 65 units moved to year 2011-10-2012-11	Comp Plans/Plat Yr: 2017-2018	High	Funded	-	208,800	208,800	-	-	-	-	-	-	10,022,400	10,230,400	10,439,200
Sewer plant improvement	Town	High	Funded		18,000										18,000
Replenish sewer reserves	Town	High	Funded		25,000										25,000
1,320 ft of 12" FM to connect to system	Genor Farms	Low	Unfunded	-	-	-	-	-	-	-	-	-	79,000	79,000	79,000
On-site lift station	Groves 27	Low	Unfunded	-	-	-	-	-	-	-	-	-	120,000	120,000	120,000
Off-site lift station	Groves 27	Low	Unfunded	-	-	-	-	-	-	-	-	-	120,000	120,000	120,000
Extend 2,400 Lr Ft of Force Main to site	Groves 27	Low	Unfunded	-	-	-	-	-	-	-	-	-	240,000	240,000	240,000

Project Name		Priority Funding	Funded or Unfunded	2009-2010	2010-2011	2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	Total
Oversize 4,400 Lr Ft both lines	Groves 27	Low	Unfunded	-	-	-	-	-	-	-	-	-	110,000	110,000	110,000
On-site, multiple lift stations	Grigsby Comm	Low	Unfunded	-	-	-	-	-	-	-	-	-	200,000	200,000	200,000
Extend Force Main from site	Grigsby Comm	Low	Unfunded	-	-	-	-	-	-	-	-	-	1,185,000	1,185,000	1,185,000
Off-site improvements	Lake June	Low	Unfunded	-	-	-	-	-	-	-	-	-	775,000	775,000	775,000
SEWER TOTAL				128,616	128,616 379,830	276,000 142,085	120,690 142,085	120,690 128,085	67,200 128,085	67,200 128,085	67,200 128,085	67,200 128,085	12,851,400 128,085	13,187,485	13,894,812 14,619,995
WATER-NEW				-	-	-	-	-	-	-	-	-	-	-	-
Replace/New meters lines	Town	High	Funded	-	20,000	25,000	30,000 25,000	20,000	-	-	-	-	-	30,000	90,000
SDC fees for approved comp plans and plat Highlands Cove -65 units moved to year 201110-201211	Comp Plans/Plat Yr: 201719-201820	High	Funded	-	117,000	117,000	-	-	-	-	-	-	5,637,600	5,637,600	5,754,600 5,754,600
Replenish water reserves	Town	High	Funded	-	25,000	-	-	-	-	-	-	-	-	-	25,000
Setting Meter Reading	Town	High	Funded	-	1,000	-	-	-	-	-	-	-	-	-	1,000
500,000 gal storage tank NW of Lake Blue & 8-10 & 16 inch water mains extended to systems	Town Yr: 201719-201820	Low	Unfunded	-	-	-	-	-	-	-	-	-	2,271,164	2,271,164	2,271,164
Extend 1,200 lr ft of 8-inch water main near Lake Huntley	Town Yr: 201719-201820	Low	Unfunded	-	-	-	-	-	-	-	-	-	86,413	86,413	86,413 86,413
Off-site potable water improvements	Grigsby Comm Yr: 201719-201820	Low	Unfunded	-	-	-	-	-	-	-	-	-	710,593	710,593	710,593 710,593
Extend 2,000 lr ft to site	Groves 27 Yr: 201719-201820	Low	Unfunded	-	-	-	-	-	-	-	-	-	112,500	112,500	112,500 112,500
Off-site improvements	Lake June Yr: Yr: 201719-201820	Low	Unfunded	-	-	-	-	-	-	-	-	-	315,000	315,000	315,000 315,000
WATER TOTAL				-	163,000	117,000 25,000	30,000	20,000	-	-	-	-	9,133,270	9,133,270	9,280,270 9,366,270
TRANSPORTATION IMPROVEMENTS				-	-	-	-	-	-	-	-	-	-	-	-

Project Name		Priority Funding	Funded or Unfunded	2009-2010	2010-2011	2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	Total
Road Reconstruction/Resurfacing	Town	High	Funded	35,400	<u>240,000</u>	-	-	-	-	-	-	-	-	-	35,400 <u>240,000</u>
Road Construction/Sidewalk/Paths	Town	High	Funded	95,000	<u>75,000</u>										95,000 <u>75,000</u>
Hillcrest St center left turn lane (heading South) into development plus completion of the multi-use path (funds to be eserowed with the Town)	Highlands Cove	High	Funded	-	-	-	66,720	-	-	-	-	-	-	-	66,720
30' ROW dedication on Hillcrest Street, .62 acres	Highlands Cove	High	Funded	-	49,684	-	-	-	-	-	-	-	-	-	49,684
New Grigsby Rd 100' ROW dedication, btw Catfish Creek Rd and Tangerine Dr	Grigsby Comm 1/2 remains in move entire cost to Yr 201719-201820	Low	Unfunded	112,800	112,800	112,800	112,800	112,800					564,000	<u>1,128,000</u>	1,128,000 <u>1,128,000</u>
New Grigsby Rd eng., & constr. Btw Catfish Creek Rd and Tangerine Dr.	Grigsby Comm 1/2 remains in move entire cost to Yr 201719-201820	Low	Unfunded	200,000	200,000	200,000	200,000	200,000					1,000,000	<u>2,000,000</u>	2,000,000 <u>2,000,000</u>
Proportionate fair share of the signalization of US 27 intersection at Heartland Blvd and the widening of Heartland Blvd from 2- to 4 lanes	Highlands Cove	High	Funded	-	4,164	-	-	-	-	-	-	-	-	-	4,164
2.30 acres ROW dedication on Heartland Blvd.	HIW	Low	Unfunded	-	-	-	-	-	-	-	-	-	264,449	<u>264,449</u>	264,449 <u>264,449</u>
ROW dedication for North-South connector btw New Grigsby Road and Stuart Rd	Grigsby Comm	Low	Unfunded	-	-	-	-	-	-	-	-	-	660,000	<u>660,000</u>	660,000 <u>660,000</u>
Engin. And constr. For North-South connector btw New Grigsby Road and Stuart Rd	Grigsby Comm 1/2 remains in move entire cost to Yr 201719-201820	Low	Unfunded	-	-	-	-	-	-	-	-	-	800,000	<u>800,000</u>	800,000 <u>800,000</u>
Engineering, and construction for Maquata Drive adjacent to site	Grigsby Comm Yr: 201719-201820	Low	Unfunded	-	-	-	-	-	-	-	-	-	145,989	<u>145,989</u>	145,989 <u>145,989</u>
Interlake Blvd from CR-17/Main to US 27- 2 lane improvement	Grigsby Comm Yr: 201719-201820	Low	Unfunded	-	-	-	-	-	-	-	-	-	240,327	<u>240,327</u>	240,327 <u>240,327</u>
US Highway 27				-	-	-	-	-	-	-	-	-	-	-	-
Acceleration/Deceleration lanes: 3 project entrances, \$40,000 each	Groves 27	Low	Unfunded	-	-	-	-	-	-	-	-	-	120,000	<u>120,000</u>	120,000 <u>120,000</u>
Signalization at Northeastern most project entrance	Groves 27	Low	Unfunded	-	-	-	-	-	-	-	-	-	100,000	<u>100,000</u>	100,000 <u>100,000</u>
Construct 10 ft wide multi-use path within existing ROW:1,000 fr ft	Groves 27	Low	Unfunded	-	-	-	-	-	-	-	-	-	13,000	<u>13,000</u>	13,000 <u>13,000</u>

Project Name		Priority Funding	Funded or Unfunded	2009-2010	2010-2011	2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	Total
Tangerine Drive				-	-	-	-	-	-	-	-	-	-	-	-
75 ft. add. ROW from property line btw W. Interlake Blvd and Lake June Park 3.92 acres at \$75,000/ae	Lake June Yr: 201719-201820	Low	Unfunded	-	-	-	-	-	-	-	-	-	294,000	294,000	294,000
Tangerine Dr. 2-lane blvd or 3-lane blvd expansion	Lake June Yr: 201719-201820	Low	Unfunded	-	-	-	-	-	-	-	-	-	860,000	860,000	860,000
Construct 10' wide multi-use path adjacent to Tangerine Dr. appr. 3,400 lr ft (cost est. incl. in rdwy improvement above)	Lake June Yr: 201719-201820	Low	Unfunded	-	-	-	-	-	-	-	-	-	350,000	350,000	350,000
West Interlake Boulevard				-	-	-	-	-	-	-	-	-	-	-	-
25 ft. additional ROW from property line btw Catfish Creek Rd and Tangerine Dr 1.74 acres - \$75,000/ae	Lake June Yr: 201719-201820	Low	Unfunded	-	-	-	-	-	-	-	-	-	130,500	130,500	130,500
W. Interlake Blvd: 2-lane blvd or 3-lane blvd expansion	Lake June Yr: 201719-201820	Low	Unfunded	-	-	-	-	-	-	-	-	-	1,100,000	1,100,000	1,100,000
Construct 10' wide multi-use path adjacent to W. Interlake Blvd - appr. 2,600 lr ft (cost est. incl. in rdwy improvement above)	Lake June Yr: 201719-201820	Low	Unfunded	-	-	-	-	-	-	-	-	-	300,000	300,000	300,000
Jackson Road				-	-	-	-	-	-	-	-	-	-	-	-
10 ft. add. ROW from property line btw W. Interlake Blvd and northern most end of Lake June Park 0.81 acres at \$75,000/ae	Lake June Yr: 201719-201820	Low	Unfunded	-	-	-	-	-	-	-	-	-	60,750	60,750	60,750
Pendarvis Road				-	-	-	-	-	-	-	-	-	-	-	-
25 ft. additional ROW from property line (1,300) lr ft	Groves-27	Low	Unfunded	-	-	-	-	-	-	-	-	-	56,000	56,000	56,000
Construct 10 ft wide multi-use path within existing ROW: 1,300 lr ft	Groves-27	Low	Unfunded	-	-	-	-	-	-	-	-	-	16,800	16,800	16,800
Aaron Street				-	-	-	-	-	-	-	-	-	-	-	-
25 ft. additional ROW from property line 1,050 lr ft	Groves-27	Low	Unfunded	-	-	-	-	-	-	-	-	-	36,000	36,000	36,000
Acceleration/Deceleration lanes: 3 project entrances, \$40,000 each	Groves-27	Low	Unfunded	-	-	-	-	-	-	-	-	-	40,000	40,000	40,000
Construct center-left turn lane	Groves-27	Low	Unfunded	-	-	-	-	-	-	-	-	-	65,000	65,000	65,000
Construct 10 ft wide multi-use path within existing ROW: 1,050 lr ft	Groves-27	Low	Unfunded	-	-	-	-	-	-	-	-	-	13,600	13,600	13,600

Project Name		Priority Funding	Funded or Unfunded	2009-2010	2010-2011	2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	Total
CR-621				-	-	-	-	-	-	-	-	-	-	-	-
CR-621 East from US 27 to Lake Clay Drive - two-lane improvement	Grigsby Comm Yr: 201719-201820	Low	Unfunded	-	-	-	-	-	-	-	-	-	203,618	203,618	203,618
2-lane expansion from Tower St to Lake Clay Dr	Lake June Yr: 201719-201820	Low	Unfunded	-	-	-	-	-	-	-	-	-	155,067	155,067	155,067
2-lane expansion from Tower St to US 27	Lake June Yr: 201719-201820	Low	Unfunded	-	-	-	-	-	-	-	-	-	111,191	111,191	111,191
TRANSPORTATION TOTAL				443,200	312,800 152,848	312,800	312,800 66,720	312,800	-	-	-	-	7,700,291	9,264,291	9,483,859
-				-	-	-	-	-	-	-	-	-	-	-	-
INFRASTRUCTURE				-	-	-	-	-	-	-	-	-	-	-	-
Garbage Truck, payment	Town			16,863											16,863
New Garbage Truck, payment	Town			100,000		-	-	-	-	-	-	-	-	-	100,000
2009 Lease P.D. Car, payment	Town			8,837		-	-	-	-	-	-	-	-	-	8,837
INFRASTRUCTURE TOTAL				125,700		-	-	-	-	-	-	-	-	-	125,700
-				-	-	-	-	-	-	-	-	-	-	-	-
PUBLIC WORKS				-	-	-	-	-	-	-	-	-	-	-	-
Infrastructure to include: (1) underground utilities (2) street lights within the New Grigsby Road ROW and North-South Connector	Grigsby Comm	Low	Unfunded	-	-	-	-	-	-	-	-	-	550,000	550,000	550,000
PUBLIC WORKS				-	-	-	-	-	-	-	-	-	550,000	550,000	550,000
-				-	-	-	-	-	-	-	-	-	-	-	-
SCHOOL CONCURRENCY				-	-	-	-	-	-	-	-	-	-	-	-
Public School land dedication of 7.8 acres to the School Board of Highlands County	Grigsby Comm	Low	Unfunded	-	-	-	-	-	-	-	-	-	625,061	625,061	625,061

Project Name		Priority Funding	Funded or Unfunded	2009-2010	2010-2011	2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	Total
SCHOOL CONCURRENCY TOTAL				-	-	-	-	-	-	-	-	-	625,061	625,061	625,061
				-	-	-	-	-	-	-	-	-	-	-	-
OTHER															
Dedication of 2.94 acres of land to the Town	Highlands Cove	High	Funded		235,600										235,600
OTHER TOTAL					<u>235,600</u>										235,600
ALL PROJECTS				764,516	441,416 <u>956,737</u>	705,800 <u>467,085</u>	463,490 <u>233,305</u>	433,490 <u>148,085</u>	67,200 <u>128,085</u>	67,200 <u>128,085</u>	67,200 <u>128,085</u>	67,200 <u>128,085</u>	34,281,639 <u>128,085</u>	36,101,724 <u>128,085</u>	37,359,151 <u>38,336,861</u>
REVENUE SOURCE				-	-	-	-	-	-	-	-	-	-	-	-
User Fees	Recreation	High	Funded		10,000										10,000
Impact Fees/Donations	Recreation			60,000											60,000
Water SDC fee and Highlands Cove 65 units moved to year 201110-201211	Comp Plans/Plat	High	Funded	-	<u>117,000</u>	117,000	-	-	-	-	-	-	5,637,600	<u>5,637,600</u>	5,754,600
Sewer SDC fee and Highlands Cove 65 units moved to year 201110-201211	Comp Plans/Plat	High	Funded	-	<u>208,800</u>	208,800	-	-	-	-	-	-	10,022,400	<u>10,230,400</u>	10,439,200
Gas Tax		High	Funded	82,000		-	-	-	-	-	-	-	-	-	82,000
St. of Florida (penny tax)/interest		High	Funded	181,100	<u>140,000</u>	-	-	-	-	-	-	-	-	-	181,100
Water Utility Revenue		High	Funded	-	20,000	25,000	30,000	25,000	20,000	-	-	-	-	-	95,000
Water Utility Revenue to fund DEP-SRF Loan I		High	Funded	67,200	<u>66,669</u>	67,200	67,200	67,200	67,200	67,200	67,200	67,200	66,669	<u>66,669</u>	604,800
Water Utility Revenue to fund DEP-SRF Loan II		High	Funded	61,416	<u>61,361</u>	61,416	61,416	61,416	61,416	61,416	61,416	61,416	61,416	<u>61,416</u>	122,832

Project Name		Priority Funding	Funded or Unfunded	2009-2010	2010-2011	2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	Total
SCD for future Wastewater Plant Expansion		High	Funded			4,000	48,000 4,000	48,000	-	-	-	-	-	-	96,000 8,000
Sewer Service Fees to fund Sewer Lateral/Service		High	Funded	-	-	10,000	5,490 10,000	5,490	-	-	-	-	-	-	10,980 20,000
Sewer plant Improvement	Town	High	Funded		18,000										18,000
Water SDC to fund 500,000 gal storage tank & water main extension		Low	Unfunded	-	-	-	-	-	-	-	-	-	2,271,164	2,271,164	2,271,164 2,271,164
Water SDC to fund 1,200 Lr ft water main near Lake		Low	Unfunded	-	-	-	-	-	-	-	-	-	86,413	86,413	86,413 86,413
GRANTS	NONE			-	-	-	-	-	-	-	-	-	-	-	-
DEVELOPER CONTRIBUTIONS				-	-	-	-	-	-	-	-	-	-	-	-
Parks				-	-	-	-	-	-	-	-	-	-	-	-
Park/Recreation LOS		High	Funded	-	34,459	-	-	-	-	-	-	-	3,421,617	3,421,617	3,421,617 3,456,076
Sewer/Water				-	-	-	-	-	-	-	-	-	-	-	-
Sewer improvements on-off-site		Low	Unfunded	-	-	-	-	-	-	-	-	-	2,829,000	2,829,000	2,829,000 2,829,000
Water improvements on-off-site		Low	Unfunded	-	-	-	-	-	-	-	-	-	1,138,093	1,138,093	1,138,093 1,138,093
Off-site Roadways				-	-	-	-	-	-	-	-	-	-	-	-
Heartland Blvd. ROW		Low	Unfunded	-	-	-	-	-	-	-	-	-	264,449	264,449	264,449 264,449
Center left turn lane from Hillcrest Street into development including the completion of the multi-use path		High	Funded	-	-	-	66,720	-	-	-	-	-	-	-	66,720
Proportionate fair share of the signalization of US 27 intersection at Heartland Blvd and the widening of Heartland Blvd		High	Funded	-	4,164	-	-	-	-	-	-	-	-	-	4,164
Hillcrest St. ROW		High	Funded	-	49,684	-	-	-	-	-	-	-	-	-	49,684
New Grigsby Rd 100' ROW dedication, btw Catfish Creek Rd & Tangerine	Grigsby Comm 1/2 remains in move entire cost to Yr: 201718-1819	Low	Unfunded	112,800	112,800	112,800	112,800	112,800	-	-	-	-	564,000	1,128,000	1,128,000 1,128,000

Project Name		Priority Funding	Funded or Unfunded	2009-2010	2010-2011	2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	Total
New Grigsby Rd eng., & constr. Btw Catfish Creek Rd and Tangerine Dr.	Grigsby Comm 1/2 remains in move entire cost to Yr: 201718-1819	Low	Unfunded	200,000	200,000	200,000	200,000	200,000					1,000,000	2,000,000	2,000,000
N/S connector ROW, eng. constr, btw Grigsby Rd and Stuart Rd		Low	Unfunded	-	-	-	-	-	-	-	-		1,460,000	1,460,000	1,460,000
Maquata Drive, eng. & construction		Low	Unfunded	-	-	-	-	-	-	-	-		145,989	145,989	145,989
Interlake Blvd. 2-lane improvement from CR 17/Main to US 27		Low	Unfunded	-	-	-	-	-	-	-	-		240,327	240,327	240,327
US Highway 27				-	-	-	-	-	-	-	-				-
Acceleration / Deceleration lanes		Low	Unfunded	-	-	-	-	-	-	-	-		120,000	120,000	120,000
Signalization at northeastern-most project-entrance		Low	Unfunded	-	-	-	-	-	-	-	-		100,000	100,000	100,000
10' wide multi-use path w/in existing ROW		Low	Unfunded	-	-	-	-	-	-	-	-		13,000	13,000	13,000
Tangerine				-	-	-	-	-	-	-	-				-
ROW from property line btw Interlake Blvd & Lake June Park/multi-use path		Low	Unfunded	-	-	-	-	-	-	-	-		294,000	294,000	294,000
Tangerine Dr. 2-lane Boulevard or 3-lane expansion w/path		Low	Unfunded	-	-	-	-	-	-	-	-		1,210,000	1,210,000	1,210,000
West Interlake Boulevard				-	-	-	-	-	-	-	-				-
Interlake Blvd ROW from property line btw Catfish Ck Rd & Tangerine Dr/multi-use path		Low	Unfunded	-	-	-	-	-	-	-	-		130,500	130,500	130,500
W-Interlake: 2-lane Boulevard or 3-lane expansion & path		Low	Unfunded	-	-	-	-	-	-	-	-		1,400,000	1,400,000	1,400,000
Jackson Road				-	-	-	-	-	-	-	-				-
Jackson Rd ROW from property line btw Interlake Blvd & northern end of Lake June Park		Low	Unfunded	-	-	-	-	-	-	-	-		60,750	60,750	60,750
Pendarvis Road				-	-	-	-	-	-	-	-				-
Pendarvis Rd 25' additional ROW from property line		Low	Unfunded	-	-	-	-	-	-	-	-		56,000	56,000	56,000
Pendarvis Rd 10' wide multi-use path w/in existing ROW		Low	Unfunded	-	-	-	-	-	-	-	-		16,800	16,800	16,800

Project Name		Priority Funding	Funded or Unfunded	2009-2010	2010-2011	2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	Total
Aaron Street				-	-	-	-	-	-	-	-	-	-	-	-
25' additional ROW from property line		Low	Unfunded	-	-	-	-	-	-	-	-	-	36,000	36,000	36,000
Acceleration /deceleration lanes		Low	Unfunded	-	-	-	-	-	-	-	-	-	40,000	40,000	40,000
Aaron St: Construct center-left turn lane		Low	Unfunded	-	-	-	-	-	-	-	-	-	65,000	65,000	65,000
Aaron Street 10'-wide multi-use path w/in existing ROW		Low	Unfunded	-	-	-	-	-	-	-	-	-	13,600	13,600	13,600
CR 621				-	-	-	-	-	-	-	-	-	-	-	-
CR 621 east from US 27 to Lake Clay Dr 2-lane improvement		Low	Unfunded	-	-	-	-	-	-	-	-	-	203,618	203,618	203,618
2-lane expansion from Tower St to Lake Clay Dr		Low	Unfunded	-	-	-	-	-	-	-	-	-	155,067	155,067	155,067
2-lane expansion from Tower St to US 27		Low	Unfunded	-	-	-	-	-	-	-	-	-	111,191	111,191	111,191
Public Works				-	-	-	-	-	-	-	-	-	-	-	-
Undergd util/street lights; Grigsby Rd & N/S Connector		Low	Unfunded	-	-	-	-	-	-	-	-	-	550,000	550,000	550,000
School Concurrency				-	-	-	-	-	-	-	-	-	-	-	-
School LOS: Land dedication to the School Board of HC		Low	Unfunded	-	-	-	-	-	-	-	-	-	625,061	625,061	625,061
OTHER															
Dedication of 2.94 acres of land to the Town		High	Funded		235,600										235,600
OTHER TOTAL					235,600										235,600
GRANT & DEVELOPER TOTALS				312,800	312,800	312,800	312,800	312,800		128,085	128,085	128,085	16,264,062	17,828,062	17,828,062
REVENUE TOTALS				451,716	641,830	393,000	150,690	120,690	67,200	67,200	67,200	67,200	18,017,577	18,353,662	19,531,089
TOTAL				764,516	965,737	705,800	463,490	433,490	67,200	67,200	67,200	67,200	34,281,639	36,181,724	37,359,151

Town of Lake Placid
Five (5) Year: Capital Improvement Schedule
Fiscal Years: 2015/2016 through 2019/2020

Project Name/ Description	Funding Source	Priority for Funding	Project Cost	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	Totals	Comp Plan
Utility - Water										
Software	Town Gen. Fund	High	\$ 21,000	\$ 21,000					\$ 21,000	
Lines & Meters	Town Gen. Fund	High	\$ 25,000	\$ 25,000					\$ 25,000	
Utility - Waste Water/ Sewer										
Software	Town Gen. Funds	High	\$ 8,000	\$ 8,000					\$ 8,000	
Misc. Projects	Town Gen. Funds	High	\$ 15,000	\$ 15,000					\$ 15,000	
Police Department										
2 Police Vehicles	Town Gen. Funds	High	\$ 37,000	\$ 37,000					\$ 37,000	
Public Works										
Transportation										
Lake Drive E. - Resurface	Town Gen. Funds	High	\$ 23,000	23000					\$ 23,000	
Tangerine - Reconstruction	Town Gen. Funds	High		\$ 113,000					\$ 580,000	
	Impact Fees			\$ 57,000						
	FDEP			\$ 410,000						
Green Dragon Drive - Resurface	SCOP	High	\$ 100,000	\$ 100,000					\$ 100,000	
N. Oak Street	Town Gen. Funds	Low	\$ 40,000				\$ 40,000		\$ 40,000	
Bellview Street	Town Gen. Funds	High	\$ 23,000			\$ 23,000			\$ 23,000	
Edmund Alley- Resurface	Town Gen. Funds	High	\$ 40,000		\$ 40,000				\$ 40,000	
Michigan - Resurface	Town Gen. Funds	High	\$ 23,000			\$ 23,000			\$ 23,000	
Interlake Blvd. - Resurface	FDOT	High	\$ 655,000			\$ 100,000			\$ 655,000	
	Town Gen. Funds			\$ 277,500.00						
	Grant			\$ 277,500.00						
Skid Mower	Town Gen. Funds	High	\$ 50,000	\$ 50,000					\$ 50,000	
Cemetery										
No Current Projects										
Parks & Recreation										
Stuart Park										
Restroom	RPAC	High	\$ 66,000	\$ 30,000					\$ 64,000	
	Town Gen. Funds	High		\$ 34,000						
Lake June Park										
Restroom	RPAC	Low	\$ 80,000		\$ 7,000	\$ 7,000	\$ 7,000	\$ 7,000	\$ 84,000	
	TDC	Low		\$ 7,000	\$ 7,000	\$ 7,000	\$ 7,000			
	Town Gen. Funds	Low		\$ 7,000	\$ 7,000	\$ 7,000	\$ 7,000			
Administration										
Public Records Request- Server Project	Town Gen. Funds	High		\$ 900					\$ 900	
Email Server - Project	Town Gen. Funds	High		\$ 9,000					\$ 9,000	
Office Remodeling	Town Gen. Funds	High		\$ 7,000					\$ 7,000	
Totals			\$ 1,206,000	\$ 939,900	\$ 61,000	\$ 722,000	\$ 21,000	\$ 61,000	\$ 1,804,900	

Town of Lake Placid
Revenue Sources : Five (5) Year: Capital Improvement Schedule
Fiscal Years: 2015/2016 through 2019/2020

REVENUE SOURCES						
Funding Source/ Department/ Project Name/ Description	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	Totals
RPAC						
Parks & Recreation-Stuart Park- Restroom	\$ 30,000					\$ 30,000
Parks & Recreation-Lake June Park - Restrooms		\$ 7,000	\$ 7,000	\$ 7,000	\$ 7,000	\$ 28,000
	\$ 30,000	\$ 7,000	\$ 7,000	\$ 7,000	\$ 7,000	\$ 58,000
TDC						
Parks & Recreation-Lake June Park - Restrooms		\$ 7,000	\$ 7,000	\$ 7,000	\$ 7,000	\$ 28,000
	\$ -	\$ 7,000	\$ 7,000	\$ 7,000	\$ 7,000	\$ 28,000
Town Gen Funds						
Administration- Public Records Request- Server Project	\$ 900					\$ 900
Administration- Email Server - Project	\$ 9,000					\$ 9,000
Administration- Office Remodeling	\$ 7,000					\$ 7,000
Transportation- N. Oak Street					\$ 40,000	\$ 40,000
Transportation- Bellview Street			\$ 23,000			\$ 23,000
Transportation- Edmund Alley- Resurface		\$ 40,000				\$ 40,000
Transportation- Michigan - Resurface			\$ 23,000			\$ 23,000
Transportation- Interlake Blvd. - Resurface			\$ 277,500			\$ 277,500
Transportation- Lake Drive E. - Resurface	\$ 23,000					\$ 23,000
Transportation- Skid Mower	\$ 50,000					\$ 50,000
Transportation-Tangerine - Reconstruction	\$ 113,000					\$ 113,000
Utilities/Water- Software	\$ 21,000					\$ 21,000
Utilities/Water-Lines & Meters	\$ 25,000					\$ 25,000
Utilities/ Wastewater- Software	\$ 8,000					\$ 8,000
Utilities Wastewater - Misc. Projects	\$ 15,000					\$ 15,000
Parks & Recreation- Stuart Park- Restroom	\$ 34,000					\$ 34,000
Parks & Recreation-Lake June Park- Restrooms		\$ 7,000	\$ 7,000	\$ 7,000	\$ 7,000	\$ 28,000
Police Dept.- 2 Police Vehicles	\$ 37,000					\$ 37,000
	\$ 342,900	\$ 47,000	\$ 330,500	\$ 7,000	\$ 47,000	\$ 774,400
SCOP						
Transportation-Green Dragon Drive - Resurface	\$ 100,000					\$ 100,000
	\$ 100,000	\$ -	\$ -	\$ -	\$ -	\$ 100,000
Impact Fees						
Transportation-Tangerine - Reconstruction	\$ 57,000					\$ 57,000
	\$ 57,000	\$ -	\$ -	\$ -	\$ -	\$ 57,000
EDDP						
Transportation-Tangerine - Reconstruction	\$ 410,000					\$ 410,000
	\$ 410,000	\$ -	\$ -	\$ -	\$ -	\$ 410,000
EDOT						
Transportation- Interlake Blvd. - Resurface			\$ 100,000			\$ 100,000
	\$ -	\$ -	\$ 100,000	\$ -	\$ -	\$ 100,000
Grant						
Transportation- Interlake Blvd. - Resurface			\$ 277,500			\$ 277,500
	\$ -	\$ -	\$ 277,500	\$ -	\$ -	\$ 277,500
All Funding Sources Totals	\$ 939,900	\$ 61,000	\$ 722,000	\$ 21,000	\$ 61,000	\$ 1,804,900

Town of Lake Placid
Ten (10) Year: Capital Financial Strategy
Fiscal Years: 2015/2016 through 2024/2025

Project Name/ Description	Comp Plan	Funding Source	Priority for Funding	Project Cost	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	Totals	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025	Totals
Utility - Water																
Software		Town Gen. Fund		\$ 21,000	\$ 21,000					\$ 21,000						\$ 21,000
Lines & Meters		Town Gen. Fund		\$ 25,000	\$ 25,000					\$ 25,000						\$ 25,000
Utility - Waste Water/ Sewer																
Software		Town Gen. Funds		\$ 8,000	\$ 8,000					\$ 8,000						\$ 8,000
Misc. Projects		Town Gen. Funds		\$ 15,000	\$ 15,000					\$ 15,000						\$ 15,000
Police Department																
2 Police Vehicles		Town Gen. Funds		\$ 37,000	\$ 37,000					\$ 37,000						\$ 37,000
Public Works																
Transportation																
Lake Drive E. - Resurface		Town Gen. Funds		\$ 23,000	23000					\$ 23,000						\$ 23,000
Tangerine - Reconstruction		Town Gen. Funds			\$ 113,000											
		Impact Fees			\$ 57,000					\$ 580,000						
		FDEP			\$ 410,000											
Green Dragon Drive - Resurface		SCOP		\$ 100,000	\$ 100,000					\$ 100,000						\$ 100,000
N. Oak Street		Town Gen. Funds		\$ 40,000					\$ 40,000	\$ 40,000						\$ 40,000
Bellview Street		Town Gen. Funds		\$ 23,000			\$ 23,000			\$ 23,000						\$ 23,000
Edmund Alley- Resurface		Town Gen. Funds		\$ 40,000		\$ 40,000				\$ 40,000						\$ 40,000
Michigan - Resurface		Town Gen. Funds		\$ 23,000			\$ 23,000			\$ 23,000						\$ 23,000
Interlake Blvd. - Resurface		EDOI					\$ 100,000									
		Town Gen. Funds		\$ 655,000			\$ 277,500.00			\$ 655,000						\$ 655,000
		Grant					\$ 277,500.00									
Skid Mower		Town Gen. Funds		\$ 50,000	50000					\$ 50,000						\$ 50,000
Cemetery																
No Current Projects																
Parks & Recreation																
Stuart Park																
Restroom		RPAC		\$ 66,000	\$ 30,000					\$ 64,000						\$ 30,000
		Town Gen. Funds			\$ 34,000											\$ 34,000
Lake June Park																
Restroom		RPAC			\$ 7,000	\$ 7,000	\$ 7,000	\$ 7,000	\$ 7,000							\$ 28,000
		IDC		\$ 80,000	\$ 7,000	\$ 7,000	\$ 7,000	\$ 7,000	\$ 7,000	\$ 84,000						\$ 28,000
		Town Gen. Funds			\$ 7,000	\$ 7,000	\$ 7,000	\$ 7,000	\$ 7,000							\$ 28,000
Administration																
Public Records Request- Server Project		Town Gen. Funds		\$ 900						\$ 900						\$ 900
Email Server - Project		Town Gen. Funds		\$ 9,000						\$ 9,000						\$ 9,000
Office Remodeling		Town Gen. Funds		\$ 7,000						\$ 7,000						\$ 7,000
Totals				\$ 1,206,000	\$ 939,900	\$ 61,000	\$ 722,000	\$ 21,000	\$ 61,000	\$ 1,804,900	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,224,900

Town of Lake Placid
Revenue Sources : Ten (10) Year: Capital Financial Strategy
Fiscal Years: 2015/2016 through 2024/2025

REVENUE SOURCES												
Funding Source/ Department/ Project Name/ Description	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	Totals	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025	Totals
RPAC												
Parks & Recreation-Stuart Park- Restroom	\$ 30,000					\$ 30,000						\$ 30,000
Parks & Recreation-Lake June Park - Restrooms	\$ 7,000	\$ 7,000	\$ 7,000	\$ 7,000	\$ 7,000	\$ 28,000						\$ 28,000
	\$ 30,000	\$ 7,000	\$ 7,000	\$ 7,000	\$ 7,000	\$ 58,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 58,000
IDC												
Parks & Recreation-Lake June Park - Restrooms		\$ 7,000	\$ 7,000	\$ 7,000	\$ 7,000	\$ 28,000						\$ 28,000
	\$ -	\$ 7,000	\$ 7,000	\$ 7,000	\$ 7,000	\$ 28,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 28,000
Town Gen. Funds												
Administration- Public Records Request- Server Project	\$ 900					\$ 900						\$ 900
Administration- Email Server - Project	\$ 9,000					\$ 9,000						\$ 9,000
Administration- Office Remodeling	\$ 7,000					\$ 7,000						\$ 7,000
Transportation- N. Oak Street					\$ 40,000	\$ 40,000						\$ 40,000
Transportation- Bellview Street			\$ 23,000			\$ 23,000						\$ 23,000
Transportation- Edmund Alley- Resurface		\$ 40,000				\$ 40,000						\$ 40,000
Transportation- Michigan - Resurface			\$ 23,000			\$ 23,000						\$ 23,000
Transportation- Interlake Blvd. - Resurface			\$ 277,500			\$ 277,500						\$ 277,500
Transportation- Lake Drive E. - Resurface	\$ 23,000					\$ 23,000						\$ 23,000
Transportation- Skid Mower	\$ 50,000					\$ 50,000						\$ 50,000
Transportation-Tangerine - Reconstruction	\$ 113,000					\$ 113,000						\$ 113,000
Utilities/Water- Software	\$ 21,000					\$ 21,000						\$ 21,000
Utilities/Water-Lines & Meters	\$ 25,000					\$ 25,000						\$ 25,000
Utilities/ Wastewater- Software	\$ 8,000					\$ 8,000						\$ 8,000
Utilities Wastewater - Misc. Projects	\$ 15,000					\$ 15,000						\$ 15,000
Parks & Recreation- Stuart Park- Restroom	\$ 34,000					\$ 34,000						\$ 34,000
Parks & Recreation-Lake June Park - Restrooms		\$ 7,000	\$ 7,000	\$ 7,000	\$ 7,000	\$ 28,000						\$ 28,000
Police Dept - 2 Police Vehicles	\$ 37,000					\$ 37,000						\$ 37,000
	\$ 342,900	\$ 47,000	\$ 330,500	\$ 7,000	\$ 47,000	\$ 774,400	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 774,400
SCOP												
Transportation-Green Dragon Drive - Resurface	\$ 100,000					\$ 100,000						\$ 100,000
	\$ 100,000	\$ -	\$ -	\$ -	\$ -	\$ 100,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 100,000
Impact Fees												
Transportation-Tangerine - Reconstruction	\$ 57,000					\$ 57,000						\$ 57,000
	\$ 57,000	\$ -	\$ -	\$ -	\$ -	\$ 57,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 57,000
EDEP												
Transportation-Tangerine - Reconstruction	\$ 410,000					\$ 410,000						\$ 410,000
	\$ 410,000	\$ -	\$ -	\$ -	\$ -	\$ 410,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 410,000
EDOT												
Transportation- Interlake Blvd. - Resurface			\$ 100,000			\$ 100,000						\$ 100,000
	\$ -	\$ -	\$ 100,000	\$ -	\$ -	\$ 100,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 100,000
Grant												
Transportation- Interlake Blvd. - Resurface			\$ 277,500			\$ 277,500						\$ 277,500
	\$ -	\$ -	\$ 277,500	\$ -	\$ -	\$ 277,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 277,500
All Funding Sources Totals	\$ 939,900	\$ 61,000	\$ 722,000	\$ 21,000	\$ 61,000	\$ 1,804,900	\$ -	\$ 1,804,900				

School Board of Highlands County

MIS 01.08

AGENDA ITEM NOTICE

SUPERINTENDENT-S OFFICE USE ONLY	
Board Meeting Date September 8, 2015	Item Number IV.E.1.b

Submit (1) one copy (8 2 x 11) of this form and all backup materials.

MONTH DAY YEAR								
AGENDA ITEM FOR 09 08 2015 BOARD MEETING								
Item: CONSIDER APPROVAL OF 2015 DISTRICT FIVE YEAR WORK PLAN.								
<table style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 70%; text-align: left; padding: 5px;">Submitted</th> <th style="width: 30%; text-align: center; padding: 5px;">Date Submitted</th> </tr> <tr> <td style="padding: 5px;"> <table style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 30%; text-align: left; padding: 5px;">Name</th> <th style="width: 40%; text-align: left; padding: 5px;">Title</th> </tr> <tr> <td style="padding: 5px;">By: MIKE AVERYT <i>ma</i></td> <td style="padding: 5px;">ASSISTANT SUPERINTENDENT OF BUSINESS/OPERATIONS</td> </tr> </table> </td> <td style="text-align: center; vertical-align: middle; padding: 5px;">08/20/15</td> </tr> </table>	Submitted	Date Submitted	<table style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 30%; text-align: left; padding: 5px;">Name</th> <th style="width: 40%; text-align: left; padding: 5px;">Title</th> </tr> <tr> <td style="padding: 5px;">By: MIKE AVERYT <i>ma</i></td> <td style="padding: 5px;">ASSISTANT SUPERINTENDENT OF BUSINESS/OPERATIONS</td> </tr> </table>	Name	Title	By: MIKE AVERYT <i>ma</i>	ASSISTANT SUPERINTENDENT OF BUSINESS/OPERATIONS	08/20/15
Submitted	Date Submitted							
<table style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 30%; text-align: left; padding: 5px;">Name</th> <th style="width: 40%; text-align: left; padding: 5px;">Title</th> </tr> <tr> <td style="padding: 5px;">By: MIKE AVERYT <i>ma</i></td> <td style="padding: 5px;">ASSISTANT SUPERINTENDENT OF BUSINESS/OPERATIONS</td> </tr> </table>	Name	Title	By: MIKE AVERYT <i>ma</i>	ASSISTANT SUPERINTENDENT OF BUSINESS/OPERATIONS	08/20/15			
Name	Title							
By: MIKE AVERYT <i>ma</i>	ASSISTANT SUPERINTENDENT OF BUSINESS/OPERATIONS							
School/Department: BUSINESS/OPERATIONS								
Originating Administrator: MIKE AVERYT, ASSISTANT SUPERINTENDENT OF BUSINESS/OPERATIONS								

NOTES:

Board Approved

Date: 9/8/15



COMMENTS: Advise Board Members of any problems or public issues that may arise.

INTRODUCTION

The 5-Year District Facilities Work Program is a very important document. The Department of Education, Legislature, Governor's Office, Division of Community Planning (growth management), local governments, and others use the work program information for various needs including funding, planning, and as the authoritative source for school facilities related information.

The district's facilities work program must be a complete, balanced capital outlay plan that is financially feasible. The first year of the work program is the districts capital outlay budget. To determine if the work program is balanced and financially feasible, the "Net Available Revenue" minus the "Funded Projects Costs" should sum to zero for "Remaining Funds".

If the "Remaining Funds" balance is zero, then the plan is both balanced and financially feasible.
 If the "Remaining Funds" balance is negative, then the plan is neither balanced nor feasible.
 If the "Remaining Funds" balance is greater than zero, the plan may be feasible, but it is not balanced.

Summary of revenue/expenditures available for new construction and remodeling projects only.

	2015 - 2016	2016 - 2017	2017 - 2018	2018 - 2019	2019 - 2020	Five Year Total
Total Revenues	\$93,169	\$93,169	\$93,169	\$93,169	\$93,169	\$465,845
Total Project Costs	\$93,169	\$93,169	\$93,169	\$93,169	\$93,169	\$465,845
Difference (Remaining Funds)	\$0	\$0	\$0	\$0	\$0	\$0

District HIGHLANDS COUNTY SCHOOL DISTRICT

Fiscal Year Range

CERTIFICATION

By submitting this electronic document, we certify that all information provided in this 5-year district facilities work program is accurate, all capital outlay resources are fully reported, and the expenditures planned represent a complete and balanced capital outlay plan for the district. The district Superintendent of Schools, Chief Financial Officer, and the School Board have approved the information contained in this 5-year district facilities work program; they certify to the Department of Education, Office of Educational Facilities, that the information contained herein is correct and accurate; they also certify that the plan has been developed in coordination with the general purpose local governments as required by §1013.35(2) F.S. We understand that any information contained in this 5-year district facilities work program is subject to audit by the Auditor General of the State of Florida.

Date of School Board Adoption 9/8/2015
Work Plan Submittal Date 8/27/2015
DISTRICT SUPERINTENDENT Wally Cox
CHIEF FINANCIAL OFFICER Michael Averyt
DISTRICT POINT-OF-CONTACT PERSON Michael Averyt
JOB TITLE Assistant Superintendent for Business/Operations
PHONE NUMBER 863-471-5626
E-MAIL ADDRESS averytm@highlands.k12.fl.us

Expenditures

Expenditure for Maintenance, Repair and Renovation from 1.50-Mills and PECO

Annually, prior to the adoption of the district school budget, each school board must prepare a tentative district facilities work program that includes a schedule of major repair and renovation projects necessary to maintain the educational and ancillary facilities of the district.

Item	2015 - 2016 Actual Budget	2016 - 2017 Projected	2017 - 2018 Projected	2018 - 2019 Projected	2019 - 2020 Projected	Total
HVAC	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$500,000
Locations:	AVON ELEMENTARY, FRED WILD ELEMENTARY, WOODLAWN ELEMENTARY					
Flooring	\$0	\$0	\$0	\$0	\$0	\$0
Locations:	No Locations for this expenditure.					
Roofing	\$0	\$0	\$0	\$0	\$0	\$0
Locations:	No Locations for this expenditure.					
Safety to Life	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$250,000
Locations:	ACHIEVEMENT CENTER, AVON ELEMENTARY, AVON PARK BUS GARAGE, AVON PARK MIDDLE, AVON PARK SENIOR HIGH, CRACKER TRAIL ELEMENTARY, E O DOUGLAS & WALTER SHIREY COMPLEX, FRED WILD ELEMENTARY, HILL-GUSTAT MIDDLE, LAKE COUNTRY ELEMENTARY, LAKE PLACID ELEMENTARY, LAKE PLACID MIDDLE, LAKE PLACID SENIOR HIGH, MEMORIAL ELEMENTARY SCHOOL, PARK ELEMENTARY, SEBRING MIDDLE, SEBRING SENIOR HIGH, SUN & LAKE ELEMENTARY, THE KINDERGARTEN LEARNING CENTER, WOODLAWN ELEMENTARY					
Fencing	\$0	\$0	\$0	\$0	\$0	\$0
Locations:	No Locations for this expenditure.					
Parking	\$0	\$0	\$0	\$0	\$0	\$0
Locations:	No Locations for this expenditure.					
Electrical	\$0	\$0	\$0	\$0	\$0	\$0
Locations:	No Locations for this expenditure.					
Fire Alarm	\$0	\$0	\$0	\$0	\$0	\$0
Locations:	No Locations for this expenditure.					
Telephone/Intercom System	\$0	\$0	\$0	\$0	\$0	\$0
Locations:	No Locations for this expenditure.					
Closed Circuit Television	\$0	\$0	\$0	\$0	\$0	\$0
Locations:	No Locations for this expenditure.					
Paint	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000	\$150,000
Locations:	ACHIEVEMENT CENTER, AVON ELEMENTARY, AVON PARK BUS GARAGE, AVON PARK MIDDLE, AVON PARK SENIOR HIGH, CRACKER TRAIL ELEMENTARY, E O DOUGLAS & WALTER SHIREY COMPLEX, FRED WILD ELEMENTARY, HILL-GUSTAT MIDDLE, LAKE COUNTRY ELEMENTARY, LAKE PLACID ELEMENTARY, LAKE PLACID MIDDLE, LAKE PLACID SENIOR HIGH, MEMORIAL ELEMENTARY SCHOOL, PARK ELEMENTARY, SEBRING MIDDLE, SEBRING SENIOR HIGH, SUN & LAKE ELEMENTARY, THE KINDERGARTEN LEARNING CENTER, WOODLAWN ELEMENTARY					
Maintenance/Repair	\$130,543	\$254,760	\$703,736	\$807,532	\$868,587	\$2,765,158

Locations:	ACHIEVEMENT CENTER, AVON ELEMENTARY, AVON PARK BUS GARAGE, AVON PARK MIDDLE, AVON PARK SENIOR HIGH, CRACKER TRAIL ELEMENTARY, E O DOUGLAS & WALTER SHIREY COMPLEX, FRED WILD ELEMENTARY, HILL-GUSTAT MIDDLE, LAKE COUNTRY ELEMENTARY, LAKE PLACID ELEMENTARY, LAKE PLACID MIDDLE, LAKE PLACID SENIOR HIGH, MEMORIAL ELEMENTARY SCHOOL, PARK ELEMENTARY, SEBRING MIDDLE, SEBRING SENIOR HIGH, SUN & LAKE ELEMENTARY, THE KINDERGARTEN LEARNING CENTER, WOODLAWN ELEMENTARY					
Sub Total:	\$310,543	\$434,760	\$883,736	\$987,532	\$1,048,587	\$3,665,158

PECO Maintenance Expenditures	\$310,543	\$434,760	\$883,736	\$987,532	\$1,048,587	\$3,665,158
1.50 Mill Sub Total:	\$0	\$0	\$0	\$0	\$0	\$0

No items have been specified.

Total:	\$310,543	\$434,760	\$883,736	\$987,532	\$1,048,587	\$3,665,158
---------------	------------------	------------------	------------------	------------------	--------------------	--------------------

Local 1.50 Mill Expenditure For Maintenance, Repair and Renovation

Anticipated expenditures expected from local funding sources over the years covered by the current work plan.

Item	2015 - 2016 Actual Budget	2016 - 2017 Projected	2017 - 2018 Projected	2018 - 2019 Projected	2019 - 2020 Projected	Total
Remaining Maint and Repair from 1.5 Mills	\$0	\$0	\$0	\$0	\$0	\$0
Maintenance/Repair Salaries	\$150,000	\$150,000	\$150,000	\$500,000	\$500,000	\$1,450,000
School Bus Purchases	\$0	\$0	\$0	\$0	\$0	\$0
Other Vehicle Purchases	\$0	\$0	\$0	\$0	\$0	\$0
Capital Outlay Equipment	\$1,173,309	\$1,336,761	\$1,552,615	\$1,424,944	\$1,653,943	\$7,141,572
Rent/Lease Payments	\$95,000	\$95,000	\$95,000	\$95,000	\$95,000	\$475,000
COP Debt Service	\$5,417,244	\$5,413,359	\$5,413,359	\$5,413,359	\$5,413,359	\$27,070,680
Rent/Lease Relocatables	\$150,000	\$200,000	\$200,000	\$200,000	\$200,000	\$950,000
Environmental Problems	\$0	\$0	\$0	\$0	\$0	\$0
s.1011.14 Debt Service	\$0	\$0	\$0	\$0	\$0	\$0
Special Facilities Construction Account	\$0	\$0	\$0	\$0	\$0	\$0
Premiums for Property Casualty Insurance - 1011.71 (4a,b)	\$0	\$0	\$0	\$0	\$0	\$0
Qualified School Construction Bonds (QSCB)	\$0	\$0	\$0	\$0	\$0	\$0
Qualified Zone Academy Bonds (QZAB)	\$0	\$0	\$0	\$0	\$0	\$0
Local Expenditure Totals:	\$6,985,553	\$7,195,120	\$7,410,974	\$7,633,303	\$7,862,302	\$37,087,252

Revenue

1.50 Mill Revenue Source

Schedule of Estimated Capital Outlay Revenue from each currently approved source which is estimated to be available for expenditures on the projects included in the tentative district facilities work program. All amounts are NET after considering carryover balances, interest earned, new COP's, 1011.14 and 1011.15 loans, etc. Districts cannot use 1.5-Mill funds for salaries except for those explicitly associated with maintenance/repair projects. (1011.71 (5), F.S.)

Item	Fund	2015 - 2016 Actual Value	2016 - 2017 Projected	2017 - 2018 Projected	2018 - 2019 Projected	2019 - 2020 Projected	Total
(1) Non-exempt property assessed valuation		\$4,851,078,758	\$4,996,611,115	\$5,146,509,449	\$5,300,904,732	\$5,459,931,874	\$25,755,035,928
(2) The Millege projected for discretionary capital outlay per s.1011.71		1.50	1.50	1.50	1.50	1.50	
(3) Full value of the 1.50-Mill discretionary capital outlay per s.1011.71		\$8,149,812	\$8,394,307	\$8,646,136	\$8,905,520	\$9,172,686	\$43,268,461
(4) Value of the portion of the 1.50 -Mill ACTUALLY levied	370	\$6,985,553	\$7,195,120	\$7,410,974	\$7,633,303	\$7,862,302	\$37,087,252
(5) Difference of lines (3) and (4)		\$1,164,259	\$1,199,187	\$1,235,162	\$1,272,217	\$1,310,384	\$6,181,209

PECO Revenue Source

The figure in the row designated "PECO Maintenance" will be subtracted from funds available for new construction because PECO maintenance dollars cannot be used for new construction.

Item	Fund	2015 - 2016 Actual Budget	2016 - 2017 Projected	2017 - 2018 Projected	2018 - 2019 Projected	2019 - 2020 Projected	Total
PECO New Construction	340	\$0	\$0	\$0	\$0	\$0	\$0
PECO Maintenance Expenditures		\$310,543	\$434,760	\$883,736	\$987,532	\$1,048,587	\$3,665,158
		\$310,543	\$434,760	\$883,736	\$987,532	\$1,048,587	\$3,665,158

CO & DS Revenue Source

Revenue from Capital Outlay and Debt Service funds.

Item	Fund	2015 - 2016 Actual Budget	2016 - 2017 Projected	2017 - 2018 Projected	2018 - 2019 Projected	2019 - 2020 Projected	Total
CO & DS Cash Flow-through Distributed	360	\$90,055	\$90,055	\$90,055	\$90,055	\$90,055	\$450,275
CO & DS Interest on Undistributed CO	360	\$3,114	\$3,114	\$3,114	\$3,114	\$3,114	\$15,570
		\$93,169	\$93,169	\$93,169	\$93,169	\$93,169	\$465,845

Fair Share Revenue Source

All legally binding commitments for proportionate fair-share mitigation for impacts on public school facilities must be included in the 5-year district work program.

Nothing reported for this section.

Sales Surtax Referendum

Specific information about any referendum for a 1-cent or ½-cent surtax referendum during the previous year.

Did the school district hold a surtax referendum during the past fiscal year 2014 - 2015?

No

Additional Revenue Source

Any additional revenue sources

Item	2015 - 2016 Actual Value	2016 - 2017 Projected	2017 - 2018 Projected	2018 - 2019 Projected	2019 - 2020 Projected	Total
Proceeds from Special Act Bonds	\$0	\$0	\$0	\$0	\$0	\$0
Estimated Revenue from CO & DS Bond Sale	\$0	\$0	\$0	\$0	\$0	\$0
Proceeds from Voted Capital Improvements millage	\$0	\$0	\$0	\$0	\$0	\$0
Other Revenue for Other Capital Projects	\$0	\$0	\$0	\$0	\$0	\$0
Proceeds from 1/2 cent sales surtax authorized by school board	\$0	\$0	\$0	\$0	\$0	\$0
Proceeds from local governmental infrastructure sales surtax	\$0	\$0	\$0	\$0	\$0	\$0
Proceeds from Certificates of Participation (COP's) Sale	\$0	\$0	\$0	\$0	\$0	\$0
Classrooms First Bond proceeds amount authorized in FY 1997-98	\$0	\$0	\$0	\$0	\$0	\$0
Classrooms for Kids	\$0	\$0	\$0	\$0	\$0	\$0
District Equity Recognition	\$0	\$0	\$0	\$0	\$0	\$0
Federal Grants	\$0	\$0	\$0	\$0	\$0	\$0
Proportionate share mitigation (actual cash revenue only, not in kind donations)	\$0	\$0	\$0	\$0	\$0	\$0
Impact fees received	\$0	\$0	\$0	\$0	\$0	\$0
Private donations	\$0	\$0	\$0	\$0	\$0	\$0
Grants from local governments or not-for-profit organizations	\$0	\$0	\$0	\$0	\$0	\$0
Interest, Including Profit On Investment	\$0	\$0	\$0	\$0	\$0	\$0
Revenue from Bonds pledging proceeds from 1 cent or 1/2 cent Sales Surtax	\$0	\$0	\$0	\$0	\$0	\$0
Total Fund Balance Carried Forward	\$0	\$0	\$0	\$0	\$0	\$0
General Capital Outlay Obligated Fund Balance Carried Forward From Total Fund Balance Carried Forward	\$0	\$0	\$0	\$0	\$0	\$0
Special Facilities Construction Account	\$0	\$0	\$0	\$0	\$0	\$0
One Cent - 1/2 Cent Sales Surtax Debt Service From Total Fund Balance Carried Forward	\$0	\$0	\$0	\$0	\$0	\$0
Capital Outlay Projects Funds Balance Carried Forward From Total Fund Balance Carried Forward	\$0	\$0	\$0	\$0	\$0	\$0
Proceeds from a s.1011.14/15 F.S. Loans	\$0	\$0	\$0	\$0	\$0	\$0

District Bonds - Voted local bond referendum proceeds per s.9, Art VII State Constitution	\$0	\$0	\$0	\$0	\$0	\$0
Subtotal	\$0	\$0	\$0	\$0	\$0	\$0

Total Revenue Summary

Item Name	2015 - 2016 Budget	2016 - 2017 Projected	2017 - 2018 Projected	2018 - 2019 Projected	2019 - 2020 Projected	Five Year Total
Local 1.5 Mill Discretionary Capital Outlay Revenue	\$6,985,553	\$7,195,120	\$7,410,974	\$7,633,303	\$7,862,302	\$37,087,252
PECO and 1.5 Mill Maint and Other 1.5 Mill Expenditures	(\$6,985,553)	(\$7,195,120)	(\$7,410,974)	(\$7,633,303)	(\$7,862,302)	(\$37,087,252)
PECO Maintenance Revenue	\$310,543	\$434,760	\$883,736	\$987,532	\$1,048,587	\$3,665,158
Available 1.50 Mill for New Construction	\$0	\$0	\$0	\$0	\$0	\$0

Item Name	2015 - 2016 Budget	2016 - 2017 Projected	2017 - 2018 Projected	2018 - 2019 Projected	2019 - 2020 Projected	Five Year Total
CO & DS Revenue	\$93,169	\$93,169	\$93,169	\$93,169	\$93,169	\$465,845
PECO New Construction Revenue	\$0	\$0	\$0	\$0	\$0	\$0
Other/Additional Revenue	\$0	\$0	\$0	\$0	\$0	\$0
Total Additional Revenue	\$93,169	\$93,169	\$93,169	\$93,169	\$93,169	\$465,845
Total Available Revenue	\$93,169	\$93,169	\$93,169	\$93,169	\$93,169	\$465,845

Project Schedules

Capacity Project Schedules

A schedule of capital outlay projects necessary to ensure the availability of satisfactory classrooms for the projected student enrollment in K-12 programs.

Nothing reported for this section.

Planned Cost:						
Student Stations:						
Total Classrooms:						
Gross Sq Ft:						

Other Project Schedules

Major renovations, remodeling, and additions of capital outlay projects that do not add capacity to schools.

Project Description	Location	2015 - 2016 Actual Budget	2016 - 2017 Projected	2017 - 2018 Projected	2018 - 2019 Projected	2019 - 2020 Projected	Total	Funded
Retrofit For Technology	Location not specified	\$93,169	\$93,169	\$93,169	\$93,169	\$93,169	\$465,845	Yes
		\$93,169	\$93,169	\$93,169	\$93,169	\$93,169	\$465,845	

Additional Project Schedules

Any projects that are not identified in the last approved educational plant survey.

Nothing reported for this section.

Non Funded Growth Management Project Schedules

Schedule indicating which projects, due to planned development, that CANNOT be funded from current revenues projected over the next five years.

Nothing reported for this section.

Tracking

Capacity Tracking

Location	2015 - 2016 Satis. Stu. Sta.	Actual 2015 - 2016 FISH Capacity	Actual 2014 - 2015 COFTE	# Class Rooms	Actual Average 2015 - 2016 Class Size	Actual 2015 - 2016 Utilization	New Stu. Capacity	New Rooms to be Added/Removed	Projected 2019 - 2020 COFTE	Projected 2019 - 2020 Utilization	Projected 2019 - 2020 Class Size
SEBRING MIDDLE	950	855	764	41	19	89.00 %	0	0	775	91.00 %	19
LAKE COUNTRY ELEMENTARY	761	761	581	40	15	76.00 %	0	0	562	74.00 %	14
LAKE PLACID MIDDLE	890	801	626	40	16	78.00 %	0	0	649	81.00 %	16
WOODLAWN ELEMENTARY	701	701	534	38	14	76.00 %	0	0	520	74.00 %	14
PARK ELEMENTARY	732	732	542	40	14	74.00 %	0	0	504	69.00 %	13
CRACKER TRAIL ELEMENTARY	747	747	639	41	16	85.00 %	0	0	613	82.00 %	15
LAKE PLACID SENIOR HIGH	1,119	951	763	46	17	80.00 %	0	0	776	82.00 %	17
ACHIEVEMENT CENTER	25	25	8	1	8	30.00 %	0	0	12	48.00 %	12
SUN & LAKE ELEMENTARY	901	901	734	48	15	81.00 %	0	0	676	75.00 %	14
HILL-GUSTAT MIDDLE	982	883	709	42	17	80.00 %	0	0	707	80.00 %	17
THE KINDERGARTEN LEARNING CENTER	414	414	380	23	17	92.00 %	0	0	367	89.00 %	16
MEMORIAL ELEMENTARY SCHOOL	831	831	608	46	13	73.00 %	0	0	561	68.00 %	12
FRED WILD ELEMENTARY	689	689	567	40	14	82.00 %	0	0	544	79.00 %	14
AVON ELEMENTARY	749	749	566	40	14	76.00 %	0	0	549	73.00 %	14
AVON PARK MIDDLE	989	890	714	43	17	80.00 %	0	0	725	81.00 %	17
LAKE PLACID ELEMENTARY	985	985	845	53	16	86.00 %	0	0	787	80.00 %	15
SEBRING SENIOR HIGH	2,035	1,933	1,518	88	17	79.00 %	0	0	1,522	79.00 %	17
AVON PARK SENIOR HIGH	1,400	1,260	911	58	16	72.00 %	0	0	939	75.00 %	16
	15,900	15,108	12,008	768	16	79.48 %	0	0	11,788	78.02 %	15

The COFTE Projected Total (11,788) for 2019 - 2020 must match the Official Forecasted COFTE Total (11,788) for 2019 - 2020 before this section can be completed. In the event that the COFTE Projected Total does not match the Official forecasted COFTE, then the Balanced Projected COFTE Table should be used to balance COFTE.

Projected COFTE for 2019 - 2020	
Elementary (PK-3)	3,822

Middle (4-8)	4,717
High (9-12)	3,249
	11,788

Grade Level Type	Balanced Projected COFTE for 2019 - 2020
Elementary (PK-3)	0
Middle (4-8)	0
High (9-12)	0
	11,788

Relocatable Replacement

Number of relocatable classrooms clearly identified and scheduled for replacement in the school board adopted financially feasible 5-year district work program.

Location	2015 - 2016	2016 - 2017	2017 - 2018	2018 - 2019	2019 - 2020	Year 5 Total
Total Relocatable Replacements:	0	0	0	0	0	0

Charter Schools Tracking

Information regarding the use of charter schools.

Nothing reported for this section.

Special Purpose Classrooms Tracking

The number of classrooms that will be used for certain special purposes in the current year, by facility and type of classroom, that the district will, 1), not use for educational purposes, and 2), the co-teaching classrooms that are not open plan classrooms and will be used for educational purposes.

School	School Type	# of Elementary K-3 Classrooms	# of Middle 4-8 Classrooms	# of High 9-12 Classrooms	# of ESE Classrooms	# of Combo Classrooms	Total Classrooms
Total Educational Classrooms:		0	0	0	0	0	0

School	School Type	# of Elementary K-3 Classrooms	# of Middle 4-8 Classrooms	# of High 9-12 Classrooms	# of ESE Classrooms	# of Combo Classrooms	Total Classrooms
Total Co-Teaching Classrooms:		0	0	0	0	0	0

Infrastructure Tracking

Necessary offsite infrastructure requirements resulting from expansions or new schools. This section should include infrastructure information related to capacity project schedules and other project schedules (Section 4).

Not Specified

Proposed location of planned facilities, whether those locations are consistent with the comprehensive plans of all affected local governments, and recommendations for infrastructure and other improvements to land adjacent to existing facilities. Provisions of 1013.33(12), (13) and (14) and 1013.36 must be addressed for new facilities planned within the 1st three years of the plan (Section 5).

Not Specified

Consistent with Comp Plan? No

Net New Classrooms

The number of classrooms, by grade level and type of construction, that were added during the last fiscal year.

List the net new classrooms added in the 2014 - 2015 fiscal year.					List the net new classrooms to be added in the 2015 - 2016 fiscal year.			
"Classrooms" is defined as capacity carrying classrooms that are added to increase capacity to enable the district to meet the Class Size Amendment.					Totals for fiscal year 2015 - 2016 should match totals in Section 15A.			
Location	2014 - 2015 # Permanent	2014 - 2015 # Modular	2014 - 2015 # Relocatable	2014 - 2015 Total	2015 - 2016 # Permanent	2015 - 2016 # Modular	2015 - 2016 # Relocatable	2015 - 2016 Total
Elementary (PK-3)	0	0	0	0	0	0	0	0
Middle (4-8)	0	0	0	0	0	0	0	0
High (9-12)	0	0	0	0	0	0	0	0
	0	0	0	0	0	0	0	0

Relocatable Student Stations

Number of students that will be educated in relocatable units, by school, in the current year, and the projected number of students for each of the years in the workplan.

Site	2015 - 2016	2016 - 2017	2017 - 2018	2018 - 2019	2019 - 2020	5 Year Average
CRACKER TRAIL ELEMENTARY	0	80	80	80	80	64
FRED WILD ELEMENTARY	66	54	54	54	54	56
AVON ELEMENTARY	54	54	54	54	54	54
AVON PARK MIDDLE	0	66	66	66	66	53
LAKE PLACID ELEMENTARY	191	260	260	260	260	246
SEBRING SENIOR HIGH	75	50	50	50	50	55
AVON PARK SENIOR HIGH	0	0	0	0	0	0
LAKE PLACID SENIOR HIGH	72	75	75	75	75	74
ACHIEVEMENT CENTER	25	25	25	25	25	25
SUN & LAKE ELEMENTARY	160	200	200	200	200	192
HILL-GUSTAT MIDDLE	0	0	0	0	0	0
THE KINDERGARTEN LEARNING CENTER	0	0	0	0	0	0
SEBRING MIDDLE	91	88	88	88	88	89
LAKE COUNTRY ELEMENTARY	142	144	144	144	144	144

LAKE PLACID MIDDLE	20	22	22	22	22	22
WOODLAWN ELEMENTARY	36	54	54	54	54	50
PARK ELEMENTARY	140	180	180	180	180	172
MEMORIAL ELEMENTARY SCHOOL	0	0	0	0	0	0

Totals for HIGHLANDS COUNTY SCHOOL DISTRICT						
Total students in relocatables by year.	1,072	1,352	1,352	1,352	1,352	1,296
Total number of COFTE students projected by year.	11,980	12,009	11,959	11,837	11,788	11,915
Percent in relocatables by year.	9 %	11 %	11 %	11 %	11 %	11 %

Leased Facilities Tracking

Existing leased facilities and plans for the acquisition of leased facilities, including the number of classrooms and student stations, as reported in the educational plant survey, that are planned in that location at the end of the five year workplan.

Location	# of Leased Classrooms 2015 - 2016	FISH Student Stations	Owner	# of Leased Classrooms 2019 - 2020	FISH Student Stations
SEBRING MIDDLE	0	0		0	0
LAKE COUNTRY ELEMENTARY	0	0	Mobile Modular Management	18	18
LAKE PLACID MIDDLE	0	0		0	0
WOODLAWN ELEMENTARY	0	0		0	0
PARK ELEMENTARY	0	0		0	0
CRACKER TRAIL ELEMENTARY	0	0	Mobile Modular Management	36	36
FRED WILD ELEMENTARY	0	0	Mobile Modular Management	36	36
AVON ELEMENTARY	0	0		0	0
AVON PARK MIDDLE	0	0	Mobile Modular Management	66	66
LAKE PLACID ELEMENTARY	0	0	Mobile Modular Management	36	36
SEBRING SENIOR HIGH	0	0		0	0
AVON PARK SENIOR HIGH	0	0		0	0
LAKE PLACID SENIOR HIGH	0	0	Mobile Modular Management	25	25
ACHIEVEMENT CENTER	0	0		0	0
SUN & LAKE ELEMENTARY	0	0	Mobile Modular Management	54	54
HILL-GUSTAT MIDDLE	0	0		0	0
THE KINDERGARTEN LEARNING CENTER	0	0		0	0
MEMORIAL ELEMENTARY SCHOOL	0	0		0	0
	0	0		271	271

Failed Standard Relocatable Tracking

Relocatable units currently reported by school, from FISH, and the number of relocatable units identified as 'Failed Standards'.

Nothing reported for this section.

Planning

Class Size Reduction Planning

Plans approved by the school board that reduce the need for permanent student stations such as acceptable school capacity levels, redistricting, busing, year-round schools, charter schools, magnet schools, public-private partnerships, multitrack scheduling, grade level organization, block scheduling, or other alternatives.

None

School Closure Planning

Plans for the closure of any school, including plans for disposition of the facility or usage of facility space, and anticipated revenues.

Long Range Planning

Ten-Year Maintenance

District projects and locations regarding the projected need for major renovation, repair, and maintenance projects within the district in years 6-10 beyond the projects plans detailed in the five years covered by the work plan.

Nothing reported for this section.

Ten-Year Capacity

Schedule of capital outlay projects projected to ensure the availability of satisfactory student stations for the projected student enrollment in K-12 programs for the future 5 years beyond the 5-year district facilities work program.

Nothing reported for this section.

Ten-Year Planned Utilization

Schedule of planned capital outlay projects identifying the standard grade groupings, capacities, and planned utilization rates of future educational facilities of the district for both permanent and relocatable facilities.

Grade Level Projections	FISH Student Stations	Actual 2014 - 2015 FISH Capacity	Actual 2014 - 2015 COFTE	Actual 2014 - 2015 Utilization	Actual 2015 - 2016 / 2024 - 2025 new Student Capacity to be added/removed	Projected 2024 - 2025 COFTE	Projected 2024 - 2025 Utilization
Elementary - District Totals	7,548	7,548	5,910.00	78.30 %	0	0	0.00 %
Middle - District Totals	3,984	3,585	2,793.00	77.91 %	0	0	0.00 %
High - District Totals	5,032	4,637	3,152.00	67.97 %	0	0	0.00 %
Other - ESE, etc	36	0	10.00	0.00 %	0	0	0.00 %
	16,600	15,770	11,865.00	75.24 %	0	0	0.00 %

Combination schools are included with the middle schools for student stations, capacity, COFTE and utilization purposes because these facilities all have a 90% utilization factor. Use this space to explain or define the grade groupings for combination schools.

NONE

Ten-Year Infrastructure Planning

Proposed Location of Planned New, Remodeled, or New Additions to Facilities in 06 thru 10 out years (Section 28).

NONE

Plans for closure of any school, including plans for disposition of the facility or usage of facility space, and anticipated revenues in the 06 thru 10 out years (Section 29).

NONE

Twenty-Year Maintenance

District projects and locations regarding the projected need for major renovation, repair, and maintenance projects within the district in years 11-20 beyond the projects plans detailed in the five years covered by the work plan.

Nothing reported for this section.

Twenty-Year Capacity

Schedule of capital outlay projects projected to ensure the availability of satisfactory student stations for the projected student enrollment in K-12 programs for the future 11-20 years beyond the 5-year district facilities work program.

Nothing reported for this section.

Twenty-Year Planned Utilization

Schedule of planned capital outlay projects identifying the standard grade groupings, capacities, and planned utilization rates of future educational facilities of the district for both permanent and relocatable facilities.

Grade Level Projections	FISH Student Stations	Actual 2014 - 2015 FISH Capacity	Actual 2014 - 2015 COFTE	Actual 2014 - 2015 Utilization	Actual 2015 - 2016 / 2034 - 2035 new Student Capacity to be added/removed	Projected 2034 - 2035 COFTE	Projected 2034 - 2035 Utilization
Elementary - District Totals	7,548	7,548	5,910.00	78.30 %	0	5,910	78.30 %
Middle - District Totals	3,984	3,585	2,793.00	77.91 %	0	2,793	77.91 %
High - District Totals	5,032	4,637	3,152.00	67.97 %	0	3,152	67.97 %
Other - ESE, etc	36	0	10.00	0.00 %	0	10	0.00 %
	16,600	15,770	11,865.00	75.24 %	0	11,865	75.24 %

Combination schools are included with the middle schools for student stations, capacity, COFTE and utilization purposes because these facilities all have a 90% utilization factor. Use this space to explain or define the grade groupings for combination schools.

No comments to report.

Twenty-Year Infrastructure Planning

Proposed Location of Planned New, Remodeled, or New Additions to Facilities in 11 thru 20 out years (Section 28).

Nothing reported for this section.

Plans for closure of any school, including plans for disposition of the facility or usage of facility space, and anticipated revenues in the 11 thru 20 out years (Section 29).

Nothing reported for this section.

LOCAL PLANNING AGENCY

Public Hearing

Town of Lake Placid
5-Year Capital Improvement Schedule
and
10-Year Capital Financial Strategy
September 26, 2016

Proposed Ordinance

What does the Ordinance Accomplish:

- Provides for modification to the 5-Year Capital Improvement Schedule and 10-Year Capital Financial Strategy in the Capital Improvements Element of the Town's Comprehensive Plan.

Proposed Ordinance

- Satisfies Florida Statute for the:
 - Annual review of the Capital Improvement Schedule.
 - Inclusion of needed capital improvement projects;
 - Identification of funding for the listed projects and level of priority.
- Is not considered an amendment to the comprehensive plan if only modifications are made to the 5-Year Capital Improvement Schedule and 10-Year Capital Financial Strategy.

Proposed Ordinance

- Town of Lake Placid 5-Year Capital Improvement Schedule and 10-Year Capital Financial Strategy
 - There is a modification to update the 5-Year Capital Improvement Schedule and 10-Year Capital Financial Strategy in the Capital Improvements Element of the Town's Comprehensive Plan.
 - The update is for FY 2015/2016 through 2019/2020.

Proposed Ordinance

- School District Five-Year District Facilities Work Program
 - Policy 5.1 of the Capital Improvements Element references the date that the School Board of Highlands County adopts the School Districts Five-Year District Facilities Work Program.
 - The date is to be modified and requires a yearly update.

ORDINANCE NO. 2016-717

AN ORDINANCE OF THE TOWN OF LAKE PLACID, FLORIDA, MODIFYING THE TEXT OF THE CAPITAL IMPROVEMENTS ELEMENT OF THE TOWN OF LAKE PLACID 2030 COMPREHENSIVE PLAN; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE

RECOMMENDED MOTION

MOVE TO ADOPT BY ORDINANCE NO. 2016-717, MODIFICATIONS TO THE 5-YEAR CAPITAL IMPROVEMENT SCHEDULE AND 10-YEAR CAPITAL FINANCIAL STRATEGY AND THE ADOPTION DATE FOR THE SCHOOL DISTRICT FIVE-YEAR DISTRICT WORK PROGRAM IN THE CAPITAL IMPROVEMENTS ELEMENT OF THE TOWN OF LAKE PLACID 2030 COMPREHENSIVE PLAN AND FORWARD THE ADOPTING ORDINANCE TO THE FLORIDA DEPARTMENT OF ECONOMIC OPPORTUNITY FOR NOTIFICATION.

REGULAR
TOWN OF LAKE BOARD OF ADJUSTMENTS
MONDAY September 26, 2016, 5:30 P.M.

AGENDA

5:30 P.M PLEDGE OF ALLEGIANCE

5:35 P.M. Call to Order – Chairman Hoz Compton

Roll Call

Chairman Hoz Compton
Board Member James Oxer
Board Member Jack Edgemon
Board Member Ken LeBlanc
Board Member Michael Boley
Alternate Board member Donald Clarke

- 1) Board Of Adjustments Meeting Agenda
- 2) Public Hearings
 - A. Variance Request for a zero front setback in the C-3, Commercial Light Manufacturing zoning district, for a proposed addition to an existing manufacturing facility (LPTC.16.009).
- 2) CITIZENS NOT ON THE AGENDA (Comments are to be limited to 3 minutes, unless a longer period of time is permitted by the presiding officer or by a majority of the Board:
- 3) Adjournment

TOWN OF LAKE PLACID
AGENDA ITEM INTRODUCTION

MEETING DATE: Sept 26, 2016

MEETING TYPE: Board of Adjustment

AGENDA ITEM # AND TITLE:

Variance Request for a zero front setback in the C-3, Commercial Light Manufacturing zoning district, for a proposed addition to an existing manufacturing facility (LPTC.16.009).

PLACED ON AGENDA BY:

Planning Staff

STATEMENT OF ISSUE:

The Applicant is requesting a variance to the front setback for a proposed warehouse addition to the existing manufacturing facility so that the business may be expanded. The request is for a zero front setback instead of the required 20 foot. The property is located in the C-3, Commercial Light Manufacturing zoning district.

This request for a variance is for 100 percent of the setback. Because the variance is for more than 35% of the setback, it exceeds the Board of Adjustment's authority and will be forwarded to the Town Council with a recommendation by the Board of Adjustment.

RECOMMENDED ACTION:

MOVE TO RECOMMEND TO THE TOWN COUNCIL THE APPROVAL OF THE REQUEST FOR A VARIANCE OF A ZERO FRONT SETBACK FOR THE PROPOSED ADDITION.

FISCAL IMPACT:

Not Applicable

ATTACHED ITEMS:

Staff Report

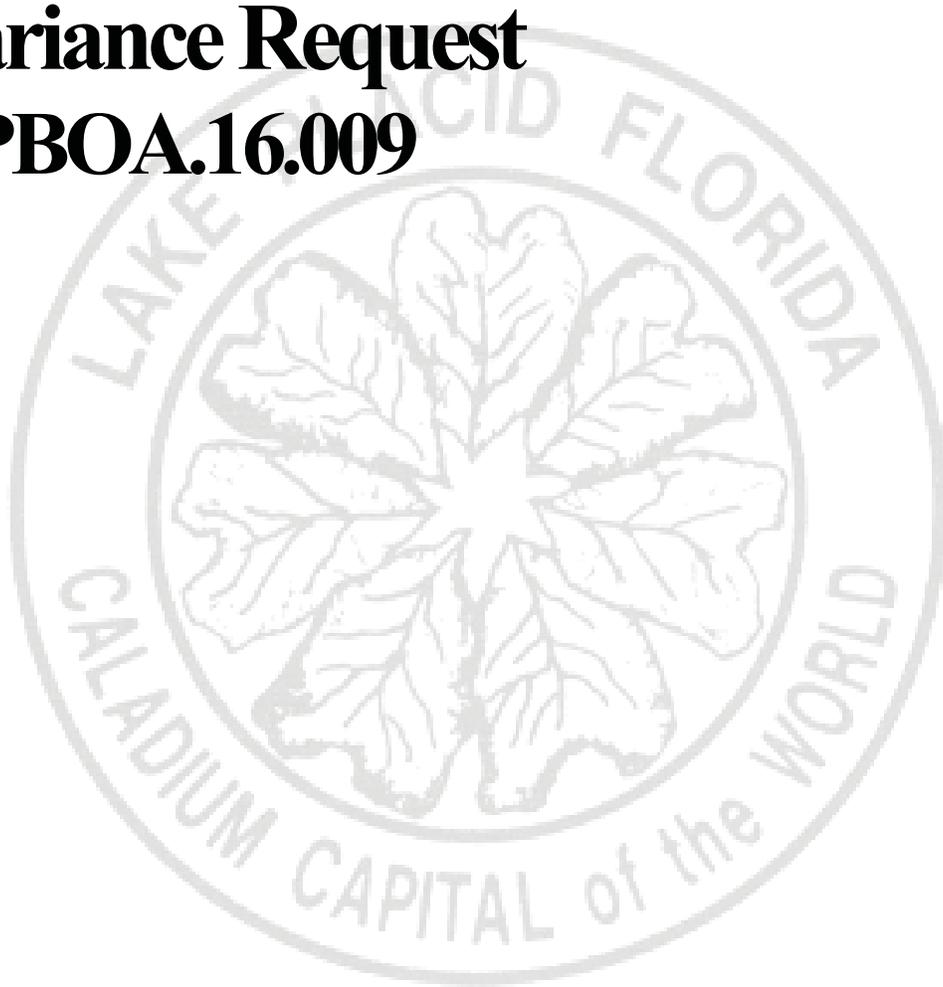
Application

Maps: Aerial, Zoning, Future Land Use, C-3 Zoning District, and a close up Aerial

⋮

Town of Lake Placid, Florida Planning & Zoning Department

Staff Report Variance Request LPBOA.16.009



Applicant: Heartland Metals, Inc.
Zoning District: C-3, Commercial Light Manufacturing
District

General Information

Owner: Richfield Commercial Properties, LLC
Owner Address: 127 Ranier Drive
Lake Placid, Florida 33852

Applicant: Heartland Metals, Inc.
Applicant Address: 127 Ranier Drive
Lake Placid, Florida 33852

Applicant's Phone: 863-840-0053

Existing	
Property Control Number	P-06-37-30-060-0020-0070 P-06-37-30-060-0020-0050
Future Land Use Designation	Commercial-Intensive
Zoning District	C-3, Commercial Light Manufacturing District
Acreage	0.49 +/- acres
Access	Ranier Drive

Location: The property is located on the northeast side of Ranier Drive between Greenway Drive and Richfield Drive, Lake Placid, and is legally described as follows:

Legal Description:

LOTS 5, 6, 7, 8, 9, 10, 11 & 12, BLOCK 2, AND CONTIGUOUS CLOSED ALLEYWAY, LAKE SIRENA ADDITION NO. 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 53, OF THE PUBLIC RECORDS OF HIGHLANDS COUNTY, FLORIDA, SECTION 6, TOWNSHIP 37S, RANGE 30E; P-06-37-30-060-0020-0050 AND P-06-37-30-060-0020-0070.

Request:

The Applicant is requesting a variance to the front setback for a proposed warehouse addition to the existing manufacturing facility so that the business may be expanded. The request is for a zero front setback instead of the required 20 foot. The property is located in the C-3, Commercial Light Manufacturing zoning district.

The variance requested is to §154-27 (f) – *Lot and living area minimum requirements*, Town of Lake Placid Code of Ordinances. The Code states that in the C-3 zoning district that the front yard setback for a principal use is 20 feet.

This request for a variance is for 100 percent of the setback. Because the variance is for more than 35% of the setback, it exceeds the Board of Adjustment’s authority and will be forwarded to the Town Council with a recommendation by the Board of Adjustment.

Adjacent Future Land Use Map Classifications and Zoning Districts:

North:	Future Land Use Map Classification: Zoning District:	C-G, Commercial-General C-2, Limited Commercial
East:	Future Land Use Map Classification: Zoning District:	C-I, Commercial-Intensive C-3, Commercial Light Manufacturing District
South:	Future Land Use Map Classification: Zoning District:	Lake Placid and Highlands County Medium Density Residential Lake Placid R-2, Multifamily Dwelling District and Highlands County M-1-S, Mobile Home and Residential Subdivisions District
West:	Future Land Use Map Classification: Zoning District:	C-I, Commercial Intensive C-3, Commercial Light Manufacturing District

Background:

The Applicant is requesting a variance to the front setback for a proposed warehouse addition to an existing manufacturing facility so that the business may be expanded. The request is for a zero front setback.

The proposed addition is to be located between existing structures on the northeast side of Ranier Drive between the intersections of Greenway Drive and Richfield Drive. The front wall is designed to be flush with the front wall of the structure to which it is to be attached on the northwest side.

If the variance is granted, the Property Owner/Applicant will still be required to submit an application for the commercial site development process and receive approval before obtaining a building permit. The Applicant will have to provide for landscaping, stormwater retention, and parking and will have to obtain concurrency for the expansion of the facility.

This request for a variance is for 100 percent of the setback. Because the variance is for more than 35% of the setback, it exceeds the Board of Adjustment's authority and will be forwarded to the Town Council with a recommendation by the Board of Adjustment.

Discussion:

After reviewing this application, staff has determined that the request generally does satisfy the criteria outlined below for granting the variance as long as all other Site Plan criteria are met for the proposed uses.

Findings Required per Section 153-22.(d), Application for Variance. Before granting an application for a variance, the Board of Adjustment shall first determine that the proposed variation in the application of this code will not:

1. *Constitute any change in the districts established in the official zoning map?*

The variance will not constitute any change in the established zoning map.

2. *Impair an adequate supply of light and air to adjacent property?*

The granting of the variance for an addition to the manufacturing facility will not impair light and air to any adjacent property. The Property Owner owns all of the surrounding properties.

3. *Materially increase the congestion in public streets?*

The granting of the variance will not increase congestion in the local public streets. Expanding warehouse space will add few vehicles and employees commuting into the area.

4. *Increase the danger of fire or pose other threats to the public safety?*

The granting of the variance is to allow for more warehouse space for an existing manufacturing facility.

5. *Materially diminish or impair established property values within the surrounding areas?*

The proposal is for a variance in order to expand an existing manufacturing facility. The Property Owner owns all of the immediate surrounding properties. The length of Ranier Drive does contain numerous other commercial and industrial type businesses.

6. *In any other respect impair the public health, safety, morals or general welfare.*

The variance will not impair the public health, safety, or morals. This manufacturer deals in lead products, and safety and pollution controls are regulated by Federal Law.

Specific Findings per Section 153-22.(e), Application for Variance. The Board of Adjustment shall not grant a variance unless it finds that:

1. *Special conditions and circumstances exist which are peculiar to the land, structure, or building involved, and which are not applicable to other lands, structures, or buildings in the same zoning district.*

There are no special circumstances or conditions that exist which are peculiar to the land and which are not applicable to other lands in the area.

2. *The special conditions and circumstances are not the result of actions of the applicant.*

The variance request is not the result of the applicant having taken an action, but is a request for permission to be able to build the addition.

3. *Literal interpretation and enforcement of the Land Development Code would deprive the applicant of rights commonly enjoyed by other properties in the same Zoning District under the terms of the Land Development Code, and would work unnecessary and undue hardship on the applicant.*

The property is zoned Commercial Light Manufacturing District and the proposed structure would support that use.

4. *The variance, if granted, is the minimum variance necessary to make possible the reasonable use of the land, building, or structure.*

The minimum variance has been requested; the addition does not appear to be out of proportion to the rest of the structure. The front wall of the addition will sit flush with the front wall of the adjacent structure and other structures within this same facility.

5. *Granting of the variance request, will not confer on the applicant any special privilege(s) that is denied by the Land Development Code to other lands, buildings, or structures in the same Zoning District.*

It would not apply any special privileges to the Applicant. There are approximately 13 properties within the C-3 zoning district, not owned by this Property Owner that have front setbacks from zero to ten feet.

6. *The granting of the variance will be in harmony with the general intent and purpose of the Land Development Code, and will not be injurious to the surrounding properties or detrimental to the public welfare.*

Granting the variance would be in harmony with the general intent and purpose of the Code and would not be injurious to the surrounding properties or detrimental to the public welfare. The uses as a manufacturing facility and warehouse are consistent with the types of uses allowed in the existing Commercial-Intensive land use designation, zoning district, site and the surrounding area.

Recommendation:

STAFF RECOMMENDED MOTION TO THE BOARD OF ADJUSTMENT:

MOVE TO RECOMMEND TO THE TOWN COUNCIL THE APPROVAL OF THE REQUEST FOR A VARIANCE OF A ZERO FRONT SETBACK FOR THE PROPOSED ADDITION.

Submitted by:
Town Planning Staff
Date: September 26, 2016

Attachments: Application
Maps: Aerial, Zoning, Future Land Use, C-3 Zoning District and Close up Aerial

Town of Lake Placid
Planning & Zoning Department
311 West Interlake Blvd.
Lake Placid, Florida 33852
863-699-3747 FAX: 863-699-3749

For (Office Use Only):

Case No.: LPTC.16.009

Date Received: 8/2/2016

VARIANCE APPLICATION

CHAPTER 3, ARTICLE III, SECTION 3-22

LAND DEVELOPMENT CODE

Owner Information:

Name of Property Owner: Richfield Commercial Properties, LLC, a Florida limited liability company

Mailing Address: 127 Ranier Drive, Lake Placid, FL 33852

Name of Applicant*. If Other than Owner, (address/telephone and relationship): Heartland Metals, Inc.
127 Ranier Drive, Lake Placid, Florida 33852; 863-840-0053; Tenant

Home Telephone: _____ Work Telephone: 863-465-7501

Description of Request: A statement as to the exact nature of the proposed variance and the physical nature of the premises which makes the variance necessary. A front setback of zero (0) feet for the new warehouse to be constructed between two existing structures on the property. The new warehouse will continue the front setback line of the existing structures.

Impact: A statement as to the impact of granting the variance to contiguous property owners: The applicant owns all of the property contiguous to the subject parcel except for the railroad right of way to the northeast and the property to the south is owned by an entity which consents to this application.

Hardship: Statement of hardship imposed by these regulations in the event no variance is granted. If the variance is not granted the applicant will not be able to construct the warehouse of sufficient size and the overall appearance of the building would not be pleasing as the front of the structures would not be in line with each other.

Property Information:

Property Address/Location: 125 and 107 Ranier Drive, Lake Placid, FL 33852

Property Strap Number: P-06-37-30-060-0020-0070 and P-06-37-30-060-0020-0050

Current Zoning/ Land Use: Industrial Size of Property: 150 x 145 Feet

Legal Description of Property (Lengthy description may be attached): See Attached

Required Attachments:

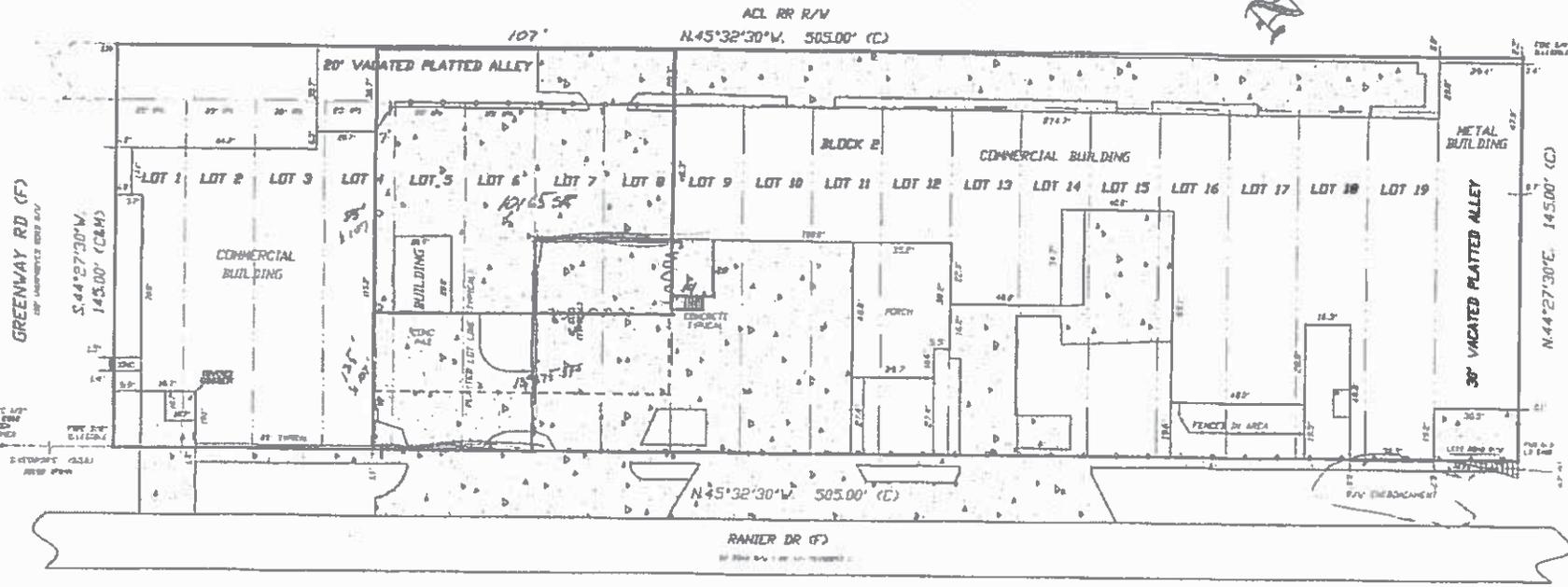
- Survey of Property (11" x 17" maximum) (indicated location of any proposed construction)
- Letter Outlining Request
- Photos (optional)
- Notarized Letter of Owner's Authorization*
- Adjacent owners: Submit names and address of all contiguous property owners within three hundred (300) feet of the boundary of the property.
- Processing Fee: \$500.00, plus the cost of legal advertising will be billed by the Town Clerk.

Signature: Jack Edgeman

Date: 7/19/16

B & T SURVEYING, INC.
 108 HALLMARK AVENUE, LAKE PLACID, FLORIDA 33852
 PHONE (863) 485-2400

SKETCH OF SURVEY



THIS SURVEY CERTIFIED TO:
 REHFIELD COMMERCIAL PROPERTIES, LLC

JOB NUMBER: 15-075
 SURVEY TYPE: BOUNDARY SURVEY
 (FOR CHAPTER 3-17.0022 FLORIDA ADMINISTRATIVE CODE)
 ADDRESS: 105 THROUGH 133 RANIER DRIVE
 LOTS 1 THROUGH 19, BLOCK 2 AND ADJACENT CLOSED ALLEYS
 LAKE SWAN ADDITION No. 1
 PLAT BOOK 2 PAGE 53 THROUGH -
 PUBLIC RECORDS OF MEHLANDS COUNTY, FLORIDA
 FLOOD ZONE: N/A
 PANEL NO.: NO. PANEL PRINTED
 PANEL DATE: N/A BASE ELEVATION: N/A

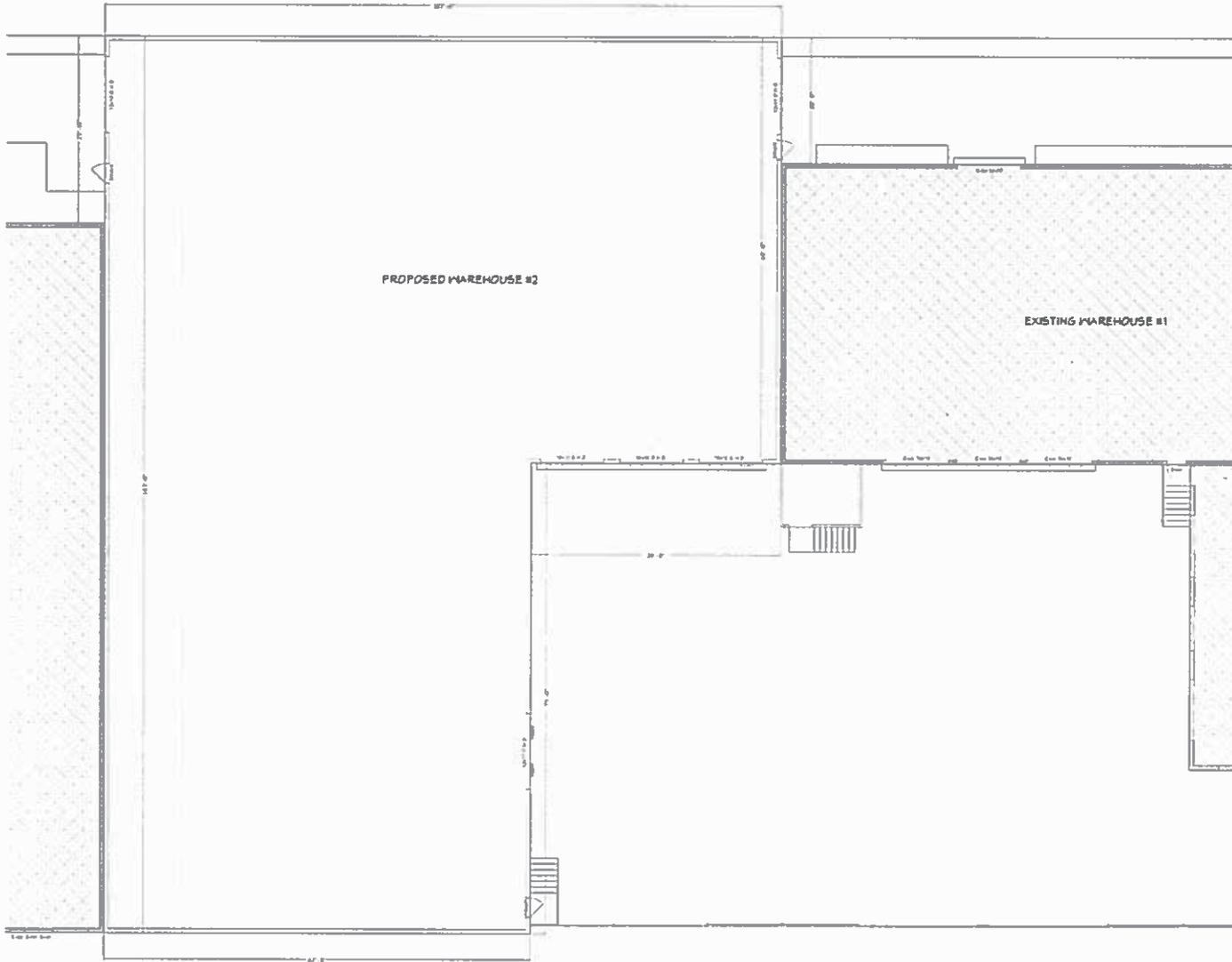
CERTIFIED BY:
 Lawrence E. Douglas, PLS #4410
 B & T SURVEYING, INC. LB7693
 DATE: 08/15/15
 SURVEY NOT VALID WITHOUT SIGNATURE
 AND EMBOSSED SEAL
 ORIGINAL DATE OF FIELD WORK: 08/15/15

ABBREVIATIONS and SYMBOLS:
 UP = Utility Pole
 AC = As Centerline
 FTS = Finished Floor Elevation
 R/V = Right of Way
 C = Curve
 S = Station
 L = Line
 B = Bench
 H = Height
 D = Distance
 A = Area
 L = Length
 C = Chord
 D = Diameter
 R = Radius
 T = Tangent
 FFC = Fenced Area
 S&C = Set and Curve
 P&C = Point and Curve
 S&S = Set and Station
 P&S = Point and Station
 S&L = Set and Line
 P&L = Point and Line
 S&B = Set and Bench
 P&B = Point and Bench
 S&H = Set and Height
 P&H = Point and Height
 S&D = Set and Distance
 P&D = Point and Distance
 S&A = Set and Area
 P&A = Point and Area
 S&L = Set and Length
 P&L = Point and Length
 S&C = Set and Curve
 P&C = Point and Curve
 S&S = Set and Station
 P&S = Point and Station
 S&L = Set and Line
 P&L = Point and Line
 S&B = Set and Bench
 P&B = Point and Bench
 S&H = Set and Height
 P&H = Point and Height
 S&D = Set and Distance
 P&D = Point and Distance
 S&A = Set and Area
 P&A = Point and Area

DATE	BY	FR/PG	REVISIONS	CHECKED BY

ELEVATIONS SHOWN EXCEPT NOTED ON REVD BATH CODE ASSUMED BATH
 DRAWING NUMBER
15/075

NOTES: THE UNDERSIGNED AND B & T SURVEYING, INC. DO NOT GUARANTEE OR ASSUME ANY LIABILITY FOR ANY SUBSURFACE STRUCTURE OR UTILITY NOT PHYSICALLY VISIBLE ON SITE. THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF ABSTRACT OF TITLE AND ALL MATTERS OF TITLE SHOULD BE REFERRED TO AN ATTORNEY AT LAW. NOT VALID WITHOUT SIGNATURE AND EMBOSSED SEAL. ORIGINAL DATE OF FIELD WORK: 08/15/15.



DATE: 07/07/2016
 FILE NAME: OWNER
 PURE LEAD PROD



All projects and elements shall be subject to the applicable laws, codes, regulations, ordinances, and rules of the local, state, and federal government. The user of this plan is responsible for obtaining all necessary permits and approvals from the appropriate authorities. The user of this plan is responsible for obtaining all necessary permits and approvals from the appropriate authorities. The user of this plan is responsible for obtaining all necessary permits and approvals from the appropriate authorities.

PURE LEAD PRODUCTS
 137 RAHNER DRIVE
 LAKE PLACID, FL 33952
 (888) 353-7264
 jpl@pureleadproducts.com

Heartland Metals, Inc.
127 Ranier Drive
Lake Placid, FL 33852

July 19, 2016

Town of Lake Placid
Planning and Zoning Department
311 West Interlake Boulevard
Lake Placid, Florida 33852

RE: Variance Application
125 Ranier Drive, Lake Placid, Florida

Dear Members of the Board:

I represent Heartland Metals, Inc. with regard to its application for a variance from the front setback requirements imposed by the Lake Placid Land Development Code. Heartland Metals, Inc. desires to expand its business operations in the area by constructing a new warehouse between the two existing structures. The new warehouse will join the existing buildings at 125 and 105 Ranier Drive and continue the existing front façade.

Richfield Commercial owns the majority of the property within 300 feet of the subject properties and has obtained the consent of Richfield Residential Properties, LLC, which is the only owner of residentially zoned property within 300 feet.

Heartland Metals, Inc. believes that the granting of this variance will not have a detrimental effect on property values. The commercial buildings along Ranier Drive have little or no front setback. The granting of the variance will allow Richfield Commercial to expand its operations and improve the appearance of the area.

Sincerely,



Jack Edgemon
Vice President
Heartland Metals, Inc.

CONSENT TO VARIANCE APPLICATION

RICHFIELD RESIDENTIAL PROPERTIES, LLC, a Florida limited liability company, hereby consents to the granting of a variance to the front setback requirements for 125 and 107 Ranier Drive, Lake Placid, Florida can construct a building to the front property line and waives notice of same.

Wenden R. Bell
Witness Printed Name: WENDEN R. BELL

Jack Edgemon
Witness Printed Name: Jack Edgemon

Richfield Residential Properties, LLC,
A Florida limited liability company

By: Mike P. Hoy
Mike P. Hoy, manager
Dated: 7-15-16

STATE OF FLORIDA
COUNTY OF HIGHLANDS

The foregoing instrument was acknowledged before me this 15 day of July, 2016 by Mike P. Hoy as Manager of Richfield Residential Properties, LLC, a Florida limited liability company, who is ✓ personally known to me or who has produced his as identification.



WENDEN R. BELL
MY COMMISSION # FF 033579
EXPIRES: October 26, 2017
Bonded Thru Budget Notary Services

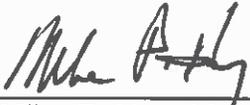
Wenden R. Bell
Notary Public
Printed Name: WENDEN R. BELL
My Commission Expires: OCTOBER 26, 2017

FORM A. PROPERTY OWNER AUTHORIZATION TO APPLICANT

I, the undersigned, being first duly sworn, depose and say that I am the owner of the property described and which is the subject matter of the proposed hearing.

I give authorization for HEARTLAND METALS, INC. to be the applicant for this request (Variance)

**RICHFIELD COMMERCIAL
PROPERTIES, LLC,**
a Florida limited liability company



By: Mike P. Hoy, Manager
127 Ranier Drive
Lake Placid, Florida 33852

STATE OF FLORIDA, HIGHLANDS COUNTY

The foregoing instrument was acknowledged before me this 18th day of July, 2016 by Mike P. Hoy as Manager of Richfield Commercial Properties, LLC, who is personally known by me or who has produced _____, as identification and who did take an oath:



Signature



Print Name



WENDEN R. BELL
MY COMMISSION # FF 033578
EXPIRES: October 26, 2017
Bonded Thru Budget Notary Services

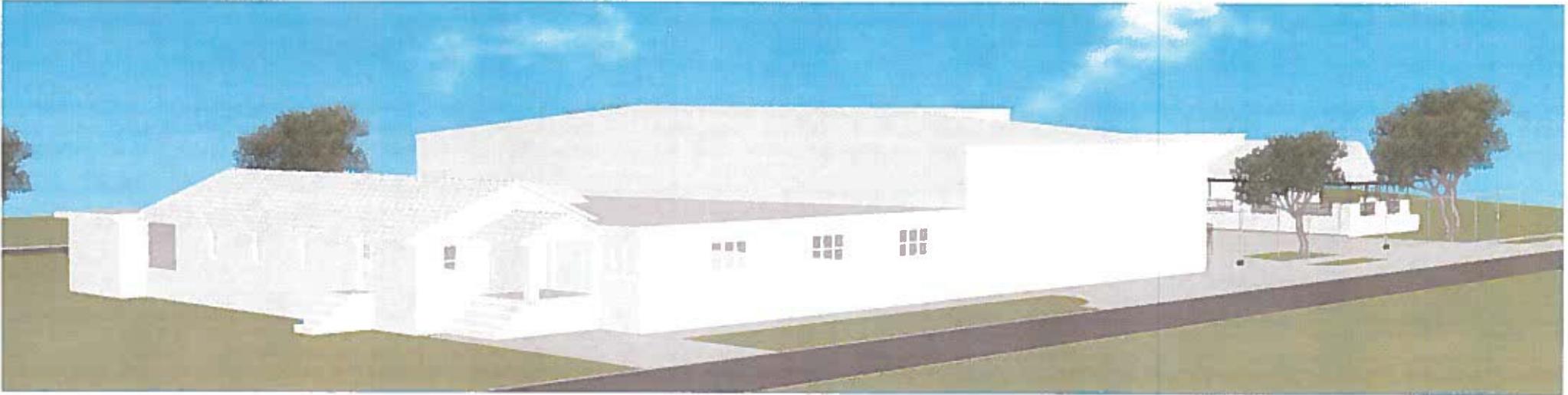
Notary Public, State of Florida
My Commission Expires: OCTOBER 26, 2017



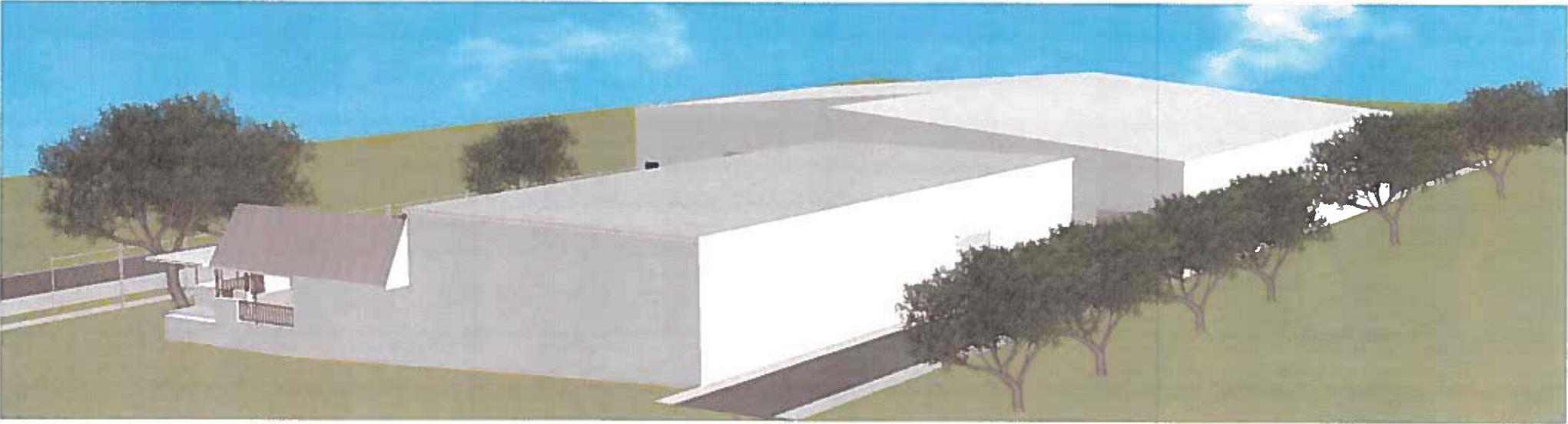
View of the front of the proposed addition with existing structures as seen from Ranier Drive.



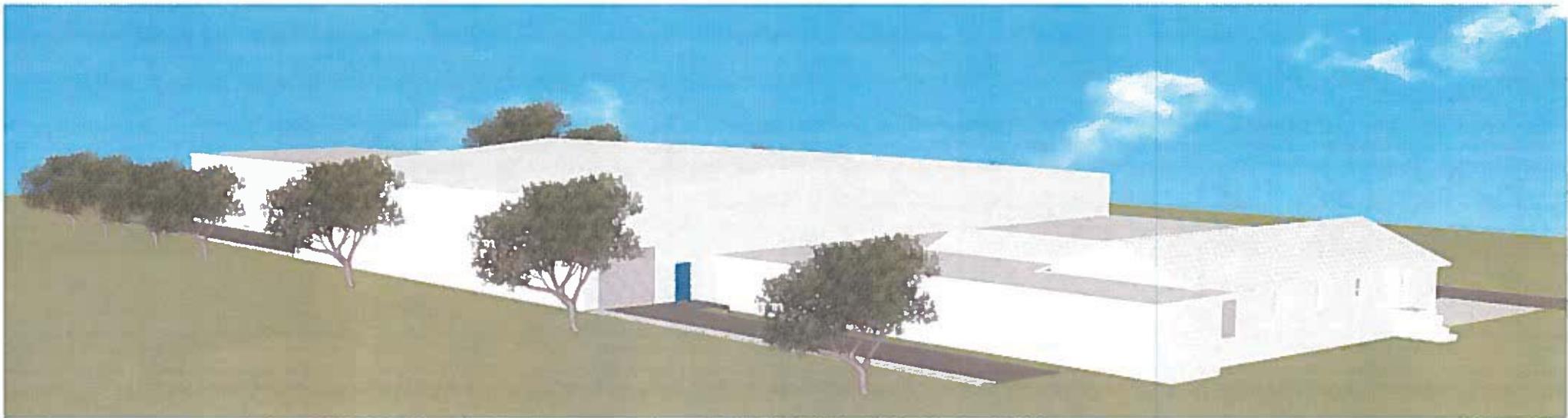
View of the front of the proposed addition with existing structures as seen from Ranier Drive.



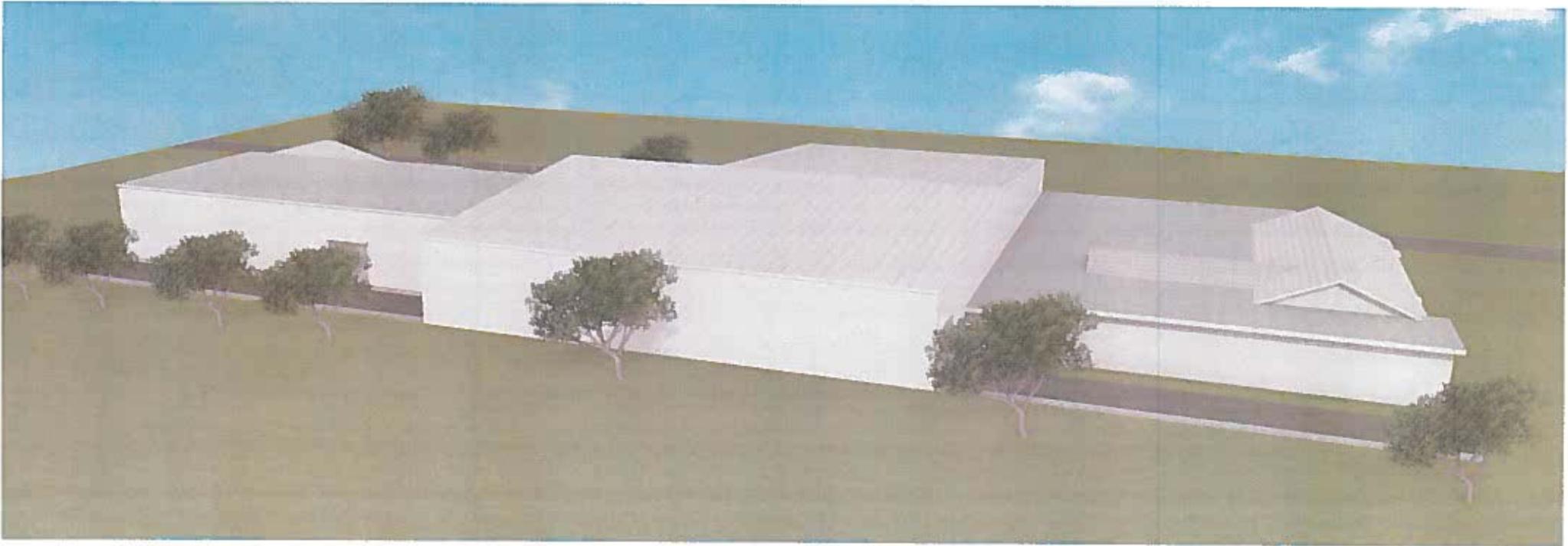
View of the front of the proposed addition with existing structures as seen from Ranier Drive.



View of the rear of the proposed addition with existing structures as seen from the railroad tracks.



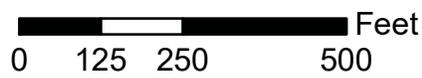
View of the rear of the proposed addition with existing structures as seen from the railroad tracks.



View of the rear of the proposed addition with existing structures as seen from the railroad tracks.



AERIAL

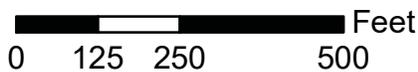


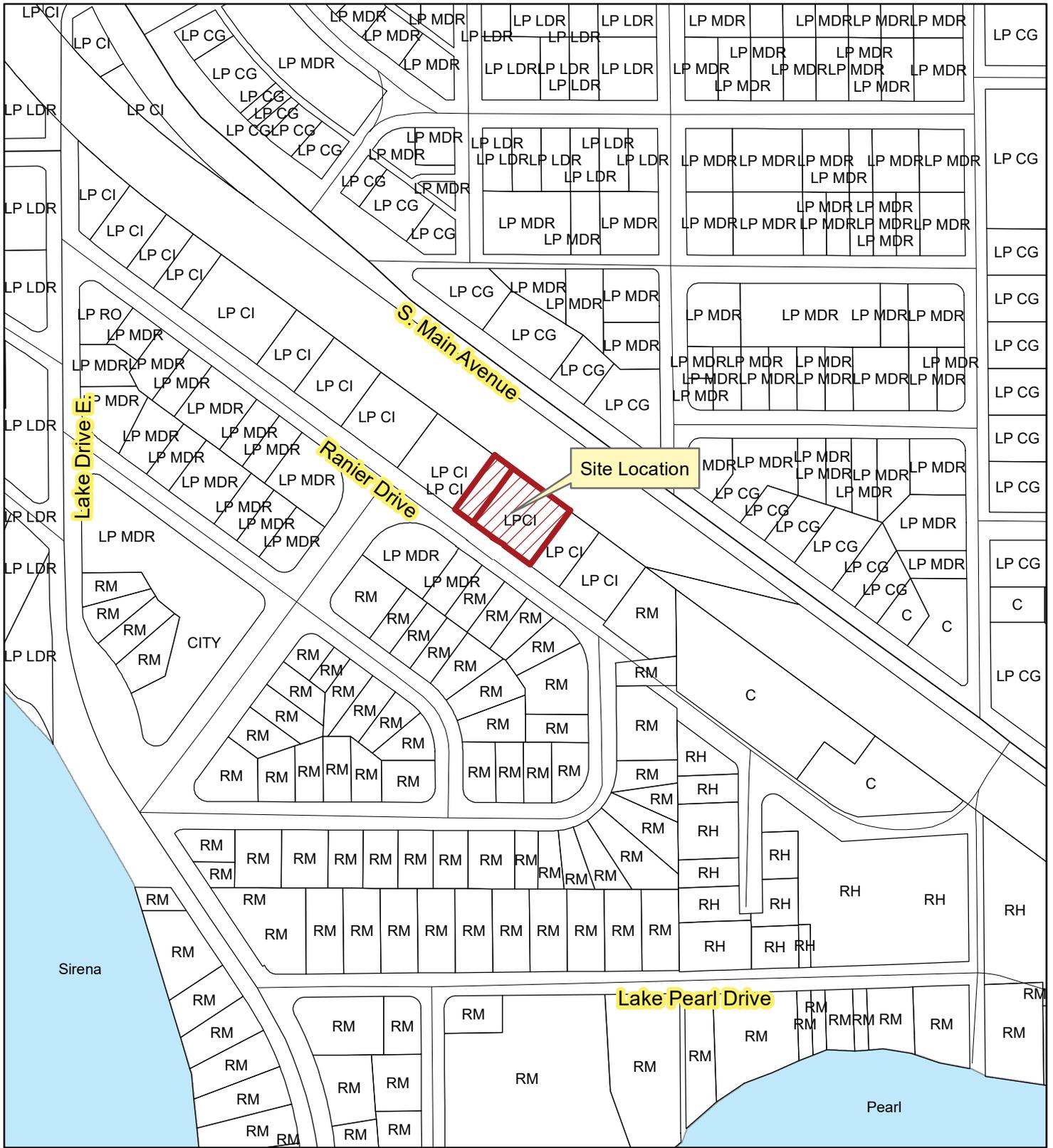
LPBOA.16.009V
VARIANCE TO REQUEST A
FRONT SETBACK OF ZERO FEET
INSTEAD OF THE REQUIRED 20 FEET



ZONING

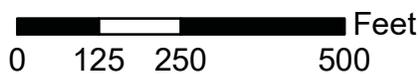
**LPBOA.16.009V
 VARIANCE TO REQUEST A
 FRONT SETBACK OF ZERO FEET
 INSTEAD OF THE REQUIRED 20 FEET**

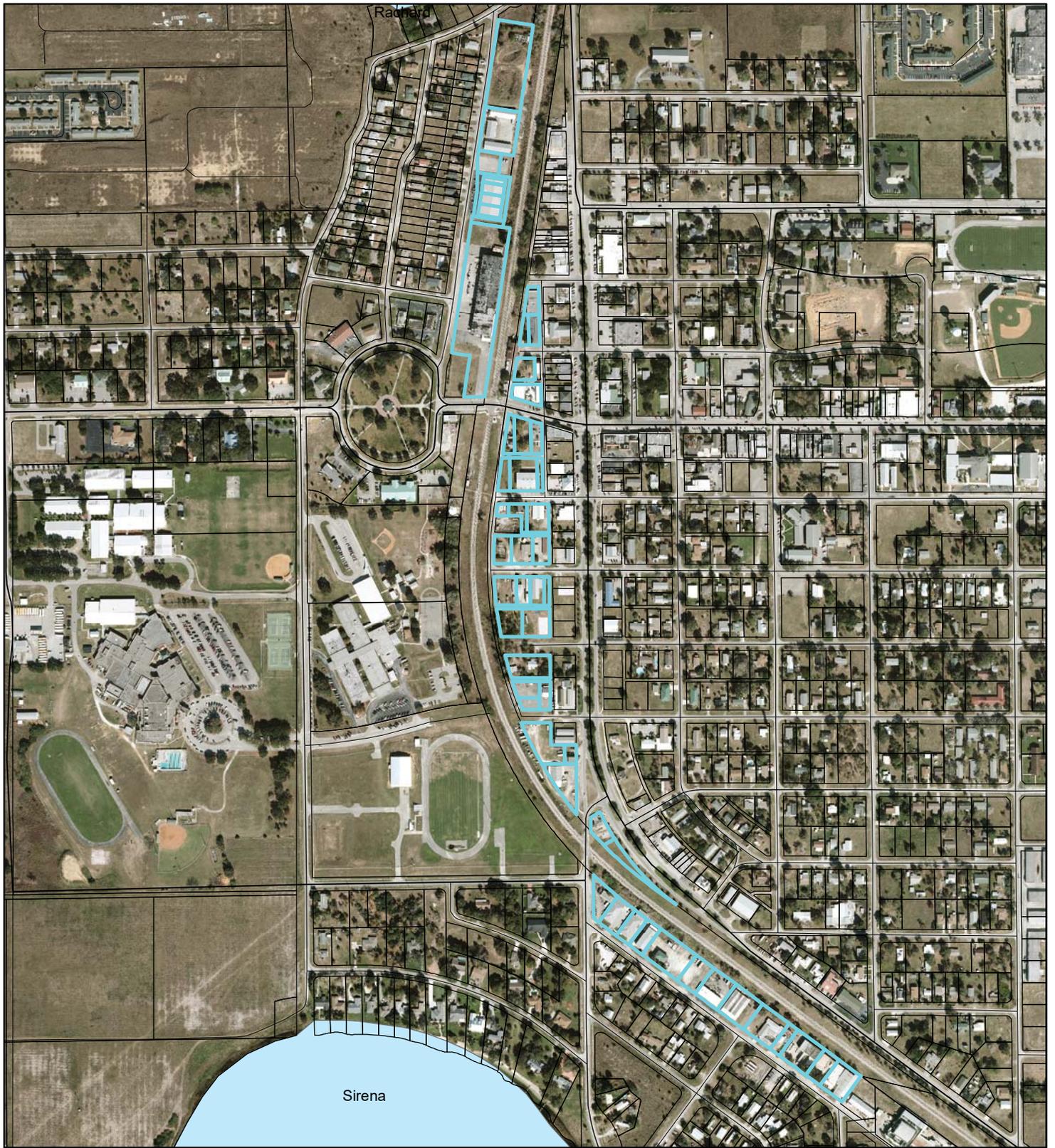




FUTURE LAND USE

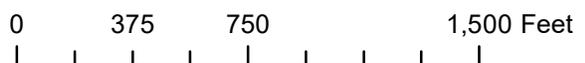
**LPBOA.16.009V
 VARIANCE TO REQUEST A
 FRONT SETBACK OF ZERO FEET
 INSTEAD OF THE REQUIRED 20 FEET**





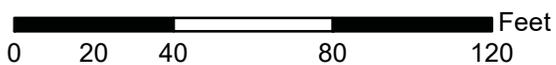
**C-3, Commercial Light Manufacturing Zoning
District within the Town of Lake Placid, FL**

**Prepared by Development Services Dept.
August 3, 2016**





Ranier Drive



AERIAL

**LPBOA.16.009V
VARIANCE TO REQUEST A
FRONT SETBACK OF ZERO FEET
INSTEAD OF THE REQUIRED 20 FEET**