

REGULAR MEETING
LOCAL PLANNING AGENCY
June 17, 2013

Chairman Hoz Compton called the regular meeting of Local Planning Agency to order on Monday, June 17, 2013 at 5:30 PM at Town Hall, 311 W Interlake Boulevard, Lake Placid Florida. A quorum was present.

ROLL CALL:

Chairman Hoz Compton
Member Jack Edgemon
Member Eddie Oxer
Member Ken LeBlanc

Town Administrator Phil Williams
Town Clerk L McQueen Small
Deputy Town Clerk Vickie Bollinger
Town Utilities Director Gary Freeman
Town Attorney Bert Harris
Town Planner Sue BuChans
Town Planner Martin Fitts
Town Planner Trevor Traphagen

ABSENT:

School Board Advisor Bill Brantley

Chairman Compton inquired if the notice of the meeting had been properly advertised. Town Clerk answered yes. (*Clerk's note: notice appeared in the Highlands Today on May 28, 2013*) Copies of notice are available in the Clerk's office.

CONSENT AGENDA:

A. Approval of meeting minutes from January 14, 2013.

Motion: Member Edgemon moved to approve the minutes from the January 14, 2013 meeting. Seconded by Member Oxer. Voice Vote: Unanimous approval.

PUBLIC HEARING

A. First Presbyterian Church Site Plan:

Town Planners Martin Fitts, Sue BuChans and Trevor Traphagen were present. Mr. Fitts presented the site plan review of a multipurpose use building for the First Presbyterian Church Site at 118 N Oak Ave, Lake Placid, FL. Review of site plan by Development Review Committee completed and all comments raised were addressed by the applicant. Mr. Jeff Kennedy is the Engineer and Mr. Ken LeBlanc is the Builder.

Mr. Kennedy, with Beacon Design, discussed the processes accomplished as: rezoning with the special exception to bring Church property into compliance, vacating Bellview St, water management, meetings with the Town Engineer and the Planning Staff. All processes have been reviewed. The project will be a 20,300 square foot multipurpose building for fellowship, athletics, and wedding receptions. There are 119 new parking spaces proposed, 64 of which are paved, 9 handicap and 55 grass. There was also a variance previously granted for height to allow for 38 feet.

Chairman Compton inquired what type of building it was and how much metal would be showing. Member LeBlanc responded there would be a ridged form on the inside with a shingle roof and block wall. There would be no metal showing on the outside.

Chairman Compton inquired if there were any questions or comments from the LPA members or Public. There were none.

Mr. Fitts stated there was a unity of title on the site and a development agreement with the Town specifically for the parking.

Motion: Member Edgemon moved to recommend to the Town Council to approve the site plan. Seconded by Member Oxer. Roll Call Vote: Yes – Edgemon, Oxer & Compton. Abstain – LeBlanc

B. Janya LLC, Caladium Pediatrics Site Plan:

Town Planner Martin Fitts presented the site review for a medical office at 107 US 27 N, Lake Placid, FL. The site plan was sent for Development Review Comments and all comments have been addressed. Jeff Kennedy is the Engineer and Mike Chapman is the Builder.

Mr. Kennedy discussed the project. It is 5.5 acres and has had many uses over the years. The existing impervious area including the asphalt, building, and sidewalks covers 92% of the site. The applicant is proposing to remove 20% of that material and replace it with green space to be at 72% coverage. The new building will be 4,874 square feet. There are 16 parking spaces required but 27 will be provided to include 2 handicapped.

Chairman Compton questioned the retention area on the property and the buffer on the back.

Mr. Kennedy responded that the property has been fully paved since at least 1982 and based on that fact Southwest Florida Water Management District (SWFMD) gave the property an exemption to the retention area particularly because the impervious area was being decreased. DOT also did not want any elevation to the property due to the possibility of flooding on US 27. The applicant has the drainage calculations from 1985 showing the Engineer did include this property in the retention area for the Winn Dixie. There is also discussion of putting a hedge along the back of the property.

Chairman Compton asked for any questions or discussion for the LPA members or the Public. The consensus was this would be an improvement.

Motion: Member Edgemon moved to recommend the Town Council approve the site plan. Seconded by Member LeBlanc. Roll Call Vote: Unanimous.

Based on a question by Chairman Compton, Town Planner Sue BuChans will look into the landscaping issue around Metro PCS.

Motion to Adjourn. Meeting adjourned at 5:52 PM.

**Joint Workshop on Comprehensive Plan Code
Town Council and Local Planning Agency
June 17, 2013 6:00 PM**

ROLL CALL:

Town Council

Mayor John Holbrook (arrived at 6:35 pm)
Council Member Ray Royce
Council Member Mike Waldron
Council Member Steve Bastardi
Council Member Debra Worley

Local Planning Agency

Chairman Hoz Compton
Member Jack Edgemon
Member Eddie Oxe
Member Ken LeBlanc

Employees

Town Administrator Phil Williams
Town Clerk L McQueen Small
Deputy Town Clerk Vickie Bollinger
Town Utilities Director Gary Freeman

Others

Town Attorney Bert Harris
Town Planner Sue BuChans
Town Planner Martin Fitts
Town Planner Trevor Traphagen

Vice-Mayor Royce called the meeting to order at 6:01 pm. Mr. Ken LeBlanc gave the invocation.

Vice Mayor Royce inquired of Town Planner Sue BuChans if the Town Planners had any role except for advisory to Jennifer Code-Salsbury of Central Florida Regional Planning Council. They did not.

Vice-Mayor Royce clarified that the Workshop was for information purposes only. The purpose was to inform the Council of where the Town of Lake Placid's Land Development Regulations (LDR) and the Lake Placid Regional Plans stood.

Jennifer Codo-Salisbury introduced herself as Planning Director with the Central Florida Regional Planning Council (CFRPC). Based on state statues from 2009, requiring a Comprehensive Plan, and 2011, due to changes in Growth Management, the CFRPC reviewed and put together a more direct and abbreviated Comprehensive Plan for the Lake Placid Region. The Local Planning Agency and the Town Council adopted the Plan in January 2013. It was sent to the Department of Economic Opportunity for a compliance review, which it passed. Ms. Codo-Salisbury gave the Council CD's containing the Comprehensive Plan.

The next step is looking at a significant part of the Plan, Objective 6, Future Land Use with cross reverences to Transportation, Recreation, Open Space and Conservation.

Vice-Mayor Royce stated the ultimate goal is for Lake Placid and Highlands County to have a consistent set of rules for the LDRs for both political entities.

Ms. Codo-Salisbury then, using maps of the Greater Lake Placid area, discussed Objective 6.

6.1 Intergovernmental Coordination with Highlands County

6.2 Municipal Services provided by the Town of Lake Placid

6.3 Sustainable Growth Principles to include:

1. Maintaining the current character of Lake Placid
2. Developing a desirable urban growth pattern
3. Town of Lake Placid as the social, commercial, cultural, educational, and civic center
4. US Highway 27 as a public resource to be protected and managed
5. Creating multi-use transportation paths
6. Mixing residential and non-residential uses where appropriate
7. Building Community activity center in coordination the Highlands County Hurricane Evacuation Program
8. Providing environmental coordination
9. Maintaining aquifer protection areas
10. Protecting the area lakes

The Council then discussed landscaping and retention regulations and requirements, mixed residential and commercial uses especially downtown, triggers for older properties needing to follow new rules, parking issues Town wide, regulations concerning alcohol distances from schools and churches, and the possibility of Community Redevelopment Areas.

Ms. Codo-Salisbury clarified there would be two documents with similar language for the incorporated and unincorporated areas. The CFRPC would come back in August with a draft of the Lake Placid Regional Plan. The discussions will help in drafting that plan.

Motion to adjourn at 7:47 pm.

Mayor Holbrook then read a resolution of the Town of Lake Placid Town Council acknowledging the Oxer Right of Way Gift from Dr. and Mrs. Oxer. The Mayor and those assembled give Dr. Oxer a standing ovation.

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