

**REGULAR MEETING  
TOWN OF LAKE PLACID TOWN COUNCIL  
FEBRUARY 13, 2006 5:30 P.M.**

Mayor John Holbrook called the regular meeting of the Town of Lake Placid Town Council to order on Monday, February 13, 2006 at 5:30 P.M. at Town Hall, 311 W. Interlake Boulevard, Lake Placid, Florida. A quorum was present. Rev. Tim Taylor of the Church of the Nazarene gave the invocation. Deta Waller and Ansley Stewart of Lake Placid Christian School led in the Pledge of Allegiance to the Flag.

**ROLL CALL:**

Mayor John Holbrook  
Council Member Debra Worley  
Council Member Charles Wilson  
Council Member Bill Brantley  
Council Member Jim Waller

Town Clerk Arlene Tuck  
Town Attorney Bert Harris  
Town Utility Director Gary Freeman  
Town Police Chief Phil Williams

**APPROVAL OF AGENDA:**

Council Member Worley made a motion the agenda be approved; motion seconded by Council Member Brantley. On roll call, motion carried unanimously.

**CONSENT AGENDA:**

- A. Approval of Monthly Reports and Payment of Monthly Bills
- B. Approval of Minutes
- C. Approval of Amendment to Safety Manuel

Council Member Waller made a motion the consent agenda be approved; motion seconded by Council Member Worley. On roll call, motion carried unanimously.

**PRESENTATIONS:**

- A. Ray Royce – Highlands County Days – Mr. Royce was not able to attend the meeting. However, Mrs. Tuck stated he wanted to invite the Council to attend the 1<sup>st</sup> Annual Highlands County Days in Tallahassee, Florida on March 30 and March 31, 2006. She stated the group from Highlands County would be meeting with Representative Denise Grimsley, Senator J.D. Alexander and Representative

Baxter Troutman. This is a special day for Highlands County to be recognized by the State.

- B. Horace Durrance – Engineer for Lake June Ball Fields – Mr. Durrance was running late. Therefore, Mrs. Tuck stated the Recreation Committee had plans and wanted to proceed with hiring an engineer for the Lake June Ball Fields Project. She stated Mr. Fox, the grant writer, stated the engineer cost would be covered by the grants from the State (FRHDP). Mrs. Tuck stated the committee would like to piggyback with the County. The County is working with Chastian and Skillman and that is who has been working with the Town’s Recreation Committee. Atty. Harris stated he was not sure if our Ordinance allowed engineer services to be piggy backed. Council Member Waller made a motion the Recreation Committee proceed with hiring the County’s engineer after Atty. Harris has determined the Town’s Code and the County allow it; motion seconded by Council Member Worley. On roll call, motion carried unanimously.

#### PUBLIC HEARINGS:

- A. Ordinance 05-483 – Robert Barger – Comp. Plan Amendment – The matter for consideration by the Town Council and the Local Planning Agency for the Town of Lake Placid, is an application by the Town of Lake Placid on behalf of Eduardo and Maritza Perez, John Haile, Timothy and Mary Pat Sheehan and Robert and Marlene Barger; with the property being located on the west side of U.S. Highway 27 for a Small Scale Future Land Use Map Amendment from the existing classification of Low Density Residential (LDR) to Residential Office (RO). Council Member Brantley made a motion Ordinance 05-483 be approved by reading of title only and adopted; motion seconded by Council Member Wilson. On roll call, motion carried unanimously.
- B. Ordinance No. 06-484 – Electrical Signs (1<sup>st</sup> Hearing) Council Member Brantley made a motion Ordinance No. 06-484 be approved on first hearing by reading of title only; motion seconded by Council Member Wilson. On roll call, motion carried unanimously.
- C. Ordinance No. 06-485 – Grand Opening Signs and Reader Boards (2<sup>nd</sup> Hearing) Council Member Waller made a motion Ordinance No. 06-485 be approved on seconded hearing by reading of title and adopted; motion seconded by Council Member Brantley. On roll call, motion carried unanimously.
- D. Ordinance 05-474 – Large Scale Comp. Plan (2<sup>nd</sup> hearing) (Gregory Arnone and Ken LeBlanc) Council Member Waller made a motion Ordinance 05-474 be approved on second hearing by reading of title only and adopted subject to Section 4. Effective Date. being changed to add “unless this Ordinance is repealed prior to that date.” at the end of the paragraph; motion seconded by Council Member Wilson. On roll call, motion carried unanimously.

- E. Ordinance No. 06-500 – Referendum – eliminating five-year borrowing period (1<sup>st</sup> hearing) The Clerk informed the Council she would like this Ordinance heard on February 20, 2006 and February 27, 2006. Council agreed.
- F. Site Plan Review – Century 21 Compton Realty – Mr. LaRue stated the applicant was requesting to construct a 1,600 square foot addition to an existing 3,750 square foot office building. Although this is a small increase in building size the Town regulations require a public hearing before the LPA and Town Council. The contemplated uses for the addition would be similar to the existing office uses with parking to be required at the “one per three hundred square feet ratio.”

Mr. LaRue stated his staff was recommending approval, along with the LPA, subject to: 1) Proposed 14-15% open space added along with landscaping as shown; 2) Parking sizes and aisle widths must meet town requirements; and 3) parking in rear must not be in violation of FAA standards.

Council Member Worley made a motion the site plan be approved subject to staff’s recommendations; motion seconded by Council Member Waller. On roll call, motion carried unanimously.

- G. Site Plan Review – Empirical Group, Inc. (Holiday Inn Express) Mr. LaRue stated the applicant was requesting a site plan review for a motel with a building footprint of approximately 11,981 square feet. The proposed structure will be located on South Lakeview Road. In February 2005, the applicant requested a variance from Section 4-25(g)(2) of the Town’s Land Development Code which regulates the C-1 Zoning District and more specifically the height of buildings. First, the applicant requested a variance to allow 4 stories instead of the required limit of 2 stories. Concurrently, the applicant requested to vary from the 35 feet height requirement to allow 40 feet in height. The LPA/Board of Adjustment granted this variance.

Mr. LaRue stated his staff, in the Staff Report did not recommend approval until several items were corrected. However, Mr. LaRue stated all corrections and additions have been made. Therefore, Staff would recommend approval of the site plan. Council Member Waller made a motion the site plan for Empirical Group, Inc. be approved; motion seconded by Council Member Worley. On roll call, motion carried unanimously.

- H. Economic Development Grant – CDBG – Scott Honkala – Mr. Corbett Alday of Guardian Community Resource Management, Inc. stated Mr. Honkala had applied for an ED grant and been approved. The grant is for \$550,000.00 and would be funded from the 2005 cycle. Mr. Alday stated this grant would be in connection with the Town. Council Member Worley made a motion the Town

proceed with the ED grant; motion seconded by Council Member Brantley. On roll call, motion carried unanimously

- I. Brownfields Resolution & Interlocal Agreement – Mrs. Tuck stated this Resolution and Interlocal Agreement was being presented again because the advertisement was found to be incorrect. Council Member Worley made a motion the Brownfields Resolution and Interlocal Agreement be approved; motion seconded by Council Member Wilson. On roll call, motion carried unanimously.

#### DEPARTMENT HEADS/MAYOR/COUNCIL MEMBERS:

##### A. Town Attorney:

1. Draft of Interlocal Agreement between County and Town for Planning – Atty. Harris stated he was waiting for the revised Contract from the County’s Attorney for Planning Services. Atty. Harris stated the contract had not changed. He stated it was up to the Council if they wanted to proceed with the County or interview one of the applications the Clerk had received. Mrs. Tuck stated she had received four applications.

The Council stated they felt applicants should have an option, if they choose, to hire their own planner, even if the Council goes with the County. Mr. Polatty, the County Planner, stated he would not have a problem with that policy as long as they could review the documents. Council Member Waller made a motion the Town contract with the Highlands County Planning Department for the Town’s planning services, subject to the Mayor reviewing the proposed contract to make sure it meets the desires of the Council; motion seconded by Council Member Worley. On roll call, motion carried unanimously.

Council Member Worley made a motion Atty. Harris draft an Ordinance to allow applicants to hire outside professional planners to expedite services, subject to the Town’s Planner being allowed to review all documents prior to submission to the Local Planning Agency/Board of Adjustment or Town Council; motion seconded by Council Member Waller. On roll call, motion carried unanimously.

2. Yamaha, Inc. Agreement – Atty. Harris presented a proposed settlement agreement between the Town of Lake Placid and Yamaha, Inc. concerning their digital sign. Council Member Waller made a motion the agreement be executed by the Mayor and forwarded on to Yamaha, Inc. for their consideration; motion seconded by Council Member Worley. On roll call, motion carried unanimously.

3. Resolution for Annexation – Lake Partner, Inc. – Atty. Harris stated Salvatore A. Schiafone, owner of All of Tract J, Placid Plaza, was asking for the property to be annexed into the Town. Council Member Worley made a motion the Resolution for Annexation be approved and the Clerk proceed with the advertisement and notices on this matter; motion seconded by Council Member Waller. On roll call, motion carried unanimously.

B. Planning Director:

1. Appointment of two LPA members – Mrs. Tuck stated the term of two current LPA members would expire on April 1, 2006. She stated one, Carol Smart, has advised her she would like to remain on the Board. Mr. Jon Andersen has advised Mrs. Tuck because of other obligations, he will not be able to remain on the Board. Mrs. Tuck informed the Council they will need to bring two names of potential members to the March 13, 2006 meeting.

C. Public Works Director:

1. Advertisement for Bid on paving roads – Mrs. Tuck stated Mr. Fulton was ready to proceed with the advertisement for Invitation to Bid on paving roads. Council Member Worley made a motion Mr. Fulton proceed with the advertising for bids for paving the roads the Council has designated; motion seconded by Council Member Brantley. On roll call, motion carried unanimously.
2. Robert Summers – Bike Paths – Mr. Summers, a member of Highlands Pedalers, asked the Council to please consider bike paths when they are working on the Growth Management for the Town. Mr. Summers stated bike paths were badly needed. Mr. Summers was informed he should be attending the Growth Management Meetings with his ideas.

D. Utility Director:

1. Approval of CDBG Administrator – Mr. Freeman informed the Council we had received three applications for CDBG Administrator. He stated Mrs. Tuck, Rachel Osborne and he had reviewed the applications. After reviewing and grading the applications, Guardian Community Resource Management, Inc. had received the most points for the position. Mr. Freeman states the review committee, therefore, was recommending Guardian for the position. Council Member Worley made a motion Guardian Community Resource Management, Inc. be approved as the CDBG Administrator of the ED Grant; motion seconded by Council Member Brantley. On roll call, motion carried unanimously.

2. Billing System Software bids – Mr. Freeman stated he would be having the Committee review the bids at a later date. He stated he had received 13 bids.
  3. Master Plan Update – Mr. Freeman stated he would like to have a workshop on the master plan update because of its importance to the Council and the Town. Council set Monday, March 27, 2006 at 5:30 P.M. as the date for the workshop.
- E. Police Chief/Code Enforcement – Chief Williams handed out several reports from the police department and code enforcement officer. He stated that at any time the Council wanted the Code Enforcement Officer to attend the meeting he would be glad to have her at the meeting.
- F. Town Clerk:
1. Contract with Municipal Code Corporation – Mrs. Tuck stated she would like the Town to consider working with Municipal Code Corporation for them to sell our Code Books and Land Development Books on line. She stated this would be no cost to the Town. If an individual wanted to purchase one of our Code Books or Land Development Books all they have to do is go to our web page, click on Municode and they can order a book. Council Member Worley made a motion the Town allow Municipal Code Corporation to sell our Code Books and Land Development Books on line; motion seconded by Council Member Wilson. On roll call, motion carried unanimously.
- G. Mayor/Council Members:
1. Council Member Worley – asked permission to be allowed to work with Jaead Lee at Lake Placid High School to select a student to apply for a \$2,000.00 scholarship from Ridge League of Cities and for the Council to vote to support this student by letter to the Ridge League. Council Member Worley made the motion for the request; motion seconded by Council Member Waller. On roll call, motion carried unanimously.

Council Member Waller made a motion the meeting adjourn; motion seconded by Council Member Brantley. Mayor Holbrook hearing no objections declared the meeting adjourned at 8:45 P.M.

**ORGANIZATIONAL MEETING  
TOWN OF LAKE PLACID TOWN COUNCIL  
MAY 8, 2006 5:30 P.M.**

Mayor Thomas A. Katsanis called the Town of Lake Placid Town Council Organizational Meeting of Monday, May 8, 2006 to order at 5:30 P.M. at Town Hall, 311 W. Interlake Boulevard, Lake Placid, Florida. A quorum was present. Drew Severance of the First Presbyterian Church of Lake Placid gave the invocation. Alana Nielander and Victoria Caraballo of the Lake Placid Christian School led the Pledge of Allegiance to the American Flag.

**ROLL CALL: (Present)**

Mayor Thomas A. Katsanis  
Council Member Bill Brantley  
Council Member Jim Waller  
Council Member Debra Worley  
Council Member Charles Wilson

Town Clerk Arlene Tuck  
Town Attorney Bert Harris  
Town Police Chief Phil Williams  
Town Public Works Director Jim Fulton  
Town Utility Director Gary Freeman  
Town Planner Sue BuChans

**APPROVAL OF AGENDA:**

Council Member Waller made a motion to approve the agenda as presented; motion seconded by Council Member Wilson. On roll call, motion carried unanimously.

**CONSENT AGENDA:**

- A. Approval of monthly reports and payment of monthly bills
- B. Approval of Minutes
- C. Approve Jaycees using Lake June Park July 3, 2006 for fireworks
- D. Set special meeting for May 22, 2006.

Council Member Wilson made a motion the consent agenda be approved; motion seconded by Council Member Worley. On roll call, motion carried unanimously.

**PUBLIC HEARINGS:**

- A. Ordinance No. 06-487 – Annexation of High Pines (2<sup>nd</sup> Hearing) Council Member Brantley made a motion Ordinance No. 06-487 be approved on second hearing by

- reading of title only and adopted; motion seconded by Council Member Waller. On roll call, motion carried unanimously.
- B. Ordinance No. 06-513 – PD Ordinance (2<sup>nd</sup> hearing) Council Member Waller made a motion to approve Ordinance No. 06-513, subject to Section 154-13 – Planned Development District (I) being removed and (H) (10)(a) remaining; motion seconded by Council Member Brantley. On roll call, motion carried unanimously. (This Ordinance will be readvertised and reviewed for adoption on May 22, 2006 after changes are made.)
  - C. Ordinance No. 06-514 – Parking Ordinance (2<sup>nd</sup> hearing) Council Member Waller made a motion Ordinance No. 06-514 be approved on second hearing by reading of title only and adopted; motion seconded by Council Member Brantley. On roll call, motion carried unanimously.
  - D. Ordinance No. 06-515 – Sale of Property to County (EMS Property) (1<sup>st</sup> hearing) Council Member Wilson made a motion Ordinance No. 06-515 be approved on first hearing by reading of title only; motion seconded by Council Member Waller. On roll call, motion carried unanimously.
  - E. Ordinance No. 06-516 – Amending level of service for Parks (1<sup>st</sup> hearing) Atty. Harris asked that Council postpone this Ordinance and bring it back for public hearing in June 2006.
  - F. Ordinance No. 06-517 – Amend Chapter 151 (Power Substations) (1<sup>st</sup> hearing) Council Member Waller made a motion Ordinance No. 06-517 be approved on first hearing by reading of title only and subject to recommended changes being made; motion seconded by Council Member Worley. On roll call, motion carried unanimously.
  - G. Ordinance No. 06-518 – Repealing Chapter 154-35 (1<sup>st</sup> hearing) Council Member Brantley made a motion Ordinance No. 06-518 be approved on first hearing by reading of title only; motion seconded by Council Member Wilson. On roll call, motion carried unanimously.
  - H. Ordinance No. 06-519 – Revising Rates for Water & Sewer – This ordinance will be presented on June 26, 2006. No action was taken.

DEPARTMENT HEADS/MAYOR/COUNCIL MEMBERS:

- A. Town Attorney:
  - 1. Approval of U.S. 27 landscape plans – Council Member Worley made a motion the landscape plans presented for U.S. Highway 27 renovation be approved; motion seconded by Council Member Waller. On roll call, motion carried unanimously.
  - 2. Central Florida Yamaha Sign settlement order –this matter will be discussed at our special meeting on May 22, 2006.
  
- B. Planning Director:

1. Debbie Rutledge – Banner at SFCC – Mrs. Rutledge stated the Florida Outdoor Drama League was holding a summer class at the SFCC and the League would like to place a banner at the SFCC advertising the class. Atty. Harris stated the Council had just adopted a new Ordinance allowing banners. He stated he was not sure of the time limit. Council Member Waller made a motion the League work with Atty. Harris and the Mayor concerning the new Ordinance and that the Mayor have the latitude to approve the request if the Ordinance allows it; motion seconded by Council Member Worley. On roll call, motion carried unanimously.
2. Sign Ordinance Discussion – Mrs. BuChans (Town Planner) stated she had a request for a “V” Sign and stated she did not find a reference to the sign in our code. Council Member Worley made a motion Mrs. BuChans work (at her leisure) on amending the Town’s Code to prohibit “V” Signs; motion seconded by Council Member Waller. On roll call, motion carried unanimously.
3. Mrs. BuChans also stated she could not find in our Town Code any mention of setbacks for signs. Council Member Brantley made a motion Mrs. BuChans work (at her leisure) on amending the Town’s Code to require signs to be five (5’) foot setback from sidewalks in the Town’s General District; motion seconded by Council Member Worley. On roll call, motion carried unanimously.
4. Trails & Paths Subcommittee – Mrs. BuChans stated the Growth Management Committee was asking the Council to approve of a Trails & Paths Subcommittee. She stated the Highlands County Planning Department had already discussed this matter with Merritt O’Brien who assisted the County in their Trails & Paths Committee. Mr. Polatty was asking that Mr. O’Brien be the Chairman of the group being as he has already participated in a similar committee. Mayor Katsanis stated he would like to appoint Mr. O’Brien as Chairman and the committee to consist of John Honeywell, Robert Summers, Bob Hodge, Hillary Swain, Richard McConnell, Jack Ritchie, and a member of the Growth Management Committee. Mr. Rhon Jones, an engineer with Rhon Ernst-Jones was present and volunteered to serve on the Committee as a non-voting member. Council Member Waller made a motion the Council establish a Trails & Paths Subcommittee; motion seconded by Council Member Brantley. On roll call, motion carried unanimously.

Council Member Waller made a motion the Mayor be authorized to appoint the members to the Trails & Paths Subcommittee; motion seconded by Council Member Brantley. On roll call, motion carried unanimously.

5. Consider engineers that responded to RFP for pass through ordinance (Envisors, Polston Engineering, Inc. & Chastain-Skillman, Inc.) Mrs. BuChans stated her office would be contacting the engineers listed to see if they would be willing to work with the Town in this capacity.
6. Discussion of School Concurrency – Jim Polatty presented a short PowerPoint to the Council on the required school concurrency. Mr. Polatty stated they would keep the Council informed on their progress. Mayor Katsanis stated he had appointed Richard McConnell as a member of the School Concurrency Committee.
7. Request to Annex – Rafat Ghaznavi (Sunrise United, Inc.) – Council Member Worley stated Mrs. Ghaznavi had just left. However, Council Member Worley stated Mrs. Ghaznavi was interested in annexing her property that is located next to Oak Hill Cemetery. Council Member Worley stated Bryan Paul, who owns property adjacent to Mrs. Ghaznavi is also interested in annexing. Council Member Worley stated she knew other property owners in the vicinity of Mrs. Ghaznavi who she felt would also be interested in annexing. She stated she would report back to the Council at the next regular meeting.
8. Lot Size Study – Council Member Brantley stated he would like to see the Town be consistent with the County's property sizes which are 80' x 125', excluding developments involved in the PD Ordinance. Council Member Brantley made a motion to direct staff to proceed with preparing a proposed ordinance amending the Town's Code to require lots to be 80' x 125', excluding PD developments; motion seconded by Council Member Waller. On roll call, motion carried unanimously.
9. Council asked Mrs. BuChans to look at the Town's Land Development Code and make suggestions on updating it.

C. Public Works Director:

1. Franchise Agreement – Reliable Sanitation, Inc. – Mr. Fulton informed the Council Reliable Sanitation, Inc. has been sold. Therefore, we have no franchise agreement and are not collecting franchise fees on dumpsters in the Town. Council Member Waller made a motion Mr. Fulton and Atty. Harris prepare an Ordinance on the use of dumpsters within the Town; motion seconded by Council Member Worley. On roll call, motion carried unanimously.

D. Utility Director:

1. Bid Opening – CDBG Administrator – Sewer Lines – Mr. Freeman stated Fred Fox Enterprises, Inc. was the only bid he received for the

administrator of the CDBG Grant. Council Member Waller made a motion that the Council approve sole source bidder, Fred Fox Enterprises, Inc.; motion seconded by Council Member Brantley. On roll call, motion carried unanimously.

2. Bid for software billing – Mr. Freeman stated he and the Town Clerk had discussed purchasing a complete system for the computer, consisting of the billing system, payroll, accounts receivable and payable, etc. He stated he had received a quote from a company other than the company selected by the Council for the billing software and would like to go with them. Council Member Waller stated he felt we should wait until the next budget year to consider spending so much on a computer system. Mr. Freeman will contact the company and see if they can come down and present a program for staff.

E. Police Chief/Code Enforcement: No reports

F. Town Clerk: No Reports

G. Mayor/Council Members:

1. Election of Vice Mayor – Council Member Waller, the present Vice Mayor, stated because of his workload he did not feel he could continue to serve as Vice Mayor. Council Member Waller made a motion Council Member Brantley be elected Vice Mayor; motion seconded by Council Member Wilson. On roll call, motion carried unanimously.
2. NuHope Lease – Council stated they felt with the beautification being done on Main Street it was not advisable for the Town to continue to leave a trailer on Main Street. They feel the land could be utilized for more efficient projects. Mayor Katsanis stated he would talk with NuHope about removing the trailer.
3. Procedural Manual – Mrs. Tuck stated Rachel Osborne had developed the manual. She stated it was something the Town’s auditors had requested. Mrs. Tuck asked the Council members to review the manual and we would discuss it at the next regular meeting.

Council Member Waller made a motion the meeting adjourn; motion seconded by Council Member Brantley. Mayor Katsanis hearing no objections declared the meeting adjourned at 8:45 P.M.

REGULAR MEETING  
TOWN OF LAKE PLACID TOWN COUNCIL  
JUNE 26, 2006 5:30 P.M.

Mayor Thomas A. Katsanis called the June 26, 2006 meeting of the Town of Lake Placid Town Council to order at 5:30 P.M. at Town Hall, 311 W. Interlake Boulevard, Lake Placid, Florida. A quorum was present. Rev. Ray Cameron of the First Presbyterian Church of Lake Placid led in the invocation and Pledge of Allegiance to the American Flag.

ROLL CALL:

Mayor Tom Katsanis  
Council Member Charles Wilson  
Council Member Debra Worley  
Council Member Jim Waller  
Council Member Bill Brantley

Town Clerk Arlene Tuck  
Town Attorney Bert Harris  
Town Utility Director Gary Freeman  
Town Public Works Director Jim Fulton  
Town Police Chief Phil Williams  
Town Recreation Director John Komasa  
Town Planner – Sue BuChans

APPROVAL OF AGENDA:

Council Member Worley made a motion the agenda be approved as presented; motion seconded by Council Member Wilson. On roll call, Council Member Wilson, Council Member Worley and Council Member Brantley voted yes; Council Member Waller made not arrived at the meeting. Motion carried 3 to 0.

CONSENT AGENDA:

- A. Approval of monthly reports and payment of monthly bills
- B. Approval of Minutes

Council Member Worley made a motion the consent agenda be approved; motion seconded by Council Member Wilson. On roll call, Council Member Worley, Council Member Brantley and Council Member Wilson voted yes; Council Member Waller had not arrived at the meeting. Motion carried 3 to 0.

PRESENTATION:

Mayor Katsanis introduced Mr. Jon Andersen who recently resigned from the Local Planning Agency after serving on the Board for several years. Mayor Katsanis read a Resolution in Mr. Andersen's honor thanking him for his hard work on the board. Council Member Worley made a motion the Resolution be approved; motion seconded by Council Member Brantley. On roll call, Council Member Brantley, Council Member Worley and Council Member Wilson voted yes; Council Member Waller had not arrived at the meeting. Motion carried 3 to 0.

#### COMMITTEE REPORTS:

- A. Recreation Committee – Mr. Horace Durrance chairman of the Town of Lake Placid Recreation Committee stated the Recreation Committee had voted unanimously at their June 15, 2006 meeting to request the following at least be required by the Town Council of the Silver Company: 1) They build a road at the South end of the Lake June Ball fields new facility to County Specifications; 2) They donate to the Town for recreation purposes acre-for-acre of land for Jackson Road and its right-of-ways; 3) that the current level of service be used; and 4) that they negotiate whatever else they feel necessary in the form of land and/or funds in lieu of land to maintain the Town's present recreation status or to maintain a better level for the future.
- B. DeVane Park Committee – Atty. Harris stated the DeVane Park Committee had a public workshop requesting input from the citizens of Lake Placid. Atty. Harris presented a Resolution to the Town Council. He stated the Council needed to take some kind of action on the Resolution tonight because it needed to be sent to the County to be included in a grant package to the State for Istea Grant funds. Council Member Brantley made a motion the Resolution for DeVane Park is approved as changed; motion seconded by Council Member Worley. On roll call, Council Member Worley, Council Member Wilson, Council Member Brantley and Council Member Waller voted yes. Motion passed 4 to 0.
- C. Growth Management Committee – Hoz Compton Chairman of the Town of Lake Placid's Growth Management Committee gave a report on the committee's progress. Mr. Compton remained the Council this Committee had been formed by former Mayor John Holbrook. The Town Council and the Highlands County Board of County Commissioners approved the Committee due to the fact that the Committee was working on a Town wide project not just inside the Town limits. Mr. Compton stated the Committee had been working on density, transportation, land use, and many other subjects for approximately one year. He stated he felt the Committee had made a lot of progress. He further stated he felt the Committee's duties would come to a halt in the very near future.

#### PUBLIC HEARINGS:

- A. Ordinance No. 06-517 – Amend Chapter 151 (Power Substations) (2<sup>nd</sup> hearing)  
Atty. Harris informed Mrs. BuChans to please recheck the Chapter number because he did not feel it was correct. He further stated he felt this Ordinance should be readvertised showing the correct Chapter number. Council Member Worley made a motion the Ordinance be approved on first hearing suggest to the correction being made by reading of title only; motion seconded by Council Member Waller. On roll call, motion carried unanimously.
- B. Ordinance No. 06-519 – Revising Rates for Water & Sewer (1<sup>st</sup> hearing) Council Member Waller made a motion Ordinance No. 06-519 be approved on first hearing on reading of title only; motion seconded by Council Member Brantley. On roll call, motion carried unanimously.
- C. Ordinance No. 06-520 – Small Scale Comp. Plan Amendment – HIW Development – A portion of the Northwest Quarter of Section 31, Township 36 South, Range 30 East, Highlands County, Florida, fronting Heartland Boulevard, between U.S. 27 on the east and CR 17 on the west (containing 5.505 acres ore or less) - Mr. Jim LaRue, representing David Ballow, stated the applicant is requesting an amendment to the Town of Lake Placid’s Future Land Use Map, previously adopted by Ordinance from Agricultural/Residential (AR) to Commercial-General (CG) to allow for a retail shopping center on the subject property. Based on the size of the property, the application qualifies under Chapter 163 of the Florida Statutes as a Small-Scale Amendment to the Plan. In addition, the applicant is also requesting a rezoning to C-1 Highway Commercial.

Mrs. Susan BuChans, representing the Town of Lake Placid stated her staff concurs with Mr. LaRue’s recommendation of approval of both the small-scale comprehensive plan amendment to the Future Land Use Map and the rezoning subject to conditions applied to these applications for approval.

Council Member Brantley made a motion to approve Ordinance No. 06-520 on hearing by reading of title only and adopt, (approve small scale comprehensive plan amendment to amend the Future Land Use Map from A-1 (Agriculture) to C-1 (Commercial) for 5.505 acres more or less) subject to the following conditions:

- 1. Dedication of the necessary amount of right-of-way along Heartland Boulevard that it will have a total right of way of 125 feet.
- 2. Provide within the dedicated right of way for the design of a multi use trail system and it be constructed at the developers cost, with the multi use trail built to Town Standards.
- 3. There is connectivity between the commercial development and the future residential development of the remaining western acreage.
- 4. Adequate right-of-way on Heartland Boulevard for rural major collector.

5. Commercial development along the North boundary of Heartland Boulevard to dedicate a minimum of 60' for additional right-of-way.

Motion seconded by Council Member Wilson. On roll call, motion carried unanimously.

- D. Ordinance No. 06-521 – Rezoning – HIW Development – A portion of the Northwest Quarter of Section 31, Township 31, Township 36 South, Range 30 East, Highlands County, Florida, fronting Heartland Boulevard and lying west of CR 17 and east of U.S. Highway 27, containing 5.505 acres more or less - Mr. LaRue stated the applicant is requesting a rezoning for the subject property from A-1 to C-1. It is the applicant's intent to develop a retail shopping center. Mr. LaRue stated the rezoning request should be approved, as it is consistent with the current Comprehensive Plan.

Mrs. BuChans stated the Town's staff concurs with Mr. LaRue's recommendations of approval for the rezoning.

Council Member Waller made a motion Ordinance No. 06-521 be approved on hearing by reading of title only and adopted; motion seconded by Council Member Wilson. On roll call, motion carried unanimously.

- E. Preliminary Plat Review – Sunset Estates – Mrs. BuChans stated the applicant was asking that this matter be referred back to the Town of Lake Placid's Local Planning Agency/Board of Adjustment. Council Member Brantley made a motion the applicant's request be granted; motion seconded by Council Member Wilson. On roll call, motion carried unanimously.

#### DEPARTMENT HEADS/MAYOR/COUNCIL MEMBERS:

##### A. Town Attorney:

1. Ordinance for Sanitation Franchise – Atty. Harris stated he would work on this Ordinance.
2. Pass Through Resolution – Atty. Harris will bring back to next meeting.
3. Road Closing Procedures – Atty. Harris stated the information given on this matter was for Council to review and see if it is something they would consider.
4. Water Capacity Agreement – Council Member Wilson made a motion that Atty. Harris and Utility Director Gary Freeman develop a Water Capacity Agreement to negotiate sale of capacity of water and wastewater to developers; motion seconded by Council Member Brantley. On roll call, Council Member Waller, Council Member Wilson and Council

Member Brantley voted yes; Council Member Worley voted no. Motion carried 3 to 1.

- B. Planning Director – Mr. Polatty stated his department would like to start working on redrafting some of the Town’s LDRs to make them more capable with Highlands County. Council Member Worley made a motion Mr. Polatty proceed with the redrafting of the LDRs and allow Atty. Harris to review them; motion seconded by Council Member Waller. On roll call, motion carried unanimously.

Mr. Polatty presented the County with a list of the dates for the Large Scale Comprehensive Plan review and transmittals. Council Member Waller made a motion Mr. Polatty’s list be approved as presented; motion seconded by Council Member Brantley. On roll call, motion carried unanimously.

- C. Public Works Director – Mr. Fulton stated the police department and he had several vehicles that were not in use and he would like to have them declared surplus so they could be put out for auction. Council Member Waller made a motion Mr. Fulton’s request be granted; motion seconded by Council Member Brantley. On roll call, motion carried unanimously.

Mr. Steve Bastardi stated recently he has noticed the Town is in dire need of storm water drainage. He asked if there was any possible way the Town could investigate this matter. Council Member Worley stated Southwest Florida Water Management District does have grants for storm water drainage programs and she would be glad to look into them. The Mayor asked her to proceed with this matter.

- D. Utility Director –

- 1. Magnolia Water Tower – Mr. Freeman stated he would like to see a mural or some kind of painting on the water tower that would be seen from the highway. Councils stated they thought that would be a good idea and asked Mr. Freeman to consider it in his 2006-2007 budget.

- E. Police Chief/Code Enforcement – No reports

- F. Town Clerk –

- 1. Bids on Phone System – Mrs. Tuck stated they were having trouble with the phone system in the office and at the police department. When they contacted the communications service that repairs the phones she was told our phones are outdated and are not able to be repaired. Therefore, she put out for bids for a new system, knowing that the police department and her department needed the phones. She stated she received one bid from Tri-

Star Telecom for \$9,166.00. She stated she would like Council's approval of this bid. Council Member Worley made a motion we proceed with the purchase of the phone system as requested by Mrs. Tuck; motion seconded by Council Member Brantley. On roll call, motion carried unanimously.

2. Town Procedural Manual – Mrs. Tuck stated she had furnished the Council Members with a copy of the staff's proposed procedural manual for their approval. Council Member Waller made a motion the Procedural Manual presented by Mrs. Tuck be approved as the official procedural manual for the Town office; motion seconded by Council Member Worley. On roll call, motion carried unanimously.

G. Mayor/Council Members:

1. Council Member Worley – Report on U.S. 27 North Annexation – Council Member Worley stated she would report on this matter at a later date.
2. Mayor Katsanis – Discussion with NuHope – Mayor Katsanis stated he talked with NuHope about the trailer. They stated they are in the process of drawing up plans for a new building and will be removing the trailer.

Council Member Brantley made a motion the meeting adjourn; motion seconded by Council Member Wilson. Mayor Katsanis hearing no objections declared the meeting adjourned at 7:30 P.M.



**REGULAR MEETING  
TOWN OF LAKE PLACID TOWN COUNCIL  
AUGUST 14, 2006 4:30 P.M.**

Mayor Tom Katsanis called the regular Town of Lake Placid Town Council meeting to order on Monday, August 14, 2006 at 4:30 P.M. at Town Hall, 311 W. Interlake Boulevard, Lake Placid, Florida. Mayor Katsanis gave the invocation and Colby Royce of the Lake Placid Christian School led in the Pledge of Allegiance to the American Flag.

**ROLL CALL:**

Mayor Tom Katsanis  
Council Member Jim Waller  
Council Member Bill Brantley  
Council Member Charles Wilson  
Council Member Debra Worley

Town Clerk Arlene Tuck  
Town Attorney Bert Harris  
Town Police Chief Phil Williams  
Town Utility Director Gary Freeman  
Town Recreation Director John Komasa  
Town Planner Susan BuChans and Jim Polatty

**APPROVAL OF AGENDA:**

Council Member Wilson made a motion the agenda be approved as presented; motion seconded by Council Member Brantley. On roll call, motion carried unanimously.

**CONSENT AGENDA:**

- A. Approval of monthly reports and payment of monthly bills
- B. Approval of Clerk's proposed Line Item Adjustments for 2005-2006 Budget
- C. Approval of Resolution by Office of Tourism, Trade, and Economic Development authorizing Mayor to sign documents and furnish info for Lakeside Care Center Funding Project
- D. Letter from Chamber – Civic Center

Council Member Waller made a motion the Consent Agenda be approved; motion seconded by Council Member Worley. On roll call, motion carried unanimously.

**COMMITTEE REPORTS:**

- A. Lake Placid Watershed Management Committee – Council Member Worley stated the committee had met on August 9, 2006 at 1:00 P.M. at Town Hall. The

members of the Committee are Jim Fulton, Steve Bastardi, Greg Arnone, John Ruggiero and Council Member Worley. Council Member Worley stated the Committee is recommending to the Council that the Council vote to write a letter to the Highlands County Commission to co-appoint the Committee to address Watershed. Council Member Waller made a motion to forward a request to the County Commission for their next available Commission Meeting to recognize this (Watershed) Committee and appoint a County Liaison to the Committee; motion seconded by Council Member Wilson. On roll call, motion carried unanimously.

#### DEPARTMENT HEADS/MAYOR/COUNCIL MEMBERS:

##### A. Town Attorney:

1. Pass Thru Resolution – Atty. Harris informed the Council we already have a Pass Thru Ordinance. This Resolution is prepared as guidance to the Town staff and applicants regarding the use and application of the Pass Through Ordinance. Council Member Worley made a motion the Resolution be approved; motion seconded by Council Member Waller. On roll call, motion carried unanimously.
2. Town of Lake Placid Water Use Agreement and Covenant – Atty. Harris stated this was in the Council’s package for consideration. He asked that the Council review it and give their input. No action was taken.

##### B. Utility Director:

1. Donna Lipschutz – Water Bill – Mr. Freeman informed the Council Mrs. Lipschutz was requesting a reduction in her water bill. He stated his department had checked the readings and found them to be correct; had installed a new meter; and had instructed Mrs. Lipschutz she needed to have her piping checked. Mr. Freeman also informed the Council the previous owners of this home had come before the Council and asked for a reduction in their water bill and Council had granted a reduction by taking an average of their previous bills and charged that amount. Mr. Freeman stated he had checked everything on the Town’s side and there was no problem.

Council Member Worley made a motion to grant Mrs. Lipschutz a reduction in her bill by charging her the minimum amount for water usage on her remaining bill as of August 14, 2006; motion seconded by Council Member Waller. On roll call, motion carried unanimously.

##### C. Town Planner:

1. Lake Rachard Village – Final Plat Approval – Mrs. Tuck stated Mr. LaRue, who has continued to proceed with this project due to the fact that he had been handling it while he was the Town’s planner, contacted her and stated the plat was acceptable to him and the Town’s engineer Larry Bennett. Mr. LaRue stated there were minor corrections that needed to be made, but he felt the Council could proceed by making a motion subject to the corrections being made.

Mr. Polatty stated his office had not had a chance to review the final plat. Mr. Arnone representing the Lake Rachard Villages stated he was not aware Mr. Polatty was to be involved with the final plat due to the fact Mr. LaRue was proceeding with it. Council Member Worley and Council Member Brantley stated they felt the final plat needed to be reviewed by our present planners. Council Member Brantley made a motion to table this matter; motion seconded by Council Member Waller. On roll call, Council Member Worley and Council Member Brantley voted yes, Council Member Waller voted no; and Council Member Wilson abstained from voting due to the fact he had a special gain in the project. Motion carried 2 to 1.

Council Member Worley made a motion to advertise the Lake Rachard Village final plat for a special meeting on Monday, August 28, 2006 at 5:30 P.M. at Town Hall, 311 W. Interlake Boulevard, Lake Placid, Florida; motion seconded by Council Member Brantley. On roll call, Council Member Brantley, Council Member Worley and Council Member Waller voted yes; Council Member Wilson abstained from voting. Motion carried 3 to 0.

#### D. Police Chief/Code Enforcement:

1. Telephone System – Chief Williams advertised Council he had advertised for bids for a new telephone system due to the fact the Police Department had one just like the Town Hall, which is now obsolete. He received one bid from Tri-Star Telecom for \$13,040.00. Mrs. Tuck stated she felt we should proceed with having the phone system installed. She further stated there were funds to install the system. Council Member Worley made a motion the bid of \$13,040.00 from Tri-Star Telecom be approved; motion seconded by Council Member Waller. On roll call, motion carried unanimously.
2. SmartCop – Chief Williams advised Council the Sheriff’s Department is ready to proceed with initialing the consolidated 911 system. He stated he needs to proceed to install the SmartCop system. This is the system that is

compatible with the Sheriff's Department. He further stated this is the only system. Therefore, he asked if he had to advertise. Atty. Harris stated he was not sure and would have to check the law. Council Member Brantley made a motion Chief Williams proceed with the purchase of the SmartCop system after Atty. Harris has checked the law on bidding; motion seconded by Council Member Waller. On roll call, motion carried unanimously.

**PUBLIC HEARINGS:**

- A. Ordinance No. 06-528 – Revised Cemetery Budget (2<sup>nd</sup> hearing) – Council Member Waller made a motion Ordinance No. 06-528 be approved on second hearing by reading of title only and adopted; motion seconded by Council Member Wilson. On roll call, motion carried unanimously.
- B. Ordinance No. 06-529 – Revised Cemetery Prices (2<sup>nd</sup> hearing) – Council Member Brantley made a motion Ordinance No. 06-529 be approved on second hearing by reading of title only and adopted; motion seconded by Council Member Wilson. On roll call, motion carried unanimously.
- C. Ordinance No. 06-522 – Large Scale Comp. Plan Amendments:

**HIW Development** – Mrs. BuChans stated the applicant is requesting a large scale Comprehensive Plan amendment to amend the Future Land Use Map from Highlands County High Density Residential (RH) and Lake Placid Agricultural/Residential (AR) to the Town of Lake Placid Medium Density Residential (MDR) and a zoning change from Highlands County Agriculture (AU) and Lake Placid Agriculture (A-1) to the Town of Lake Placid Multi Family Residential District (R-2) for approximately 17.725 acres of property located in a portion of the Northwest Quarter of Section 31, Township 36 South, Range 30 East, Highlands County, Florida, east of Main Street and north of Heartland Boulevard (formerly Roy Pendarvis Road).

Council Member Waller made a motion to recommend approval to transmit to DCA for the required State of Florida review of the large scale Comprehensive Plan amendment to amend the Future Land Use Map from Highlands County High Density Residential (RH) and the Town of Lake Placid Agricultural/Residential (AR) to Town of Lake Placid Medium Density Residential (MDR) with the following conditions:

- 1. Developer shall enter into a Capacity Agreement with Town for the provision of potable water and wastewater service to the subject property, whereby Developer shall commit to fund the applicable System

Development fees, in the amount determined by the applicable changes pursuant to Chapter 135 for potable water and wastewater, concurrent with Town's construction of the infrastructure necessitated by the development of the subject property. Appropriate credit will be given for portion of wastewater reserved but balance has to be prepared. This commitment shall be secured by financial assurances provided by the Applicant to the Town guaranteeing payment of said fees, including but not limited to letters of irrevocable credit or bonds. The condition shall be implemented by a developer agreement to be completed prior to the adoption of the Comprehensive Plan on December 11, 2006.

2. Provide current Park and Recreation level of service. Applicant shall receive credit towards its Park and Recreation level of service requirement for the 15' asphalt multi use path applicant is required to dedicate and construct. The Town shall support and join in applicant's request for County transportation and recreation impact fee credits.
3. Provide a letter to the Highlands County School Board detailing its proposed Plan Amendment and obtain a letter from the School Board acknowledging the information and concurrency situation.
4. Revised traffic studies will need to be submitted by the applicant consistent with a methodology to be approved by Town Council, which should be prepared based upon Highlands County's adopted methodology. It will be submitted as an amended analysis after data transmittal.
5. Dedication of the necessary amount of right-of-way along Heartland Boulevard that it will have a total right-of-way of 125 feet which includes a multi use path of at least 15 feet and construct it to Town standards. The Town will strongly support and join in applicant's request for County transportation impact fee credits commensurate with the value of the dedicated lands.
6. Provide for appropriate interconnectivity between the residential and commercial parcel to the east that received Town Council approval last month for Small Scale Plan Amendment and Rezone of 5.505 acres to Commercial General (CG) and C-1 zoning district.
7. Provide a letter from the Town's Public Works director that the Town will be able to provide a service to collect and dispose solid waste generated at this proposed development.
8. Prior to development, the property must be rezoned to a PD overlay
9. By the adoption hearing, the applicant shall provide staff the cost estimates for all conditions related to public facilities contained in the Comprehensive Plan conditions or that will be in the PD Development Order. This information will then be used to develop both a "cost

feasible” Capital Improvements Plan and amendments to the Comprehensive Plan’s Capital Improvement Element.

10. The owner agrees to and shall rezone entire property by a PD Zoning District Overlay within one year. Said PD Zoning District Overlay/Development Order DO shall comply with and implement, and shall include detailed zoning district conditions that include permitted uses, setbacks and all other zoning conditions consistent with the underlying zoning district and future land use designation. The DO shall include a homeowner association.
11. The owner agrees the Town shall not be limited to or obligated to grant 10 units per acre.
12. The owner agrees to a proportionate share on total number of units for cost of traffic light at Heartland Boulevard and U.S. 27.
13. The owner agrees to proportionate share on total number of units for four-lane road on Heartland Boulevard, from Main Avenue to U.S. Highway 27.

Motion seconded by Council Member Wilson. On roll call Council Member Waller and Council Member Wilson voted yes; Council Member Worley and Council Member Brantley voted no. Mayor Katsanis voted yes to break the tie. Motion carried 3 to 2.

**Lake Partners** – Mrs. BuChans stated applicant is requesting a large scale Comprehensive Plan amendment to amend the Future Land Use Map from Agricultural/Residential (AR) to Medium Density Residential (MDR) and a zoning change from A-1 (Agriculture) to PD (Planned Development) for approximately 12.8497 acres of property located in a portion of the North Half of the Southwest Quarter of Section 31, Township 36 South, Range South East, Highlands County, Florida, west of Publix Shopping Center, east of Hillcrest Street and between Dal Hall Boulevard and Heartland Boulevard (formerly Roy Pendarvis Road). This large scale Comprehensive Plan amendment of the Future Land Use Map to MDR will allow development to occur at a maximum density of 12 dwelling unit per gross acre. Typical housing types in the MDR land use category are duplexes, apartments, and single-family dwellings on single-family lots. The site could accommodate up to 154 dwelling units, however the developer proposes to restrict the density to 128 residential dwelling units. The proposed PD zoning, in Section 154-13 of the Town’s Land Development Code regulates the allowable uses under the proposed Planned Development District. A new PD zoning district with no underlying zoning shall include proposed permitted uses, subject to Town Council approval.

Council Member Wilson declared he had a conflict of interest in this property and would not be involved in the discussion or vote.

Council Member Waller made a motion to transmit to DCA for the required State of Florida review of the large scale comprehensive plan amendment to amend the Future Land Use Map from Agricultural/Residential (AR) to Medium Density Residential (MDR) with the following conditions:

1. Developer shall enter into a Capacity Agreement with Town for the provision of potable water and wastewater service to the subject property, whereby Developer shall commit to fund the applicable System Development fees, in the amount determined by the applicable changes pursuant to Chapter 135 for potable water and wastewater, concurrent with Town's construction of the infrastructure necessitated by the development of the subject property. Appropriate credit will be given for portion of wastewater reserved but balance has to be prepaid. This commitment shall be secured by financial assurances provided by the Applicant to the Town guaranteeing payment of said fees, including but not limited to letters of irrevocable credit or bonds. The condition shall be implemented by a developer agreement to be completed prior to the adoption of the Comprehensive Plan on December 11, 2006.
2. Provide current Park and Recreation LOS. The Community Park LOS should be outside the development's boundaries.
3. Provide a letter to the Highlands County School Board detailing its proposed Plan Amendments and project proposal and obtain a letter from the School Board acknowledging the information and concurrency situation.
4. Provide right of way or an easement for a multi use path of at least 15 feet and construct it to Town standards.
5. Revised traffic studies will need to be submitted by the applicant consistent with a methodology to be approved by Town Council, which should be prepared based upon Highlands County's adopted methodology.
6. Provide a letter from the Town's Public Works director that the Town will be able to provide a service to collect and dispose solid waste generated at this proposed development.
7. Provide documentation that no historic sites are located on the project site.
8. Applicant restrict site to no more than 10 dwelling units per acre.
9. A PD Ordinance/Development Order (DO) shall be developed to implement and coordinate with the conditions contained in the Comprehensive Plan amendment. This DO shall include detailed zoning district conditions that include permitted uses, setbacks, site specific restrictions and all other zoning conditions, preferably based on an existing district.
10. By adoption hearing, the applicant shall provide staff the cost estimates for all conditions related to public facilities contained in the Comprehensive Plan conditions related to public facilities contained in the Comprehensive Plan

conditions or that will be in the PD Development Order. This information will then be used to develop both a “cost feasible” Capital Improvements Plan and amendments to the Comprehensive Plan’s Capital Improvement Element.

11. The developer agrees to proportionate share on total number of units for cost of traffic light at Heartland Boulevard and U.S. 27, and four lane of Heartland Boulevard.

Council Member Worley seconded by the motion. On roll call, Council Member Waller, Council Member Brantley and Council Member Worley voted yes; Council Member Wilson abstained from voting due to a conflict in the property. Motion carried 3 to 0.

**Genor Farms, LLC** – Mrs. BuChans stated the applicant is requesting a large scale Comprehensive Plan amendment to amend the Future Land Use Map from Agricultural/Residential (AR) to Low Estate Residential (LER) and a zoning change from A-1 (Agriculture District) to a PD (Planned Development) zone for approximately 55.01 acres of property located in a portion of Section 2, Township 37 South, Range 29 East, Highlands County, Florida, southeast of Sunset Pointe Estates and west of Catfish Creek Road. The applicant has agreed that a PD zone would be acceptable. A parcel fronting Catfish Creek Road that is approximately 7,320 square feet in size will have to be administratively annexed into the Town of Lake Placid. Currently, it is within Highlands County’s jurisdiction. This large scale Comprehensive Plan amendment of the Future Land Use Map to LER will allow development up to 1 dwelling unit per gross acre. The maximum number of dwelling units for this request is 55 single-family units. Proposed is a deed restricted gated community of 55 single-family units. A community park with boat launch, picnic pavilion, and community dock will be proposed within the gated community.

Council Member Brantley made a motion to deny transmittal to DCA for the required State of Florida review of the large scale Comprehensive Plan amendment to amend the Future Land Use Map from Agricultural/Residential (AR) to Low Estate Residential (LER) at this time, and suggested the applicant reapply in January 2007; motion seconded by Council Member Waller. On roll call, Council Member Waller, Council Member Brantley, Council Member Wilson and Council Member Worley voted yes. Motion carried 4 to 0.

**Groves 27 LLC** – Mrs. BuChans stated the applicant is requesting an amendment to the Future Land Use Map (FLUM) to redesignate property annexed into the Town of Lake Placid in November 2005 in accordance with the previous Highlands County designation, to the Town of Lake Placid’s future land use categories. Currently 9.56 acres is designated as Commercial and 47.99 acres as Medium Density Residential by the Highlands County Future Land Use Map.

The applicant requests that the commercially designated area be expanded 9.28 acres to total 18.84 acres and designated the Town of Lake Placid's future land use category, Commercial-General (CG). Additionally, the applicant requests that the residentially designated area be reduced by approximately 9.28 acres to a total of 38.71 acres and designated the Town of Lake Placid's future land use category Low Medium Density Residential (LMDR). The commercial development and residential area will request to be rezoned to the Planned Development Zoning District in order to create the maximum allowed density in the LMDR of a residential development with ancillary recreational uses and a commercial development in the CG, to create an overall Planned Development community.

The applicant is requesting a change to the Official Zoning Map from Agricultural (AU) to Planned Development (PD) for parcels of land consisting of approximately 57.7 acres more or less, located east of U.S. 27 and on the south shore of Lake Saddlebags.

Council Member Wilson declared he had a conflict of interest in this property and would not be involved in the discussion and any vote.

Council Member Brantley made a motion to deny transmittal to DCA for the required State of Florida review of the large scale comprehensive plan amendment to amend the Future Land Use Map from Highlands County Commercial and Medium Density Residential to Town of Lake Placid Commercial General and Low Medium Density Residential of this property and suggested they reapply in January 2007; motion seconded by Council Member Waller. On roll call, Council Member Brantley, Council Member Waller and Council Member Worley voted yes; Council Member Wilson abstained from voting due to a conflict of interest in the property. Motion carried 3 to 0.

**Silver Adult Active Communities, LLC** – Mrs. BuChans state the applicant is requesting an amendment to the Future Land Use Map (FLUM) to redesignate approximately 337.30 acres from the Town of Lake Placid Agricultural/Residential (AR) and Low Density Residential (LDR) to Medium Density Residential (MDR). The applicant is requesting a rezoning for the subject property described above from Agricultural (A-1) and Single Family Dwelling (R-1A) to Planned Development (PD). It is the applicant's intent to develop a gated, planned, active adult age-restricted community. The development will contain 243 single family attached units, 639 single family detached units, and 288 fee-simple condominium units for a total of 1,170 dwelling units.

Council Member Worley made a motion for approval to transmit to DCA for the required State of Florida review of the large scale comprehensive plan amendment to amend the Future Land Use Map from Agricultural/Residential (AR) and Low Density Residential (LDR) to Medium Density Residential (MDR) with the following conditions:

1. Provide 60 feet of road right-of-way along the frontage of Tangerine Drive adjacent to the project site, increasing the total right-of-way of Tangerine Drive to 100 feet in compliance with the adopted County 2030 Long Range Transportation Plan Thoroughfare Map.
2. Construct the widening of Tangerine Drive from Heartland/Pendarvis Road to West Interlake Boulevard to include three (3) lanes with the following required improvements on the western side of Tangerine adjacent to the project site:
  - Installation of street lights to Town specifications;
  - Installation of landscaping to Town specifications;
  - Provision of a fifteen (15) foot public use easement on the project site adjacent to the road right-of-way to allow for a multi-purpose trail and associated landscaping improvements, which will be installed and maintained by the applicant; and
  - Provision of a 25-foot landscape buffer on the project site adjacent to the multi-purpose trail easement.
3. Construct the widening of West Interlake Boulevard from Catfish Creek Road to Tangerine Drive to include three (3) lanes with the following required improvements on the northern side of West Interlake Boulevard adjacent to the project site:
  - Installation of street lights to Town specifications;
  - Installation of landscaping to Town specifications;
  - Provision of a fifteen (15) foot public use easement on the project site adjacent to the road right-of-way to allow for a multi-purpose trail and associated landscaping improvements, which will be installed and maintained by the applicant; and
  - Provision of a 25-foot landscape buffer on the project site adjacent to the multi-purpose trail easement.
4. The Town hereby approves the vacation of Jackson Road between Lake June Park and West Interlake Boulevard with the following conditions:
  - Dedicate additional land to reconfigure Lake June Park, as depicted on the conceptual community master plan prepared by the Silver Companies;
  - Construct and maintain a new-shared access roadway to provide connectivity between Jackson Road and Tangerine Drive. The shared access drive shall remain owned and maintained by the applicant, with the exception of the road segment north of the proposed traffic circle, which shall be dedicated to the Town according to the attached exhibit; and

- Construct an additional park access road along the northern boundary of Lake June Park to Tangerine Drive, providing connectivity with Jackson Road.
5. Revise the site-specific traffic study consistent with Highlands County's adopted methodology.
  6. The developer shall enter into a Capacity Agreement with the Town for the provision of potable water and wastewater service to the subject property, whereby Developer shall commit to fund the applicable system development fees in the amount determined by the applicable charges, pursuant to Chapter 135, for potable water and wastewater. Water and wastewater service shall be provided concurrent with the Town's construction of the infrastructure necessitated by the development of the subject property. This commitment shall be secured by acceptable financial assurances provided by the Developer to the Town guaranteeing payment of said fees, including, but not limited to, letters of irrevocable credit or bonds. This condition shall be implemented by a Development Agreement, which is to be completed prior to the adoption of the Comprehensive Plan and accompanying Planned Development (PD) rezoning ordinance.
  7. Extend an appropriately sized potable water main from Tangerine Drive along West Interlake Boulevard to the project site.
  8. Extend an appropriately sized sanitary sewer force main from the project site to the Town's wastewater treatment plant.
  9. Provide adequate deed restrictions and covenants in favor of the Town and the Highlands County School Board, in addition to conditions in the Comprehensive Plan and PD rezoning ordinance, to ensure that 80 (80%) percent of the proposed residential dwelling units remain restricted to age 55 and up. Twenty (20%) percent of the proposed residential dwelling units will not be subject to age restriction. Provisions shall be included in the deed restrictions and covenants to address the maintenance of internal roads, internal and adjacent landscaping and multiuse trails and all other common ownership areas.
  10. Dwelling units shall not exceed 3.4 units per acre.
  11. Applicant shall ensure that all home purchasers are fully informed about existing and planned ball field lighting and noise at Lake June Park adjoining the property through: 1) written disclosures given to and acknowledged by all contract purchasers, and b) provisions in the Declaration of Covenants, Conditions and Restrictions which shall be referenced in each deed for homes in the development. The specific wording of the disclosure and covenants shall be submitted to the Town for review and approval prior to the approval of the first record plat for the subdivision of lots.
  12. Provide the adopted parks and recreation level of service as defined in the Town's adopted Comprehensive Plan. Neighborhood and mini-park requirements may be

met onsite, while community park requirements must be met off-site. Alternatively, payment in lieu of dedication of community parkland may be utilized to address level of service requirements, with the exception of the proposed 3.6-acre community park dedication on the south side of Lake June Park.

13. Provide provisions for solid waste service with the Town of Lake Placid, and demonstrate that adequate solid waste capacity exists (or is planned) in order to service the project site.
14. By time of Land Use Plan Amendment Town adoption, provide Town staff with cost feasible capital improvements data demonstrating project specific infrastructure needs and funding sources.
15. Provided minimum 100-foot lot widths for all lots directly adjacent to the Lake June Pointe community, and provide a minimum 50-foot width vegetative buffer between the project site and Lake June Pointe.
16. Amend the project master plan to realign the community access location on West Interlake Boulevard to align with Catfish Creek Road.
17. Design and construct a traffic roundabout at the intersection of Tangerine Drive and West Interlake Boulevard, at no expense to the Town of Lake Placid, and subject to the availability of road right-of-way at time of development and conditioned upon payment of Developer proportional fair share of the proposed improvement and right-of-way acquisition costs. Road right-of-way acquisition costs are to be solely funded by the Developers. This improvement is subject to approval by the Town Council and Highlands County Board of County Commissioners, as applicable.
18. Design and construct an intersection improvement at the intersection of Tangerine Drive and Heartland/Pendarvis Road, at no expense to the Town of Lake Placid, and subject to availability of road right-of-way at time of development and conditioned upon payment of Developer proportional fair share of the proposed improvement and right-of-way acquisition costs. Road right-of-way acquisition costs are to be solely funded by the Developers. This improvement is subject to approval by the Town Council and Highlands County Board of County Commissioners as applicable.
19. Design and construct a traffic circle at the intersection of Catfish Creek Road and West Interlake Boulevard at the proposed project entrance, subject to the availability of road right-of-way at time of development. Road right-of-way acquisition costs are to be solely funded by the Developer. This improvement is subject to approval by the Town Council and Highlands County Board of County Commissioners, as applicable.
20. A PD Ordinance/Development Order (DO) shall be developed to implement and coordinate with the conditions contained in the Comprehensive Plan amendment. This DO shall include detailed zoning district conditions that include permitted

uses, setbacks, a phasing plan, exterior buffering, walls, common use areas, boat slips conditions regarding proposed amenities, and other conditions required by the PD Zoning ordinance.

21. The Developer shall enter into a proportionate share funding agreement for traffic-related improvements resulting, in part, from the proposed development. This agreement shall be consistent with the traffic study completed for the project in compliance with the approved Town methodology for same, and shall be completed and executed prior to adoption of the Land Use Plan Amendment. Specific improvements to be included in this agreement include the cost of a new traffic light at Heartland Boulevard and U.S. 27, three-lane improvements on Heartland Boulevard between Tangerine Drive and the railroad crossing, four-lane improvements on Heartland Boulevard east of the existing railroad right-of-way to U.S. 27, an intersection improvement at the intersection of Tangerine Drive and Heartland/Pendarvis Road, and a traffic circle at the intersection of Tangerine Drive and West Interlake Boulevard. These improvements are subject to approval by the Town Council and Highlands County Board of County Commissioners, as applicable.

Motion seconded by Council Member Waller. On roll call, Council Member Worley, Council Member Brantley and Council Member Waller voted yes; Council Member Wilson abstained from voting due to a conflict of interest in the property. Motion carried 3 to 0.

**Silver Adult Active Communities, LLD – Rezoning** – Council Member Worley made a motion the rezoning from R1-A and A-1 to PD on the Silver Adult Active Communities, LLD be tabled until September 18, 2006 at 5:00 P.M. for the Local Planning Agency/Board of Adjustment and on October 9, 2006 at 5:30 P.M. for the Town Council, both at Town Hall, 311 W. Interlake Boulevard, Lake Placid, Florida; motion seconded by Council Member Brantley. On roll call, Council Member Worley, Council Member Brantley and Council Member Waller voted yes; Council Member Wilson abstained due to a conflict of interest in the property. Motion carried 3 to 0.

**Lake Partners LLC – Rezoning** – Council Member Worley made a motion the rezoning from A-1 to PD on the Lake Partners LLC property be tabled until September 11, 2006 at 5:30 P.M. at Town Hall, 311 W. Interlake Boulevard, Lake Placid, Florida; motion seconded by Council Member Brantley. On roll call, Council Member Worley, Council Member Brantley and Council Member Waller voted yes; Council Member Wilson abstained from voting due to a conflict of interest. Motion carried 3 to 0.

- D. Ordinance No. 06-534 – Large Scale Comp. Plan Amendment – Mr. Polatty stated Ordinance No. 06-534 contains text amendments to the Comprehensive

Plan as presented. He stated the Town Council should approve the Ordinance, with recommendations by the Local Planning Agency at their August 21, 2006 meeting. He also stated the Growth Management Committee was stating they felt the LOS for Community Parks should be reduced from 8 acres to 6 acres. However, he stated the Recreation Committee and Local Planning Agency felt it should stay at 8 acres. Council Member Worley made a motion Ordinance No. 06-534 be approved for transmittal of the proposed Ordinance of text amendments to the Comprehensive Plan, subject to LPA's review of the proposed Ordinance at their August 21, 2006 meeting at 5:00 P.M. and that the LOS for Community Parks should remain at 8 acres; motion seconded by Council Member Waller. On roll call, motion carried unanimously.

Council Member Brantley made a motion the meeting adjourn; motion seconded by Council Member Waller. Mayor Katsanis hearing no objections declared the meeting adjourned at 12:15 P.M.

8/5/2013 2:20 PM

SPECIAL MEETING  
TOWN OF LAKE PLACID TOWN COUNCIL  
AUGUST 28, 2006 5:30 P.M.

Mayor Tom Katsanis called the special meeting of the Town of Lake Placid Town Council to order on Monday, August 28, 2006 at 5:30 P.M. at Town Hall, 311 W. Interlake Boulevard, Lake Placid, Florida. A quorum was present.

ROLL CALL:

Mayor Tom Katsanis  
Council Member Debra Worley  
Council Member Jim Waller  
Council Member Bill Brantley  
Council Member Charles Wilson

Town Clerk Arlene Tuck and Jackie Haynes  
Town Police Chief Phil Williams  
Town Planners Sue BuChans and Jim Polatty

APPROVAL OF AGENDA:

Council Member Wilson made a motion the agenda be approved as presented; motion seconded by Council Member Brantley. On roll call, Council Member Wilson, Council Member Brantley and Council Member Worley voted yes; Council Member Waller had not arrived at the meeting. Motion carried 3 to 0.

OLD BUSINESS:

A. DeVane Park Circle Paving – Proposal from Highlands County – Mayor Katsanis informed the Council we had requested the County pave around DeVane Park and take it over for maintenance. Mayor Katsanis stated we had received a letter from Carl Cool, County Administrator, stating whenever an entity asks the Highlands County Board of County Commissioners to accept the road for perpetual future maintenance, the Board required the requesting entity to bring the road up to current standards at the time of transfer. Mr. Cool stated he would like to suggest the following:

1. That the Board consider accepting the portion of road for county maintenance between the part of Interlake Boulevard that is currently county maintained and the portion of Deen Boulevard that is currently county maintained.

2. That the Town of Lake Placid be allowed to use the county bid to resurface the road areas for resurfacing prior to the transfer. The cost of the resurfacing would be the responsibility of the Town.
3. The County would seek to find a reasonable estimate of the value of the property next to the EMS station that the Town just approved to deed to the County and the County would give consideration to the Town for this value by helping with the needed road improvements of equal value prior to the road transfer.
4. The necessary road improvements would be supervised by the Highlands County Road & Bridge Department at no expense to the Town.
5. After the needed improvements are made the County would accept the section of road as a county maintained road for the future.
6. The center of the circle (DeVane Circle) would remain as a town maintained area with the landscaping and improvements still the responsibility of the Town (the County would assist with the TEA Grant for improvements).

Council Member Waller made a motion the Council approve the proposal from Carl Cool and proceed as soon as possible; motion seconded by Council Member Worley. On roll call, motion carried unanimously.

**REGULAR MEETING  
TOWN OF LAKE PLACID TOWN COUNCIL  
SEPTEMBER 11, 2006**

Mayor Tom Katsanis called the regular meeting of the Lake Placid Town Council to order on Monday, September 11, 2006 at 5:30 P.M. at Town Hall, 311 W. Interlake Boulevard, Lake Placid, Florida. A quorum was present. Rev. Ray Cameron of the First Presbyterian Church of Lake Placid gave the invocation and the pledge of allegiance to the flag was led by two students of Lake Placid Christian School.

**ROLL CALL:**

Mayor Tom Katsanis  
Council Member Bill Brantley  
Council Member Charles Wilson  
Council Member Jim Waller  
Council Member Debra Worley

Town Clerk Arlene Tuck  
Town Attorney Bert Harris  
Town Planner Sue BuChans  
Town Utility Director Gary Freeman  
Town Police Chief Phil Williams

**APPROVAL OF AGENDA:**

Council Member Wilson made a motion the agenda be approved as presented; motion seconded by Council Member Waller. On roll call, motion carried unanimously.

**PRESENTATION:**

The Town of Lake Placid held a reception for Charles and Dee Dee Stidham and Dean Stidham. The Stidhams have owned a business in the Lake Placid area for over 80 years, which has been estimated to be the oldest business in the Town. Atty. Bert Harris read a very appropriate Resolution to the Stidhams. Council Member Waller made a motion the Resolution be approved by the Council; motion seconded by Council Member Wilson. On roll call, motion carried unanimously. The Stidhams were thanked for many years of great service to the community and its citizens.

**CONSENT AGENDA:**

- A. Approval of monthly reports and payment of monthly bills
- B. Approval of Minutes

Council Member Wilson made a motion the consent agenda be approved; motion seconded by Council Member Brantley. On roll call, motion carried unanimously.

#### COMMITTEE REPORTS:

- A. Lake Placid Storm water Committee – Council Member Worley stated her committee had met and was asking the Council for permission to submit an application to Southwest Florida Water Management District for a \$5,000.00 grant for education of watershed (storm water) issues. Council Member Waller made a motion the Storm water Committee’s request be granted; motion seconded by Council Member Wilson. On roll call, motion carried unanimously.
- B. Cancer Society – Joan Chandler – asked for permission to place a sign for the Cancer Society in front of Wauchula State Bank from October 2006 through March 2007. The Council asked Atty. Harris to review the Sign Ordinance and see if it is allowed. If the sign is allowed the Council gave the Mayor the latitude to say yes to place the sign in front of Wauchula State Bank.

#### DEPARTMENT HEADS/MAYOR/COUNCIL MEMBERS:

- A. Town Attorney
  - 1. Water Use Agreement and Covenants – Atty. Harris stated he would like input from the Utility Department and Council so he can proceed with a final draft of the Water Use Agreement and Covenants.
  - 2. Highlands County Interlocal Agreement for Coordinated Planning and School Concurrency – Atty. Harris stated the Town’s Planner stated they would like this matter pulled from the agenda because they were still reviewing the Agreement.
- B. Town Planner
  - 1. Mrs. Sue BuChans stated the Growth Management Committee was requesting a joint meeting with the Council and Local Planning Agency to review a report of the progress of the Growth Management Committee. The Council set the joint meeting for Monday October 2, 2006 at 5:30 P.M.
- C. Public Works Director
  - 1. Fence Bid for Serenity Park – Mrs. Tuck stated the Town had received two bids for the fencing. She stated the staff was recommending Delaney Fence, which was the lowest bid at \$7,840.00. Council Member Worley stated she had visited a new park in Sebring, which had green fencing and would like to see the Town use the green or black fencing. Council Member Wilson made a motion this matter be tabled until September 18, 2006 at 5:30 P.M.

D. Recreation Director – No reports

E. Utility Director

1. Mr. Freeman stated he would need another member for the Citizen's Advisory Committee because Mayor Katsanis had to resign.

F. Police Chief/Code Enforcement

1. Betty Armstead – Code Enforcement Officer Bonnie Pruitt stated she had given Mrs. Armstead several citations on her property on South Main Avenue. She stated Mrs. Armstead was present and would like to discuss the matter with the Council. Mrs. Armstead asked for an extension of time to bring the property up to code. Atty. Harris stated this matter should be discussed with the Mayor and Officer Pruitt. He stated the Mayor has the discretion to allow extensions. Mayor Katsanis stated he would meet with Mrs. Armstead and Officer Pruitt concerning this matter.

G. Town Clerk

1. Need one LPA Member and two alternates – Mayor Katsanis stated he had two applicants who were interested in serving on the LPA; Robert Barger and Jerry Stahr. Mr. Ray Royce reminded the Mayor he had mentioned Mason Smoak also was interested in serving on the LPA. Council Member Worley made a motion Richard McConnell (the present alternate of the LPA) be asked to serve as the permanent member; motion seconded by Council Member Brantley. On roll call, Council Member Brantley, Council Member Worley and Council Member Wilson voted yes; Council Member Waller had been called out of the meeting and did not vote. Motion carried 3 to 0.
2. Council Member Waller made a motion Mason Smoak be asked to serve as an alternate on the LPA; motion seconded by Council Member Worley. On roll call, motion carried unanimously.
3. Council Member Worley made a motion Robert Barger be asked to serve as an alternate on the LPA; motion seconded by Council Member Wilson. On roll call, motion carried unanimously.
4. The Council suggested the Mayor ask Jerry Stahr if he would be interested in serving on the Citizens Advisory Task Force.

PUBLIC HEARINGS:

- A. Ordinance 06-535 – 2006-2007 Millage Rate (1<sup>st</sup> hearing) Town Clerk Arlene Tuck read Ordinance 06-535 in its entirety. Council Member Brantley made a motion Ordinance 05-535 be approved on first hearing by reading of the Ordinance; motion seconded by Council Member Wilson. On roll call, Council Member Wilson, Council Member Worley and Council Member Brantley voted

- yes; Council Member Waller was called out of the meeting and did not vote. Motion carried 3 to 0.
- B. Ordinance 06-536 – 2006-2007 Budget (1<sup>st</sup> hearing) Town Clerk Arlene Tuck read Ordinance 06-536 in its entirety. Council Member Brantley made a motion Ordinance 06-536 be approved on first hearing by reading of Ordinance; motion seconded by Council Member Wilson. On roll call, Council Member Worley, Council Member Wilson and Council Member Brantley voted yes; Council Member Waller was called out of the meeting and did not vote. Motion carried 3 to 0.
- C. Ordinance 06-538 – Lake Partners – PD (1<sup>st</sup> hearing) (A portion of the N1/2 of the SW1/4 of Section 31, Township 36 South, Range 30 East, Highlands County, Florida) Mrs. BuChans state the applicant is requesting a rezoning for the subject property described from A-1 to Planned Development District (PD). In addition, the applicant has applied for a Large Scale Amendment to the Comprehensive Plan to amend the Future Land Use Map to Medium Density Residential for the subject property. The applicant intends to develop the site for multi-family residential uses. Mrs. BuChans stated upon the above zoning criteria being met, the rezoning request is being recommended for approval as it is consistent with the existing Comprehensive Plan. Council Member Brantley made a motion Ordinance 06-538 be approved on first hearing by reading of title only; motion seconded by Council Member Worley. On roll call, Council Member Worley, Council Member Wilson, Council Member Waller and Council Member Brantley voted yes. Motion carried unanimously.
- D. Ordinance 06-539 – Amended Code Enforcement Ordinance (1<sup>st</sup> hearing) (put on October 9, 2006 meeting agenda)
- E. Resolution to Vacate Alleyway – William Nielander – Mr. Nielander stated he represents Thomas and Amber Wirth, Sunridge Harvesting Co. and Harris and Joan Endicott in their pursuit of having a 20' alley shown on Plat Book 2, Page 53, North of lots 1 through 24 and South of the railroad vacated. Council Member Wilson stated he would be abstaining from the vote because he has an interest in the property. Council Member Waller made a motion the Resolution be approved; motion seconded by Council Member Brantley. On roll call, Council Member Brantley and Council Member Waller voted yes; Council Member Worley voted no and Council Member Wilson abstained from voting. Motion carried 2 to 1.

Council Member Waller made a motion the meeting adjourn; motion seconded by Council Member Brantley. Mayor Katsanis hearing no objections declared the meeting adjourned at 8:00 P.M.

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SPECIAL MEETING  
TOWN OF LAKE PLACID TOWN COUNCIL  
SEPTEMBER 18, 2006 5:30 P.M.

Mayor Tom Katsanis called the special meeting of the Town of Lake Placid Town Council to order on Monday, September 18, 2006 at 5:30 P.M. at Town Hall, 311 W. Interlake Boulevard, Lake Placid, Florida. A quorum was present.

ROLL CALL:

Mayor Tom Katsanis  
Council Member Debra Worley  
Council Member Jim Waller  
Council Member Bill Brantley

Town Clerk Arlene Tuck  
Town Attorney Bert Harris  
Town Police Chief Phil Williams  
Town Public Works Director Jim Fulton

ABSENT:

Council Member Charles Wilson

APPROVAL OF AGENDA:

Council Member Waller made a motion the agenda be approved as presented; motion seconded by Council Member Brantley. On roll call, motion carried unanimously.

PUBLIC HEARINGS:

- A. Ordinance 06-535 – 2006-2007 Millage Rate (2<sup>nd</sup> hearing) Council Member Waller made a motion Ordinance 06-535 be approved on second hearing by reading of title only and adopted; motion seconded by Council Member Brantley. On roll call, motion carried unanimously.
- B. Ordinance 06-536 – 2006-2007 Budget (2<sup>nd</sup> hearing) Council Member Brantley made a motion Ordinance 06-536 be approved on second hearing by reading of title only and adopted; motion seconded by Council Member Worley. On roll call, motion carried unanimously.

OLD BUSINESS:

- A. Fence Bid for Serenity Park – Council Member Worley stated at the last meeting she had requested the Town purchase a green or black fence for the park to be constructed at Serenity Subdivision. She further stated she had received donations from Delaney Fence Company for \$1,000.00, Gregory Arnone

Consulting for \$1,000.00 and Luis Celaya for \$500.00 to go towards the increase of the colored fencing. Mr. Fulton stated the new fencing would be approximately \$11,000.00. Council Member Waller made a motion; 1) the Town install black fencing at the park being construct at Serenity Subdivision by accepting the bid from Delaney Fence for \$7,840.00 plus the additional expenses for the black fencing; 2) the donations from Delaney Fence for \$1,000.00, Gregory Arnone Consulting for \$1,000.00 and Luis Celaya \$500.00; 3) that the Town make up the difference in the price of approximately \$660.00; motion seconded by Council Member Brantley. On roll call, motion carried unanimously.

B. Service Roads – Mayor Katsanis stated he had many complaints concerning the conditions of the service roads. Mayor Katsanis stated from this date forward the Town of Lake Placid would not be responsible for the maintenance of any service roads. The service roads are owned by the property owners and will be maintained by them unless the service roads are brought up to Town specifications and dedeed to the Town.

Council Member Brantley made a motion the meeting adjourn; motion seconded by Council Member Waller. Mayor Katsanis hearing no objections declared the meeting adjourned at 6:30 P.M.



**REGULAR MEETING  
TOWN OF LAKE PLACID TOWN COUNCIL  
NOVEMBER 13, 2006 5:30 P.M.**

The Town of Lake Placid Town Council was called to order on Monday, November 13, 2006 at 5:30 P.M. at Town Hall, 311 W. Interlake Boulevard, Lake Placid, Florida by Mayor Thomas Katsanis. A quorum was present. Thelma Becker of Manna Ministries and the Memorial United Methodist Church gave the invocation. The Lake Placid Christian School led the Pledge of Allegiance.

**ROLL CALL:**

Mayor Thomas Katsanis  
Council Member Debra Worley  
Council Member Bill Brantley  
Council Member Charles Wilson  
Council Member Jim Waller

Town Clerk Arlene Tuck  
Town Attorney Bert Harris  
Town Police Chief Phil Williams  
Town Utility Director Gary Freeman  
Town Public Works Director Jim Fulton  
Town Recreation Director John Komasa  
Town Planners Sue BuChans and Jim Polatty

**ABSENT:**

Council Member Jim Waller

**APPROVAL OF AGENDA:**

Council Member Wilson made a motion the agenda be approved; motion seconded by Council Member Brantley. On roll call, Council Member Brantley, Council Member Wilson and Council Member Worley voted yes. Motion carried 3 to 0.

**CONSENT AGENDA:**

- A. Approval of request from Country Fair Festival Organizers
- B. Set Workshop to review Renters Ordinance – January 22, 2007 – 6:30 P.M.
- C. Approve NIMS Resolution
- D. Wicks, Brown, Williams & Co. Engagement Letter
- E. Approve Resolution Honoring County Commissioner Bob Bullard
- F. Schedule Special Meeting for 11/27/06 first hearing of Ord. 06-544 Bullard Ordinance

Council Member Wilson made a motion the consent agenda be approved; motion seconded by Council Member Brantley. On roll call, Council Member Brantley, Council Member Wilson and Council Member Worley voted yes. Motion carried 3 to 0.

DEPARTMENT HEADS/MAYOR/COUNCIL MEMBERS:

A. Town Attorney:

1. Lake Sirena Cove – Road Closing – Mr. Greg Kino, representing Lake Sirena Estates, Ltd. Stated they were presenting a petition to abandon the following:

An unopened and undeveloped street or alleyway lying between the western shore of Lake Sirena and the east boundary of Lot 113, of Lake Groves Subdivision and Lot 103 of Replat of Lake Sirena Heights.

A 40 foot platted and unused road running in an east and west direction lying between the south boundary of Lots 97, 98 & 99 and the north boundary of Lots 105, 104 & 103 and west of the westerly right of way line of Lake Drive west of Lake Groves Subdivision.

A 40 foot platted and unused road running in a north and south direction lying between the east boundary of Lots 97, 105 and 112 and the west boundary of Lots 98, 104 and that part of Lot 113 lying north of the south line of Lot 112 extended easterly, of Lake Groves Subdivision.

Mr. Kino explained there was no vote that needed to take place. It is just the standard procedure of the Town of Lake Placid to present the Petition at a meeting, prior to the vote.

2. Agreement – Water & Wastewater Service for Developers – Atty. Harris stated he wanted to state in the past he has represented the Durrance Family and the Dasher Family, developers who are interested in obtaining Town water and wastewater. He further stated he no longer represents either family. He stated the agreement that was placed in the Council's packet is for their review and will be presented at a later date.
3. Water/Wastewater – Tomoka Heights and Highway Park Subdivisions – Atty. Harris stated he was contacted by the County Administrator and asked if he thought the Town would be interested in obtaining these two systems. Atty. Harris stated he wanted to know if the Council was interested in him continuing discussions with the County, on the Town's behalf, on this matter? Council Member Wilson made a motion Atty.

Harris proceed with discussions with the County; motion seconded by Council Member Worley. On roll call, Council Member Worley, Council Member Wilson and Council Member Brantley voted yes. Motion carried 3 to 0. The Council asked that Mr. Freeman, the Town's Utility Director, tour the systems, inspect the systems and acquire the accounting budgets for the systems for the past five years. They asked that Mr. Freeman report back after he has obtained this information.

4. County Ordinances – Atty. Harris stated he was ready to proceed with correcting some of the codes of the Town and would like to start with the Land Development Code. He stated the Council had shown interest in going with the County's LDRs and he wanted to know if they still wanted him to proceed. Council Member Worley made a motion Atty. Harris continue with the converting the County's LDRs to the Towns; motion seconded by Council Member Brantley. On roll call, motion carried unanimously.
5. Landscape – Atty. Harris presented a landscape plan for south U.S. Highway 27. Council Member Brantley made a motion the landscape plan be approved by the Council and Atty. Harris proceed as requested; motion seconded by Council Member Worley. On roll call, motion carried unanimously.

B. Town Clerk:

1. Bicentennial Park Lease Agreement – Mrs. Tuck stated the agreement with Placid Lodge Masons for the Bicentennial Park expired this month and she was asking the Council to approve an extension of the Agreement for another five years. Council Member Worley made a motion the Agreement be approved; motion seconded by Council Member Wilson. On roll call, motion carried unanimously.

C. Mayor/Council Members:

1. Council Member Worley – Watershed Report – Council Member Worley stated she would like permission to proceed with applying for a grant that would fund a report on the following areas: #1 Lake Clay, #2 West Watershed, and #3 East Watershed. Council Member Brantley made a motion Council Member Worley proceed with her request; motion seconded by Council Member Wilson. On roll call, motion carried unanimously.

PUBLIC HEARINGS:

- A. 2006. The LPA approved the preliminary plat and was recommending approval by the Town Council subject to the following three conditions:

1. Vacation of existing underlying right of way.
2. Applicant donates ½ right of way to bring up to 100 feet right of way to Catfish Creek Road.
3. Applicant brings evidence of good title.

Mrs. BuChans stated staff was recommending approval subject to the conditions stated Preliminary Plat Review – Sunset Estates – Mrs. BuChans stated that Sunset Estates preliminary plat was before the Local Planning Agency on October 16, by the Local Planning Agency. Council Member Worley made a motion Sunset Estates preliminary plat be approved subject to the LPA’s three conditions listed above; motion seconded by Council Member Brantley. On roll call, motion carried unanimously.

- B. Ordinance 06-543 – Amending Ordinance 06-513 – Planned Development (PD) Ordinance (1<sup>st</sup> hearing) Council Member Brantley made a motion Ordinance 06-543 be approved on first hearing by reading of title only; motion seconded by Council Member Worley. On roll call, motion carried unanimously.
- C. Ordinance 06-537 – Sanitation Ordinance (1<sup>st</sup> hearing) Council Member Brantley made a motion Ordinance 06-537 be approved on first hearing by reading of title only; motion seconded by Council Member Wilson. On roll call, motion carried unanimously.
- D. Ordinance 06-542 – Reliable Sanitation Franchise (1<sup>st</sup> hearing) Council Member Brantley made a motion Ordinance 06-542 be approved on first hearing by reading of title only; motion seconded by Council Member Worley. On roll call, motion carried unanimously.

Council Member Worley made a motion the meeting adjourn; motion seconded by Council Member Wilson. Mayor Katsanis hearing no objections declared the meeting adjourned at 7:30 P.M.

**SPECIAL MEETING  
TOWN OF LAKE PLACID TOWN COUNCIL  
NOVEMBER 27, 2006 5:30 P.M.**

Mayor Thomas Katsanis called the special meeting of the Town of Lake Placid Town Council to order on Monday, November 27, 2006 at 5:30 P.M. at Town Hall, 311 W. Interlake Boulevard, Lake Placid, Florida. A quorum was present.

**ROLL CALL:**

Mayor Thomas Katsanis  
Council Member Bill Brantley  
Council Member Charles Wilson  
Council Member Jim Waller  
Council Member Debra Worley

Town Clerk Arlene Tuck  
Town Attorney Bert Harris  
Town Utility Director Gary Freeman  
Town Police Chief Phil Williams  
Town Planners Sue BuChans and Jim Polatty

**APPROVAL OF AGENDA:**

Council Member Waller made a motion the agenda be approved as presented; motion seconded by Council Member Brantley. On roll call, motion carried unanimously.

**PUBLIC HEARING:**

- A. Ordinance 06-544 – Bullard Regulations (1<sup>st</sup> hearing) Atty. Harris stated Council had directed him to review the County's Land Development Regulations and if he felt it was in the best interest of the Town to update the Town's to coincide with the County. Atty. Harris stated he had reviewed the County's Regulations and was presenting the draft for the Council's consideration. Atty. Harris went through the Ordinance explaining the intent, findings, definitions and rules. After discussion, Council Member Worley made a motion Ordinance 06-544 be approved on first hearing by reading of title only; motion seconded by Council Member Waller. On roll call, motion carried unanimously.

Atty. Harris informed the Council the Town's Local Planning Agency was requesting a joint meeting with the County to further consider the Silver Company's Planned Development Order. Richard Trembley, of the Silver Company, stated his representative had contacted the Department of Community Affairs and had been informed that the

Department was willing to extend the deadline of filing large-scale comprehensive plans until January 2007 if it was requested. Mr. Trembley stated he would be willing to request an extension. Mr. Polatty stated he did not think this was possible.

Council informed the Mayor for him to make the decision whether or not to hold a joint meeting between the Council and the Local Planning Agency to hear the Silver Company on December 11, 2006 at 5:30 P.M. when he has been informed of whether or not DCA will allow the extension. If the extension is allowed, the Council will hear the Silver Company on January 8, 2007. If the extension is not allowed the Council and Local Planning Agency will hold a joint meeting on December 11, 2006 at 5:30 P.M. to consider the Silver Company's Planned Development Order.

Council Member Brantley made a motion the meeting adjourn; motion seconded by Council Member Waller. Mayor Katsanis hearing no objections declared the meeting adjourned at 5:50 P.M.

**REGULAR MEETING  
TOWN OF LAKE PLACID TOWN COUNCIL  
DECEMBER 11, 2006 5:30 P.M.**

Mayor Tom Katsanis called the regular meeting of the Town of Lake Placid Town Council to order on Monday December 11, 2006 at 5:30 P.M. at Town Hall, 311 W. Interlake Boulevard, Lake Placid, Florida. A quorum was present. The invocation was given and the Pledge of Allegiance to the Flag was led by students of Lake Placid Christian School.

**ROLL CALL:**

Mayor Thomas Katsanis  
Council Member Charles Wilson  
Council Member Debra Worley  
Council Member Jim Waller  
Council Member Bill Brantley

Town Clerk Arlene Tuck  
Town Attorney Bert Harris  
Town Planners Sue BuChans and Jim Polatty  
Town Public Works Director Jim Fulton  
Town Utility Director Gary Freeman  
Town Police Chief Phil Williams  
Town Recreation Director John Komasa

**APPROVAL OF AGENDA:**

Town Planner Sue BuChans asked the Council to approve the agenda subject to the removal of Ordinance 06-533 – PD/DO – Silver Company from the agenda. Council Member Waller made a motion the agenda be approved subject to the removal of Ordinance 06-533 from the agenda; motion seconded by Council Member Brantley. On roll call, motion carried unanimously.

The meeting recessed at this time to allow the Town of Lake Placid Local Planning Agency/Board of Adjustment to hold a special meeting.

**TOWN OF LAKE PLACID/BOARD OF ADJUSTMENT SPECIAL MEETING –  
DECEMBER 11, 2006 –**

Chairman Compton reconvened the special meeting of the Town of Lake Placid Local Planning Agency/Board of Adjustment. Chairman Compton asked the Clerk to call the roll.

**ROLL CALL:**

Chairman Hoz Compton  
Commissioner Luis Celaya  
Commissioner Carol Smart  
Commissioner Richard McConnell  
Commissioner Ray Royce

**PUBLIC HEARING:**

- A. Ordinance 06-533 – PD/DO – Silver Company (1<sup>st</sup> hearing) Richard Trembley of the Silver Company asked the LPA to table this matter until April 16, 2007 at Town Hall, 311 W. Interlake Boulevard, Lake Placid, Florida due to his company and the Town needing more information and review on the transportation element, density, recreation and other elements of the PD/DO. Commissioner Royce made a motion this matter be tabled as requested by Mr. Trembley; motion seconded by Commissioner Smart. On roll call, motion carried unanimously.

Commissioner Smart made a motion the meeting adjourn; motion seconded by Commissioner McConnell. Chairman Compton hearing no objections declared the meeting adjourned at 5:50 P.M.

Mayor Katsanis called the Town of Lake Placid Town Council meeting back into session.

At this time the Council decided to take up the Silver Company Ordinance.

Council Member Brantley made a motion Ordinance 06-532 (Silver Company Large Scale Comprehensive Plan) and Ordinance 06-533 (Silver Company PD/DO, rezoning) be tabled until the May 2007 and June 2007 Town Council meetings; motion seconded by Council Member Worley. On roll call, Council Member Worley, Council Member Waller and Council Member Brantley voted yes; Council Member Wilson abstained from voting due to a conflict of interest. Motion carried 3 to 0.

**CONSENT AGENDA:**

- A. Approval of monthly reports and payment of monthly bills.
- B. Approval of minutes
- C. Approval of Lake Placid High School Junior Class using DeVane Park for a car show.

Council Member Waller made a motion the Consent Agenda be approved subject to the Junior Class furnishing the Town with an insurance binder naming the Town as a loss payee and the Class having port-a-johns at the show; motion seconded by Council Member Brantley. On roll call, motion carried unanimously.

DEPARTMENT HEADS/MAYOR/COUNCIL MEMBER:

A. Town Attorney

1. Police Department – Mayor Katsanis stated during the budget the Council had heard the mention of lowering taxes. He stated he has had several citizens mention to him about dissolving the police department and going with the Sheriff's Department for Town protection being as the citizens pay the Sheriff through taxes. He stated Atty. Harris and him had contacted Sheriff Benton and she stated she was willing to look into the matter. He said she further stated if she were to take over the policing of the Town she would most likely hire most of the police officers presently serving the Town. Council Member Brantley made a motion this matter be placed on a special Council meeting to be held January 9, 2007 at 5:30 P.M. at Town Hall; motion seconded by Council Member Waller. On roll call, motion carried unanimously.

B. Town Utility Director

1. CDBG Hotel Bid – Mr. Freeman stated he held a bidding opening for the construction of the water line to the new Holiday Inn. He stated the lower bidder was KDL. Council Member Waller made a motion the lowest bid be accepted by the Council; motion seconded by Council Member Wilson. On roll call, motion carried unanimously.
2. Kathy Lawens – Impact Fees – Mrs. Lawens stated she was concerned about the impact fees being charged to residents for sewer service. Council asked the Town Clerk to schedule a special workshop on January 29, 2007 at 5:30 P.M. to discuss the sewer project including impact fees.

PUBLIC HEARINGS:

- A. Lake Sirena Cove – Road Abandonment – Council Member Waller made a motion the Resolution be approved; motion seconded by Council Member Wilson. On roll call, Council Member Wilson, Council Member Waller and Council Member Brantley voted yes; Council Member Worley voted no. Motion carried 3 to 1.
- B. Site Plan Review – Boston Mining Company – Mrs. BuChans state the applicant is requesting final site plan approval of a proposed office building in an area zoned C-2 at the southeast corner of Dal Hall Boulevard and Oak Street. It is approximately .73 acres in size with a future land use designation of RO,

residential/office. She stated the LPA's recommended motion was made by Commissioner Royce for the Town Council to approve the final site plan approval with the following conditions:

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

The motion was seconded by Commissioner Celaya and on roll call passed unanimously. Mrs. BuChans stated staff was recommending the Council approve the LPA's recommendation. Council Member Brantley made a motion pursuant to the LPA's motion, move to approve the final site plan with the LPA's stated conditions; motion seconded by Council Member Worley. On roll call, Council Member Brantley, Council Member Wilson and Council Member Worley voted yes; Council Member Waller had to leave the Chambers during the vote and was not present for the vote. Motion carried 3 to 0.

C. Site Plan Review – Patrick McCaun – Mr. William Kholin stated he was the spokesperson for Mr. McCaun. He stated Mr. McCaun was not able to attend. He further stated he has no financial interest in the project.

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

She further stated the LPA's recommended motion was made by Commissioner Royce to recommend to the Town Council they approve the final site plan with the following conditions:

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

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

Council Member Waller made a motion pursuant to the LPA's motion to approve the final site plan with the conditions as stated by the LPA; motion seconded by Council

Member Worley. On roll call, Council Member Waller, Council Member Wilson and Council Member Worley voted yes; Council Member Brantley abstained from voting due to a conflict of interest. Motion carried 3 to 0.

Council Member Waller made a motion to allow one unit in the development to have climate control in the storage area; motion seconded by Council Member Worley. On roll call, Council Member Waller, Council Member Worley and Council Member Wilson voted yes; Council Member Brantley abstained from voting due to a conflict of interest. Motion carried 3 to 0.

- D. Ordinance 06-543 – Amending Ordinance 06-513 – PD Ordinance (2<sup>nd</sup> hearing) Council Member Brantley made a motion to approve Ordinance 06-543 on second hearing by reading of title only and adopt; motion seconded by Council Member Waller. On roll call, motion carried unanimously.
- E. Ordinance 06-537 – Sanitation/Dumpster Fee Ordinance –(2<sup>nd</sup> Hearing) - Council Member Brantley made a motion to approve Ordinance 06-537 on second hearing by reading of title only and adopted; motion seconded by Council Member Wilson. On roll call, motion carried unanimously.
- F. Ordinance 06-542 – Reliable Sanitation Franchise Ordinance (2<sup>nd</sup> hearing) Council Member Brantley made a motion Ordinance 06-542 be approved on second hearing by reading of title only and adopted, subject to acceptance by Reliable Sanitation Company; motion seconded by Council Member Waller. On roll call, motion carried unanimously.
- G. Ordinance 06-544 – Bullard Regulations (LDRs consistent with County’s) (2<sup>nd</sup> hearing) Council Member Brantley made a motion to approve Ordinance 06-544 on second hearing by reading of title only and postpone adoption until Atty. Harris has had an opportunity to discuss the Ordinance with our Planners in further detail; motion seconded by Council Member Waller. On roll call, motion carried unanimously.
- H. Ordinance 06-522 – Large Scale Comprehensive Plan – HIW (adoption hearing) Council Member Waller made a motion Ordinance 06-522 be approved on final hearing and adopted; motion seconded by Council Member Wilson. On roll call, motion carried unanimously.
- I. Ordinance 06-523 – PD/DO – HIW (1<sup>st</sup> hearing) Mrs. BuChans stated the applicant is requesting a rezone to amend the Land Use Map from Highlands County Agriculture (AU) and Lake Placid Agriculture (A-1) to Town of Lake

Placid Multi family Residential District (R-2) with a Planned Development (PD) overlay for approximately 17.725 acres of property located in a portion of the Northwest Quarter of Section 31, Township 36 South, Range 30 East, Highlands County, Florida, east of Main Street and north of Heartland Boulevard. The applicant intends to develop the site for residential dwelling units.

Council Member Waller made a motion to approve Ordinance 06-523 on first hearing by reading of title only and subject to conditions stipulated by the Town Council and that the Mayor is authorized to put in amount due on park's level of service once the attorneys are able to determine the amount; motion seconded by Council Member Worley. On roll call, motion carried unanimously.

Atty. Harris presented a document titled Agreements and Covenant Regarding Water and Wastewater Service Between the Town of Lake Placid and HIW Development, LLC, a Florida Limited Liability Company. Atty. Harris stated the agreement was ready for Council's approval. Council Member Waller made a motion the Agreement be approved, subject to any and all amendments made as needed; motion seconded by Council Member Wilson. On roll call, motion carried unanimously.

J. Ordinance 06-530 – Large Scale Comprehensive Plan – Lake Partners (Adoption hearing) Council Member Waller made a motion Ordinance 06-530 be approved by reading of title only and adopted; motion seconded by Council Member Brantley. On roll call, Council Member Worley, Council Member Waller and Council Member Brantley voted yes; Council Member Wilson voted no due to a conflict of interest. Motion carried 3 to 0.

K. Ordinance 06-538 – PD/DO – Lake Partners (2<sup>nd</sup> hearing) Mrs. BuChans stated the applicant is requesting a rezone to amend the Land Use Map from Lake Placid Agriculture (A-1) to the Town of Lake Placid Multi Family Residential District (R-2) with a Planned Development (PD) overlay for approximately 17.725 acres of property located in a portion of the Northwest Quarter of Section 31, Township 36 South, Range 30 East, Highlands County, Florida, east of Main Street and south of Heartland Boulevard. The applicant intends to develop the site for multi family dwelling units.

Mrs. BuChans informed the Council the LPA was recommending approval to the Town Council for rezone to amend the Land Use Map from (A-1) to the Town of Lake Placid Multi Family Residential District (R-2) with a Planned Development (PD) overlay for approximately 12.8497 acres of property with the following conditions:

1. Fair share on Heartland Boulevard improvements.

2. Dedicate 30 feet of right of way on Hillcrest Street and 10 feet for multi-use path and whatever other amount is needed based on the revised traffic study.
3. Furnish a revised traffic study.
4. Furnish a revised site plan
5. At the issuance of the 24<sup>th</sup> unit C.O. Neighborhood Park improvements (LOS) must be in place.

Council Member Worley made a motion that Ordinance 06-538 be approved on second hearing by reading of title only and adopted with changes discussed on the record with left turn at the 64<sup>th</sup> Co and other noted changes; motion seconded by Council Member Waller. On roll call, Council Member Waller, Council Member Worley and Council Member Brantley voted yes; Council Member Wilson abstained from voting due to a conflict of interest. Motion carried 3 to 0.

Atty. Harris presented a document called an Agreements, Covenant and Lien Regarding Water and Wastewater Service Between The Town of Lake Placid and Highlands Cove Development. Atty. Harris stated he would recommend Council reviewing the document and taking action on it. Council Member Worley made a motion the Council approve the agreement as presented; motion seconded by Council Member Waller. On roll call, Council Member Worley, Council Member Waller and Council Member Brantley voted yes; Council Member Wilson abstained from voting due to a conflict of interest. Motion carried 3 to 0.

- L. Ordinance 06-534 – Comprehensive Plan Amendment – Mrs. BuChans stated this Ordinance needs to be approved, subject to all mention of the Silver Company be deleted. Council Member Waller made a motion to adopt Ordinance 06-534 deleting all Silver entries; motion seconded by Council Member Worley. On roll call, Council Member Waller, Council Member Worley and Council Member Brantley voted yes; Council Member Wilson abstained from voting due to a conflict of interest. Motion carried 3 to 0.
- M. ORC – 06-2 Adoption – Council Member Worley made a motion to adopt ORC 06-2, subject to the inclusion of the changes made and deleting all referring to the Silver Company; motion seconded by Council Member Waller. On roll call, Council Member Waller, Council Member Worley and Council Member Brantley voted yes; Council Member Wilson abstained from voting due a conflict of interest. Motion carried 3 to 0.

Mrs. BuChans stated the LPA was recommending to the Town Council to move the Council's transmittal hearing to February 19<sup>th</sup> and March 12<sup>th</sup> 2007 respectively. Council

Member Worley made a motion the next Large Scale Comprehensive Plan Cycle be changed to LPA hearing March 19, 2007, Council hearing March 12, 2007 and the adoption on June 11, 2007; motion seconded by Council Member Brantley. On roll call, motion carried unanimously.

**MAYOR/COUNCIL MEMBERS COMMENTS:**

- A. Mayor Katsanis stated Local Planning Agency/Board of Adjustment member Luis Celaya had turned in his resignation effective December 31, 2006. Mayor Katsanis asked that anyone who is interested on serving on the Board send in a resume before our next meeting and the Council will consider them.
- B. Council Member Brantley stated he felt the County should not review any plans that change from the review by the LPA to when it goes before the Council. He stated he feels if a plan is changed after review by the LPA before it comes to Council it has to go back to the LPA.

Council Member Wilson made a motion the meeting adjourn; motion seconded by Council Member Brantley. Mayor Katsanis hearing no objections declared the meeting adjourned at 10:30 P.M.

The meeting recessed at this time to allow the Town of Lake Placid Local Planning Agency/Board of Adjustment to hold a special meeting.