

**SPECIAL MEETING  
TOWN OF LAKE PLACID TOWN COUNCIL  
JANUARY 22, 2007 6:00 P.M.**

Mayor Thomas Katsanis call the special meeting of the Town of Lake Placid Town Council to order on Monday, January 22, 2007 at 6:00 P.M. at Town Hall, 311 W. Interlake Boulevard, Lake Placid, Florida. A quorum was present. The meeting was called to discuss with the County Engineer, Ramon Gavarrete and Bob Wallace of Tinala, Oliver (producers of the Highlands County Long Range Transportation Study), the traffic impact study procedures.

**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 Utility Director Gary Freeman  
Town Planners Susan BuChans and Jim Polatty

**APPROVAL OF AGENDA:**

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

**PRESENTATION:**

- A. Highlands County Engineering Staff – Mr. Roman Gavarrete and Mr. Bob Wallace of Tindale Oliver were present to lead a workshop pertaining to Highlands County Traffic Impact Study Procedures (TIS).

Mr. Gavarrete and Mr. Wallace presented a PowerPoint presentation to the Council. In it they discussed the TIS, which establishes traffic study requirements for proposed developments based upon the amount of traffic generated. Small Project Reviews are required for developments that generate less than, or equal to 50 average daily trips. Developments generating more than 50 average daily trips, but less than, or equal to 1,000 average daily trips require Minor Land Development Traffic Assessment Reviews. Developments with over 1,000 average daily trips require Major Land Development Traffic Assessment Review.

The presentation also dealt with Impact fees and Proportionate Fair Share.

Motions that were made by Council during the meeting:

1. Council Member Worley made a motion to prepare a Resolution to ask that the county do a corridor preservation study; motion seconded by Council Member Brantley. On roll call, motion carried unanimously.
2. Council Member Worley made a motion to prepare a Resolution to Florida Department of Transportation asking that they do a corridor preservation study on U.S. 27 on ultimate build out needs created by U.S. 27; motion seconded by Council Member Waller. On roll call, motion carried unanimously.
3. Council Member Waller made a motion to ask that Highlands County do a corridor study and allow the Growth Management Committee to review it; motion seconded by Council Member Worley. On roll call, motion carried unanimously.
4. Council Member Brantley made a motion to authorize Atty. Harris to work with Highlands County to develop an Interlocal Agreement and Ordinance so that the county can take the lead on Transportation Concurrency; motion seconded by Council Member Wilson. On roll call, motion carried unanimously.
5. Council Member Worley made a motion to accept the County's methodology on transportation concurrency as presented by the County Engineer; motion seconded by Council Member Waller. On roll call, motion carried unanimously.
6. Council Member Wilson made a motion to ask the County at the March 2007 meeting to readopt the County's Long Range Transportation Study's highest priority and needs map after the Town of Lake Placid's Growth Management Committee has made their recommendations on the roads; motion seconded by Council Member Waller. On roll call, motion carried unanimously.

The Council thanked Mr. Mr. Gavarrete and Mr. Wallace for their presentation and discussion on this matter.

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 8:10 P.M.

**SPECIAL MEETING  
TOWN OF LAKE PLACID TOWN COUNCIL  
JANUARY 29, 2007 5:30 P.M.**

Mayor Tom Katsanis called the special meeting of the Town of Lake Placid Town Council to order on Monday, January 29, 2007 at 5:30 P.M. at Town Hall, 311 W. Interlake Boulevard, Lake Placid, Florida. A quorum was present. The meeting was held to discuss connection to the new sewer plant.

**ROLL CALL:**

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

Town Clerk Arlene Tuck  
Town Attorney Bert Harris  
Town Utility Director Gary Freeman

**APPROVAL OF AGENDA:**

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

**TOWN WASTEWATER SYSTEM DISCUSSION:**

Town Utility Director Gary Freeman gave a report on how the sewer came about, how the Town has funded the system and solutions he felt might help individuals with the charge for the sewer system hookups.

Many people asked questions concerning the grinder system. Mr. Freeman explained approximately 80 individuals will need to be placed on a grinder pump system. He stated he had negotiated a wholesale price with our vendor for the grinder pump package at \$1,616.00. Many individuals were concerned about this system. Some did not feel it was fair for these 80 individuals to have to pay more because of having to have a grinder pump.

After over two hours discussion concerning ways to help individuals with the expense of impact fees (system development) and deposits, the Council asked Mr. Freeman to report back at the next Council meeting on how much it will cost the Town on the following:

1. To do something for the individuals on the grinder pump system; i.e. give them a credit towards the system or pay for the system.
2. On applying an assessment to the taxes and over how many years.
3. Come up with a time certain on hook ups – grinder vs. gravity system.
4. Come up with an assessment for vacant lots

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 7:30 P.M.

**SPECIAL MEETING  
TOWN OF LAKE PLACID TOWN COUNCIL  
JANUARY 29, 2007 5:30 P.M.**

Mayor Tom Katsanis called the special meeting of the Town of Lake Placid Town Council to order on Monday, January 29, 2007 at 5:30 P.M. at Town Hall, 311 W. Interlake Boulevard, Lake Placid, Florida. A quorum was present. The meeting was held to discuss connection to the new sewer plant.

**ROLL CALL:**

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

Town Clerk Arlene Tuck  
Town Attorney Bert Harris  
Town Utility Director Gary Freeman

**APPROVAL OF AGENDA:**

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

**TOWN WASTEWATER SYSTEM DISCUSSION:**

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Many people asked questions concerning the grinder system. Mr. Freeman explained approximately 80 individuals will need to be placed on a grinder pump system. He stated he had negotiated a wholesale price with our vendor for the grinder pump package at \$1,616.00. Many individuals were concerned about this system. Some did not feel it was fair for these 80 individuals to have to pay more because of having to have a grinder pump.

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1. To do something for the individuals on the grinder pump system; i.e. give them a credit towards the system or pay for the system.
2. On applying an assessment to the taxes and over how many years.
3. Come up with a time certain on hook ups – grinder vs. gravity system.
4. Come up with an assessment for vacant lots

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 7:30 P.M.

**REGULAR MEETING  
TOWN OF LAKE PLACID TOWN COUNCIL  
FEBRUARY 12, 2007 5:30 P.M.**

Mayor Tom Katsanis called the regular meeting of the Town of Lake Placid Town Council to order on Monday, February 12, 2007 at 5:30 P.M. at Town Hall, 311 W. Interlake Boulevard, Lake Placid, Florida. A quorum was present. The invocation was given by Rev. Richard Norris of the Lake Placid Trinity Lutheran Church. The Pledge of Allegiance was led by students from the 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 Planner Sue BuChans  
Town Utility Director Gary Freeman  
Town Public Works Director Jim Fulton  
Town Recreation Director John Komosa  
Town Police Chief – John Honeywell

**APPROVAL OF AGENDA:**

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

**PRESENTATIONS:**

A. Resolution to Luis Celaya – Mayor Katsanis read a very appropriate Resolution to Luis Celaya who resigned from the Local Planning Agency/Board of Adjustment effective December 31, 2006. Mr. Celaya had been a very loyal member and had served for

**TOWN OF LAKE PLACID  
TOWN COUNCIL REGULAR MEETING  
MARCH 12, 2007**

The regular meeting of the Town of Lake Placid Town Council was called to order on Monday, March 12, 2007 at 5:30 P.M. by Mayor Tom Katsanis at Town Hall, 311 W. Interlake Boulevard, Lake Placid, Florida. A quorum was present. The invocation was given by Rev. Tim Taylor, who also led in the Pledge of Allegiance to the Flag.

**ROLL CALL:**

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

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

**APPROVAL OF AGENDA:**

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

**PRESENTATION:**

- A. Wicks, Brown, Williams & Co – Annual Audit – Mr. John Davis of Wicks, Brown, Williams & Co. gave the Council an update on the annual audit. Mr. Davis stated the town was in good financial standing, except for the sewer department. Mr. Davis stated the Council needed to consider some other avenues to assist the financial condition of the sewer department. Council Member Waller made a motion the 2006 audit be approved as presented; motion seconded by Council Member Brantley. On roll call, Council Member Waller, Council Member Wilson and Council Member Brantley voted yes; Council Member Worley had not yet arrived at the meeting. Motion carried 3 to 0.

- B. Mr. Davis reminded the Council they needed to do an audit for the State Revolving Loan Fund. He stated they could do it but it would have to be considered an additional audit. Council Member Waller made a motion that Wicks, Brown, Williams & Co. proceed with preparing the audit as needed; motion seconded by Council Member Brantley. On roll call, Council Member Brantley, Council Member Waller and Council Member Wilson voted yes; Council Member Worley had not yet 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 Wilson made a motion the consent agenda be approved; motion seconded by Council Member Waller. On roll call, Council Member Waller, Council Member Brantley and Council Member Wilson voted yes; Council Member Worley had not yet arrived at the meeting. Motion carried 3 to 0.

DEPARTMENT HEADS/MAYOR/COUNCIL MEMBERS:

A. Town Attorney:

1. Ordinance regarding the sewer hook up credit (Ord. No. 07-556) Council asked that the Town Clerk proceed with the advertising of Ordinance No. 07-556.
2. Resolution offering to acquire the Placid Utilities from Highlands County, Ordinance creating the Lake Placid Regional Utility Commission (Ord. No. 07-557) and Resolution regarding the annexation of lands along West Interlake Boulevard – Council asked that these matters, along with the Growth Management Committee’s report be advertised for a special meeting on April 30, 2007 at 5:30 P.M.
3. Charter Change – Allow Mayor to vote if conflict of interest arises on Council – hold until later date.
4. Dasher Groves, Inc. Water and Wastewater Service Agreement – Council Member Waller made a motion to accept the agreement subject to the changes as noted; motion seconded by Council Member Brantley. On roll call, motion carried unanimously.
5. Law Enforcement – Taxing District – Atty. Harris will look into this.
6. Sanitation Bills on Tax Bills – Atty. Harris will check with the County on this matter.
7. Dr. Borkosky’s Public Records Request and threat of litigation – Atty. Harris explained to the Council that Dr. Borkosky had asked for the database of our water system billing software. Atty. Harris stated he has

been told by Mr. Freeman, who contacted the software distributor, that it would cost approximately \$3,000.00 to retract the information requested. Atty. Harris stated he has informed Dr. Borkosky's of this matter and that Dr. Borkosky is threatening to file a lawsuit against the Town because of public records. Atty. Harris stated he was just making the Council aware of the matter.

B. Town Planning Department:

1. Highlands County Engineering Department – Traffic Impact Study Procedures – Ramon Gaverre, County Engineer and Kenya Milton, from the County Engineer office, plus Bob Wallace, of Tindale-Oliver & Associates presented a power point on concurrency management. After the presentation, Mr. Gaverre, stated he had left copies of the Interlocal Agreements Between Highlands County, Florida and the Town relating to development with the Town of Lake Placid and an updated Concurrency Management System Ordinance. Council Member Waller made a motion Sue BuChans, Atty. Harris and Mrs. Tuck work with the County Engineer's office on the Interlocal Agreement and Ordinance; motion seconded by Council Member Wilson. On roll call, motion carried unanimously.

C. Town Public Works Director:

1. Reliable Sanitation – Mr. Fulton stated he had not heard anything from Reliable Sanitation concerning our Ordinance requesting franchise fees. The Council asked Atty. Harris to write a letter advising Reliable if the Ordinance is not accepted they are to pick up their dumpsters that they have in town.

D. Town Recreation Director:

1. Tourist Club – Use of Medical Activities during Festivals – Mr. Komosa stated he and the Mayor had met with a representative of the Tourist Club to inform them the Town would be using the building as a medical information station during festivals and at other times as needed. Mr. Komosa stated they were given the impression the Tourist Club owned the building and the Town would not be allowed to use the building. Council asked that Mr. Komosa contact the Tourist Club and inform them this matter would be discussed further at the next meeting. The Council also asked Mr. Komosa to inform the Tourist Club that the property is public property and the Town has every right to use the building.
2. Disposal of excess sand at Lake June Park – Mr. Komosa stated when the renovation is stated at Lake June Sports Complex there will be a lot of

excess sand to dispose of. He asked the Council for permission to sale the sand or dispose of it in the best matter possible. Council informed Mr. Komosa he had their permission to proceed as he felt was the best manner.

E. Town Utility Director:

1. Lake June Oaks Sewer Line – Mr. Freeman stated he had been approached by property owners asking if they could hook up to the sewer line at Lake June Oaks. He stated they were going to hook up at the time Mr. Arnone started hooking up his development on Lake Rachard. However, Mr. Arnone’s development is at a stand still at this time and Lake June Oaks Property Owners would like to proceed with their hook ups. Council Member Worley made a motion Mr. Freeman move forward with the sewer line on Heartland Boulevard if the property owners agree; motion seconded by Council Member Brantley. On roll call, motion carried unanimously.
2. Update on Assisted Living Facility – Mr. Freeman stated the Assisted Living Facility is way behind on their schedule. He stated the grant will be running out the first of next year and if the project is not completed, the Town will have to reimburse the funds. Council asked Mr. Freeman to write a letter to the Assisted Living Facility developer and advise him we are very concerned and want a commitment on when they will begin.
3. Bob Paul – Mr. Freeman stated he had received a letter of intent from Mr. Paul stating he would be willing to sell the Town some land for a future water system.

F. Police Department – No reports

G. Town Clerk – No reports

H. Mayor/Town Council –

1. Council Member Worley – gave an update on Earth Day, which will be April 21, 2007 at DeVane Park.

Council Member Waller made a motion the meeting adjourn. Motion seconded by Council Member Wilson. Mayor Katsanis hearing no objections, declared the meeting adjourned at 8:30 P.M.

**REGULAR MEETING  
TOWN OF LAKE PLACID TOWN COUNCIL  
APRIL 9, 2007 5:30 P.M.**

Mayor Katsanis called the meeting to order at 5:30 P.M. on Monday, April 9, 2007 at Town Hall, 311 W. Interlake Boulevard, Lake Placid, Florida. A quorum was present. Attorney Michael Rider gave the invocation and students of the Lake Placid Christian School led in the pledge of allegiance.

**ROLL CALL:**

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

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

Mayor Katsanis introduced Congressman Tim Mahoney who was visiting the area. Congressman Mahoney introduced himself to the audience and gave an update of what he has been doing in Washington recently.

**APPROVAL OF AGENDA:** Council Member Wilson made a motion the amended agenda be approved as presented; motion seconded by Council Member Waller. On roll call motion carried unanimously.

**CONSENT AGENDA:**

1. Approval of Monthly Reports and Payment of Monthly bills
2. Approval to Use Banners in DeVane Park for Earth Day
3. Approval of Earth Day Brochures
4. Approval of Drinking Water Week Resolution

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

PRESENTATION:

- A. Lake Placid Chamber of Commerce – Future Civic Center – Mr. Harold Owen, representing the Lake Placid Ridge Community Center, Inc., a committee of the Lake Placid Chamber of Commerce, informed the Council the committee was hard at work developing plans for a wind compliance civic center. Mr. Owen further informed the Council Mr. Alan Grigsby, who owns land on Tangerine Drive west of the Lake Placid Middle School has donated 11.9 acres of land to the Committee for the Civic Center. Mr. Owen stated the Committee was working on getting grants and is now a tax-exempt corporation that can receive donations. Mr. Owen's stated the Committee will keep the Council informed on their progress.
- B. Law Day Proclamation – Mayor Katsanis read a Proclamation declaring April 30, 2007 as Law Day.

DEPARTMENT HEADS/MAYOR/COUNCIL MEMBERS:

- A. Town Attorney – Atty. Harris stated he had no reports.
- B. Town Planning Department:
  1. Amending Town's deadline for Large Scale Plan Amendments – Mrs. BuChans gave the Council a copy of the updated amended deadlines for the submissions of the Large Scale Plan Amendments. Council Member Wilson made a motion the update be approved; motion seconded by Council Member Worley. On roll call, motion carried unanimously.
  2. Walgreens – Council Member Brantley asked about the road closing on Hibiscus by Walgreens. Atty. Harris asked Chief Williams if he gave permission. Chief Williams stated no one asked him if they could close the road. Council Member Waller made the following motion: Atty. Harris is to contact the representative from Walgreens and inform them that no Certificate of Occupancy will be furnished until they repair the road/alleyway (Hibiscus between SFCC and Walgreens) to County specs and reopen the road, that they deed any interest they have in the road/alleyway to the Town and that they reconfigure the building with brick as they promised; this motion subject to the Town Clerk listening to the tape and determining all these items had been negotiated; motion seconded by Council Member Brantley. On roll call, motion carried unanimously.
- C. Police Chief:
  1. Budget Amendment – purchase new computers – Chief Williams stated he just wanted to inform the Council he would be making a line item adjustment from Building of a Shed to Computers. Chief Williams stated because of the new 9-1-1 system he needs to update his computers.

D. Town Utility Director:

1. Water Master Plan – Mr. Freeman informed the Council he had several bills from Keith & Schnars for the work they have done on the water master plan. Mr. Freeman stated he had contacted the State because we were supposed to receive repayment for the plan. The State informed him the Town would have to borrow up to \$7 million before they could reimburse the cost of the master plan. Mr. Freeman stated he had spoken with Keith & Schnars and they are willing to take payments instead of the full \$52,069.00 now due. Council Member Worley made a motion the Town make payments to Keith & Schnars for the monies they are due; motion seconded by Council Member Brantley. On roll call, motion carried unanimously.

E. Town Recreation Director:

1. Tourist Club Building – Mr. Komosa stated this matter was on the agenda due to the Police Department and Chambers request to use the Tourist Club Building during festival for medical purposes. Mr. Komosa stated the Lake Placid Tourist Club had informed him that the building belonged to them and they did not want anyone in the building because they had their personal items in the building. A representative of the Tourist Club was present and stated they still wanted to use the building and courts. Council informed the Tourist Club they were more than welcome to use the building and courts, however the building and courts are public. Anyone is welcome to use either. The Council further stated they should schedule their activities through Mr. Komosa.
2. Lake Placid High School Athletic – Use of DeVane Park – Mrs. Cindy Rivers, athletic director at the Lake Placid High School, stated she was requesting to use DeVane Park to hold a carnival and bar-b-que. She stated the athletic department was trying to bring together all sports for a fun day. She stated each sport would have a booth set up so parents and students could ask questions or register for the sport. Council Member Waller made a motion the Lake Placid High School Athletic Department be allowed to use DeVane Park on May 5, 2007 for their carnival and bar-b-que; motion seconded by Council Member Worley. On roll call, motion carried unanimously.
3. Opening Bids – Mr. Komosa stated he had advertised for bids for playground equipment for Lake June Sports Complex. He stated he received three bids and was requesting the Council approve the low bid from GameTime in the amount of \$42,661.68. He Komosa stated the Town would be repaid through the FRDAP grant. Council Member

Waller made a motion the bid from GameTime of \$42,661.68 be approved; motion seconded by Council Member Brantley. On roll call, motion carried unanimously.

F. Town Clerk:

1. Amending Safety Manual – Mrs. Tuck informed the Council there is a provision in the Town’s Safety Manual (00.01.700 through 00.01.728), which requires the Town to pay employees for no injuries during the year. Mrs. Tuck stated the staff met and did not feel this policy was equal for all employees. Therefore, staff was recommending the Council delete this policy. Council Member Worley made a motion the Safety Manual be amended to delete any reference to employees receiving any type of pay incentives for non-juries during the year; motion seconded by Council Member Waller. On roll call, motion carried unanimously.

PUBLIC HEARINGS:

- A. Site Plan Review – Better Living - Mrs. BuChans stated Better Living proposes a paved parking lot with landscaping for the Seventh Day Adventists Church conference hall located at the southwest corner of Phoenix Street and S. Pine Avenue. Mrs. BuChans stated on a motion by Commissioner Steve Bastardi and a second by Commissioner Carol Smart, the Local Planning Agency/Board of Adjustment unanimously voted to forward to Town Council, recommend applicants site plan approved as presented with exception in parking width 10 feet and staff verifying landscaping with engineer. Council Member Waller made a motion pursuant to LPA’s motion, move to recommend the site plan and landscape plan for approval; motion seconded by Council Member Brantley. On roll call, motion carried unanimously.

**Council Member Worley excused herself at this time because she stated she had a conflict of interest in the next item.**

- B. MidFlorida Credit Union – Reduction of Parking Spaces in Historic Building – Mrs. BuChans stated MidFlorida Credit Union would like to locate a branch office in the historic building at 6 Main Avenue (northeast corner of North Main Avenue and Interlake Boulevard). The applicant is proposing a drive-thru facility to this branch office on the north side of the building. There are eight parking spaces assigned to the building MidFlorida would like to purchase as their branch office. These spaces are located on the north side of the property, in the alleyway. This would mean the eight spaces would have to be removed to accommodate the drive-thru. MidFlorida is requesting from the Town Council a reduction in required parking spaces based upon Section 161-10. Historic structures in the

Town's LDR's, which states: "The Town Council may reduce or exempt the required parking in connection with the preservation of any historic site or structure that is located in a historic district and contributes to the historic character of the district, where such reduction or exemption is needed to allow a viable use of the historic structure, provided that the reduction or exemption will not result in a severe parking shortage or severe traffic congestion." Mrs. BuChans stated staff was recommending the Town Council reduce the required parking spaces to allow viable use of the historic structure. Council Member Waller made a motion the request be approved; motion seconded by Council Member Wilson. On roll call, Council Member Wilson and Council Member Waller voted yes; Council Member Brantley voted no and Council Member Worley abstained from voting due to a conflict of personal gain. Motion carried 2 to 1.

- C. Ordinance 07-553 – Nonconforming (1<sup>st</sup> hearing) This Ordinance allows individuals the opportunity to build homes in an area where there is land available for redevelopment to occur. The Ordinance would change: 1) to first proposed change: Lake Placid's R-1 zoning district minimum lot area and setback requirements come into compliance with the Highlands County R-1 zoning district, and 2) keep the second proposed change as presented. Mrs. BuChans stated the LPA's motion was to forward to the Town Council in favor of staff's recommendation to consider amending Chapter 154, Article III, 154-14. (d) Nonconforming lots of record. Council Member Waller made a motion to approve Ordinance 07-553 on first hearing by reading of title only; motion seconded by Council Member Brantley. On roll call, Council Member Brantley, Council Member Waller and Council Member Wilson voted yes; Council Member Worley abstained from voting due to a conflict of interest. Motion carried 3 to 0.
- D. Ordinance 07-554 – Amending Single-Family dwelling (1<sup>st</sup> hearing) Mrs. BuChans reminded the Council they motioned to have the R-1 Zoning District's minimum lot area and setback requirements come into compliance with Highlands County R-1 zoning district. She further stated Staff prepared this Ordinance to reflect their motion and implement the changes to Chapter 154, Article IV, Single-Family Dwelling District, Section 154-22 (f) Lot and living area requirements, and (g) yard and building requirements and height requirements, of the Town's Zoning Code.

Mrs. BuChans stated the LPA moved to forward to the Town Council in favor of Staff's recommendation to consider amending Chapter 154, Article IV, Single-Family Dwelling District, 154-22(f) Lot and living area requirements, and (g) Yard and building requirements and height requirements, of the Town of Lake Placid's Zoning Code as presented. Council Member Wilson made a motion to

- approve Ordinance 07-554 on first hearing by reading of title only; motion seconded by Council Member Waller. On roll call, Council Member Brantley, Council Member Waller and Council Member Wilson voted yes; Council Member Worley abstained from voting due to a conflict of interest. Motion carried 3 to 0.
- E. Ordinance 07-555 – Rezoning Property from R1-A to R-1 (1<sup>st</sup> hearing) – Mrs. BuChans stated she was reviewing the Town’s maps and noticed differences in the rezoning and future land use maps. She stated she felt this ordinance should be tabled until further work is done. Council Member Brantley made a motion Ordinance 07-555 be tabled; motion seconded by Council Member Waller. On roll call Council Member Wilson, Council Member Brantley and Council Member Waller voted yes; Council Member Worley abstained from voting due to a conflict of interest. Motion carried 3 to 0.
- F. Ordinance 07-556 – Amending Sewer Policy (1<sup>st</sup> hearing) This ordinance amends and restates Section 135-51 of the Town Code entitled Sewer Policies. Council Member Waller made a motion Ordinance 07-556 be approved on first hearing by reading of title only; motion seconded by Council Member Brantley. On roll call, motion carried unanimously.
- G. Ordinance 07-558 – Solid Waste Container Franchise – (1<sup>st</sup> hearing) Council Member Waller made a motion Ordinance 07-558 be approved on first hearing by reading of title only; motion seconded by Council Member Worley. On roll call motion carried unanimously.
- H. Ordinance 07-553 and Ordinance 07-554 – Atty. Harris informed the Council that by law the titles of Ordinances have to be read out loud prior to voting on them. He stated we had inadvertently forgot to read the titles to Ordinance 07-553 and Ordinance 07-554. Therefore, Atty. Harris read the titles of both Ordinances. Council Member Waller made a motion Ordinance 07-553 and Ordinance 07-554 be approved on first hearing by reading of title only; motion seconded by Council Member Brantley. On roll call Council Member Waller, Council Member Wilson and Council Member Brantley voted yes; Council Member Worley abstained from voting due to a conflict of interest. Motion carried 3 to 0.

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 7:45 P.M.

**REGULAR MEETING  
TOWN OF LAKE PLACID TOWN COUNCIL  
APRIL 9, 2007 5:30 P.M.**

Mayor Katsanis called the meeting to order at 5:30 P.M. on Monday, April 9, 2007 at Town Hall, 311 W. Interlake Boulevard, Lake Placid, Florida. A quorum was present. Attorney Michael Rider gave the invocation and students of the Lake Placid Christian School led in the pledge of allegiance.

**ROLL CALL:**

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

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

Mayor Katsanis introduced Congressman Tim Mahoney who was visiting the area. Congressman Mahoney introduced himself to the audience and gave an update of what he has been doing in Washington recently.

**APPROVAL OF AGENDA:** Council Member Wilson made a motion the amended agenda be approved as presented; motion seconded by Council Member Waller. On roll call motion carried unanimously.

**CONSENT AGENDA:**

1. Approval of Monthly Reports and Payment of Monthly bills
2. Approval to Use Banners in DeVane Park for Earth Day
3. Approval of Earth Day Brochures
4. Approval of Drinking Water Week Resolution

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

PRESENTATION:

- A. Lake Placid Chamber of Commerce – Future Civic Center – Mr. Harold Owen, representing the Lake Placid Ridge Community Center, Inc., a committee of the Lake Placid Chamber of Commerce, informed the Council the committee was hard at work developing plans for a wind compliance civic center. Mr. Owen further informed the Council Mr. Alan Grigsby, who owns land on Tangerine Drive west of the Lake Placid Middle School has donated 11.9 acres of land to the Committee for the Civic Center. Mr. Owen stated the Committee was working on getting grants and is now a tax-exempt corporation that can receive donations. Mr. Owen's stated the Committee will keep the Council informed on their progress.
- B. Law Day Proclamation – Mayor Katsanis read a Proclamation declaring April 30, 2007 as Law Day.

DEPARTMENT HEADS/MAYOR/COUNCIL MEMBERS:

- A. Town Attorney – Atty. Harris stated he had no reports.
- B. Town Planning Department:
  - 1. Amending Town's deadline for Large Scale Plan Amendments – Mrs. BuChans gave the Council a copy of the updated amended deadlines for the submissions of the Large Scale Plan Amendments. Council Member Wilson made a motion the update be approved; motion seconded by Council Member Worley. On roll call, motion carried unanimously.
  - 2. Walgreens – Council Member Brantley asked about the road closing on Hibiscus by Walgreens. Atty. Harris asked Chief Williams if he gave permission. Chief Williams stated no one asked him if they could close the road. Council Member Waller made the following motion: Atty. Harris is to contact the representative from Walgreens and inform them that no Certificate of Occupancy will be furnished until they repair the road/alleyway (Hibiscus between SFCC and Walgreens) to County specs and reopen the road, that they deed any interest they have in the road/alleyway to the Town and that they reconfigure the building with brick as they promised; this motion subject to the Town Clerk listening to the tape and determining all these items had been negotiated; motion seconded by Council Member Brantley. On roll call, motion carried unanimously.
- C. Police Chief:
  - 1. Budget Amendment – purchase new computers – Chief Williams stated he just wanted to inform the Council he would be making a line item adjustment from Building of a Shed to Computers. Chief Williams stated because of the new 9-1-1 system he needs to update his computers.

D. Town Utility Director:

1. Water Master Plan – Mr. Freeman informed the Council he had several bills from Keith & Schnars for the work they have done on the water master plan. Mr. Freeman stated he had contacted the State because we were supposed to receive repayment for the plan. The State informed him the Town would have to borrow up to \$7 million before they could reimburse the cost of the master plan. Mr. Freeman stated he had spoken with Keith & Schnars and they are willing to take payments instead of the full \$52,069.00 now due. Council Member Worley made a motion the Town make payments to Keith & Schnars for the monies they are due; motion seconded by Council Member Brantley. On roll call, motion carried unanimously.

E. Town Recreation Director:

1. Tourist Club Building – Mr. Komosa stated this matter was on the agenda due to the Police Department and Chambers request to use the Tourist Club Building during festival for medical purposes. Mr. Komosa stated the Lake Placid Tourist Club had informed him that the building belonged to them and they did not want anyone in the building because they had their personal items in the building. A representative of the Tourist Club was present and stated they still wanted to use the building and courts. Council informed the Tourist Club they were more than welcome to use the building and courts, however the building and courts are public. Anyone is welcome to use either. The Council further stated they should schedule their activities through Mr. Komosa.
2. Lake Placid High School Athletic – Use of DeVane Park – Mrs. Cindy Rivers, athletic director at the Lake Placid High School, stated she was requesting to use DeVane Park to hold a carnival and bar-b-que. She stated the athletic department was trying to bring together all sports for a fun day. She stated each sport would have a booth set up so parents and students could ask questions or register for the sport. Council Member Waller made a motion the Lake Placid High School Athletic Department be allowed to use DeVane Park on May 5, 2007 for their carnival and bar-b-que; motion seconded by Council Member Worley. On roll call, motion carried unanimously.
3. Opening Bids – Mr. Komosa stated he had advertised for bids for playground equipment for Lake June Sports Complex. He stated he received three bids and was requesting the Council approve the low bid from GameTime in the amount of \$42,661.68. He Komosa stated the Town would be repaid through the FRDAP grant. Council Member

Waller made a motion the bid from GameTime of \$42,661.68 be approved; motion seconded by Council Member Brantley. On roll call, motion carried unanimously.

F. Town Clerk:

1. Amending Safety Manual – Mrs. Tuck informed the Council there is a provision in the Town’s Safety Manual (00.01.700 through 00.01.728), which requires the Town to pay employees for no injuries during the year. Mrs. Tuck stated the staff met and did not feel this policy was equal for all employees. Therefore, staff was recommending the Council delete this policy. Council Member Worley made a motion the Safety Manual be amended to delete any reference to employees receiving any type of pay incentives for non-juries during the year; motion seconded by Council Member Waller. On roll call, motion carried unanimously.

PUBLIC HEARINGS:

- A. Site Plan Review – Better Living - Mrs. BuChans stated Better Living proposes a paved parking lot with landscaping for the Seventh Day Adventists Church conference hall located at the southwest corner of Phoenix Street and S. Pine Avenue. Mrs. BuChans stated on a motion by Commissioner Steve Bastardi and a second by Commissioner Carol Smart, the Local Planning Agency/Board of Adjustment unanimously voted to forward to Town Council, recommend applicants site plan approved as presented with exception in parking width 10 feet and staff verifying landscaping with engineer. Council Member Waller made a motion pursuant to LPA’s motion, move to recommend the site plan and landscape plan for approval; motion seconded by Council Member Brantley. On roll call, motion carried unanimously.

**Council Member Worley excused herself at this time because she stated she had a conflict of interest in the next item.**

- B. MidFlorida Credit Union – Reduction of Parking Spaces in Historic Building – Mrs. BuChans stated MidFlorida Credit Union would like to locate a branch office in the historic building at 6 Main Avenue (northeast corner of North Main Avenue and Interlake Boulevard). The applicant is proposing a drive-thru facility to this branch office on the north side of the building. There are eight parking spaces assigned to the building MidFlorida would like to purchase as their branch office. These spaces are located on the north side of the property, in the alleyway. This would mean the eight spaces would have to be removed to accommodate the drive-thru. MidFlorida is requesting from the Town Council a reduction in required parking spaces based upon Section 161-10. Historic structures in the

Town's LDR's, which states: "The Town Council may reduce or exempt the required parking in connection with the preservation of any historic site or structure that is located in a historic district and contributes to the historic character of the district, where such reduction or exemption is needed to allow a viable use of the historic structure, provided that the reduction or exemption will not result in a severe parking shortage or severe traffic congestion." Mrs. BuChans stated staff was recommending the Town Council reduce the required parking spaces to allow viable use of the historic structure. Council Member Waller made a motion the request be approved; motion seconded by Council Member Wilson. On roll call, Council Member Wilson and Council Member Waller voted yes; Council Member Brantley voted no and Council Member Worley abstained from voting due to a conflict of personal gain. Motion carried 2 to 1.

- C. Ordinance 07-553 – Nonconforming (1<sup>st</sup> hearing) This Ordinance allows individuals the opportunity to build homes in an area where there is land available for redevelopment to occur. The Ordinance would change: 1) to first proposed change: Lake Placid's R-1 zoning district minimum lot area and setback requirements come into compliance with the Highlands County R-1 zoning district, and 2) keep the second proposed change as presented. Mrs. BuChans stated the LPA's motion was to forward to the Town Council in favor of staff's recommendation to consider amending Chapter 154, Article III, 154-14. (d) Nonconforming lots of record. Council Member Waller made a motion to approve Ordinance 07-553 on first hearing by reading of title only; motion seconded by Council Member Brantley. On roll call, Council Member Brantley, Council Member Waller and Council Member Wilson voted yes; Council Member Worley abstained from voting due to a conflict of interest. Motion carried 3 to 0.
- D. Ordinance 07-554 – Amending Single-Family dwelling (1<sup>st</sup> hearing) Mrs. BuChans reminded the Council they motioned to have the R-1 Zoning District's minimum lot area and setback requirements come into compliance with Highlands County R-1 zoning district. She further stated Staff prepared this Ordinance to reflect their motion and implement the changes to Chapter 154, Article IV, Single-Family Dwelling District, Section 154-22 (f) Lot and living area requirements, and (g) yard and building requirements and height requirements, of the Town's Zoning Code.

Mrs. BuChans stated the LPA moved to forward to the Town Council in favor of Staff's recommendation to consider amending Chapter 154, Article IV, Single-Family Dwelling District, 154-22(f) Lot and living area requirements, and (g) Yard and building requirements and height requirements, of the Town of Lake Placid's Zoning Code as presented. Council Member Wilson made a motion to

- approve Ordinance 07-554 on first hearing by reading of title only; motion seconded by Council Member Waller. On roll call, Council Member Brantley, Council Member Waller and Council Member Wilson voted yes; Council Member Worley abstained from voting due to a conflict of interest. Motion carried 3 to 0.
- E. Ordinance 07-555 – Rezoning Property from R1-A to R-1 (1<sup>st</sup> hearing) – Mrs. BuChans stated she was reviewing the Town’s maps and noticed differences in the rezoning and future land use maps. She stated she felt this ordinance should be tabled until further work is done. Council Member Brantley made a motion Ordinance 07-555 be tabled; motion seconded by Council Member Waller. On roll call Council Member Wilson, Council Member Brantley and Council Member Waller voted yes; Council Member Worley abstained from voting due to a conflict of interest. Motion carried 3 to 0.
- F. Ordinance 07-556 – Amending Sewer Policy (1<sup>st</sup> hearing) This ordinance amends and restates Section 135-51 of the Town Code entitled Sewer Policies. Council Member Waller made a motion Ordinance 07-556 be approved on first hearing by reading of title only; motion seconded by Council Member Brantley. On roll call, motion carried unanimously.
- G. Ordinance 07-558 – Solid Waste Container Franchise – (1<sup>st</sup> hearing) Council Member Waller made a motion Ordinance 07-558 be approved on first hearing by reading of title only; motion seconded by Council Member Worley. On roll call motion carried unanimously.
- H. Ordinance 07-553 and Ordinance 07-554 – Atty. Harris informed the Council that by law the titles of Ordinances have to be read out loud prior to voting on them. He stated we had inadvertently forgot to read the titles to Ordinance 07-553 and Ordinance 07-554. Therefore, Atty. Harris read the titles of both Ordinances. Council Member Waller made a motion Ordinance 07-553 and Ordinance 07-554 be approved on first hearing by reading of title only; motion seconded by Council Member Brantley. On roll call Council Member Waller, Council Member Wilson and Council Member Brantley voted yes; Council Member Worley abstained from voting due to a conflict of interest. Motion carried 3 to 0.

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 7:45 P.M.

**ORGANIZATIONAL MEETING  
FOR  
TOWN OF LAKE PLACID TOWN COUNCIL  
MAY 14, 2007 5:30 P.M.**

Mayor Tom Katsanis called the organizational meeting of the Town of Lake Placid Town Council to order on Monday, May 14, 2007 at 5:30 P.M. at Town Hall, 311 W. Interlake Boulevard, Lake Placid, Florida. A quorum was present. The invocation was given by Richard McConnell and the Pledge of Allegiance to the Flag was led by students of Lake Placid Christian School.

**ROLL CALL:**

Mayor Thomas 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 Planner Sue BuChans and Jim Polatty  
Town Police Chief Phil Williams  
Town Utility Director Gary Freeman  
Town Recreation Director John Komosa

**ABSENT:**

Town Public Works Director Jim Fulton

**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 Waller voted yes; Council Member Worley had not yet arrived at the meeting.

**PRESENTATION:**

A. Jackie Haynes – Utility Department – Ms. Jackie Haynes, Town of Lake Placid Utility Billing Clerk, presented her Water Conservation Poster winners. Ms. Haynes had connected a poster contest for students in grades K-8<sup>th</sup>. She had four groups and presented the 1<sup>st</sup>, 2<sup>nd</sup> and 3<sup>rd</sup> place winners in each group (K-1<sup>st</sup>, 2<sup>nd</sup>-3<sup>rd</sup>, 4<sup>th</sup>-5<sup>th</sup>, and 6<sup>th</sup>-8<sup>th</sup>). Each first place winner was given a \$50.00 savings bond courtesy of Seacoast National Bank and Wauchula State Bank. The second place winners were given a ticket

to Busch Gardens courtesy of Busch Gardens and the third place winners were given a ticket to Cypress Gardens courtesy of Cypress Gardens.

**REGULAR MEETING  
TOWN OF LAKE PLACID TOWN COUNCIL  
JUNE 11, 2007 5:30 P.M.**

Mayor Tom Katsanis called the regular meeting of the Town of Lake Placid Town Council to order on Monday, Jun 11, 2007 at 5:30 P.M. at Town Hall, 311 W. Interlake Boulevard, Lake Placid, Florida. The invocation was given by Rev. Ray Cameron of the First Presbyterian Church of Lake Placid, which was followed by the pledge of allegiance to the American Flag. A quorum was present.

**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 Utility Director Gary Freeman  
Town Public Works Director Jim Fulton  
Town Police Chief Phil Williams  
Town Planners Susan BuChans

**APPROVAL OF AGENDA:**

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

**CONSENT AGENDA:**

1. Approval of monthly reports and payment of monthly bills
2. Approval of minutes for May 14<sup>th</sup> regular meeting and special meeting on May 29, 2007.

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

**DEPARTMENT HEADS/MAYOR/COUNCIL MEMBERS:**

**A. Town Utility Director:**

1. Approval of Community Redevelopment Grant – CDBG Bid - Mr. Freeman stated he had held a bid opening for the project. He stated he received three bids from Flow-Line, Inc., KDL Underground, Inc. and

Homestead Concrete. He stated the low bid was \$581,790.91. However the low bid exceeds the estimated price by \$64,990.91. Mr. Freeman asked that the Town Council approve the low bid of \$581,790.91 by Flow-Line, Inc. and allow him to take the balance out of the Capital Water System Development Fund. Council Member Worley made a motion to approve the low bid from Flow-Line, Inc.; motion seconded by Council Member Wilson. On roll call, motion carried unanimously.

Council Member Waller made a motion Mr. Freeman extract the balance due on the project from the Capital Water System Development Funds; motion seconded by Council Member Wilson. On roll call, motion carried unanimously.

#### PUBLIC HEARINGS:

- A. Ordinance 07-550 – Large Scale Comp. Plan – Genor Farms – Mrs. BuChans stated the applicant is requesting an amendment to the Future Land Use Map to redesignate property with Highlands County future land use designation Agriculture and the Town of Lake Placid’s future land use designation to Town of Lake Placid Low Density Residential designation. The property has roadway frontage on Catfish Creek Road. The Applicant is also requesting a change to the Official Zoning Map from Highlands County Agricultural (AU) and Town of Lake Placid Agriculture (A-1) to Planned Development (PD) for the approximate 55.01 acres.

Council Member Worley made a motion to approve Ordinance 07-550 on first hearing by reading of title only for 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 Agricultural and Town of Lake Placid Agricultural/Residential to Town of Lake Placid Low Estate Residential with the following conditions:

1. Developer shall enter into a Capacity Agreement with Town for the surrender of certain water rights to the Town; the provision by the Town of potable water and wastewater service to the Development; and the Developer’s payment of the System Development. The Agreement shall be secured by Bond or Certificate of Deposit approved by the Town Attorney.
2. Provide sufficient right of way along Catfish Creek Road to total a minimum of 100 feet of right of way (but to contribute only their one-half), unless the road designation has been reduced prior to the preliminary plat.

3. Development not to exceed 55 units.
4. Provide external community park and recreation LOS. The community park LOS should be outside the development's boundaries. The developer can offer a fee in lieu to the Town for construction of a community park to satisfy the external community park and recreation LOS requirement.
5. Install central wastewater collection lines within the project site at time of development from existing wastewater lines and agree to hook up when available.
6. The zoning for this project will be a PD overlay and will be made a part of this Comprehensive Plan Amendment.

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

- D. Ordinance 07-551 – PD/Rezoning – Genor Farms – Mrs. BuChans stated the applicant is requesting a rezoning for the subject property from Highlands County Agriculture and Town of Lake Placid Agriculture Residential to Planned Development Zoning District. It is the applicant's intent to develop a planned single-family development with recreational ancillary uses and amenities.

Council Member Waller made a motion to approve on first hearing by reading of title only Ordinance 07-551, as presented by Attorney John McClure at this meeting, with amendments as stated in Attorney Bert Harris's letter and including recommendations of the Town of Lake Placid Local Planning Agency, all as discussed in open meeting; motion seconded by Council Member Wilson. On roll call, Council Member Wilson, Council Member Waller and Council Member Brantley voted yes; Council Member Worley had asked to be excused to leave the meeting during the discussion and had not returned prior to the vote. Motion carried 3 to 0.

Prior to the discussion on the Grigsby property Council Member Wilson stated he had a conflict of interest with the Grigsby property and would not be involved in the discussion or voting on the matter.

- E. Ordinance 07-545 – Large Scale Comprehensive Plan – Alan Grigsby – Prior to getting into the public hearing for the Comprehensive Plan and PD Ordinances, Attorney Bert Harris stated the Grigsbys have offered to convey a 100-foot right-of-way for a new Grigsby Road. The Grigsbys project the cost of constructing the three-lane section of road and the ten-foot multi-path will be \$2,560,000.00. Further the Grigsby recognize that the new Grigsby Road is needed to serve not only their development, but also the traffic impacts created by Placid Lakes and other lands. It appears that Placid Lakes will use well more than one-half of the capacity of the New Grigsby Road.

Attorney Harris suggested that the Town adopt a Resolution asking Highlands County to agree to grant transportation impact fee credits equal to a reasonable percentage of the cost of construction and a similar portion of the value of right-of-way. Currently the law requires that the specified right-of-way and road construction be included in the county's capital improvement plan of committed funds before impact fee credits could be allocated. There is a significant chance that current law would leave Alan Grigsby paying for the new Grigsby Road without impact fee credits. Assurance of impact fee credits will allow the Town to require a wider right-of-way to accommodate a wider road in the future.

Attorney Harris also stated a similar effort should be made on the North/South Connector, Maquata Drive and Stuart Road. He stated the total cost to the Grigsbys is estimated to be \$846,000.00.

Council Member Brantley made a motion the Resolution presented by Attorney Harris be executed by the appropriate individuals and forwarded to the Highlands County Board of County Commissioners; motion seconded by Council Member Waller. On roll call, Council Member Brantley, Council Member Waller and Council Member Worley (who had just returned) voted yes; Council Member Wilson abstained from voting. Motion carried 3 to 0.

- F. Ordinance 07-545 Large Scale Comprehensive Plan – Alan Grigsby - Mrs. BuChans stated the applicant is requesting an amendment to the Future Land Use Map to redesignate approximately 375.07 acres from Highlands County Agricultural (AG) and Low Density Residential (LDR) and the Town of Lake Placid Agricultural/Residential (AR) to Town of Lake Placid Medium Density Residential (MDR). The applicant intends to develop the property to accommodate the proposed project known as the Grigsby Community. The proposed land use category for the site is Medium Density Residential and allows a gross density of 12 dwelling units per acre and a commercial intensity of 0.35-floor area ratio, which would translate to 4,106 dwelling units and 501,593 sq. ft. of commercial use. The applicant voluntarily limits the residential to an overall density of 2.75 dwelling units per acre and reduces the commercial intensity to 0.05 FAR on the site. Thus, the overall density of 2.75 and a commercial intensity of 0.05 FAR translates to 942 residential dwelling units and 68,000 sq. ft. of commercial use planned for the subject property. If for any reason the dedications offered were not accepted, the applicant would like to develop to a total Floor Area Ratio of 0.02 (20%).

Council Member Waller made a motion to approval Ordinance 07-545 on first hearing by reading of title only for 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 Agriculture (AU) and Low Density Residential (LDR) and Lake Placid Agriculture/Residential (AR) to Medium Density Residential (MDR) with the following conditions:

1. Developer shall enter into a Capacity Agreement with the Town for the surrender of certain water rights to the Town; the provision by the Town of potable water and wastewater service to the Development; and the Developer's payment of the System Development. The Agreement shall be secured by a letter of credit or other means as approved by the Town Attorney at the time the plat is presented.
2. The residential property shall be capped at 942 residential units.
3. The commercial property shall be capped at 20% FAR, plus any other governmental use, school board use or public use uncapped.
4. The zoning for this project will be a PD overlay and will be made a part of this Comprehensive Plan Amendment.
5. Property shall be served by municipal water and wastewater.
6. The applicant shall provide staff with a CIE for the property.

Motion seconded by Council Member Brantley. 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.

G. Ordinance 07-546 – PD/Rezoning – Alan Grigsby – Mrs. BuChans stated the applicant is requesting a rezoning for his property from Highlands County Agricultural (AU), Residential District (R1-A), Mobile Home Park (M-2) and Lake Placid Agricultural/Residential (A-1) to Single-Family Dwelling District PD overlay (R-1/PD), Two-Family Dwelling District PD overlay (R-2A/PD), Multifamily Dwelling District PD overlay (R-2/PD), and Professional Commercial District PD overlay (C-2A/PD) zoning districts. Under the Agricultural zoning, development is limited. Agricultural uses, restricted residential development and limited semi-public and recreational uses are currently permitted. The Residential District is intended to be single-family ranging from 4 du/ac to 8-du/ac densities. Mobile home parks allow the establishment of mobile home parks where mobile homes are placed on rental spaces and are allowed for single-family uses.

Council Member Brantley made a motion to approve on first hearing by reading of title only Ordinance 07-546 with the following additions and/or modifications:

1. All height limitations being a maximum of 35 feet (with this matter being referred back to the Local Planning Agency to be revisited by them).
2. Septic tanks being allowed on the south end of the property.
3. Rezone to amend the Town zoning map from AU to PD Ordinance/Development Order (DO) to implement and coordinate with the conditions contained in the Comprehensive Plan Amendment. The DO shall include detailed zoning district conditions that include permitted uses, setbacks, and all other zoning conditions, preferably based on an existing district and shall be considered for adoption concurrent with the Large Scale Comprehensive Plan Amendment.
4. Additional collector roadways shall be located within the development.
5. Install reuse lines to serve the development.
6. The Developer shall install wastewater reuse lines (to lawful standards) within the Development. The Developer shall pay the reuse system development charge established by the Town Code.
7. Attorney Harris's comments in letter dated June 8, 2007.

Motion seconded by Council Member Waller. 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 of interest. Motion carried 3 to 0.

Mayor Katsanis stated at this time (8:30 P.M.) he was continuing this meeting until Tuesday June 12, 2007 at 5:30 P.M. at Town Hall, 311 W. Interlake Boulevard, Lake Placid, Florida.

**RECONVENED REGULAR MEETING  
TOWN OF LAKE PLACID TOWN COUNCIL  
JUNE 11, 2007 5:30 P.M.**

Mayor Thomas Katsanis reconvened the regular meeting of the Town of Lake Placid Town Council on Tuesday June 11, 2007 at 5:30 P.M. at Town Hall, 311 W. Interlake Boulevard, Lake Placid, Florida. A quorum was present. Mayor Katsanis who also led in the Pledge of Allegiance to the American Flag gave the Invocation.

**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  
Town Attorney Bert Harris  
Town Utility Director Gary Freeman  
Town Planner Sue BuChans

**PUBLIC HEARINGS:**

- A. Ordinance 07-548 – Large Scale Comprehensive Plan – Groves 27 – Mrs. BuChans stated the applicant is requesting an amendment to the Future Land Use Map 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, the Highlands County Future Land Use Map designates 9.56 acres as Commercial and 47.99 acres as Medium Density Residential. The applicant requests the commercially designated area 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 the residentially designated area 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 development will consist of commercial development on U.S. Highway 27 of 18.84 acres. They are also proposing residential development of a 20 single-family dwelling units and 137 townhouse units, with each townhouse until on a separate lot, totaling 157 residential units.

The development would consist of zero lot line concept, with 157 residential units and 152,766 sq. ft. of commercial development.

Council Member Brantley made a motion to approve 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 Highlands County Medium Density Residential to Town of Lake Placid Commercial General and Low Medium Density Residential to Town of Lake Placid Commercial General and Low Medium Density Residential with the following conditions as recommended by the Town of Lake Placid Local Planning Agency:

1. Developer shall enter into a Capacity Agreement with the Town for the surrender of certain water rights to the Town; the provision by the Town of potable water and wastewater service to the Development; and the Developer’s payment of the System Development. The Agreement shall be secured by Bond or Certificate of Deposit approved by the Town Attorney

2. The residential property shall be capped at 157 residential units.
3. Commercial property shall be restricted to 153,000 square feet commercial use.
4. The zoning for this project will be a PD overlay and will be made a part of this Comprehensive Plan Amendment.

Motion seconded by Council Member Worley. On roll call, Council Member Worley and Council Member Brantley voted yes; Council Member Waller voted no; Council Member Wilson abstained from voting due to a conflict of interest. Motion carried 2 to 1.

- B. Ordinance 07-549 – PD/Rezoning – Groves 27 – Mrs. BuChans stated the applicant is requesting a rezoning for the subject property from Agriculture to Planned Development Zoning District. Under the Agricultural zoning, development is limited. Agricultural uses, restricted residential development and limited semi-public and recreational uses are currently permitted. It is the applicant’s intent to develop a planned commercial village center and single-family development with recreational ancillary uses and amenities.

The applicant is hereby requesting a rezone to (PD) Planned Development from Agriculture Residential (AU). The total acreage of the property is approximately 57.5 acres in size. The subject property is located in the northeast corner of US 27 and Huntley Drive, west of Pendarvis Drive.

The applicant would like to develop the west end of the property with commercial and retail as a Village Center development due to frontage on U.S. Highway 27. The applicant is proposing to expand the commercial area to 18.84 acres, from 9.56 acres to allow a depth of 400 feet for greater flexibility in site planning considerations. The commercial development proposes two access points along U.S. Highway 27. The plan concept is a zero lot line concept with 20 single-family dwelling units and 137 town house dwelling units and each town home on a separate lot, totaling 157 residential units.

Council Member Worley made a motion to approve Ordinance 07-549 (as presented at this meeting and prepared June 7, 2007) on first hearing by reading of title only with the following recommendations of the Local Planning Agency and the additions and/or modifications suggested by Council at this meeting:

1. On Page 35 of the Ordinance – under COMPLETION/SCHEDULING – right of ways shall state “At platting or final Site Plan”. (delete but not later than the first residential building permit).
2. On Page 35 of the Ordinance – under COMPLETION/SCHEDULING – under U.S. 27 (b) shall be changed to read “By first CO” (delete At completion of 60,000 square feet of building area and before final CO)

3. On Page 35 of the Ordinance – under IMPROVEMENT/OBLIGATION – PARKS/RECREATION (a) change to “Neighborhood park of 1.3 acres and clubhouse shown on plan.”
4. On Page 37 of the Ordinance – under D. USES 2) add e. Parapets – structures or features of commercial buildings shall completely encircle the buildings.
5. On Page 38 of the Ordinance – under I. HEIGHT. Bullet three shall read: “Commercial – 35 feet or two stories (delete plus 10 feet additional for penthouse structures).
6. On Page 39 of the Ordinance – under C. PARKS – The second paragraph shall read: “The Developer shall provide for a community park to the Town of Lake Placid. Based upon the 157 units with an average occupancy of 2.4 persons per residence, the Developer’s community park obligation is 1.88 acres of community park land. To satisfy the community park requirements, the Developer shall pay to the Town the sum of \$80,136.00 per acre for each acre of required community park, which is the responsibility of the developer (the Developer shall pay to the Town the sum of \$161,670.00). Said payment shall be paid as stated on the chart on Page 35 of this Ordinance. The Developer shall receive credit towards the satisfaction of the Town’s park level of service requirement equivalent to Developer’s contribution of the internal and externally adjacent multi-use path, pursuant to Section 7.F. This same land, (i.e. the multi-use path), may not be used for transportation impact fee credit if used to meet the Town’s Community Park level of service.”
7. Easement along lakeside shall be used by the eight-lakefront homeowners exclusively.
8. Attorney Harris and Attorney Mike Gallaher be given the ability to rewrite the additions and/or modifications in the Ordinance as made by this Council at this meeting.

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 due to a conflict of interest. Motion carried 3 to 0.

- C. Ordinance 07-552 – Large Scale Comprehensive Plan Text Amendment – Mrs. BuChans presented the Ordinance. Council Member Waller made a motion Ordinance 07-552 be approved on first hearing by reading of title only; motion seconded by Council Member Brantley. On roll call, Council Member Worley, Council Member Brantley Council Member Waller and Council Member Wilson voted yes. Motion carried 4 to 0.

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

**REGULAR MEETING  
TOWN OF LAKE PLACID TOWN COUNCIL  
JULY 9, 2007 5:30 P.M.**

Mayor Tom Katsanis called the regular monthly meeting of the Town of Lake Placid Town Council to order on Monday July 6, 2007 at 5:30 P.M. at Town Hall, 311 W. Interlake Boulevard, Lake Placid, Florida. A quorum was present. Rev. Drew Severance of the First Presbyterian Church gave the invocation and led in the Pledge of Allegiance to the American Flag.

**ROLL CALL:**

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

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

**ABSENT:**

Council Member Debra Worley

**APPROVAL OF AGENDA:**

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

**CONSENT AGENDA:**

- A. Approval of Monthly Report and Payment of Monthly Reports
- B. Approval of Minutes for the June 11, 2007 regular meeting
- C. Highway 27 Beautification Grant – Maintenance Agreement Approval

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

**DEPARTMENT HEADS/MAYOR/COUNCIL MEMBERS:**

- A. Town Attorney:

1. Annexation – West Interlake Boulevard – Atty. Harris stated he would bring back more information on this matter at the August 2007 meeting.
2. Interlocal Agreement – Highlands County Planning Department – Mrs. Tuck stated she had received the Interlocal Agreement for Highlands County Planning Department Services and that the only change from the last agreement signed is that the fee increased from \$50,800.00 to \$60,366. Council Member Waller made a motion the Interlocal Agreement between the Town of Lake Placid and the Highlands County Planning Department be approved as presented; motion seconded by Council Member Wilson. On roll call, motion carried unanimously.

B. Town Planning Department:

1. Council Member Worley – appointment to assist with Ms. Rafat’s transmittal to DCA – Council felt this matter should be postponed until the August 2007 meeting when Council Member Worley is present.

C. Police Chief:

1. Chief Williams informed the Council he had an officer resign this past week and his intention was not to replace the officer this budget year.
2. 1997 Crown Victoria – Chief Williams stated he would ask that the Council declare the 1997 Crown Victoria surplus equipment so that he can sell the vehicle. He stated it is a vehicle that is not needed at this time. Council Member Waller made a motion the 1997 Crown Victoria be declared surplus equipment; motion seconded by Council Member Brantley. On roll call, motion carried unanimously.
3. Chief Williams stated he recently attended a seminar and was informed about a device that is placed on traffic lights that take pictures of vehicles running red lights. The vehicle is then sent a ticket for the incident. Chief Williams stated he would be getting more information on this matter.
4. Council Member Brantley asked he would like to see the Code Enforcer attend the Local Planning Agency Meetings. He stated she could be placed first on the agenda, give her report and answer any complaints that might come up and then leave. Chief Williams stated he would make sure she attends the meetings.

D. Recreation Director:

1. Bid on multi-purpose field lighting – Mr. Komasa stated he had received a proposed quote from the Musco Lighting Company for lighting the soccer fields of \$106,000.00. He Komasa stated the lights were guaranteed for life. He also stated the Musco Lighting Company was a City of Jacksonville Bid price. Council Member Waller made a motion the quote from Musco Lighting Company of \$106,000.00 be accepted; motion

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

2. Appointment of RPAC representatives – Mr. Komasa stated the County Recreation Director asked the Town to reappoint two members and an alternate to the RPAC Committee. Council Member Waller made a motion John Komasa be appointed to the RPAC Committee for a 4-year term, Jim Fulton be appointed to the RPAC Committee for a 2-year term, and Arlene Tuck be appointed as the alternate; motion seconded by Council Member Brantley. On roll call, motion carried unanimously.
3. Miracle League – Mr. Komasa stated he had contacted the Miracle League for more information concerning their program. The Miracle League is a baseball league for children who have a disabling handicap. Mr. Komasa stated the field would have to have a special covering so that wheelchairs and walkers could be used on it. There is also special equipment that will be needed, such as sound balls, etc. Mr. Komasa stated this would be the first field of this kind in Highlands County. Mr. Komasa stated he was asking Council for permission to approach RPAC for \$250,000.00 to help construct the field. He stated through the FRPHD grant he is having a tee-ball field built. This field can serve as a field for the Miracle League. Mr. Komasa also stated he had already had several companies state they would support the project. He also stated he had been working with John Varady, an ESP teacher at the school system. Mr. Varady stated there are 41 students at this time in the high school, middle school and Lake Placid Elementary School who would qualify for the program.

Council Member Brantley made a motion Mr. Komasa proceed with his request to approach RPAC for funds and proceed with the Miracle League; motion seconded by Council Member Wilson. On roll call, motion carried unanimously.

E. Town Utility Director – No comments

F. Town Clerk:

1. Proposed Ad Valorem Tax – 4.5925 – Mrs. Tuck asked the Council to approve the proposed ad Valorem tax of 4.5925. Council Member Waller made a motion the Town tentatively set the ad Valorem tax mileage at 4.5925; motion seconded by Council Member Brantley. On roll call, motion carried unanimously.
2. Update Enterprise Zone – Council asked that this matter be placed on the August Council agenda when Council Member Worley is present because she has worked on this project.
3. Special Meeting – July 23, 2007 – Atty. Harris stated the Growth Management would be presenting their Report to the County

Commissioners on July 24, 2007 and that the Council needed to review it and decide whether to approve it before it goes to the County Commissioners. He also stated the meeting with the County Commissioners would be a joint meeting with the Town Council, Growth Management Committee and County Commissioners. Council asked the Clerk to advertise the special meeting for July 23, 2007 and to advertise the joint meeting of the Town Council, Growth Management Committee and County Commissioners on July 24, 2007.

4. Mrs. Tuck stated she would like to schedule the first budget workshop on Monday July 30, 2007 at 5:30 P.M. All Council Members stated they could attend.

G. Mayor/Town Council Members:

1. Mayor Katsanis stated he recently has had many calls concerning the condition of the service road in front of Wendy's (between Wendy's and U.S. Highway 27). Mayor Katsanis stated he had met with the property owners along that road and they were willing to help correct the problem. He further stated he wanted to announce that the Town does not maintain the service road, that it is owned and maintained by the property owners it serves.

PUBLIC HEARINGS:

- A. Ordinance 07-562 – Annexation for Sewer Hookup (1<sup>st</sup> hearing) – Atty. Harris stated this ordinance required anyone who wants to hookup to the Town's sewer to sign an annexation agreement if they are not already within the town limits. Council Member Brantley made a motion Ordinance 07-562 be approved on first hearing by reading of title only; motion seconded by Council Member Waller. On roll call, motion carried unanimously.
- B. Ordinance 07-557 – Creating Lake Placid Regional Utility System (1st hearing) Atty. Harris stated this Ordinance creates a utility advisory commission to advise the Town Council regarding the operations of the town's utility systems. Mr. Freeman, the Town's utility director, stated he did not feel the commission was necessary and he did not support it. Council Member Brantley made a motion Ordinance 07-557 be approved on first hearing by reading of title only and by deleting in its entirety **Section 135-104. LAKE PLACID REGIONAL UTILITY POLICY**; motion seconded by Council Member Wilson. On roll call, Council Member Brantley and Council Member Wilson voted yes; Council Member Waller voted no. Motion carried 2 to 1.
- C. Preliminary Plat – The Shore Club on Lake Sirena – Gregory Arnone – Mrs. BuChans stated the applicant was requesting a preliminary plat approval for 209 lots located South of Marquata, west/southwest of Green Dragon Drive and west of Lake Sirena. Access will be off Green Dragon Drive during the early phase of

the development. Mrs. BuChans stated staff was recommending the Town Council approve the preliminary plat with staff to review revised plat based on Town Engineer Larry Bennett's third review and comments.

Council Member Waller made a motion to approve the preliminary plat of The Shore Club on Lake Sirena by Carnahan, Proctor and Cross, Inc. sealed 9 July 2007, subject to and expressly provided that the following changes shall be made and approvals shall be obtained from the Town Council prior to the approval of the final plat:

(Recommendations made by the Town of Lake Placid Local Planning Agency:

1. Water Capacity – Developer will amend Development Agreement to cap at up to 216 single-family homes at final plat.
2. Water Capacity Assignment – Developer will assignment to the Town so the Town can acquire their needed water capacity.
3. Impact Fee Credits – Town supports the Developer's application for no liability of impact fees.
4. Sidewalk – Amend the Development Agreement to require the Town to construct a multi-use path along the westerly side of Green Dragon Drive when the owner contributes \$15,000 toward that construction.
5. Landscape Buffer – Provide a buffer on the easterly side of the property. Also provide a buffer within the development on the westerly side of the property, which will be maintained by the homeowners as designated in the Deed Restrictions.
6. Right-of-Way Dedication – Dedicate the rights-of-way mentioned in Paragraph 7 ( c ) of the Development Agreement with sixty days of the approval of the preliminary plat.)

and

1. WATER LINE EASEMENT. The owner/developer agreed to show on the plat the location and easements for the Town's Water Line.
2. LANDSCAPED BERMS AND BUFFERS. The owner/developer agreed to dedicate a landscape easement to the public over all buffers as required in the Development Agreement (some were not shown on the preliminary plat). These shall be presented to the Town for approval prior to final plat:
  - A. The berm, buffer and landscape design plans;
  - B. The Homeowners Association and Deed restrictions requiring the preservation and maintenance by the Homeowners Association of the berms, buffers and landscape.

- C. Landscape Easement dedication language and location to be placed on the Plat.
3. RIGHTS OF WAY. The owner/developer agreed to convey to the Town of Lake Placid the right-of-ways to be conveyed to the Town according to the Development Agreement (to be conveyed 60 days of approval of the preliminary plat).
  4. PLAT RESTRICTION ON HEIGHT. The owner/developer agreed that the final plat shall contain a restriction limiting the six homes on the south side of the plat (the six homes nearest to Oak Island) to one-story dwellings.
  5. DEVELOPERS AGREEMENT. All terms of the Developers Agreement, as amended by written agreement, shall be accomplished by or before the final plat.
  6. DENSITY. The owner/developer agreed that there shall be up to but not more than 209 lots for single family residential dwelling units in the final plat.
  7. WATER USE AGREEMENT. The owner/developer agreed to enter the Water Use Agreement with the town within 60 days of the preliminary plat approval.
  8. WATER CAPACITY. The owner/developer agreed to amend the Development Agreement with the Town to reduce the amount of dwelling units to those shown on the plat when the final plat is approved.
  9. IMPACT FEE CREDITS. The owner/developer agreed to amend the Development Agreement to show that the Town has no liability regarding the impact fee credits for the County impact fees.
  10. GREEN DRAGON DRIVE MULTI USE PATH. The owner/developer agreed to amend the Development Agreement to allow the Town to construct the Green Dragon Drive multi use path from Maquata north as far as the owner/developer's \$15,000.00 contribution will fund (after the contribution is made). Additionally this owner/developer will not have a time limitation on the construction of the multi use path on Green Dragon Drive.

Motion seconded by Council Member Wilson. On roll call, Council Member Waller and Council Member Wilson voted yes; Council Member Brantley voted no. Motion carried 2 to 1.

Council Member Brantley stated he was no longer associated with Mr. William Klohn and therefore no longer had a conflict of interest in the Klohn matter.

- D. Site Plan Review – William Klohn – Mrs. BuChans stated Mr. Klohn was not present and she was asking the Council to table this matter until the August 2007 meeting. Council Member Brantley made a motion this matter be tabled until the August 2007 meeting; motion seconded by Council Member Wilson. On roll call, motion carried unanimously.
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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 7:45 P.M.

**REGULAR MEETING  
TOWN OF LAKE PLACID TOWN COUNCIL  
JULY 9, 2007 5:30 P.M.**

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**ROLL CALL:**

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

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

**ABSENT:**

Council Member Debra Worley

**APPROVAL OF AGENDA:**

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

**CONSENT AGENDA:**

- A. Approval of Monthly Report and Payment of Monthly Reports
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Motion seconded by Council Member Wilson. On roll call, Council Member Waller and Council Member Wilson voted yes; Council Member Brantley voted no. Motion carried 2 to 1.

Council Member Brantley stated he was no longer associated with Mr. William Klohn and therefore no longer had a conflict of interest in the Klohn matter.

- D. Site Plan Review – William Klohn – Mrs. BuChans stated Mr. Klohn was not present and she was asking the Council to table this matter until the August 2007 meeting. Council Member Brantley made a motion this matter be tabled until the August 2007 meeting; motion seconded by Council Member Wilson. On roll call, motion carried unanimously.
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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 7:45 P.M.

**SPECIAL MEETING**  
**TOWN OF LAKE PLACID TOWN COUNCIL**  
**JULY 23, 2007 5:30 P.M.**

Mayor Tom Katsanis called the special meeting of the Town of Lake Placid Town Council to order on Monday July 23, 2007 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 Charles Wilson  
Council Member Debra Worley  
Council Member Jim Waller  
Council Member Bill Brantley

Town Clerk Arlene Tuck  
Town Attorney Bert Harris  
Town Planner Sue BuChans

**APPROVAL OF AGENDA**

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

Council Member Waller arrived shortly after the vote on the agenda.

**PRESENTATION:**

Atty. Bert Harris and Chairman of the Town of Lake Placid Growth Management Committee presented the revised Final Report of the Town of Lake Placid Growth Management Committee Report (Amendment to the text of the adopted Comprehensive Plan) for approval and transmittal to Highlands County Commissioners and the State of Florida Department of Community Affairs.

After a review of the revised plan, Council Member Wilson made a motion to approve the proposed amendments to the text of the adopted Comprehensive Plan and transmit to the Department of Community Affairs pursuant to the Town of Lake Placid Local Planning Agency's recommended motion and also to restate the Urban Service Area as also the Urban Service Boundary; motion seconded by Council Member Brantley. On roll call, Council Member Waller, Council Member Worley, Council Member Brantley and Council Member Wilson voted yes. Motion carried unanimously.

Council Member Brantley made a motion the meeting adjourn; motion seconded by Council Member Waller. Mayor Katsanis stated this was a special meeting to be held only to discuss the Growth Management Committee's report and hearing no objections to the motion for adjournment, declared the meeting closed at 8:30 P.M.

**SPECIAL MEETING**  
**TOWN OF LAKE PLACID TOWN COUNCIL**  
**JULY 23, 2007 5:30 P.M.**

Mayor Tom Katsanis called the special meeting of the Town of Lake Placid Town Council to order on Monday July 23, 2007 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 Charles Wilson  
Council Member Debra Worley  
Council Member Jim Waller  
Council Member Bill Brantley

Town Clerk Arlene Tuck  
Town Attorney Bert Harris  
Town Planner Sue BuChans

**APPROVAL OF AGENDA**

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

Council Member Waller arrived shortly after the vote on the agenda.

**PRESENTATION:**

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**REGULAR MEETING  
TOWN OF LAKE PLACID TOWN COUNCIL  
AUGUST 13, 2007 5:30 P.M.**

Mayor Thomas Katsanis called the regular meeting of the Town of Lake Placid Town Council to order on Monday, August 13, 2007 at 5:30 P.M. at Town Hall, 311 W. Interlake Boulevard, Lake Placid, Florida. A quorum was present. Rev. Steve Bishop gave the invocation and led in the Pledge of Allegiance to the Flag.

**ROLL CALL:**

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

Town Clerk Arlene Tuck  
Town Attorney Bert Harris  
Town Planner Sue BuChans  
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Town Police Chief Phil Williams  
Town Recreation Director John Komosa

**APPROVAL OF AGENDA:**

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

**CONSENT AGENDA:**

1. Approval of Monthly Reports and Payment of Monthly Bills
2. Approval of Monthly Meeting Minutes and Special Meeting Minutes
3. Bill Brantley Lease Termination Agreement

Council Member Wilson made a motion items 1 and 2 be approved as presented, but item 3 removed at this time and brought back later; motion seconded by Council Member Worley. On roll call, Council Member Wilson, Council Member Brantley and Council Member Worley voted yes; Council Member Waller had not yet arrived at the meeting. Motion carried 3 to 0.

Council Member Waller arrived at the meeting at this time.

DEPARTMENT HEADS/MAYOR/COUNCIL MEMBERS:

A. Town Attorney:

1. Keep Lake Placid Beautiful – Atty. Harris presented a letter to the Council requesting approval from the Council to remove the tall Washingtonia Palms lining Interlake Boulevard between SunTrust and Walgreens and replace them with Sable Palms. Atty. Harris stated KLPB has received a grant for \$25,000. to fund the project and that SunTrust and Walgreens are in agreement with the project. Council Member Worley made a motion Atty. Harris's request be approved; motion seconded by Council Member Wilson. On roll call, motion carried unanimously.
2. Annexation of West Interlake Boulevard – Atty. Harris presented a Resolution regarding the Annexation of certain lands along, near and south of West Interlake Boulevard for the Council's approval. Council Member Waller made a motion the Resolution presented by Atty. Harris be approved; motion seconded by Council Member Brantley. On roll call, motion carried unanimously.

Council Member Wilson asked that the Council return to the Consent Agenda item #3 now that Council Member Waller was present. Council Member Wilson made a motion Consent Agenda Item #3 (Bill Brantley Lease Termination Agreement) be approved; motion seconded by Council Member Worley. On roll call, Council Member Wilson, Council Member Worley and Council Member Waller voted yes; Council Member Brantley abstained from voting due to a conflict of interest. Motion carried 3 to 0. (The Agreement terminates Mr. Brantley's requirement of paying \$500.00 to the Town of Lake Placid annually for the use of the property. However, it does allow Mr. Brantley the continued use of the property.)

B. Town Planner:

1. Council Member Worley – Sunrise United, Inc. – Mrs. Rafet Ghaznavi stated she would like Council to recommend her development for approval to the Board of County Commissioners and she would also like to ask Council to allow Council Member Worley to assist her with an ED loan. Mrs. Ghaznavi stated she has a total of 27 acres adjacent to the Town's cemetery. She would like to use 3.5 acres of the land for commercial use and 23.5 acres for multi family.

Council Member Waller made a motion Council Member Worley be allowed to assist Mrs. Ghaznavi in obtaining an ED loan as allowed by the

Town of Lake Placid; motion seconded by Council Member Brantley. On roll call, motion carried unanimously.

Council Member Brantley made a motion the Council recommend to the Highlands County Board of County Commissioners that they approve Mrs. Ghaznavi's site plan subject to using the Town of Lake Placid's PD Ordinance guidelines, have workforce housing (using the County's guidelines and the property being annexed into the Town once it becomes contingent; motion seconded by Council Member Waller. On roll call, motion carried unanimously.

2. Council Member Worley – Enterprise Zone Update – Council Member Worley stated she would bring a new map back to the Council at their September meeting.

C. Town Public Works Director:

1. Roads – Mr. Fulton gave an update on the repairs of the roads. Council Member Wilson stated he would like to know exactly what roads were repaired and at what cost. Council asked Mr. Fulton to get a cost on doing Phoenix.
2. The service road in front of Wendy's, Compton Realty and Seminole Tire Company was discussed. The Council stated they have all had complaints concerning the road. The Mayor stated he has complaints every day, but being as the Town does not own the road, it is left up to the property owners to maintain the road. Mr. Fulton was asked to repair Phoenix Avenue up to the service road.

One suggestion that was made was for the town to close off the service road. Atty. Harris was asked to look into other possibilities of having the road repaired by the owners of the service road.

3. Mr. Fulton stated he had been contacted that there is a propane tank in the ground on the corner lot on South Main Street and Hibiscus Avenue. Council asked Mr. Fulton to contact the owner of the property and advise them they need to correct the problem.

D. Recreation Director:

1. Permission for vendors at Highlands Ridge Association Canoe Race – Mr. Komosa stated Mr. Merritt O'Brien had contacted him about holding a canoe race at the Lake June Park facility. Mr. Komosa stated the Town

would receive 25% of the proceeds. Mr. Komosa further stated there would be vendors and he was asking for permission for those vendors to sell food. The race will be held October 20, 2007. Council approved of the race and vendors, however a vote was never taken.

2. Approval of cost of fencing for playground behind basketball courts – Mr. Komosa stated the Council asked him to check on this matter several meetings ago and bring back a price for the gate and fencing. Mr. Komosa stated he did not have the price yet and would bring it back at the next meeting.
3. Recognition of 9-10 year old All Star Champions – Mr. Komosa stated he would like to see the Council do something for the 9-10 year old All Stars. Council asked Mr. Komosa to invite them to the next Council meeting to be recognized.

E. Town Utility Director:

1. Purchase of Highlands Utilities Wastewater System – Mr. Freeman stated he had asked Wicks, Brown, Williams & Co. to look into the feasibility of the Town purchasing Highlands Utilities Wastewater System. Mr. Freeman stated Highlands Utilities has shown interest in selling the system. Mr. Freeman stated they were actually interested in selling the lines. Council Member Brantley asked if Mr. Freeman knew the condition of the lines and Mr. Freeman stated he would want to do a telescoping of the system. Mr. Freeman stated this would be at the Town's expensive because Highlands Utilities was not willing to pay for it. Council Member Brantley stated he was considered about the lines being so old (30 years old) when the year span of the lines according to Mr. Freeman is thirty years. Council Member Waller stated he felt we owned an obligation to the citizens of the Town who are on the system to furnish the best system we can to them.

Council Member Waller made a motion the Town offer Highlands Utilities \$500,000. upon signing of an Option to Purchase, including the use of the existing plant until 2011; authorize Mr. Freeman to place an ad in the Lake Placid Journal asking for bids to do the telescoping and at the same time see if he can find a city or town we can piggyback with on the telescoping; and for him to redo his budget to include the price of the telescoping; motion seconded by Council Member Worley. On roll call, motion carried unanimously.

- F. Town Clerk – Mrs. Tuck stated she had attended a meeting with County Engineer Ramon Gaverrete and he stated he would be willing to do the review of engineer plans for the Town. He stated he has to review all plans for the County and this would actually cut down on the amount of time used in reviewing. Council asked Mrs. Tuck to invite Mr. Gaverrete to our September 2007 meeting for more input.
- G. Mayor/Town Council Members:
1. Mayor Thomas Katsanis – Nu-Hope Building – Mayor Katsanis presented a letter he had received from Nu-Hope concerning the Town’s property they are presently using. Council asked the Mayor to invite a representative of Nu-Hope to the next Council meeting to further review this matter.

**PUBLIC HEARINGS:**

- A. Ordinance 07-562 – Annexation for Sewer Hookup (2<sup>nd</sup> hearing) An Ordinance requiring the execution of an annexation for sewer hookups outside the town limits. Council Member Waller made a motion Ordinance 07-562 be approved on second hearing by reading of title only and adopted with corrections as stated; motion seconded by Council Member Brantley. On roll call, motion carried unanimously.
- B. Ordinance 07-557 – Creating a Lake Placid Regional Utility Advisory Commission (2<sup>nd</sup> hearing) – After much discussion, Council Member Brantley made a motion Ordinance 07-557 be approved on second hearing, but not adopted; 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.
- C. Ordinance 07-568 – Increasing sale price and perpetual care prices (1<sup>st</sup> hearing) Mr. Fulton stated the Ordinance will assess a 25% of the purchase price for perpetual care to old mausoleum spaces with no deed issued by the Town of Lake Placid; increase the sale price of mausoleums; state internment fees shall be \$600.00 per space; and increase perpetual care fee on the sale of all lots to 25%. Council Member Waller made a motion Ordinance 07-568 be approved on first hearing by reading of title only; motion seconded by Council Member Wilson. On roll call, motion carried unanimously.
- D. Ordinance 07-569 – Repealing Reliable Sanitation Collection (1<sup>st</sup> hearing) Council Member Brantley made a motion Ordinance 07-569 be approved on first hearing by reading of title only, that Reliable Sanitation be notified they are to remove all their dumpsters by October 1, 2007 and that anyone using a roll off dumpster be allowed to choice whatever company they want to use; motion seconded by Council Member Waller. On roll call, motion carried unanimously.

- E. Site Plan Review – William Klohn – After much discussion concerning Mr. Klohn’s proposed Restrictive Covenant on Use of Condominium Units in Mid-Town Center and the Nonexclusive Cross Ingress, Egress and Parking Easement of Condominium Units in Mid-Town Center, Council Member Waller made a motion to approve the William Klohn and Patrick McCaun site plans based on the Town of Lake Placid’s LPA recommendations (as attached) and staff’s recommended motion (as attached), as corrected by Atty. Harris’s two letters dated August 7, 2007 (attached), which intends to work out the wording between Atty. Harris and the developer’s attorney for the easements and looping of the road around the property; motion seconded by Council Member Brantley. On roll call Council Member Wilson, Council Member Waller and Council Member Brantley voted yes; Council Member Worley abstained from voting due to a financial gain conflict of interest. Motion carried 3 to 0.

Council Member Wilson made a motion the meeting adjourn; motion seconded by Council Member Brantley. Mayor Katsanis hearing no objection declared the meeting adjourned at 9:30 P.M.

**SPECIAL MEETING  
TOWN OF LAKE PLACID TOWN COUNCIL  
AUGUST 27, 2007 5:30 P.M.**

Mayor Tom Katsanis called the special meeting of the Town of Lake Placid Town Council to order on Monday August 27, 2007 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 Jim Waller  
Council Member Debra Worley  
Council Member Charles Wilson

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

**ABSENT:**

Town Public Works Director Jim Fulton

**DEPARTMENT HEADS:**

**A. Lake Placid Police Department:**

1. FEMA Grant – Discuss whether to approve – Chief Williams informed the Council he had been approved for a 75/25-match grant through FEMA for shutters and funds to evaluate the structure of the building. Chief Williams asked Council if they wanted to proceed with the shutters and evaluation or replace the roof. He stated when the hurricanes came through they damaged the roof, which had just been replaced in June 2004. He stated if though the company came back and fixed the roof, they still have a small leak.

Council Member Brantley made a motion Chief Williams inform FEMA we do want to proceed with the grant; motion seconded by Council Member Waller. On roll call, motion carried unanimously.

Chief Williams stated anticipating the Council might want to go with a new roof, he advertised for bids. Atty. Harris stated the Council needed to

reject all bids. Council Member Wilson made a motion all bids for the new roof at the police department be rejected; motion seconded by Council Member Waller. On roll call, motion carried unanimously.

B. Town Utilities:

1. Discussion and decision on whether or not to enter into a contract with Highlands Utilities for the purchase of their system – Mr. Freeman informed the Council he contacted Highlands Utilities with the Council’s proposal of an option for \$500,000.00 and do due diligence. Mr. Freeman stated Highlands Utilities counter offered for \$735,000.00, with no due diligence. Mr. Freeman stated he had met with Atty. Harris concerning this matter. He stated further contact with Highlands Utilities could not accomplish anything. He further stated the law requires a municipality to do due diligence before purchasing utilities.

After much discussion Council felt they must follow the law. Therefore, Council Member Waller made a motion to decline Highlands Utilities counter offer; motion seconded by Council Member Worley. On roll call, motion carried unanimously.

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 6:45 P.M.



**SPECIAL MEETING  
TOWN OF LAKE PLACID TOWN COUNCIL  
SEPTEMBER 17, 2007 5:30 P.M.**

Mayor Thomas Katsanis called the special meeting of the Town Council of Lake Placid, Florida to order on Monday, September 17, 2007 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 Debra Worley  
Council Member Jim Waller  
Council Member Bill Brantley  
Council Member Charles Wilson

Town Clerk Arlene Tuck  
Town Attorney Bert Harris  
Town Public Works Director Jim Fulton  
Town Recreation Director John Komosa  
Town Police Chief Phil Williams  
Town Planner Sue BuChans

**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 07-566 – 2007/2008 Millage Rate (2<sup>nd</sup> hearing)
  - 1. Rolled Back Rate is 4.5925, which is –13.99% of proposed millage of 3.9500.
  - 2. Millage Rate proposed is 3.9500.

Town Clerk Arlene Tuck read Ordinance 07-566 in its entirety. Council Member Waller made a motion Ordinance 07-566 be approved on second hearing by reading of Ordinance and adopted; motion seconded by Council Member Wilson. On roll call, motion carried unanimously.

- B. Ordinance 07-567 – 2007/2008 Budget (2<sup>nd</sup> hearing)

Council Member Wilson made a motion Ordinance 07-567 be approved on second hearing by reading of title only; motion seconded by Council Member Waller. 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.

Council Member Waller made a motion the meeting adjourn; motion seconded by Council Member Wilson. Mayor Katsanis hearing no objections declared the meeting adjourned at 5:45 P.M.

**REGULAR MEETING  
TOWN OF LAKE PLACID TOWN COUNCIL  
OCTOBER 8, 2007 5:30 P.M.**

Mayor Tom Katsanis called the regular meeting of the Town of Lake Placid Town Council to order on Monday, October 8, 2007 at 5:30 P.M. at Town Hall, 311 W. Interlake Boulevard, Lake Placid, Florida. A quorum was present. Mayor Katsanis led in the invocation. Boy Scout Troop 482 of Lake Placid led in the pledge of allegiance to the flag.

**ROLL CALL:**

Mayor Tom 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 Public Works Director Jim Fulton  
Town Recreation Director John Komosa  
Town Utility Director Gary Freeman  
Town Planner Sue BuChans  
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 Brantley. On roll call, motion carried unanimously.

**CONSENT AGENDA:**

1. Approval of Monthly Reports and Payment of Monthly Bills.
2. Approval of Monthly Meeting Minutes

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

**PRESENTATION:**

- A. Tom Ross – CH2M – Review of Corridor Access Management Plan (CAMP) Mr. Ross was present just to bring the Council up to date on the progress of the Corridor Access Management Plan.

- B. CDBG – Fred Fox Enterprises – Discussion and Approval of Sewer List – Mr. David Fox, representing Fred Fox Enterprises presented a list of proposed sewer hookups to be paid by the CDBG grant and asked for Council to approve the list. He also asked the Council Members to complete a form stating they had not conflict of interest with the hookups. Council Member Waller made a motion the list for hookups presented by Mr. Fox 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 abstained from voting due to a conflict of interest. Motion carried 3 to 0.

DEPARTMENT HEADS/MAYOR/COUNCIL MEMBERS:

A. Town Attorney:

1. Interlocal Agreement – County/Town – Relating to Impact Fees – After discussion and noted changes to the Interlocal Agreement Between Highlands County, Florida and the Town of Lake Placid, Florida Relating to Impact Fees, Council Member Brantley made a motion the Interlocal Agreement be approved with the noted changes; motion seconded by Council Member Waller. On roll call, motion carried unanimously.
2. Ordinance 07-571 – Amending Pass Thru Fees Ordinance – Atty. Harris stated this Ordinance was being amended due to a typographical error in the Ordinance. He asked for Council’s approval to proceed with the advertising for public hearing. Council asked the Clerk to proceed with the advertising.
3. Interlocal Agreement – Town Planner – Atty. Harris presented the Interlocal Agreement between Highlands County, Florida and Town of Lake Placid, Florida for the Town Planner. After discussion on the Agreement, Council Member Waller made a motion the Interlocal Agreement be approved with noted changes; motion seconded by Council Member Brantley. On roll call, motion carried unanimously.

B. Town Planner:

1. Local Planning Agency/Board of Adjustments – Recommendations – Mrs. BuChans read a statement that the LPA would like the following LPA motions approved by the Town Council:
  - a. Town Council to prohibit Quansa Huts.
  - b. Town Council require applications that include visual presentations before Town Council and LPA shall include three copies, one facing the Board and two facing the audience, and to include this requirement in all the Town’s applications.
  - c. Town Council change rezoning notifications: The placement of real estate sign size every 500 feet and if on lake front place on

- lake front side, and letters sent to all property owners within 500 feet, certified, all paid and prepared by consultant or applicant.
- d. Town Council change the Bullard Ordinance to require all commercial site plans and plats to go before LPA for a recommended motion.
  - e. Town Council consider sending letters for special exceptions to all property owners within 500 feet, certified, all paid and prepared by applicant.

Council Member Wilson made a motion to approve the following recommendations from the Town of Lake Placid Local Planning Agency:

1. To prohibit Quansa Huts
2. Applications that include visual presentations before Town Council and LPA three shall be displayed, one facing the Board and two facing the audience, and to include this requirement in all the Town applications; and
3. The following changes to a rezone notification: The placement of real estate size sign every 500 feet in addition to road side, if on lake front place on lake front side, and letters sent to all property owners within 500 feet, certified by Town Clerk, all paid and prepared by applicant; and
4. That the Bullard Ordinance require all site plans, preliminary plats and planned development orders to come before the LPA for a recommended motion to the Town Council.
5. That the following changes be made to a special exception application: letters shall be sent to all property owners within 300 feet, certified by the Town Clerk, and all paid and prepared by applicant.

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

2. Joint Notification Area – after discussing how to handle this matter, the Council asked Atty. Harris and Mrs. BuChans to work on coming up with a system for their review.

C. Town Public Works Director:

1. Advertise for Sanitation Collection to become non-ad valorem assessment – Mrs. Tuck and Mr. Fulton stated they would like to see the Council approve the County doing a non-ad valorem assessment roll for the Town. This would mean the sanitation charge would be placed on tax bills instead of the Town having to collect the funds each month. Council Member Worley made a motion we proceed with the advertising to using a non-ad valorem assessment for sanitation; motion seconded by Council Member Brantley. On roll call, motion carried unanimously.

2. Council Member Wilson stated he would like to know how many dumpsters the Town has.
- D. Police Chief – Chief Williams presented Council with a report from the Code Enforcement Department. He also reminded everyone the Police Department would be holding their Bike Rodeo on November 3, 2007.
- E. Town Utility Director:
1. New Pump for Sewer (Sole Source-Emergency) Mr. Freeman stated one of the pumps at the sewer plant went out. He stated we have an old pump in place at this time, but needed to purchase the new one. He stated this was a sole source purchase. The total cost is \$8,773.00. Council Member Waller made a motion Mr. Freeman proceed with the purchase of the pump; motion seconded by Council Member Wilson. On roll call, motion carried unanimously.
  2. J.L. Wallace – reimbursement request – Mr. Wallace was asking for a reimbursement of costs for extending the line. Mr. Freeman explained Mr. Wallace was going to hook in when Lake Rachard Villages was built. Being as the project is now on hold, Mr. Wallace had to pay for extending the line to his new home. Council felt this was not a mistake of the Town's and denied his request.

After complaints by a couple of citizens concerning the cost of hooking up to the sewer plant, Council asked the Town Clerk to advertise for a special meeting on November 13, 2007 at 5:30 P.M. to discuss possible solutions to some of the problems.

- F. Recreation Director:
1. Mr. Komasa stated he had received a sole bid from Delaney Fence Company to install the fence at the basketball courts adjacent to the new playground area at the Lake Placid Elementary School. The bid was \$4,185.00. Council Member Brantley made a motion the bid be approved; motion seconded by Council Member Wilson. On roll call, motion carried unanimously. Council was informed this play area will be secured during school hours, but opened to the public during non-school hours and on weekends. The playground area is designated to be used by all children, specifically disabled children.
  2. Mr. Komasa stated the opening for the Miracle League will be this Saturday October 13, 2007 at 9:00 A.M.
- G. Town Clerk:
1. Delete Chapter 5 of Code – Boards, Commissions and Committees (Recreation Committee). Mrs. Tuck stated after reviewing this Chapter in

the Code Book, it was written prior to the Town hiring a Recreation Director. She stated now that we have a Recreation Director she would like to see the Chapter deleted because the powers and duties of the Recreation Commission were specifically what the Recreation Director has been hired to do. Council Member Waller made a motion we proceed with Mrs. Tuck's request; motion seconded by Council Member Worley. On roll call, motion carried unanimously.

2. Peddlers at Christmas Parade – Mrs. Tuck stated this year the Chamber of Commerce and Town would be co-hosting the Christmas Parade. She stated the Chamber has already had vendors calling about selling goods. She asked what was Councils' feelings. Council Member Worley made a motion only non-profit vendors from the Lake Placid Area (that acquire a peddlers license from the Town) be allowed to sell at the Christmas Parade and that they must be off the parade route before the parade steps off; motion seconded by Council Member Waller. On roll call, motion carried unanimously.

#### H. Mayor/Town Council Members:

##### 1. Mayor Thomas Katsanis:

- a. NuHope Building – Mr. Sandy Foster of NuHope was present. Mr. Foster stated NuHope was planning on extending their present block building. When this is complete, they would not have any use for the Town's trailer they are presenting using. Council asked Mr. Foster to bring back a site plan of their expansion. Mr. Foster stated they hoped to have the building complete by March 31, 2008.
- b. LPA – Resumes – Mayor Katsanis stated we had received resumes from: Jack Edgemon, Greg Arnone, Bruce Stayer and Lynn Connolly. Mr. Arnone, Mr. Stayer and Ms. Connolly were present and were asked to state why they would like to be on the LPA. Mrs. Tuck stated she had not received a resume from the alternates. She further stated Mr. Barger had asked that he be removed as an alternate.

Council Member Brantley made a motion Mrs. Connolly be appointed as the LPA member. Due to a lack of a second, motion was dismissed.

Council Member Waller made a motion Jack Edgemon be appointed as the LPA member; motion seconded by Council Member Brantley. On roll call Council Member Waller, Council

Member Brantley and Council Member Wilson voted yes; Council Member Worley abstained from voting. Motion carried 3 to 0.

2. Council Member Bill Brantley:

- a. Consider Franchise and Utility Fees from Utility Companies in Lake Placid – Mr. Brantley stated he would like to know if we can collect franchise fees and utility fees from all utility companies within the Lake Placid limits. Atty. Harris stated he was not sure, but would review the matter.

**PUBLIC HEARINGS:**

- A. Ordinance 07-570 – Amending 2006-2007 Water and Wastewater Budget (1<sup>st</sup> hearing) Council Member Wilson made a motion Ordinance 07-570 be approved on first hearing by reading of title only; 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 Wilson. Mayor Katsanis hearing no objections declared the meeting adjourned at 8:40 P.M.

CONTINUATION MEETING OF NOVEMBER 5, 2007  
LAKE PLACID TOWN COUNCIL  
NOVEMBER 13, 2007 5:30 P.M.

(THIS MEETING WAS CONTINUED FROM NOVEMBER 5, 2007 DUE TO A LACK OF A QUORUM)

The regular meeting of the Town of Lake Placid Town Council was called to order by Mayor Thomas Katsanis on Tuesday November 13, 2007 at 5:30 P.M. at Town Hall, 311 W. Interlake Boulevard, Lake Placid, Florida. A quorum was present. Rev. Doug Pareti of the Memorial United Methodist Church gave the invocation and led in the Pledge of Allegiance to the American Flag.

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 Planner Sue BuChans and Jim Polatty  
Town Police Chief Phil Williams  
Town Recreation Director John Komosa  
Town Utility Director Gary Freeman

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.

CONSENT AGENDA:

1. Approval of Monthly Reports and Payment of Monthly Bills
2. Approval of Monthly Meeting Minutes and Special Meeting Minutes
3. Approval of Interlocal Agreement - Recreation Agreement with Highlands County

Council Member Waller made a motion the consent agenda be approved as presented; motion seconded by Council Member Brantley. No roll call, motion carried unanimously.

DEPARTMENT HEADS/MAYOR/COUNCIL MEMBERS:

A. Town Attorney:

1. Annexation of Alan Grigsby Property on West Interlake Boulevard - Council Member Worley made a motion the annexation of Alan Grigsby property on West Interlake Boulevard proceed as prescribed by law; 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.

2. Interlocal Agreement - Highlands County Planning, Zoning, Development, and Land Use - Atty. Harris explained this Interlocal Agreement is to ensure that planning, zoning, development and land use within the Lake Placid Area are implemented consistently with the Lake Placid Area Vision as adopted into the Comprehensive Plan of the Town and the county. This Agreement applies to the Lake Placid Area as defined in the Adopted Lake Placid Area Vision.

Council asked that Atty. Harris insert the following:

Section 5. (f) Comments shall be approved by a majority of the respective Board, Council or Commission. "No Comments" shall be considered a neutral. (g) The meetings shall be noticed according to the Board's respective requirements.

Council Member Waller made a motion the Interlocal Agreement be adopted with the noted changes and sent to the County for their review; motion seconded by Council Member Brantley. On roll call, motion carried unanimously.

B. Town Planner:

1. Mrs. BuChans had no comments at this time.

C. Town Public Works Director - Was not present

D. Police Chief - Had no comments

E. Town Utility Director - Mr. Freeman stated he had received the permit for the reuse and it would be moving along. Mr. Freeman gave the Council Members packets he had made up for the November 19, 2007 special meeting concerning the sewer.

F. Recreation Director:

1. Mirielle Thornton - of 331 Catfish Creek Road stated she would like to see the Town install some bike paths and walking paths along Catfish Creek Road. Mr. Komosa stated most of Catfish Creek Road is in the County. He further stated there are areas in Lake June Park that can be utilized for bike riding and walking.

G. Town Clerk - No comments

H. Mayor/Town Council Members - No comments

**PUBLIC HEARINGS:**

A. Ordinance 07-570 - Amending 2006-2007 Water and Wastewater Budget (2nd hearing) Council Member Worley made a motion Ordinance 07-570 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 07-571 - Amending Pass Thru Ordinance (1st hearing) Council Member Brantley made a motion Ordinance 07-571 be approved on first hearing by reading of title only; motion

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

C. Ordinance 07-572 - Deleting Chapter 5 (Boards/Committees) from Code (1st hearing) Council felt instead of deleting this Chapter it needed to be revisited due to it being over six years old and things have changed since the Ordinance was prepared. Council Member Worley stated she would prefer to see the Recreation Committee become an advisory board. Council Member Wilson made a motion this matter be tabled and that Atty. Harris confer with the Recreation Committee Chairman on revising the Ordinance; motion seconded by Council Member Waller. On roll call, motion carried unanimously.

D. Response to ORC - Mrs. BuChans informed the Council about her responses to the ORC and asked if they would consider accepting them. Council Member Brantley made a motion to accept the ORC responses and changes as presented; motion seconded by Council Member Waller. On roll call, Council Member Brantley and Council Member Waller voted yes, Council Member Worley voted no and Council Member Wilson abstained from voting due to a conflict of interest. Motion carried 2 to 1.

E. Ordinance No. 07-545 - Future Land Use Map and Rezoning - Alan Grigsby - Mrs. BuChans stated staff was recommending adding PD conditions, restrictions and limitations to their respective comprehensive plan amendments to be included in the Town's Comprehensive Plan, FLU "L" site specific development. After much discussion Council Member Brantley made a motion to approve and adopt the Comprehensive Plan Amendment Case No. LPCP-07.001LS Future Land Use Map of the Town of Lake Placid Comprehensive Plan with date changes and amended as follows:

1. Developer shall enter into a Capacity Agreement with the Town for the surrender of certain water rights to the Town; the provision by the Town of potable water and wastewater service to the Development; and the Developer's payment of the System Development. The Agreement shall be secured by Bond or Certificate of Deposit or other means as approved by the Town Attorney.
2. The residential property shall be capped at 942 residential units.
3. The commercial property shall be capped at 20% FAR, plus any other governmental use, school board use or public use uncapped.
4. The zoning for this project shall be a PD overlay.
5. Property shall be served by municipal water and wastewater.

F. Motion seconded by Council Member Waller. On roll call, Council Member Waller and Council Member Brantley voted yes, Council Member Worley voted no and Council Member Wilson abstained from voting due to a conflict of interest. Motion carried 2 to 1.

Town Planner Jim Polatty stated the future land use designation needed to be put into the motion. Therefore, Council Member Brantley made a motion to add the following after "The Comprehensive Plan Amendment Case No. LPCP.07.001LS Future Land Use Map of the Town

of Lake Placid Comprehensive Plan is amended" from Highlands County Agriculture (AG) and Low Density Residential (LDR) and Town of Lake Placid Agricultural/Residential (AR) to Town of Lake Placid Medium Density Residential (MDR) for 375.07 acres; motion seconded by Council Member Waller. On roll call, Council Member Brantley and Council Member Waller voted yes, Council Member Worley voted no and Council Member Wilson abstained from voting due to a conflict of interest. Motion carried 2 to 1.

G. Ordinance No. 07-550 - Future Land Use Map and Rezoning - Genor Farms - Mrs. BuChans stated staff was recommending approval and adoption of Ordinance LPCP-07.002LS, Ordinance No. 07-550. Council Member Worley made a motion to adopt the Comprehensive Plan Amendment Case No. LPCP.07.002LS Future Land Use Map of the Town of Lake Placid Comprehensive Plan as amended from Highlands County Agriculture (AU) and Town of Lake Placid Agricultural/Residential (AR) to Town of Lake Placid Low Estate Residential (LER) for 55.01 acres, with date changes to the Ordinance and the following additions:

1. Developer shall enter into a Capacity Agreement with Town for the surrender of certain water rights to the Town; the provision by the Town of potable water and wastewater service to the Development; and the Developer's payment of the System Development. The Agreement shall be secured by Bond or Certificate of Deposit approved by the Town Attorney.
2. Provide sufficient right of way along Catfish Creek Road to total a minimum of 100 feet of right of way (but to contribute only their one-half) unless the road designation has been reduced prior to the preliminary plat.
3. Development not to exceed 55 units.
4. Provide external community park LOS. The community park LOS should be outside the development's boundaries. The developer can offer a fee in lieu to the Town for construction of a community park to satisfy the external community park and recreation LOS requirement.
5. Install central wastewater collection lines within the project site at time of development from existing wastewater lines and agree to hook up when available.
6. The zoning for this project shall be a PD overlay.

Motion seconded by Council Member Waller. On roll call, Council Member Waller, Council Member Worley, Council Member Brantley and Council Member Wilson voted yes. Motion carried 4 to 0.

H. Ordinance 07-548 - Future Land Use Map and Rezoning - Groves 27 - Mrs. BuChans stated staff was recommending approval and adoption of Ordinance LPCP-07.003LS, Ordinance 07-548. Council Member Brantley made a motion to approve and adopt the Comprehensive Plan Amendment Case NO. LPCP.07-003LS Future Land Use Map of the Town of Lake Placid Comprehensive Plan amended from Highlands County Commercial (B) 9.56 acres and Highlands County Medium Density Residential (R) 47.99 acres to Town of Lake Placid Commercial-General (CG) 18.84 acres and Low Medium Density Residential (LMDR) 38.71 acres for total acreage of 57.5 acres, date changes and the following changes:

1. Developer shall enter into a Capacity Agreement with Town for the surrender of certain water

rights to the Town; the provision by the Town of potable water and wastewater service to the Development; and the Developer's payment of the System Development. The Agreement shall be secured by Bond or Certificate of Deposit approved by the Town Attorney.

2. The residential property shall be capped at 157 residential units.
3. Commercial property shall be restricted to 153,000 square feet commercial use.
4. The zoning for this project shall be a PD overlay.
5. Developer shall furnish a separate legal description for the residential property and for the commercial property.

Motion seconded by Council Member Waller. On roll call, Council Member Waller and Council Member Brantley voted yes, Council Member Worley voted no and Council Member Wilson abstained from voting due to a conflict of interest. Motion carried 2 to 1.

I. Ordinance No. 07-552 - Large Scale Text Amendment - Council Member Worley made a motion to approve and adopt the text changes to the Comprehensive Plan Amendment Case No. LPCP.07.004LS Future Land Use Map of the Town of Lake Placid, amending the dates in the Ordinance and amending the following:

1. The current Town of Lake Placid Comprehensive Plan, dated August 14, 2000 has amended its entire Comprehensive Plan including the following Elements: Future Land Use, Transportation, Housing, Infrastructure, Conservation to include mandated ORC amendments, Recreation and Open Space, Intergovernmental Coordination, Capital Improvements, and Concurrency Management and the Future Circulation Map consists of the amended Comprehensive Plan as set out in the exhibits.

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.

Council Member Brantley made a motion to adjourn; motion seconded by Council Member Wilson. Mayor Katsanis hearing no objections declared the meeting adjourned at 9:00 P.M.

**SPECIAL MEETING  
TOWN OF LAKE PLACID TOWN COUNCIL  
NOVEMBER 19, 2007 5:30 P.M.**

Mayor Tom Katsanis called the special meeting of the Town of Lake Placid Town Council to order on Monday November 19, 2007 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

**PRESENTATION:**

Larry Mathieson of Traffic Pax, Inc. presented a program to the Council concerning placing equipment on U.S. Highway 27 (at the intersection of U.S. Highway 27 and Interlake Boulevard) to deter vehicles running through the red light. Mr. Mathieson stated surveys show when the equipment is in place there are less traffic accidents. The equipment would not cost the Town anything. The only payment would be a percentage of the citation amount. Council Member Brantley made a motion for Atty. Harris to prepare a proposed ordinance concerning the running of red lights and speeding; motion seconded by Council Member Worley. On roll call, motion carried unanimously.

Council Member Worley stated she would be abstaining from any votes on the sewer system due to the fact she has a conflict of interest in that she owns property that will be affected.

**PRESENTATION:**

- A. Utility Department – Discussion on sewer hookups – Mr. Freeman presented several individuals who were experts on sewer, grinder pumps and the complete sewer system. After much discussion between the audience and the Council, Council asked Mr. Freeman and Atty. Harris to come back to the December 10, 2007 meeting with a proposed Ordinance. This Ordinance is to address: (1) If septic tank is in good working condition, homeowner does not have to hookup until the septic tank is in a non-working condition; (2) Town will maintain all grinder pumps; (3) Do something to give homeowners a credit for water that does not go through the sewer system.

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 9:00 P.M.

**SPECIAL MEETING  
TOWN OF LAKE PLACID TOWN COUNCIL  
DECEMBER 3, 2007 5:30 P.M.**

A special meeting of the Town of Lake Placid Town Council was called to order on Monday December 3, 2007 at 5:30 P.M. at Town Hall, 311 W. Interlake Boulevard, Lake Placid, Florida by Mayor Tom Katsanis. A quorum was present.

**ROLL CALL:**

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

Deputy Town Clerk Jackie Haynes  
Town Attorney Bert Harris

**PUBLIC HEARING:**

- A. Ordinance No. 07-577 – Annexation of Grigsby Property (1<sup>st</sup> hearing) (Property fronting W. Interlake Boulevard and Catfish Creek Road) Council Member Waller made a motion Ordinance No. 07-577 be approved on first hearing by reading of title only; motion seconded by Council Member Worley. 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. Motion carried 3 to 0.

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 6:03 P.M.

JOINT MEETING  
TOWN OF LAKE PLACID TOWN COUNCIL  
TOWN OF LAKE PLACID LOCAL PLANNING AGENCY  
DECEMBER 10, 2007      5:30 P.M.

Mayor Tom Katsanis called the joint meeting of the Town of Lake Placid Town Council, and the Town of Lake Placid Local Planning Agency to order on December 10, 2007 at 5:35 P.M. at Town Hall, 311 W. Interlake Boulevard, Lake Placid, Florida. A quorum was present of both Town Council and Local Planning Agency. The invocation was given by Thelma Becker of the Memorial United Methodist Church. The Pledge of Allegiance was led by Hanna Waller and Carson Griffin from the Lake Placid Christian School.

ROLL CALL:

Town Council

Mayor Thomas Katsanis

Council Member Debra Worley

Council Member Jim Waller

Council Member Bill Brantley

Council Member Charles Wilson

Local Planning Agency

Chairman Hoz Compton

Commissioner Ray Royce

Commissioner Carol Smart

Commissioner Jack Edgemon

Commissioner Steve Bastardi

Alternate Mason Smoak: ABSENT

Deputy Clerk Jackie Haynes

Town Attorney Bert Harris

Town Planner Sue BuChans

County Planner Jim Polatty

Town Utility Director Gary Freeman

Town Public Works Director Jim Fulton

Town Recreation Director John Komasa

Town Police Chief Phil Williams

JOINT MEETING

PUBLIC HEARING:

A. ORC- Public Adoption Hearing for DCA No. 07-2, Town of Lake Placid. Sue Buchans explained the ORC and Ordinance No. 07-552. With discussion Town Council and the Local Planning Agency decided to decline all strikes from Policy F5.

Local Planning Agency:

After discussion Commissioner Ray Royce motioned to adopt the ORC; motion seconded by Commissioner Steve Bastardi. On roll call, motion carried unanimously.

Commissioner Ray Royce made a motion to adopt Ordinance 07-552 declining changes of Policy F5; motion was seconded by Commissioner Steve Bastardi. On roll call, motion carried unanimously.

Town Council:

Council Member Jim Waller made a motion to adopt ORC with declining changes to Policy F5; motion seconded by Council Member Debra Worley. On roll call motion carried unanimously.

Council Member Jim Waller made a motion to adopt Ordinance 07-552 but not put into effect until after the Highlands County Board of County Commissioners changes and adoptions, with changes to Section 3, Policy F5 which declines all strikes made, and as evidence by our resolution to be made after county adoption and changes; motion seconded by Debra Worley. On roll call motion carried unanimously.

#### Town Council Regular Meeting

Town of Lake Placid Town Council Regular Meeting was called to order at 6:05 P.M.

APPROVAL OF AGENDA:

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

CONSENT AGENDA:

1. Approval of Monthly Meeting Minutes and Special Meeting Minutes
2. Approve request from Country Fair Association
3. Wicks, Brown, Williams & Co. – Engagement Letter

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

**PUBLIC HEARINGS:**

A. Ordinance 07-571 – Amending Pass Thru Ordinance ( 2<sup>nd</sup> Hearing)  
Council Member Brantley made a motion Ordinance 07-751 Amending Pass Thru Ordinance on 2nd hearing by reading of title only and adopt; motion seconded by Council Member Waller. On roll call, motion carried unanimously.

B. Ordinance 07-577 – Annexation – Grigsby Property – W. Interlake ( 2<sup>nd</sup> Hearing) Council Member Waller made a motion Ordinance 07-577 be approved by reading of title only and adopted; motion seconded by Council Member Worley. 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.

**DEPARTMENT HEADS/ MAYOR/ COUNCIL MEMBERS:**

A. Town Attorney:

1. Agreements and Covenant Regarding Water and Wastewater Service – Genor Farms – John McClure, representative for Genor Farms brought to Atty. Harris’s attention the agreement states that Genor Farms would be required to hook to the wastewater line when they are brought down to West Interlake. At this current time there are no wastewater lines on West Interlake. The minutes state that the developer will install dry lines in place when the wastewater line is within ¼ mile of the development.

Council Member Waller made a motion to approve Agreements and Covenant Regarding Water and Wastewater Service for Genor Farm with changes stated and subject to the approval of Gary Freeman; motion seconded by Council Member Wilson. On roll call, motion carried unanimously.

2. Agreements and Covenants Regarding Water and Wastewater Service – Mike Gallagher, representative for Grigsby Property.

Council Member Waller made a motion to approve Agreements and Covenant Regarding Water and Wastewater Service for Grigsby Family subject to the approval of Gary Freeman; motion seconded by Council Member Worley. On roll call, Council Member Worley, Council Member Waller, Council Member Brantley voted yes;

Council Member Wilson abstained from voting due to a conflict of interest. Motion carried 3 to 0.

3. Agreements and Covenants Regarding Water and Wastewater Service –

Council Member Waller made a motion to approve Agreements and Covenant Regarding Water and Wastewater Service for Groves 27; motion seconded by Council Member Brantley. 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.

B. Town Planning Department:

1. Sue Buchans, Town Planner, delivered the Town of Lake Placid deadlines for public hearings for rezoning, special exceptions, variances, appeals, small-scale plan amendments, and large-scale plan amendments. She asked that council approve these dates as the deadline specified for each.

Council Member Brantley made a motion to accept the deadlines specified in notes; motion seconded by Council Member Waller. On roll call, motion carried unanimously.

C. Town Public Works Director:

1. Wished everyone a Merry Christmas.

D. Recreation Director:

Mr. Komasa asked Council to approve an invoice from Progress Energy to install primary underground electric for the Lake June ball field project. With discussion Council Member Brantley asked Mr. Komasa if he could ask George Baxter for a decrease. Mr. Komasa stated that Progress Energy is the only service available in the area and that there was no need to go out for bid because of this, and George Baxter had stated that was his best price.

Council Member Worley made a motion to approve the invoice with funding available through Town Clerk; motion seconded by Council Member Waller. On roll call, motion carried unanimously.

1. Horace Durrance- Mr. Durrance stated that he wanted to let Council know that he went before the Board of County

Commissioners and they approved to give the recreation department marl for the fields. He said that they have also agreed to haul it in when they are available to do so. But while waiting, Council considered going out for bid for the hauling if the county does not have time to haul it. Commissioner Don Bates stated that Mr. Cool approved the marl and it has been dug and dried, and that it will also be hauled within 60 days by the county. Mr. Durrance added, that we have until April 30, 2008 before the job must be complete. Mr. Komasa stated that at that time FRDAP grant 6 and 7 must be spent. Mr. Bates stated that the marl and haul has been approved by the county and the haul will be done upon availability. Council Member Waller stated that Mr. Durrance has done a good job and that shows what happens when you do have a recreation committee.

E. Police Chief:

Chief Williams stated that the AED donations were coming in and the total so far is \$2445.00 which has been placed in a separate donation fund. He also stated that the parade was safe and that he had no problems.

Mr. Augie Fragolia representative from Powell, Fragolia and Associates presented the vision of the North Area which he has been talking to the land owners about. The development consists of 1500 acres which are 3 units per acre. The site will also feature government and utilities. In the vision the Town of Lake Placid would be the provider for the utilities. Currently, the land is in the unincorporated area of the county.

F. Town Utility Director:

1. Miles Lambert- Town Citizen- Mr. Lambert stated he came to make a citizens complaint about his current water, sewer, and sanitation bill. Mr. Lambert states that his bill is now high because he is paying sewer and this is going to have to make him raise his rent. Council discussed with Mr. Lambert that there is nothing that can be done about this matter and maybe he should get a meter for each unit or speak with his tenants about using less water.
2. Mr. Freeman stated that he will go out for bid for the reuse project on Sunday.
3. Atty. Harris reminded Mr. Freeman that the deposit money collected by customers must be placed in a trust fund when available.

4. Mr. Freeman presented a resolution regarding water and sewer rates, accounts, and policies. With discussion, these changes were decided. Strike all of #1 and revise with \$2000 credit for new or existing construction of low pressure lines, and there are no mandatory hook-ups. For #2 change \$3500 to \$3200. For #3 leave as is, but add that this rate increase is for residential rates only. The rate may also increase more after Mr. Freeman checks to see if increase will cover loan. For # 4 add a \$500 deposit for each connection. This resolution with changes will allow Atty. Harris to prepare an ordinance amending the Town's water and sewer rate code.

Council Member Waller made a motion to adopt the Resolution of The Lake Placid Town Council Regarding Water and Sewer Rates, Accounts, and Policies with changes; motion seconded by Council Member Brantley. On roll call, motion carried unanimously.

5. Mr. Freeman also discussed a letter that was sent to Mayor Katsanis from Forrest Steele concerning the amount of money he spent on sewer connection. He is stating in the letter that he should receive some type of compensation. This letter was given to the Town Clerk for recording.
6. Mr. Freeman stated to the Council that he missed the deadline to submit the lead and copper samples to DEP for the Three Year Period. This issue will be corrected in samples being done in January. The town was also penalized \$2000 for not turning the samples in on time.

Atty. Harris presented to Council the Keep Lake Placid Beautiful Landscape Development Plans. Atty. Harris also asked Council how did they feel about moving some of the palm trees at the intersection on Interlake and Main( by Walgreen), to a different location. He stated that they could think on this issue. Atty. Harris asked if the Council would accept the Landscape Development Plans and the plans would be given to Town Clerk for recording.

Council Member Waller made a motion to accept the Keep Lake Placid Beautiful Landscape Development Plans for US 27; motion seconded by Council Member Wilson. On roll call, motion carried unanimously.

Council Member Worley questioned how is the new software system going for the Town. Atty. Harris stated that the Town is now giving Cogsdale time to see if they can get the software to work properly before seeking any other actions.

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