

**MEETING
TOWN OF LAKE PLACID LOCAL PLANNING AGENCY/
BOARD OF ADJUSTMENT
MARCH 20, 2006 5:00 P.M.**

Chairman Hoz Compton called the regular meeting of the Town of Lake Placid Local Planning agency/Board of Adjustment to order on Monday, March 20, 2006 at 5:00 P.M. at Town Hall, 311 W. Interlake Boulevard, Lake Placid, Florida. A quorum was present.

ROLL CALL:

Chairman Hoz Compton
Commissioner Jon Andersen
Commissioner Steve Bastardi
Commissioner Carol Smart
Commissioner Luis Celaya

Town Clerk Arlene Tuck
Town Planning Director Jim Polatty

ABSENT:

Alternate Tom Katransis

PUBLIC HEARINGS:

A. Site Plan Review – King Pin, Inc. – Mr. Jim LaRue, representing Gulf Coast Ice Vending stated the applicant was requesting permission to install a 200 square-foot ice making plant in the parking lot of 800 U.S. 27 (also known as King Pin Bowling Alley). Mr. LaRue stated this use is permissible under C-1 Zoning and Commercial General Future Land Use if it is located appropriately on an approved site. Mr. LaRue stated the ice-making plan will be fronting on U.S. 27 and will be in the parking lot of the bowling alley. He stated currently there is 102 parking spaces on site and the proposed use will be occupying one of these spaces. Although, the proposed use is self-service and will require no employees, the impacts of this service being at this location must be measured against the existing conditions of the primary use. As such he stated Staff was offering the following comments, which should be addressed prior to approval:

1. The location of the ice vending plant cannot pose a hazard to the ingress and egress of the property.
2. There must be an excess of required parking spaces for the bowling alley before the plant is allowed to occupy one of these spaces.
3. A deposit of funds or other financial instruments payable to the Town should be required as a construction/conversion deposit to ensure that if the structure is removed the site can be converted to its original state.

After discussion on the issues raised, Commissioner Smart made a motion to recommend denial of the site plan to the Town Council; motion seconded by Commissioner Andersen. On roll call, motion carried unanimously.

B. Site Plan Review – William Klohn, LLC – Mr. Jim LaRue stated the applicant is requesting a site plan review for 2-office building, which will be located on a parcel of land encompassing approximately 79,520 square feet. Mr. LaRue stated the applicant as yet to furnish the following:

1. Adequate information to show that the applicant has provided the required 25% of open space. In speaking with the applicant's engineer and reviewing the revised plans, it was understood that the additional open space needed would be provided in the rear of the proposed building. This area is only 6.77% of the site so the remainder needs to be shown on the rest of the site. The square footage of open space needs to be more clearly shown than is done in the summary tabulations.

After discussing this matter, Commissioner Bastardi made a motion to recommend approval to the Town Council subject to the rear of the building being sod and landscaped and a deed restriction stating the storage stays in the rear of the building as long as the building is standing and that the storage area shall be 500 square feet based on the revised plans; motion seconded by Commissioner Celaya. On roll call, motion carried unanimously.

C. Ordinance No. 06-508 – Small Scale Comp. Plan – Brantley Construction – Mr. Jim LaRue stated the applicant is requesting an amendment to the Future Land Use Map (FLUM) to redesignate approximately 9.46 acres from Highlands County Medium Density Residential to Town of Lake Placid Low Density Residential. The subject property was annexed by Ordinance No. 2005-481 on December 12, 2005. The applicant intends to divide the property into 24-lot subdivision, which will be known as Magnolia Manor. The proposed use for the property is single-family at a density of 2.54 dwelling units per acre.

The existing Comprehensive Plan Goals, Objectives, and Policies will support single-family uses at this location. Therefore, it is recommended that the Town Council and the LPA find the application to be consistent with the Comprehensive Plan. Staff recommends approval of applicant's request to amend the Future Land Use Map to Low Density Residential (3du/ac).

Commissioner Celaya made a motion the Board recommend approval of Ordinance No. 06-508 to the Town Council; motion seconded by Commissioner Smart. On roll call, motion carried unanimously.

D. Ordinance No. 06-509 – Rezoning – Brantley Construction – Mr. Jim LaRue stated the applicant requests to rezone the subject property from Highlands

County R-1 to the Town of Lake Placid R-1A. The subject property is approximately 9.46 acres and has a Highlands County zoning of R-1. The property is vacant, unplatted and undeveloped. The applicant would like to develop the property consistent with the proposed Future Land Use category of Lake Placid Low Density Residential, by dividing the property into 24 lots and constructing single-family homes on each lot. The subject property is also being proposed for a FLUM change to Low Density Residential. The R-1A zoning would be consistent with the Comprehensive Plan. Based upon the above zoning criteria being met, the rezoning request for R-1A Single-Family Residential should be recommended for approval as it is consistent with the existing Comprehensive Plan.

Commissioner Andersen made a motion the Board recommend approval of Ordinance No. 06-509 to the Town Council; motion seconded by Commissioner Bastardi. On roll call, motion carried unanimously.

E. Preliminary Plat Review – Magnolia Manor – Mr. Jim LaRue stated the applicant is requesting preliminary plat approval of an area that was annexed into the Town limits in 2005. The subject property is located north of Huntley Drive and east of Pendarvis Road. Mr. LaRue stated Staff does not recommend for approval of the preliminary plat for the following reasons:

1. The size of each lot is not listed in acres
2. Power supplies
3. Who will maintain the subdivision improvements?
4. Must submit construction plans for Magnolia Manor Lane.
5. Mr. H. L. Bennett (Engineers) comments:
 - a. a. There shall be no double frontage lots.
 - b. b. No landscape plan provided
 - c. c. Local streets require a sidewalk on one side
 - d. d. Required 6' shoulder should be shown on typical section
 - e. e. Minimum asphalt thickness is 1 ½"
 - f. f. Proposed 6" shell base material to meet Florida D.O.T. standards compacted to 98% per AASHTO T-189
 - g. g. Minimum subgrade thickness to be 12" thick compacted to 100% AASHTO T-99
 - h. h. Show grassing within r/w on typical section
 - i. i. All drainpipes shall be bituminous-coated corrugated metal or reinforced concrete pipe.

(H.L. Bennett states this review did not include utilities. The town utility department should review for compliance with their standards. The applicant is also advised that this review does not relieve him of the requirement to obtain permits from all applicable agencies such as Florida D.E.P. and the Water Management District).

Commissioner Bastardi made a motion the preliminary plan review for Magnolia Manor be recommended for approval to the Town Council subject to Staff's comments and H.L. Bennett's comments being met; motion seconded by Commissioner Smart. On roll call, motion carried unanimously.

CONSENT AGENDA:

- A. Approval of Minutes – Commissioner Smart made a motion the minutes for the February 27, 2006 meeting be approved; motion seconded by Commissioner Celaya. On roll call, motion carried unanimously.

DISCUSSION ITEMS:

- A. New businesses to be brought up to Code – The Board discussed problems they are noticing with new businesses not bringing their buildings up to code. Therefore, Commissioner Bastardi made a motion to recommend to the Town Council that they prepare an Ordinance stating all persons applying for an Occupational License must bring the building up to Code, subject to but not limited to landscaping, architectural designs and parking; motion seconded by Commissioner Smart. On roll call, motion carried unanimously.
- B. All Site Plans to come before Local Planning Agency/Board of Adjustment – The Board discussed problems with buildings under 10,000 square feet being built and not having to come before the Board. The Ordinance only requires construction over 10,000 square feet to come before the Board for a site plan review. Therefore, Commissioner Andersen made a motion to recommend that the Town Council prepare an Ordinance stating that all commercial building site plans come before the Board; motion seconded by Commissioner Celaya. On roll call, motion carried unanimously.

The Board asked that a landscape ordinance be looked at and that the height restrictions on buildings be revisited at a later meeting.

Commissioner Bastardi made a motion the meeting adjourn; motion seconded by Commissioner Celaya. Chairman Compton hearing no objections, declared the meeting adjourned at 6:20 P.M.