

**SPECIAL MEETING
TOWN OF LAKE PLACID TOWN COUNCIL
NOVEMBER 21, 2005 6:00 P.M.**

Mayor John Holbrook called the special meeting of the Town of Lake Placid Town Council to order on Monday, November 21, 2005 at 6:00 P.M. at Town Hall, 311 West Interlake Boulevard, Lake Placid, Florida. A quorum was present.

ROLL CALL:

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

Town Clerk Arlene Tuck
Town Utility Director Gary Freeman
Town Police Chief Phil Williams
Town Zoning Director Jim LaRue

ABSENT:

Town Public Works Director Jim Fulton

PUBLIC HEARINGS:

- A. Ordinance No. 05-481 – Annexation of Hinton/Brantley Properties (1st hearing)
Council Member Wilson made a motion Ordinance No. 05-481 be approved on first hearing by reading of title only; motion seconded by Council Member Waller. On roll call, Council Member Wilson, Council Member Waller, and Council Member Worley voted yes; Council Member Brantley abstained from voting. Motion carried 3 to 0.
- B. Site Plan Review – Walgreens – Mr. LaRue stated the following:

As to Highlands Independent Bank:

- a. The Site Plan has been modified to accommodate a required 5' landscaped buffer on the North side. It is not clear that a five-foot buffer has been added on the South border of the bank.
- b. No change has been made to the entryway point from S. Hibiscus into the Bank. The staff recommended a "T" intersection or an improved

horizontal curve S. Hibiscus for traffic safety purposes. Neither of these improvements is shown on the construction plans.

- c. The applicant has indicated that the Bank no longer shares a pond area for drainage purposes and open space with Walgreens. A cultic system is added to the Walgreen's site underneath 4 parking spaces on the North side of the Bank building. Details are unclear how this is used.
- d. The pipe under the Bank's Hibiscus driveway is tied to the proposed storm water bypass in Walgreen's property. Although the pipe is presumably allowed through an easement instrument, it conveys the storm water from Hibiscus exclusively to US 27 via a storm water bypass. The connection to the proposed bypass remains problematic and inconsistent with the Land Development Code, in reference to independent systems.

RECOMMENDATIONS FOR HIGHLANDS SITE PLAN:

It is not recommended that the Highlands Independent Bank modification be approved based on the following:

- (1) Separate/independent ownership has not been demonstrated for the land contiguous to Walgreens. (A contract to purchase nor fee simple ownership has not been presented for this site.)
- (2) Drainage for this site still involves usage of a property that is not recorded as property of Highlands Independent Bank.
- (3) It is not shown that a 5' landscape buffer is on the south border of the property.
- (4) Traffic improvements have not been shown for modifying ingress from S. Hibiscus.

Council Member Waller made a motion to approve the site plan for Highlands Independent subject to: (1) site plan based on September 30, 2005 copy; (2) parking shall be 29 spaces and open space approved at 34.19%; (3) all drainage shall be independent from other properties. Cul-de-sac systems to be maintained periodically by owner; motion seconded by Council Member Worley. On roll call, motion carried unanimously.

As to Walgreens:

- a. The building has been decreased from 14,580 square feet to 13,590 square feet in size.
- b. A five foot buffer has been added to the property at the rear or west border of the property next to S. Hibiscus.
- c. A curb cut has been inserted at the rear portion of the property as an ingress/egress point on S. Hibiscus. The applicant's response to the staff's

- recommended use of the 25' wide (existing second driveway) driveway, which is consistent with Land Development Code, remains unclear. Furthermore the buffer as shown in the construction plans without proper signage may give an impression of a divided road segment. The loading and driving through combination is also problematic since in case of loading and unloading operation may cause stacking of through vehicles and eastbound traffic to Walgreen's drive thru operations along Hibiscus.
- d. The loading zone area has been modified to accommodate a drive thru passage lane, but the aisle is very narrow.
 - e. Some parking has been reduced in order to provide more green area open space.
 - f. A portion of open space area has reverted back to the Bank (pond area)
 - g. The applicant has indicated a 648 lineal feet cultic system for drainage would be underneath parking spaces adjacent to the building east façade. Details unclear
 - h. The applicant has presented traffic impact data to illustrate that from a LOS standpoint, the net impact of the new uses (pharmacy with drive through) versus the impact of a gas station and retail stores; there is not a degradation of service. However, from a traffic operations standpoint, concern remains as illustrated in item C.

RECOMMENDATIONS FOR WALGREENS:

It is not recommended for approval based on the following:

- (1) Separate/independent ownership has not been demonstrated for the land contiguous to Highlands Independent Bank.
- (2) Drainage for this site still involves usage of a property that is not recorded as a property of Walgreens.
- (3) S. Hibiscus rear access curb is too close to the Interlake intersection
- (4) Property is not deep enough to prevent stacking for drive through on Hibiscus.
- (5) Internal drive through aisle near loading zone is too narrow.

Council Member Waller made a motion to approve the site plan for Walgreens, subject to: (1) parking spaces shall be 47 and open space approved at 25.31% as existed in plan; (2) drainage to be independent from other properties. Cultic systems to be maintained periodically by owners; and (3) landscaping shall be consistent with the Town's Code requirements, 10' buffer on U.S. 27 border, 5' on East, West and South borders; motion seconded by Council Member Worley. On roll call, motion carried unanimously.

Several Council Members were concerned about the mural on the building. Bob Brett, of Paradise Development, stated Walgreens would be willing to pay for another mural to be placed on their building or someplace else in Town. Mr. Brett also commented if there

were any problems with the traffic turning off of U.S. 27 unto Interlake Boulevard or turning from Interlake Boulevard to Hibiscus, Walgreens would correct the problem. Council also reminded Mr. Brett the Town is very beautification oriented and they expect Walgreens to continue the same matter.

NEW BUSINESS:

- A. Scrivener's Error (Thomas A. Clarke property) Atty. Harris stated an error was made in the legal description when property from the Town was deeded to Thomas A. Clarke. The Deed stated Lot 2, instead of Lot 1. Atty. Harris presented the Council with a Resolution correcting scrivener's error regarding a portion of Lot 1, Block 2, Lake Groves, as recorded in Plat Book 1, Page 47 of Highlands County, Florida. Council Member Worley made a motion the Resolution be adopted; motion seconded by Council Member Waller. On roll call, motion carried unanimously.

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