

**REGULAR MEETING
TOWN OF LAKE PLACID LOCAL PLANNING AGENCY/
BOARD OF ADJUSTMENT
DECEMBER 18, 2006 5:00 P.M.**

Chairman Hoz Compton called the meeting to order on Monday, December 18, 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 Carol Smart
Commissioner Richard McConnell
Commissioner Luis Celaya
Commissioner Ray Royce

Town Clerk Arlene Tuck
Town Planner Sue BuChans

APPROVAL OF AGENDA:

Commissioner Smart made a motion the agenda be approved; motion seconded by Commissioner Celaya. On roll call, motion carried unanimously.

CONSENT AGENDA:

- A. Minutes of November 20, 2006 and Special Meeting of December 11, 2006 – Commissioner Celaya made a motion the consent agenda be approved; motion seconded by Commissioner Smart. On roll call, motion carried unanimously.

PUBLIC HEARINGS:

- A. Final Plat Review – Magnolia Manor – Mrs. BuChans 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. Mrs. BuChans stated staff was recommending continuing this matter until the LPA's next meeting. Mr. Brantley, the applicant, stated he has been working on this project with the Town for over two years and would like to see this matter settled. He stated he would have all conditions met before it goes to Town Council.

Commissioner Royce made a motion the LPA recommend approval to the Town Council subject to all conditions met before going to Town Council, that all lots nearest to the lake be put on sewer when available and that Envisors (the Town's

engineer) sign off on the plat prior to the January 8, 2007 meeting; motion seconded by Commissioner Celaya. On roll call, motion carried unanimously.

- B. Site Plan Review – Mark Losa – Mrs. BuChans stated the property is located at the southeast corner of Spruce and Royal Palm. It is zoned C-2A and is approximately .63 acres in size. A pharmacy and office is the proposed use for this site. She further stated the applicant previously presented to the LPA a proposed pharmacy, but now they are proposing a pharmacy and an office within one building for this site. Both uses are allowed in the C-2A zoning district. She stated staff was recommending the LPA recommend approval of the site plan to the Town Council.

After much discussion, Commissioner Smart made a motion to recommend the Town Council approval the site plan with the following conditions:

1. Drive through pharmacy exit to be a single-lane drive onto Spruce Street.
2. Additional landscape and trees along Spruce Street to shield commercial building from residential area.
3. Connectivity between pharmacy/office buildings with office next door (to the east).
4. Wall to south, block wall to be maintained by property owner.
5. Place in “deed restriction” and in “final development order” that this building will remain a pharmacy and professional office.
6. Businesses will close at 6:00 P.M.
7. If there is free standing lightning it is to be consistent with downtown lightning.

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

This being Commissioner Celaya’s last meeting on the LPA, the members extended their thank you and tried to get him to remain on the Board.

Commissioner Celaya made a motion the meeting adjourn; motion seconded by Commissioner Smart. Chairman Compton hearing no objections declared the meeting adjourned at 6:00 P.M.