

**REGULAR MEETING
TOWN OF LAKE PLACID LOCAL PLANNING AGENCY/
BOARD OF ADJUSTMENT
APRIL 21, 2008 5:00 P.M.**

Town Clerk Arlene Tuck swore in the new appointed members of the Town of Lake Placid Local Planning Agency/Board of Adjustment on Monday April 21, 2008 at 5:00 P.M. The new appointed members sworn in were Hoz Compton and John Holbrook.

ROLL CALL:

Hoz Compton
Carol Smart
John Holbrook

Town Clerk Arlene Tuck
Town Planner Sue BuChans

ABSENT:

Jack Edgemon

The members present called for election of a chairman. Board Member Smart made a motion Hoz Compton be elected Chairman; motion seconded by Board Member Holbrook. On roll call, Board Member Smart, Board Member Holbrook and Board Member Compton voted yes. Motion carried unanimously.

Board Member Holbrook made a motion to wait until the next meeting of the Town of Lake Placid Local Planning Agency/Board of Adjustment to elect a Vice Chairman; motion seconded by Board Member Smart. On roll call, motion carried unanimously.

APPROVAL OF AGENDA:

Board Member Smart made a motion the agenda be approved with the addition of one item (changing the time of the meeting from 5:00 P.M. to 5:30 P.M.); motion seconded by Board Member Holbrook. On roll call, motion carried unanimously.

CONSENT AGENDA:

- A. Approval of Minutes – Being as the minutes were inadvertently omitted from the packet, Board Members requested this matter be deferred until the next meeting.

REPORTS:

- A. Officer Bonnie Pruitt – Code Enforcement Officer for the Town of Lake Placid – was present and handed each member of the Board a copy of her report for the past month. The Board Members thanked Officer Pruitt and suggested she deliver the report to the Town Clerk so that the report can be placed in the packets before delivery to the Board Members.

The Board Members asked Officer Pruitt if there was anything they could do for her and she suggested they look into a renter's ordinance for the Town.

PUBLIC HEARINGS:

A. Heartland Real Estate and Development, Inc. – Site Plan Amendment – Mrs. BuChans stated the applicant is requesting their site plan be amended and their development order be amended for the Heartland Pharmacy Building in an area zoned C2-A, located at the Southeast corner of Royal Palm and Spruce Avenue. This site plan and Development Order was approved by Town Council in their January 9, 2007 meeting and in the Local Planning Agency’s December 11, 2006 meeting. Mrs. BuChans stated staff was recommending the Town Council approve with the following:

1. The parking connectivity between the pharmacy and the office next door be “substituted” with two parking spaces in the site plan, and
2. Special Condition number 3, in the Development Order that requires connectivity between the pharmacy/office buildings with the office next door (to east) be deleted in its entirety; and
3. The remaining Special Conditions, numbers 1, 2, 4, 5, 6, and 7 remain in the Development Order.

(#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)

(#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 a freestanding lighting it is to be consistent with downtown lighting)

Jim McCollum, representing the present owners, Heartland Real Estate and Development, Inc., called several witnesses, including Jeff Kennedy of Kennedy & Lynch Engineering, Arlene Tuck, Municipal Clerk of Lake Placid and Robert Duncan owner of the property to testify concerning matters on the site plan and development order.

After questioning witnesses, audience involvement and Board Members’ questions, Board Member Holbrook made a motion to recommend to Town Council that they deny the request for amending the Development Order dated January 31, 2007 and recorded February 5, 2007 in Book 2043, Page 1745-1746, Public Records of Highlands County, Florida and that they deny the request amending the site plan dated December 27, 2006; motion seconded by Board Member Smart. On roll call, motion carried unanimously.

Chairman Compton stated he would like to leave the changing of the meeting time until the next meeting when we have all members present. The Board Members agreed.

Board Member Smart made a motion the meeting adjourn; motion seconded by Board Member Holbrook. Chairman Compton hearing no objections declared the meeting adjourned at 7:30 P.M.