

REGULAR  
TOWN OF LAKE PLACID PLANNING AGENCY  
BOARD OF ADJUSTMENTS  
MONDAY FEBRUARY 15, 2016, 5:30 P.M.

AGENDA

**5:30 P.M PLEDGE OF ALLEGIANCE**

**5:35 P.M. Call to Order – Chairman Hoz Compton**

**Roll Call**

Chairman Hoz Compton  
Board Member James Oxer  
Board Member Jack Edgemon  
Board Member Ken LeBlanc  
Board Member Michael Boley  
Alternate Board member Donald Clarke

**1) CONSENT AGENDA**

- A. Approval of Agenda
- B. Approval of LPA Meeting Minutes for December 7, 2015

**2) Public Hearings**

- A. Variance for the First Baptist Church of Lake Placid LPBOA.16.001
- B. Preliminary / Final Commercial Site Plan Review for McDonald's LPP.16.002

**4) CITIZENS NOT ON THE AGENDA (Comments are to be limited to 3 minutes, unless a longer period of time is permitted by the presiding officer or by a majority of the Board:**

**5) Adjournment**

**MINUTES**  
SPECIAL MEETING  
TOWN OF LAKE PLACID PLANNING AGENCY  
BOARD OF ADJUSTMENTS  
MONDAY December 07, 2015, 5:30 P.M.

**5:32 P.M CALLED TO ORDER AND PLEDGE OF ALLEGIANCE**

**Roll Call**

**Present**

Chairman Hoz Compton  
Board Member James Oxer  
Board Member Jack Edgemon  
Alternate Board member Donald Clarke

**Absent**

Board Member Ken LeBlanc  
Board Member Michael Boley

**1) CONSENT AGENDA**

- A. Approval of Agenda
- B. Approval of LPA Special Meeting Minutes for October 19, 2015

Motion – Moved by Board Member Edgemon seconded by Board Member Clarke, to approve Agenda. Roll Call Vote: Unanimous approval

Motion – Moved by Board Member Edgemon seconded by Board Member Clarke, to approve . LPA Special Meeting Minutes for October 19, 2015, to include correction of adding Dr. Oxer as being present at the meeting. Roll Call Vote: Unanimous approval

**2) Public Hearings**

- A. Ordinance Number 2016-712 Amending Section 154-18
  - Ms. Thayer reviewed the purpose for the changes in the ordinance to the height restrictions of accessory buildings. The current Code of Ordinances restricts accessory structures in all zoning districts to a maximum height of 12 feet. To match the architectural style of some primary structures, accessory structures need a roof pitch that causes the structure to be higher than 12 feet. There are currently accessory structures in some residential subdivisions that are approximately 18 feet high with a floor area of 30 by 50 feet (1,500 square feet.)
  - The LPA Board and Ms. Thayer discussed the current code and the Highlands County code which has a restriction of 24 feet.

- Ms. Thayer recommended the change in the code on page 4 of the draft ordinance section (k)(4) “the height of the principal building on the lot and in no event exceed two stories or 24 feet in height” .

Motion – Moved by Board Member Oxer seconded by Board Member Edgemon, to recommend to the Town Council to consider approval of Ordinance 2016-712. Roll Call Vote: Unanimous approval

3) Update and discussion regarding parks in the Town of Lake Placid.

- Ms. Thayer and the LPA Board discussed the Town of Lake Placid parks and private parks, including Lake June Pointe and other subdivision parks.
  - Ms. Thayer stated a resident of Lake June Pointe inquired about how the rezoning was progressing in regards to the parks.
  - Ms. Thayer stated that the parks including Lake June Pointe Park are considered illegal under the town's zoning, as the town zoning does not recognize private parks. The previous recommendation from the LPA was for council to approve the ordinance presented, that ordinance was not approved, and the staff was directed to research the zoning status of the parks located in the Town. The lists of the Town Parks were included in the backup material, some of the parks are platted, and some are not. Lake June Pointe is a gated community and does not fall into the zoning as a public park. The community had previously looked into expanding the park, and there have been homeowners that have expressed opposition to the expansion of the park.
  - LPA Board comments were to recommend that the parks be made legal governed by the rules of the deed restrictions and homeowners associations.

Motion – Moved by Board Member Clarke seconded by Board Member Edgemon, to approve Ms. Thayer bring to the Town Council a recommendation that a private park in a residential platted neighborhood is a legal park governed by the subdivision's deed restrictions and Home Owners Associations. Roll Call Vote: Unanimous approval

4) CITIZENS NOT ON THE AGENDA (Comments are to be limited to 3 minutes, unless a longer period of time is permitted by the the presiding officer or by a majority of the Board:

5) Adjournment

TOWN OF LAKE PLACID  
AGENDA ITEM INTRODUCTION

MEETING DATE: February 15, 2016 MEETING TYPE: Board of Adjustment

AGENDA ITEM # AND TITLE:

Variance for the First Baptist Church of Lake Placid LPBOA.16.001

PLACED ON AGENDA BY:

Planning Staff

STATEMENT OF ISSUE:

The Applicant, the First Baptist Church of Lake Placid, is requesting a variance for a 20.3 foot front setback instead of the required 25 feet and a 7.83 and 8.20 foot corner setback instead of the required 12 feet for a proposed addition to the main sanctuary.

RECOMMENDED ACTION:

STAFF RECOMMENDED MOTION TO THE BOARD OF ADJUSTMENT: MOVE TO APPROVE THE A 20.3 FOOT FRONT SETBACK AND THE 7.83 AND 8.20 FOOT CORNER SETBACK FOR THE PROPOSED ADDITION TO THE MAIN SANCTUARY OF THE FIRST BAPTIST CHURCH.

FISCAL IMPACT:

Not Applicable

ATTACHED ITEMS:

Staff Report  
Application  
Maps

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# Town of Lake Placid, Florida Planning & Zoning Department

## Staff Report Variance Request LPBOA.16.001



*Applicant:* First Baptist Church of Lake  
Placid, Inc.

*Zoning District:* R-1A, Single-Family Dwelling District

**General Information**

Owner: First Baptist Church of Lake Placid, Inc.  
Owner Address: 119 East Royal Palm Street  
Lake Placid, Florida 33852  
Owner Phone Number: Work – 863-465-3721  
Home - 863-465-3721  
Cell – 863-441-2394  
Applicant: Same  
Applicant Address:  
Applicant Phone Number:

<b>Existing</b>	
Property Control Number	P-06-37-30-040-0010-0030
Future Land Use Designation	LDR, Low Density Residential
Zoning District	R-1A, Single-Family Dwelling District
Acreage	1.95 +/- acres
Access	<ul style="list-style-type: none"><li>• East Royal Palm Street</li><li>• East Hibiscus Street</li><li>• South Oak Avenue</li></ul>

Location: The property is bordered by East Royal Palm Street, South Magnolia Avenue, East Hibiscus Street and South Oak Avenue and is legally described as follows:

Legal Description:

LOTS 3, 4, 5, 6, 7, 8, 9, 10, 11 & 12, BLOCK 1, HOFFMANS GROVES SECOND SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 96, OF THE PUBLIC RECORDS OF HIGHLANDS COUNTY, FLORIDA.

**Request:**

The Applicant, the First Baptist Church of Lake Placid (the Church), is requesting a variance for a 20.3 foot front setback instead of the required 25 feet and a 7.83 and 8.20 foot corner setback instead of the required 12 feet for a proposed addition to the main sanctuary.

The variance requested is to §154-21 (g)(1), Town of Lake Placid Code of Ordinances, which states: The front yard setback for a principal use is 25 feet and to §154-16 which states: The side

yard adjacent to the secondary street on a corner lot shall provide a setback of twenty (20) feet for the rear portion of the lot within fifty (50) feet of the rear lot line and at least twelve (12) feet for the remainder of the lot to the front building line.

The main sanctuary is located on the northeast corner of South Oak Avenue and East Royal Palm Street. The church proposes to enclose the existing front steps and porch on the sanctuary. By doing this, it will allow for construction of a larger foyer with more door openings that will improve ingress and egress for the structure and allow space to add restrooms meeting American with Disabilities Act (ADA) guidelines.

**Adjacent Future Land Use Map Classifications and Zoning Districts:**

<b>North:</b>	Future Land Use Map Classification: Zoning District:	C-G, Commercial-General C-2, Limited Commercial
<b>East:</b>	Future Land Use Map Classification: Zoning District:	LDR, Low Density Residential R-1A, Single-Family Dwelling District
<b>South:</b>	Future Land Use Map Classification: Zoning District:	LDR, Low Density Residential R-1A, Single-Family Dwelling District
<b>West:</b>	Future Land Use Map Classification: Zoning District:	LDR, Low Density Residential R-1A, Single-Family Dwelling District

**Background:**

The Applicant is requesting a variance to the front and corner setbacks for a proposed addition to the main sanctuary so that they may enclose the front porch and steps and provide for a larger foyer with more exits that will improve ingress and egress. Part of the construction will also add an area along the north side of the existing structure that will allow for larger restrooms meeting ADA guidelines to be built. Renovations to the current restrooms would not meet ADA guidelines. The total addition is planned to be approximately 1,400 square feet.

The main sanctuary is located on the southwest corner of the parcel on the corner of South Oak Avenue and East Royal Palm Street in the R-1A, Single-Family Dwelling District. The main sanctuary was built in approximately 1968, prior to zoning regulation in the Town of Lake Placid. The parcel is comprised of ten platted lots and contains numerous church buildings, as well as the main sanctuary. The parcel has its least dimension on East Hibiscus Street; Section 152-4 of the Code defines a front yard on corner lots as parallel to the street upon which the lot has its least dimension. The parcel has double frontage; it has a front on the north on East Hibiscus Street and a front on the south on East Royal Palm Street. The front setback in the R-1A

zoning district, Section 154-21, is 25 feet. The proposed enclosure of the front porch and steps will have a front setback of 20.3 feet instead of the required 25 feet.

The main sanctuary's yard bordering South Oak Avenue is considered to be the corner side yard. Section 154-16, side yards on corner lots, states: "The side yard adjacent to the secondary street on a corner lot shall provide a setback of twenty (20) feet for the rear portion of the lot within fifty (50) feet of the rear lot line and at least twelve (12) feet for the remainder of the lot to the front building line." The lot has a depth of 135.9 feet, and no part of the proposed addition would be within the twenty foot setback on the rear portion of the lot. The proposed addition would have a setback of 7.83 feet and 8.2 feet instead of the required 12 feet.

The applicant is required to submit a statement of hardship imposed by the Town Regulations in the event the variance is not granted. The applicant's hardship statement was that rejection of the variance would keep the church from resolving the handicap accessibility shortcoming of the current restrooms and would leave a foyer area that does not allow for good ingress and egress.

**Discussion:**

After reviewing this application, staff has determined that the request generally does satisfy the criteria outlined below for granting the variance as long as all other Site Plan criteria are met for the proposed uses.

**Findings Required per Section 153-22.(d), Application for Variance. Before granting an application for a variance, the Board of Adjustment shall first determine that the proposed variation in the application of this code will not:**

1. *Constitute any change in the districts established in the official zoning map?*

The variance will not constitute any change in the established zoning map.

2. *Impair an adequate supply of light and air to adjacent property?*

The granting of the variance for an addition to the main sanctuary will not impair light and air to any adjacent property. The church owns all of the surrounding properties except for two residential lots containing homes. One of the homes is on the southwest corner of South Oak Avenue and East Royal Palm Street and the other home is located on the south side of East Royal Palm Street. The proposed addition is not of such proportions to affect the neighboring homes.

3. *Materially increase the congestion in public streets?*

The granting of the variance will not increase congestion in the local public streets. Enlarging the foyer of the sanctuary will provide for easier access to the sanctuary but does not necessarily mean that more people will attend the church.

4. *Increase the danger of fire or pose other threats to the public safety?*

The granting of the variance will allow for the enlarging of the sanctuary foyer and allow for more points from which to evacuate the building in case of a hazard. It will not increase the danger of fire or pose other threats to the public safety. The line of sight will be lessened at the corner; but only the view for a driver travelling west on East Royal Palm may be affected. The corner is a four-way stop and a driver is required to come to a complete stop before proceeding.

5. *Materially diminish or impair established property values within the surrounding areas?*

The proposal is for a variance in order to place an addition on the existing church. The church owns the majority of property within the surrounding area.

6. *In any other respect impair the public health, safety, morals or general welfare.*

The variance will not impair the public health, safety, or morals.

**Specific Findings per Section 153-22.(e), Application for Variance. The Board of Adjustment shall not grant a variance unless it finds that:**

1. *Special conditions and circumstances exist which are peculiar to the land, structure, or building involved, and which are not applicable to other lands, structures, or buildings in the same zoning district.*

There are no special circumstances or conditions that exist which are peculiar to the land and which are not applicable to other lands in the area. There are, though, circumstances that possibly should be considered; the sanctuary structure was built prior to zoning regulations and prior to ADA guidelines.

2. *The special conditions and circumstances are not the result of actions of the applicant.*

The variance request is not the result of the applicant's actions, but a result of the adoption of regulations where there had been no regulation and guidelines imposed by the federal government to aid persons with disabilities, the ADA.

3. *Literal interpretation and enforcement of the Land Development Code would deprive the applicant of rights commonly enjoyed by other properties in the same Zoning District under the terms of the Land Development Code, and would work unnecessary and undue hardship on the applicant.*

Literal interpretation in this circumstance will not allow the Applicant to meet ADA guidelines.

- 4. The variance, if granted, is the minimum variance necessary to make possible the reasonable use of the land, building, or structure.*

The minimum variance has been requested; the addition does not appear to be out of proportion to the rest of the structure and will allow for compliance with ADA guidelines.

- 5. Granting of the variance request, will not confer on the applicant any special privilege(s) that is denied by the Land Development Code to other lands, buildings, or structures in the same Zoning District.*

It would not apply any special privileges to the applicant.

- 6. The granting of the variance will be in harmony with the general intent and purpose of the Land Development Code, and will not be injurious to the surrounding properties or detrimental to the public welfare.*

Granting the variance would be in harmony with the general intent and purpose of the Code and would not be injurious to the surrounding properties or detrimental to the public welfare. The use as a church is permitted in this zoning district.

## **Recommendation:**

**STAFF RECOMMENDED MOTION TO THE BOARD OF ADJUSTMENT:  
MOVE TO APPROVE THE A 20.3 FOOT FRONT SETBACK AND THE 7.83  
AND 8.20 FOOT CORNER SETBACK FOR THE PROPOSED ADDITION TO  
THE MAIN SANCTUARY OF THE FIRST BAPTIST CHURCH.**

**Staff Report LPBOA.16.001  
Variance Request**

**Applicant: First Baptist Church  
of Lake Placid, Inc.**

Submitted by:  
Town Planning Staff  
Date: February 15, 2016

Attachments: Application  
Maps

Town of Lake Placid  
Planning & Zoning Department  
311 West Interlake Blvd.  
Lake Placid, Florida 33852  
863-699-3747 FAX: 863-699-3749

For Office Use Only:

Case No.: LPBDA.16.001  
Date Received: 1-5-2016

## VARIANCE APPLICATION

CHAPTER 3, ARTICLE III, SECTION 3-22

LAND DEVELOPMENT CODE

### Owner Information:

Name of Property Owner: First Baptist Church Lake Placid, Inc.

Mailing Address: 119 East Royal Palm St, Lake Placid, FL 33852

Name of Applicant\*, If Other than Owner, (address/telephone and relationship): \_\_\_\_\_

Home Telephone: 863-465-3721 Work Telephone: 863-465-3721 or Cell 863-441-2394

**Description of Request:** A statement as to the exact nature of the proposed variance and the physical nature of the premises which makes the variance necessary. The Variance will allow for construction of larger restrooms that will comply with ADA guidelines and a larger foyer with more exits that will improve egress for our facility. Due to size limitation of current restrooms renovations would not be able to meet ADA guidelines.

**Impact:** A statement as to the impact of granting the variance to contiguous property owners: There is no known impact to contiguous property owners. The church owns all contiguous properties with the exception of a home catty-corner to our variance request.

**Hardship:** Statement of hardship imposed by these regulations in the event no variance is granted. Rejection of the variance would keep us from resolving the handicap accessibility shortcoming of our current restrooms. It would leave us with a foyer area that does not allow for good egress

### Property Information:

Property Address/Location: 119 East Royal Palm ST, Lake Placid, FL 33852

Property Strap Number: P-06-37-30-040-0010-0030

Current Zoning/ Land Use: R-1A Size of Property: \_\_\_\_\_

Legal Description of Property (Lengthy description may be attached): See attached Exhibit A

### Required Attachments:

- Survey of Property (11" x 17" maximum) (indicated location of any proposed construction)
- Letter Outlining Request
- Photos (optional)
- Notarized Letter of Owner's Authorization\*
- Adjacent owners: Submit names and address of all contiguous property owners within three hundred (300) feet of the boundary of the property.
- Processing Fee: \$500.00, plus the cost of legal advertising will be billed by the Town Clerk.

Signature: [Signature] Date: 12/8/2015

**Exhibit A**

**Lots 10, 11 & 12, Block 29, J.H. DRIGGERS ADDITION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLT BOOK 1, PAGE 54, OF THE PUBLIC RECORDS OF HIGHLANDS COUNTY.**

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**And**

**LOTS 3, 4, 5, 6, 7, 8, 9, 10, 11 & 12, Block 1; LOTS 1, 2, 22, 23, 24, 25, 26, 27& 28, Block 2; LOTS 1, 2, 5, 6, 7 & 8, BLOCK 6 HOFFMANS GROVES SECOND SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 96, OF THE PUBLIC RECORDS OF HIGHLANDS COUNTY, FLORIDA.**



ZONING  
 LPBOA.16.001  
 FIRST BAPTIST CHURCH  
 OF LAKE PLACID



First Baptist Church of Lake Placid, Inc.  
119 East Royal Palm St  
Lake Placid, FL 33852  
Phone (863) - 465-3721

Re: Variance

Dear Sir or Madam:

The First Baptist Church of Lake Placid built its main sanctuary on Lots 7 and 8 and a small portion of Lot 9, Block 1, Hoffmans Groves Second Subdivision, Plat Book 1, Page 96, Public Records of Highlands County, Florida, prior to setbacks and zoning laws being introduced (1950s). The sanctuary is on the northeast corner of the intersection of Royal Palm Avenue and Oak Street, Lake Placid. The zoning is residential and the main door of the sanctuary faces west onto Oak Street. The main structure is 26.7 feet from the Oak Street property line. There is a very large roof structure over an unenclosed porch with large columns attached to the main structure that is 12.1 feet wide (east to west) and 37.0 feet long (north to south). As a result, the steps and porch are 14.6 feet from the property line. The proposal is to enclose the porch and add 6.77 feet to the enclosed area resulting in the proposed structure being 7.83 feet from the property line. A copy of the proposed addition on a survey is attached. Therefore, a variance is being sought to allow a 7.83' setback on the west portion of the subject property approximately 50 feet wide. First Baptist Church of Lake Placid, Inc., owns the property immediately to the North, South, East and West of the subject property.

Sincerely,



David Colvin  
President

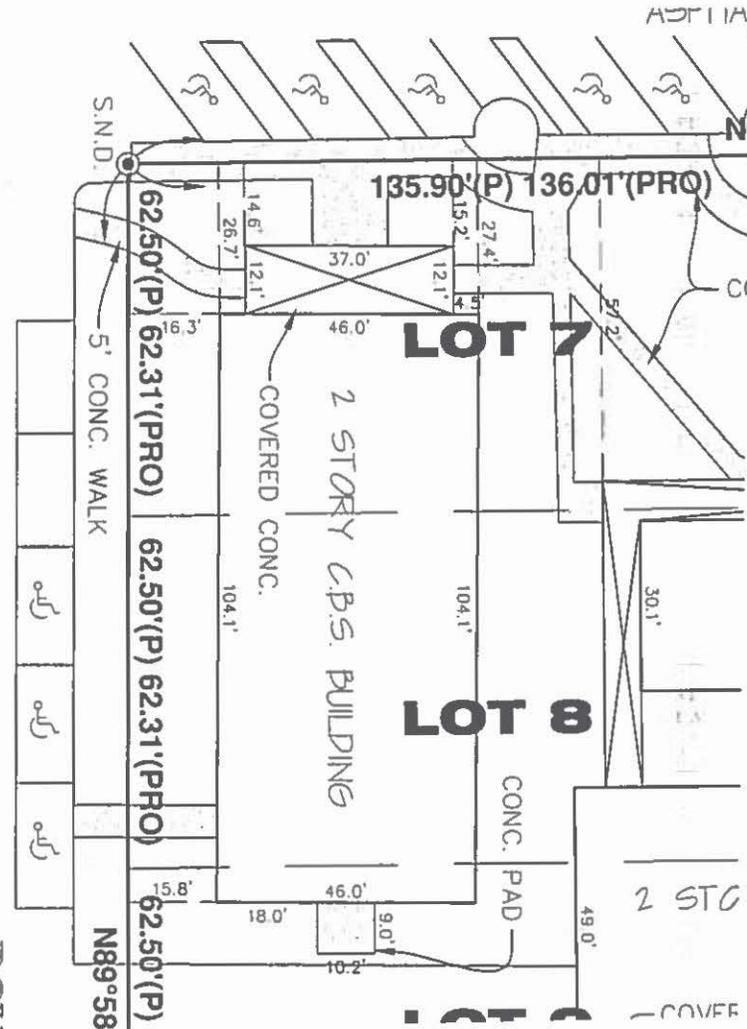






**BOUNDARY SURVEY**

LOCAL DESCRIPTION:  
 LOTS 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.



**EXISTING STRUCTURE (MAIN SANCTUARY)**



Lake Placid, Florida

OWNER'S (CORPORATION) AFFIDAVIT

I, David Colvin, being first duly sworn, depose and say that I am the President of First Baptist Church of Lake Placid, Inc., a lake corporation, owner of the property described and which is the subject matter of the proposed hearing; that all the answers to the questions in this application and all sketches, data, and other supplementary matter attached to and made a part of the application are honest and true to the best of my knowledge and belief. I understand this application must be completed and accurate before hearings can be advertised. I also understand that it is the obligation of the property owner to comply with any other lawfully adopted and recorded deed restrictions or covenants that are more restrictive or impose a higher standard and that any action of this Board does not supersede those requirements.

Signed, Sealed and Delivered  
In Our Presence:

First Baptist Church of Lake Placid, Inc  
a \_\_\_\_\_ corporation

I authorize staff to enter the property during the application process to complete its evaluation.  
No contact is required. \_\_\_\_\_  
An appointment is required before entering the property. ME  
Please initial the appropriate line.

Witnesses:  
Cynthia O'Brien  
Print Name: Cynthia O'Brien  
Victoria Nettles  
Print Name: Victoria Nettles

By: David Colvin  
Print Name: David Colvin  
Title: President

SEAL

ATTEST:

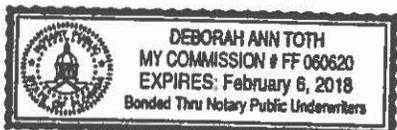
By: Jacob Campbell  
Print Name: Jacob Campbell  
Secretary

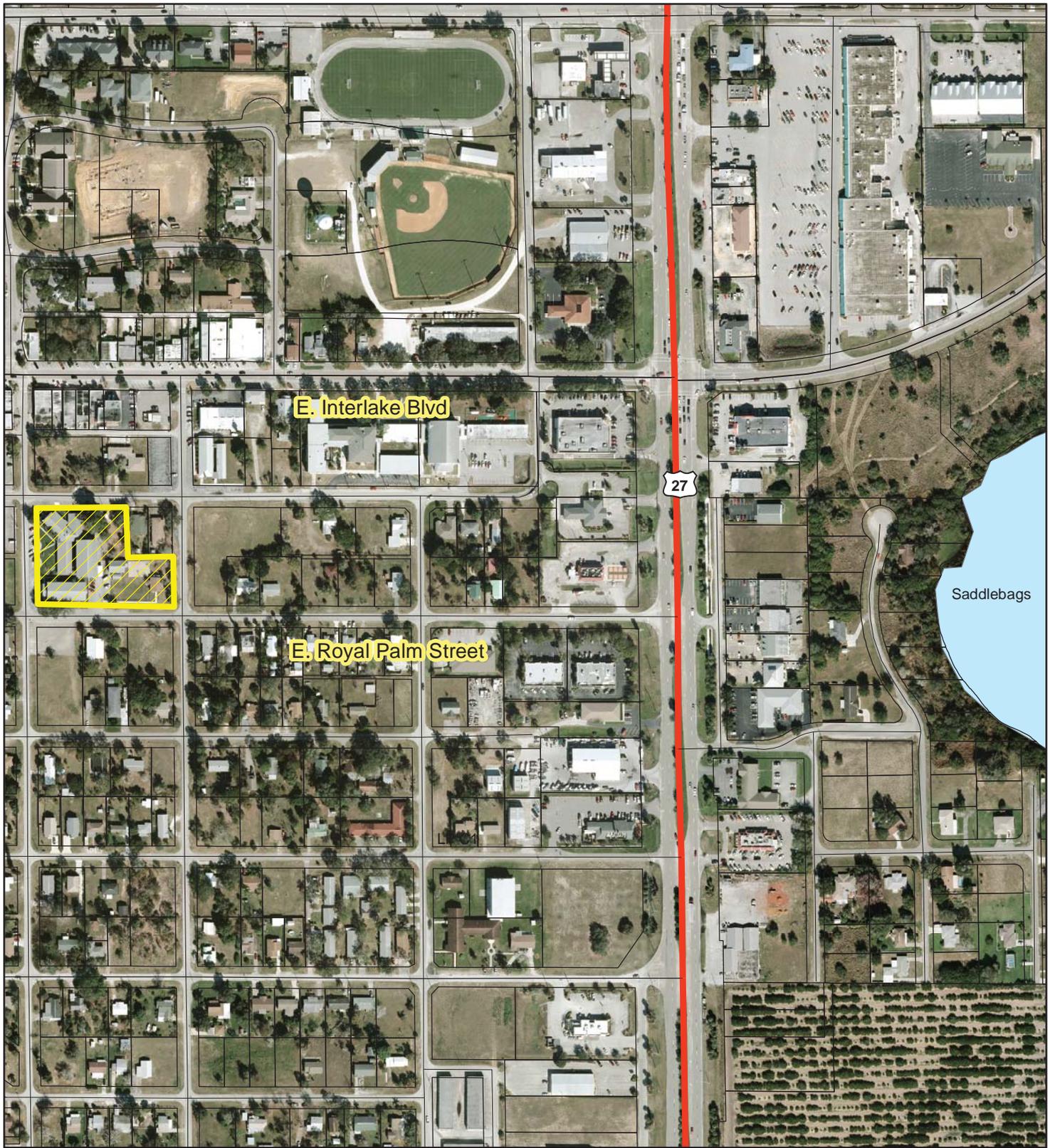


STATE OF FLORIDA  
COUNTY OF HIGHLANDS

The foregoing instrument was acknowledged before me this 23<sup>rd</sup> day of November, 2015 by David Colvin and Jacob Campbell, President and Secretary, respectively, of First Baptist Church of Lake Placid, Inc., a \_\_\_\_\_ corporation, who are personally known to me  or who have produced \_\_\_\_\_ as identification  and who did not take an oath.

Deborah Ann Toth  
Print Name: Deborah Ann Toth  
Notary Public, State of Florida  
My Commission Expires: 2-6-18





AERIAL  
LPBOA.16.001  
FIRST BAPTIST CHURCH  
OF LAKE PLACID





ZONING  
 LPBOA.16.001  
 FIRST BAPTIST CHURCH  
 OF LAKE PLACID



TOWN OF LAKE PLACID  
AGENDA ITEM INTRODUCTION

MEETING DATE: February 15, 2016 MEETING TYPE: Local Planning Agency

AGENDA ITEM # AND TITLE:

Preliminary / Final Commercial Site Plan Review for McDonald's LPP.16.002

PLACED ON AGENDA BY:

Planning Staff

STATEMENT OF ISSUE:

Application for a Combination Preliminary / Final Commercial Site Development Plan review for the McDonald's Restaurant. The Applicant's plan is to update the existing drive-thru area by removing and/or relocating the existing drive-thru equipment, and constructing a side by side drive-thru with all supporting equipment, as well as bring the site into compliance with the Americans with Disabilities Act.

RECOMMENDED ACTION:

MOVE TO RECOMMEND THE TOWN COUNCIL APPROVE THE SITE PLAN AND LANDSCAPE PLAN.

FISCAL IMPACT:

Not Applicable

ATTACHED ITEMS:

Staff Report

Application

Letter from Applicant addressing Development Review Comments

Maps

Site Plan, Revision dated January 29, 2016 and Landscape Plan dated January 28, 2016

.....

Lake Placid  
Planning & Zoning Department

# Staff Report

## Site Plan Review

**LPSP.16.002**

.....



*Applicant: McDonald's Corporation*

*Owner: McDonald's Corporation*

.....

**GENERAL INFORMATION**

<b>Owner/Applicant:</b>	McDonald's Corporation
Owner Address:	c/o Edd Vowels, 3117 U.S. 27 South, Sebring, FL 33870
Owner Phone Number:	
<b>Agent:</b>	Dan Moyer, c/o CPH 3277A Fruitville Road, Suite 2, Sarasota, FL 34237 941-365-4771
	<b>Existing</b>
<b>Property Control Numbers</b>	P-06-37-30-A00-0374-0000
<b>Future Land Use Designation</b>	C-G (Commercial-General)
<b>Zoning District</b>	C-1 (Highway Commercial District)
<b>Acreage</b>	0.96 acres
<b>Location</b>	321 U.S. 27 South, Lake Placid, FL 33852
<b>Legal Description</b>	The North 175.00 feet of the South 278.00 feet of Tract "B," Lake Saddlebags Subdivision according to the plat thereof recorded in Plat Book 10 at Page 44 of the public records of Highlands County, Florida. Being more particularly described as follows: Commence at the North ¼ corner of Section 6, Township 37 South, Range 30 East, Highlands County, Florida; thence run South 0°41'00" East along the North-South ¼ line of said Section 6 for a distance of 669.21 feet to a point; thence run South 89°54'15" East for a distance of 399.02 feet to a point; thence run South 0°59'17" East for a distance of 191.91 feet to the point of beginning; thence continue South 0°59'17" East (being the West right of way line of Faye Drive) for a distance of 17,500 feet to a point; thence run North 89°48'30" West for a distance of 240.00 feet to a point on the East right of way line of U.S. Highway Number 27; thence run North 0°59'17" West along the East right of way line of said U.S. Highway Number 27 for a distance of 175.00 feet to a point; thence run South 89°48'30" East for a distance of 240.00 feet to the point of beginning, containing 42,000 square feet.

**REQUEST:** Application for a Combination Preliminary / Final Commercial Site Development Plan review for the McDonald's Restaurant. The Applicant's plan is to

update the existing drive-thru area by removing and/or relocating the existing drive-thru equipment, and constructing a side by side drive-thru with all supporting equipment, as well as bring the site into compliance with the Americans with Disabilities Act.

**ADJACENT FUTURE LAND USE MAP CLASSIFICATIONS AND ZONING DISTRICTS:**

	Future Land Use Category	Zoning District
North	C-G (Commercial-General)	C-1 (Highway Commercial District)
East	Highlands County “RM” (Medium Density Residential)	Highlands County B-1 (Neighborhood Business District) and R-1A (Residential District)
South	C-G	C-1
West	C-G	C-1

**CONSISTENCY WITH TOWN OF LAKE PLACID CODE OF ORDINANCES**

Item	Required	Proposed
<b><u>Lot Size:</u></b>		
Minimum Size: Non-residential use has no minimum size.	22,500 feet (0.52 acres)	42,000 feet (0.96 acres)
Minimum Living Area:	N/A	N/A
<b><u>Setbacks:</u></b>		
Front:	20 feet	61.0 feet
Side	N/A	63.6 & 66.2 feet
Corner	20 feet	N/A
Rear	20 feet	78.9 feet
<b><u>Height:</u></b>		
Maximum Height	35 feet	N/A
<b><u>Lot Coverage:</u></b>		
Maximum Lot Coverage	Maximum building coverage is 40%. Minimum open space is 25%.	Building coverage is 9.60% Open space (pervious) is 27.33 %
<b><u>Lot Width:</u></b>		
Minimum Lot Width	100 feet	175 feet
<b><u>Access:</u></b>		
Size	Required	Provided
<b><u>Parking:</u></b>		
Minimum Spaces	16 spaces; 1 for each 300 square feet of the	41 spaces

Item	Required	Proposed
	gross floor area (4,680 square feet)	
Minimum Parking Space Size	10' x 20'	Existing
Minimum Aisle Width	15' for one way 22' for two way	Existing
<b><u>Dumpsters</u></b>		
On-site trash receptacle	Required	Provided
Adequate screening	Required	Provided
<b><u>Off-street loading and unloading space</u></b>		
Number of off-street loading berths	N/A	N/A
<b><u>Landscaping and Buffering:</u></b>	Per Adopted Code	Provided

**ASSESSMENT AND CONCLUSIONS:**

The following Departments and Organizations provided comments as indicated:

- Planning Staff:  
 Development Review Comments of January 21, 2016:
  1. The Applicant requested a combination preliminary/final commercial site plan review. The Town Engineer approved the request.
  2. Section 12.11.104, Highlands County Land Development Regulations, states that when the vehicular surface area is altered, landscaping shall be brought into conformity to the provisions of the regulations. If not with the addition of the double drive-thru, with the addition of three parking spaces and probable moving of the dumpster, the vehicular surface area has been altered. Alterations are necessary to the landscaping plan and an irrigation plan is required.
    - a. Interior islands are required to break up more than 12 spaces in a row.
    - b. Building perimeter planting is required, ten square feet for every 1,000 square feet of the building. This may already be covered with the landscaping in the drive-thru area, but there is no measurement of the area.
    - c. Transitional Protective Yard D is a buffer along the road right-of-way.
 Development Review Comments of January 29, 2016:
  1. The Applicant submitted a revised site plan and letter, both dated January 29, 2016, to address the previous Development Review Comments.
  2. The landscaping standards have been met with the landscaping and irrigation plans dated January 28, 2016.
- Highlands County Fire Prevention Bureau:  
 Development Review Comments of January 20, 2016: Approved as submitted.

- Florida Department of Transportation:

Development Review Comments from January 21, 2016:

The changes proposed will not warrant a change in FDOT driveway permit for this site's access, however the proposed design raises the following concerns with the existing access configurations.

1. The site is designed to have one way circulation, but the driveways are designed for two way movements. The configuration can create apprehension in driver's expectation in negotiate the site.
2. Vehicles entering the site from the northern driveway must immediately make a right turn in front of the store or be force into oncoming traffic from the site's circulation.
3. The site plan does not provide signage or guidance to direct exiting vehicles wanting to head southbound on US 27 to the southern driveway.
4. The northern driveway has the potential to be problematic as it close proximity to the full median opening on US 27 will attract drivers to make a left turn out of this driveway to head south on US 27. This situation may become more prevalent with the increase in drive-thru traffic as the drive-thru exit aligns with the northern driveway.
5. There is no southbound left turn deceleration lane on US 27 for the full median opening uses by this site's traffic. Southbound vehicles entering this site must enter the median from the through lane. This situation can create operational and safety concerns as it forces the site's southbound traffic to stow in the through lane if the median area is blocked by other vehicles negotiating a turning movement.
6. Offsite improvements such as modification or possible closure of the northern driveway, construction of a southbound left turn deceleration lane, and improve internal signing and marking could be helpful in creating a safer and operational more efficient site.

Note that the revised site plan and letter dated January 29, 2016, provided by the Applicant addresses these concerns.

- Town Engineer and Utility Director:

Development Review Comment from January 21, 2016:

1. Please show detectable warning strips on all accessible ramps.
2. Please demonstrate turning movements/access for garbage truck, and delivery trucks.

Note that the revised site plan and letter dated January 29, 2016, provided by the Applicant addresses these concerns.

- Town Public Works Director:

Development Review Comment from January 15, 2016:

I am providing the following opinion:

1. The new design will create the sanitation department to change the way we service the business.

2. The current location provided for the dumpster on the north side of the parking lot (Northeast corner) will need to be relocated to the south side of the parking lot to the Southeast corner. The gate for the corral will need to be facing north.
3. On the south side southeast corner the current build has a storm water drainage flume that would need to be relocated to allow for the new dumpster corral.
4. We would need to designate a minimum of 60' beginning from the front of the dumpster corral going north as a no parking zone.
  - a. An option would be to designate the through traffic area to the east of the proposed new drive through as a No-Parking Area.
  - b. An option would be to designate the through traffic area to the east of the proposed new drive through as a No-Parking Area between the hours of 7:00 am till 12:00 pm.

Development Review Comment from January 26, 2016, after review of updated plans:

1. All areas of concern have been satisfied.
2. Please proceed as originally presented.

- Highlands County Engineering Department:  
Development Review Comment from January 15, 2016: No comment.

**The following Department(s) provided no response:**

- Highlands County School Board
- Health Department
- Town Police Department
- Highlands County Natural Resources Department

**Staff Recommendation:** Planning Staff recommends approval of the site plan and landscape plan.

**LPA'S RECOMMENDED MOTION: MOVE TO RECOMMEND THE TOWN COUNCIL APPROVE THE SITE PLAN AND LANDSCAPE PLAN.**

Submitted by:  
Town Planning Staff  
Date: February 15, 2016

Attachment: Application  
Letter from Applicant addressing the Development Review Comments  
Maps  
Site Plan, Revision dated January 29, 2016  
Landscape Plan, dated January 28, 2016

January 29, 2016

Joedene Thayer, AICP  
Planner II  
Development Services Department  
501 S. Commerce Ave.  
Sebring, FL 33870



3277A Fruitville Rd, Suite 2  
Sarasota, Florida 34237  
Phone: 941-365-4771  
Fax: 941-365-4779  
[www.cphcorp.com](http://www.cphcorp.com)

**SUBJECT:** Review of Concurrent Site and Development Plans  
Lake Placid McDonald's MRP

Property ID No.: P-06-37-30-A00-0374-0000

Dear Ms. Thayer:

Pursuant to your review of the above-referenced project, the following are the responses to your comments issued on January 21, 2016.

**Site Plan (Joedie Thayer) 863-402-6650**

Comment:

1. Please show detectable warning strips on all accessible ramps.

**Response:** *Detectable warning strips have been added to the plans.*

Comment:

2. Please demonstrate turning movements/access for garbage truck, and delivery trucks.

**Response:** *Please see added sheet C-3A, which includes the truck movements for the garbage and delivery trucks.*

Comment:

3. Interior islands are required to break up more than 12 spaces in a row.

**Response:** *One landscape island has been added along the north and south run of parking to meet the requirement.*

Comment:

4. Building perimeter planting is required, ten square feet for every 1,000 square feet of the building. This may be already covered with the landscaping in the drive-thru area, but there is no measurement of the area.

**Response:** *Please see revised sheet L-1, the calculation has been added to show we meet this requirement.*

Comment:

5. Transitional Protective Yard D is a buffer along the road right-of-way.

**Response:** *The buffer yard limits have been added to the plans, however the existing site is not in compliance with the dimensional requirements; however we were able to meet the amount of required landscaping. Since the existing ligustrum does not meet the requirements, it has been shown to be relocated outside of the buffer yard, and compliant materials have been added. Due to circulation patterns, we are not able to remove the "frontage" road to meet the buffer yard width. Please see revised site plan and landscape plans.*

**Access Management (Mark Clark) 239-225-1984**

Comment:

1. The site is designed to have one way circulation, but the driveways are designed for two way movements. The configuration can create apprehension in driver's expectation in negotiating the site.

**Response:** *As discussed with FDOT, the existing driveways are current two way operations at each location. Per discussion with FDOT staff, the biggest safety concern at the site is cars existing from the drive-thru, going to the north driveway and making an illegal left turn to get access to the median opening to head southbound on US 27. The existing site funnels the traffic from the drive-thru to the northern access road. In order to address this concern, we have proposed to modify the radius leading from the drive-thru to the "frontage" road. The proposed changes will provide an easier path for vehicles to get access to the southern driveway and perform a legal left turn from the site. As discussed with FDOT staff, the proposed revisions do not require modification of the access, however they have asked us to provide reasonable solutions to address the issue. We feel the changes proposed will minimize the opportunities for drivers to make illegal turns by providing them an easy and safe path to get to the southern driveway. Additional offsite improvements to US 27 and/or access modifications are not proposed with this limited project.*

Comment:

2. Vehicles entering the site from the northern driveway must immediately make a right turn in front of the store or be forced into oncoming traffic from the sites circulation.

**Response:** *Please refer to the response noted above regarding access/circulation.*

Comment:

3. The site plan does not provide signage or guidance to direct exiting vehicles wanting to head southbound on US 27 to the southern driveway.

**Response:** *Please refer to the response noted above regarding access/circulation.*

Comment:

4. The northern driveway has the potential to be problematic as its close proximity to the full median opening on US 27 will attract drivers to make a left turn out of this driveway to head south on US 27. This situation may become more prevalent with the increase in drive-thru traffic as the drive-thru exit aligns with the northern driveway.

**Response:** *Please refer to the response noted above regarding access/circulation.*

Comment:

5. There is no southbound left turn deceleration lane on US 27 for the full median opening used by this site's traffic. Southbound vehicles entering this site must enter the median through the through lane. This situation can create operational and safety concerns as it forces the site's southbound traffic to stow in the through lane if the median area is blocked by other vehicles negotiating a turning movement.

**Response:** *Please refer to the response noted above regarding access/circulation.*

Comment:

6. Offsite improvements such as modification of the northern driveway, construction of a southbound left turn lane deceleration lane, and improve internal signing and marking could be helpful in creating a safe and operational more efficient site.

**Response:** *Please refer to the response noted above regarding access/circulation.*

Please find enclosed the following items in support of our submittal:

1. (4) Full sets of Signed and Sealed Plans
2. (1) Copy of the Response Letter
3. (1) CD of submittal documents in .pdf format

If you have any questions, or if you require additional information, please contact us at (941) 365-4771.

Sincerely,  
**CPH, Inc.**

A handwritten signature in blue ink, appearing to read 'DM', with a long horizontal line extending to the right.

Dan Moyer, P.E.  
**Vice President**

LPSP 16.002

**Application for Site Plan Review**  
**PLANNING AND ZONING DEPARTMENT**  
**TOWN OF LAKE PLACID ! LAKE PLACID, FLORIDA**

Date Received 1-7-2016

SEC. 6 TWP. 37 RGE. 30 FEE \$500.00 (Plus Engineering Fees) RECEIPT # 085040

This application, with all required supplemental data and information, must be completed in accordance with the specific instructions in the application and returned to the Highlands County Planning Department before the same will be advertised for hearing. **IMPORTANT.** The applicant, or his representative, must be present at the hearing. Engineering review fees are required to be paid as a condition of site plan approval. These fees will be filed as conditioned in the Town's administrative review and processing procedures.

1. Name of Applicant (Current Property Owner) PRINT:

McDonalds Corp 009/0545

2. Mailing Address C/O Edd Vowels

3117 US 27 S Sebring, FL 33870

Telephone No. \_\_\_\_\_

3. Name of Agent (if other than property owner) (Application must be signed by the property owner or an **AFFIDAVIT** from the property owner must accompany the application, giving the agent authority to represent this application.) Dan Moyer, P.E. CPH, Inc.

4. Mailing Address of Agent 3277A Fruitville Rd., Suite 2 Sarasota, FL 34237

Telephone No. of Agent 941-365-4771

5. **LEGAL DESCRIPTION OF PROPERTY COVERED BY THE APPLICATION:** Lengthy description may be attached. The Town prefers an electronic version.

See attached

6. Current Use of Property: Fast Food Restaurant

7. Current Zoning/Land Use of Property: C-1 Highway Commercial

8. Is this hearing being requested for a preliminary or a final site plan review? Preliminary / Final



## LEGAL DESCRIPTION

(PER TOPOGRAPHIC & BOUNDARY PREPARED BY A. AND V. LAND SURVEYING SERVICES, INC.,  
DRAWING NO. A-258, DATED 7/7/83)

THE NORTH 175.00 FEET OF THE SOUTH 278.00 FEET OF TRACT "B", LAKE SADDLEBAGS SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 10 AT PAGE 44 OF THE PUBLIC RECORDS OF HIGHLANDS COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTH ¼ CORNER OF SECTION 6, TOWNSHIP 37 SOUTH, RANGE 30 EAST, HIGHLANDS COUNTY, FLORIDA; THENCE RUN SOUTH 0°41'00" EAST ALONG THE NORTH-SOUTH ¼ LINE OF SAID SECTION 6 FOR A DISTANCE OF 669.21 FEET TO A POINT; THENCE RUN SOUTH 89°54'15" EAST FOR A DISTANCE OF 399.02 FEET TO A POINT; THENCE RUN SOUTH 0°59'17" EAST FOR A DISTANCE OF 191.91 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 0°59'17" EAST (BEING THE WEST RIGHT OF WAY LINE OF FAYE DRIVE) FOR A DISTANCE OF 175.00 FEET TO A POINT; THENCE RUN NORTH 89°48'30" WEST FOR A DISTANCE OF 240.00 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF U.S. HIGHWAY NUMBER 27; THENCE RUN NORTH 0°59'17" WEST ALONG THE EAST RIGHT OF WAY LINE OF SAID U.S. HIGHWAY NUMBER 27 FOR A DISTANCE OF 175.00 FEET TO A POINT; THENCE RUN SOUTH 89°48'30" EAST FOR A DISTANCE OF 240.00 FEET TO THE POINT OF BEGINNING, CONTAINING 42,000 SQUARE FEET.

NOTARIZED AUTHORIZATION OF OWNER

I, Ramon Santos Jr., Area Construction Manager of McDonald's USA, LLC, as the sole or joint fee simple title holder (s) of the property described in the attached legal description authorize CPH, Inc. to act as my agent to seek permit approvals on the above referenced property.

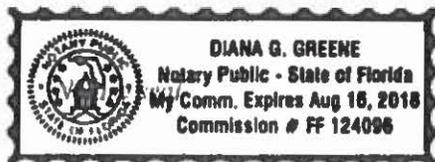
  
\_\_\_\_\_  
Owner's Signature

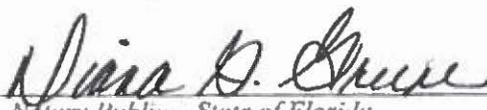
Date: 6-25-15

Ramon Santos Jr., Area Construction Manager  
Print or type name

STATE OF FLORIDA  
COUNTY OF

The foregoing instrument was acknowledged before me this 25 day of June, 2015, by Ramon Santos Jr., who is personally known to me or who has produced \_\_\_\_\_ as identification and who (did / did not) take an oath.



  
\_\_\_\_\_  
Notary Public - State of Florida

Date: 6/25/15  
DIANA G. GREENE  
Print or type name



E. Interlake Blvd

27

Saddlebags

E. Phoenix Street



0 125 250 500 Feet

AERIAL  
LPSP.16.002  
MCDONALD'S CORPORATION



FUTURE LAND USE  
 LPS.P.16.002  
 MCDONALD'S CORPORATION



**SITE IMPROVEMENT PLAN**  
**LAKE PLACID MRP**  
**McDonald's®**  
**321 US HIGHWAY NO. 27**  
**TOWN OF LAKE PLACID, FLORIDA**  
**PARCEL ID# P-06-37-30-A00-0374-0000**  
**STORE No. 009-0545**



**OWNER/DEVELOPER**

McDONALD'S USA, LLC  
 10150 HIGHLAND MANOR DR., SUITE 470  
 TAMPA, FLORIDA 33610  
 ATTN.: JAMES D. SMITH, P.E.  
 PHONE: (813) 930-9624

**ENGINEER**

CPI, INC.  
 100 NUTVILLE ROAD  
 SARASOTA, FLORIDA 34237  
 ATTN.: DANIEL P. MOYER, P.E.  
 PHONE: (941) 385-4771

**ARCHITECT**

CPI, INC.  
 500 WEST FULTON STREET  
 SANFORD, FLORIDA 32771  
 ATTN.: JAMES K. WINTER, R.L.A., CLARB, LEED AP  
 PHONE: (407) 322-6841

**SURVEYOR**

CPI, INC.  
 500 WEST FULTON STREET  
 SANFORD, FLORIDA 32771  
 ATTN.: PAUL J. KATREK, PSM  
 PHONE: (407) 322-6841

**LANDSCAPE**

CPI, INC.  
 500 WEST FULTON STREET  
 SANFORD, FLORIDA 32771  
 ATTN.: JAMES K. WINTER, R.L.A., CLARB  
 PHONE: (407) 322-6841

**PERMITTING AGENCIES**

HIGHLANDS COUNTY BUILDING DEPARTMENT  
 501 S. COMMERCE AVE. # 1  
 SEBRING, FLORIDA 33870  
 ATTN.: JOEBENE THAYER  
 PHONE: (889)-962-6650



**GENERAL STATEMENT**

THE PURPOSE OF THIS PROJECT IS TO UPDATE THE EXISTING DRIVE-THRU AREA BY REMOVING AND/OR RELOCATING THE EXISTING DRIVE-THRU EQUIPMENT, AND CONSTRUCTING A SIDE BY SIDE DRIVE-THRU WITH ALL SUPPORTING EQUIPMENT AND BRING THE SITE INTO ADA COMPLIANCE.

**INDEX OF SHEETS**

- C-1 COVER SHEET
- C-2 BOUNDARY & TOPOGRAPHIC SURVEY (COVER SHEET)
- C-3 SITE PLAN
- C-4 GENERAL NOTES AND SCHEDULES
- C-5 GRADING AND EROSION AND SEDIMENTATION CONTROL PLAN
- L-1 GENERAL DETAILS
- L-2 LANDSCAPE PLAN
- L-3 LANDSCAPE NOTES AND DETAILS

**CERTIFICATIONS:**

I HEREBY CERTIFY THAT THE DESIGN FOR THIS PROJECT IS IN SUBSTANTIAL CONFORMANCE WITH THE STANDARDS ESTABLISHED BY THE MOST CURRENT EDITION OF THE "MANUAL OF UNIFORM STANDARDS FOR DESIGN, CONSTRUCTION AND MAINTENANCE OF STREETS AND HIGHWAYS", AS REQUIRED BY F.S. 336.045.

I HEREBY CERTIFY THAT THE DETAILS OF THE HANDICAP ACCESSIBILITY PLAN SHOWN HEREON ARE TO THE BEST OF MY KNOWLEDGE AND BELIEF IN FULL AND COMPLETE COMPLIANCE WITH THE OFFICE OF FLORIDA DEPARTMENT OF COMMUNITY AFFAIRS HANDICAP ACCESSIBILITY RULE.

I HEREBY CERTIFY THAT THE LANDSCAPING PLAN SHOWN HEREON IS IN COMPLIANCE WITH THE LANDSCAPING REQUIREMENTS OF THE HIGHLANDS COUNTY LAND DEVELOPMENT REGULATIONS.

NOTICE: THESE PLANS MAY HAVE BEEN SUBMITTED TO THE HIGHLANDS COUNTY ENGINEERING DEPARTMENT FOR REVIEW AND ANY REPRODUCED PLANS FOR THE PURPOSE OF COLLECTING DATA.

McDONALD'S PROJECT  
 009-0545

Sheet No. **C-1**

**McDonald's**  
 LAKE PLACID MRP  
 TOWN OF LAKE PLACID / HIGHLANDS COUNTY / FLORIDA

COVER SHEET

Designed by: KML  
 Drawn by: KML  
 Checked by: DPM  
 Approved by: AS/SCWN  
 Date: 01-16-17  
 Job No.: M291046

Revised By: \_\_\_\_\_  
 Date: \_\_\_\_\_

Professional Engineer Seal for Daniel P. Moyer, No. 69027, State of Florida, Exp. 12/31/2018

Offices In:  
 • Florida  
 • Puerto Rico  
 • Colorado  
 • Maryland  
 • Texas

Architects  
 Environmental  
 Landscape Architects  
 Planners  
 Surveyors  
 Traffic / Transportation

A Full Service  
**A & E Firm**



**VICINITY MAP**  
 1" = 2,000'  
 TOWN OF LAKE PLACID, HIGHLANDS COUNTY, FLORIDA  
 SECTION 6-TOWNSHIP 37 SOUTH-RANGE 30 EAST



**LOCATION MAP**  
 1" = 400'  
 TOWN OF LAKE PLACID, HIGHLANDS COUNTY, FLORIDA  
 SECTION 6-TOWNSHIP 37 SOUTH-RANGE 30 EAST

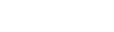
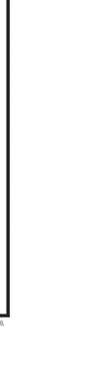
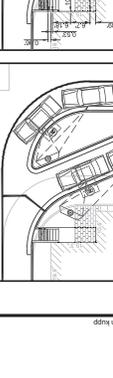
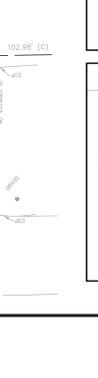
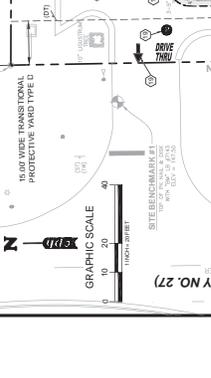
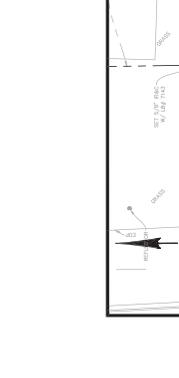
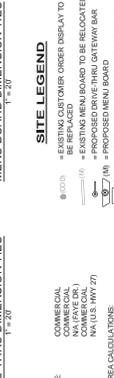
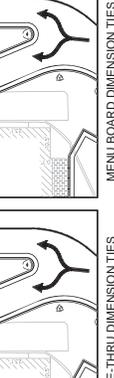
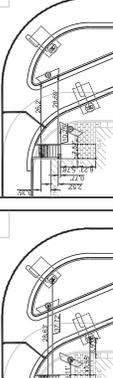
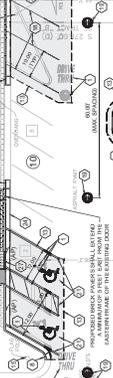
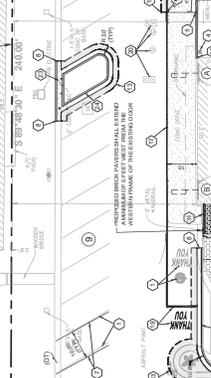
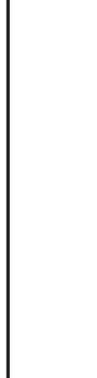
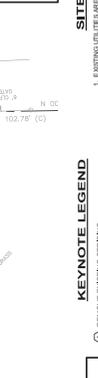
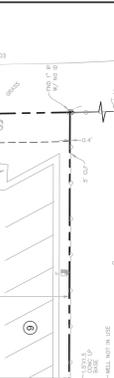
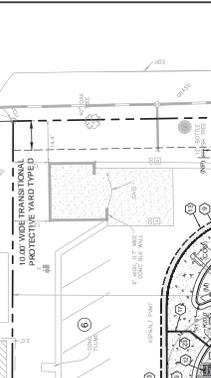
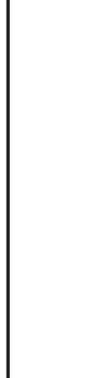
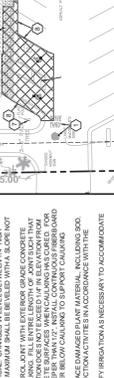
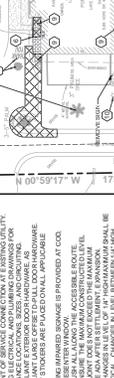
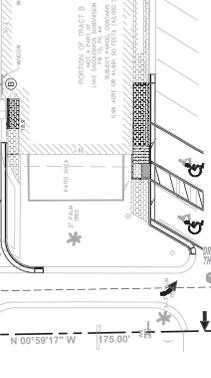
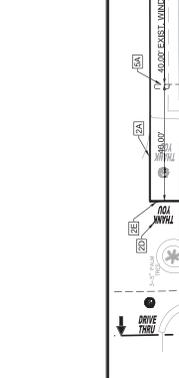
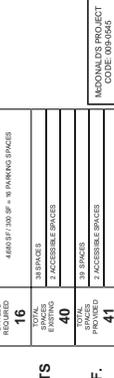
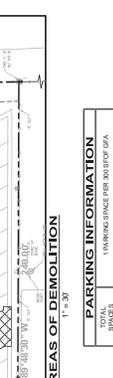
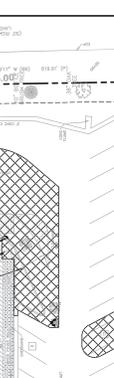
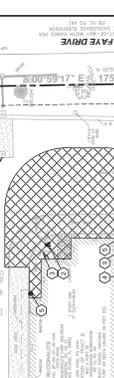
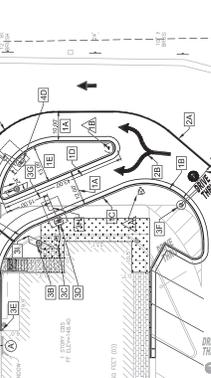


ZONING  
 LPSP.16.002  
 MCDONALD'S CORPORATION











No.	Date	Revision

Designed by:	KMU
Checked by:	DPM
Approved by:	AS-SCHW
Date:	01-16
Job No.:	M291046

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