

**MINUTES OF THE TOWN OF LADY LAKE
TREE AND BEAUTIFICATION ADVISORY COMMITTEE
LADY LAKE, FLORIDA**

**June 18, 2013
5:30 p.m.**

The Tree and Beautification Advisory Committee Meeting was held in the Town Hall Commission Chambers at 409 Fennell Blvd., Lady Lake, Florida.

CALL TO ORDER:

Chairperson/Member Turlo called the meeting to order at 5:30 p.m.

A. ROLL CALL: Doris Turlo, Chairperson/Member
Cheryl Lowery, Vice Chairperson/Member
Phil Mathias, Member

ABSENT: Arthur Edelson, Member; and Teri Stuber, Member

STAFF MEMBERS PRESENT: Mike Burske, Parks and Recreation Director; Thad Carroll, Growth Management Director; Wendy Then, Town Planner and Julia Wolfe, Staff Assistant to the Town Clerk

Others Present: Fred Schweitz of Too Your Health Spa (V)

1. APPROVAL OF THE MINUTES:

February 19, 2013 Tree and Beautification Advisory Committee Meeting

Upon a motion by Member Mathias and a second by Vice Chairperson/Member Lowery, the Tree and Beautification Advisory Committee approved the minutes of the meeting held on February 19, 2013 by a vote of 3 to 0.

C. NEW BUSINESS:

2. Consideration and Recommendation of Landscaping Waivers Requested for the Too Your Health Spa & Fitness Center (V) – MJSP-02/13-001 – a 15,824 Sq. Ft. Health/Exercise Club Facility Located at 995 S. Hwy 27/441 (3.00 +/- Acres) (Wendy Then/Fred Schweitz)

Wendy Then, Town Planner gave the background summary from the agenda item cover sheet (on file in the Town Clerk's office). She stated Fred Schweitz #2 LLC, applicant and property owner, has submitted a Site Plan proposing to develop the parcel as a health/exercise club complex, with the potential of two additional phases to include condominiums and a health food store. The landscaping and irrigation plans have been drawn by Julius A. Collins, P.E, dated May 25, 2013, consisting of Sheet 10 of 10 of the submitted site plan.

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Ms. Then stated as part of the site plan process, the applicant has to bring the irrigation plan before the Tree and Beautification Committee. Ms. Then reviewed the presentation slides showing the property and site plans.

Ms. Then stated the applicant has stated the need to remove four historic trees due to their condition and to be able to accommodate the improvements proposed. She stated an arborist letter has been provided to Town staff stating the condition of these trees, as follows:

- a) Tree #1- 44” Laurel Oak Tree- diseased by inside rotting
- b) Tree #2- 40” Laurel Oak Tree- soft spots and decay
- c) Tree #3- 45” Water Oak Tree- infested by wood beetles
- d) Tree #5- 36” Laurel Oak Tree- infested by wood beetles

Ms. Then stated Tree #4 was determined not to be an historic tree as the size requirement for an historic tree is 36 inches and Tree #4 is 33 inches. She stated the plans included in the packet were the prior plans that were submitted and the plans have since been updated.

The applicant is pursuing the following waivers to the Landscaping Requirements: Ms. Then stated within the packet the applicant had five waivers that were requested for the site plan, and of all the waivers, the only one the applicant is requesting at this time is Chapter 10, Section 10-3.b)B)2).

LANDSCAPING WAIVERS

Chapter 10, Section 10-3.b).B).2).- Reduce Class “B” Buffer from 20 feet to 4 feet wide due to right-of-way dedication and plant only hedge material along the buffer (Viburnum, Crape Myrtle or Indian Hawthorne).

Ms. Then stated the plants will be placed periodically along the southern part of the parcel which is the northern edge of Hartsock Sawmill Road. She stated as part of the site plan process, it has to be reviewed whether additional right-of-way would be needed to accommodate future traffic conditions, therefore a part of his property has been dedicated to right-of-way.

Chairperson Turlo asked if Ms. Then was referring to the blue square.

Ms. Then stated that was correct.

Chairperson Turlo asked if the bugs will just move to another tree if you cut down one diseased tree.

Fred Schweitz approached the podium and identified himself. He stated once the process is started, they will clear the land for the development and all the diseased trees have to be cleared at once because they will do the grading, put in the retention pond, and begin building. He stated once that is done, he would hope to clear out an area and burn the trees, if he is able to get a burn permit. Mr. Schweitz stated that is what he usually does, and that should take care of the wood beetle issue. He stated healthy trees are immune to wood beetles.

Tree Requirements:

The site is required to have 480 tree caliper inches based on its 3-acre area.

Existing trees to remain:	12 trees=	258 tree caliper inches
Proposed trees for the site:	77 trees=	<u>265</u> tree caliper inches
Total tree caliper inches:		523 tree caliper inches

Member Mathias referred to the layout and overhead, and asked if the applicant is going to rip out all the trees on the property.

Ms. Then stated when dealing with development, there is an expectation that some trees will need to be removed. She stated staff is charged with the task of making sure the right amount of trees are put back, as required by the code.

Member Mathias asked where it indicates in the packet the amount of trees that will be put back on the property. He stated everything is marked that is coming out, but it does not indicate what trees are being put back.

Ms. Then stated the plans shows 77 trees are proposed for the site and that translates to 265 caliper inches and with the 12 existing trees to remain, it totals 523 tree caliper inches. She stated those notations have been made on the site plans, and was unsure if the Committee was able to identify the information on the plans submitted.

Member Mathias stated he did not want the same thing to happen to this piece of property that happened to the property across the street as every tree was leveled and a lot of those trees could have been saved.

Ms. Then stated the Historic Tree Plan sheet 5 of 10 shows how many trees that will be saved.

Mr. Schweitz asked the Committee to look at sheet 10 of 10, and stated it will basically explain what Ms. Then is referring to. He stated sheet 10 of 10 shows every tree that will be planted in the landscape buffer areas and there is a continuous Landscape 'B' all the way around the property; every 100 feet, you must plant two canopy trees, three understory trees, and everything else. Mr. Schweitz stated you must plant two canopy trees in the double parking spaces on each of the islands, and every single parking space, you must plant one canopy tree plus shrubs. He stated they asked for a variance so that there is no more parking spaces than necessary, and the Town allowed them to have 20 grassed parking spaces. He stated his objective is to save every tree that he could.

Member Mathias asked Mr. Schweitz if the trees would be irrigated for a period of time.

Mr. Schweitz stated that was correct, and that it was his responsibility as the owner to maintain the trees. He stated once the trees are planted, he thinks development would take about a year. He stated the first thing is to grade the land and knock down all the diseased trees, and he hopes to save as many of the trees and re-plant them. Mr. Schweitz stated he would ask staff if there is a way to take a lot of the trees that are still there and just move them around.

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Vice Chairperson Lowery questioned whether the trees that Mr. Schweitz was trying to replant were diseased or infested.

Mr. Schweitz replied the trees are probably 8 to 12 inches, and what they would do is grade everything the way they want it, and bring in a tree moving machine, and they would pick the trees they want and save as many as they can. He stated it would go into the landscape plans.

Member Mathias stated when you transplant a tree it needs to be irrigated.

Mr. Schweitz stated the first thing they will connect to will be an irrigation meter. He stated he would wait until the rainy season to do all the re-planting, if possible.

Ms. Then asked the Committee to refer to page 5 of 10 within the packet, which talks about historic tree plan. It has a list of all trees and it mentions a total of 40 trees, and it has 28 trees to be removed and 12 trees to be saved. She stated on the landscape data it talks about 77 trees to be planted based on the landscaping plans.

Chairperson Turlo commented she noticed tree #1 is right in the middle of the proposed building.

Mr. Schweitz replied the tree is fanned out and is dead in the middle. He stated it is a safety issue to take a tree up that has the potential to hurt someone.

Member Mathias commented when a tree is split like that, the middle is the first place to rot.

Parks and Recreation Director Mike Burske stated they are called Class C trees.

Chairperson Turlo asked if there is a water retention area.

Mr. Schweitz replied they have a retention pond to address the three phases of development, so once the retention pond is done, it could be landscaped and never have to be touched again. He stated regardless of how many issues they have going through the phases, the retention pond will accommodate all phases.

Vice Chairperson Lowery questioned if the retention pond would be facing Highway 441.

Mr. Schweitz replied that based on the topography of the site, the main building is on top of the hill and everything else flows naturally to the edge of the property. He stated that would be the most natural place for the retention pond to go as it collects all the water before it runs off and there is no water running off on any adjoining property. He stated the retention pond will be low enough that you will probably not see it.

Ms. Lowery asked if the retention pond would have a buffer.

Mr. Schweitz stated Buffer B would surround the property, which would consist of two canopy trees, three understory trees and continuous hedges. He stated the retention pond only goes down four feet and should be easily maintained. He stated the property is a flood level X, which means they have not had a flood in that area in a hundred years, so the water table is low and there should not be any standing water.

The Town Commission is tentatively scheduled to consider the Site Plan application for final approval on Monday, July 1, 2013.

Upon a motion by Member Mathias and a second by Vice Chairperson/Member Lowery, the Tree and Beautification Advisory Committee motion to forward to the Town Commission with the recommendation of approval of Too Your Health Spa & Fitness Center (V) – MJSP-02/13-001 as presented with waivers, by a vote of 3 to 0.

D. Chairperson/Members' Report:

Parks and Recreation Director Mike Burske stated an Eagle Scout project from Brandon Butz came across his desk yesterday, and he did not have time to put this on the agenda. He stated Brandon is a part of Troop 244 and is trying to get his Life Badge. He wants to make a box for his Eagle Scout project. He stated the item is being brought before the Committee to let them know this will pop up in the near future. Mr. Burske stated in order for Brandon to meet his goal, this has to go on the July 1st Commission agenda. He stated it is a small project but he wanted to keep the Committee in the Loop.

Chairperson Turlo asked if Brandon would be building a box and putting all the emblems on the packet in the box.

Mr. Burske replied no, just the Town of Lady Lake logo.

Member Mathias asked if the box would be made out of wood.

Chairperson Turlo stated the drawing show it is made of wood with a granite plaque.

Mr. Burske replied this project came in very quickly. It looks like he will be doing a platform and making the logo out of stained glass, then use Plexus glass for protection, and incorporate the granite plaque in it.

Member Mathias asked the location for the box.

Mr. Burske replied that was one thing he needed to get back with Brandon on, because he did not know.

Member Mathias commented Brandon's mother told him the other day that the project had to be approved for his badge.

Vice Chairperson Lowery commented she would not like to see anything tacky in front of Town Hall, and she would prefer it to be done by a professional. She stated she wants the young man to earn his badge, but did not want it to take away from what is out there now.

Member Mathias replied he does not think it is going to be tacky.

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Chairperson Turlo stated the packet says he will do glass, pressure treated lumber, LED lights with the battery, trickle charger and fire glass, and it sound like it would be very nice, but the problem is where. She stated there is already one sign at the corner.

Mr. Burske commented he was thinking that might be where he wanted it, although Brandon went through all the trouble but did not say where.

Member Mathias commented that Brandon is the son of one of Lady Lake Police Sergeants.

Member Turlo asked about the budget for the project.

Mr. Burske replied Brandon has to raise the money for the project, although it looks like the granite plaque was free. He stated the cost for the project is about \$180.00 to \$200.00.

Member Mathias replied he thinks Brandon already has the money, and that the solar panel items are from Underglas, and the colored glass is from Lake Mirror.

Mr. Burske stated he believes Brandon wanted to put it out by Adrian's project by the Town Hall welcome sign.

Chairperson Turlo commented that it will block the existing sign.

Mr. Burske stated Brandon is presenting it to the Commission, and he needed to call him and ask him to clarify a few things.

Mr. Burske clarified for this Committee that no motion is needed because he was unable to get this item on the agenda for today's meeting; it is just informational. It will go before the Commission at their July 1st meeting.

Chairperson Turlo asked if there were any other reports.

Vice Chairperson Lowery stated she would like to address meeting etiquette and how one should behave. She stated they should all act professionally and she is addressing this to Mr. Mathias. She stated she sat on another board with Mr. Mathias and noted negativity, rudeness and disrespect from him towards her and other members, and she stated that is not professional, and the Committee is not going to tolerate that. She stated she sits on the Boards because she chooses to and she takes time out of her schedule to do so, and when she gets ready to leave any Boards or this area, she is going to leave because she chooses to, not because someone makes her feel uncomfortable.

Member Mathias commented no one is making Ms. Lowery feel uncomfortable.

Vice Chairperson Lowery replied Mr. Mathias is making her feel uncomfortable, "therefore lets clear the air".

Member Mathias replied he was sorry.

Vice Chairperson Lowery replied "do not be sorry, just be careful".

E. Open Forum:

There were no comments from the audience.

F. Adjourn:

With no further questions or comments, the meeting was adjourned at 6:01 p.m.

Julia Wolfe
Staff Assistant to Town Clerk

Doris Turlo, Chairperson

Minutes transcribed by Julia Wolfe, Staff Assistant to Town Clerk