

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

**October 15, 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:

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

A. ROLL CALL: Chryle Lowery, Vice Chairperson/Member
Arthur Edelson, Member
Phil Mathias, Member
Teri Stuber, Member

ABSENT: Doris Turlo, Chairperson/Member

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

Others Present: Mayor Jim Richards, Commissioner Ruth Kussard, and Gene Losito with Kimley-Horn and Associates, Inc.

B. OPEN FORUM:

There were no comments from the audience.

C. APPROVAL OF THE MINUTES:

July 16, 2013 Tree and Beautification Advisory Committee Meeting

Upon a motion by Member Stuber and a second by Member Mathias, the Tree and Beautification Advisory Committee approved the minutes of the meeting held on July 16, 2013 by a vote of 4 to 0.

D. NEW BUSINESS:

1. Consideration and Recommendation of Landscaping Waiver Requested for the Assisted Living Facility at Lexington Park-Phase II – Major Site Plan-09/13-001 – A Development Consisting of 53,161 Sq. Ft. of Assisted Living Facility with 70 Beds – 3.18 +/- Acres Located at 950 Hwy 466 (Wendy Then)

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Wendy Then, Town Planner, gave the background summary from the agenda item cover sheet (on file in the Town Clerk's office). She stated the applicant and owner, Mark Yap with WRYP ILF, LLC, has submitted a site plan for the construction of a development consisting of 53,161 sq. ft. of memory assisted living facility/memory care with 70 beds. She stated the parcel is approximately 3.18 +/- acres of land located at 950 Hwy 466, west of the intersection of Rolling Acres Road and Hwy 466, right behind the assisted living facility at Lexington Park Phase I. Ms. Then stated the proposed project follows Phase I developed in the front part along Hwy 466; which consisted of 74,112 sq. ft. of assisted living facility with 145 beds. The site plan was reviewed to determine if it is in compliance with the Land Development Regulations (LDRs), including parking, setbacks, landscaping, engineering, environmental protection and commercial design standards.

Ms. Then stated the property is zoned "PFD" Public Facilities District, which permits development and construction of the proposed facility and is in accordance with the Memorandum of Agreement for Ordinance No. 2009-30 adopted for this property. The Future Land Use Map designation for the site is OIF (Other Institutional Facilities). The requested use is consistent with the directives of the Comprehensive Plan and adopted Land Development Regulations.

Ms. Then stated the applicant is pursuing the following one (1) waiver to the Landscaping Requirements:

- Reduce landscaping buffer width on the west boundary specified in Ordinance No. 2009-30 from 15' to 13' for a 65' length due to access for fire safety.

Tree Requirements:

Ms. Then stated in accordance with Chapter 10 Landscape and Tree Protection, the site is required to provide 509" tree caliper inches based on its 3.18 acre area (160"x 3.18). The landscaping tree proposal breakdown is as follows:

Existing trees to remain	252	tree caliper inches
Proposed trees for the site	218.5	tree caliper inches
Proposed Palm Trees for the site	<u>192</u>	tree caliper inches
Total tree caliper inches	662.5	tree caliper inches

Ms. Then stated no reduction of materials has been requested at present.

Ms. Then noted no historic tree removal has been proposed for this facility as the applicant intends on preserving a 42" historic oak tree located at the very south end of the property.

The Technical Review Committee reviewed the application at its regular meeting on October 15, 2013 and voted 5-0 to transmit it to the Town Commission for their consideration.

The Special Conceptual Workshop Meeting of the Town Commission reviewed this application at their regular meeting on October 15, 2013 at 3:00 p.m., and the Town Commission is tentatively scheduled to consider the Site Plan application for final approval on Monday, November 4, 2013 at 6:00 p.m.

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Gene Losito with Kimley-Horn and Associates, Inc. approached the podium. He stated he is the civil engineer for this project, and they were also the design engineers for the first phase of the project. He stated the property is on the south side of 466, just west of Rolling Acres Road. Mr. Losito reviewed the presentation slides showing the landscape plan, plants and building elevations.

Mr. Losito stated they are requesting one waiver on this site. He stated the required buffer on the west property line is 15 ft. and during the site plan review, it was requested that the service drive to be widened to accommodate fire trucks. He stated they had to encroach into the buffer less than two feet for a small portion of the boundary in order to widen the drive. Mr. Losito stated the area is adjacent to the church parcel on the west, and there is a borrow pit in that area. He stated they are not requesting any reduction of planting in the area because it will be heavily vegetated.

Mr. Losito stated they are preserving trees along the buffers of the project, as well as a large 42” historic oak tree at the south end of the project. He stated the oak tree will be pruned a bit so it does not encroach onto the building, and their arborist looked at it as well and warranted it to be a healthy tree. Mr. Losito stated the plant materials they are proposing are as follows:

- Canopy trees
 - Southern Magnolia
 - Slash Pines
 - Sabal Palms

- Understory trees
 - Crape Myrtle
 - Flowering Dogwood
 - Nellie Stevens Holly

- Shrubs, Ground cover, and Ornamental
 - White Azalea
 - Liriope
 - Indian Hawthorne

Mr. Losito reviewed the graphic drawings of the building elevations showing similar architectural style to that used in Phase I, and the building colors will match using light blue as the primary color, accented by tan, and trimmed in white. He asked the Board if they had any questions.

Vice Chairperson Lowery asked if there were any questions or comments. There were none.

Upon a motion by Member Stuber and a second by Member Mathias, the Tree and Beautification Advisory Committee motioned to forward to the Town Commission with the recommendation of approval of Lexington Park-Phase II – Major Site Plan-09/13-001 as presented, by a vote of 4 to 0.

E. Chairperson/Members' Report:

Member Stuber commented that the landscape project out front by the Town Hall sign turned out really nice.

Vice Chairperson Lowery stated it does look nice and the Art-in-the-Park was also nice. She stated our beautiful Town of Lady Lake looks awesome.

Mike Burske, Parks and Recreation Director, stated Boy Scout Adriel Handsborough received his Eagle Scout badge soon after the project by the Town Hall sign was completed, and that he did an awesome job working with the project.

F. Adjourn:

With no further questions or comments, the meeting was adjourned at 5:41 p.m.

Julia Wolfe
Staff Assistant to Town Clerk

Doris Turlo, Chairperson

Minutes transcribed by Julia Wolfe, Staff Assistant to Town Clerk