

**MINUTES OF THE
TOWN OF LADY LAKE
PARKS, RECREATION AND TREE BOARD ADVISORY COMMITTEE
LADY LAKE, FLORIDA**

**February 11, 2015
5:30 p.m.**

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

CALL TO ORDER: Connie Merrell-Kasch, Chairperson

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

A. ROLL CALL: Connie Merrell-Kasch, Chairperson/Member
Betty Cantelmo, Member
Chryle Lowery, Member
Thomas Schmelzer, Member

ABSENT: Julius Chirieleison, Member; Doris Turlo, Vice Chairperson/Member

Also Present: Mayor/Commissioner Ruth Kussard

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

B. OPEN FORUM:

Chairperson Kasch asked if there were any comments from the audience. There were no comments.

C. NEW BUSINESS:

1. APPROVAL OF THE MINUTES: November 17, 2014 Parks, Recreation and Tree Advisory Meeting.

Upon a motion by Member Schmelzer and a second by Member Lowery, the Parks, Recreation and Tree Advisory Committee approved the minutes of the November 17, 2014 Parks, Recreation and Tree Advisory Committee meetings as presented by a vote of 4-0.

2. Consideration of the Conceptual Landscaping Plans and Waiver Requests for Lady Lake Crossing & Outparcel – MJSP 01/15-003 – A Development Consisting of 52,000 Sq. Ft. of New Retail Building Space and a 4,000 Sq. Ft. Building Development – Located on the Outparcel between Tire Kingdom and McDonald’s at the SW Corner of US Hwy 27/441 & Fennell Blvd. (Wendy Then)

Wendy Then, Town Planner, gave the background summary from the agenda item cover sheet (on file in the Town Clerk’s office). She stated applicant, Martin DelleBovi, representing SRK Lady Lake 43 Associates LLC, property owner, has submitted a Site Plan application proposing approximately 52,000 sq. ft. of retail space to be built into a three-tenant building on the ±7-acre parcel behind the McDonald’s restaurant. For the .65-acre outparcel located in between the McDonald’s restaurant and the Tire

Kingdom shop, the developer proposes a 4,000 sq. ft. retail building. The landscaping and irrigation plans have been drawn by James Dunn Brown, Landscape Architect with Cuhaci & Peterson, dated January 12, 2015.

Ms. Then reviewed the presentation slides showing the property, site plans, building elevations and plant materials of the property.

The subject area combined is approximately ± 7.71 acres and is located within the Lady Lake Crossing Plaza. The property is zoned "PUD" (Planned Unit Development) which permits development and construction of the proposed improvements in accordance with adopted CP Memorandum of Agreement Ordinance No. 2006-04. The requested uses are consistent with the directives of the Comprehensive Plan, adopted Land Development Regulations, and Ordinance No. 2006-04.

Ms. Then stated as per Chapter 10, Section 10-3, a).2), all non-residential properties are required to provide 160 tree caliper inches per acre. The site is required to provide 1233.6 tree caliper inches based upon its 7.71 acre area (160"x 7.71). The landscaping tree proposal breakdown is as follows:

Existing trees on site	0	tree caliper inches
Proposed trees for the site	<u>990.5</u>	tree caliper inches
Total tree caliper inches	990.5	tree caliper inches

At this time, the applicant is requesting a landscaping waiver from the requirements of Chapter 10, Section 10-3, a).2) in the amount 243.1 tree caliper inches.

Ms. Then read the following from the applicant's justification statement: *Aside from this provision, the applicant has met all landscaping requirements as it pertains to landscaping buffers, landscaping around vehicular areas and the base of the buildings. The proposed landscaping complements and is consistent with the existing landscaping on the site. Additionally, the proposed plant material has been positioned to avoid overcrowding of trees which can adversely effect the healthy long-term growth and longevity of the plant material.* The applicant is receptive to making applicable donations to the tree bank in accordance to the Code.

Ms. Then distributed a letter to the Board and it highlights the three items listed below:

- As it relates to the landscaping, they are attempting to maintain the same density in plants and the same plant material which they feel have exceeded the expectations in the field.
- The problem they have run into is because of the configuration of the site, and to meet the caliper inch requirement would cause a severe over-crowding of trees and shrubs.
- Their intent is to blend the new construction into what is currently existing.

Ms. Then stated the plant material proposed is as follows:

- Trees
 - Mexican Fan Palms
 - Live Oaks
 - Southern Magnolias
- Understory trees
 - Savannah Holly

- Crape Myrtle
- Ground cover
 - Indian Hawthorne
 - Sandankwa Viburnum
 - Razzleberri Fringe Flowers

It was noted that no tree removals have been proposed for this project as part of the application.

The Town Commission reviewed the Site Plan application at its Special Conceptual Workshop on Monday, December 15, 2014, providing consensus to advance the development plan as presented. The Town Commission is tentatively scheduled to consider the Site Plan application on Wednesday, February 18, 2015, at 6:00 p.m.

Ms. Then stated Jeff Hutter, representing the applicant, is present to answer any questions.

Member Lowery asked if the Live Oaks have to be planted on the site because they produce acorns which attracts bears.

Ms. Then stated Live Oak is an acceptable material and is one of the different species that is listed within the Town's Land Development Code and the applicant has the right to select the Live Oak.

Thad Carroll, Growth Management Director, stated there have been recent sightings of bears in the community, but he did not believe that would be an issue with respect to Live Oaks being planted in a parking lot in areas that are frequented by a lot of cars.

After further discussion regarding bears and Live Oak trees, Chairperson Kasch stated the reason the Town has these requirements is because the idea is to keep vacant land looking good. She asked why the 20% reduction is necessary to avoid over-crowding if this is normally what is required.

Ms. Then replied that when the Land Development Code was designed, they estimated what a site would need, and one site does not fit all. She stated the Town has variances for unique situations for different types of lands. She stated a study was done to determine how many trees were desirable and sustainable in a site; and this particular site is seven acres and is large in size, and a great amount is designated to parking spaces to satisfy the requirements of the square footage of the retail area. Ms. Then stated the applicant has met everything except the one waiver requested. She stated that when you plant a mature tree like a Live Oak or a Magnolia, you have to provide for a separation of at least 30 ft. between the two trees for the width and the height, not to mention the roots underneath. She stated there is also the provision to provide a sidewalk in between the parking spaces on this particular site.

Chairperson Kasch stated she wanted to make sure the reasoning for the variance request made sense.

Mr. Hutter stated you could add more material, but the trees would not mature properly and you would not achieve what you are looking for.

Member Cantelmo asked if there is new construction being built in compliance with the code, or if they are all running into the same problems with the tree requirements. Ms. Cantelmo asked if there is something wrong with the code; such as if you are starting out with virgin territory and you cannot be code compliance because the canopy and the nutrients are going to be a problem.

Ms. Then replied staff will have an issue with an applicant meeting caliper issues at times; however, they are able to meet landscaping waivers. She stated the code was designed using averages.

Member Cantelmo asked if the ability to comply with code changes with the size of the parcel.

Mr. Carroll explained that it depends upon the project, and as this is a shopping center and parking lot, satisfying landscaping for the sake of the code requirements may not take into account the provision of a symmetrical look, adequate lighting, and meeting safety and parking requirements. He stated a compromise is sometimes required if the project is trying to meet the spirit of the code, and that is where the landscaping waiver comes in.

Chairperson Kasch commented that the Board would not view the conceptual plans of projects that meet the code; only those requesting landscaping waivers.

Upon a motion by Member Schmelzer and a second by Member Lowery, the Parks, Recreation and Tree Advisory Committee recommended approval of the Conceptual Landscaping Plan and Waiver Requests for Lady Lake Crossing & Outparcel MJSP 01/15-003, by a vote of 4 to 0.

D. CHAIRPERSON/MEMBERS' REPORT:

Member Lowery stated the Parks and Recreation Director and staff does an awesome job, and that Art-in-the-Park was awesome.

Parks and Recreation Director Mike Burske reported that the Easter Egg Hunt is scheduled for March 28th at 10:00 a.m. He also stated the design for the Little League concession stand will be brought before the Board next month.

E. ADJOURN:

With nothing further to discuss, the meeting was adjourned at 5:54 p.m.

Julia Wolfe, Staff Assistant to Town Clerk

Doris Turlo, Vice-Chairperson

Minutes transcribed by Julia Wolfe, Staff Assistant to Town Clerk