

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

**July 9, 2014
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: Mike Burske, Parks and Recreation Director

Mr. Burske called the meeting to order at 5:30 p.m.

A. ROLL CALL: Connie Merrell-Kasch, Member
Betty Cantelmo, Member
Doris Turlo, Member
Chryle Lowery, Member

ABSENT: Julius Chirieleison, Member
Thomas Schmelzer, Member
Arthur Edelson, Member

STAFF MEMBERS PRESENT: Mike Burske, Parks and Recreation Director; and Julia Wolfe, Staff Assistant to Town Clerk

Also Present: Mayor/Commissioner Ruth Kussard

B. OPEN FORUM:

Mr. Burske asked if there were any comments from the audience. There were no comments.

C. NEW BUSINESS:

1. Selection of a Chairperson and a Vice Chairperson

Mr. Burske asked for nominations to select and vote on a Chairperson and Vice Chairperson for the Parks, Recreation and Tree Advisory Board.

Upon a motion by Member Lowery and a second by Member Cantelmo, the Parks, Recreation and Tree Advisory Committee selected Member Merrell-Kasch to act as Chairperson of Parks, Recreation and Tree Advisory Committee, by a vote of 4-0.

Upon a motion by Member Merrell-Kasch and a second by Member Cantelmo, the Parks, Recreation and Tree Advisory Committee selected Member Turlo to act as Vice Chairperson of the Parks, Recreation and Board Advisory Committee, by a vote of 4-0.

2. APPROVAL OF THE MINUTES: March 12, 2014 Parks and Recreation Advisory Committee Regular Meeting, and the March 18, 2014 Tree and Beautification Committee Meeting.

Upon a motion by Vice Chairperson/Member Turlo and a second by Member Lowery, the Parks, Recreation and Tree Advisory Committee approved the Minutes of the March 12, 2014 Parks and Recreation Board and the March 18, 2014 Tree and Beautification Advisory Committee meetings as presented by a vote of 4-0.

3. Review of Ordinance No. 2014-04 – Merging the Parks and Recreation Advisory Board and the Tree and Beautification Advisory Committee (Mike Burske)

Parks and Recreation Director Mike Burske read the background summary for this agenda item. He stated the Town of Lady Lake Town Commission approved Ordinance No. 2014-04 upon second/final reading at its meeting on Monday, July 7, 2014. He stated one of its components is the merging of the Parks & Recreation Advisory Board and the Tree & Beautification Advisory Committee as they have a similarity of agenda items and staff felt combining the boards would alleviate quorum issues, and reduce the number of meetings. Mr. Burske stated this was proposed to the boards at their meetings in March 2014, and both boards were in favor of merging into one board; to be named the Parks, Recreation and Tree Advisory Committee. The approved ordinance governing the new board was included in the packet. Mr. Burske asked the Board if they have any comments or suggestions.

Chairperson Kasch asked would the attrition be by expiration of the terms or by choosing not to be on the Board. She stated there are a few members whose terms expired in February and asked if those terms would be renewed.

Member Cantelmo stated the Board talked about it at the last meeting and that it would be through normal attrition factors that occur.

Mr. Burske replied he could not answer that question, but would check and get back with the Board with an answer.

Member Lowery asked Mayor Kussard input on the subject.

Mayor Ruth Kussard stated the way it happened on the Library Board is that the members that wanted to be re-elected were re-elected and attrition occurred when members decided they no longer wanted to be on the Board.

Chairperson Kasch asked if anyone had any other comments or questions. There were no further questions or comments.

4. Consideration of the Conceptual Landscaping Plan and Waiver Requests for Titan Assisted Living Facility & Memory Care Center MJSP 06/14-001- A Development Consisting of a 33,100 Sq. Ft. Three-Story Building Proposing 50 Units of Assisted Living Facility and 36 Units of Memory Care Center (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 that applicant Kevin Bessolo with Bessolo Design Group, on behalf of the property owner, Villages Operating Company, has submitted a site plan for the construction of a three story building proposing 50 units of Assisted Living Facility and 36 units of Memory Care Center totaling approximately 33,100 sq. ft. 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 subject property is approximately 2.33 +/- acres and is located within The Villages Center Planned Commercial Master Plan, also referenced as Spanish Springs. The property is zoned "CP" Planned Commercial which permits development and construction of the proposed facility and is in accordance with the Memorandum of Agreement adopted by the Village Center and the Tri-County Villages Development of Regional Impact (DRI). Ms. Then stated the property is currently vacant and the requested use is consistent with the directives of the Comprehensive Plan and adopted Land Development Regulations. She showed photos of the property.

The engineering plans submitted are drawn on 24"x36" sheets and certified by Christopher Andrew Potts, P.E. of Farner Barley and Associates, Inc., dated June 5, 2014, and the landscaping plans are drawn on 24" x 36" pages by Patricia Pape; Landscape Architect with Michael Pape & Associates, P.A., dated June 5, 2014. The plans include the name of the project, general statement of intended use of the site, legal description and size of parcel, as well as signature and registration of the professionals preparing the plans.

Ms. Then stated staff will showcase the project at the meeting today, present some of the plant material, and after the applicant has completed his presentation, she will then explain the waivers that have been requested and the justification provided for them. She introduced applicant Michael Pape of Michael Pape and Associates, P.A.

Michael Pape of Michael Pape and Associates, P.A. stated he has worked with The Villages for the last 28 years as their Landscape Architect and Planner, and also serves on the Design Review Committee. He stated The Villages Design Review Committee has to approve all projects because they have very high standards. He stated it is a much needed project in Spanish Springs, and is the last vacant piece of property there. He stated The Villages had design standards for landscaping before the Town of Lady Lake did, and the Town has come a long way. Mr. Pape reviewed the presentation slides showing the site plan, landscape plan, and plants to be used. He stated the key points of the landscape plan are as follows:

- Preserves and enhances the character of Avenida Central's canopy road.
- Reflects consistent landscape design quality and character of The Villages.
- Blends with the scale and the theme of the setting.
- Uses customary Florida-Friendly design principals.

He stated the trees to be planted are as follows:

- Trees
 - Live Oaks
 - Sabal Palms
 - Medjool Palms
 - Magnolias
- Accents
 - Philodendron
 - European Fan Palm
 - Crinum Lily
 - Camellia

- Pgymy Date Palm
- Saw Palmetto
- Shrubs
 - Indian Hawthornn
 - Parson's Juniper
 - Coontie
 - Dwawf Yaupon Holly
 - Blue Flowering Plumbago
- Ground cover
 - Blueberry Flax Lily
 - Dwawf Confederate Jasmine
 - African Iris

Member Lowery commented she takes pride in this town and that the Town of Lady Lake has always had high standards.

Ms. Then stated the applicant is pursuing the following five waivers to the landscaping regulations:

1) Waiver to LDRs-Chapter 10, Section 10-3, b).B).1) for South Landscaping Buffer

Minimum landscaping requirement (Buffer Class Requirement-Table 10-1):

Class "A": 10' minimum with two canopy trees, three understory trees and a continuous hedge.

Proposal: To waive three understory trees.

Justification: Space limitation and constraints unique to the subject parcel that cannot be accommodated on site.

2) Waiver to LDRs-Chapter 10, Section 10-3, b).B).1) for East Landscaping Buffer

Minimum landscaping requirement (Buffer Class Requirement-Table 10-1):

Class "A": 10' minimum with two canopy trees, three understory trees and a continuous hedge

Proposal: To waive three canopy trees and seven understory trees.

Justification: Space limitation and constraints unique to the subject parcel that cannot be accommodated on site.

3) Waiver to LDRs-Chapter 10, Section 10-3, b).B).1) for West Landscaping Buffer

Minimum landscaping requirement (Buffer Class Requirement-Table 10-1):

Class "A": 10' minimum with two canopy trees, three understory trees and a continuous hedge

Proposal: To waive six understory trees.

Justification: Presence of existing canopy from off-site trees.

4) Waiver to LDRs-Chapter 10, Section 10-3.c).1). which requires that the maximum number of interrupted parking spaces shall be ten.

Proposal: To allow the number of interrupted parking spaces to exceed ten parking spaces along the east and west elevations.

Justification: Space limitation and constraints unique to the subject parcel that cannot be accommodated on site.

Member Cantelmo stated she uses the road everyday and asked if there will be ten parking spaces by Alvarez and 12 spaces on the end by Avenida Central, and if there will be a road along the east boundary to connect the parking spaces. She asked if there will be an entry coming in off of Avenida Central which will expand the entire complex and exit on Alvarez.

Ms. Then replied that was correct. She stated most of the traffic will enter through Avenida Central and Alvarez will be a secondary entrance, but mostly as an exit. Ms. Then reviewed the presentation slides showing the property entrance, exit and site plans, and continued with the final waiver requested.

5) Waiver to LDRs-Chapter 10, Section 10-3).c).3). which requires that at the end of all double parking rows, the development must provide two acceptable canopy trees or five acceptable understory trees or palms, ten shrubs, and ground cover and/or grass.

Proposal:

- To reduce the required plant material to one canopy tree, three understory trees, and shrubs on the northern landscaping island and
- To eliminate the required canopy and understory trees on the southern landscaping island of the double parking row.

Justification: Space limitation and constraints unique to the subject parcel that cannot be accommodated on site.

Member Lowery asked how the community feels about the project.

Member Cantelmo stated she lives in Del Mar and uses the road everyday and understands the value of it. She stated she has no objections to the project and the development of that space would be an enhancement to the neighborhood.

Member Lowery stated she noticed that Farner Barley and Associates is affiliated with the project.

Mr. Pape replied Farner Barley and Associates are the project engineers for the project. He stated there have been no concerns expressed to his knowledge, and that The Villages are very sensitive to how people within the community feel about what is happening.

Ms. Then reported that when they were proposing the site plan, the developers met with the Vista Sonoma Homeowners' Association as they were curious about the project and their questions were answered and resolved.

Member Turlo stated it bothers her to have that type of facility and a three story building on that corner so close to the square.

Tree Requirements:

Ms. Then stated in accordance with Chapter 10 Landscape and Tree Protection, the site is required to provide 373 tree caliper inches based on its 2.33 acre area (160'x 2.33). The landscaping tree proposal breakdown is as follows:

Existing trees to remain	290	tree caliper inches
Proposed trees for the site	<u>405</u>	tree caliper inches
Total tree caliper inches	695	tree caliper inches

She noted the applicant is providing almost twice the required on site tree caliper inches and that no historic tree removals have been proposed for this facility at this time.

Ms. Then reviewed the presentation slides showing the building elevations and noted that the applicant has chosen the Spanish Mediterranean architectural design style.

Member Turlo asked if the front door would be facing Avenida or Alvarez.

Ms. Then replied the front door will be seen from Alvarez, and the service deliveries will come in from Avenida Central, but will not be visible from either street.

Ms. Then reported that the Technical Review Committee no longer meets in a public hearing format, and the Town Commission is tentatively scheduled to consider the Site Plan application on Monday, July 21, 2014 at 6:00 p.m. with the provision that all the engineering comments have been provided by that time. She asked if there were any questions.

Chairperson Kasch clarified that the main entrance of the building will be facing toward Alvarez.

Ms. Then replied that there are two entrances. She stated when the developers were first talking about this project, there were concerns about emergency response and ambulances, and it was noted that they do not turn their sirens on in The Villages so the adjacent neighbors will hear no noise when a call is dispatched.

Member Cantelmo clarified that the building is built at the corner of Avenida Central and Alvarez and all the facilitating functions such as parking and support structures run along the wall.

Ms. Then replied that was correct. She stated the applicant is trying to maximize their space by building close to the road, but maintaining the landscaping buffers that are required, and separation distances as per fire and building requirements.

Mr. Pape stated that preserving the large oak trees has a lot to do with maintaining the quality and character that has been created over 25 years in Spanish Springs and that really pushed the building a little east and compressed the site.

Member Turlo asked if the large trees will be inspected. She stated some of these large old trees can break and fall down.

Mr. Pape replied it has a lot to do with the species, and that a lot of oak trees are not good oak trees and tend to have a very short life and turn brittle in a few years, compared to Live Oaks. He stated Live Oaks are an important tree because of its durability and longevity, and that is what they have here.

Member Cantelmo stated there is a lot of detail and information that needs to be considered.

Chairperson Kasch stated the Board's purpose is to consider the landscaping plan and waiver requests and make recommendations to the Commission for their consideration.

Member Lowery stated she does not foresee any problems. She stated The Villages mimics the character of the Town of Lady Lake, and maintain a high standard. She stated the project is much needed.

Upon a motion by Member Lowery and a second by Member Cantelmo, the Parks, Recreation and Tree Advisory Committee recommended approval of the Conceptual Landscaping Plan and Waiver Requests for Titan Assisted Living Facility & Memory Care Center MJSP 06/14-001, by a vote of 4 to 0.

5. Consideration of Approval to Send a Recommendation to the Town Commission to Begin the Preliminary Engineering/Architecture for a New Guava Street Athletic Complex Concession Stand (Mike Burske)

Parks and Recreation Director Mike Burske read the background summary for this agenda item. He stated that the Town of Lady Lake has collected \$334,650.00 in impact fees for the construction of new park facilities in Lady Lake. He stated one project that was discussed about four or five years ago by the Parks and Recreation Advisory Board was the construction of a new concession stand at the Guava Street Athletic Complex. He stated the current building was constructed in the late 80's or early 90's and is in need of replacement.

Mr. Burske stated the estimated total project cost as shown in the packet is \$228,775.00. He stated he is asking for the Board's recommendation this evening on the initial cost of \$28,275.00 for the preliminary engineering/architecture for a new concession stand. The concept design in the packet will be the base of the project, and the engineers and architects will work with the Little League for a workable design from these drawings. Mr. Burske stated the goal is to give the Little League a new building which will be usable for at least 25 years, if not more. He stated this is one reason for the size of the proposed project.

Mr. Burske stated the current building has had a new roof, but when it was built, the Little League was not a big organization but has grown over the years. He stated the building does need repair and the restrooms do not serve their purpose any longer and it is debatable if they are ADA compliance. He stated the project will come back before the Board for consideration and determination if it meets Little League standards, and then it would be forwarded to the Town commission.

Member Lowery stated she think the concession stand is much needed.

Chairperson Kasch asked if anyone had any questions.

Member Turlo stated it is a very well used area and they should have a decent building to use.

Mr. Burske asked Jeremy Sweeney how many children they have now.

Jeremy Sweeney, President of the Lady Lake Little League, stated the Little League currently has about 325 to 350 kids. He stated the Lady Lake Little League built and paid for that building a long time ago. He stated they have been in Lady Lake approximately 18 to 20 years, and when that building was built, they were only servicing about 100 to 150 kids. He stated the Little League has almost tripled in size which means a lot more space. Mr. Sweeney stated one of the areas they lacked were umpires because people do not look at umpires as part of a baseball game. He stated they paid umpires up until he became President of the League and they no longer pay umpires. He stated one of the reasons they did it was that they gave umpires a space inside the stand to cool off and change their clothes. He stated the building is a necessity for the future of the League and for the future of our children.

Chairperson Kasch asked if equipment was stored in the concession stand and what the other uses were.

Mr. Sweeney replied the equipment is stored in the restrooms, and the restrooms are not up to code. He stated they have done what they have needed to do over the years to help maintain it. He stated the Parks and Recreation has done a great job helping to maintain the building.

Mr. Burske stated at any given time there is a pitching machine in the men's bathroom at Guava Street because that is the only place to store it.

Mr. Sweeney stated they have three machines in the men's restroom and another three in the score box.

Chairperson Kasch clarified that the new building will have room for the new concession area, referee center, etc. She asked if there would be stairs to the second story, and if the children would be going up and down the stairs.

Mr. Sweeney replied there would be stairs to the second floor and it is only for storage.

Mr. Burske replied he believed it would be for storage and the umpires.

Upon a motion by Vice Chairperson/Member Turlo and a second by Member Lowery, the Parks, Recreation and Tree Advisory Committee recommended approval of the Consideration to Send a Recommendation to the Town Commission to Begin the Preliminary Engineering/Architecture for a New Guava Street Athletic Complex Concession Stand, by a vote of 4-0.

Mr. Burske reminded the members that this will be the first project using the impact fees collected over the past five or six years.

D. CHAIRPERSON/MEMBERS' REPORT:

Chairperson Kasch thanked Mr. Sweeney and Mr. Burske for their volunteer efforts in making Lady Lake's Little League grow.

E. ADJOURN:

With no further business or discussion, and with a motion by Vice Chairperson/Member Turlo and a second by Member Lowery, the Parks, Recreation and Tree Advisory Committee meeting was adjourned at 6:30 p.m.

Julia Wolfe, Staff Assistant to Town Clerk

Connie Merrell-Kasch, Chairperson

Minutes transcribed by Julia Wolfe, Staff Assistant to Town Clerk