

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

**November 12, 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:** 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  
Doris Turlo, Vice Chairperson/Member  
Betty Cantelmo, Member  
Thomas Schmelzer, Member

**ABSENT:** Julius Chirieleison, Member; and Chryle Lowery, Member

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

**Also Present:** Commissioner Paul Hannan

**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: September 10, 2014 Parks, Recreation and Tree Advisory Meeting.**

*Upon a motion by Vice Chairperson/Member Turlo and a second by Member Schmelzer, the Parks, Recreation and Tree Advisory Committee approved the minutes of the September 10, 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 The Villages Golf Car Shop and Service Center - MJM 10/14-001 – A Development Consisting of a 2,102 Sq. Ft. Building Addition, a Two-Lane Golf Cart Fueling Area, Landscaping Upgrades, and Dumpster Enclosure – Located at 903 Avenida Central (Wendy Then)**

Thad Carroll, Growth Management Director, gave the background summary from the agenda item cover sheet (on file in the Town Clerk's office). He stated the applicant, John R. Grant, with Villages Operating Company, on behalf of Citizen's First Bank, property owner, has submitted an application for the modification of the existing Citizen's First Bank Site located at 903 Avenida Central, within The Villages Downtown Center in Spanish Springs, identified by Alternate Key #3451988. He stated the applicant proposes a 2,102 sq. ft. addition to the existing two-story building to convert it into a golf cart

shop service facility. Additionally, the applicant seeks to incorporate a two-lane golf cart fueling area providing four fueling stations, improved landscaping, and add a dumpster enclosure.

Mr. Carroll stated the subject property is approximately .96 +/- 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). The requested use is consistent with the directives of the Comprehensive Plan and adopted Land Development Regulations.

Tree Requirements:

In accordance with Chapter 10-Landscape and Tree Protection, the site is required to provide 153.6 tree caliper inches based on its .96-acre area (160'x .96). The landscaping tree proposal breakdown is as follows:

Existing trees to remain	299 tree caliper inches
Proposed canopy & understory trees	17 tree caliper inches
Proposed palms	<u>48</u> tree caliper inches
Total tree caliper inches	364 tree caliper inches

The applicant is providing more than twice the required on-site tree caliper inches.

Mr. Carroll reviewed the presentation slides showing the property and site plans, and proposed landscaping buffers for the north, east and west sides of the property.

He stated the key points of the landscape plan are as follows:

- Preserves and enhances character of adjacent roads - Bichara Blvd. and Avenida Central.
- Reflects consistent landscape design quality and character of the Spanish Springs and La Plaza Grande area of The Villages.
- Preserves all historic and specimen trees.
- Blends with scale and theme of setting.
- Uses customary Florida-friendly design principals.

All landscaping buffers require minimum Class "A" Landscaping Buffer (Buffer Class Requirement-Table 10-1) in accordance with LDRs-Chapter 10, Section 10-3, b).B).1). Class "A": 10' width minimum with two canopy trees, three understory trees and a continuous hedge.

At this time, the applicant cannot accommodate all the required plant material within certain buffers, so the following four waivers to the Landscaping Regulations have been proposed by the applicant:

1) North Landscaping Buffer

Proposal: To waive three canopy trees.

Justification: Space limitation and constrains unique to the subject parcel that cannot be accommodated on site. The landscape design of shrub and low-level material will meet the specification requirements and aesthetic objectives of the code while maintaining a character consistent with the surrounding areas.

2) East Landscaping Buffer

Proposal: To waive two canopy trees and buffer width.

Justification: Space limitation and constrains unique to the subject parcel that cannot be accommodated on site. Existing site curb improvements are right at property line fronting Bichara Blvd., thus limiting expansion. The request of this waiver pertains strictly to maintaining a high level of landscaping consistent with the established character of the Spanish Springs area.

3) West Landscaping Buffer

Proposal: To waive two canopy trees.

Justification: There is a significant amount of existing palms along the West Elevation. Also a reduction of overcrowding plant material is necessary to preserve infrastructure. A high level of quality landscaping that achieves aesthetic character without being dependent upon regimented linear buffers is a signature aspect of the established urban design of the Spanish Springs town center.

4) Waiver to submit Irrigation Plans as required per Land Development Regulations Chapter 10, Section 10-3)k)2)

Proposal: Applicant will modify existing irrigation system during construction since there are no As-built plans for the current system. An automatic system design-built will be constructed to meet the Villages Specifications.

Justification: The accurate preparation of the irrigation system is not possible and will not be discernible until the time of construction; therefore the applicant requests a deferral for this submittal item at this time.

- The applicant will be preserving three existing historic oak trees (40", 44", and 50" respectively) along the south elevation of the subject parcel.

Mr. Carroll introduced applicant Michael Pape of Michael Pape and Associates, P.A.

Mr. Pape stated this area of The Villages was originally built 25 years ago and most of the landscaping was planted that long ago. He reviewed the presentation slides showing the site plan, landscape plan, and plants to be used.

Vice Chairperson Turlo stated there are a lot of trees and bushes there now and asked if most of them will stay.

Mr. Pape replied that most of the plants are existing palms, mature oak trees and fairly mature Crape Myrtles, and because of the nature of the development, some are going away, but new plants will be added that are consistent with that pallet.

Vice Chairperson Turlo commented that there is an entrance on Bichara and an entrance or an exit on the other side.

Mr. Pape replied that it is the existing layout of the parking and driveways.

Chairperson Kasch stated it appears that it is more of a refresh of some of the older material.

Mr. Carroll stated the Town Commission reviewed the Site Plan application at its Special Conceptual Workshop on Tuesday, October 21, 2014, providing consensus to move forward with the proposed project. The Technical Review Committee members individually reviewed the application and provided comments regarding the Site Plan application on Monday, October 27, 2014. The Town Commission is tentatively scheduled to consider the Site Plan application on Monday, November 17, 2014 at 6:00 p.m.

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

*Upon a motion by Member Schmelzer and a second by Vice Chairperson/Member Turlo, the Parks, Recreation and Tree Advisory Committee recommended approval of the Conceptual Landscaping Plan and Waiver Requests for The Villages Golf Car Shop and Service Center - MJM 10/14-001, by a vote of 4 to 0.*

**3. Consideration of the Conceptual Landscaping Plans and Waiver Requests for the Pain & Spine Centers of Florida - MJSP 08/14-002 – A Development Consisting of a 9,976 Sq. Ft. Two-Building Multi-Tenant Complex – Located at 800 Hwy 466 (Wendy Then)**

Thad Carroll, Growth Management Director, gave the background summary from the agenda item cover sheet (on file in the Town Clerk’s office). He stated that the applicant, Keith E. Riddle, P.E., representing Bridge House Trading Company, property owner, has submitted a Site Plan application proposing a 9,976 sq. ft. multi-tenant complex for Medical Offices along Hwy 466; approximately 800 feet west of the intersection of Rolling Acres Road and Hwy 466, in front of the Rolling Acres Apartments. The landscaping and irrigation plans have been drawn by Elizabeth C. Houck, Professional Landscape Architect with Elizabeth C. Houck Landscape Architecture, LLC, dated July 14, 2014.

The subject property is approximately 1.27 +/- acres and is zoned Heavy Commercial (HC) which permits the development and construction of the proposed complex. The Future Land Use is Commercial General-Retail Sales and Services (RET) which is in accordance with the directives of the Comprehensive Plan and adopted Land Development Regulations.

Tree Requirements: In accordance with Chapter 10-Landscape and Tree Protection, the site is required to provide 203 tree caliper inches based on its 1.27-acre area (160’x 1.27). The landscaping tree proposal breakdown is as follows:

Existing trees on site	0	tree caliper inches
Proposed trees for the site	<u>219</u>	tree caliper inches
Total tree caliper inches	219	tree caliper inches

Mr. Carroll reviewed the presentation slides showing the property and site plans, and proposed landscaping buffers for the west, south and north sides of the property.

Mr. Carroll stated the following four waivers to the Landscaping Regulations have been proposed by the applicant:

- 1) 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' width minimum with two canopy trees, three understory trees and a continuous hedge.

Proposal: To waive four understory trees.

Justification: There are 13 6" oak trees adjacent to the buffer line on the Rolling Acres Apartment Development.

2) 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' width minimum with two canopy trees, three understory trees and a continuous hedge

Proposal: To waive four canopy trees.

Justification: There are five 8" oak trees adjacent to the buffer line on the Rolling Acres Apartment Development.

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

Minimum landscaping requirement (Buffer Class Requirement-Table 10-2): Class "B": 20' width minimum with four canopy trees, three understory trees and a continuous hedge

Proposal: The applicant would like to waive Class Buffer "B" along R.O.W. and utilize the DRA and parking lot required buffer (three canopy trees per 250 LF along retention areas).

Justification: sufficient buffer will be created by the retention pond area and parking lot landscaping.

Applicant will provide six canopy trees, five understory trees and a continuous hedge.

- No historic tree removals have been proposed for this project as part of the application.

Mr. Carroll introduced Elizabeth Houck of Elizabeth Houck, Landscape Architect, LLC as the Landscape Architect for the project.

Elizabeth Houck, Landscape Architect, stated the site is vacant with no trees or vegetation. She stated the site is bound by some existing vegetation and Hwy 466. She stated the landscape plan is comprised of all the buffer requirements except for the waivers. She stated there is a pedestrian bike path along the roadway and the DRA is situated along that so the buffer was pushed back. She reviewed the presentation slides showing the property and site plans, and proposed landscaping buffers for the west, south and north sides of the property.

Vice Chairperson Turlo asked if the landscaping will come right up to the path along the road. She stated it is kind of a trick getting in and out because the median down the center of the road is not open in the right places.

Ms. Houck replied there is a utility easement and a sidewalk there also, and the entrance per the engineer does not line up with that cut through.

Loyde Sadlowski, General Contractor, stated they met with MPO and established that is where the driveway is to be located. He stated there was a curb cut where the driveway was estimated to be when the road was put in initially, but it is being shifted over a little bit because the MPO wanted the entrance to be re-worked. He stated you will still have the visual triangle, because you want to be able to see the traffic coming from the left when you come out the driveway. Mr. Sadlowski stated they are taking the landscaping and pulling it off the property line up against the DRA to create a nice approach to the project.

Vice Chairperson Turlo asked if that was the existing access road.

Mr. Sadlowski replied it was a driveway, not a road, and that the access road goes to the apartment project behind them.

Chairperson Kasch asked if they were going to plant seven understory redbud trees on the south landscape buffer.

Ms. Houck stated the understory trees will be on the other side of the fence.

The Special Town Commission Conceptual Workshop is tentatively scheduled to review the Site Plan application on Tuesday, November 18, 2014 at 3:00 p.m. The Town Commission is tentatively scheduled to consider the Site Plan application for final consideration on Monday, December 1, 2014 at 6:00 p.m.

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

***Upon a motion by Member Cantelmo and a second by Member Schmelzer, the Parks, Recreation and Tree Advisory Committee recommended approval of the Conceptual Landscaping Plan and Waiver Requests for Pain and Spine Centers of Florida MJSP 08/14-002, by a vote of 4 to 0.***

#### **D. CHAIRPERSON/MEMBERS' REPORT:**

Parks and Recreation Director Mike Burske reported that the Taste of Lady Lake will be held this Saturday from 11:00 a.m. to 2:30 p.m. at the Log Cabin Park. He stated there will be about 12 food vendors and Beautiful Bobby Blackman, a jazz musician, is scheduled to appear again this year. He stated if anyone had an organization who wanted to be in the Christmas Parade, it will be on December 6, 2014 and Light up Lady Lake will be held on December 12<sup>th</sup>.

#### **E. ADJOURN:**

***With no further questions or comments, and with a motion by Vice Chairperson/Member Turlo and a second by Member Cantelmo, the meeting was adjourned at 5:56 p.m.***

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Julia Wolfe, Staff Assistant to Town Clerk

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Connie Merrell-Kasch, Chairperson