

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

**July 8, 2015  
5:30 p.m.**

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

**CALL TO ORDER:** Chryle Lowery, Chairperson

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

**A. ROLL CALL:** Rick Jones, Member  
Betty Cantelmo, Member  
Doris Turlo, Vice Chairperson/Member  
Chryle Lowery, Chairperson/Member

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

**Also Present:** Darren Azdell of OutsideIn Architecture LLC

**B. OPEN FORUM:**

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

**C. NEW BUSINESS:**

**1. APPROVAL OF THE MINUTES: May 13, 2015 Parks, Recreation and Tree Advisory Meeting**

*Upon a motion by Member Jones and a second by Vice Chairperson/Member Turlo, the Parks, Recreation and Tree Advisory Committee approved the minutes of the May 13, 2015 Parks, Recreation and Tree Advisory Committee meeting as presented, by a vote of 4-0.*

**2. Consideration of the Conceptual Landscaping Plans and Waiver Request for the Lumen Park at Lady Lake Major Site Plan – MJSP 06/15-001 – A Development Proposing a Three Story 151,790 Sq. Ft. Facility Providing 129 Units and Pool Amenity for its First Phase – To Be Located on a 30-Acre Parcel Formerly Known as the Crisbo Property (AKs #2543370, #2563842, & #1739861) (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 the applicant, Darren Azdell of OutsideIn Architecture LLC, on behalf of LL-Lumen Park, LLC, has submitted a site plan application for 30 ± acres of property located north of CR 466, approximately 1,000 ft. east of the Sumter

County line, within the Town of Lady Lake for a project named Lumen Park at Lady Lake. The developer proposes a three-story 151,790 sq. ft. facility providing 154 beds in 129 units, and pool amenities for its first phase to be located on a 30-acre parcel formerly known as the Crisbo Property.

Ms. Then reported that the subject property was occupied by a vacated residence and barn which have now been demolished. She stated that the zoning designation of the property is presently Planned Commercial (CP), and the future land use of the property is Commercial General-Retail Sales and Services (RET). Ms. Then explained that per Ordinance No. 2011-28, the site is allowed assisted living facility units, villa-type assisted living facility units, medical office, bank, or complementary retail, and some skilled nursing units/beds in the main building; with a total maximum build out of 415 units.

**Tree Requirements:** Ms. Then reported that in accordance with Chapter 10-Landscape and Tree Protection, the site is required to provide 4,800 tree caliper inches based on its 1.97-acre area (160'x 30). The landscaping tree proposal breakdown is as follows:

Existing trees to remain	5703	tree caliper inches
Proposed canopy trees	175	tree caliper inches
Proposed understory trees	<u>245</u>	tree caliper inches
Total tree caliper inches	6123	tree caliper inches

It was noted that the applicant is providing more than the required on-site tree caliper inches, and that no historic trees will be removed for this development.

Ms. Then stated that the applicant is pursuing the following landscaping waiver:

- In accordance with Chapter 10, Section 10-3. b).B).1)., the east, west, north and south elevation buffer requires a ten foot minimum width with two canopy trees, three understory trees and a continuous hedge or an approved fence or wall.

Justification: As per Ordinance No. 2011-28, the site plan already provides for a 50 foot conservation tract along the east, north and west boundaries of the site that exhibit a vast amount of canopy trees and undisturbed vegetation that serve as a landscaping buffer. After Phase I is started, it is expected that the property will be platted, and outparcels will be created along the front of the site which will have to adhere to the requirements of Chapter 10-Landscape and Tree Protection regarding landscaping buffers.

Ms. Then reviewed the applicant's justification for this waiver request as follows:

LL Lumen Park is utilizing sustainable design methods with regards to the building and site which require the preservation of the existing natural vegetation. The project is currently under ordinance to provide a natural landscape buffer between 50 and 75 feet at the sides and rear of the project which exceeds the current landscape buffer requirements. The existing vegetation is more mature, well established and denser, making it more desirable for adjacent land owners and the parcel owner. The utilization of this unique established buffer also reduces the need for irrigation.

The buffer includes mature deciduous and conifer trees among other native understory vegetation and will be placed in a 75' width conservation easement along the west and east boundary and 50' width conservation along the north boundary. The south boundary along CR 466 will utilize existing trees and proposed trees, shrubs, and understory trees to provide the buffer in addition to the parking spaces placed approximately 110 feet from the R/W line. In addition, the ordinance requires a continuous fence to be maintained along the north, west, and east boundary for which this existing vegetation will screen. The project will have added landscaping where clearing has occurred meeting the standard requirements for the landscaping of those areas.

With the provided conservation easement widths, existing mature trees remaining of various heights, and continuous fence provided, we believe this approach provides a greater buffer screening that exceeds the requirements of the required Class A landscape buffer. We formally request a waiver from the specific requirements of the Class A buffer as defined in the Town of Lady Lake Land Development Code, Chapter 10 Section 10-3).b).B.1).

Zoning of the property and adjacent parcels, site plan and landscaping plans, and an aerial view of the property were shown. Photos of proposed vegetation to be provided were also shown, along with elevations drawings.

The Technical Review Committee members individually reviewed the application on Thursday, July 2, 2015, and provided outstanding comments regarding the Site Plan application. The Special Town Commission Conceptual Workshop took place on Monday, April 20, 2015, and it was the consensus of the Commission that they were in favor of the Conceptual Presentation for the Lumen Park at Lady Lake MJSP 06/15-001. The Town Commission is tentatively scheduled to consider this application for final approval on Monday, July 20, 2015 at 6:00 p.m.

Ms. Then stated the applicant is present to answer any questions.

Member Turlo asked if there would be a fence surrounding the property and if the adjacent property owners know about this development. She asked if there would be a fence around the retention pond which is right off the parking lot in front.

Ms. Then replied that an 8' fence will be installed behind the conservation buffer and between the development and the adjacent property owners. She stated the adjacent property owners have been notified.

Darren Azdell of OutsideIn Architecture LLC stated that this retention pond is mostly a dry area that may see some water on a rare occasion which will percolate down, and will have no fence around it as it will be wide, but not deep. He stated there will be a high curb around the parking lot.

Member Cantelmo asked if what is shown on the elevation drawings will be what is facing Highway 466.

Mr. Azdell replied that it would, but there will be more trees kept in place than what is shown on the elevation rendering. He stated they are preserving as many trees as possible on the property and are adding additional landscaping around the buildings. He stated the waivers are not for the front of the property, but are for the sides and the rear of the property where the buffer exists.

Member Turlo asked if there will be a dumpster at this site.

Mr. Azdell showed the area at the rear of the buildings where the dumpster will be located.

Member Jones asked about the traffic egress and ingress, and if you will be able to cross Highway 466.

Ms. Then replied that the development will have two entrances off of Highway 466.

Mr. Azdell stated you will not be able to cross Highway 466 at this juncture.

Ms. Then asked if the Committee would entertain a motion regarding the landscaping waiver requests.

*Upon a motion by Member Cantelmo 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 Lumen Park at Lady Lake MJSP 06/15-001, by a vote of 4-0.*

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

Parks and Recreation Director Mike Burske reported that he will be meeting with Neel Schaffer Engineering tomorrow regarding the design of the Guava Street Concession Stand and it will be brought before this Committee soon.

**E. ADJOURN:**

*With nothing further to discuss, the meeting was adjourned at 5:46 p.m.*

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Julia Wolfe, Staff Assistant to Town Clerk

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Chryle Lowery, Chairperson

Minutes transcribed by Julia Wolfe, Administrative Assistant to Town Manager