

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

**April 13, 2016  
5:30 p.m.**

The Parks, Recreation and Tree Advisory Committee special 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  
Linda Denby, Member  
Chryle Lowery, Chairperson/Member  
Doris Turlo, Vice Chairperson/Member

**STAFF MEMBERS PRESENT:** Mike Burske, Parks and Recreation Director; Carol Osborne, Staff Assistant to Town Clerk; Nancy Slaton, Deputy Town Clerk; Julia Harris, Staff Assistant to Town Manager; and Wendy Then, Town Planner

**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: February 10, 2016 Parks, Recreation and Tree Advisory Meeting**

*Upon a motion by Member Turlo and a second by Member Jones, the Parks, Recreation and Tree Advisory Committee approved the minutes of the February 10, 2016 Parks, Recreation and Tree Advisory Committee meeting as presented by a vote of 5-0.*

**2. Consideration of the Conceptual Landscaping Plans and Waiver Requests for the Specialty Orthopedic Center Major Site Plan- Phase I – MJSP 03/15-002 –For a development proposing a 26,540-square-foot multi-specialty medical facility to be constructed along Rolling Acres Road on a +/- 9.77acre parcel at 539 Rolling Acres Road (Alternate Key 1279488) (Wendy Then)**

Town Planner Wendy Then asked the board members if they were familiar with the location of the property.

All members affirmed they are familiar with the location of the property.

Ms. Then gave the background summary from the agenda item cover sheet (on file in the Town Clerk's office). She stated that George Huddleston with Littlejohn Engineering Associates, Inc., has submitted a site plan application for a 9.77 +/- acre parcel located at 539 Rolling Acres Road. The applicant proposes the construction of a 26,540- sq. ft. building for a multi-specialty clinic facility. The property is zoned Industrial, which permits the proposed medical office/clinic use. The Future Land Use Map designation for the site is Industrial (I). This particular piece of property is located just south of The Villages Industrial Center and north of the Citizen's First Bank Processing Center and the Fort Knox Storage Facility. This is one of the few remaining undeveloped properties on that section of Rolling Acres Road. The property is expected to be developed in two phases.

Ms. Then presented a map of the area showing the location of the property and the adjacent property owners. The primary businesses in this area are industrial/light manufacturing.

Referring to the site plan submitted for phase one of the proposed medical facility, Ms. Then noted the access road, parking areas, and building layout. She noted the property is very long.

Tree Requirements: In accordance with Chapter 10-Landscape and Tree Protection, the site is required to provide 931.2 tree caliper inches based on its 5.82-acre site development area (160"x 5.82). The landscaping tree proposal breakdown is as follows:

Existing trees to remain	93 tree caliper inches
Proposed canopy & understory trees	<u>867</u> tree caliper inches
Total tree caliper inches	960 tree caliper inches

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

The applicant is pursuing the following landscaping waivers:

- In accordance to **Chapter 10, Section 10-3. b). B).4).**, the *North* Elevation requires "Class D" Landscaping Buffer-Forty (40) feet minimum width with eight canopy trees, six understory trees and a continuous hedge or an approved fence or wall.

The applicant is required to provide *56 canopy trees* and *35 understory trees*.

**Request:** The applicant is requesting a waiver for 13 canopy trees and to reduce the buffer width from 40 feet to 20 feet.

**Justification:** Buffer width reduction has been requested due to modern building layout to meet commercial design standards and to accommodate parking spaces needed for Phase I.

- In accordance to **Chapter 10, Section 10-3. b). B).4).**, the *South* Elevation requires "Class C" Landscaping Buffer- Thirty (30) feet minimum width with six canopy trees, four understory trees and a continuous hedge or an approved fence or wall.

The applicant is required to provide *42 canopy trees* and *28 understory trees*.

**Request:** The applicant is requesting a waiver for seven canopy trees, two understory trees, and to reduce the buffer width from 30 feet to 20 feet.

**Justification:** Buffer width reduction has been requested due to modern building layout to meet commercial design standards and to accommodate parking spaces needed for Phase I.

**Comments:** As stated, the applicant is proposing a medical office/clinic; such a use would regularly require only a Landscaping Buffer Class “A” along the boundaries if assigned under the Heavy Commercial (HC) zoning district, in which this proposed use would be permitted. However, due to the property having an Industrial Zoning designation, the project is required to provide Landscaping Buffer Class D for the north elevation and Landscaping Buffer Class C for the South elevation; which are 40 feet and 30 feet in width respectively, and require extensive plant material.

Overall, the plan material that has been proposed on-site for approximately 700 lineal feet would be the equivalent of Landscaping Buffer Class C; which is far beyond what is currently featured on adjacent and surrounding sites.

Ms. Then stated because the shape of the property is long and thin, a reduction in the buffer areas is needed to accommodate the landscaping and the parking area.

Chris Grammier introduced himself as the engineer of record with Littlejohn Engineering, and is present on behalf the applicant. He stated the majority of the trees on the north side of the property will remain, including the historical species. The request for the waiver is an effort to provide the required parking at the facility and maintain the open spaces. This outpatient medical facility includes a community room, a wellness center, and will provide rehabilitation services. Mr. Grammier stated for the record that there are no ambulatory surgical procedures proposed in this building. The trees and shrubs chosen for this property will provide an aesthetically pleasing buffer to enhance the building and the property.

Member Turlo questioned the design of the building, stating the handicapped parking areas do not appear to be close to an entrance. She stated she is concerned patients will not be able to enter the facility easily.

Mr. Grammier replied there are two handicapped parking spaces located near an urgent care entrance for emergency vehicles in the event of a patient emergency, and there is a drive-up passenger drop off area at the north section of the building.

Member Turlo confirmed that the waivers are needed to accommodate the parking area.

Member Jones noted that by maintaining the industrial zoning for this property, it would be a fluid transition should the property be sold in the future.

Mr. Grammier reiterated that this is a multi-phase project. The applicant’s future plans for the property is to construct a surgical building, an administrative building, and a small convention building where doctors in the group can meet and conduct small seminars. He stated the owner’s vision for the property is to create a comprehensive (medical) campus.

Chairperson Lowery clarified that there will be a large conference room/conference facility within the building, not a stand-alone building.

Mr. Grammier stated that Chairperson Lowery is correct.

Discussion was held regarding the location of the property. All members are familiar with the location, which is south of The Villages.

Chairperson Lowery reminded the members that the board is meeting to discuss trees and beautification.

Member Denby stated when she first read the waiver request, she was confused by the wording, "... The applicant is requesting a waiver for thirteen canopy trees..." Member Denby stated when she read that, she interpreted it as the applicant wanted to plant only thirteen canopy trees. For clarification purposes, Member Denby suggested to amend the request to state, "thirteen fewer canopy trees" and "seven fewer canopy trees" and "two fewer understory trees".

Ms. Then thanked Member Denby for her suggestion and stated she will take this from the minutes of this meeting and implement this request in future (waiver) requests.

Member Denby stated Mr. Grammier has not discussed the ponds that are shown on the landscape plan.

Mr. Grammier stated those are dry retention ponds that will be modified when future development occurs.

Member Jones questioned if the trees selected for the property are slow-growing.

Ms. Then replied that when the landscape design is presented, the type of trees chosen and the spacing of the trees is reviewed closely. The spacing of the trees is important for their overall health, as well as aesthetics.

Discussion was held regarding this property's location to Recreation Plantation and its proposed expansion.

Ms. Then stated these properties do not border each other, and confirmed that Recreation Plantation is expanding. The main issue with any development is that the development has to comply with the zoning code. If any issues need to be addressed with the plans, such as level of services or road deficiencies, those are addressed at the time the site plan is reviewed. For this particular development, many issues were analyzed, including traffic and utility services. Ms. Then stated this property will receive water and sewer services from The Villages. Because Rolling Acres Road is a County road, county officials reviewed the traffic study and any plans relevant to the study and have made their comments accordingly. She stated all technical recommendations must be addressed.

Member Turlo stated traffic is congested at times currently and that she is concerned with increased traffic with the construction of this new facility.

Mr. Grammier stated the owners are installing turn lanes on Rolling Acres Road, which will widen the road.

Member Jones questioned if the owners have the option on the property that abuts Recreation Plantation, and clarified that the expansion of this project (Phase Two) will be toward the east.

Mr. Grammier stated Member Jones is correct, phase two will expand to the east.

Referring to the zoning map, Ms. Then stated Recreation Plantation consists of several properties that are not adjacent to this property. These properties do not abut. Regarding expansion, she explained the plans for Phase Two will be reviewed at that time, issues will be addressed and deficiencies will be corrected and reviewed accordingly.

Member Turlo commented she is concerned with the amount of growth in the Rolling Acres Road area.

Ms. Then stated as on the plan with the two retention ponds, the applicant has made provisions so to readdress any issues as Phase Two takes place.

In summary, Ms. Then stated the Technical Review Committee members individually reviewed the application on Friday, April 8, 2016, and provided outstanding comments regarding the Site Plan application. The Special Town Commission Conceptual Workshop is tentatively scheduled to meet on Monday, April 18, 2016, and the Town Commission is tentatively scheduled to consider this application for final approval on Monday, May 16, 2016 at 6:00 p.m.

***Upon a motion by Member Jones and a second by Member Turlo, the Parks, Recreation and Tree Advisory Committee recommended that the Commission approve the Conceptual Landscaping Plans and Waiver Requests for the Specialty Orthopedic Center Major Site Plan – Phase I MJSP 03/15-002 by a vote of 5-0.***

Member Turlo questioned when the project will begin.

Mr. Grammier replied that it is scheduled to begin in June 2016.

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

Chairperson Lowery thanked Parks and Recreation Director Mike Burske and Town staff for providing a great Easter festival.

Parks and Recreation Director Mike Burske reported the Easter Egg Hunt was literally rained out 32 minutes into the festivities. He estimated that he and his crew handed out 400 eggs per minute.

Mr. Burske reported the Guava Street concession stand and parking lot project will again be advertised for bids April 15, 2016 as the previous bids presented were over budget. He stated they reviewed the project again and modified several areas.

Mr. Burske reported phase two of the sidewalk grant project has begun. An engineering firm has been selected and the project will begin this summer, beginning at CR 25 and Oak Street. This will connect all sidewalks around the school.

Mr. Burske stated the Florida Department of Transportation is managing the crosswalks at the intersections of Highway 27/441 and Fennell Blvd. and at Highway 27/441 and Rolling Acres Road. Sidewalks have been installed along Highway 27/441 from Fennell Blvd. to Crossroads Plaza.

**E. ADJOURN:**

*With nothing further to discuss, the meeting was adjourned at 6:04 p.m.*

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Carol Osborne, Staff Assistant to Town Clerk

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Chryle Lowery, Chairperson

Minutes transcribed by Carol Osborne, Staff Assistant to Town Clerk