

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

**March 8, 2017
5:30 p.m.**

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

CALL TO ORDER: *Acting Chairperson Denby called the meeting to order at 5:30 p.m.*

A. ROLL CALL: Rick Jones, Member
Betty Cantelmo, Member
Linda Denby, Member

ABSENT: Chryle Lowery, Chairperson/Member
Doris Turlo, Vice Chairperson/Member

STAFF MEMBERS PRESENT: Mike Burske, Parks and Recreation Director; and Carol Osborne, Staff Assistant to Town Clerk.

OTHERS PRESENT:

B. OPEN FORUM:

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

C. NEW BUSINESS:

1. Approval of the Minutes: February 8, 2017 Parks, Recreation and Tree Advisory Meeting

Acting Chairperson Denby stated there is one correction/clarification to the minutes under the concession stand update by the Parks and Recreation Director. She clarified that because the concession stand will not be completed by April 1st, the Lady Lake Little League is losing two seasons of revenue.

Parks and Recreation Director Mike Burske stated he should have made this clear, stating if the concession stand had been completed in January, the Little League would have lost only one season of revenue.

Upon a motion by Member Jones and a second by Member Cantelmo, the Parks, Recreation and Tree Advisory Committee approved the minutes of the February 8, 2017 Parks, Recreation and Tree Advisory Committee meeting as amended by a vote of 3-0.

2. Consideration of the Conceptual Landscaping Plans and Waiver Requests for the duck Lake Road Warehouse “H” – MJSP 02/17-001 – A Development Proposing a 4,500 +/- Square Foot Warehouse Building to be Constructed a 505 Sunbelt Road on a .46-Acre Parcel Within the Vicinity of the Duck Lake Industrial Park. (Wendy Then)

Town Planner Wendy Then gave the background summary for this agenda item (on file in the Town Clerk's office). She stated that Town staff received a new major site plan application and plans by Martin L. Dzuro, on behalf of The Villages Operating Company, for a 0.46 +/- acre parcel located at 505 Sunbelt Road on Thursday, February 9, 2017. The applicant proposes the construction of a 4,500 square foot warehouse building. The property is zoned industrial, which permits the proposed "Warehouses: Construction and Contractors Office, Yards and Storage" land use. The Future Land Use Map designation for the site is Industrial (I).

This particular piece of property is located within the vicinity of the Duck Lake Industrial Park and this parcel was originally within the boundaries of the VCCDD District Wastewater Treatment Plant Plan.

Tree Requirements: In accordance with Chapter 10, Landscape and Tree Protection, the site is required to provide 74 tree caliper inches based on its .46-acre site development area (160"x .46).

Existing trees to remain	90 tree caliper inches
Proposed canopy & understory trees	44 tree caliper inches
Total tree caliper inches	134 tree caliper inches

It was noted that the applicant is providing more than the required on-site tree caliper inches, and 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).2)., the *west* elevation requires "Class B" Landscaping Buffer-20' minimum width with four canopy trees, three understory trees and a continuous hedge or an approved fence or wall.

Request: The applicant is requesting a waiver for the buffer width and all plant material.

Justification: Due to the small size of this site, the compatible industrial uses of adjacent sites, and lack of through roads or views from public roads.

- In accordance to Chapter 10, Section 10-3. b).B).3)., the *north, east, and south* elevations requires "Class C" Landscaping Buffer - 30' minimum width with six canopy trees, four understory trees and a continuous hedge or an approved fence or wall.

Request: The applicant is requesting a waiver for the buffer width and all plant material.

Justification: Due to the small size of this site, the compatible industrial uses of adjacent sites, and lack of through roads or views from public roads.

- In accordance to Chapter 10, Section 10-3. g) partial waiver to building foundation planting.

Request: The applicant is requesting a waiver for the foundation planting between the parking lot and the building.

Justification: Due to industrial use of this building.

The Technical Review Committee members individually reviewed the application by Tuesday, March 7, 2017 and provided outstanding comments regarding the site plan application. The Town Commission is tentatively scheduled to consider this application for final approval on Monday, April 3, 2017 at 6:00 p.m., to go concurrent with variance application Resolution No. 2017-102 for the east and west side setbacks.

Ms. Then stated the applicant is present if there are any questions.

Member Jones asked if the neighboring property owners were notified of the new building.

Ms. Then stated as part of the variance application, staff is required to post a notification on the subject property, place a notification in the newspaper and send letters to the adjacent property owners. She stated no letters of support or opposition have been received.

Acting Chairperson Denby stated it is not clear how much of the buffer width is requested to be waived.

Ms. Then stated based on the size of the lot the applicant is requesting a waiver from the buffer requirement.

Michael Pape, with Michael Pape and Associates located at 2357 SE 17th Street, Ocala, FL stated buffering is required between properties that have inconsistency or incompatibility. Referring to the photographs of the site Mr. Pape stated the proposed warehouse is on an embedded site with a sewer treatment plant located to the south and west, a small commercial business located to the north and another industrial warehouse facility located to the east. He stated aerial photographs would show how those sites are removed from public view and are buffered very well. He noted the site would have very little use and would be restricted from any commercial or industrial use if those buffers were in place. Buffers are appropriate on many sites in many different locations that are on public roads and are in public view.

Jeff Head, engineer of record for the project, stated from the audience the setback on the west is 25 feet and on the east is 25 feet; they are proposing 10-foot setback on the east and 15-foot setback on the west.

Mr. Pape stated the site plan does not show the parking lot on the east that is buffered well on its own right. He stated the waiver requests are based on the economic viability to use this site for this small use, the fact that it is perfectly compatible and has no genuine buffering needs from the adjacent properties.

Ms. Denby confirmed with Mr. Pape that they are requesting to waive any buffer requirement.

Ms. Cantelmo asked, because it is an industrial site not in public view the Board does not need to be concerned with the aesthetic quality of the site.

Mr. Pape stated this warehouse will be one of the best landscaped warehouses in the area and quite aesthetically pleasing. The warehouse is well-buffered from three sides and there is a built-in buffer by the fact the retention pond is across the street to the west.

Ms. Denby requested the language of the waiver request clarify that the applicant is requesting a waiver of the buffer requirement.

Ms. Then stated she will revise the language to specify the applicant is requesting “no buffer provision”.

Upon a motion by Member Jones and a second by Member Cantelmo, the Parks, Recreation and Tree Advisory Committee recommends the Commission grant approval of the Conceptual Landscaping Plans and Waiver Requests for the Duck Lake Road Warehouse “H” – MJSP 02/17-001, with the changes indicated by a vote of 3-0.

3. Consideration to Remove the Diseased East Palatka Holly Trees from the Guava Street Athletic Complex and the Rolling Acres Sports Complex. (Mike Burske)

Parks and Recreation Director Mike Burske gave the background summary for this agenda item (on file in the Town Clerk’s office). He stated as shown in the photos, the East Palatka Holly trees are infected with what is believed to be “Witches-Broom”. The holly trees in question are next to the Concession Stand at the Rolling Acres Sports Complex and between the Minor and Hicks Field at the Guava Street Athletic Complex. Staff has affected area and used many other treatments with little or no effect. There is no plan to replace any of the trees with the same or different variety.

Member Cantelmo asked why these trees will not be replaced.

Mr. Burske stated currently there are a lot of trees in this area and new trees are not needed.

Member Cantelmo stated new trees may not be needed, but they have an aesthetic value in terms of shade.

Mr. Burske stated the trees were planted approximately five years ago, along with 130 live oak trees, and those trees are beginning to mature. The trees were purchased with grant funding through the Forestry Department. He stated a requirement of the grant was the Town had to plant three different species of trees and the East Palatka Holly tree was a suggestion from the Forestry Department, and he agreed to plant approximately six of these trees.

Member Jones stated the Board could discuss planting aesthetically pleasing trees in this area in the future.

Mr. Burske stated there is money in the budget for purchasing trees.

Upon a motion by Member Cantelmo and a second by Member Jones, the Parks, Recreation and Tree Advisory Committee, recommends removal of the diseased East Palatka Holly trees from the Guava Street Athletic Complex and the Rolling Acres Sports Complex, by a vote of 3-0.

4. Consideration of Approval to Host a Silent Movie Night with the Historical Society on April 14, 2017. (Mike Burske)

Parks and Recreation Director Mike Burske gave the background summary for this agenda item (on file in the Town Clerk’s office). He stated on the evening of April 14th, tentatively, Town staff and the Historical Society would like to host a silent movie night at the Log Cabin Park after dark. Movies will be played for approximately 90 minutes with music as the only sound. The goal is to use movies from 1923 and before. The e-mails from Richard St. Amant from the Lady Lake Historical Society were included in the packet. Mr. Burske stated this will be the first event of this type, and staff hopes to continue it if proves to be popular. He stated movies prior to 1923 are in public domain and the Town will not have to pay royalties.

Member Jones asked if a rain date has been scheduled.

Mr. Burske stated he will schedule the rain date for Friday, April 21st.

Upon a motion by Member Jones and a second by Member Cantelmo, the Parks, Recreation and Tree Advisory Committee approved the Silent Movie Night with the Historical Society, by a vote of 3-0.

5. Consideration to Send a Recommendation to the Commission to Relocate the Shade Cover from the Little League Concession Stand to the Rolling Acres Sports Complex Concession Stand. (Mike Burske)

Parks and Recreation Director Mike Burske gave the background summary for this agenda item (on file in the Town Clerk's office). He stated that the metal shade cover purchased by the Lions Club is now obsolete as the Little League will have a place to eat in the shade due to the concession stand. The Lady Lake Soccer Association has asked that the Town relocate the structure to their facility. If approved, a concrete pad will be poured at the soccer fields as the sandy ground surface at the Little League fields was a downfall for the shade cover. The Town will pay for the concrete and the required permitting at an approximate cost of \$1,000. He stated the Little League is in favor of the relocation of this shade cover.

Upon a motion by Member Cantelmo and a second by Member Jones, the Parks, Recreation and Tree Advisory Committee, recommends the Town Commission grant approval to relocate the shade cover from the Little League concession stand to the Rolling Acres Sports Complex concession stand, by a vote of 3-0.

D. CHAIRPERSON/MEMBERS' REPORT:

E. ADJOURN: *With nothing further to discuss, the meeting was adjourned at 5:56 p.m.*

Carol Osborne, Staff Assistant to Town Clerk

Chryle Lowery, Chairperson

Minutes transcribed by Carol Osborne, Staff Assistant to Town Clerk