

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

**November 8, 2017  
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:** Chairperson Denby called the meeting to order at 5:30 p.m.

**A. ROLL CALL:** Rick Jones, Member  
Chryle Lowery, Member  
Doris Turlo, Member  
Linda Denby, Chairperson/Member

**ABSENT:** Betty Cantelmo, Vice Chairperson/Member

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

**OTHERS PRESENT:**

**B. OPEN FORUM:** Chairperson/Member Linda Denby asked if anyone had any comments or questions. There were no comments or questions.

**C. NEW BUSINESS:**

**1. Approval of the Minutes – September 19, 2017 Special 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 September 19, 2017 Parks, Recreation and Tree Advisory Committee meeting as presented by a vote of 4-0.*

**2. Consideration of Landscaping Waiver Requests for the Lady Lake Commercial Site MJM 10/17-001 - A Major Site Plan Redevelopment Consisting of a 3,100 Sq. Ft. Retail Plaza/Shopping Center for the First Phase; to be Increased to 4,200 Sq. Ft. at Phase 2 – Located on a +/- .77-Acre Parcel Along North Highway 27/441, Fronting West McClendon Street and East Lady Lake Blvd. (AK 1333865 and 1333873) (Wendy Then)**

Senior Planner Wendy Then presented the background summary for this agenda item (on file in the Clerk's office). She stated that on October 12, 2017, Town staff received a New Major Site Plan application and plans submitted by Michael Leeds with 441 & Lemon, LLC, on behalf of Whiteman Family Properties, LLC, addressed as 108 N. Hwy 27/44. This major site plan redevelopment consists of 3,100 sq. ft. of space for a retail plaza/shopping center for Phase I, to be increased to 4,200 sq. ft. at Phase II, on a +/- .77-acre parcel along North Highway 27/441, fronting West McClendon Street and East Lady Lake Blvd.

Ms. Then summarized that the Town Commission approved a redevelopment project for a Wawa convenience store and deli with fuel operations at the site where Affordable Lock & Security Solutions, “The Castle”, is located. Affordable Lock & Security Solutions is currently looking to relocate across the street, one block south. Due to the Florida Department of Transportation needing right-of-way for the widening of Hwy 27/441 (scheduled to commence construction in 2020), several changes were incorporated within the site to accommodate the new/future right-of-way/property line of SR 500/Hwy27/441. This will further reduce the site’s available area for development. She stated at this time, the developer would like the Board to take into consideration the unique challenges of redeveloping an older, existing site that underwent right-of-way acquisition of approximately 1,439 square feet of land along N. Hwy 27/441, yet can still be redeveloped to continue to promote local businesses that want to remain operating in this area.

Ms. Then presented a 2011 development summary of the site, a current aerial photograph of the property location, civil plans, site plan/landscaping plans and proposed vegetation.

Ms. Then stated that in accordance with Chapter 10-Landscape and Tree Protection, the site is required to provide 123.2 tree caliper inches based on its .77-acre site development area (160’x .77). The following is proposed:

Existing trees to remain	185.0 tree caliper inches
Proposed canopy & understory trees	<u>67.5</u> tree caliper inches
Total tree caliper inches	232.5 tree caliper inches

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

- In accordance to Chapter 10, Section 10-3, b). B).1)., the east and southeast elevation abutting the New Song Community Church site requires “Class A” Landscaping Buffer - ten feet minimum width with two canopy trees, three understory trees and a continuous hedge or an approved fence or wall.

East Elevation: The applicant is requesting to eliminate two canopy trees and four understory trees.

Southeast Elevation: The applicant is requesting to eliminate two required understory trees.

Justification:

East and Southeast Elevation: Proposing one canopy tree and a continuous hedge as there are approximately 11 existing canopy trees along the east boundary and new plant material would conflict with existing trees. Overcrowding is discouraged as it is detrimental to plant material and its full maturity growth.

- In accordance to Chapter 10, Section 10-3, b). B).2)., the north, south and west Elevations require “Class B” Landscaping Buffer- twenty feet minimum width with four canopy trees, three understory trees and a continuous hedge or an approved fence or wall.

North Elevation: The applicant is requesting to reduce the Landscaping Buffer Class “B” from 20 feet to 10 feet. The proposed buffer and landscape materials (applicant is proposing to provide all required plantings) will be completed with the Phase II development of this

project, which includes replacing the existing dental office with a continuation of the new proposed retail building in approximately the same footprint as the existing dental building.

South Elevation: The applicant is requesting to reduce the buffer width from 20 feet to eight feet and reduce plant material from six canopy and five understory trees to one canopy and seven understory trees.

West Elevation: The applicant is requesting to reduce buffer width from 20 feet to ten feet and eliminate eight canopy trees and instead plant 12 understory trees.

Justification:

North Elevation: The dentist's office will remain in place after Phase I is complete and will not be redeveloped until Phase II, which will commence on or around January 1, 2019, once the existing tenant has vacated (at the end of its lease term).

South Elevation: Due to an existing large Live Oak tree and associated canopy on the southern boundary limiting the planting of additional shade trees and overcrowding planting issues.

West Elevation: Due to the placement of overhead power lines along the west boundary.

- In accordance to Chapter 10, Section 10-3, g). Building Foundation Planting requirements.

Request: The applicant is requesting a waiver from the required four-foot foundation planting along the sides of the building facing the public right of way.

Justification: Due to dimensional constraints and in order to facilitate a two-way drive aisle, as well as a minimally acceptable depth for the new retail bays.

Current photographs of the proposed site were presented.

Ms. Then presented the Department's recommendation and basis for recommendations as follows:

1. The redevelopment is compatible with surrounding commercial land uses (Objective FLU 1-1 of the Comprehensive Plan Goal FLU 1).
2. The redevelopment will allow for the efficient utilization of water and sewer facilities in the area (Objective FLU 1-5 - coordinating growth with adequate Level of Service (LOS) as per the Comprehensive Plan Goal FLU 1-5).
3. The redevelopment meets the open space requirements of a minimum of 20 percent of the entire lot (Objective CON 1-2, Policy CON 1-2.4). B). of the Comp. Plan).
4. The requirement for total required tree caliper inches is met and the large mature oak tree is protected (Objective CON 1-2, Policy CON 1-2.4). B). of the Comp. Plan).

Ms. Then stated that the Technical Review Committee members individually reviewed the application regarding the Site Plan application by Thursday, November 2, 2017. The Town Commission meeting to consider this application for final approval has not been scheduled at this time.

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

Chairperson/Member Denby asked if there were any questions or comments.

Member Turlo asked if the road to the Christian Food Pantry and storage area will be affected by this project.

Ms. Then clarified that the road to the food pantry is not near the proposed development site.

Michael Leeds, developer with 441&Lemon, LLC, stated there are two existing buildings that will remain on the property. He stated the driveways on E. Lady Lake Blvd. and W. McClendon Street will remain.

Ms. Then clarified that the driveway on E. Lady Lake Blvd. will be enhanced and will be connecting with the driveway on W. McClendon.

Chairperson/Member Denby confirmed with Mr. Leeds that the width on the north elevation will be reduced from 20 feet to 10 feet, and the required planting will remain.

Mr. Leeds stated Ms. Denby is correct; the plans submitted showed no landscaping along the north edge. There will be a ten-foot buffer and all of the required planting will be provided.

Ms. Then clarified the north elevation will be completed during Phase II of the project.

Mr. Leeds agreed, adding that the current tenant has a lease through 2018 and the property cannot be modified until the lease is satisfied.

Chairperson/Member Denby asked if the foundation planting will be completely eliminated.

Mr. Leeds replied the reason for this is because the east and west dimensions of this property are very tight, and the retail bays proposed are already shallow at a depth of 25-feet. He stated they will also be requesting a variance for a narrower driveway width as they will not be able to put a building with a sidewalk, a parking space and a driveway, much less a four-foot foundation planting, on this site as tight as it is. Mr. Leeds stated the project works the way they have designed it, as long as the waivers are approved. He stated they are trying to do as much as possible around the exterior and several trees already on the property will remain.

Member Jones asked if the dentist's office will be incorporated in Phase II of the project.

Mr. Leeds replied that the current dentist's office building is an old wooden structure that will be razed once the dentist has relocated. The new retail building will be extended to that site in Phase II.

Member Turlo asked if the widening of Hwy 27/441 will encroach onto this property.

Mr. Leeds stated the proposed widening of Hwy 27/441 has been factored in on the site plan, and there will still be a ten-foot buffer along the western edge of the property before the retaining wall, the sidewalk, and then the highway.

Chairperson/Member Denby asked if the patch of grass on the property will remain until Hwy 27/441 is widened.

Mr. Leeds replied that he is assuming the retaining wall will be moved back and it will result in a wider buffer until the widening project begins.

Chairperson/Member Denby asked if there were any further questions or comments and, hearing none, asked for a motion.

***Upon a motion by Member Jones and a second by Member Lowery, the Parks, Recreation and Tree Advisory Committee recommended the Town Commission grant approval of the Landscaping Waiver Requests for the Lady Lake Commercial Site MJM 10/17-001 by a vote of 4-0.***

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

Parks and Recreation Director Mike Burske reported the Not Too Scary Halloween event was well-attended, and the bounce houses were very popular. Also, the Christmas Parade is scheduled to be held on December 2<sup>nd</sup> at 9:00 a.m., and there are currently 25 entries. He stated that he anticipates many more.

Member Jones asked if law enforcement will be working the Christmas Parade.

Mr. Burske confirmed this, and stated Ms. Turlo will finalize the details with Chief McKinstry.

Mr. Burske stated the Town of Lady Lake has been designated as a Tree City, U.S.A. for the 13<sup>th</sup> consecutive year. He stated the Town will be celebrating National Arbor Day in April this year, although it was celebrated in January last year. He stated a tree lottery for eligible Town residents will be held again this year.

Mr. Burske stated Allstate Insurance agent Tim Bascom, formerly with the Baltimore Orioles major league baseball team, will operate a one-day children's baseball clinic during the Christmas holiday.

Mr. Burske stated his department has begun stringing Christmas lights for the Light Up Lady Lake event scheduled for Friday, December 8<sup>th</sup>. He stated that Luminary Night is scheduled for Thursday, December 14<sup>th</sup>

Mr. Burske reported that the concession stand construction is making steady progress, with the exterior stucco and interior sheetrock installation underway. He asked the members to contact him if they would like to see the work being done on the concession stand.

**E. ADJOURN: *With nothing further to discuss, the meeting was adjourned at 5:58 p.m.***

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Carol Osborne, Staff Assistant to Town Clerk

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Linda Denby, Chairperson

Minutes transcribed by Carol Osborne, Staff Assistant to the Town Clerk