

**MINUTES OF THE TOWN OF LADY LAKE
TREE AND BEAUTIFICATION ADVISORY COMMITTEE
LADY LAKE, FLORIDA**

**January 15, 2013
5:30 p.m.**

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

CALL TO ORDER:

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

A. ROLL CALL: Doris Turlo, Chairperson/Member
Cheryl Lowery, Vice Chairperson/Member
Arthur Edelson, Member
Phil Mathias, Member
Teri Stuber, Member

STAFF MEMBERS PRESENT: Mike Burske, Parks and Recreation Director; Kris Kollgaard, Town Manager/Town Clerk; Thad Carroll, Growth Management Director; and Julia Wolfe, Staff Assistant to the Town Clerk

Others Present: Mayor Jim Richards, Commissioner Ruth Kussard, Loyde Sadlowski of Loyde W. Sadlowski Inc., Keith Riddle of Riddle Newman Engineering, Inc., and Dr. R. Kent Howell

A. APPROVAL OF THE MINUTES:

August 21, 2012 Tree and Beautification Advisory Committee Meeting

Upon a motion by Member Mathias and a second by Member Stuber, the Tree and Beautification Advisory Committee approved the minutes of the meeting held on August 21, 2012 by a vote of 5 to 0.

C. NEW BUSINESS:

1. Consideration of Howell Dental – MJSP- 01/13-001 – Proposed Multi-Tenant Complex Totaling 8,400 sq. ft. of Dental/Medical Office Space – Located at 830 Hwy 466 (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 as part of the site plan application each applicant has to come before the Tree and Beautification Committee to propose some of the plant material that will be proposed for the site, and if any buffers will be submitted for the site plan. She stated that Keith E. Riddle, P.E., representing Kent Howell, property owner, has submitted a site plan proposing an 8,400 sq. ft. multi-tenant complex for medical/dental office space on

approximately 1.27+/- acres of land. The landscaping and irrigation plans have been drawn by Elizabeth C. Houck, with the latest revision dated October 31, 2012. Ms. Then stated the address assigned for the project is 830 Highway 466, however, there could be up to four potential tenants in the development; therefore the addresses will be assigned accordance to the addressing range for the Town of Lady Lake.

Ms. Then reviewed the presentation slides showing the property and site plans, and proposed landscaping buffers for the east, south and north sides of the property.

Ms. Then stated access to the property will be toward the western boundary.

The applicant is pursuing the following three (3) waivers to the landscaping requirements:

1) Waiver to LDRs-Chapter 10, Section 10-3, b).B).1) for East Landscaping Buffer

- Minimum landscaping requirement (Buffer Class Requirement-Table 10-1): Class "A": 10' min w/2 canopy tree, 3 understory trees and a continuous hedge. Existing adjacent plantings include (13) 6" Live Oaks, muhly grass hedge with decorative fence and columns.
- Proposal: To waive 5 canopy trees and continuous hedge requirements. Plant 11 understory trees (6 palms and 5 crepe myrtles) due to crowding with existing live oaks.

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' minimum with 2 canopy trees, 3 understory trees and a continuous hedge. Existing adjacent plantings include (5) 8" Live Oaks, (2) 5" Magnolias and a 6 ft. PVC privacy fence. (See photo below.)
- Proposal: To waive 5 canopy trees, 7 understory trees, and continuous hedge requirements.

3) Waiver to LORs- Chapter 10, Section 10-3, b).B).1) for North Landscaping Buffer

- Minimum landscaping requirement (Buffer Class Requirement- e 10-1): Class "B": 20' minimum with 4 canopy trees, 3 understory trees, and a continuous hedge or approved fence or wall. Road R/W buffer is impeded by a drainage easement, overhead power lines and an asphalt trail.
- Proposal: To waive class B buffer for roadway R/W and utilize the dry retention area required buffer for said buffer requirement of 3 canopy trees per 250 linear feet top of pond. Provided 7 canopy trees, 3 understory trees and a continuous hedge to complement the ORA buffer and provide some buffer to the road R/W.

Ms. Then reported an additional waiver is being requested for the Commercial Design under Chapter 20. She stated it will be properly identified within the site plan with revisions.

Ms. Then stated the applicant has been before the Technical Review Committee, which consists of staff members, indicating whether the application is complete and all the elements of the site plans are in place. She also stated the Special Town Commission reviewed the application today at 3:00 p.m.

The Town Commission is tentatively scheduled to consider the site plan application for final approval on Wednesday, February 20, 2013.

Vice Chairperson Lowery asked if the Planning and Zoning Board had reviewed the application.

Ms. Then replied the Planning and Zoning Board does not review site plans, just land use changes.

Member Mathias asked if the retention pond will have the same problems as the one across the street by the medical facility.

Ms. Then clarified that the retention pond is in the southern portion of Rolling Acres Road and no issues with retention pond problems have been brought to Growth Management staff's attention.

Member Mathias stated the retention pond across the street runs across the Rolling Acres Sports Complex parking lot when it gets full of water.

Mayor Jim Richards approached the podium and identified himself. He stated he was familiar with the problem of the retention pond across the street. He stated the retention pond is a man-made dike that is higher than the existing ground. He stated the retention pond on the plans will be below the surface so the bleeding will not happen.

Vice Chairperson Lowery asked where the retention pond would be located.

Ms. Then referred to the slide presentation to show the location of the retention pond.

Member Mathias asked if trees would be planted around the retention pond.

Ms. Then stated that is correct.

Thad Carroll, Growth Management Director, introduced Loyde Sadlowski of Loyde W. Sadlowski, Inc. as contractor for the project. He stated a few slides will be shown of the property and the landscaping material that will be provided. Mr. Carroll asked that they refer to the packet content as it will show best the location of the water retention area.

Mr. Sadlowski stated the landscaping plans were submitted by Elizabeth C. Houck and she was unable to attend the meeting tonight. Mr. Sadlowski reviewed the photo presentations of the site, as well as the existing buffers. He stated the site falls significantly to the north, which is why the dry retention area and parking is designed in front of the buildings instead of to the rear. Mr. Sadlowski stated there will be eight examination rooms in Dr. Howell's office suite building

which will have tall windows that will look out into nicely landscaped garden areas with hedges instead of a parking lot. He stated the areas will be landscaped so that the retention area looks nice. He stated different variety and colored plant material will be used. The trees will be a mixture of large shade trees together with smaller trees.

Vice Chairperson Lowery stated the plan sounds good and that she is glad Howell Dental is coming to the area; however she believes the landscape buffers are needed because there are children in the apartment complex behind the site. She stated the dry retention pond is out front and buffers are needed between the complex and the Howell Dental building. Ms. Lowery stated she wants to make sure the children are safe because some retention ponds overflow with water.

Mr. Sadlowski stated there is a 6 foot high fence between the complex and Howell Dental.

Ms. Then stated the applicants are not requesting to eliminate the buffer, but are trying to prevent a situation where overcrowding may be a potential hazard because of the size of the plant material and the existing plants.

Member Mathias stated there is a fence around the apartment complex and parents need to take responsibility for their children. He stated he has never seen a retention pond overflow even after several hurricanes. Mr. Mathias commented that the Magnolia trees are going to get big.

Mr. Sadlowski stated the Magnolia trees are spaced out every 40 to 50 feet because the trees do get really big.

Mr. Burske asked if the proposed ground cover will be mulch or pine needles.

Dr. Kent Howell approached the podium and identified himself. He stated pine straw would probably be used as there is not much ground area; just small areas of grass, asphalt and the building.

Upon a motion by Member Mathias and a second by Member Stuber, the Tree and Beautification Advisory Committee recommended approval of Howell Dental – MJSP- 01/13-001, by a vote of 5 to 0.

2. Consideration of Investing \$125.00 for a Southern Magnolia at the Driving Range (Mike Burske)

Parks and Recreation Director Mike Burske gave the background summary from the agenda item cover sheet (on file in the Town Clerk's office). Mr. Burske stated there is a Red Maple that was transplanted to the Driving Range a few years ago that has become diseased. He stated the Driving Range has requested the use of Tree and Beautification funds to replace the tree with a Southern Magnolia. Mr. Burske stated the work would be completed by Parks and Recreation staff if approved by the Board. He stated the proposed tree would be about six to eight feet tall, but will depend on availability.

Member Mathias asked if it was the Town's responsibility to replace the tree.

Mr. Burske stated historically the Town has always taken care of the trees on Town property.

Member Mathias asked if there was a watering tip.

Mr. Burske stated the irrigation is at the Driving Range.

Ms. Stuber asked Mr. Burske if the Driving Range wants a Southern Magnolia.

Mr. Burske replied a couple of trees were discussed and they decided on the Magnolia tree.

Upon a motion by Member Stuber and a second by Vice Chairperson Lowery, the Tree and Beautification Advisory Committee recommended approval of investing \$125.00 for a Southern Magnolia at the Driving Range, by a vote of 5 to 0.

3. Discussion and Direction for Tree and Beautification Projects for the Remainder of the Fiscal Year (Mike Burske)

Chairperson Turlo asked if June is the end of the fiscal year.

Mr. Burske stated September 30th is the end of the fiscal year. He stated there are two things outstanding from last year; the benches at the Veterans Memorial need to be installed, and the Italian Cypress need to be planted at the Boy Scout Hut. He stated they both should be completed within the next few months. Mr. Burske asked the committee if they had any ideas for projects for the remainder of the year.

Chairperson Turlo stated she thought the benches were already installed at the Veterans Memorial. She stated the benches looked great.

Mr. Burske stated the benches were installed temporarily at the Veterans Memorial for the ceremonies. He stated the benches were removed until the concrete footer could be installed.

Ms. Stuber commented that the landscaping at the Town Hall sign looked great.

Chairperson Turlo agreed it looks very pretty, and asked if there was a bird bath added at the entrance of the sidewalk.

Mr. Burske stated the bird bath was donated by Public Works and it has been there for about eight months.

Member Mathias asked how much money is left in the budget.

Mr. Burske stated there is roughly \$7,000.00 left in the budget.

Chairperson Turlo asked the members if they had any ideas.

Vice Chairperson Lowery suggested that the park at Guava Street be enhanced.

Mr. Burske asked that the discussion be tabled until next month to give the committee a chance to look around Town and come up with some ideas. He stated he would be glad to organize a field trip for the members if they would contact him.

Upon a motion by Member Stuber and a second by Vice Chairperson Lowery, the Tree and Beautification Advisory Committee recommended tabling the discussion until the next meeting, by a vote of 5 to 0.

D. Chairperson/Members' Report:

Vice Chairperson Lowery wished everyone a Happy New Year.

E. Open Forum:

There were no comments from the audience.

F. Adjourn:

With no further questions or comments, the meeting was adjourned at 6:03 p.m.

Julia Wolfe
Staff Assistant to Town Clerk

Doris Turlo, Chairperson

Minutes transcribed by Julia Wolfe, Staff Assistant to Town Clerk