

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

**July 16, 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

**ABSENT:** Phil Mathias, Member; and Teri Stuber, Member

**STAFF MEMBERS PRESENT:** Mike Burske, Parks and Recreation Director; Thad Carroll, Growth Management Director; Wendy Then, Town Planner and Julia Wolfe, Staff Assistant to the Town Clerk

**Others Present:** Mayor Jim Richards, Commissioner Kussard, and Tim Green of Green Consulting Group, Inc.

**1. APPROVAL OF THE MINUTES:**

June 18, 2013 Tree and Beautification Advisory Committee Meeting

*Upon a motion by Vice Chairperson/Member Lowery and a second by Member Edelson, the Tree and Beautification Advisory Committee approved the minutes of the meeting held on June 18, 2013 by a vote of 3 to 0.*

**C. NEW BUSINESS:**

**2. Consideration and Recommendation of the Landscaping Plans for the Church of St. Alban's (Anglican) Inc. – Major Site Plan 06/13-002 – Proposing a 2,546 sq. ft. House of Worship/Church Facility – A .33 +/- Acre Parcel Located in the Vicinity of West Lady Lake Blvd. and Rolling Acres Road at 625 West Lady Lake Blvd. (Wendy Then/Senatore Inc.)**

Wendy Then, Town Planner gave the background summary from the agenda item cover sheet (on file in the Town Clerk's office). She stated the Church of St. Alban's (Anglican) Inc. is the property owner of a .33-acre parcel located on West Lady Lake Blvd., in the vicinity of CR 466 and Rolling Acres Road. The property was annexed in 2011 and it currently has a PFD-Public Facilities District Zoning Designation.

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The applicant, James Senatore with Senatore Inc., on behalf of property owner, Church of St. Albans Inc., has submitted a site plan for the construction of a House of Worship/Church development consisting of 2,546 sq. ft. Ms. Then stated the parcel is approximately .33 +/- acres of land located just east of the American Legion along West Lady Lake Blvd, addressed as 625 West Lady Lake Blvd. The site plan was reviewed to determine if it is in compliance with the Land Development Regulations (LDRs) including parking, setbacks, landscaping, engineering, and environmental protection. She stated additionally, the site must be developed in accordance with the terms and provisions of the Church of St. Alban's Memorandum of Agreement (MOA) Ordinance 2012-14.

Ms. Then stated in accordance with the Church of St. Alban's Memorandum of Agreement (MOA) Ordinance 2012-14, the north side of the property shall accommodate a 6 ft. wide Landscaping Buffer Class "A" and the south side of the property shall accommodate a 5.5 ft. wide Landscaping Buffer Class "A." She stated the reduction from the standard 10 ft. wide landscaping buffer to a lesser width was done to accommodate the building and parking lot area layout. Ms. Then stated all required setbacks are met in accordance with the terms and provisions of Memorandum of Agreement (MOA) ordinance 2012-14.

Ms. Then stated information submitted within the packet include the site plans, consisting of nine (9) sheets, exterior building elevations, floor plans and landscaping plans, which will be presented in more detail by the applicant.

Ms. Then reviewed an insert of Ordinance 2012-14 outlining the maximum building height, setbacks and parking requirements for the development of the property. She stated the property owner has an agreement with the American Legion to provide additional off-site parking, since all of the parking cannot be provided on-site at the facility. Ms. Then stated there are other terms in regards to dumpsters, sidewalk and road improvements. She stated this is a church and attendance will probably be once or twice a week, so the applicant does not require the provisions of dumpsters. The applicant will have curbside pick-up for the solid waste collection. Ms. Then reviewed the presentation slides showing the property and site plans.

Ms. Then stated the property is PFD, which is a church, and they are not required to meet Commercial Design Standards as most commercial projects. She stated however, as part of the code, when a church is developed it must resemble some sort of city landmark type exterior elevation, which is consistent with a civic institution, school, churches, or hospitals. The applicant will go over the landscaping plan and the plan materials.

Mr. Tim Green of Green Consulting, Inc. approached the podium and identified himself. He stated he would go over and answer any questions the board may have about the landscape plan.

Chairperson Turlo commented she noticed all the trees go around the perimeter and there is nothing in the center or anywhere in front. She asked if there were small bushes out front and everything else just goes around the edges.

Mr. Green replied there are small bushes in front of the building. He stated the site is very small with only a six ft. wide area from the building to the property boundaries. The bigger trees are the existing trees, mostly on the west side of the site. He stated upfront there are three Canopy trees on each end of the parking lot and one on the front. Mr. Green reviewed the presentation

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slides showing the landscape plan, plants and irrigation. He stated the trees to be planted are as follows:

- Canopy trees
  - Red Maple
  - Southern Magnolia
  - Drake Elm
  - Chinese Elm
- Understory trees
  - Weeping Yaupon Holly
  - East Palatka Holly
  - Crape Myrtle
  - Winged Elm
  - Ligustrum
- Shrubs
  - Sandankwa Viburum
- Ground cover
  - Small-Leaf Confederate Jasmine

Mr. Green stated there are nine existing trees, eight Oaks and one Cherry tree on site.

Chairperson Turlo commented Magnolia trees can either grow very big or stay small, and asked which ones the applicant was planting.

Mr. Green replied the trees are Magnolia grandiflora which are the large Southern Magnolia. He stated there is a mixture of mostly native plants with low to moderate water use. The information on the plants being used was pulled from the Florida friendly plant website, and all the plants are Florida friendly.

Chairperson Turlo commented they are plants that can stand a lot of heat.

Mr. Green stated the plants are designed for the irrigation system being installed. The irrigation is only for the plant material, the Bahia grass will not be irrigated. He referred to the landscape plan and stated the hatched area are the drip lines on the hedges and the trees are irrigated by individual bubbler heads on each tree. The trees have separate zones so they can be watered as needed. Mr. Green stated the irrigation system is temporary and once the trees are established within 18 – 24 months the system can be turned off.

Chairperson Turlo asked if the irrigation system could be turned on again, if needed.

Mr. Green replied it could be turned back on, but if the system stays dormant too long, it could have issues.

Mike Burske, Parks and Recreation Director, and the Board all agreed they like the design.

Chairperson Turlo stated she could not tell exactly where the area was on the map. She stated she would take a ride down there and find the location.

Mr. Burske asked Ms. Turlo if she knew where the retention pond was behind the American Legion. He stated there is a future homes sign up on the hill and the property is located there.

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Chairperson Turlo asked if the applicant needed a retention pond.

Mr. Burske replied there was about a five acre retention pond already there.

Thad Carroll, Growth Management Director, showed the Board on the overhead where the property was located.

Chairperson Turlo commented it does not leave much room for expansion.

Mr. Carroll replied there is a lot to the east of the property that the applicant could potentially purchase at a later date and expand. He stated the applicant does have provisions if they do make the expansion in regards to parking. He stated the applicant is starting out with this footprint, utilizing parking at the American Legion and in the future, if they grow, there is room on the other side for expansion.

**Tree Requirements:**

In accordance with Chapter 10- Landscape and Tree Protection, the site is required to have 53” tree caliper inches based on its .33-acre area (160”x.33). Please see the landscaping tree proposal breakdown:

Existing Trees to remain:	96 tree caliper inches
Proposed Trees for the site:	<u>77</u> tree caliper inches
Total tree caliper inches	173 tree caliper inches

**Notes:**

- No Historic Tree Removal has been proposed for this facility.
- No Landscaping Waivers are currently proposed for this facility. All landscaping buffers along the east, west, north, and south property boundaries are required to be Buffer Class “A,” and all required plant material in terms of required canopy trees, understory trees, and hedge(s) will be provided, as shown on the submitted landscaping plans.

At the June 18, 2013 Special Meeting of the Town Commission, the Commission voted 5-0 under a general consensus in favor of the design of the project as presented.

The Technical Review Committee reviewed the application at its regular meeting on July 16, 2013, and voted 4-0 to transmit it to the Town Commission for their consideration.

The Town Commission is tentatively scheduled to consider the Site Plan application for final approval on Monday, August 5, 2013.

***Upon a motion by Vice Chairperson/Member Lowery and a second by Member Edelson, the Tree and Beautification Advisory Committee motioned to forward to the Town Commission with the recommendation of approval of Landscaping Plans for the Church of St. Alban’s (Anglican) Inc. – Major Site Plan 06/13-002 as presented, by a vote of 3 to 0.***

**D. Chairperson/Members' Report:**

Chairperson Turlo asked what happened with the Brandon Butz Eagle Scout project.

Mr. Burske stated the item went before the Town Commission and passed, but the Commission suggested that the Town Logo plaque be installed at Heritage Park. He stated he would need to contact Brandon when the time gets closer so they could find a location to install the plaque.

Chairperson Turlo asked if Brandon would work on the project with Mr. Burske.

Mr. Burske replied Brandon would build the plaque himself and when it comes time, he would install it.

The Board asked Mr. Burske to let them know when Brandon installs the plaque.

**E. Open Forum:**

There were no comments from the audience.

**F. Adjourn:**

*With no further questions or comments, the meeting was adjourned at 5:47 p.m.*

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Julia Wolfe  
Staff Assistant to Town Clerk

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Doris Turlo, Chairperson

Minutes transcribed by Julia Wolfe, Staff Assistant to Town Clerk