

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

**March 15, 2017
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: Chairperson Lowery called the meeting to order at 5:30 p.m.

A. ROLL CALL: Betty Cantelmo, Member
Linda Denby, Member
Chryle Lowery, Chairperson/Member
Doris Turlo, Vice Chairperson/Member (arrived at 5:39 p.m.)

ABSENT: Rick Jones, Member

STAFF MEMBERS PRESENT: Wendy Then, Town Planner; Thad Carroll, Growth Management Director; Carol Osborne, Staff Assistant to Town Clerk.

OTHERS PRESENT:

B. OPEN FORUM:

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

C. NEW BUSINESS:

1. Consideration of the Conceptual Landscaping Plans and Waiver Requests for Recreation Plantation, Phase 6 – Major Site Plan 03/17-001 – Proposing 229 Recreational Vehicle Lots with a Clubhouse and Amenities on 27.13 +/- Acres – Located at 609 Highway 466 (Alternate Key 1120829) (Wendy Then)

Town Planner Wendy Then gave the background summary for this agenda item (on file in the Town Clerk's office). She stated on December 28, 2016 Town staff received a new major site plan application and plans by Grant Gore, on behalf of Lady Lake, Inc., for Phase 6 of the Recreation Plantation RV Park Resort Site, a 27.13 +/- acre parcel addressed as 609 Hwy 466, fronting Clay Avenue and Oak Street. The applicant proposes construction of the next phase to include 229 units within the proposed RV Park. This phase will also feature a 42'x160' clubhouse, a pool, cabanas with grill, two tennis courts and picnic tables. Staff recommends approval of the conceptual landscaping plans and waiver requests.

Ms. Then presented an aerial map, zoning map of the adjacent properties, and a civil plan showing the layout of the proposed RV park lots, distribution of the internal network of roads, and the location of the retention ponds, clubhouse and amenities.

Ms. Then stated the site plan included in the packet shows the hedge that will be planted along Oak Street; this is the north boundary of the property. The landscaping plan also provides the plantings proposed around the retention pond areas, along Clay Avenue and along the median.

Ms. Then reported the proposed park will have approximately 53 parking spaces; including three handicap accessible parking spaces and 12 golf cart accessible parking spaces.

Tree Requirements: In accordance with Chapter 10-Landscape and Tree Protection, the site is required to provide 4,137.6 tree caliper inches based on its .46-acre site development area (160'x 25.86).

Existing trees to remain	652 tree caliper inches
Proposed canopy & understory trees	<u>277</u> tree caliper inches
Total tree caliper inches	929 tree caliper inches

Ms. Then reported the applicant will be preserving four historic oak trees around the clubhouse area. She stated the applicant is proposing to plant Cathedral Live Oak trees along Clay Avenue and Cabbage Palm trees around the clubhouse, the retention ponds, and the medians located in the entrance facing Clay Avenue. Also, three Sylvester Palm trees and Ligustrum trees are proposed to be planted around the clubhouse area. For the hedges, Ms. Then stated the applicant is proposing Sandankwa Viburnum and Dwarf Burford Holly, and Dwarf Confederate Jasmine for ground cover.

The applicant is pursuing the following landscaping waivers:

- In accordance to **Chapter 10, Section 10-3. a). 2).**, minimum of 160 tree inches per acres planting requirement.

Request: The applicant is requesting a waiver for the 160 tree inches per acres planting requirement of 4,137 tree caliper inches.

Justification: Due to the nature and design of Phase 6 of the Recreation Plantation RV Park and Resort (a hybrid of commercial and residential land uses), the applicant proposes a total of 929 tree caliper inches.

- In accordance to **Chapter 10, Section 10-3, b). B).2).**, the *north and east* 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.

Request: The applicant is requesting a waiver for the buffer width from Class “B” to Class “A” along Oak Street, and a reduction of plant material on both the north buffer (Oak Street) and east buffer (Clay Avenue).

Justification: Due to the right-of-way dedication along Clay Avenue of 35 feet and the right-of-way dedication along Oak Street of 25 feet, the applicant will be providing a hedge along Oak Street, and six canopy trees and four understory trees along N. Clay Avenue.

- In accordance to **Chapter 10, Section 10-3, d).** Stormwater Ponds Planting requirements

Request: The applicant is requesting a waiver from planting canopy trees and will instead plant Sabal Palms.

Justification: Due to the nature, design and theme of Phase 6 of the Recreation Plantation RV Park and Resort.

The Technical Review Committee members individually reviewed the application and provided outstanding comments regarding the Site Plan application by Thursday, February 9, 2017, and again on March 9, 2017. The Town Commission is tentatively scheduled to consider this application for final approval on Monday, March 20, 2017, at 6:00 p.m.

Ms. Then stated a representative for Recreation Plantation RV Park is present if there are any questions.

Member/Chairperson Lowery asked if there were any questions.

Member Denby stated she understands the applicant is requesting a waiver of the buffer width along Oak Street and asked if they are requesting a waiver for the buffer width along Clay Street as well.

Ms. Then replied the Clay Avenue buffer width of 20' will not be reduced; they are requesting to reduce the plant material normally required for the buffer.

Member Denby stated she is concerned there will not be an adequate buffer for the houses along Clay Avenue because the majority of the trees have already been removed.

Ms. Then stated six canopy trees (Cathedral Live Oak trees) and four understory trees (Ligustrum Trees) are proposed for that area, which will result in an adequate buffer once mature.

Member Cantelmo clarified with Ms. Then that the buffer width on Clay Avenue will not be reduced, only the plant material will be reduced.

Ms. Then confirmed her statement. She also stated the applicant is requesting a reduction in the buffer width to 10' along Oak Street, and will install a fence and hedge buffer. She stated the applicant is dedicating 25' of right-of-way to the Town on that section of Oak Street.

Member Turlo commented that the requirement is to have over 4,000 tree caliper inches and the applicant is requesting that it be dramatically reduced to approximately 929 tree caliper inches.

Ms. Then stated the Town's codes are designed for the best case scenario in commercial developments. She stated this will not always happen which is the reason for the waivers to the landscaping requirements. Because this RV park is centrally located and is accessible from different roads, and based on the proposed development, the applicant is limited on the amount of trees they can put in. She stated that the density is consistent with the zoning requirements and their future land use, which is why Town staff supports the request.

Growth Management Director Thad Carroll added that RV parks pour concrete pads for each lot, and by planting trees near these, it could result in the roots compromising the concrete pads over time. He stated the older part of the park does not have a lot of trees and this proposed phase of the park is consistent with that. He stated the code is designed to fit commercial development in a majority of instances. There will be projects that have unique lot sizes or previous phases that, for purposes of consistency and use, waivers such as these would have to be granted.

Member Cantelmo commented problems from tree roots would be 20 years down the road. She stated her concern is the park is not out in the middle of nowhere; it is a continuation of the population of Lady Lake. She stated it appears to be a departure from what has been done in the past, although she has not actually physically viewed the site, and may stick out like a sore thumb if a lesser buffer width and plantings are allowed. Ms. Cantelmo voiced that a better plan for the plantings in the buffer should be developed, and that there should not be such as reduction in tree caliper inches allowed.

Member/Chairperson Lowery stated she believes the requested waivers would work for this RV park in this location; that it is just an extension of what is already there from the front to the back.

Ms. Then agreed that this proposal is a continuation of what is already there. She stressed that there will be a buffer to screen the park from the residential homes on Clay Avenue, and there will be a fence and hedges continuing from what is already existing along Oak Street.

Member Denby asked if there would be additional buffer between this phase of development and the apartment complex since the existing trees have already been thinned out quite a bit.

Nolan Ives, representing Recreation Plantation, answered from the audience and it was inaudible on the recording.

Member Denby then asked if the clubhouse will be located where the blue house is still located on the property.

Mr. Ives replied that it will be located very close to that location; maybe a little further to the west.

Member Turlo asked about the substitution of palm trees for canopy trees.

Ms. Then replied that canopy trees would normally be required, however, the applicant would like to maintain the theme of his park by planting palms around the retention pond instead, and keep it consistent with the planting of palms in the median.

Member Cantelmo commented that it appears a lot of concession is being made for consistency, and she does not see the benefit to the overall plan through these waivers.

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

Member Turlo made a motion to recommend that the Town Commission grant approval to Conceptual Landscaping Plans and Waiver Requests for Recreation Plantation, Phase 6 – Major Site Plan 03/17-00. This was seconded by Member/Chairperson Lowery (after passing the gavel), and resulted in a tie vote of 2-2 (Members Denby & Cantelmo not in favor) by the Parks, Recreation and Tree Advisory Committee.

Member Denby further explained that her concern is that there will not be enough of a tree buffer between the park and the homes facing Clay Avenue. She stated she would hate to live in one of the houses currently facing that area right now.

D. CHAIRPERSON/MEMBERS' REPORT: No report.

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

Carol Osborne, Staff Assistant to Town Clerk

Chryle Lowery, Chairperson

Minutes transcribed by Carol Osborne, Staff Assistant to Town Clerk