



PARKS MEETING AGENDA TOWN OF LADY LAKE, FLORIDA

All interested persons are cordially invited to attend this public meeting.

DATE AND TIME

Wednesday, March 12, 2025, 5:30 PM

PLACE

Town Hall Commission Chambers, 409 Fennell Blvd., Lady Lake

AGENDA

ROLL CALL

PUBLIC COMMENT

CONSENT

- A. Approval of Minutes — January 8, 2025 — Parks, Recreation and Tree Advisory Committee

NEW BUSINESS

- B. Consideration of the Conceptual Landscaping Plans and Waiver Request for Lady Lake Walmart Neighborhood Market - New Major Site Plan MJSP 11/23-001 - Proposing a 45,603 Square Foot Retail Grocery Store for Certain Property Being Approximately 19.8 Acres, owned by VSI Lady Lake, LLC, Located at the Southeast Corner of the Intersection of Cherry Lake Road and Highway 466.
- C. Consideration of Approval to Invest \$88,872.73 in Landscaping Improvements on the CR 466 Median Islands.

STAFF REPORT

CHAIRPERSON AND MEMBERS' REPORTS

ADJOURN

Notes: (1) This board is advisory. All recommendations are forwarded to the Town Commission. (2) If a person decides to appeal a decision made with respect to any matter considered at the above meeting or hearing, he or she may need a verbatim record of the proceedings including the testimony and evidence, a record of which is not provided by the Town of Lady Lake. (F.S. 286-0105). (3) Please be advised that one or more members of any other Town Board or Committee may attend this meeting. (4) This public hearing is being conducted in a handicapped-accessible location. Any person requiring special accommodation at this meeting should contact the Clerk's office at least five calendar days prior to the meeting. To access a Telecommunication Device for Deaf Persons (TDD), please call 352-751-1565.

1 **DRAFT MINUTES OF THE PARKS, RECREATION AND**
2 **TREE ADVISORY BOARD**
3 **TOWN OF LADY LAKE, FLORIDA**
4 **JANUARY 8, 2025**

5 The Parks, Recreation and Tree Board Advisory Board meeting was held in the town Hall
6 Commission Chambers at 409 Fennell Blvd., Lady Lake, Florida. The meeting convened at 5:30
7 pm.

8 **ROLL CALL**

9 Member Fred Weber, Member Doris Turlo, Chairperson Richard (Doc) Jones, Member Betty
10 Cantelmo was excused and Member Cheryl Lowery arrived at 5:33 pm.

11 **STAFF PRESENT**

12 Mike Burske, Parks & Recreation Director; William Lawrence, Town Manager; Elisha Pappacoda,
13 Communications Director; Amy Alicea, Events Coordinator; Thad Carroll, Growth Management
14 Director, and Jackie Schilling, Administrative Assistant.

15 **PUBLIC COMMENT**

16 Chairperson Jones asked if there were any comments. There were no public comments.

17 **NEW BUSINESS**

18 A. Approval of Minutes

19 **Member Fred Weber moved to approve the minutes of November 13, 2024, Parks,**
20 **Recreation, and Tree Advisory Board as written, and Member Cheryl Lowery seconded. The**
21 **motion passed by an all-in-favor vote of 4-0.**

22 B. Discussion of activities for the Lady Lake Centennial Celebration in November 2025.

23 Parks & Recreation Director Burske stated that a group of community members have been
24 invited here today to discuss ideas for the Lady Lake Centennial Celebration. The event will
25 take place on November 8, 2025, and events have been budgeted for the formal celebration.

26 Events Coordinator, Amy Alicea shared her ideas for the event(s) and invited the group to add
27 their input. Amy is planning to have a week-long event:

28 Monday – Proclamation at the Monday Commission Meeting.

29 Tuesday – Farmers & Craft Market at the Sports Complex, set up a display at the market

30 Wednesday – 100-year tree planting at Heritage Park

1 Thursday – A time capsule, there is already a time capsule at Heritage Park (50 years). Amy
2 would like to open this one and make a new time capsule.

3 Friday – A speakeasy gala

4 Saturday – Run and/or a dog walk at Snooky Park along with a pancake breakfast. Saturday
5 evening will be the finale celebration at the Guava Street ball fields. Fireworks have been
6 budgeted, and a short drone show is also being considered but will be further investigated.
7 Food vendors and other events will be included for children and families to participate in.

8 Member Lowery mentioned having a meet-and-greet on Monday. Many folks coming back
9 from out of town for the event may appreciate this.

10 Member Turlo suggested that she would like to see some folks dressed in 1920s-era clothing,
11 pictures on display for people to look at in and outside the museum, a train ride, animals and
12 games for the children, a coloring station, and an art contest.

13 Amy knows of a train ride company that can be hired to take people through Snooky Park.

14 Member Weber suggested that the art contest be “I Love Lady Lake because.....”

15 No committee has been formed, we are working with staff and this group for ideas.

16 Discussion of where the name “Lady Lake” comes from. The name needs to be researched.

17 Member Cheryl knows a gentleman and will talk to him and see what he remembers. Mike will
18 get with the Museum to see if there is a book written about the history of Lady Lake.

19 We intend to enhance all the events scheduled for this year by incorporating elements that
20 celebrate the centennial anniversary. For instance, during the Easter event, we could introduce
21 an art contest with prizes. Additionally, Amy is interested in organizing a drawing or writing
22 contest for adults. A book authored by a local writer about Lady Lake could serve as a prize.

23 Member Lowery mentioned doing the art contest at the Library. Member Turlo would also like
24 to see involvement with the elementary school. A call to the school will be made to find out
25 what they could help us with.

26 Promotions will be going out throughout the year. Member Weber would like to see an insert in
27 the Daily Sun to get the story out. Member Lowery suggested we just pay for the full front page
28 and get the word out. Canvass the community and start with the churches.

29 Chairperson Jones commended Amy for the work she has done so far.

30 Mr. Richard Masso – 373 Carriage Lane - agreed with the group that the Daily Sun needs to be
31 involved along with The Villages. He talked about the perception of most people, is that we are

1 all The Villages and not Lady Lake. He asked Amy for the complete list of what she had so far
2 to be emailed to him.

3 Member Weber asked if there was anyone famous from Lady Lake. Mr. Burske mentioned that
4 the dog on Frazier's first TV show was from here, Dustin Hoffman ate at Mom & Dad's
5 Restaurant, Atticus "Snooky" Blanton who perished in Pearl Harbor, and Harold Schwartz.

6 **STAFF REPORT**

7 Director Burske mentioned to Chairperson Jones and Member Turlo that their terms are ending
8 in February and to get with him regarding their interest in continuing with this advisory
9 committee.

10 **Member Fred Weber made a motion to adjourn the meeting; Member Lowery seconded**
11 **the motion. The meeting adjourned at 6:22 pm.**

12 _____
13 Jackie Schilling, Administrative Assistant

14 _____
15 Dr. Richard Jones, Chairperson



PARKS MEETING AGENDA ITEM TOWN OF LADY LAKE, FLORIDA

AGENDA ITEM TITLE

Consideration of the Conceptual Landscaping Plans and Waiver Request for Lady Lake Walmart Neighborhood Market - New Major Site Plan MJSP 11/23-001 - Proposing a 45,603 Square Foot Retail Grocery Store for Certain Property Being Approximately 19.8 Acres, owned by VSI Lady Lake, LLC, Located at the Southeast Corner of the Intersection of Cherry Lake Road and Highway 466.

AGENDA ITEM ID

20250312

DEPARTMENT

Growth Management

SUMMARY

STAFF RECOMMENDED MOTIONS

1. Motion to forward the requested waiver to the requirements of Chapter 10 with the recommendation of approval:
 - Chapter 10, Section 10-3).b).B).1).- Buffer class planting requirements.
2. Motion to forward the requested waiver to the requirements of Chapter 10 with the recommendation of denial:
 - Chapter 10, Section 10-3).b).B).1).- Buffer class planting requirements.

Growth Management staff is in support of Motion Number 1.

In November 2023, the Town Staff received a New Major Site Plan application and plans submitted by Conrad Lambert with CPH, on behalf of VSI Lady Lake, LLC, for a proposed 45,603 square foot retail grocery store on 19.8 acres located at the southeast corner of the intersection of Cherry Lake Road and Highway 466.

The property is zoned Planned Unit Development (PUD) and the Future Land Use is Mixed Development District/Traditional Neighborhood District (MDD-TND), which allows for the proposed land uses and is compatible and consistent with the Town's Comprehensive Plan.

The Landscaping and Irrigation Plans for the project consist of 21 sheets, certified by Galen J Pugh, Registered Landscape Architect, signed and sealed on February 14, 2025.

TREE REQUIREMENTS

This project will be built on a 12.47-acre portion of the 19.8-acre property. Each outparcel will

be required to meet the landscaping requirements at the time of the site plan submittal. In accordance with Chapter 10-Landscape and Tree Protection, the 12.47-acre site is required to provide 1,995 tree caliper inches. Based on the landscaping plans provided, the applicant will be providing 1,995 tree caliper inches.

THE APPLICANT IS REQUESTING THE FOLLOWING WAIVER:

Chapter 10, Section 10-3).b).B).1).- Buffer class planting requirements.

Request: Reduce the northern perimeter landscaping buffer requirements due to additional right of way dedication requirements required by Lake County and existing overhead power lines.

JUSTIFICATION

The applicant is requesting to allow the reduction in the required width of the northern Class "A" landscape buffer abutting Highway 466. Lake County Public Works has requested that additional right-of-way to be dedicated to align the bike path better with the proposed driveway cut. Due to this requirement, a small portion of the buffer will need to be reduced to roughly four feet. The applicant is also proposing to plant understory trees instead of the required canopy trees along Highway 466 due to existing overhead power lines.

FISCAL IMPACT

None.

FUNDING ACCOUNT

None.

PAST ACTIONS

The Technical Review Committee members individually reviewed the Civil and Landscaping Plans and found this item ready for consideration by the Parks, Recreation, and Tree Committee.

PUBLIC HEARINGS

There is no tentative Town Commission meeting scheduled to consider this application for final approval at this time.

1 **DRAFT RESOLUTION 2025-101**
2 **TOWN OF LADY LAKE, FLORIDA**

3 **A RESOLUTION GRANTING A VARIANCE FROM THE PROVISIONS OF THE**
4 **MEMORANDUM OF AGREEMENT OF ORDINANCE 2022-15, WHICH REQUIRES**
5 **ALL STRUCTURES EXCEPT WALLS OR SIGNAGE TO BE A MINIMUM OF 50**
6 **FEET FROM THE RIGHT OF WAY OF HIGHWAY 466. THE VARIANCE REQUEST**
7 **IS TO ALLOW A 14 FOOT BY 47.66 FOOT PORTION OF THE NORTHWEST**
8 **CORNER OF THE FUEL CANOPY WITHIN THE 50 FOOT SETBACK ON**
9 **PROPERTY OWNED BY VSI LADY LAKE, LLC, LOCATED SOUTH OF HIGHWAY**
10 **466 AND EAST OF CHERRY LAKE ROAD, WITHIN THE TOWN LIMITS OF LADY**
11 **LAKE, FLORIDA.**

12 **WHEREAS**, VSI Lady Lake, LLC is the owner of certain real property located in the Town of
13 Lady Lake, Florida, more particularly described in Exhibit “A”; and

14 **WHEREAS**, the Property Owner petitioned for a variance from the provisions of the
15 Memorandum of Agreement of Ordinance 2022-15, of the Town of Lady Lake Land
16 Development Regulations which requires the front setback to be a minimum of 50 feet from
17 the right of way of Highway 466; and

18 **WHEREAS**, the variance request is to allow a 14 foot by 47.66 foot portion of the northwest
19 corner of the fuel canopy within the 50 foot setback from the right of way of Highway 466,
20 referenced by Exhibit “A”, within the town limits of the Town of Lady Lake, Florida; and

21 **WHEREAS**, the Town Commission of the Town of Lady Lake held a public hearing to consider
22 the variance request, and having heard evidence and testimony on said request, found it to
23 be consistent with the Lady Lake Comprehensive Plan and requirements for variances set
24 forth in the Land Development Regulations of the Town of Lady Lake.

25 **NOW, THEREFORE, BE IT RESOLVED** that the Town Commission of the Town of Lady Lake,
26 Florida, hereby grants a variance from the provisions of the Memorandum of Agreement of
27 Ordinance 2022-15, of the Town of Lady Lake Land Development Regulations which requires
28 a minimum setback of 50 feet from the right of way of Highway 466. The variance approval
29 allows for the encroachment of proposed fuel canopy on property located south of Highway
30 466 and east of Cherry Lake Road, referenced by Exhibit “A”, owned by VSI Lady Lake, LLC,
31 within the town limits of the Town of Lady Lake, Florida.

32 This Resolution shall take effect immediately upon its adoption by the Town Commission of
33 the Town of Lady Lake.



PARKS MEETING AGENDA ITEM TOWN OF LADY LAKE, FLORIDA

AGENDA ITEM TITLE

Consideration of Approval to Invest \$88,872.73 in Landscaping Improvements on the CR 466 Median Islands.

AGENDA ITEM ID

20250312

DEPARTMENT

Parks & Recreation

SUMMARY

Consideration of Approval to Invest \$88,872.73 in Landscaping Improvements on the CR 466 Islands.

STAFF RECOMMENDED MOTIONS

Approval to Invest \$88,872.73 in Landscaping Improvements on the CR 466 Islands

The Town Tree Bank currently has a balance of \$300,205.48. These monies can be used for tree plantings and for the annual tree giveaways that we host every year. Ted Williams of Public Works is handling the improvements for the new landscaping to be performed on the islands of CR 466. The focus is to put in 30 Sabal palms and remove the smaller plant life, recreate the irrigation and add the drought-tolerant Zoysia Grass to the islands. The turnkey project will cost the Town \$88,872.73. The funds for this project will come from the tree bank. These funds are collected when the developers are unable to meet our tree requirements for their projects.

FISCAL IMPACT

\$88,872.73

FUNDING ACCOUNT

001-00-00-247.31-00