



PARKS MEETING AGENDA TOWN OF LADY LAKE, FLORIDA

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

DATE AND TIME

Wednesday, July 10, 2024, 5:30 PM

PLACE

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

AGENDA

PLEDGE OF ALLEGIANCE

ROLL CALL

PUBLIC COMMENT

CONSENT

- A. Approval of Minutes - February 14, 2024

NEW BUSINESS

- B. Consideration of the Conceptual Landscaping Plans and Waiver Request for Lady Lake Medical Office - New Major Site Plan MJSP 04/24-001 - Proposing a 7,800 Square Foot Medical Office, for Certain Property Being Approximately 1.5 Acres, owned by XM Holdings The Villages, LLC, Located Along La Plaza Grande, Approximately 650 Feet North of La Plaza Parkway.

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 PARKS, RECREATION AND TREE BOARD ADVISORY**

2 **COMMITTEE MINUTES**

3 **TOWN OF LADY LAKE, FLORIDA**

4 **February 14, 2024**

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

8 **A. ROLL CALL**

9 Fred Weber, Member; Betty Cantelmo, Member; Chryle Lowery, Vice Chairperson/Member;
10 and Chairperson/Member Dr. Richard Jones; Member Turlo arrived late at 5:33 pm.

11 **STAFF PRESENT**

12 Mike Burske, Parks & Recreation Director; Thad Carroll, Growth Management Director;
13 Rebecca Higgins, Senior Planner; and Jackie Schilling, Staff Assistant.

14 **B. PUBLIC COMMENT**

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

16 **C. NEW BUSINESS**

17 **1. Approval of Minutes**

18 August 9, 2023, Parks, Recreation and Tree Advisory Committee minutes.

19 **Member Lowery moved to approve the minutes of the August 8, 2023, Parks, Recreation**
20 **and Tree Advisory Committee meeting; Member Cantelmo seconded. The motion passed**
21 **by an all-in-favor vote of 5 to 0.**

22 **2. Consideration of the Conceptual Landscaping Plans and Waiver Requests for Teague**
23 **Plaza - New Major Site Plan MJSP 06/23-001 - Proposing a Mixed-Use Two-Story Building**
24 **consisting of a 5,797 square feet footprint with a total floor area of 11,574 square feet and**
25 **proposing 3,893 square feet of office space and 1,894 square feet for the Diner Restaurant**
26 **on the first floor, and six (6) apartments on the second floor, for Certain Property Being**
27 **±1.63 Acres, Owned by T-Lynne Properties, LLC, Located Along County Road 25/Teague**
28 **Trail, Approximately 650 +/- Feet North of the Intersection of County Road 25/Teague Trail**
29 **And Griffin Avenue, addressed as 1124 Teague Trail. (Thad Carroll)**

30

1 Director Carroll presented the landscape waiver request for Teague Plaza – New Major Site
2 Plan. This site plan may look familiar due to the original request that was received on
3 November 19, 2018. It needs to be approved again due to the delay by COVID as the
4 development order has expired.

5 Director Carroll presented the summary as disclosed in the packet (on file in the Clerk’s
6 Office). For this 1.63-acre site, the site is required to provide 260.8 caliper tree inches; the
7 applicant is proposing to retain 118 caliper inches of existing trees. No historic trees are being
8 removed. He stated that nothing has changed since approval in November 2018 just that it
9 needed to be approved again due to the expiration date of the order. Further, the applicant is
10 providing 11 consecutive parking spaces rather than the required 10 spaces that can be
11 uninterrupted. Also being requested is the elimination of the 4-foot foundation planting
12 around the base of the building to accommodate the required 24-foot drive aisle width.

13 Chairman Jones asked if the building is in the same location. Director Carroll stated it is the
14 same plan just renewing due to the expiration date of the order.

15 Member Cantelmo stated it was very clear with the information provided.

16 **Member Lowery made a motion to forward the requested Teague Plaza New Major Site**
17 **Plan MJSP 06/23-001 including landscaping plans and waivers to the Town Commission**
18 **with a recommendation of approval. Member Turlo seconded the motion. The motion**
19 **passed by an all-in favor vote of 5 to 0.**

20 **3. Review and Discussion of the Updated Five-Year Capital Improvement Plan for Lady**
21 **Lake Parks and Recreation (Mike Burske)**

22 Parks & Recreation Director Burske presented the updated five-year plan, adjusting the
23 timeline to the projects. In the near future, with changing demographics, we will see the
24 needs of Lady Lake change with the addition of family-focused housing and apartments.
25 Though some of the new developments will provide amenities for their residents, families will
26 be seeking municipal recreation. The recreation center will not be built in Snooky Park. It’s a
27 beautiful park and we would hate to take any beautiful trees down. A new location will be
28 found for the recreation center. The cost of the new playground was added to this
29 improvement plan.

30 Dr. Jones asked if grant money would be looked into for funds for the recreation center.

31 Member Lowery talked about how CRA money needs to be tapped into, like Leesburg.

32 Member Turlo asked where the recreation center will be located. Director Burske said a new
33 location will need to be found. The recreation center will be a huge undertaking and will
34 require input from the community, Town Commission, politicians, and staff.

1 **4. Member Lowery made a motion to forward the updated Five-Year Capital Improvement**
2 **Plan to the Town Commission with the recommendation of approval. Member Cantelmo**
3 **seconded the motion. The motion passed by an all-in favor vote of 5 to 0**
4 **Consideration to**
5 **Send a Recommendation to the Commission to Have the Children in the Area of Lady Lake**
6 **Vote on Two Proposed Playground Designs to Replace the Equipment Recently Removed**
7 **from Pyramid Park (Mike Burske)**

7 Parks and Recreation Director Burske stated that the damaged and unsafe playground
8 equipment has been removed from Pyramid Park. Two proposals have been received for
9 replacement equipment and he would like the children in the community to vote on the two
10 designs. Impact funds will be used to fund this project.

11 **Member Lowery made a motion to allow the two proposed playground equipment designs**
12 **to be voted on by the children in the community and to forward this to the Town**
13 **Commission with the recommendation of approval; Member Turlo seconded the motion.**
14 **The motion passed by an all-in favor vote of 5 to 0.**

15 **5. Consideration of Approval to Send a Recommendation to the Commission to Invest in**
16 **the Proposed Exercise Equipment at Snooky Park.**

17 Parks & Recreation Director Burske stated that there has been a price increase since the
18 quote he received last year for exercise equipment at Snooky Park. The cost is now \$70,454.21
19 for the equipment. \$80,000 was budgeted for the project.

20 The board members discussed potential vandalism to which Parks & Recreation Director
21 Burske responded that the way the equipment is installed with specialized bolts would make
22 it difficult to vandalize. Also, the presence of members of our police department has
23 increased mostly due to our new Police Chief.

24 **Member Lowery made a motion to forward the request to invest in the proposed exercise**
25 **equipment at Snooky Park to the Town Commission with the recommendation of**
26 **approval; Member Cantelmo seconded the motion. The motion passed by an all-in favor**
27 **vote of 5 to 0.**

28 **6. Consideration to Send a Recommendation to the Commission to Host the Lady Lake**
29 **Fireworks on July 29th, 2024, and to Shoot them off from the Mayfield Property and Use**
30 **the Rolling Acres Sports Complex as a backup site.**

31 Dr. Jones questioned the date of July 29 for fireworks. Parks & Recreation Director Burske
32 stated it was an error. The correct date is June 29. Last year our fireworks were the first in
33 the area. The Orange Blossom Lions Club invested the majority of the funds for last year's
34 display.

1 **Member Weber made a motion to forward the request to host the fireworks on June 29,**
2 **2024, to the Town Commission with the recommendation of approval; Member Lowery**
3 **seconded the motion. The motion passed by an all-in favor vote of 5 to 0.**

4 **D. STAFF REPORT — Mike Burske, Director of Parks & Recreation**

5 Parks & Recreation Director Burske mentioned that the Farmers & Crafts Market has
6 celebrated its first year at the Rolling Acres location. The Market struggled at first, but it is
7 now doing very well, due in large part to Jackie’s personality and working relationships with
8 the vendors.

9 **E. CHAIRPERSON AND MEMBERS’ REPORT**

10 No Report.

11 **F. ADJOURN**

12 Member Cantelmo made a motion to adjourn the meeting and Member Lowery seconded the
13 motion. Adjourned at 6:13 p.m.

14 Respectfully submitted,

15 _____
16 Jackie Schilling, Staff Assistant

17 _____
18 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 Medical Office - New Major Site Plan MJSP 04/24-001 - Proposing a 7,800 Square Foot Medical Office, for Certain Property Being Approximately 1.5 Acres, owned by XM Holdings The Villages, LLC, Located Along La Plaza Grande, Approximately 650 Feet North of La Plaza Parkway.

AGENDA ITEM ID

07102024

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.

Staff is in support of Motion Number 1.

On Thursday, April 25, 2024, Town Staff received a New Major Site Plan application and plans submitted by Walker Owen, Professional Engineer with CHW, Inc., on behalf of XM Holdings the Villages, LLC, for a proposed 7,800 square foot medical office building on 1.50-acres located on La Grande Boulevard, approximately 650 feet north of La Plaza Parkway. The property is zoned "CP" (Planned Commercial) and the Future Land Use is RET-Commercial General – Retail Sales and Services, 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 four sheets, certified by John Michael Simpson, Registered Landscape Architect, signed and sealed on June 13, 2024.

TREE REQUIREMENTS

In accordance with Chapter 10-Landscape and Tree Protection, the site is required to provide 240 tree caliper inches based on its 1.50-acre site. The applicant is proposing to retain 248 tree caliper inches of existing trees and provide an additional 80.5 tree inches for a total of 328.5 inches at the project's completion, or 137% of the tree inches required.

Note: No Historic Trees are proposed to be removed on this site.

THE APPLICANT IS REQUESTING THE FOLLOWING WAIVERS:

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

Request: Reduce the perimeter landscaping buffer requirements per Chapter 10, Section 10-3).b).E) due to existing utilities and large Live Oaks on adjacent parcels. The applicant is requesting a reduction in nine required understory trees.

JUSTIFICATION

This project involves the construction of a medical office and associated parking. Because this is an infill project, the site has some restraints and challenges. The northeast portion of this site has many large Live Oak trees, some existing landscaping, and a masonry wall for the adjacent residential community. The southwest portion of the site runs parallel to Highway 27/441 and has an existing overhead electric line with cables approximately 20' above the ground. The north and southern boundaries have several large Live Oaks just a few feet from the property line.

The applicant's full justification statement and landscaping plan are included within the agenda packet.

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.