

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

August 9, 2023

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

A. ROLL CALL

Fred Weber, Member; Doris Turlo, Member; Betty Cantelmo, Member; Chryle Lowery, Vice Chairperson/Member; and Chairperson/Member Dr. Richard Jones

STAFF PRESENT

Mike Burske, Parks & Recreation Director; Wendy Then, Senior Planner; Thad Carroll, Growth Management Director; Becky Higgins, Development Coordinator; and Carol Osborne, Deputy Town Clerk.

B. PUBLIC COMMENT

Chairperson Jones asked if there were any comments. There were no public comments. Senior Planner Wendy Then advised that Item 2 will not be presented this evening.

C. NEW BUSINESS

1. Approval of Minutes

April 12, 2023 Parks, Recreation and Tree Advisory Committee minutes.

Member Lowery moved to approve the minutes of the April 12, 2023, Parks, Recreation and Tree Advisory Committee meeting; Member Weber seconded. The motion passed by an all-in-favor vote of 5 to 0.

2. Consideration of the Conceptual Landscaping Plans and Waiver Requests for Teague Plaza — New Major site Plan MJSP 06/23-001 – Proposing a Mixed-Use, Two-Story Building Consisting of a 5,797 Square Feet Footprint with a Total Floor Area of 11,574 Square Feet and Proposing 3,893 Square Feet of Office Space and 1,894 Square Feet for the Diner Restaurant on the First Floor, and Six Apartments on the Second Floor, for Certain Property Being ± 1.63 Acres of Land, Owned by T-Lynne Properties, LLC, Located Along County Road 25/Teague Trail, Approximately 650+/-Feet North of the Intersection of

County Road 25/Teague Trail and Griffin Avenue, Addressed as 1124 Teague Trail (Alternate Keys 2933089 & 3785245). (Wendy Then)

Senior Planner Wendy Then advised that this agenda item is tentatively scheduled to be presented at the September meeting.

3. Consideration of the Conceptual Landscaping Plans and Waiver Requests for Elite RV & Boat Storage — New Major Site Plan MJSP 02/23-001 – Proposing a Three-Story, 33,350-square foot Storage Building Footprint for a Total 100,050 Square Feet of Storage Area, 312 RV and Boat Storage Space, Two Dumpster Enclosures, One RV Dump Station, Landscaping, and Stormwater Retention Areas for Certain Property Being ± 8.71 Acres of Land, Owned by Elite RV and Boat Storage Villages, LLC, Located Along County Road 25/Teague Trail and Griffin Avenue, Consisting of Four Parcels, Approximately 450 Linear Feet Sout of the Intersection of County Road 25/Teague Trail and Griffin Avenue, (Alternate Key Numbers 2689552, 2830476, 3539605, and 1629586). (Wendy Then)

Senior Planner Wendy Then presented the background summary for this agenda item. She stated that this property was annexed into the town by the North Lake Presbyterian Church, and subsequently sold the Elite RV and Boat Storage Villages, LLC.

Ms. Then explained that the applicant is proposing substituting some canopy trees for understory trees due to overhead power lines. She stressed that the applicant would provide all the required provisions based on the size of their lot by using understory trees.

Ms. Then stated that the other waiver is regarding a town requirement in Chapter 10 section 10-3(g), that a four-foot minimum landscape area shall be provided around the base of all buildings. She stated that the applicant is requesting planting the four-foot landscape buffer along the sides of the building, eliminating it in the front of the building, and substituting planters in that area. She stated that it is not a viable place for existing landscaping where people are moving items with a hand truck.

Ms. Then presented photographs and maps of the proposed project and explained the main area that should be screened from the public right-of-way. She explained that the applicant is currently working on the design of the architectural elevations for the three-story building. She stated that certain standards must be met and brought before the town commission for approval.

Ms. Then reviewed the varieties of the canopy trees, understory trees, and hedges and their areas of location. She verified that the tree landscaping requirements have been met, including tree caliper inch per acre.

Ms. Then asked if there are any questions from the board.

Ms. Lowery asked why the project has a three-story building.

Ms. Then stated that she could not answer that question definitively. She stated that some areas of the building will be climate controlled. She speculated that the applicant may be wanting to make the best use of the remaining area.

Ms. Then advised that questions regarding the project would need to be presented to the town commission. What is before the board this evening are landscaping waivers.

Ms. Cantelmo stated that she does not have any objection to what is presented. She stated what they are offering as an alternative is acceptable.

Chairperson Jones stated that the applicant has put a lot of detail into this landscaping plan.

Member Lowery made a motion to forward the waiver request to the town commission with the recommendation of approval. Member Weber seconded the motion. The motion passed by an all-in favor vote of 5 to 0.

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

Mr. Burske stated the Town's first fireworks event on July 1 went very well, as well as the opening and dedication of Snooky Park. He stated that he is currently working on Fall events and finalizing next year's budget.

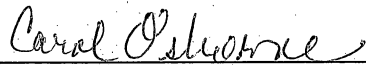
E. CHAIRPERSON AND MEMBERS' REPORT

No Report.

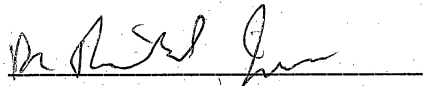
F. ADJOURN

Member Cantelmo made a motion to adjourn the meeting at 5:51 p.m.

Respectfully submitted,



Carol Osborne, Deputy Town Clerk



Dr. Richard Jones, Chairperson