

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

**July 10, 2024**

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**

Member Betty Cantelmo, Member Fred Weber, Member Doris Turlo, Chairperson Richard (Doc) Jones, and Member Cheryl Lowery were excused.

**STAFF PRESENT**

Thad Carroll, Growth Management Director; Rebecca Higgins, Senior Planner; Malina Wright, Development Coordinator and Jackie Schilling, Staff Assistant.

Also present were Commissioner Mike Sage, Ward Five and John Michael Simpson of Professional Landscape Architect with CHW.

**B. PUBLIC COMMENT**

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

**C. NEW BUSINESS**

**1. Approval of Minutes**

February 14, 2024, Parks, Recreation and Tree Advisory Committee minutes.

**Member Cantelmo moved to approve the minutes of the February 14, 2024, Parks, Recreation and Tree Advisory Committee meeting; Member Turlo seconded. The motion passed by an all-in-favor vote of 4 to 0.**

**2. 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.**

Senior Planner Becky Schneider introduced the conceptual plan. A waiver request has been requested to decrease the landscaping buffer requirements as outlined in Chapter 10, citing

the presence of utilities and large Live Oaks on neighboring properties. The applicant seeks a reduction of nine understory trees, still surpassing the total required number of tree inches.

Member Weber inquired about the architectural similarity between the new building and existing ones. Becky confirmed that the elevation plans are currently under review and will be approved by The Villages.

Chairperson Jones asked if any historic trees would be cut down. John Michael Simpson a Professional Landscaping Architect with CHW, Gainesville, FL. This request is for tree planting requirements on the perimeter only. We are preserving the mature trees and are asking to reduce the number of understory trees required by Chapter 10, as new trees will not grow well under all the current tree cover on the perimeter of the property. Only a 30" and a 20" tree are being removed.

Member Weber asked for clarification of wording on page LS-1, Mr. Simpson noted the mistake and said it was a typo and would be corrected before being presented at the next meeting.

Member Turlo commented that it seems quite full there already. Is there room for another building? Member Weber stated that it was meant to be a medical center. Director Thad Carroll explained that yes, the whole frontage between LaGrande Boulevard and The Villages was always intended to be commercial. The proposed building will be the same distance from the road as the current commercial properties and follow in line. It will not intrude on the residential areas. The parking design fits within our code, as well as the setbacks and buffers are all within our code. Once the building is complete you will see that it will fit in.

Member Weber remarked that the area is exceptionally beautiful and expressed how glad he was knowing that the trees were being preserved.

**Member Weber made a 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. Member Cantelmo seconded the motion. The motion passed by an all-in favor vote of 4 to 0.**

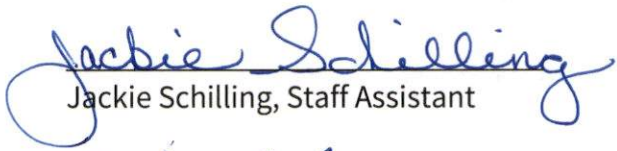
#### **D. CHAIRPERSON AND MEMBERS' REPORT**

No Report.

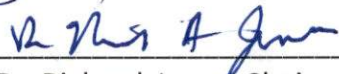
#### **E. ADJOURN**

Member Weber made a motion to adjourn the meeting and Member Cantelmo seconded the motion. Adjourned at 5:50 pm.

Respectfully submitted,

Handwritten signature of Jackie Schilling in blue ink, written over a horizontal line.

Jackie Schilling, Staff Assistant

Handwritten signature of Dr. Richard Jones in blue ink, written over a horizontal line.

Dr. Richard Jones, Chairperson