

**MINUTES OF THE REGULAR MEETING
OF THE LADY LAKE TOWN COMMISSION
LADY LAKE, FLORIDA**

October 2, 2017

The regular meeting of the Lady Lake Town Commission was held in the Commission Chambers at Lady Lake Town Hall, 409 Fennell Blvd., Lady Lake, Florida with Mayor Jim Richards presiding. The meeting convened at 6:00 p.m.

- A. CALL TO ORDER:** Mayor Jim Richards

- B. PROCEDURE:** *Citizens are encouraged to participate in the Town of Lady Lake meetings. Speakers will be limited to three (3) minutes. Additional time may be granted by the Mayor. Citizen groups are asked to name a spokesperson and the Mayor, at his/her discretion, may allow longer than three minutes. Upon being recognized by the Mayor, please approach the dais, state your name and address, and speak into the microphone. The order of agenda items may be changed if deemed appropriate by the Town Commission. Please be respectful of others and put your cell phone on silent mode.*

- C. INVOCATION:** Pastor Mike Smith – North Lake Presbyterian Church

- D. PLEDGE OF ALLEGIANCE** – Led by Lowell Barker

- E. ROLL CALL:**
 - Paul Hannan, Commissioner Ward 4
 - Ruth Kussard, Commissioner Ward 1
 - Tony Holden, Commissioner Ward 2
 - Dan Vincent, Commissioner Ward 3
 - Jim Richards, Mayor/Commissioner Ward 5

STAFF MEMBERS PRESENT: Kris Kollgaard, Town Manager; Derek Schroth, Town Attorney; Thad Carroll, Growth Management Director; C.T. Eagle, Public Works Director; Chief Chris McKinstry, Police Department; Mike Burske, Parks and Recreation Director; and Nancy Slaton, Deputy Town Clerk

F. PUBLIC COMMENTS: Mayor Richards asked if there were any comments from the audience. There were no comments.

G. CONSENTⁱ:

- 1. Minutes – September 20, 2017 – Commission Meeting (Special)
– September 26, 2017 – Commission Meeting (Special)**

- 2. Consideration of Approval of the Fall Activities for 2017 (Mike Burske)**

The background summary for this agenda item is on file in the Town Clerk’s Office. It states that the fall activities are the same as last year. The dates may have changed and the times will

be similar, but staff is asking for flexibility as the events have not been formally programmed and the times may need to be changed due to various reasons.

The fall season has six activities that will need the services of the Parks and Recreation Department. Staff will assist the Soccer Association and the Little League with their opening and closing ceremonies. The opening ceremonies have historically been accepted as part of their programming and have not needed approval from the Town if they do not have activities other than the announcing of the teams or the passing out of awards and trophies. Between the beginning of October and the second Saturday of December, Parks and Recreation staff will have obligations for many weekends. This is the busiest time of year, but the most fun.

- Not Too Scary Halloween Party - October 21st
- Historical Society Rummage Sale – November 18th (no rain date given)
- Christmas Parade – December 2nd (rain date of December 9th)
- Light-Up-Lady Lake – December 8th
- Luminary Night at the Log Cabin - December 14th

3. Consideration of Approval of the Holiday Schedules for FY 2017-2018 (Tia O’Neal)

The background summary for this agenda item is on file in the Town Clerk’s Office. It states that the holiday schedules for FY 2017-2018 reflect holidays based on the eight and ten-hour work days, and that holiday pay has been included in the budget.

8 Hour Day

- | | | |
|-----|------------------------------------|-------------------------------------|
| 1. | Veteran’s Day* | Saturday, November 11 , 2017 |
| 2. | Thanksgiving Day | Thursday, November 23 , 2017 |
| 3. | Day after Thanksgiving | Friday, November 24 , 2017 |
| 4. | Christmas | Monday, December 25 , 2017 |
| 5. | New Year’s Day | Monday, January 1 , 2018 |
| 6. | Martin Luther King, Jr. Day | Monday, January 15 , 2018 |
| 7. | President’s Day | Monday, February 19 , 2018 |
| 8. | Memorial Day | Monday, May 28 , 2018 |
| 9. | Independence Day | Wednesday, July 4 , 2018 |
| 10. | Labor Day | Monday, September 3 , 2018 |
| 11. | Personal Day** | Employee’s Choice |

10 Hour Day

- | | | |
|----|------------------------------------|-------------------------------------|
| 1. | Thanksgiving Day | Thursday, November 23 , 2017 |
| 2. | Christmas | Monday, December 25 , 2017 |
| 3. | New Year’s Day | Monday, January 1 , 2017 |
| 4. | Martin Luther King, Jr. Day | Monday, January 15 , 2018 |
| 5. | President’s Day | Monday, February 19 , 2018 |
| 6. | Memorial Day | Monday, May 28 , 2018 |
| 7. | Independence Day | Wednesday, July 4 , 2018 |
| 8. | Labor Day | Monday, September 3 , 2018 |
| 9. | Personal Day** | Employee’s Choice |

Upon a motion by Commissioner Kussard and a second by Commissioner Hannan, the Commission approved Consent Items G-1 through G-3 by a vote of 5 to 0.

H. OLD BUSINESS: No old business.

I. NEW BUSINESS:

4. Consideration of Landscaping Waiver Requests for the Lady Lake Commons Project – A Development Proposing Approximately 81,620 Sq. Ft. of Retail Space and Two Sit-Down Restaurants; Requesting a Development Order for Early Clearing of the Property Prior to the Site Plan approval to Allow a Topography Survey to be Completed to Finalize Civil Engineering Plans – Located on an 18.5-Acre Parcel Just South of Fennell Blvd., East of North Highway 27/441, and West of County Road 25 (Alternate Keys 3305451 & 2607866) (Thad Carroll)

This item was tabled to the October 16, 2017 Commission meeting at the request of the applicant.

J. TOWN ATTORNEY'S REPORT:

5. Ordinance No. 2017-37 – First Reading – Rezoning and Establishing a Memorandum of Agreement (MOA) for the Planned Commercial (CP) District – GTMJ Investment Group, LLC and Lazy B Cattle Venture, Ltd. – for 6.9± Acres Located at La Grande Boulevard, Northwest of the Intersection of Griffin Avenue and East of Hwy 27/441, Lake County, FL (Alt. Key 3857645 and 2814365) (Thad Carroll)

Town Attorney Derek Schroth read the ordinance by title only.

Growth Management Director Thad Carroll gave the background summary for this agenda item (on file in the Clerk's office). He stated that an application has been filed by Martin L. Dzuro on behalf of Lazy B Cattle Venture, LTD and GTMJ Investment Group, LLC to rezone two parcels located northwest of Griffin Avenue and east of Highway 27/441, containing property east and west of La Plaza Grande Boulevard. The application involves 6.9 +/- acres of property, and proposes to establish a Planned Commercial (CP) Memorandum of Agreement, which will govern the allowable land uses on the two properties. Upon having the property rezoned, the project will include the demolition of five buildings, the construction of three new buildings, and reconfiguration of much of the parking in the La Plaza Grande North Development. The new parking configuration is intended to improve the overall circulation in the development, and reduce traffic impacts on La Grande Boulevard through the development.

A map of the property and an aerial view of the property was shown

The subject properties were originally annexed in 1984 under Ordinance 84-11-113 and zoned C-1 (commercial). Then in 1990, under Ordinance 90-16, the properties were designated the zoning of CPC, the Commercial Planned Concept District. In 1994, under 1994-08, the properties zoned CPC were then reclassified as Planned Commercial (CP) properties.

Mr. Carroll explained that over the course of adoption of these prior ordinances, a Memorandum of Agreement was never adopted which would govern the specific land uses on the property.

Given that the applicant wishes to redevelop the properties in the very near future, he is seeking to establish the zoning entitlements for the proposed uses at this time, and for uses which may be sought in the future. He stated the present use of the properties are retail sales and service, medical, and restaurants. Permitted uses under the proposed MOA include: offices; personal services; convenience stores with or without fuel operations; laundry and dry cleaning retail stores; financial services; office supplies; retail sales and services; business services; office; office complex; medical offices/clinics; banks; furniture and appliance stores; health/exercise clubs; pet boarding; pet grooming; contractors office; motor vehicle service centers/stations; sit down and fast food restaurants with or without drive through and/or alcohol; shopping centers; veterinary clinics; and car washes.

Mr. Carroll reviewed the parking requirements as follows:

- There shall be a parking space ratio of not less than one parking space per one 150 sq. ft. of habitable building area, regardless of the use of building. Parking spaces shall have a minimum dimension of 20' x 10'. If a parking space is directly adjacent to a sidewalk with a minimum width of seven feet, the minimum dimension may be 18' x 10'.
- Bicycle parking shall be evaluated at the time of site plan.
- Loading Areas. Hours of use shall be restricted by the Tenant Leases to cause all trucks serving the Premises to load and unload at hours other than the regular business hours and to ensure that large truck service, including semi-tractor trailer deliveries and garbage collection, does not occur between the hours of 10:00 p.m. and 7:00 a.m. Trucks shall not be permitted to unload through the front entrance of the Premises except when no other entrance is available.
- Handicap parking will be provided pursuant to applicable law, and can count towards total counted parking spaces.

Mr. Carroll stated that buffering is not required from contiguous property zoned for any use other than residential. Buffering is also not required from contiguous property zoned residential if a buffer already exists on the contiguous property on the effective date. No buffering is required between parcels within the Property. If any buffering is required, a "Class A" buffer as defined in Chapter 10 of the Town's Land Development Code is sufficient. If a permanent fence/wall with an average height in excess of five feet exists on either the property or any contiguous property, further buffering is not required. No buffering is required for any portion of the Property along U.S. Highway 441/27 or any portion of the Property along Griffin Avenue.

A conceptual plan of the rehabilitation of La Plaza Grande North, photos of the postings and walls providing buffering, and another aerial view of the property was shown.

The subject properties lie in Section 07, Township 18 South, Range 24 East, in Lake County, Florida. Appropriate legal descriptions, a location map, and a conceptual plan of the property have been included with the submitted application.

The application was received on Wednesday, August 23, 2017, and has been reviewed and determined to be complete, satisfying the necessary criteria as required for rezoning. The application was found to meet the requirements of the Land Development Regulations (LDRs) as well as the adopted Comprehensive Plan, and is ready for consideration by the Town Commission.

Zoning

Subject Property	Lady Lake Planned Commercial (CP)
Zoning of Adjacent Properties	
West	Lady Lake Planned Commercial (CP)
East	Lake County Residential Medium (RM) and Lady Lake (MX-8)
North	Lake County Residential Medium (RM) and Lady Lake (MX-8)
South	Lake County Planned Commercial (CP)/Lady Lake Planned Commercial(CP)

Mr. Carroll reported that notices to inform the surrounding property owners (44) within 150 feet of the properties proposed by the annexation request were mailed Monday, August 28, 2017, and the properties were also posted this same date. No objections or letters of support have been received, although there was one inquiry at time of posting.

Mr. Carroll stated that the Technical Review Committee (TRC) members individually reviewed the application and determined it to be complete and ready for transmittal to the Planning and Zoning Board. At the September 18, 2017 special meeting, the Planning and Zoning Board voted 3-0 for approval of Ordinance No. 2017-37. The Town Commission is scheduled to consider this ordinance for second/final reading on Monday, October 16, 2017 at 6:00 p.m.

Mr. Carroll stated the applicant is present if there are any questions.

Mayor Richards asked if anyone had any questions or comments.

Commissioner Hannan questioned whether the proposed smaller post office building will still be able to provide full service for the estimated 9,000 residents of the historic area. He stated that in an email he received earlier today from the developer, he was told it is too early in the process to be answer this question, although it will be up to the USPS on what services they will be providing at this postal facility.

Commissioner Kussard stated the current post office facility has two front entrances and one in back, and she questioned whether the one entrance proposed for the new smaller post office will cause a problem with loading/unloading when customers are also using this door for entering. She stated perhaps delivery hours would be different than customer hours as it appears there will be no other entrance to the building.

Martin R. Dzuro replied these are conceptual plans only and these concerns can be addressed at site plan review, and they will take these concerns under advisement.

Mayor Richards stated he had a question regarding language limiting the maximum impervious surface ratio to 80%, which includes building coverage, noted on page 6, item 2a, of the MOA. He stated he is worried about the runoff, which used to be 60% coverage in the residential area.

Mr. Carroll replied that the impervious surface ratio percentage depends on the zoning district; the ratio is 60% in the MX-8 district, however, it is 80% in the Light Commercial (LC) and Heavy Commercial (HC) zoning designations.

Mayor Richards asked if the hydraulic calculations have been done as it appears the runoff would go into Lake Paradise.

Mr. Carroll replied that the ISR (impervious surface ratio) will be evaluated and verified during the site plan process. The engineers will have to review and verify that the volume calculations for Lake Paradise and that the design will be sufficient for the proposed revitalization project.

Upon a motion by Commissioner Kussard and seconded by Commissioner Hannan, the Commission approved the first reading of Ordinance No. 2017-37 by the following roll call vote:

<i>HANNAN</i>	<i>YES</i>
<i>KUSSARD</i>	<i>YES</i>
<i>HOLDEN</i>	<i>YES</i>
<i>VINCENT</i>	<i>YES</i>
<i>RICHARDS</i>	<i>YES</i>

6. Ordinance No. 2017-38 – First Reading – Annexation – The Villages of Lake-Sumter, Inc. – Annexing Two Lots (0.26 +/- Acres Referenced by Alternate Key Numbers 1482186 and 2669420) – Located within Orange Blossom Gardens Units 1 And 3.1b, Lake County, FL (Thad Carroll)

Town Attorney Derek Schroth read the ordinance by title only.

Growth Management Director Thad Carroll gave the background summary for this agenda item (on file in the Clerk’s office). He stated that the applicant, Martin L. Dzuro, on behalf of The Villages of Lake-Sumter, Inc., has filed an application to annex property consisting of two lots located within Orange Blossom Gardens Units 1 and 3.1B. The application involves annexing 0.26 +/- acres of property from unincorporated Lake County into the Town of Lady Lake.

The lots are addressed as follows:

- 1308 Teakwood Lane
- 738 Royal Palm Avenue

A map of the properties was shown, as were aerial views of the property, photos of the postings, and the survey map submitted by the property owner.

The subject properties are in Section 06, Township 18 South, Range 24 East, in Lake County, Florida. Appropriate legal descriptions, a location map, and a sketch of the properties have been included with the submitted application. The lots will be served by the Village Center Community Development District central water and sewer system, as well as the District’s Fire Department.

In accordance with the provisions of Florida Statute 171.205, and the Interlocal Service Boundary Agreement executed September 4, 2013 between Lake County, Florida and the Town of Lady Lake, Florida, the Town may annex properties into the Town that are non-contiguous to the existing municipal boundary.

The annexation application was received on Tuesday, August 22, 2017, and has been reviewed and determined to be complete, satisfying the necessary criteria as required for annexation under statutory requirements. The application was found to meet the requirements of the Land Development Regulations (LDRs) as well as the adopted Comprehensive Plan, and is ready for consideration by the Town Commission.

Mr. Carroll reported that notices to inform the surrounding property owners (45) within 150 feet of the property proposed by the annexation request were mailed Monday, August 28, 2017, and the properties were posted this same date. There have been no objections or letters of support received to date.

Mr. Carroll stated that the Technical Review Committee (TRC) members individually reviewed the application for Ordinance No. 2017-38, and determined the application to be complete and ready for transmittal to the Planning and Zoning Board. At the September 18, 2017 special meeting, the Planning and Zoning Board voted 3-0 for approval of Ordinance No. 2017-38. The Town Commission is scheduled to consider this ordinance for second/final reading on Monday, October 16, 2017 at 6:00 p.m.

Mr. Carroll stated the applicant is present if there are any questions.

Mayor Richards asked if anyone had any questions or comments, and hearing one, asked for a motion.

Upon a motion by Commissioner Vincent and seconded by Commissioner Holden, the Commission approved the first reading of Ordinance No. 2017-38 by the following roll call vote:

<i>HANNAN</i>	<i>YES</i>
<i>KUSSARD</i>	<i>YES</i>
<i>HOLDEN</i>	<i>YES</i>
<i>VINCENT</i>	<i>YES</i>
<i>RICHARDS</i>	<i>YES</i>

7. Ordinance No. 2017-39 – First Reading – Small Scale Future Land Use Comprehensive Plan Amendment – The Villages of Lake-Sumter, Inc. – Change from Lake County Medium Urban Density to Lady Lake Manufactured Home High Density for Two Lots (0.26 +/- Acres Referenced by Alternate Key Numbers 1482186 and 2669420) – Located within Orange Blossom Gardens Units 1 And 3.1b, Lake County, FL (Thad Carroll)

Town Attorney Derek Schroth read the ordinance by title only.

Growth Management Director Thad Carroll gave the background summary for this agenda item (on file in the Clerk’s office). He stated that the applicant, Martin L. Dzuro, on behalf of The Villages of Lake-Sumter, Inc., has filed an application to amend the future land use comprehensive plan designation for properties consisting of two lots located within Orange Blossom Gardens Units 1 and 3.1B, from Lake County Medium Urban Density to Lady Lake Manufactured Home High Density. The application involves 0.26 +/- acres of property and the lots are addressed as follows:

- 1308 Teakwood Lane
- 738 Royal Palm Avenue

A map and an aerial view of the properties was presented showing the future land use of the subject parcel and adjacent properties.

The Small Scale Future Land Use Map Amendment application was received on Tuesday, August 22, 2017, and has been reviewed and determined to be complete, satisfying the necessary criteria as required to meet the requirements of the Land Development Regulations (LDRs) as well as the adopted Comprehensive Plan, and is ready for consideration by the Town Commission.

Future Land Use

Subject Properties	Lake County Medium Urban Density
Future Land Use of Adjacent Properties	
West	Lake County Medium Urban Density (738 Royal Palm Avenue)/Lady Lake Manufactured Home High Density (1308 Teakwood Lane)
East	Lake County Medium Urban Density (738 Royal Palm Avenue)/Lady Lake Manufactured Home High Density (1308 Teakwood Lane)
North	Lake County Medium Urban Density
South	Lake County Medium Urban Density

Comments:

- 1) Annexation and Rezoning applications have been submitted concurrently with this Small Scale Future Land Use Amendment application.
- 2) In accordance to the Interlocal Agreement for Building Permits & Inspections Section 2).A)., executed on June 23, 2015, if The Villages has applied for annexation, then the Town can issue building permits located within the unincorporated area.
- 3) Project will be required to adhere to St. John’s River Water Management District guidelines and the Town of Lady Lake Floodplain Management Ordinance for parcels within Special Flood Hazard Areas.

Concurrency Determination Statement: A Concurrency Determination Statement has also been included as part of the Small Scale Comprehensive Plan Amendment Application, which the applicant submitted to explain expected impacts on Town services. The Villages proposes to remove the existing manufactured homes on the lots to construct conventional built homes. There will be no increase in utility services, traffic, population, or recreation use.

Mr. Carroll reported there will be no impact on Town services as shown below:

Potable Water – No impact, lots are served by the Village Center Community Development District Central Water System.

Sewer – No impact, lots are served by the Village Center Community Development District Central Sewer System.

Schools – Not factored for project – no foreseen impact of students as the project is located within an active adult retirement community.

Transportation – No impact, the existing homes will be replaced with new homes. There will be no change in average daily trip generation.

Parks & Recreation – The small-scale future land use amendment will not cause P&R Level of Service to be exceeded since the project is for the replacement of existing homes. Additionally, the Villages provides its residents with all Park and Recreation Amenities.

Stormwater – Project will be required to adhere to SJRWMD guidelines and the Town of Lady Lake Floodplain Management Ordinance for parcels within Special Flood Hazard Areas.

Mr. Carroll stated that notices to inform the surrounding property owners (45) within 150 feet of the property proposed by the SSFLUM Amendment request were mailed Monday, August 28, 2017, and the properties were posted this same date. There have been no objections or letters of support received to date.

Mr. Carroll reported that the Technical Review Committee (TRC) members individually reviewed the application for Ordinance No. 2017-39 and determined the application to be complete and ready for transmittal to the Planning and Zoning Board. At the September 18, 2017 special meeting, the Planning and Zoning Board voted 3-0 for approval of Ordinance No. 2017-39. The Local Planning Agency considered Ordinance No. 2017-39 earlier this evening and voted 5-0 for approval. The Town Commission is scheduled to consider this ordinance for second/final reading on Monday, October 16, 2017 at 6:00 p.m.

Mr. Carroll stated the applicant is present if there are any questions.

Mayor Richards asked if anyone had any questions or comments, and hearing none, asked for a motion.

Upon a motion by Commissioner Kussard and seconded by Commissioner Hannan, the Commission approved the first reading of Ordinance No. 2017-39 by the following roll call vote:

<i>HANNAN</i>	<i>YES</i>
<i>KUSSARD</i>	<i>YES</i>
<i>HOLDEN</i>	<i>YES</i>
<i>VINCENT</i>	<i>YES</i>
<i>RICHARDS</i>	<i>YES</i>

8. Ordinance No. 2017-40 – First Reading – Rezoning – The Villages of Lake-Sumter, Inc. – Rezoning from Lake County Residential Medium (RM) to Lady Lake Mixed Residential Medium Density (MX-8) – Two Lots (0.26 +/- Acres Referenced by Alternate Key Numbers 1482186 and 2669420) – Located within Orange Blossom Gardens Units 1 And 3.1b, Lake County, FL (Thad Carroll)

Town Attorney Derek Schroth read the ordinance by title only.

Growth Management Director Thad Carroll gave the background summary for this agenda item (on file in the Clerk’s office). He stated that the applicant, Martin L. Dzuro, on behalf of The Villages of Lake-Sumter, Inc., has filed an application to rezone property consisting of two lots located within Orange Blossom Gardens Units 1 and 3.1B. The application involves rezoning 0.26 +/- acres of property from Lake County Residential Medium (RM) to Lady Lake Mixed Residential Medium Density (MX-8). The MX-8 designation is consistent with the other lots in The Villages that are presently in the Town of Lady Lake’s jurisdiction. The proposed properties are addressed as follows:

- 1308 Teakwood Lane
- 738 Royal Palm Avenue

A map of the properties and a map of the zoning designations of the parcels and adjoining parcels was shown.

The Rezoning application was received on Tuesday August 22, 2017, and has been reviewed and determined to be complete, satisfying the necessary criteria as required to meet the requirements of the Land Development Regulations (LDRs) as well as the adopted Comprehensive Plan, and is ready for consideration by the Town Commission.

The subject properties lie in Section 06, Township 18 South, Range 24 East, in Lake County, Florida. Appropriate legal descriptions and survey information have been included with the submitted application. The zoning designation of the subject properties and adjacent properties are as follows:

Zoning

Subject Property	Lake County Residential Medium (RM)
Zoning of Adjacent Properties	
West	Lake County Residential Medium (RM) (738 Royal Palm Avenue)/Lady Lake MX-8 (1308 Teakwood Lane)
East	Lake County Residential Medium (RM) (738 Royal Palm Avenue)/Lady Lake MX-8 (1308 Teakwood Lane)
North	Lake County Residential Medium (RM)
South	Lake County Residential Medium (RM)

Mr. Carroll reported that notices to inform the surrounding property owners (45) within 150 feet of the property proposed by the rezoning request were mailed Tuesday, August 22, 2017, and the properties were posted this same date. No objections or letters of support have been received to date.

Mr. Carroll stated that the Technical Review Committee (TRC) members individually reviewed the application for Ordinance No 2017-40, and determined the application to be complete and ready for transmittal to the Planning and Zoning Board. At the September 18, 2017 special meeting, the Planning and Zoning Board voted 3-0 for approval of Ordinance No 2017-40. The Town Commission is scheduled to consider this ordinance for second/final reading on Monday, October 16, 2017 at 6:00 p.m.

Mr. Carroll stated the applicant is present if there are any questions.

Mayor Richards asked if anyone had any questions or comments, and hearing none, asked for a motion.

Upon a motion by Commissioner Vincent and seconded by Commissioner Holden, the Commission approved the first reading of Ordinance No. 2017-40 by the following roll call vote:

<i>HANNAN</i>	<i>YES</i>
<i>KUSSARD</i>	<i>YES</i>
<i>HOLDEN</i>	<i>YES</i>
<i>VINCENT</i>	<i>YES</i>
<i>RICHARDS</i>	<i>YES</i>

9. Resolution No. 2017-115 – First/Final Reading – In Support of Local Self Government Legislative Priority 2018 (Kris Kollgaard)

Town Attorney Derek Schroth read the resolution by title only.

Town Manager Kris Kollgaard gave the background summary for this agenda item (on file in the Clerk’s office). She stated that the Florida League of Cities (FLC) is encouraging municipalities to adopt this resolution regarding Home Rule powers and in support of the FLC’s adopted legislative priority issues for 2018.

Mayor Richards asked if anyone had any questions or comments, and hearing none, asked for a motion.

Upon a motion by Commissioner Kussard and seconded by Commissioner Hannan, the Commission approved the first reading of Resolution No. 2017-115 by the following roll call vote:

<i>HANNAN</i>	<i>YES</i>
<i>KUSSARD</i>	<i>YES</i>
<i>HOLDEN</i>	<i>YES</i>
<i>VINCENT</i>	<i>YES</i>
<i>RICHARDS</i>	<i>YES</i>

10. Resolution No. 2017-116 – First/Final Reading – In Support of Communication Services Tax Protection Legislative Priority 2018 (Kris Kollgaard)

Town Attorney Derek Schroth read the resolution by title only.

Town Manager Kris Kollgaard gave the background summary for this agenda item (on file in the Clerk’s office). She stated that the Florida League of Cities (FLC) is encouraging municipalities to adopt this resolution supporting the reform of the Communication Services Tax in a manner that is revenue neutral, provides for broad and equitable tax base, provides for enhanced stability and reliability, as this is an important revenue source for local governments. It provides for a uniform method for taxing communication services in Florida.

Mayor Richards asked if anyone had any questions or comments, and hearing none, asked for a motion.

Upon a motion by Commissioner Vincent and seconded by Commissioner Holden, the Commission approved the first reading of Resolution No. 2017-116 by the following roll call vote:

<i>HANNAN</i>	<i>YES</i>
<i>KUSSARD</i>	<i>YES</i>
<i>HOLDEN</i>	<i>YES</i>
<i>VINCENT</i>	<i>YES</i>
<i>RICHARDS</i>	<i>YES</i>

11. Resolution No. 2017-117 – First/Final Reading – In Support of Community Redevelopment Agencies Legislative Priority 2018 (Kris Kollgaard)

Town Attorney Derek Schroth read the resolution by title only.

Town Manager Kris Kollgaard gave the background summary for this agenda item (on file in the Clerk’s office). She stated that the Florida League of Cities (FLC) is encouraging municipalities to adopt this resolution supporting legislation to improve municipalities’ use of community redevelopment agencies (CRA) to effectively carry out redevelopment and community revitalization in accordance with Home Rule. She stated that the Town does not currently have a CRA, but may in the future.

Mayor Richards asked if anyone had any questions or comments, and hearing none, asked for a motion.

Upon a motion by Commissioner Kussard and seconded by Commissioner Hannan, the Commission approved the first reading of Resolution No. 2017-117 by the following roll call vote:

<i>HANNAN</i>	<i>YES</i>
<i>KUSSARD</i>	<i>YES</i>
<i>HOLDEN</i>	<i>YES</i>
<i>VINCENT</i>	<i>YES</i>
<i>RICHARDS</i>	<i>YES</i>

12. Resolution No. 2017-118 – First/Final Reading – In Support of Transportation Funding Legislative Priority 2018 (Kris Kollgaard)

Town Attorney Derek Schroth read the resolution by title only.

Town Manager Kris Kollgaard gave the background summary for this agenda item (on file in the Clerk’s office). She stated that the Florida League of Cities (FLC) is encouraging municipalities to adopt this resolution supporting legislation preserving local control of transportation planning, provides for a more equitable transportation funding formula between municipalities and counties, and provides for additional dedicated revenue options for municipal transportation infrastructure in transit projects. She stated these are essential needs in Florida.

Mayor Richards asked if anyone had any questions or comments.

Commissioner Kussard commented that it is important to find a more favorable way to fund future roads since the major portion of transportation funding flows to municipalities through

county, state and federal gasoline taxes, and gas tax revenues continue to decrease. She stated the current way of distributing funds from local option taxes adopted by counties through interlocal agreements or other formulas are not favorable to municipalities. Commissioner Kussard stated that by including elements such as road miles, traffic counts, or other measures related to use and/or maintenance needs, local governments and municipalities, in particular, will be able to more effectively address their transportation needs. She stated she is glad the Florida League of Cities supports legislation to preserve local control of transportation planning.

Upon a motion by Commissioner Kussard and seconded by Commissioner Vincent, the Commission approved the first reading of Resolution No. 2017-118 by the following roll call vote:

<i>HANNAN</i>	<i>YES</i>
<i>KUSSARD</i>	<i>YES</i>
<i>HOLDEN</i>	<i>YES</i>
<i>VINCENT</i>	<i>YES</i>
<i>RICHARDS</i>	<i>YES</i>

13. Resolution No. 2017-119 – First/Final Reading – In Support of Water Funding Legislative Priority 2018 (Kris Kollgaard)

Town Attorney Derek Schroth read the resolution by title only.

Town Manager Kris Kollgaard gave the background summary for this agenda item (on file in the Clerk’s office). She stated that the Florida League of Cities (FLC) is encouraging municipalities to adopt this resolution supporting legislation to provide long-term, reoccurring and adequate state funding that is equitably distributed throughout the state for local government water resource and water quality improvement projects and infrastructure, including, but not limited to projects that reduce nutrient and pollutant loading from wastewater sources, mitigate storm water and flooding impacts, and increase available water resources and supplies.

Mayor Richards asked if anyone had any questions or comments, and hearing none, asked for a motion.

Upon a motion by Commissioner Holden and seconded by Commissioner Hannan, the Commission approved the first reading of Resolution No. 2017-119 by the following roll call vote:

<i>HANNAN</i>	<i>YES</i>
<i>KUSSARD</i>	<i>YES</i>
<i>HOLDEN</i>	<i>YES</i>
<i>VINCENT</i>	<i>YES</i>
<i>RICHARDS</i>	<i>YES</i>

14. Resolution No. 2017-120 – First/Final Reading – In Support of Recovery Residences Legislative Priority 2018 (Kris Kollgaard)

Town Attorney Derek Schroth read the resolution by title only.

Town Manager Kris Kollgaard gave the background summary for this agenda item (on file in the Clerk’s office). She stated that the Florida League of Cities (FLC) is encouraging municipalities

to adopt this resolution supporting legislation requiring certification for all recovery residences (sober houses) and recovery residence administrators to insure that this vulnerable population is protected, and that the administrators have the competency to appropriately respond to the needs of the residents. Ms. Kollgaard stated there is currently no regulations to insure there is active treatment rather than just a money-making venture for the homes' administrators.

Mayor Richards asked if anyone had any questions or comments.

Commissioner Hannan asked if the Town would have to follow up on this.

Ms. Kollgaard replied this will go before the legislature, and it would be governed by the state if approved. She stated these resolutions will be sent to Florida League of Cities so they can use them in their lobbying efforts.

Commissioner Kussard stated it is upsetting to learn there is currently no oversight for these recovery residences, and in a 2016 Minnesota medical-based study, it was reported that more than 75% of young adults treated for substance abuse in Florida came from out of state. She stated it is very important that these facilities are certified to operate under the highest standards available, and she is glad to see the Florida League of Cities is pushing for this legislation.

Upon a motion by Commissioner Holden and seconded by Commissioner Kussard, the Commission approved the first reading of Resolution No. 2017-120 by the following roll call vote:

<i>HANNAN</i>	<i>YES</i>
<i>KUSSARD</i>	<i>YES</i>
<i>HOLDEN</i>	<i>YES</i>
<i>VINCENT</i>	<i>YES</i>
<i>RICHARDS</i>	<i>YES</i>

L. TOWN MANAGER'S REPORT:

Town Manager Kris Kollgaard asked the Commissioners if they were ready to discuss whether they wanted to ban medical marijuana dispensaries in the Town, or allow them. She stated the 180-day moratorium is up by the second meeting in February 2018; however, it will take about a month and a half to draft the ordinance, then send it before the Planning and Zoning Board, and have two readings before the Commission.

Mayor Richards stated the reason for the 180-day moratorium was to learn how the state was approaching this issue. He asked if anything new has come up.

Ms. Kollgaard replied nothing new has come from the state. Fruitland Park has issued a moratorium.

Mayor Richards stated Sumter County did a moratorium after allowing two dispensaries.

Commissioner Kussard stated that she read that Wildwood has banned dispensaries, and she suggested that the Town ban them also since there is a time-frame with the 180-day moratorium. She stated a ban can be reversed later if the Town wishes.

Mayor Richards commented that two-thirds of Lady Lake's population voted in favor of medical marijuana and he does not want to go against the voters, although he would like to be cautious.

Commissioner Hannan stated he is the voice of his constituents and they do not want a dispensary in Town.

Ms. Kollgaard clarified that two-thirds voted to approve medical marijuana, not whether they wanted dispensaries located within town limits; many residents do not want to see a lot of dispensaries in Town. She stated that, unfortunately, the state will not allow the Town to limit the number of dispensaries if they are allowed in Town; they will only restrict them to be in the same zoning as pharmacies with no other restrictions.

Commissioner Kussard stated she sent an email to residents in her ward, and the response was two to one against allowing medical marijuana dispensaries within the Town.

Mayor Richards stated he has only heard from three people in his ward who were in favor of medical marijuana.

Commissioner Holden stated that a couple of residents in his ward use medical marijuana although they did not comment on dispensaries. He stated he stopped by the dispensary north of town to check it out and that no one was there except the doctor and his assistant.

Commissioner Vincent asked why Sumter County was able to allow only two dispensaries before banning them.

Mr. Schroth stated that the Commission has discretion to either ban or allow the dispensaries within town, but if they allow them and then ban them, they must process any applications that have been received prior to the banning under the regulations at the time of application. He stated that he is aware that Mount Dora and Mascotte are leaning toward allowing dispensaries, although most other municipalities in Lake County either have a moratorium or are outright banning them.

Mayor Richards suggested that the Commission go ahead and direct staff to draft an ordinance banning medical marijuana dispensaries.

It was the consensus of the Commission to direct staff to prepare an ordinance banning medical marijuana dispensaries within the Town limits.

L. MAYOR/COMMISSIONER'S REPORT:

Mayor Richards asked if there were any comments from the Commissioners.

Commissioner Vincent stated his appreciation of the donation of water for Water Oak residents after the storm.

Mayor Richards asked Public Works Director C.T. Eagle how large the debris pile was at the Public Works facility; guessing it would measure at least a thousand yards. He commented it would make a great picture.

Mr. Eagle stated it was still there and agreed on its size; and Ms. Kollgaard stated it could not be burned until after FEMA approval and payment was received for the collection of it.

M. PUBLIC COMMENTSⁱⁱ

Mayor Richards asked if there were any comments from the audience.

- Dan Bard of 1021 Del Rio Dr. stated that the proposed post office size of 1,000 sq. ft. may only have enough room for boxes without counter service. He stated perhaps it might be sold to the AAC in the future since most of the other post office boxes for Villagers were owned by them.
- He confirmed that Town Hall and the Police Department have generators.

N. ADJOURN: There being no further business, the meeting was adjourned at 6:49 p.m.

Kristen Kollgaard, Town Clerk

Jim Richards, Mayor

Minutes transcribed by Nancy Slaton, Deputy Town Clerk

ⁱ *All items listed under consent are considered routine by the Town Commission and will be enacted by one motion. There will be no separate discussion of these items unless a Town Commissioner so requests, in which event the item will be removed from the consent agenda and considered in its normal sequence.*

ⁱⁱ *This section is reserved for members of the public to bring up matters of concern or comments. It is not limited to items on the agenda and it is open to any concern or comments that the public may have.*