

Village of Lazy Lake Minutes
November 6, 2025

**VILLAGE OF LAZY LAKE
MEETING MINUTES
2312 WILTON MANORS, FL. 33305
Thursday, November 6, 2025
6:30 PM**

Council Present

Mayor Ray Nyhuis
Councilmember Arnold Aliff
Councilmember Warren Nadeau
Councilmember William Daugherty

Absent

Councilmember Jeff Grenell
Councilmember Dana Merrill

In Attendance

Tedra Allen, Village Clerk
Christian Waterval, Village Planner
Pamala Ryan, Village Attorney
Robert Lincoln, Architect for 20 NE 24th Street

In Attendance by phone

Attorney for 20 NE 24th Street

1. ROLL CALL

The meeting was called to order at 6:30 p.m. quorum was determined.

2. CONSENT AGENDA ITEMS

- a. September 24, 2025, 2nd Public Budget Hearing Minutes
- b. September 24, 2025, Village Council Meeting Minutes
- c. Ratification of payments made for the following invoices:

- Invoices paid electronically from September 24, 2025 – Present Day

Council Member Nadeau made a motion to approve the consent agenda, seconded by Council Member Aliff. The motion passed 3-0

4. NEW BUSINESS

- a. Site Plan Application by 20 Northeast 24th Street (complete application available in digital format only).

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Planner Christian Waterval provided a report confirming the project meets Village land development regulations regarding size setbacks, height, and impervious area. Three surveys were reviewed, and field measurements verified compliance.

Key points:

- Lot size: 21,300 sq ft. (exceeds 10,000 sq. ft. minimum)
- Setback verified compliant
- Final survey and elevation certificate required before completion
- Copies of Broward County permits to be provided to the Village

Public/Council Discussion:

- Lighting pole located on property line to remain part of Village circuit; applicant may propose aesthetic modification subject to Village review.
- The Council requested a review of shoreline riprap to prevent erosion; the applicant is willing to review after inspecting a neighboring example.
- Concern raised about replacing the removed oak tree canopy; applicant to discuss planting larger "character trees."

Motion was made to approve a resolution issuing a Concurrency Review Certificate for the site plan and authorize lifting of the stop-work order upon submission to Broward County, seconded by Council Member Daugherty. Motion passed 3-0.

5. DISCUSSION ITEMS

a. Advertising Program on Andrews Avenue

The Mayor presented a proposal to implement an advertising program along the Andrews Avenue fence line consisting of up to 26 panels (4'x8' banners). Proposed rates were \$100-\$125 per month per panel or \$1,000 annually if prepaid. Advertisers would supply banners at their own cost, subject to Village approval (no alcohol, sexual content, or marijuana-related ads).

Council Concerns:

- Potential visual impact and "tacky" appearance
- Traffic distraction and safety
- Need for formal procurement or comparison of vendors
- Desire to review contract terms and approval process

Research will be conducted on how similar programs are administered, identify potential vendors, and provide procurement options along with a draft agreement for Council review.

Rental Property Concerns – 24th Street

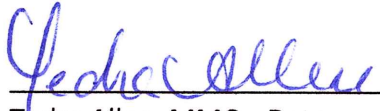
The council discussed reports of multiple vehicles and the possible conversion of a

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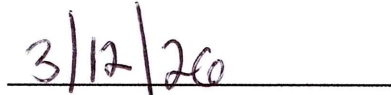
residence into separate apartment units. Questions were raised about compliance with R-1 zoning and enforcement of the vacation rental ordinance. A review of ownership records, previous correspondence, and potential code enforcement options is necessary.

Next Meeting:

The Council discussed the meeting schedule and tentatively agreed to reconvene in January 2026 unless business necessitates an earlier session.



Tedra Allen, MMC Date
Village Clerk



Ray Nyhuis Date
Mayor