

Mayor Ray Nyhuis
Council Member Arnie Aliff
Council Member Jeff Grenell
Council Member William Daugherty
Council Member Warren Nadeau
Council Member Dana Merrill

COUNCIL MEETING
SUNSERVE BUILDING CONFERENCE ROOM
2312 Wilton Manors Dr., Wilton Manors, FL.
Thursday, November 6, 2025, 6:30 PM

TO PARTICIPATE VIA TELEPHONE:
Dial-in: 1-443-489-6180
Pin: 730 449 611#

**The Mayor will recognize people who wish to speak during
the open public comment portion of the meeting.**

AGENDA

- 1. ROLL CALL**
- 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
- 3. NEW BUSINESS**
 - a. Site Plan Application for 20 Northeast 24th Street (complete application available digital format only)
- 4. DISCUSSION ITEMS**
 - a. Advertising Program on Andrews Avenue
- 5. PUBLIC COMMENTS**
- 6. ATTORNEY COMMENTS**
- 7. COUNCIL COMMENTS**
- 8. ADJOURNMENT**

Village of Lazy Lake Minutes
2nd Public Budget Hearing
September 24, 2025

**VILLAGE OF LAZY LAKE
2nd PUBLIC BUDGET HEARING
MEETING MINUTES
2312 WILTON MANORS, FL. 33305
Wednesday, September 24, 2025
6:30 PM**

Council Present

Mayor Ray Nyhuis
Councilmember Arnold Aliff
Councilmember Jeff Grenell
Councilmember Warren Nadeau
Councilmember William Daugherty
Councilmember Dana Merrill

In Attendance

Tedra Allen, Village Clerk
Pamala Ryan, Village Attorney
James Reddit

In Attendance by Phone

Council Member Dana Merrill

1. **ROLL CALL**
2. **Public Budget Hearing – Final Millage | Final Budget for 2025-2026 Fiscal Year**

a. Resolution 25-04 – Final Millage

A RESOLUTION OF THE VILLAGE OF LAZY LAKE, BROWARD COUNTY, FLORIDA PERTAINING TO THE SUBJECT OF TAXATION; PROVIDING FINDINGS; ADOPTING THE FINAL LEVYING OF AD VALOREM TAXES FOR THE VILLAGE OF LAZY LAKE, BROWARD COUNTY, FLORIDA FOR THE VILLAGE'S 2025-2026 FISCAL YEAR (I.E., THE FINAL MILLAGE RATE); PROVIDING DIRECTIONS TO THE MAYOR AND ADMINISTRATIVE ASSISTANT; PROVIDING A SAVINGS CLAUSE; AND PROVIDING AN EFFECTIVE DATE THEREFOR.

Council Member Daugherty made a motion to approve Resolution 25-04, seconded by Council Member Grenell, adopting the final millage at 6.5000 mills, the Village's "rolled back rate" of 6.2849 mills for FY 2025-2026, motion passed 5-0

b. Resolution 25-05 – Final Budget

A RESOLUTION OF THE VILLAGE OF LAZY LAKE, BROWARD COUNTY, FLORIDA PERTAINING TO THE SUBJECT OF PUBLIC FINANCE; PROVIDING FINDINGS; ADOPTING THE FINAL BUDGET FOR THE VILLAGE OF LAZY LAKE, BROWARD COUNTY, FLORIDA FOR THE VILLAGE'S 2025-2026 FISCAL YEAR; PROVIDING DIRECTIONS TO THE ADMINISTRATIVE ASSISTANT; PROVIDING A SAVINGS CLAUSE; AND PROVIDING AN EFFECTIVE DATE THEREFOR.

Council Member Merrill made a motion to approve Resolution 25-05 adopting the final budget for FY 25-26, seconded by Council Member Grenell motion passed 5-0

Key Decision

- Final Millage Rate Approved: 6.5 mills
- Final Budget Adopted: Covers October 1, 2025 – September 30, 2025
- Taxable Property Value: \$11,555,566

Council discussion was had on compensation, proposal for monthly stipends for council members and mayor. Concerns were raised about budget impact, optics, and tax reporting. No stipend was approved. Discussion was deferred.

The mayor made a proposal for banner advertising. The idea to lease fence space on Andrews Avenue for ad banners. It would have an estimated revenue of up to \$ 31,000/year. Content guidelines and maintenance responsibilities were discussed. No formal vote was taken.

3. PUBLIC COMMENTS

4. ATTORNEY COMMENTS

5. MAYOR AND COUNCIL COMMENTS

- A discussion was held about how Broward County manages permits for the Village.
- A discussion was held about the trees on 20 NE Lazy Lake, regarding how the developer has cut them down.

6. ADJOURNMENT

Meeting adjourned at 7:00 pm.

Tedra Allen, MMC Date
Village Clerk

Ray Nyhuis Date
Mayor

**VILLAGE OF LAZY LAKE
MEETING MINUTES
2312 WILTON MANORS, FL. 33305
Wednesday, September 24, 2025
7:00 PM**

Council Present

Mayor Ray Nyhuis
Councilmember Arnold Aliff
Councilmember Jeff Grenell
Councilmember Warren Nadeau
Councilmember William Daugherty
Councilmember Dana Merrill

In Attendance

Tedra Allen, Village Clerk
Pamala Ryan, Village Attorney

In Attendance by Phone

Council Member Dana Merrill

1. ROLL CALL

The meeting was called to order at 7:00 p.m. quorum was determined.

2. CONSENT AGENDA ITEMS

- a. June 19, 2025, Village Council Meeting Minutes
- b. September 10, 2025, 1st Public Budget Hearing Minutes
- c. Ratification of payments made for the following invoices:
 - Invoices paid electronically from June 19, 2025 – Present day

Council Member Grenell made a motion to approve the consent agenda, seconded by Council Member Nadeau, motion passed 5-0

3. 2ND READING ORDINANCES – (Public Hearing)

a. Ordinance 25-02

AN ORDINANCE OF THE VILLAGE COUNCIL OF THE VILLAGE OF LAZY LAKE, FLORIDA, AMENDING ITS FLOODPLAIN MANAGEMENT ORDINANCE TO IDENTIFY THE EFFECTIVE DATE OF THE REVISED FLOOD INSURANCE STUDY AND RATE MAPS; TO IDENTIFY THE MAYOR AS THE FLOODPLAIN ADMINISTRATOR; TO UPDATE THE DEFINITION OF MARKET VALUE AND FOR OTHER PURPOSES; PROVIDING FOR APPLICABILITY; PROVIDING FOR CONFLICTS AND SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE

Council Member Grenell made a motion to approve Ordinance 25-02 on 2nd Reading, seconded by Council Member Nadeau, motion passed 5-0.

Ordinance 25-02 amends the Village's floodplain management provisions to:

- **Identify the effective date of the revised flood insurance maps**
- **Identify the Mayor as Floodplain Administrator**
- **Update the definition of market value**

Discussion noted the need for a future Interlocal Agreement with Broward County to designate the County as the Floodplain Administrator for operational expertise.

The Mayor introduced James Reddit (local accounting office in Wilton Manors). James Reddit made a proposal for accounting services.

The proposal included:

- **Monthly bookkeeping and financial reporting**
- **Bank transactions integration with QuickBooks Online**
- **Optional payroll and 1099 processing**

Cost: \$150/month plus QuickBooks Online Subscription fee (approx. \$15/month, depending on the number of users)

The Council discussed the need for more transparent financial reporting. Reducing the workload on current staff and previous audit challenges. Council requested that a formal written proposal/contract be provided for review.

Council Member Grenell made a motion to appoint Council Member Merrill as Village Council Treasurer to review the proposal and coordinate next steps. Seconded by Council Member Aliff, the Motion passed 5-0.

4. NEW BUSINESS

a. **Approval of Planning Consultant's Agreement with Christian Waveral**

Commissioner Grenell made a motion to approve the agreement with Christian Waveral for Planning Consulting Services, seconded by Commissioner Nadeau, motion passed 5-0.

b. **Approval of Land Development Application and Fees**

It was concluded that the following fees would apply:

- **\$500 Application Fee**
- **\$1,300 Application Review**

A discussion was held regarding code compliance and construction oversight. The property involved was at 20 NE 24th Street, a new residential construction. Concerns were raised about proceeding with Village review or approval, even though Broward County issued building permits. The Council expressed concern that the Village code

September 24, 2025

requires review by the Council before major construction starts. The builder did not attend meetings despite invitations. A tree on-site was removed without proper Village authorization. The Council then discussed communication and procedural gaps with Broward County permitting.

Council consensus:

A Stop Work Order should be requested through Broward County until:

- 1. The builder submits the required Village Applications and plans,**
- 2. The builder appears before the Council for review and compliance discussion.**

Motion to proceed with Stop Order passed.

The Village Attorney will issue formal correspondence to Broward County.

c. Permit Application

- 2154 Lazy Lane – Signature Pools & Spa’s, Inc.

5. DISCUSSION ITEMS

a. Vacation Rental Ordinance Reminder

- Sending out letters to all residents

Meeting adjourned 8:52pm

Tedra Allen, MMC Date
Village Clerk

Ray Nyhuis Date
Mayor

**Date range**

Sep 24, 2025 - Nov 06, 2025

Transaction details

15 transactions

Date	Status	From	To	Amount
10/31/2025	Completed	Checking 4602	Tedra Allen	\$873.40
Frequency \$1101.40 on the 1st of every month	Confirmation number XVDPN-5F07W	Check number 975628	Memo Monthly Charge	
Date	Status	From	To	Amount
10/31/2025	Completed	Checking 4602	Wilton Executive Suites, LLC (...hter)	\$347.19
Frequency \$347.19 on the 1st of every month	Confirmation number XVDPN-5FD10	Check number 975629		
Date	Status	From	To	Amount
10/30/2025	Completed	Checking 4602	Coastal Waste & Recycling, Inc. (... 5840)	\$450.00
Frequency \$450.00 on the 30th of every month	Confirmation number XV9HQ-P1RXQ	Check number 975627		
Date	Status	From	To	Amount
10/21/2025	Completed	Checking 4602	Ottinot Law P.A	\$8817.60
Frequency One-time	Confirmation number XX1Z4-FSXHB	Check number 975633	Memo Inv. 984	
Date	Status	From	To	Amount
10/21/2025	Completed	Checking 4602	City of Fort Lauderdale (...e 26)	\$3913.75
Frequency One-time	Confirmation number XX220-MYBLL	Check number 975634	Memo AR2600018 AR2500353	

Date	Status	From	To	Amount
10/21/2025	Completed	Checking 4602	Sun Sentinel (...5892)	\$1711.54
Frequency	Confirmation number	Check number	Memo	
One-time	XXCPX-YJX23	975637	Invoice 124778623000	
Date	Status	From	To	Amount
10/17/2025	Completed	Checking 4602	Christian Waterval	\$2210.00
Frequency	Confirmation number	Check number	Memo	
One-time	XWVPZ-L9CR5	975632	Inv. 001	
Date	Status	From	To	Amount
10/15/2025	Completed	Checking 4602	Tedra Allen	\$658.05 Fee: \$14.95
Frequency	Confirmation number	Tracking number		Check number
One-time	XX26P-RMQ1N	1Z66A4R20158037745		975636
Memo	Reim not recd for digital scanner			
Date	Status	From	To	Amount
10/14/2025	Completed	Checking 4602	Solitude Lake Management (...Lake)	\$197.95
Frequency	Confirmation number	Check number	Memo	
One-time	XWK2G-6JZ65	975630	PSI207626	
Date	Status	From	To	Amount
10/14/2025	Completed	Checking 4602	Tedra Allen	\$4000.00
Frequency	Confirmation number	Check number	Memo	
One-time	XWK31-RTMJP	975631	001 - Record Digitation	
Date	Status	From	To	Amount
10/01/2025	Completed	Checking 4602	Wilton Executive Suites, LLC (...hter)	\$347.19
Frequency	Confirmation number	Check number		
\$347.19 on the 1st of every month	XR8BD-XS313	975620		
Date	Status	From	To	Amount
10/01/2025	Completed	Checking 4602	Tedra Allen	\$873.40
Frequency	Confirmation number	Check number	Memo	
\$1101.40 on the 1st of every month	XV19N-V9105	975625	Monthly Charge	

Date 10/01/2025	Status ● Canceled	From Checking 4602	To Tedra Allen	Amount \$873.40
Frequency \$1101.40 on the 1st of every month	Confirmation number XR8BD-XRY0Y	Check number 5619	Memo Monthly Charge	
Date 09/30/2025	Status Completed	From Checking 4602	To Coastal Waste & Recycling, Inc. (... 5840)	Amount \$450.00
Frequency \$450.00 on the 30th of every month	Confirmation number XR8BD-XS3WF	Check number 975621		
Date 09/29/2025	Status Completed	From Checking 4602	To Marcia Fennell	Amount \$1593.75
Frequency One-time	Confirmation number XV19Y-CL7X4	Check number 975626	Memo Inv. 0005	



Final Details for Order #112-4772335-5997831

Order Placed: September 11, 2025
Amazon.com order number: 112-4772335-5997831
Seller's order number: 8368895
Order Total: \$658.05

Shipped on September 12, 2025	
Items Ordered	Price
1 of: <i>Fujitsu fi-8170 Document Scanner High Speed Scanner, LAN Connectivity, Good Capacity Daily Volume 10,000 Sheets</i>	\$615.00
Sold by: Secure Hardwares (seller profile)	
Business Price	
Condition: New	
Shipping Address: Village of Lazy Lake 2151 NE 1ST AVE WILTON MANORS, FL 33305-1084 United States	Item(s) Subtotal: \$615.00 Shipping & Handling: \$0.00 ----- Total before tax: \$615.00 Sales Tax: \$43.05 -----
Shipping Speed: Standard Shipping	Total for This Shipment: \$658.05 -----

Payment information	
Payment Method: MasterCard Last digits: 2695	Item(s) Subtotal: \$615.00 Shipping & Handling: \$0.00 -----
Billing address Tedra Allen 2250 Lazy Lane Lazy Lake, FL 33305 United States	Total before tax: \$615.00 Estimated Tax: \$43.05 ----- Grand Total: \$658.05
Credit Card transactions	MasterCard ending in 2695: September 12, 2025: \$658.05

To view the status of your order, return to [Order Summary](#) .

Christian Waterval
Planning Consultant
2203 Wiley Court
Hollywood, FL 33020
Phone: 954-471-3375

INVOICE
Invoice: 001
Date: 10/6/2025

To:
Village of Lazy Lake
2250 Lazy Lane
Lazy Lake, Florida 33305

For:
Planning Services

DESCRIPTION	HOURS	RATE	AMOUNT
Consultation services for August 26, 2025 – October 5, 2025			
On several occasions, reviewed and analyzed land development regulations and comprehensive plan; discussed with Village Attorney.	12.00	\$65	\$780.00
Review Documents & History of 20 NE 24 Street; analyzed Broward County records; interacted with property Architect.	6.00	\$65	\$390.00
Review & Research Development Applications & Checklists from Similar Municipalities (Site Plan, Rezoning, Plat, Unity of Title, etc.); provide recommendations	6.00	\$65	\$ 390.00
Review & Research Public Notification Requirements, Florida Statutes, and Related Code Sections from Similar Cities	6.00	\$ 65	\$390.00
Review & Provide Comments for 24 NE 24 Street & 40 NE 24 Street for proposed SFR Subdivision	4.00	\$65	\$260.00
TOTAL	34.00		\$2,210.00

Make all checks payable to Christian Waterval



PO Box 8023
Willoughby, OH 44096
adbilling@tribpub.com
844-348-2441

Invoice Details

Billed Account Name: Village Of Lazy Lakes
Billed Account Number: CU00155892
Invoice Number: 124778623000
Invoice Amount: \$1,711.54
Billing Period: 09/01/25 - 09/30/25
Due Date: 10/30/25

INVOICE

Page 1 of 2

Invoice Details

Date	tronc Reference #	Description	Ad Size/ Units	Rate	Gross Amount	Total
09/14/25	SSC124778623	Classified Listings, Online SSC Notice of Public Meeting 7870140				132.54
09/20/25	SSC124778623	Classified Listings, Display, Online budget summary 7871925				789.50
09/20/25	SSC124778623	Classified Listings, Display, Online tax increase 7871927				789.50

Invoice Total: \$1,711.54

Account Summary

Current	1-30	31-60	61-90	91+	Unapplied Amount
1,711.54	0.00	0.00	0.00	0.00	0.00

Please detach and return this portion with your payment.



PO Box 8023
Willoughby, OH 44096

Remittance Section

Billed Period: 09/01/25 - 09/30/25
Billed Account Name: Village Of Lazy Lakes
Billed Account Number: CU00155892
Invoice Number: 124778623000

Return Service Requested

VILLAGE OF LAZY LAKES
ACCOUNTS PAYABLE
2250 LAZY LANE
FORT LAUDERDALE FL 33305-1034

For questions regarding this billing, or change of address notification,
please contact Customer Care:

Sun Sentinel
PO Box 8023
Willoughby, OH 44096



All orders for (i) print, digital and/or preprint advertising ("Advertising Services") are subject to Publisher's Advertising Agreement Standard Terms and Conditions ("Ad Publication Terms and Conditions") available at <http://tribpub.com/ad-io-terms> and (ii) services other than or in addition to publication and/or insertion of advertisements (such as sponsored content creation, website development, advertising strategy design, and search engine optimization, collectively "Creation and Digital Services") are subject to Publisher's Terms and Conditions Content Creation and Digital Services ("Digital Services Terms and Conditions" and collectively with the Ad Publication Terms and Conditions, the "Standards Terms and Conditions") available at <http://tribpub.com/ad-io-terms>. The Standard Terms and Conditions may be updated from time to time. Your order will be subject to these invoice terms and conditions and the Standard Terms and Conditions as from time to time in effect on the date you place your order. By placing an order, you accept and agree to the Standard Terms and Conditions as from time to time in effect.

As used in these invoice terms and conditions, tronc, Inc. and any and all of their respective affiliates, as defined in the Ad Publication Terms and Conditions as "Publisher" and in the Digital Services Terms and Conditions as "TI" shall be collectively referred to herein as "Publisher." The Client, as set forth on the face of this invoice, for whose benefit the Advertising Services and/or Creation and Digital Services have been provided, as defined in the Ad Publication Terms and Conditions as "Advertiser" and in the Digital Services Terms and Conditions as "Client," shall be collectively referred to herein as "Advertiser."

FINANCIAL RELATED TERMS

Payments and Disputes

Payment: All invoices shall be paid within 15 days of invoice date or as otherwise stated on the invoice/payment schedule set forth in the Insertion Order or the Statements of Work ("SOWs").

Agency Liability: Any obligation of an Advertiser, pursuant to the terms stated herein and as set forth in the Standard Terms and Conditions, may be satisfied by an advertising agency which has been duly appointed by Advertiser (or its duly appointed agent) to act on Advertiser's behalf or is otherwise authorized to act on behalf of the Advertiser, whether by express, implied, apparent or other authority (the "Agency"). As set forth in Section 11 of the incorporated Ad Publication Terms and Conditions and in Section 24 of the incorporated Digital Services Terms and Conditions, the Agency shall be liable (jointly and severally with the Advertiser) for payment for all Advertising Services and/or Creation and Digital Services provided and invoiced by each Publisher regardless of any contrary language in any past, contemporaneous or future writing, regardless of whether it receives payment from Advertiser and regardless of whether the identity of the Agency's client is known to such Publisher. In addition, Agency agrees: (a) Publisher will not be bound by any terms, conditions or provisions in any document contrary to the terms of this invoice; and (b) represents and warrants that, as agent for the Advertiser, it has all necessary authority to submit or enter into the Insertion Order or SOW and place an order with Publisher on behalf of the Advertiser. Agency will make available to Publisher upon request written confirmation of the relationship between Agency and Advertiser. This confirmation must include, among other representations, Advertiser's acknowledgement that Agency is its agent and is authorized to act on its behalf in connection with the Insertion Order, the SOW, the terms stated in this invoice and the Standard Terms and Conditions. In addition, upon the request of Publisher, Agency will confirm whether Advertiser has paid to Agency in advance funds sufficient to make payments pursuant to the Insertion Order or SOW.

Credit: Credit privileges may be suspended on any Advertiser account that is not paid in accordance with terms or exceeds approved credit limit. For prepaid Advertiser accounts, payment in the form of check, credit card or ACH must be received in advance of space deadline for Advertiser accounts that have not established credit with Publisher. If the Advertiser's account has established credit terms, payments on such accounts may be made by using a credit card; however, such payments must be made by the due date on the invoice. Payments in excess of \$2,500.00 cannot be paid using a credit card. It is the Advertiser's and its agent's responsibility to advise the Publisher's credit department immediately, via registered mail, of any change in business structure or status.

Pricing: For advertising inserts distributed via insertion in Publisher's newspaper and/or via Publisher's non-subscriber distribution program(s), quantity billed is based on the delivery quantity requirements provided by Publisher to Advertiser. Delivery quantity requirements are based on an estimate of circulation ordered plus an estimate for non-subscriber distribution, if any, plus provision for unsold copies of the newspapers, and an estimated amount for shipment and machine spoilage. Newspaper circulation is variable, therefore, it is recommended that Advertiser or its agent confirm delivery quantity requirements with their advertising sales representative just prior to ordering a print run. However, Publisher shall not be responsible nor provide rate adjustments for shortages or overages in delivery quantity requirements realized through circulation fluctuations or for circulation missed caused by shortages in the Advertiser's insert quantity provided. The terms and conditions of the Rate Cards that apply to the publications in which Advertiser has requested that Ads be published are expressly incorporated herein. If there is a conflict between your Insertion Order and the Rate Card, the Insertion Order will control.

Invoice Disputes: Advertiser and its agents waive any dispute regarding any item included in an invoice unless notice of such dispute is provided to Publisher within a reasonable period not to exceed 10 days.

Late Payment and Collections: Except for invoiced payments that Advertiser or its agent has successfully disputed, Advertiser and the Agency shall be responsible for all costs incurred by Publisher in connection with the collection of any amounts owing hereunder including, without limitation, collection fees, court costs and reasonable attorneys fees.

No Set-Off

Unless otherwise agreed to by all parties, neither Advertiser nor the Agency may set off against amounts due to Publisher under this invoice any amounts owed by Publisher to Advertiser or the Agency.

Taxes

All prices are exclusive of all sales, use and excise taxes, and any other similar taxes, duties and charges of any kind imposed by any governmental authority on any amount payable by Advertiser or the Agency. Advertiser and the Agency shall be responsible for all such charges, costs and taxes and all amounts paid and payable by Publisher in discharge of the foregoing taxes. This provision shall survive the termination of any agreement between Publisher and the Advertiser or Agency.

Other Services

Except as stated otherwise, payments by or on behalf of Advertiser to Publisher for services or goods other than advertising space, inserts and color shall not be applied toward any revenue totals set forth in the any agreement between Advertiser and Publisher.

Rate Changes & Postal Changes

Publisher shall have the right to revise the advertising rates for Advertising Services, as set forth in Section 7.3 of the Ad Publication Terms and Conditions, at any time upon notice to Advertiser or the Agency of such rates. Advertiser may terminate its agreement on the date the new rates become effective by giving written notice within 30 days of such termination. In the event of such termination, Advertiser and the Agency shall be liable for Ads published prior to such termination at the "Current Agreement Rate," defined as the billing rate in effect at the time of publication.

If the United States Postal Service implements a postage cost increase at any time, Advertiser and the Agency understand and agree that the advertising rates for Advertising Services shall be adjusted to reflect that increase automatically upon the effective date of the United States Postal Service increase.

Re: Digital Scanning

Tedra Allen <admin@lazylakefl.us>
To: Warren Nadeau <wnadeau@lazylakefl.us>

Tue, Sep 30, 2025 at 9:23 AM

Yes

On Mon, Sep 29, 2025 at 7:06 PM Warren Nadeau <wnadeau@lazylakefl.us> wrote:

Quick question. Will the docs be searchable?

Thanks

On Sun, Sep 28, 2025, 5:16 PM Tedra Allen <admin@lazylakefl.us> wrote:

Good evening Council,

For your review and approval:

Description of Services

Item	Service Category	Details	Hours	Rate	Amount
001	Digital Scanning of Records	Scan ~10,00 pages of historical/admin records. Indexed and categorized.	25	\$45/hr	\$1,125.00
002	Digital Organization & Archiving	Create folder structure, apply metadata, ensure secure backups.	35	\$45/hr	\$1,575.00
003	Website Update & Content Integration	Updated village website with digitized records, improve navigation, and ADA compliance.	30	\$45/hr	\$1,350.00
004	Continuous Scanning & Web Updating	Ongoing scanning of new records and real-time website updates.	—	\$0	\$0.00

Total Amount: \$4,050.00 - Flat Rate \$4000

Marcia Fennell
Financial Consultant
5311 SW 153 Avenue
Miramar, Florida 33027
Phone: 954-494-8599

INVOICE
Invoice: 0005
Date: 9/21/2025

To:
Village of Lazy Lake
2250 Lazy Lane
Lazy Lake, Florida 33305

For:
Financial Services

DESCRIPTION	HOURS	RATE	AMOUNT
Consultation services for July 23, 2025 – September 21, 2025			
Required TRIM virtual workshop	1.00	\$125	\$125.00
Discussion regarding millage rate and setting Budget Hearing dates	.50	\$125	\$62.50
Preparation of the Proposed FY2026 Budget. Reviewed bank statements to identify Y-T-D revenue details and expenditures provided by Staff	5.25	\$125	\$656.25
Reviewed and updated the Budget and Millage Rate Resolutions	.50	\$125.00	\$62.50
Attended Budget First Hearing virtual meeting	.75	\$125.00	\$93.75
Prepared Budget Advertising AD and Summary report for publication. Worked with newspaper agency and staff	3.50	\$125.00	\$437.50
Monitor and respond to correspondences from Property Appraiser, Department of Revenue and Village staff July 23 to September 21, 2025	1.25	\$125.00	\$156.25
TOTAL			\$1,593.75

Make all checks payable to Marcia Fennell

Ottinot Law, P.A.

5944 Coral Ridge Drive, PM#201
CORAL SPRINGS, FL 33076

INVOICE

Invoice # 984
Date: 10/08/2025
Due On: 11/07/2025

Village of Lazy Lake

00101-Village of Lazy Lake

General Municipal Services

Services

Type	Date	Notes	Quantity	Rate	Attorney	Total
Service	08/01/2025	Phone conference with Mayor Nyhuis regarding several matters	0.50	\$230.00	Pamala Ryan	\$115.00
Service	08/07/2025	Reviewed documentation for DOGE on follow-up information; researched and resent information to DOGE; confirmed receipt	0.50	\$230.00	Pamala Ryan	\$115.00
Service	08/11/2025	Received and signed resolution and surtax agreement; scanned to Tedra Allen	0.30	\$230.00	Pamala Ryan	\$69.00
Service	08/19/2025	Phone conference with Mayor Nyhuis concerning several matters	0.50	\$230.00	Pamala Ryan	\$115.00
Service	08/22/2025	Reviewed changes on Flood Plain ordinance from Alijah Miller, revised document with changes and emailed the ordinance to be considered on 2nd reading; advised Mr. Miller of the plan going forward	1.20	\$230.00	Pamala Ryan	\$276.00
Service	08/22/2025	Reviewed budget time line; discussed drafting final millage and budget resolutions with Financial Consultant, Marcia Fennell; detailed tasks with officials	0.50	\$230.00	Pamala Ryan	\$115.00
Service	08/24/2025	Reviewed draft budget and millage resolutions; reviewed proposed agenda for Sept. 10 meeting; wrote to owner of property located 20 NE 24th Street regarding presentation before the council; followed up on banking entries for budget summaries	1.00	\$230.00	Pamala Ryan	\$230.00

Service	08/25/2025	Corresponded with Robert Allica regarding site plan presentation before the Village Council	0.50	\$230.00	Pamala Ryan	\$115.00
Service	08/26/2025	Reviewed site plan documents for 20 NE 24th Street; reviewed the Village's LDRs; corresponded with Broward County on permits given to the site, etc., and reviewed documents	2.10	\$230.00	Pamala Ryan	\$483.00
Service	08/26/2025	Discussion with a potential consultant planner regarding representing the Village	0.50	\$230.00	Pamala Ryan	\$115.00
Service	08/26/2025	Discussion with Mayor Nyhuis regarding outstanding development issues	0.50	\$230.00	Pamala Ryan	\$115.00
Service	08/28/2025	Forwarded Village land development documents to potential consultant planner; strategized on issues for upcoming Village meetings; reviewed financials from Tedra Allen	0.80	\$230.00	Pamala Ryan	\$184.00
Service	08/28/2025	Reviewed several municipal land development applications and forwarded to Ms Ryan for review	1.50	\$130.00	Jasmine Barnes	\$195.00
Service	08/29/2025	Drafted a letter to send to on renewals and new vacation rental applications	0.70	\$230.00	Pamala Ryan	\$161.00
Service	08/29/2025	Reviewed various land development regulation applications from municipalities in Broward County	0.70	\$230.00	Pamala Ryan	\$161.00
Service	09/01/2025	Corresponded with mayor on sending a reminder renewal and new vacation rental application to all residents	0.20	\$230.00	Pamala Ryan	\$46.00
Service	09/01/2025	Corresponded with Financial consultant, Marcia Fennell, and others on status of budget reconciliation, etc.	0.30	\$230.00	Pamala Ryan	\$69.00
Service	09/01/2025	Drafted consulting agreement for Christian Waterval as planning consultant for the Village	0.80	\$230.00	Pamala Ryan	\$184.00
Service	09/02/2025	Phone conference with Mayor Nyhuis about letter to residents	0.20	\$230.00	Pamala Ryan	\$46.00
Service	09/02/2025	Phone conference with Marcia Fennell and analyzed budget documents	0.50	\$230.00	Pamala Ryan	\$115.00
Service	09/03/2025	Continued working on budget documents and compiling information	0.50	\$230.00	Pamala Ryan	\$115.00

for final computations						
Service	09/04/2025	Finalized budget resolutions; reviewed final budget summary and advised on final steps	0.50	\$230.00	Pamala Ryan	\$115.00
Service	09/10/2025	Phone conferences with Mayor Nyhuis regarding the Village council budget meeting	0.50	\$230.00	Pamala Ryan	\$115.00
Service	09/10/2025	Phone conference with Marcia Fennell regarding the agenda items for budget meeting	0.30	\$230.00	Pamala Ryan	\$69.00
Service	09/10/2025	Attended the Village Council meeting via teleconference	1.10	\$230.00	Pamala Ryan	\$253.00
Service	09/11/2025	Finalized floodplain ordinance and sent to Alijah Miller with Florida Division of Emergency Management; executed signature pages for budget resolutions	0.20	\$230.00	Pamala Ryan	\$46.00
Service	09/11/2025	Drafted a new Renewal Vacation Rental Application; circulated for review; circulated agreement for planning services	1.40	\$230.00	Pamala Ryan	\$322.00
Service	09/14/2025	Edited Vacation Rental Letter to residents, circulated for review	0.50	\$230.00	Pamala Ryan	\$115.00
Service	09/15/2025	Handled several matters for the Village including communicating responsibilities on final budget preparation; floodplain ordinance; letters to residents on vacation rentals; issue on construction projects; drafted list of items for Sept. 24th agenda	0.90	\$230.00	Pamala Ryan	\$207.00
Service	09/15/2025	Finalized Vacation Rental Registration Renewal Application; circulated to Tedra Allen for posting; sent it to property owners at 2249 Lazy Lane and 40 NE 24th Street and 40 NE 24th Street	1.00	\$230.00	Pamala Ryan	\$230.00
Service	09/15/2025	Drafted in word several new land development applications from Ms. Ryan's edits; discussed changes and provided documents for review	3.00	\$130.00	Jasmine Barnes	\$390.00
Service	09/17/2025	Phone conference with Mayor Nyhuis: several matters	0.80	\$230.00	Pamala Ryan	\$184.00
Service	09/17/2025	Correspondence to Avi Werde regarding Village application and land use information	0.20	\$230.00	Pamala Ryan	\$46.00

Service	09/19/2025	Reviewed information regarding MT & RM Funding Application form from Mayor Nyhuis	0.30	\$230.00	Pamala Ryan	\$69.00
Service	09/19/2025	Reviewed draft land development regulations; made changes	0.70	\$230.00	Pamala Ryan	\$161.00
Service	09/22/2025	Reviewed proposed agenda with Tedra Allen for upcoming budget and regular meeting	0.50	\$230.00	Pamala Ryan	\$115.00
Service	09/22/2025	Reviewed reports regarding 20 NE 24th Street; corresponded with Broward County	0.50	\$230.00	Pamala Ryan	\$115.00
Service	09/22/2025	Reviewed and made final edits to land development regulations per Ms. Ryan	0.70	\$130.00	Jasmine Barnes	\$91.00
Service	09/23/2025	Phone conference with Cyril Saiphoo, Broward County Zoning Official regarding the Broward Code and the Village's LDRs	0.50	\$230.00	Pamala Ryan	\$115.00
Service	09/24/2025	Phone conference with Cyril Saiphoo, Broward County Zoning Official, Ron Puentes, Building Official, and corresponded with Broward County officials concerning LDRs, compliance and strategy for moving forward	0.60	\$230.00	Pamala Ryan	\$138.00
Service	09/24/2025	Finalized LDR applications; prepared paperwork for items for discussion at Village Council Meeting; phone conference with Mayor Nyhuis regarding agenda for meeting; forwarded documents to elected officials	2.20	\$230.00	Pamala Ryan	\$506.00
Service	09/24/2025	Attended Village Council Meeting	2.60	\$230.00	Pamala Ryan	\$598.00
Service	09/25/2025	As requested sent the Village Council and Avi Werde the Village's enabling documents (charter, comprehensive plan and LDRs); sent Councilperson Dana Merrill the letter to Wilton Manors; phone conference with Ray Nyhuis regarding next steps on issues after Village meeting	0.50	\$230.00	Pamala Ryan	\$115.00
Service	09/25/2025	Corresponded with Valentina Kevlian concerning her vacation rental renewal registration; finalized letter for vacation rental to be sent to all residents; corresponded with Chrisian Waterval on consulting agreement;	0.50	\$230.00	Pamala Ryan	\$115.00

Service	09/26/2025	Incorporated changes from council and made final edits to five application documents and forwarded to planning consultant for review and changes	1.00	\$230.00	Pamala Ryan	\$230.00
Service	09/29/2025	Reviewed digital scanning of records cost from Tedra Allen; reviewed response from Valentina Kevlian on vacation rental renewal and advised on paperwork needed	0.70	\$230.00	Pamala Ryan	\$161.00
Service	09/29/2025	Drafted a Stop Work Order letter for 20 Northeast 24th Street, Lazy Lake and sent it to Ronald Puentes, Broward County Building Official; reviewed public records regarding property	1.20	\$230.00	Pamala Ryan	\$276.00
Service	09/29/2025	Reviewed Ms. Ryan's changes on vacation renewal letters and updated addresses for all residents; prepared final letters for mailing.	2.00	\$130.00	Jasmine Barnes	\$260.00
Service	09/30/2025	Correspondence with Ronald Puentes regarding stop work order; responded to inquiry from Councilman Aliff regarding trimming trees; phone conference with Councilman Merrill regarding hiring an accountant	1.00	\$230.00	Pamala Ryan	\$230.00
Service	09/30/2025	Phone conference with Robert Allica, regarding property at 20 NE 24th Street stop work order; correspondence with Ronald Puentes; emailed application to Mr. Allica	0.80	\$230.00	Pamala Ryan	\$184.00
Service	09/30/2025	Finalized vacation rental letters and authorized sending out to all Village residents	0.40	\$230.00	Pamala Ryan	\$92.00
Quantity Subtotal						41.4
Services Subtotal						\$8,802.00

Expenses

Type	Date	Notes	Attorney	Quantity	Rate	Total
Expense	10/02/2025	Fedex & postage: postage stamps for mailing notices of vacation renewal	Jasmine Barnes	1.00	\$15.60	\$15.60
Expenses Subtotal						\$15.60
Quantity Total						41.4

Subtotal	\$8,817.60
Total	\$8,817.60

Detailed Statement of Account

Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
984	11/07/2025	\$8,817.60	\$0.00	\$8,817.60
Outstanding Balance				\$8,817.60
Total Amount Outstanding				\$8,817.60

Please make all amounts payable to: Ottinot Law, P.A.

Please pay within 30 days.



Please Remit Payment to:

Solitude Lake Management, LLC
1320 Brookwood Drive
Suite H
Little Rock, AR 72202
Phone #: (888) 480-5253
Fax #: (888) 358-0088

INVOICE

Page: 1

Invoice Number: PSI207626
Invoice Date: 10/1/2025

Bill
To: Village of Lazy Lake
2250 Lazy Lane
Fort Lauderdale, FL 33305

Ship
To: Village of Lazy Lake
2250 Lazy Lane
Fort Lauderdale, FL 33305

Ship Via
Ship Date 10/1/2025
Due Date 10/31/2025
Terms Net 30

Customer ID L2091
P.O. Number
P.O. Date 10/1/2025
Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance		1	1	197.95	197.95
October Billing					
10/1/2025 - 10/31/2025					
Village of Lazy Lake LAKE ALL					
Village of Lazy Lake AERATOR ALL					

Amount Subject to Sales Tax 0.00
Amount Exempt from Sales Tax 197.95

Subtotal: 197.95
Invoice Discount: 0.00
Total Sales Tax: 0.00
Payment Amount: 0.00
Total: 197.95

VILLAGE OF LAZY LAKE DEVELOPMENT PLAN APPLICATION

PROVIDE IN FULL THE FOLLOWING INFORMATION (TYPE OR PRINT LEGIBLY)

One application may be submitted for multiple requests. Unless otherwise directed by staff, the following items with associated attachments are required for staff to determine if the application is complete for processing by the Village.

PROJECT INFORMATION:

TYPE OF REQUEST (check all that apply)

<input type="checkbox"/> New Site Plan / Site Plan Modification (See Attachment A)	<input type="checkbox"/> Plat or Subdivision Change (See Attachment C)
<input type="checkbox"/> Variance (See Attachment B)	<input type="checkbox"/> Rezoning (See Attachment D)

Project Name: Ne ☐ ☐ Single Famil ☐ Residence

Property Owner: 20 North ☐ East 24th ☐ Street LLC

Applicant (if different from Owner): _____

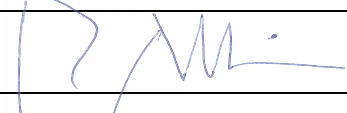

Agent (if different from Owner/Applicant): _____

Address of Property: 20 North ☐ East 24th ☐ Street, Village of ☐ La ☐ La ☐ e, Florida

Legal Description of Property (lot, block, tract, subdivision): Lot 13, La ☐ La ☐ e

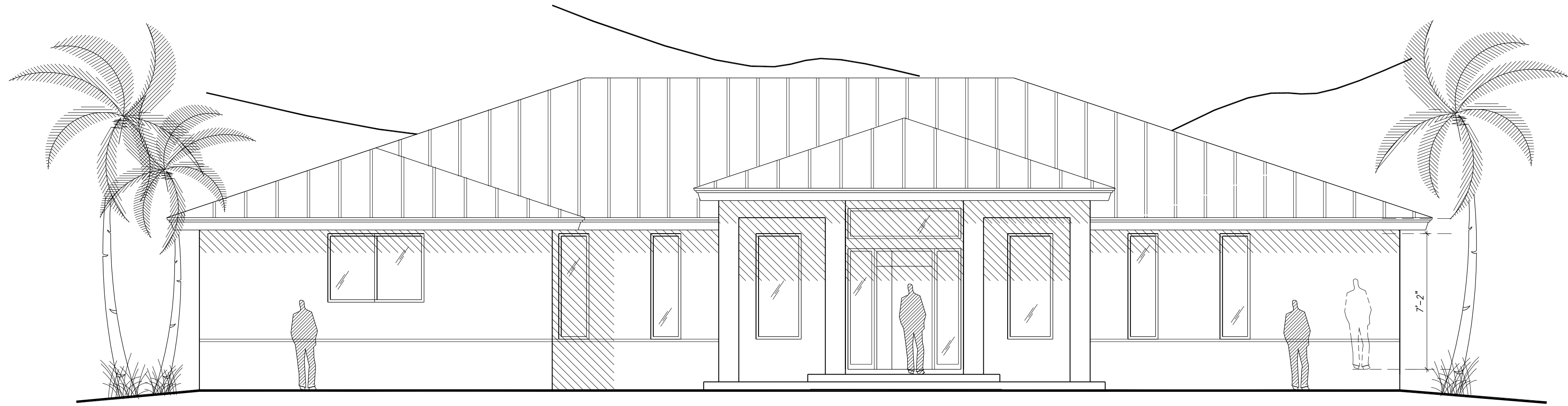
Description of Project: ☐ Single Famil ☐ Residence

New Development (Y/N):	<input type="checkbox"/> es	Modification to Existing Development (Y/N):	No
Zoning District:	<input type="checkbox"/> FR	Future Land Use Category:	
Existing Use:	<input type="checkbox"/> FR	Proposed Use:	<input type="checkbox"/> FR
Lot Area (acres):	21,300 <input type="checkbox"/> 49	Number of Dwelling Units (proposed):	1
Sq. Ft. of Structure (existing):		Sq. Ft. of Structure (proposed):	4,405 <input type="checkbox"/> F

Agent Signature:		Owner Signature:	
Name Printed:	Robert C. Allica	Name Printed:	Hudson Lopes
Address:	2454 Ne 13 Ave Wilton Manors, FL	Address:	750 East Sample Road - Suite 3/2 - Pompano Beach - FL - 33064

Telephone:	954-563-5320	Telephone:	561-239-3360
Email:	aagrca@juno.com	Email:	HUDSON@FANTASTICDREAMCONSTRUCTION.COM

Fees Required: In addition to the fees outlined in the Land Development Regulations, all applications require a **\$1300.00 Plan Review Fee** to cover fees charged by Village Consultants. Fees must be remitted at the time of application submittal.



The Logue Residence

20 Northeast 24 Street, Lazy Lake, Florida

Architecture:

Allica Architectural Group
2454 Northeast 13 Avenue
Wilton Manors, Florida 33305

Landscape Architecture:

Kimberly Moyer
4808 Northeast 16 Avenue
Oakland Park, Florida 33334

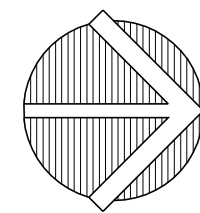
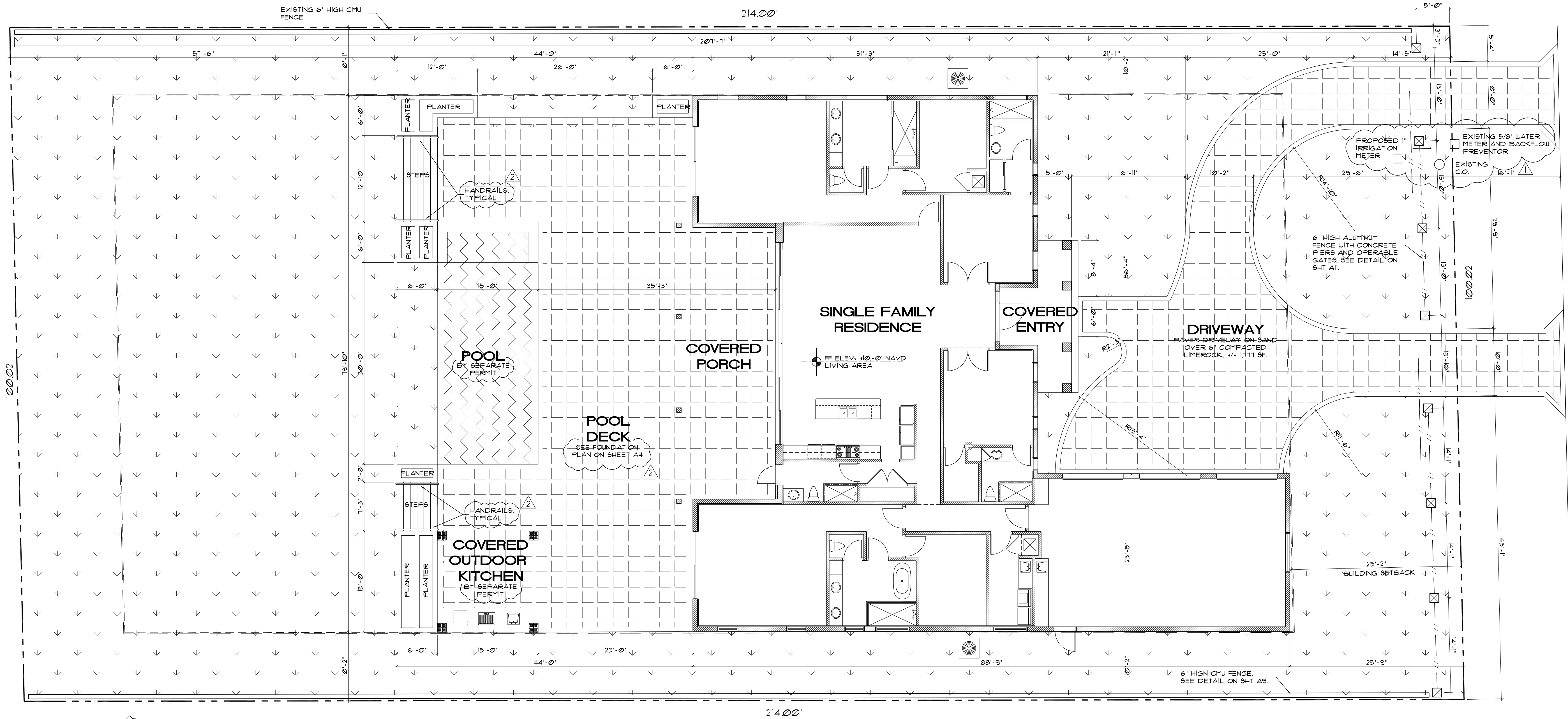
Consulting Engineers:

E & E Consulting Engineers
140 South Dixie Highway, TH 106
Hollywood, Florida 33020

Builder:

Belavista Contractors
750 East Sample Road, Suite 3-2
Pompano Beach, Florida

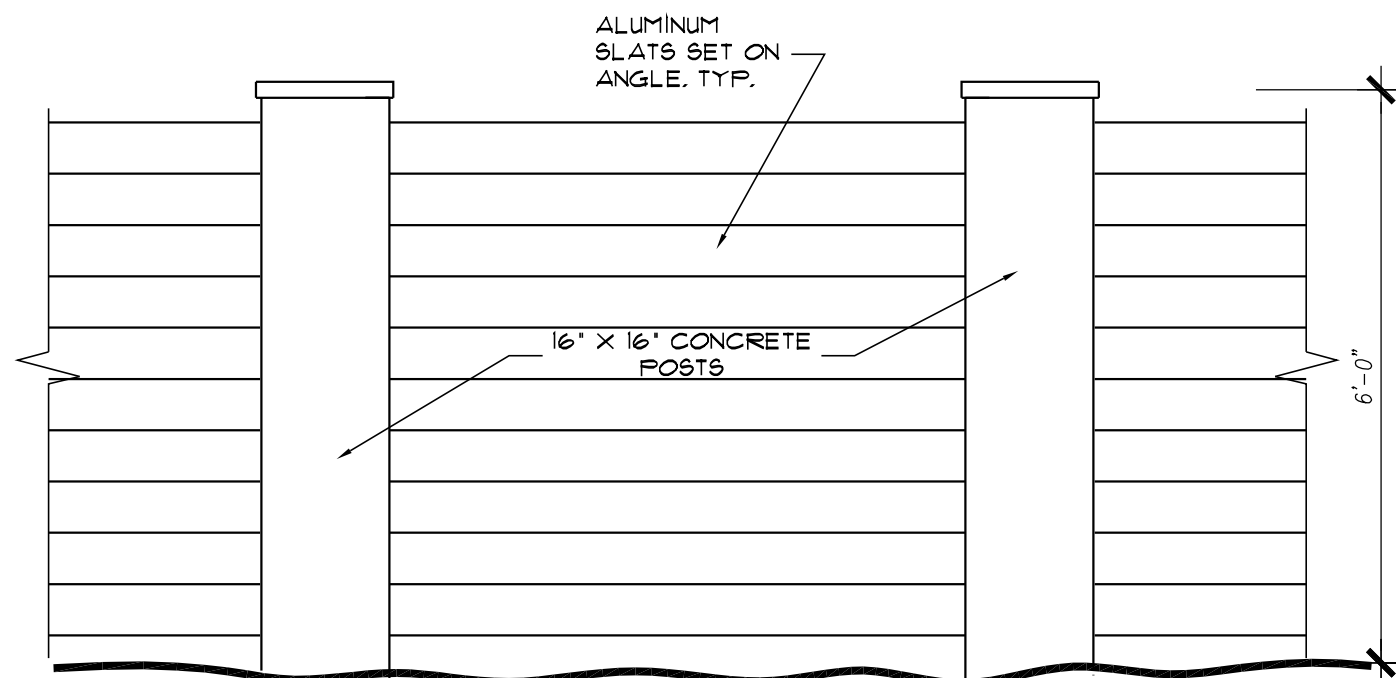
LAZY LAKE



PROPOSED SITE PLAN

01 / 24 / 25

SCALE: 1/8" = 1'-0"



FRONT FENCE ELEVATION NT3
SEE DETAIL ON SHEET A-8

CONSTRUCTION NOTES (AS APPLICABLE)

- WORK SHALL INCLUDE ALL ITEMS (BUILDING AND SITE) INDICATED ON THESE DRAWINGS UNLESS OTHERWISE NOTED.
- EXTRAS OR CREDITS: ANY DEVIATION FROM THESE SPECIFICATIONS OR PLANS INVOLVING AN EXTRA CHARGE OR CREDIT MUST BE AGREED UPON IN WRITING BETWEEN THE CONTRACTING PARTIES BEFORE THE CHANGE IS MADE. THE CONTRACTOR SHALL NOT TAKE ADVANTAGE OF ANY DISCREPANCIES IN THE DRAWINGS AND SPECIFICATIONS. IF ANY DISCREPANCIES ARE FOUND, THEY SHALL BE REFERRED TO THE ARCHITECT AND BE CORRECTED BEFORE ANY CONTRACT IS ENTERED INTO. DIMENSIONS SHOWN IN FIGURES ON THE DRAWINGS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS.
- SHOP DRAWINGS AND / OR NDA'S SHALL BE SUBMITTED FOR ARCHITECT'S REVIEW OF THE FOLLOWING: WOOD ENGINEERED TRUSSES, DOORS & WINDOWS
- SITE WORK: SCRAPE SLAB AREA CLEAR OF ALL ORGANIC MATERIAL AND FILL WITH CLEAN SAND TO ELEVATION OF BOTTOM OF SLAB. SURFACE MATERIAL CAN BE USED AS SITE FILL. (SAND FILL TO BE TERMITE TREATED).
- ALLOWABLE SOIL BEARING PRESSURE: FOOTING SIZES AND REINFORCEMENTS HAVE BEEN DESIGNED FOR MINIMUM ALLOWABLE SOIL BEARING PRESSURE OF 2500 P.S.F. PER SOIL PREP SPECIFICATIONS BY ATTACHED SOIL TEST COMPANY'S REPORT. ALL FOOTINGS SHALL BE CARRIED TO UNDISTURBED MEDIUM SAND OR ROCK AND TO AT LEAST THE DEPTH SHOWN ON THE DRAWINGS. ALL FOOTINGS SHALL BE CARRIED TO UNDISTURBED MEDIUM SAND OR ROCK AND TO AT LEAST THE DEPTH SHOWN ON THE DRAWINGS.
- SLABS ON FILL: FILL AND BACK FILL TO BE COMPACTED TO 95% OF MAXIMUM DENSITY AT OPTIMUM MOISTURE AS DETERMINED BY STANDARD PROCTOR TEST. COMPACTION LAYERS NOT TO EXCEED 8 INCHES. SLABS ON FILL TO BE MINIMUM 4 INCHES THICK.
- ALL LUMBER TO BE SOUTHERN PINE NO. 2 OR EQUAL. $F_b = 1250$ PSI, $E = 1,600,000$ PSI, $F_v = 175$ PSI PER NDS 2005 EDITION.
- ALL METAL USED FOR CONNECTING WOOD MEMBERS SHALL BE GALVANIZED OR CORROSION RESISTANT. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL CODES, RULES, REGULATIONS, AND RESTRICTIONS HAVING JURISDICTION INCLUDING THE FOLLOWING:
 - 2023 FLORIDA BUILDING CODE, 8TH EDITION
 - 2020 ALUMINUM DESIGN MANUAL
 - ACI 318-19 BUILDING CODE REQUIREMENT FOR STRUCTURAL CONCRETE
 - ASCE 7-22 MINIMUM DESIGN LOADS AND ASSOCIATED CRITERIA FOR BUILDINGS AND OTHER STRUCTURES.
- CONCRETE GENERAL: UNLESS OTHERWISE CALLED FOR IN SPECIFICATIONS OR DRAWINGS, ALL CONCRETE WORK SHALL CONFORM TO ALL REQUIREMENTS AND RECOMMENDATIONS OF ACI-318-14 "SPECIFICATION FOR STRUCTURAL CONCRETE FOR BUILDINGS".
- CONCRETE: TO BE A MIX DESIGNED IN ACCORDANCE WITH ASTM C-94-72 TO ACHIEVE A STRENGTH AS STATED BELOW, AT 28 DAYS, WITH A PLASTIC AND WORKABLE MIX. A CERTIFICATE OF MANUFACTURER'S MIX AND STRENGTH IS TO BE PROVIDED. NO WATER IS TO BE ADDED AFTER TRUCK LEAVES PLANT WITHOUT APPROVAL OF ENGINEER OR PLANT ENGINEER. PLANT CONTROL IS REQUIRED. MAXIMUM MIX TIME AT POINT OF DEPOSIT IS 90 MINUTES. $F_c = 3,000$ P.S.I.
- REINFORCING STEEL: BARS TO BE A615-GRADE 60 (UNLESS NOTED OTHERWISE), FREE FROM OIL, LOOSE SCALE AND LOOSE RUST, AND BENT, LAPPED, PLACED, SUPPORTED AND FASTENED ACCORDING TO THE MANUAL OF STANDARD PRACTICE FOR DETAILING CONCRETE STRUCTURES (ACI 315-65) AND THE BUILDING CODE REQUIREMENTS FOR REINFORCING CONCRETE (ACI 318-14). IN CASE OF CONFLICT ACI 318-71 SHALL TAKE PRECEDENCE.
- WIND DESIGN LOADS PER ASCE 7-22 $V = 170$ MPH, EXPOSURE 'C', RISK CATEGORY II.
- PLUMBING: PLUMBING FIXTURES FLOW RATES AND CONSUMPTION SHALL COMPLY BROWARD COUNTY AMENDMENTS 604.4, TABLE 604.4; TUBS/SHOWER VALVES SHALL BE ANTI-SCALD WITH INTEGRAL STOPS. FLOORS AND BASE IN BATHROOM / RESTROOM SHALL BE OF IMPERVIOUS MATERIALS.

SITE DATA

LEGAL DESCRIPTION: LOT 13, LAZY LAKE, BROWARD COUNTY, FLORIDA	
ID NUMBER: 4942 21 06 0140	
ADDRESS: 20 NORTHEAST 24 STREET, LAZY LAKE, FLORIDA 33305	
ZONING DESIGNATION: SINGLE FAMILY RESIDENCE	
PROPOSED USAGE SINGLE FAMILY RESIDENCE	
FLOOD ZONE / BASE FLOOD ELEVATION AE-X / 6'	
AREA CALCULATIONS	
SITE	21,300 SF / 100%
BUILDING	4,450 SF
DRIVEWAY	2,010 SF
COVERED ENTRY	161 SF
COVERED PORCH, POOL DECK	2,015 SF
OUTDOOR KITCHEN	225 SF
POOL	540 SF
IMPERVIOUS AREA	9,410 SF / 44%
PERVIOUS AREA	11,999 SF / 56%
BUILDING HEIGHT	1 STORY +/- 13'-8"

GENERAL NOTES:
1- SCOPE OF WORK IS A NEW SINGLE FAMILY RESIDENCE.

SHEET INDEX	
C9-	COVER SHEET
A1-	SITE PLAN, SITE DATA, GENERAL NOTES & CONSTRUCTION NOTES
A2-	SITE DRAINAGE PLAN
L1-	LANDSCAPE PLAN
IR-1	IRRIGATION PLAN
A3-	BUILDING FOUNDATION PLAN
A4-	DECK FOUNDATION PLAN
A5-	FLOOR PLAN
A6-	BUILDING ELEVATIONS
A7-	BUILDING ELEVATIONS, AND BUILDING SECTIONS
A8-	ROOF PLAN, DOOR / WINDOW SCHEDULES
A9-	ROOF FRAMING PLAN
A10-	SECTIONS
A11-	SECTIONS AND DETAILS
A12-	OUTDOOR KITCHEN PLAN, SECTIONS AND DETAILS
F101-	SANITARY PLAN
F102-	WATER DISTRIBUTION
F201-	RISER AND DETAILS I
F202-	RISER AND DETAILS II
E001-	ELECTRICAL NOTES
E002-	ELECTRICAL PANELS
E101-	POWER PLAN
E102-	LIGHTING PLAN
M001-	HVAC DETAILS
M101-	HVAC PLAN

LICENSE No. 12640

roberto c
allica
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Date: 2025.10.01 08:33:26 -04'00'

roberto c
allica
954.563.5320, allicaroberto@gmail.com
WILTON MANORS, FLORIDA 33305

ROBERT C. ALLICA, ARCHITECT
2454 NORTHEAST 13 AVENUE

REVISIONS
06 / 13 / 25
BUILDING DEPT
COMMENTS: NEW
POOL DECK
DESIGN.
07 / 01 / 25
BUILDING DEPT
COMMENTS II

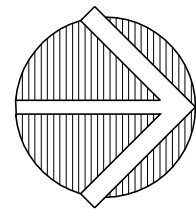
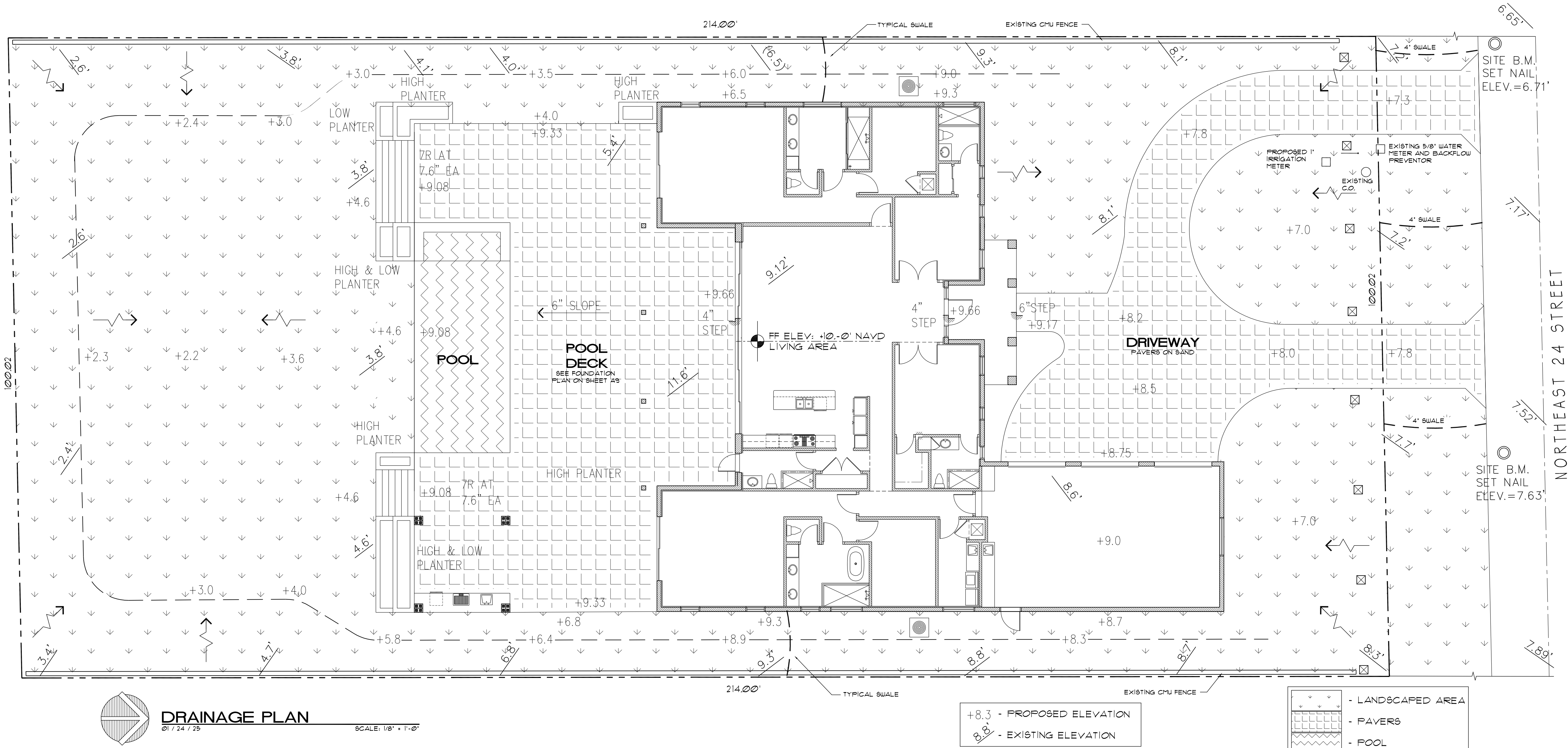
NEW SINGLE FAMILY RESIDENCE
The LOGUE RESIDENCE
20 NORTHEAST 24 STREET
VILLAGE OF LAZY LAKE, FLORIDA

DRAWN BY
CHECKED BY
APPROVED BY
RCA

PROJECT NO.
25-002
DATE
03 / 05 / 25

SHEET NO.
A1
OF

LAZY LAKE



DRAINAGE PLAN

01 / 24 / 25

SCALE: 1/8" = 1'-0"

+8.3 - PROPOSED ELEVATION
8.8 - EXISTING ELEVATION

- LANDSCAPED AREA
- PAVERS
- POOL

roberto c
allica

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AL L I C A A R C H I T E C T U R A L G R O U P

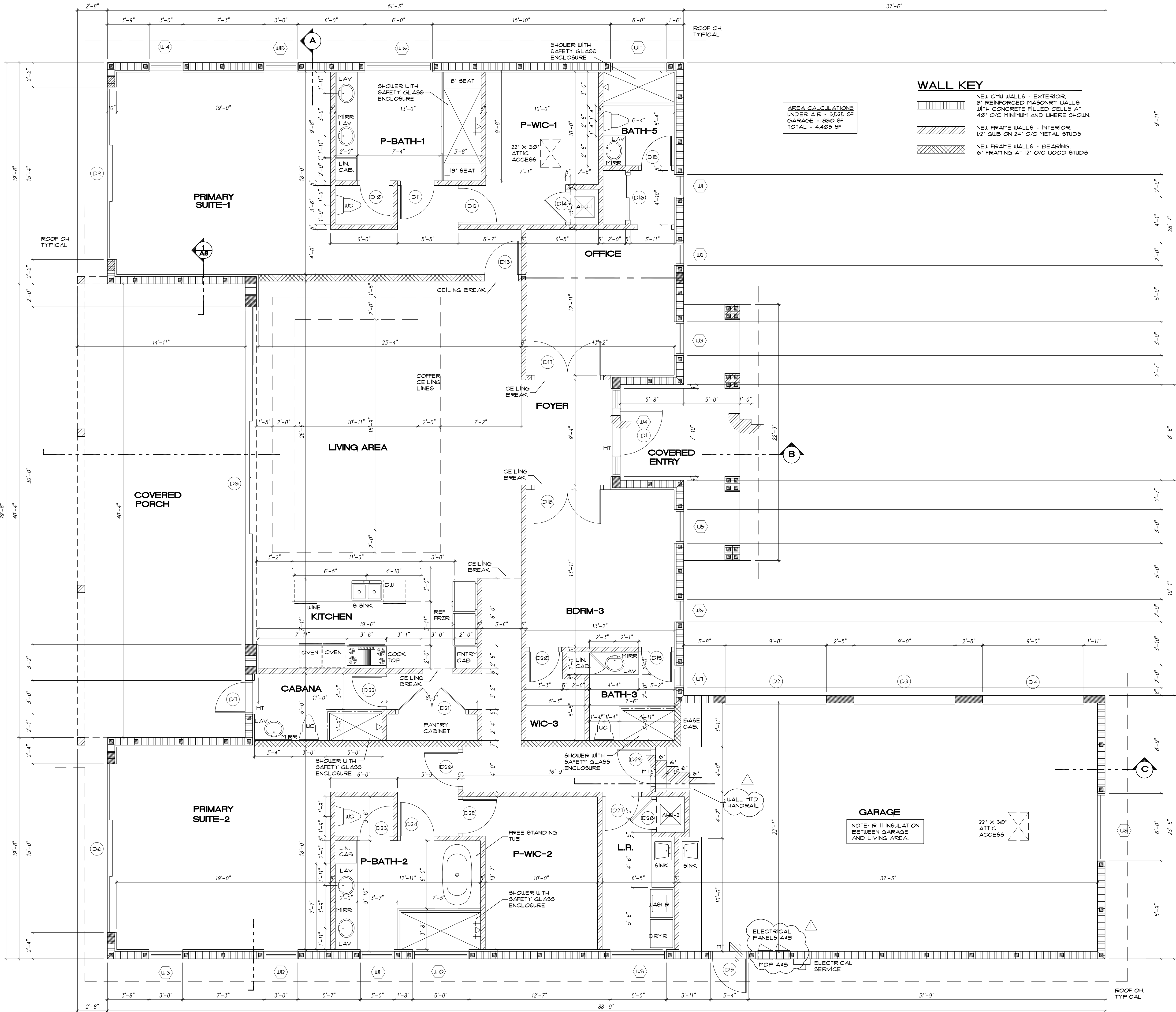
NEW SINGLE FAMILY RESIDENCE
The LOGUE RESIDENCE
20 NORTHEAST 24 STREET
VILLAGE OF LAZY LAKE, FLORIDA

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-
CHECKED BY
RCA
APPROVED BY
-

PROJECT NO.
25-002
DATE
03 / 03 / 25
SHEET NO.
A2
OF
-

REVISIONS
06 / 26 / 25
NEW SHEET

ROBERT C. ALLICA, ARCHITECT
2454 NORTHEAST 13 AVENUE
WILTON MANORS, FLORIDA 33305
954.563.5320, allicarca@ndi.com



FLOOR PLAN

SCALE: 1/4" = 1'-0"

WALL KEY

- NEW CMU WALLS - EXTERIOR, 8" REINFORCED MASONRY WALLS WITH CONCRETE FILLED CELLS AT 40" O/C MINIMUM AND WHERE SHOWN.
- NEW FRAME WALLS - INTERIOR, 1/2" GIB ON 24" O/C METAL STUDS
- NEW FRAME WALLS - BEARING, 6" FRAMING AT 12" O/C WOOD STUDS

AREA CALCULATIONS
UNDER AIR - 3,525 SF
GARAGE - 880 SF
TOTAL - 4,405 SF

GARAGE
NOTE: R-11 INSULATION
BETWEEN GARAGE
AND LIVING AREA.

22" X 30"
ATTIC
ACCESS

ELECTRICAL
PANELS A1B

MDP A1B

ELECTRICAL
SERVICE

roberto c
allica

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roberto c allica
Date: 2025.10.01
08:35:06 -04'00'

LICENSE No. 12640

REVISIONS

06 / 13 / 25

BUILDING DEPT
COMMENTS
INCLUDING NEW
BATHROOM
DIMENSIONS.

NEW SINGLE FAMILY RESIDENCE
The LOGUE RESIDENCE
20 NORTHEAST 24 STREET
VILLAGE OF LAZY LAKE, FLORIDA

DRAWN BY
- RCA

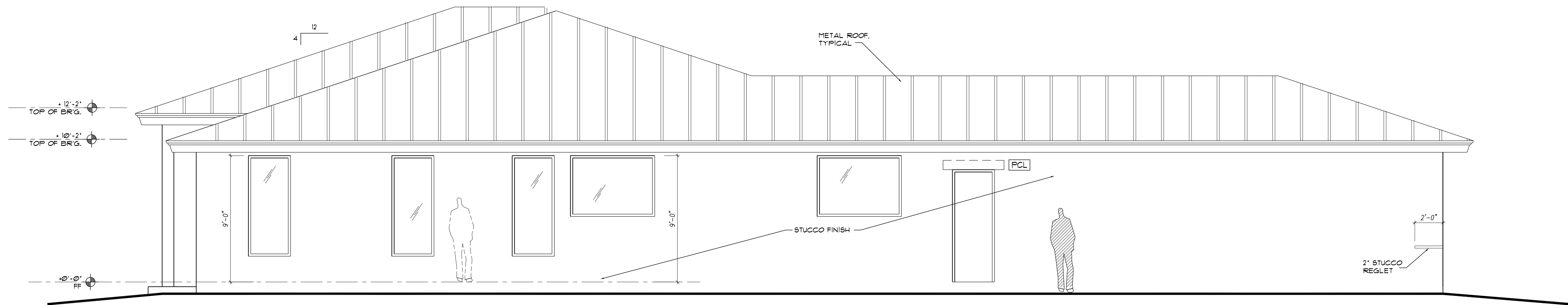
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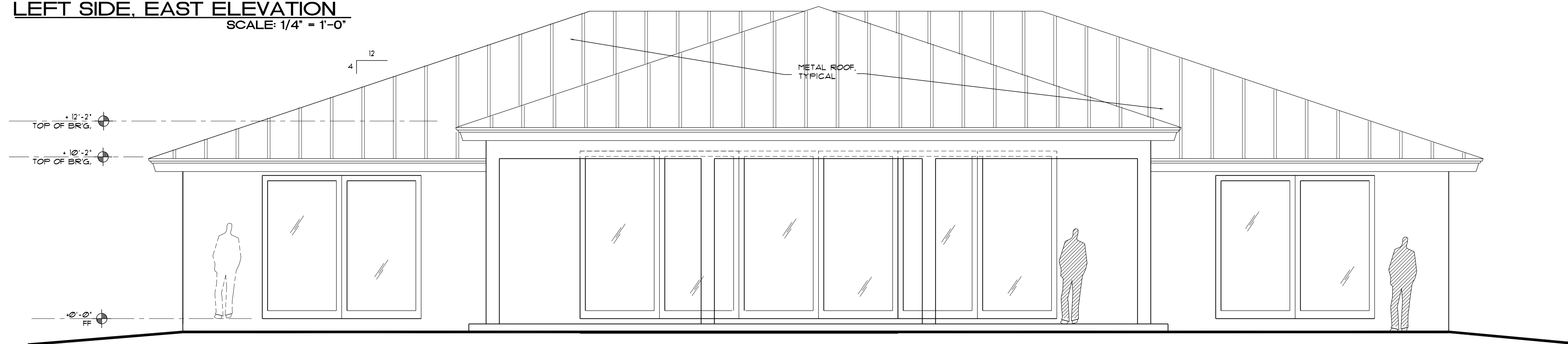
PROJECT NO.
25-002

DATE
03 / 03 / 25

SHEET NO.
01



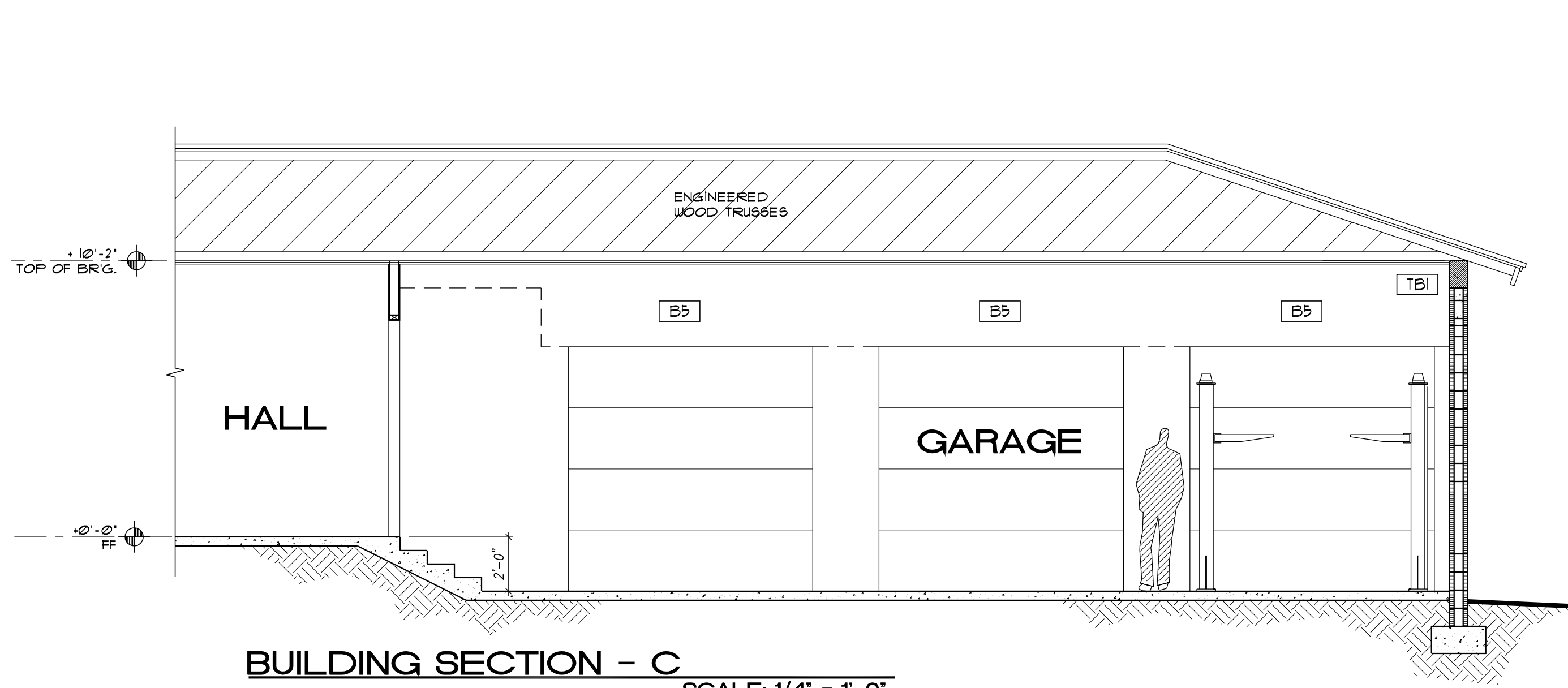
LEFT SIDE, EAST ELEVATION
SCALE: 1/4" = 1'-0"



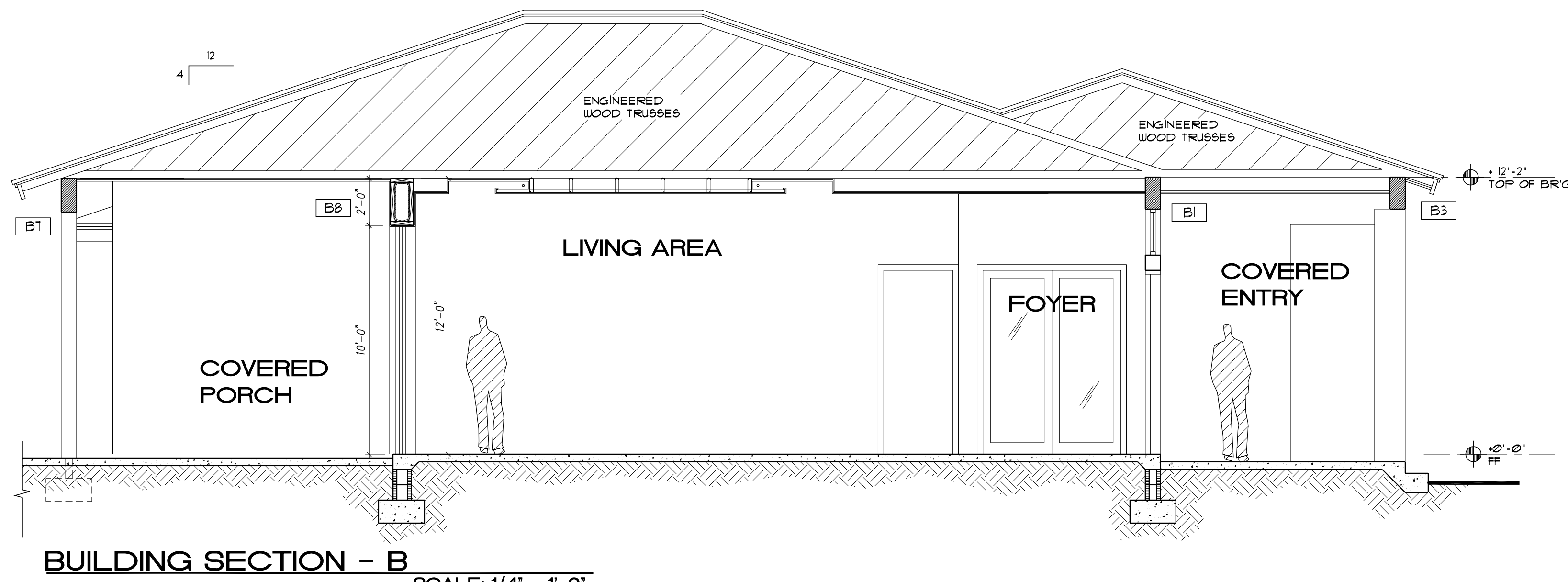
REAR, SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



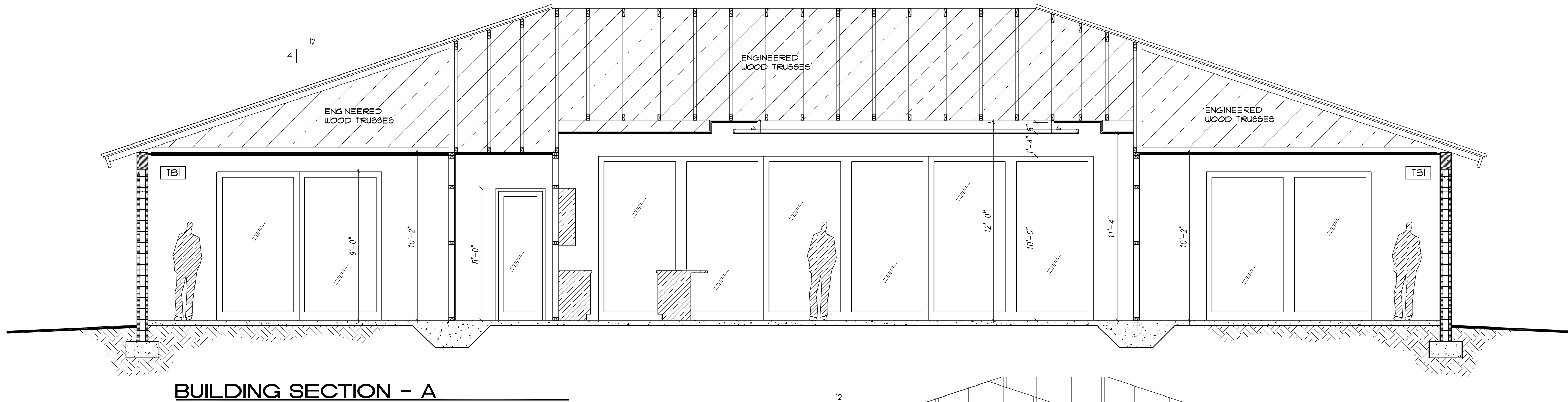
FRONT, NORTH ELEVATION
SCALE: 1/4" = 1'-0"



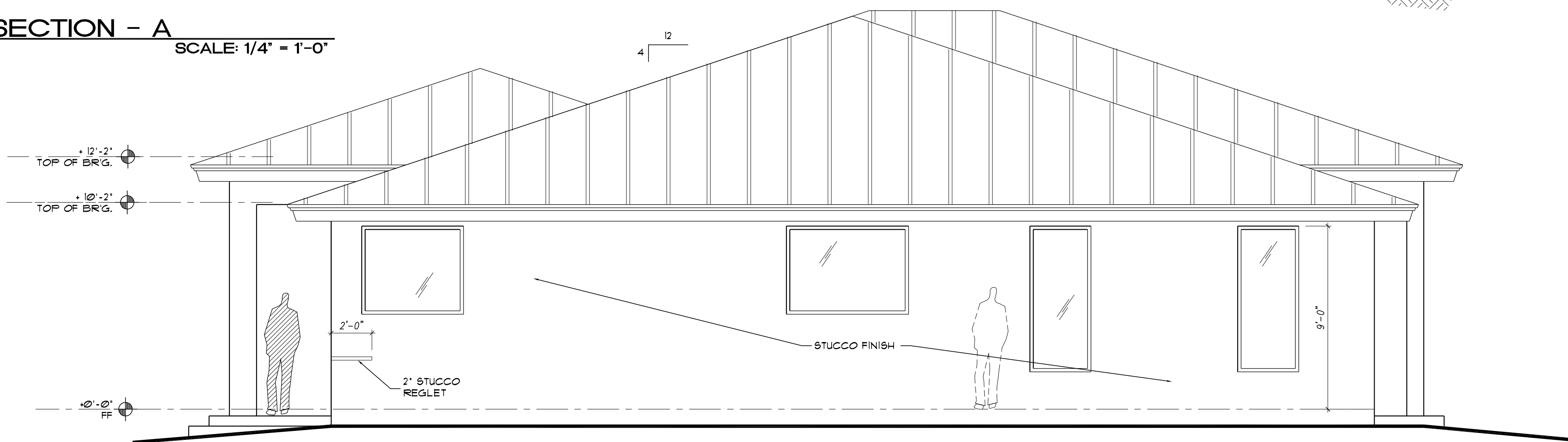
BUILDING SECTION - C
SCALE: 1/4" = 1'-0"



BUILDING SECTION - B
SCALE: 1/4" = 1'-0"



BUILDING SECTION - A
SCALE: 1/4" = 1'-0"



RIGHT SIDE, WEST ELEVATION
SCALE: 1/4" = 1'-0"

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allica

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roberto c allica
Date: 2025.10.01
08:36:04 -04'00'

LICENSE No. 12640

ROBERT C. ALLICA, ARCHITECT
2454 NORTHEAST 13 AVENUE
WILTON MANORS, FLORIDA 33305
954.563.5320, allicarcbg@gmail.com

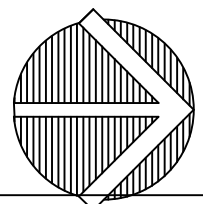
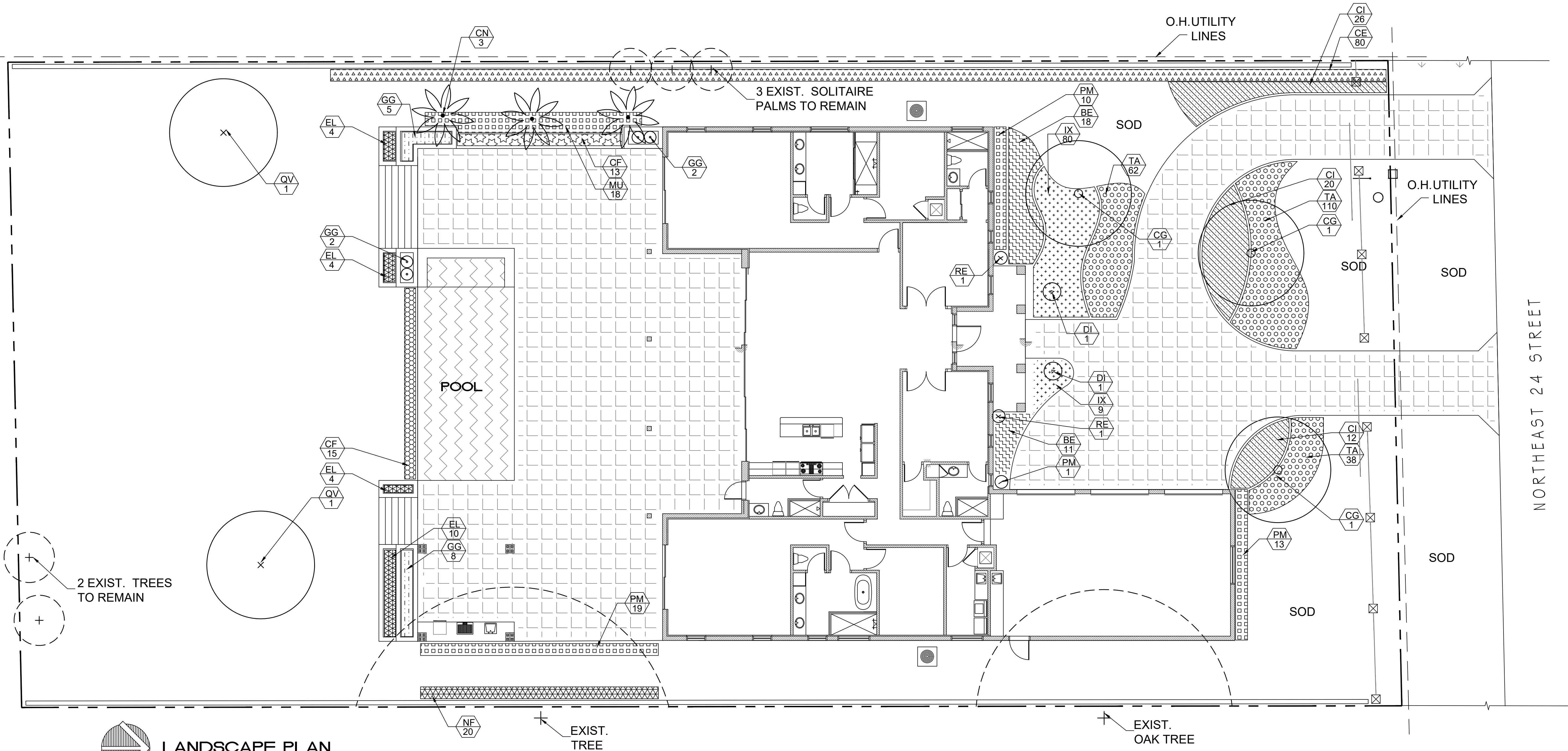
ALLICA ARCHITECTURAL GROUP

NEW SINGLE FAMILY RESIDENCE
The LOGUE RESIDENCE
20 NORTHEAST 24 STREET
VILLAGE OF LAZY LAKE, FLORIDA

DRAWN BY -
CHECKED BY RCA
APPROVED BY -

PROJECT NO.
25-002
DATE
05 / 05 / 25
SHEET NO.
1

LAZY LAKE

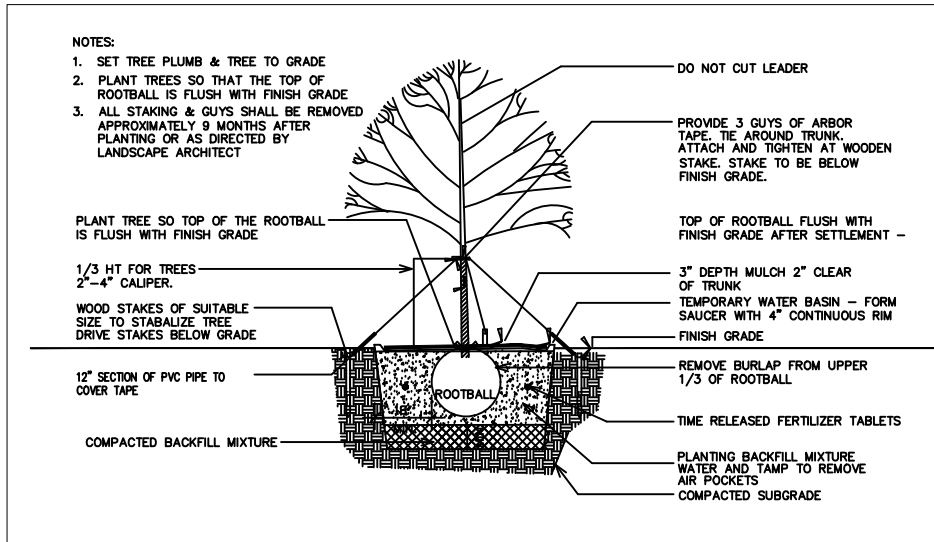


LANDSCAPE PLAN

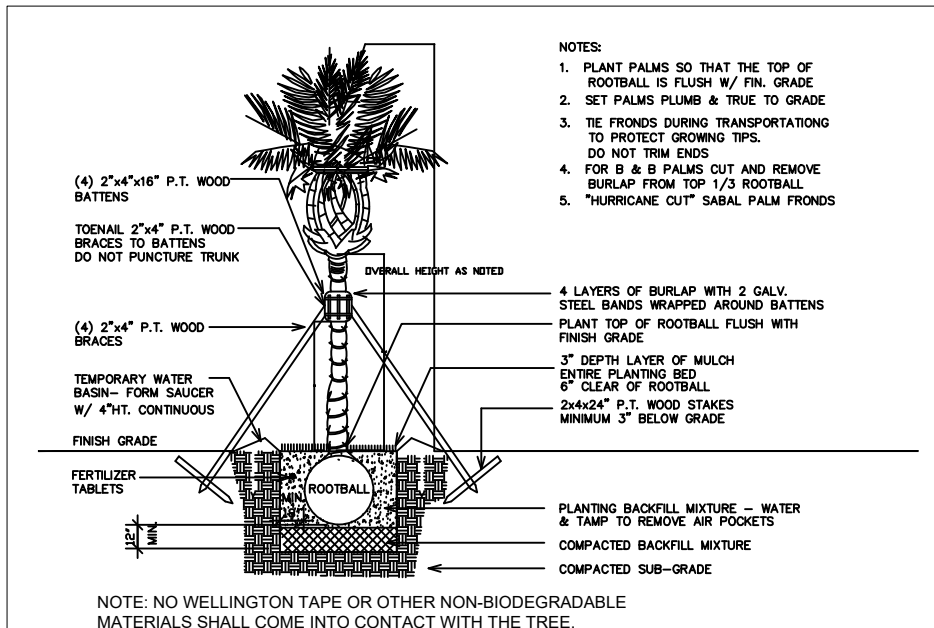
SCALE: 1/8" = 1'-0"

General Notes:

- All plant material shall be Florida No. 1 or better as given in the current Florida Grades and Standards for Nursery Plants, 2015, Florida Department of Agriculture and Consumer Services.
- All plant materials shall be subject to inspection and approval by the Landscape Architect at place of growth and upon delivery for conformity to specification.
- All plants shall be true to species and variety and shall conform to measurements specified. All substitutions shall be submitted to the City and Landscape Architect for final approval.
- All plants shall be exceptionally heavy, symmetrical, tight knit and so trained in appearance as to be superior to form, branching and symmetry.
- Contractor shall notify Sunshine 811 (call 811) for locations of existing utility lines 48 hours prior to beginning work. Contractor shall verify location of all utility lines and easements prior to commencing any work. Excavation in the vicinity of underground utilities shall be undertaken with care and by hand, if necessary. The Contractor bears full responsibility for this work and disruption or damage to utilities shall be repaired immediately at no expense to Owner.
- Grade B+, shredded sterilized Melaleuca or Eucalyptus mulch shall be used in all mass planting beds and for individual tree pits. All trees shall have a mulch ring with a depth of 3" and a diameter of 3'-4' around their base. All mulch shall be kept 4" from base of all plant material. Mulch beds shall be a minimum of 12" wider than plants measured from outside edge of foliage.
- Sod shall be St Augustine and free of weeds, insects, fungus and disease, laid with alternating and abutting joints.
- All trees and shrubs shall be backfilled with a suitable planting soil consisting of 50 percent sand and 50 percent approved compost. All plant materials shall be planted with a minimum of 6 to 18 inches of planting soil around the root ball. Refer to planting details. Planting soil to be backfilled into plant pits by washing in. Planting beds shall be free from road, pea, egg or colored rock, building materials, debris, weeds, noxious pests and disease.
- All sodded areas to have a minimum of 2" of planting soil as described in note #8.
- All trees shall be warranted by the Contractor and will be healthy and in flourishing condition of active growth one year from date of final acceptance.
- All shrubs, groundcovers, vines and sod shall be fully warranted for one year under same condition as above.
- All synthetic burlap, synthetic string or cords or wire baskets shall be removed before any trees are planted. All synthetic tape shall be removed from trunks, branches, etc before inspection. The top 1/3 of any natural burlap shall be removed or tucked into the planting hole before trees are backfilled. Planting soil to be backfilled into pits by washing in.
- All trees and palms shall be planted with the top of their rootballs 1"-2" above finished grade. All other plants shall be planted with top of their rootballs no deeper than the final grade surrounding the planting area.
- In areas where paved surfaces abut sod or mulch, the final level of both surfaces should be even.
- All planting shall be installed with fertilizer at time of planting.
- All planting shall be installed in a sound, workmanlike manner and according to good planting procedures. Installation shall include watering, weeding, fertilizing, mulching, selective pruning and removal of refuse and debris on a regular basis so as to present a neat and well kept appearance at all times.
- All landscape and sod areas shall have an automatic irrigation system installed. Coverage should be 100% with 50% minimum overlap using rust free water to all landscape and sod areas. Spray upon public sidewalks, streets and adjacent properties should be minimized. Sodded areas and shrub/groundcover beds should be on separate irrigation zones for a more efficient system. Irrigation system shall be installed with a rainswitch device.
- All landscape and irrigation shall be installed in compliance with all local codes.
- The plan shall take precedence over the plant list, should there be any discrepancy between the two.

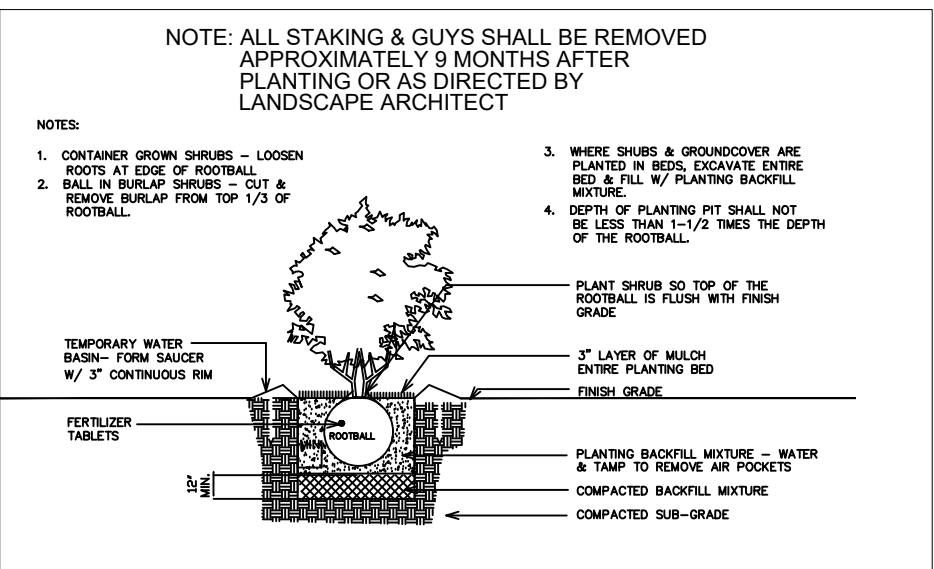


TREE STAKING DETAIL



PALM PLANTING DETAIL

Sym	Qty	Botanical Name	Common Name	Size	Native	Drought Tolerance
Trees/ Palms						
CG	3	Caesalpinia granadillo	Bridalveil	12' Ht x 4' Spr, 2.5" dbh	No	High
QV	2	Quercus virginiana	Live Oak	12' Ht. x 4' Spr., 2.5" dbh	Yes	High
CN	3	Cocos nucifera 'Green Malayan'	Coconut Palm	5' CT, 6' CT, 8'CT	No	High
Shrubs/ Groundcovers						
CE	80	Conocarpus erectus	Green Buttonwood	24" x 24", 24" O.C.	Yes	High
BE	29	Begonia odorata 'Alba'	White Angel	14" x 14", 24" O.C.	No	Low
CI	68	Chrysobalanus icaco	Cocoplum	24" x 24", 24" O.C.	Yes	Medium
EL	22	Ernodea littoralis	Golden Creeper	5" x 10", 18" O.C.	Yes	High
NF	20	Nephrolepis falcata	Macho Fern	20" x 20", 24" O.C.	No	Medium
TA	210	Trachelospermum asiaticum	Asiatic Jasmine	6" x 12", 18" O.C.	No	Medium
RE	2	Rhapis excelsa	Lady Palm	5' Ht, 7 stem min, full	No	Low
GG	17	Galphimia gracilis	Thryallis	24" x 24", 24" O.C.	No	High
IX	89	Ixora 'Petite'	Red Taiwan Dwarf Ixora	12" x 12", 18" O.C.	No	Medium
PM	43	Podocarpus macrophyllus	Podocarpus	24" x 24", 24" O.C.	No	Low
MU	18	Muhlenbergia capillaris	Muhly Grass	24" x 24", 24" O.C.	Yes	High
DI	2	Dioon edule	Mexican Cycad	24" x 24"	No	High
CF	56	Clusia flava	Small Leaf Clusia	30" x 24", 24" O.C.	No	High
Sod			St. Augustine			
Mulch			Shredded Melaleuca or Eucalyptus			



SHRUB PLANTING DETAIL

NEW SINGLE FAMILY RESIDENCE
The LOGUE RESIDENCE
20 NORTHEAST 24 STREET
VILLAGE OF LAZY LAKE, FLORIDA

Kimberly Moyer, RLA
(954) 592-3895
kmoayer@gmail.com
Lic. No. #A0000952

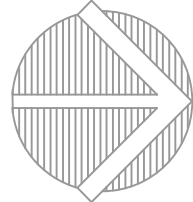
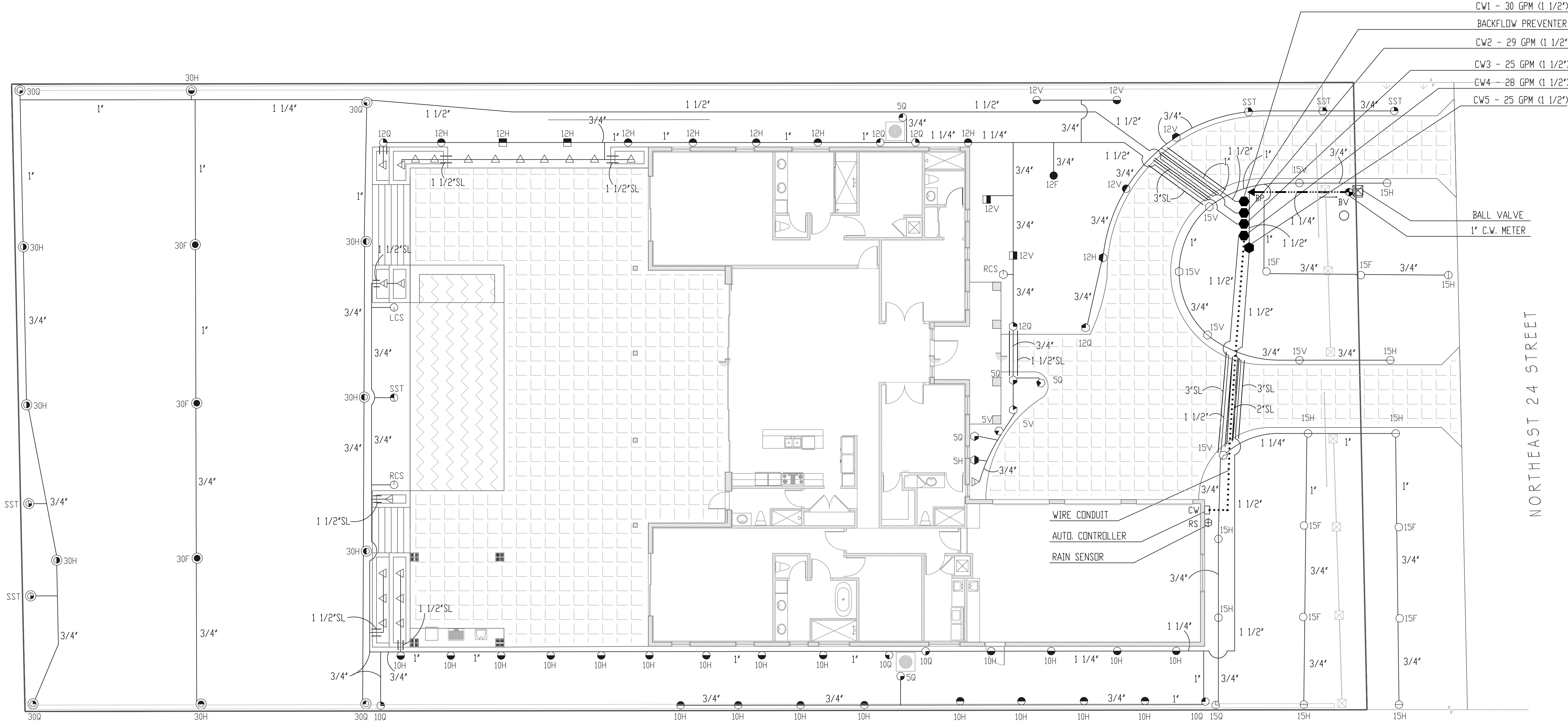
ROBERT C. ALLICA, ARCHITECT
2454 NORTHEAST 13 AVENUE
WILTON MANORS, FLORIDA 33305
954.563.5320, allcare@rsgmail.com

REVISIONS

DRAWN BY: JG
CHECKED BY: KM
APPROVED BY:
PROJECT NO.: 25-002
DATE: 06-20-25
SHEET NO.:

L-1

LAZY LAKE



LANDSCAPE PLAN

SCALE: 1/8" = 1'-0"

NORTHEAST 24 STREET

roberto c
allica

Digitally signed by
roberto c allica
Date: 2025.10.01
08:37:00 -04'00'

LICENSE No. 12640

954.563.5320, allicarcgpa@gmail.com
WILTON MANORS, FLORIDA 33305

ROBERT C. ALLICA, ARCHITECT
2454 NORTHEAST 13 AVENUE

REVISIONS

NEW SINGLE FAMILY RESIDENCE
The LOGUE RESIDENCE
20 NORTHEAST 24 STREET
VILLAGE OF LAZY LAKE, FLORIDA

DRAWN BY	KMD
CHECKED BY	RCA
APPROVED BY	-

PROJECT NO.	25-002
DATE	05 / 05 / 25
SHEET NO.	IR-1 OF -

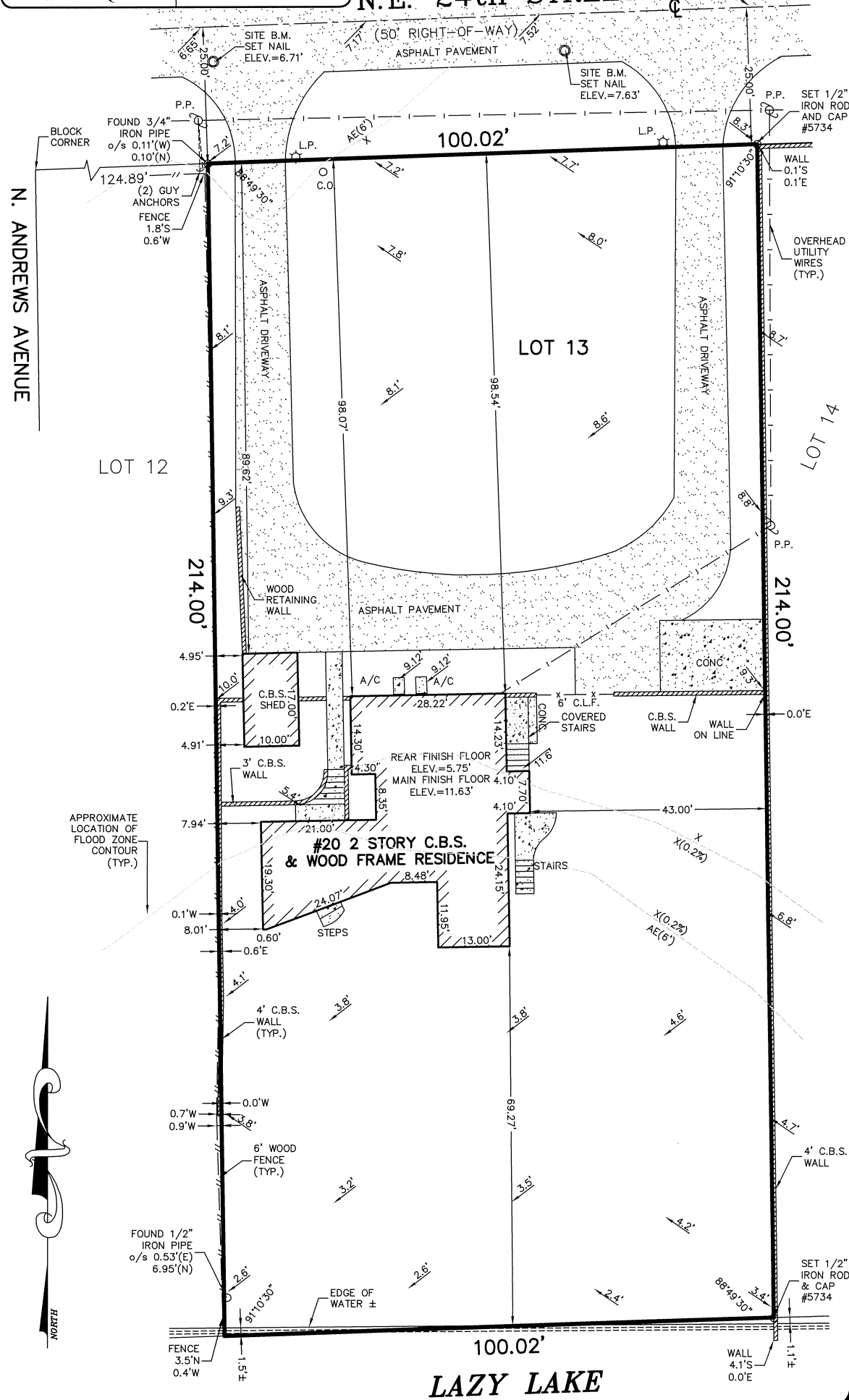
A L L I C A A R C H I T E C T U R A L G R O U P

PERMIT

SKETCH NO.: 24-2166

SIDE 2 OF 2

N.E. 24th STREET



NEW SINGLE-FAMILY RESIDENCE – 20 NE 24th STREET

Order of Presentation:

Applicant should be allowed to give a presentation – 5-10 minutes

Village Consultant should be allowed to presentation – 5-10 minutes

Members of the Public should be allowed to speak – 3 minutes

Village Council has an opportunity to ask questions and make comments

Village Council can make a motion to approve with or without conditions

Below is a checklist of issues that may be relevant to the discussion:

HOUSE

- Total Building Square Footage _____
- Property Width _____
- Property Length _____
- Setbacks/Dimensions Met- Front (N): _____
Rear (S): _____ Side (W): _____ Side (E): _____
- Lot Coverage (70% Impervious vs 30% Pervious) _____
- Driveway _____
- A/C Unit Setback _____
- Principal Building Height? _____
- Principal Roof Height? _____
- Bedrooms (in relation to Driveway) _____
- Bathrooms _____
- Minimum Landscaping Requirements _____

- Landscaping Shade Trees? _____
- Landscaping Small Trees? _____
- Irrigation Rainwater: _____
- Proposed Generator? _____
- Above Ground Propane Tank "AGT" _____
- Underground Propane Tank "UPT" _____
- Screening of Generator & AGT _____
- Gazebo / Pergola / Trellis? _____
- Color Scheme meets Character: _____

SWIMMING POOL

- Dimensions of Pool _____
- Setbacks/Dimensions Met- Front (N): _____
 Rear (S): _____ Side (W): _____ Side (E): _____
- Type of Decking (Concrete or Pavers)? _____
- Decking Meets Setbacks (Side & Rear)? _____
- Distance from Pool to Property Line (Side)? _____
- Pool Safety Requirements/Barrier Fence? _____
- Location of Pool Equipment? _____
- Pool Pump Equipment Setback? _____
- Screening for Pool Equipment? _____

ALLICA ARCHITECTURAL GROUP

2454 Northeast 13 Avenue, Wilton Manors, Florida 33305, 954-563-5320, allicaarchgp@gmail.com

October 9, 2025

The Village of Lazy Lake
2250 Lazy Lane
Lazy Lake, Florida 33305

Re: **New Single Family Residence**
20 Northeast 24 Street
Village of Lazy Lake, Florida

Project Narrative

The scope of work is an new single family residence including a backyard pool and outdoor kitchen.

roberto c allica

Digitally signed by roberto c
allica
Date: 2025.10.09 12:04:45 -04'00'

Robert C. Allica RA, Principal
AR12640