



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.
Wednesday, September 24, 2025, 6:30 PM

TO PARTICIPATE VIA TELEPHONE:
Dial-in: 1-443-489-618
Pin: 730 449 611#

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

AGENDA -2nd Public Budget Hearing

1. 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.

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.

2. PUBLIC COMMENTS

3. ATTORNEY COMMENTS

4. COUNCIL COMMENTS

5. ADJOURNMENT OF 2ND PUBLIC HEARING



L A Z Y L A K E
Γ Υ Δ Υ Γ Υ Κ Ε
City Hall, 2250 Lazy Lane • Lazy Lake, Florida 33305

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

AGENDA – Village Council Meeting

1. ROLL CALL

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

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

4. NEW BUSINESS

- a. Approval of Planning Consultant's Agreement with Christian Waveral
- b. Approval of Land Development Application and Fees
- 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

6. PUBLIC COMMENTS

7. ATTORNEY COMMENTS

8. COUNCIL COMMENTS

- a. James Reddit Introduction

9. ADJOURNMENT

RESOLUTION NO. 2025-04

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.

WHEREAS, on June 19, 2025, the Village Council of the Village of Lazy Lake, Florida ("Village Council") approved advising the Broward County Property Appraiser of: (a) the Village's proposed millage rate of **6.5000 mils**, (b) the Village's "rolled back rate" of **6.2849 mils**, and (c) that a public hearing will be held by the Village Council on September 10, 2025, to consider: (i) the Village's tentative millage rate and (ii) the Village's tentative budget for the Village's next ensuing Fiscal Year (which budget commences October 1, 2025 and continues through September 30, 2026 [herein, the "2025-2026 Fiscal Year"]); and

WHEREAS, at the September 10, 2025 public hearing: (i) the proposed tentative millage rate was announced, (ii) the computed rolled back rate was announced, (iii) the first substantive issue discussed was the millage rate necessary to fund the tentative budget, and the specific purposes for which ad valorem taxes were proposed to be increased, (iv) the Village Council adopted Village Resolution No. 2025-02, approving the tentative millage rate of 6.5000 mils, and (v) the Village Council adopted Village Resolution No. 2025-03, approving the tentative budget for the 2025-2026 Fiscal Year; and

WHEREAS, the current year gross taxable value of real property within the Village of Lazy Lake for operating purposes which is not exempt from taxation has been certified by the Property Appraiser to be **\$11,555,566**; and

WHEREAS, the Village caused there to be advertised in the *South Florida Sun Sentinel* newspaper on September 20, 2025, a "Notice of Proposed Tax Increase" (which Notice advertised a public hearing on September 24, 2025, at 6:30 P.M., at which a final decision would be made on the tax increase and budget) and a "Budget Summary"; and

WHEREAS, the Village Council held its public hearing on September 24, 2025, for the purpose of considering the approval of a proposed final millage rate and a proposed final budget; and

WHEREAS, the Village Council reviewed the previously approved Tentative Budget for the Village's 2025-2026 Fiscal Year and made such adjustments to same as it determined necessary at the public hearing of September 24, 2025, so that the same may be approved as the Final Budget; and

WHEREAS, the Village Council has computed a final millage rate which is necessary to fund the proposed Final Budget for the Village of Lazy Lake's 2025-2026 Fiscal Year, other than the portion of such proposed Final Budget which is to be funded from sources other than ad valorem taxes, and further, has computed the percentage by which the computed tentative millage rate exceeds the rolled back rate.

NOW, THEREFOR, BE IT RESOLVED BY THE VILLAGE COUNCIL OF THE VILLAGE OF LAZY LAKE, FLORIDA, THAT:

Section 1: The foregoing recitals are approved as if set forth herein.

Section 2: There is hereby adopted a final millage rate of **6.5000 mils** for levying, imposition, and collection of ad valorem taxes necessary to fund the Village of Lazy Lake's proposed 2025-2026 Fiscal Year Budget other than the portion of such proposed Final Budget which is to be funded from sources other than ad valorem taxes. Therefore, the levying of ad valorem taxes with such final millage rate is hereby also approved.

Section 3: The final millage rate approved and levied in Section 2 of **6.5000 mils** is greater than the Village of Lazy Lake's rolled back rate of **6.2849 mills** by 3.42%.

Section 4: The Village of Lazy Lake has no voted debt service millage.

Section 5: The Village Administrative Assistant is directed to send a copy of this Resolution to the Broward County Property Appraiser's Office and the Broward County Tax Collector within three (3) days of its effective date. The Village Administrative Assistant is also directed to post this Resolution on the Village of Lazy Lake's website. The Mayor is also directed to update the Florida Department of Revenue electronic taxation forms as soon as possible.

Section 6: Should any section, paragraph, sentence, clause, phrase or other part of this Resolution be declared by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of this Resolution as a whole or any portion or part thereof, other than the part so declared to be invalid.

Section 7: This Resolution shall become effective immediately after passage by the Village Council and by signature by the Mayor.

PASSED AND ADOPTED THIS 24th DAY OF SEPTEMBER, 2025.

Ray Nyhuis
Mayor

ATTEST:

TEDRA ALLEN, MMC
Administration Assistant

ROLL CALL

Councilman Aliff	_____
Councilman Grenell	_____
Councilman Nadeau	_____
Councilman Merrill	_____
Councilman Daugherty	_____

APPROVED AS TO LEGAL FORM:

PAMALA H. RYAN, ESQ
Village Attorney

RESOLUTION NO. 2025-05

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.

WHEREAS, on June 19, 2025, the Village Council of the Village of Lazy Lake, Florida ("Village Council") approved advising the Broward County Property Appraiser of: (a) the Village's proposed millage rate of **6.5000 mils**, (b) the Village's "rolled back rate" of **6.2849 mils**, and (c) that a public hearing will be held by the Village Council on September 10, 2025, to consider: (i) the Village's tentative millage rate and (ii) the Village's tentative budget for the Village's next ensuing Fiscal Year (which budget commences October 1, 2025 and continues through September 30, 2026 [herein, the "2025-2026 Fiscal Year"]); and

WHEREAS, at the September 10, 2025 public hearing: (i) the proposed tentative millage rate was announced, (ii) the computed rolled back rate was announced, (iii) the first substantive issue discussed was the millage rate necessary to fund the tentative budget, and the specific purposes for which ad valorem taxes are proposed to be increased, (iv) the Village Council adopted Village Resolution No. 2025-02, approving the tentative millage rate of 6.5000 mils, and (v) the Village Council adopted Village Resolution No. 2024-03, approving the tentative budget for the 2025-2026 Fiscal Year; and

WHEREAS, the current year gross taxable value of real property within the Village of Lazy Lake for operating purposes which is not exempt from taxation has been certified by the Property Appraiser to be **\$11,555,566**; and

WHEREAS, the Village caused there to be advertised in the *South Florida Sun Sentinel* newspaper on September 20, 2025, a "Notice of Proposed Tax Increase" (which Notice advertised a public hearing on September 24, 2025, at 6:30 P.M., at which a final decision would be made on the tax increase and budget) and a "Budget Summary"; and

WHEREAS, the Village Council held its public hearing on September 10, 2025, for the purpose of considering the approval of a proposed final millage rate and a proposed final budget; and

WHEREAS, the Village Council reviewed the previously approved Tentative Budget for the Village's 2025-2026 Fiscal Year and made such adjustments to same as it

determined necessary at the public hearing of September 10, 2025, so that same may be approved as the Final Budget; and

WHEREAS, the Village Council has computed a final millage rate which is necessary to fund the proposed Final Budget for the Village of Lazy Lake's 2025-2026 Fiscal Year, other than the portion of such proposed Final Budget which is to be funded from sources other than ad valorem taxes, and further, has computed the percentage by which the computed tentative millage rate exceeds the rolled back rate, and further has approved such final millage rate; and

WHEREAS, the proposed budget for the Village of Lazy Lake's 2025-2026 Fiscal Year has been prepared with assistance from Financial Consultant, Marcia Fennell; and

WHEREAS, the proposed Final Budget sets forth the appropriations and revenue estimate for the Village's 2025-2026 Fiscal Year as being in the amount of **\$181,314**, and the Village Council wishes to approve same.

NOW, THEREFOR, BE IT RESOLVED BY THE VILLAGE COUNCIL OF THE VILLAGE OF LAZY LAKE, FLORIDA, THAT:

Section 1: The foregoing recitals are approved as if set forth herein.

Section 2: There is hereby approved and adopted the Village of Lazy Lake's Final Budget for the 2025-2026 Fiscal Year. The Final Budget is attached hereto as **Exhibit "A."**

Section 3: The Village Administrative Assistant is directed to send a copy of this Resolution to the Broward County Property Appraiser's Office and the Broward County Tax Collector within three (3) days of its effective date. The Village Administrative Assistant is also directed to post this Resolution on the Village of Lazy Lake's website. The Mayor is requested to update the State's electronic Trim reporting data.

Section 4: Should any section, paragraph, sentence, clause, phrase or other part of this Resolution be declared by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of this Resolution as a whole or any portion or part thereof, other than the part so declared to be invalid.

Section 5: This Resolution shall become effective immediately after passage by the Village Council and by signature by the Mayor.

PASSED AND ADOPTED THIS 24th DAY OF SEPTEMBER, 2025.

Ray Nyhuis
Mayor

ATTEST:

TEDRA ALLEN, MMC
Village Administration

ROLL CALL

Councilman Aliff	_____
Councilman Grenell	_____
Councilman Nadeau	_____
Councilman Merrill	_____
Councilman Daugherty	_____

APPROVED AS TO LEGAL FORM:

PAMALA H. RYAN, ESQ
Village Attorney

BUDGET SUMMARY

VILLAGE OF LAZY LAKE, FLORIDA-FISCAL YEAR 2025-2026

THE PROPOSED OPERATING BUDGET EXPENDITURES OF THE VILLAGE OF LAZY LAKE ARE 6.2% MORE THAN LAST YEARS TOTAL OPERATING EXPENDITURES

Millage Per \$1,000

6.5000

GENERAL FUND	GENERAL FUND	SPECIAL REVENUE FUND	DEBT SERVICE FUND	CAPITAL PROJECTS FUND	PERMANENT FUND	ENTERPRISE FUND	INTERNAL SERVICES FUND	TOTAL BUDGET
ESTIMATED REVENUES								
taxes:	Millage per \$1,000							
Ad Valorem	6.5000	\$ 71,431	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 71,431
State Revenue Sharing		11,034	-	-	-	-	-	11,034
Franchise Fee		2,469	-	-	-	-	-	2,469
Miscellaneous		500	-	-	-	-	-	500
TOTAL SOURCES		85,434	-	-	-	-	-	85,434
Transfers In		-	-	-	-	-	-	-
und Balances/Reserves/Net Assets		95,880	-	-	-	-	-	95,880
TOTAL REVENUES, TRANSFERS & BALANCES		\$ 181,314	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 181,314
EXPENDITURES								
Village Attorney	\$ 24,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 24,500
Village Administrative Services	12,200	-	-	-	-	-	-	12,200
Accounting Services	5,000	-	-	-	-	-	-	5,000
Other Rent	4,700	-	-	-	-	-	-	4,700
Repair and Maintenance	6,500	-	-	-	-	-	-	6,500
Trash Collection Expenses	6,300	-	-	-	-	-	-	6,300
Advertising and Promotion	3,000	-	-	-	-	-	-	3,000
Electric	2,200	-	-	-	-	-	-	2,200
Insurance Costs	4,000	-	-	-	-	-	-	4,000
Fire Protection & EMS Services	8,534	-	-	-	-	-	-	8,534
Office Supplies	1,500	-	-	-	-	-	-	1,500
Code Enforcement	3,000	-	-	-	-	-	-	3,000
Solid Waste Recycling	2,000	-	-	-	-	-	-	2,000
Web Hosting Services	2,000	-	-	-	-	-	-	2,000
Election Costs - State of Florida	-	-	-	-	-	-	-	-
Capital Outlay	-	-	-	-	-	-	-	-
Lebt Service	-	-	-	-	-	-	-	-
TOTAL EXPENDITURES/EXPENSES	85,434	-	-	-	-	-	-	85,434
Transfers Out	-	-	-	-	-	-	-	-
und Balances/Reserves/Net Assets	95,880	-	-	-	-	-	-	95,880
TOTAL APPROPRIATED EXPENDITURES, TRANSFERS & RESERVES & BALANCES	\$ 181,314	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 181,314

The tentative, adopted and / or final budgets are on file in the office of the above referenced taxing authority as a public record.

**VILLAGE OF LAZY LAKE
VILLAGE COUNCIL MEETING
MEETING MINUTES
2312 WILTON MANORS, FL. 33305
Thursday, June 19, 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

1. ROLL CALL

The meeting was called to order at 6:33 p.m. quorum was determined.

Presentation from Compass Florida was given regarding the development of single-family homes, but the Council was anticipating a presentation on Townhomes. The developer noted that they would be willing to update the Village's Comprehensive Plan.

Council Member Merrill requested to see the presentation on Townhomes. It was determined that environmental and engineering impact studies for any potential damage to the lake, wildlife, and habitats would have to be conducted.

2. CONSENT AGENDA ITEMS

- a. Approval of May 1, 2025, Village Council Meeting Minutes
- b. Ratification of electronic invoice payments from May 1, 2025, to present.

Motion by Councilmember Aliff, seconded by Councilmember Grenell. Motion passed 5-0

3. DISCUSSION ITEMS

- a. Construction Ordinance
It was confirmed that the Village currently has a Construction Ordinance. Ordinance 22-02
- b. 51% Letter – Broward County JAG Program

The Village Council agrees to participate in the Broward County JAG Program, a federal funding initiative managed locally to support criminal justice efforts.

- c. 2025 Amended and Restated Transportation System Surtax Interlocal Agreement (3rd Amendment)

Council Member Aliff made a motion to approve, seconded by Council Member Nadeau, motion passed 5-0

- d. Form 1 Financial Interest Disclosure

The Council was updated on their current Form 1 Financial Interest Disclosure requirements and the upcoming deadline.

- e. Ethics Certification

The Council received an update on its ethics certification requirement. The Village Admin notified the Council about an upcoming ethics training session scheduled for August.

- f. Communication

Discussion was held on improving communication and transparency for the Village. The discussion also focused on ways to provide residents of Lazy Lake with better access to Village information.

4. ORDINANCES

- 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, seconded by Council Member Nadeau, motion passed 5-0

5. ADJOURNMENT

Meeting adjourned at 8:11 pm.

Tedra Allen, MMC Date
Village Clerk

Ray Nyhuis Date
Mayor

Village of Lazy Lake Minutes
1st Public Budget Hearing
September 10, 2025

**VILLAGE OF LAZY LAKE
1ST PUBLIC BUDGET HEARING
MEETING MINUTES
2312 WILTON MANORS, FL. 33305
Wednesday, September 11, 2025
6:30 PM**

Council Present

Mayor Ray Nyhuis
Councilmember Arnold Aliff
Councilmember Jeff Grenell
Councilmember Warren Nadeau - **Absent**
Councilmember William Daugherty
Councilmember Dana Merrill – **In attendance by phone**

In Attendance

Tedra Allen, Village Clerk
Pamala Ryan, Village Attorney

In Attendance by Phone

Council Member Dana Merrill
Pamala Ryan, Village Attorney
Marcia Fennel, Village Financial Consultant

1. ROLL CALL

The meeting was called to order at 6:31 p.m. quorum was determined.

1. 1st Public Budget Hearing – Tentative Millage | Tentative Budget for 2025-2026 Fiscal Year

a. Resolution 25-02

A RESOLUTION OF THE VILLAGE OF LAZY LAKE, BROWARD COUNTY, FLORIDA PERTAINING TO THE SUBJECT OF TAXATION; PROVIDING FINDINGS; ADOPTING THE TENTATIVE 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 TENTATIVE MILLAGE RATE); ESTABLISHING THE TIME, DATE, AND PLACE AT WHICH A PUBLIC HEARING WILL BE HELD TO CONSIDER THE FINAL MILLAGE RATE AND THE VILLAGE'S FINAL BUDGET FOR THE VILLAGE'S 2025-2026 FISCAL YEAR; PROVIDING DIRECTIONS TO THE VILLAGE ADMINISTRATIVE ASSISTANT; PROVIDING A SAVINGS CLAUSE; AND PROVIDING AN EFFECTIVE DATE THEREFOR.

Council Member Grenell made a motion to approve Resolution 25-02, seconded by

Village of Lazy Lake Minutes
1st Public Budget Hearing
September 10, 2025

Council Member, adopting the tentative millage at 6.5000 mills, the Village's "rolled back rate" of 6.2849 mills for FY 2025-2025, motion passed 3-0

b. Resolution 25-03

A RESOLUTION OF THE VILLAGE OF LAZY LAKE, BROWARD COUNTY, FLORIDA PERTAINING TO THE SUBJECT OF PUBLIC FINANCE; PROVIDING FINDINGS; ADOPTING THE TENTATIVE BUDGET FOR THE VILLAGE OF LAZY LAKE, BROWARD COUNTY, FLORIDA FOR THE VILLAGE'S 2025-2026 FISCAL YEAR; ESTABLISHING THE TIME, DATE, AND PLACE AT WHICH A PUBLIC HEARING WILL BE HELD TO CONSIDER THE FINAL MILLAGE RATE AND THE VILLAGE'S FINAL BUDGET FOR THE VILLAGE'S 2025-2026 FISCAL YEAR; PROVIDING DIRECTIONS TO THE ADMINISTRATIVE ASSISTANT; PROVIDING A SAVINGS CLAUSE; AND PROVIDING AN EFFECTIVE DATE THEREFOR.

A discussion was held about providing the Council with compensation or an expense allowance. Different amounts were considered for Council Members, the Council President, and the Mayor. This issue will be addressed again at the next scheduled council meeting.

Council Member made a motion to approve Resolution 25-03 adopting the tentative budget for FY 25-26, seconded by Council Member Daugherty motion passed 3-0

2. 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.

3. ADJOURNMENT

Meeting adjourned at 7:33 pm.

Tedra Allen, MMC Date
Village Clerk

Ray Nyhuis Date
Mayor

**Date range**

Jun 19, 2025 - Sep 24, 2025

Transaction details

17 transactions

Date	Status	From	To	Amount
09/23/2025	Processing	Checking 4602	Tedra Allen	\$658.05
Frequency	Confirmation number	Check number	Memo	
One-time	XTGH3-P7J1B	975624	High Volume Doc Scanner Reimb.	
Date	Status	From	To	Amount
09/15/2025	Completed	Checking 4602	Solitude Lake Management (...Lake)	\$197.95
Frequency	Confirmation number	Check number	Memo	
One-time	XSFDH-R5XM6	975623	Inv. PSI199843	
Date	Status	From	To	Amount
09/05/2025	Completed	Checking 4602	SWA Broward County (...Lake)	\$39.89
Frequency	Confirmation number	Check number	Memo	
One-time	XRHYX-G32TH	975622	Pro Rata Share - year 2	
Date	Status	From	To	Amount
08/29/2025	Completed	Checking 4602	Coastal Waste & Recycling, Inc. (... 5840)	\$450.00
Frequency	Confirmation number	Check number		
\$450.00 on the 30th of every month	XN0SY-YTCFQ	975612		
Date	Status	From	To	Amount
08/29/2025	Completed	Checking 4602	Tedra Allen	\$873.40
Frequency	Confirmation number	Check number	Memo	
\$1101.40 on the 1st of every month	XNFDV-4R9QX	975613	Monthly Charge	

Date	Status	From	To	Amount
08/29/2025	Completed	Checking 4602	Wilton Executive Suites, LLC (...hter)	\$347.19
Frequency \$347.19 on the 1st of every month	Confirmation number XNFDV-4RP82	Check number 975614		
Date	Status	From	To	Amount
08/19/2025	Completed	Checking 4602	Solitude Lake Management (...Lake)	\$197.95
Frequency One-time	Confirmation number XPWJQ-C8VVP	Check number 975618	Memo Inv. PSI183417	
Date	Status	From	To	Amount
08/13/2025	Completed	Checking 4602	Ottinot Law P.A	\$4002.00
Frequency One-time	Confirmation number XP8D4-2F764	Check number 975617	Memo Inv. 957	
Date	Status	From	To	Amount
08/12/2025	Completed	Checking 4602	Solitude Lake Management (...Lake)	\$197.95
Frequency One-time	Confirmation number XP57D-JZJ0S	Check number 975616	Memo Inv PSI191651	
Date	Status	From	To	Amount
08/05/2025	Completed	Checking 4602	Marcia Fennell	\$1468.75
Frequency One-time	Confirmation number XNH4B-7G1SC	Check number 975615	Memo Inv. 0004	
Date	Status	From	To	Amount
08/01/2025	Completed	Checking 4602	Tedra Allen	\$1101.40
Frequency \$1101.40 on the 1st of every month	Confirmation number XJZLQ-XV1PD	Check number 975610	Memo Monthly Charge	
Date	Status	From	To	Amount
08/01/2025	Completed	Checking 4602	Wilton Executive Suites, LLC (...hter)	\$347.19
Frequency \$347.19 on the 1st of every month	Confirmation number XJZLQ-XVCYN	Check number 975611		

Date	Status	From	To	Amount
07/30/2025	Completed	Checking 4602	Coastal Waste & Recycling, Inc. (5840)	\$450.00
Frequency \$450.00 on the 30th of every month	Confirmation number XJWG2-XQR63	Check number 975609		
Date	Status	From	To	Amount
07/01/2025	Completed	Checking 4602	Tedra Allen	\$873.40
Frequency \$1101.40 on the 1st of every month	Confirmation number XFN05-ZXRN5	Check number 975603	Memo Monthly Charge	
Date	Status	From	To	Amount
07/01/2025	Completed	Checking 4602	Wilton Executive Suites, LLC (hter)	\$347.19
Frequency \$347.19 on the 1st of every month	Confirmation number XFN05-ZY2R1	Check number 975604		
Date	Status	From	To	Amount
06/30/2025	Completed	Checking 4602	Coastal Waste & Recycling, Inc. (5840)	\$450.00
Frequency \$450.00 on the 30th of every month	Confirmation number XFN05-ZY8QR	Check number 975605		
Date	Status	From	To	Amount
06/24/2025	Completed	Checking 4602	A Better Choice Home Inspection (... Lake)	\$125.00
Frequency One-time	Confirmation number XHX4W-KGXFK	Check number 975608	Memo Inv. 031423OpalH.21	



INVOICE

904-891-4479 cell
flabchomeinspection@gmail.com
A Better Choice Home Inspections of South Florida, LLC

Date: 3-05-24
INVOICE # 031423OpalH.21

To Village of Lazy lakes
2020 Wilton Drive

Inspector	Job	Payment Terms	Due Date
Ryan Lusk	Lazy Lakes Inspection		4-30-24

Make all checks payable to **A Better Choice Home Inspection of South Florida, LLC**

Thank you for your business!

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

INVOICE
Invoice: 0004
Date: 7/22/2025

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

For:
Financial Services

DESCRIPTION	HOURS	RATE	AMOUNT
Consultation services for February 1, 2025 – July 22, 2025			
Communication with Council Member Aliff discussion regarding invoice clarification. February 27, 2025	.25	\$125.00	\$31.25
Conference call with administrative staff. March 23, 2025	.50	\$125	\$62.50
OASYS eTRIM Annual Review as required by Florida Department of Revenue. Review and update portal	1.00	\$125	\$125.00
Review Property Appraiser's email July 1 Certification of Taxable Value. Calculate the change in assessed value. Provide staff with necessary information regarding the changes and proposed dates for setting millage rate and budget hearings. June 26, 2025	1.25	\$125.00	\$156.25
Reconcile FY24 budget vs. actual. Submit State AFR (Annual Financial Report) for Fiscal Year 24. June 27, 2025	3.75	\$125.00	\$468.75
Review and finalized FY21 AFR as requested by the Florida Department of Revenue. June 30, 2025	1.00	\$125.00	\$125.00
Conference call with Mayor and administrative staff	1.00	\$125.00	\$125.00
Review, complete and submit the Florida DOGE report	2.75	\$125.00	\$312.50
Monitor and respond to correspondences from Property Appraiser, Department of Revenue and Village staff February to July 21, 2025	.50	\$125.00	\$62.50
	TOTAL		\$1,468.75

Make all checks payable to Marcia Fennell

Ottinot Law, P.A.

INVOICE

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

Invoice # 957
Date: 08/02/2025
Due On: 09/01/2025

Village of Lazy Lake

00101-Village of Lazy Lake

General Municipal Services

Type	Date	Notes	Quantity	Rate	Attorney	Total
Service	06/03/2025	Received response from Alijah Miller, Florida Division of Emergency Management, on comments of the floodplain ordinance	0.20	\$230.00	Pamala Ryan	\$46.00
Service	06/04/2025	Phone conference with Mayor Nyhuis regarding several matters; phone conference with Ryan Lusk, inspector regarding inspection of property @ 2249 Lazy Lane	0.50	\$230.00	Pamala Ryan	\$115.00
Service	06/09/2025	Phone conference with Ray Nyhuis regarding city's comprehensive plan and other matters	0.70	\$230.00	Pamala Ryan	\$161.00
Service	06/11/2025	Prepare for and held a Teams conference call with Alijah Miller, Florida Division of Emergency Management, on floodplain ordinance changes, and strategy for moving forward	1.10	\$230.00	Pamala Ryan	\$253.00
Service	06/12/2025	Discussed construction ordinance with Councilperson Dana Merrill; discussed sunshine application with Councilperson Arnold Aliff; discussed transportation surtax information with Mayor Nyhuis	0.30	\$230.00	Pamala Ryan	\$69.00
Service	06/12/2025	Reviewed inspection documents for 2249 Lazy Lane; advised Village Council regarding same	0.30	\$230.00	Pamala Ryan	\$69.00
Service	06/13/2025	Reviewed and analyzed the Village's Land Development Code; strategized	1.00	\$230.00	Pamala Ryan	\$230.00
Service	06/15/2025	Reviewed and made significant edits to the State's Floodplain Ordinance; formatted for Lazy Lake	3.00	\$230.00	Pamala Ryan	\$690.00

Service	06/16/2025	Phone conference with Mayor Nyhuis on several matters	0.40	\$230.00	Pamala Ryan	\$92.00
Service	06/19/2025	Prepare for and attend Village Council meeting	3.30	\$230.00	Pamala Ryan	\$759.00
Service	06/20/2025	Contacted Broward County Planners for possible retention; reviewed various applications for land development regulations	0.70	\$230.00	Pamala Ryan	\$161.00
Service	06/20/2025	Reviewed correspondence from the Compass Group on the informal request and next steps	0.20	\$230.00	Pamala Ryan	\$46.00
Service	06/20/2025	Reviewed dates for proposed budget meeting dates; corresponded with Marcia Fennell regarding same	0.40	\$230.00	Pamala Ryan	\$92.00
Service	06/20/2025	Reviewed and edited surtax 3rd amendment resolution and circulated for signatures	0.30	\$230.00	Pamala Ryan	\$69.00
Service	06/24/2025	Reviewed plan review invoices from Broward County; analyzed	0.20	\$230.00	Pamala Ryan	\$46.00
Service	06/24/2025	Reviewed taxable values for the Village; analyzed dates for approval of millage and public hearings and advised Village elected officials	0.40	\$230.00	Pamala Ryan	\$92.00
Service	07/10/2025	Reviewed correspondence on setting the millage dates; received correspondence that the Village is in compliance with AFR for 2021 and 2024	0.30	\$230.00	Pamala Ryan	\$69.00
Service	07/11/2025	Received and reviewed Florida DOGE letter and advised consultant on next steps	0.30	\$230.00	Pamala Ryan	\$69.00
Service	07/19/2025	Reviewed garbage pickup issues	0.10	\$230.00	Pamala Ryan	\$23.00
Service	07/20/2025	Prepared for and attended phone conference with Marcia Fennell, Mayor Nyhuis and Tedra Allen on several matters including millage and budget meetings, DOGE report, etc.; circulated information to councilmembers	1.60	\$230.00	Pamala Ryan	\$368.00
Service	07/23/2025	Reviewed DOGE response; discussed millage and budget hearing dates with council members; reviewed financial consultant invoice, etc.	0.80	\$230.00	Pamala Ryan	\$184.00
Service	07/25/2025	Corresponded with elected officials regarding whether they agreed with	0.70	\$230.00	Pamala Ryan	\$161.00

<p>keeping the millage rate the same; discussion with State of Florida on Floodplain management changes; reviewed SB 180 potential challenge documents; corresponded with Mayor Nyhuis regarding same</p>						
Service	07/28/2025	Finalized budget dates and set millage, discussed with Marcia Fennell; discussed short term rentals with Mayor Nyhus	0.40	\$230.00	Pamala Ryan	\$92.00
Service	07/30/2025	Reviewed correspondence from Broward County on sending in millage information; discussed with Marcia Fennell	0.20	\$230.00	Pamala Ryan	\$46.00
						Quantity Subtotal
						17.4
						Quantity Total
						17.4
						Subtotal
						\$4,002.00
						Total
						\$4,002.00

Detailed Statement of Account

Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
957	09/01/2025	\$4,002.00	\$0.00	\$4,002.00
				Outstanding Balance
				\$4,002.00
				Total Amount Outstanding
				\$4,002.00

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

Please pay within 30 days.



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: Fujitsu fi-8170 Document Scanner High Speed Scanner, LAN Connectivity, Good Capacity Daily Volume 10,000 Sheets	\$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 ----- Total for This Shipment: \$658.05 -----
Shipping Speed: Standard Shipping	

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

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

[Conditions of Use](#) | [Privacy Notice](#) © 1996-2020, Amazon.com, Inc.

**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: PSI191651
Invoice Date: 8/1/2025

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 8/1/2025
Due Date 8/31/2025
Terms Net 30

Customer ID L2091
P.O. Number
P.O. Date 8/1/2025
Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance		1	1	197.95	197.95
August Billing					
8/1/2025 - 8/31/2025					
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

**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: PSI183417
Invoice Date: 7/1/2025

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 7/1/2025
Due Date 7/31/2025
Terms Net 30

Customer ID L2091
P.O. Number
P.O. Date 7/1/2025
Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance		1	1	197.95	197.95
July Billing					
7/1/2025 - 7/31/2025					
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

**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: PSI199843
Invoice Date: 9/1/2025

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 9/1/2025
Due Date 10/1/2025
Terms Net 30

Customer ID L2091
P.O. Number
P.O. Date 9/1/2025
Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance		1	1	197.95	197.95
September Billing					
9/1/2025 - 9/30/2025					
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

**Solid Waste Disposal and Recyclable
Materials Processing Authority of
Broward County, Florida**

07054

tstorti@browardswa.org

<https://browardswa.org/>



INVOICE

BILL TO	INVOICE	1044
Village of Lazy Lake	DATE	11/18/2024
2250 Lazy Lane	TERMS	Net 30
Lazy Lake, FL 33305	DUE DATE	12/18/2024

DESCRIPTION	AMOUNT
Pro rata Share (based upon population) Year 2 - Solid Waste Disposal & Recyclable Materials Processing Authority of Broward County, Florida	39.89

Please make check payable to:
Solid Waste Disposal & Recyclable Materials Processing Authority of Broward
County
and mail to:
Broward SWA
c/o Broward League of Cities
115 S. Andrews Avenue, Suite 122
Fort Lauderdale, FL 33301

BALANCE DUE	\$39.89
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ORDINANCE NO. 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.

WHEREAS, Chapter 166, Florida Statutes, grants local municipalities broad home rule authority to adopt ordinances to provide for health, safety and welfare of the general public; and

WHEREAS, the Village of Lazy Lake ("Village") participates in the National Flood Insurance Program and the Village Council desires to continue to meet the requirements of Title 44 Code of Federal Regulations, Parts 59 and 60, necessary for such participation; and

WHEREAS, the Federal Emergency Management Agency has revised and reissued the Flood Insurance Study for Broward County, Florida and Incorporated Areas; and

WHEREAS, Village Council has determined that it is in the public interest to amend its Floodplain Management Ordinance to identify the effective date of the revised Flood Insurance Study and Flood Insurance Rate Maps, to designate the Mayor as the Floodplain Administrator, to update the definition of market value to be consistent with _____ and to update references to the *Florida Building Code*.

NOW, THEREFORE, BE IT ORDAINED BY THE VILLAGE COUNCIL OF THE VILLAGE OF LAZY LAKE, FLORIDA, THAT:

Section 1. The Village's Floodplain Management Ordinance is hereby amended as follows: (deleted is stricken through and additions are underlined):

CHAPTER 1 ADMINISTRATION

SECTION 101 GENERAL

101.1 Title. These regulations shall be known as the *Floodplain Management Ordinance* of the Village of Lazy Lake, hereinafter referred to as "this ordinance."

101.2 Scope. The provisions of this ordinance shall apply to all development that is wholly within or partially within any flood hazard area, including but not limited to the subdivision of land; filling, grading, and other site improvements and utility installations; construction, alteration, remodeling, enlargement, improvement, replacement, repair, relocation or demolition of buildings, structures, and facilities that are exempt from the *Florida Building Code*; placement, installation, or replacement of manufactured homes and manufactured buildings; installation or replacement of tanks; placement of recreational vehicles; installation of swimming pools; and any other development.

101.3 Intent. The purposes of this ordinance and the flood load and flood resistant construction

requirements of the *Florida Building Code* are to establish minimum requirements to safeguard the public health, safety, and general welfare and to minimize public and private losses due to flooding through regulation of development in flood hazard areas to:

- (1) Minimize unnecessary disruption of commerce, access and public service during times of flooding;
- (2) Require the use of appropriate construction practices in order to prevent or minimize future flood damage;
- (3) Manage filling, grading, dredging, mining, paving, excavation, drilling operations, storage of equipment or materials, and other development which may increase flood damage or erosion potential;
- (4) Manage the alteration of flood hazard areas, watercourses, and shorelines to minimize the impact of development on the natural and beneficial functions of the floodplain;
- (5) Minimize damage to public and private facilities and utilities;
- (6) Help maintain a stable tax base by providing for the sound use and development of flood hazard areas;
- (7) Minimize the need for future expenditure of public funds for flood control projects and response to and recovery from flood events; and
- (8) Meet the requirements of the National Flood Insurance Program for community participation as set forth in the Title 44 Code of Federal Regulations, Section 59.22.

101.4 Coordination with the *Florida Building Code*. This ordinance is intended to be administered and enforced in conjunction with the *Florida Building Code*. Where cited, ASCE 24 refers to the edition of the standard that is referenced by the *Florida Building Code*.

101.5 Warning. The degree of flood protection required by this ordinance and the *Florida Building Code*, as amended by this community, is considered the minimum reasonable for regulatory purposes and is based on scientific and engineering considerations. Larger floods can and will occur. Flood heights may be increased by man-made or natural causes. This ordinance does not imply that land outside of mapped special flood hazard areas, or that uses permitted within such flood hazard areas, will be free from flooding or flood damage. The flood hazard areas and base flood elevations contained in the Flood Insurance Study and shown on Flood Insurance Rate Maps and the requirements of Title 44 Code of Federal Regulations, Sections 59 and 60 may be revised by the Federal Emergency Management Agency, requiring this community to revise these regulations to remain eligible for participation in the National Flood Insurance Program. No guaranty of vested use, existing use, or future use is implied or expressed by compliance with this ordinance.

101.6 Disclaimer of Liability. This ordinance shall not create liability on the part of the Village Council of the Village of Lazy Lake or by any officer or employee thereof for any flood damage that results from reliance on this ordinance or any administrative decision lawfully made thereunder.

SECTION 102 APPLICABILITY

102.1 General. Where there is a conflict between a general requirement and a specific requirement, the specific requirement shall be applicable.

102.2 Areas to which this ordinance applies. This ordinance shall apply to all flood hazard areas within the Village of Lazy Lake, as established in Section 102.3 of this ordinance.

102.3 Basis for establishing flood hazard areas. The Flood Insurance Study for Broward County, Florida and Incorporated Areas dated ~~August 18, 2014~~ June 20, 2018 and all subsequent amendments and revisions, and the accompanying Flood Insurance Rate Maps (FIRM), and all subsequent amendments and revisions to such maps, are adopted by reference as a part of this ordinance and shall serve as the minimum basis for establishing flood hazard areas. Studies and maps that establish flood hazard areas are on file at the 2250 Lazy Ln Lane, Lazy Lake, FL 33305-1034.

102.3.1 Submission of additional data to establish flood hazard areas. To establish flood hazard areas and base flood elevations, pursuant to Section 105 of this ordinance the Floodplain Administrator may require submission of additional data. Where field surveyed topography prepared by a Florida licensed professional surveyor or digital topography accepted by the community indicates that ground elevations:

- (1) Are below the closest applicable base flood elevation, even in areas not delineated as a special flood hazard area on a FIRM, the area shall be considered as flood hazard area and subject to the requirements of this ordinance and, as applicable, the requirements of the *Florida Building Code*.
- (2) Are above the closest applicable base flood elevation, the area shall be regulated as special flood hazard area unless the applicant obtains a Letter of Map Change that removes the area from the special flood hazard area.

102.4 Other laws. The provisions of this ordinance shall not be deemed to nullify any provisions of local, state or federal law.

102.5 Abrogation and greater restrictions. This ordinance supersedes any ordinance in effect for management of development in flood hazard areas. However, it is not intended to repeal or abrogate any existing ordinances including but not limited to land development regulations, zoning ordinances, stormwater management regulations, or the *Florida Building Code*. In the event of a conflict between this ordinance and any other ordinance, the more restrictive shall govern. This ordinance shall not impair any deed restriction, covenant or easement, but any land that is subject to such interests shall also be governed by this ordinance.

102.6 Interpretation. In the interpretation and application of this ordinance, all provisions shall be:

- (1) Considered as minimum requirements;
- (2) Liberally construed in favor of the governing body; and
- (3) Deemed neither to limit nor repeal any other powers granted under state statutes.

SECTION 103 DUTIES AND POWERS OF THE FLOODPLAIN ADMINISTRATOR

103.1 Designation. The Village Clerk Mayor is designated as the Floodplain Administrator. The Floodplain Administrator may delegate performance of certain duties to other employees representatives of the Village.

103.2 General. The Floodplain Administrator is authorized and directed to administer and enforce the provisions of this ordinance. The Floodplain Administrator shall have the authority to render interpretations of this ordinance consistent with the intent and purpose of this ordinance and may establish policies and procedures in order to clarify the application of its provisions. Such interpretations, policies, and procedures shall not have the effect of waiving requirements specifically provided in this ordinance without the granting of a variance pursuant to Section 107 of this ordinance.

103.3 Applications and permits. The Floodplain Administrator, in coordination with other pertinent offices of the community, shall:

- (1) Review applications and plans to determine whether proposed new development will be located in flood hazard areas;
- (2) Review applications for modification of any existing development in flood hazard areas for compliance with the requirements of this ordinance;
- (3) Interpret flood hazard area boundaries where such interpretation is necessary to determine the exact location of boundaries; a person contesting the determination shall have the opportunity to appeal the interpretation;
- (4) Provide available flood elevation and flood hazard information;
- (5) Determine whether additional flood hazard data shall be obtained from other sources or shall be developed by an applicant;
- (6) Review applications to determine whether proposed development will be reasonably safe from flooding;
- (7) Issue floodplain development permits or approvals for development other than buildings and structures that are subject to the *Florida Building Code*, including buildings, structures and facilities exempt from the *Florida Building Code*, when compliance with this ordinance is demonstrated, or disapprove the same in the event of noncompliance; and
- (8) Coordinate with and provide comments to the Building Official to assure that applications, plan reviews, and inspections for buildings and structures in flood hazard areas comply with the applicable provisions of this ordinance.

103.4 Substantial improvement and substantial damage determinations. For applications for building permits to improve buildings and structures, including alterations, movement, enlargement, replacement, repair, change of occupancy, additions, rehabilitations, renovations, substantial improvements, repairs of substantial damage, and any other improvement of or work on such buildings and structures, the Floodplain Administrator, in coordination with the Building Official, shall:

- (1) Estimate the market value, or require the applicant to obtain an appraisal of the market value prepared by a qualified independent appraiser, of the building or structure before the start of construction of the proposed work; in the case of repair, the market value of the building or structure shall be the market value before the damage occurred and before any repairs are made;
- (2) Compare the cost to perform the improvement, the cost to repair a damaged building

to its pre-damaged condition, or the combined costs of improvements and repairs, if applicable, to the market value of the building or structure;

- (3) Determine and document whether the proposed work constitutes substantial improvement or repair of substantial damage; and
- (4) Notify the applicant if it is determined that the work constitutes substantial improvement or repair of substantial damage and that compliance with the flood resistant construction requirements of the *Florida Building Code* and this ordinance is required.

103.5 Modifications of the strict application of the requirements of the *Florida Building Code*. The Floodplain Administrator shall review requests submitted to the Building Official that seek approval to modify the strict application of the flood load and flood resistant construction requirements of the *Florida Building Code* to determine whether such requests require the granting of a variance pursuant to Section 107 of this ordinance.

103.6 Notices and orders. The Floodplain Administrator shall coordinate with appropriate local agencies for the issuance of all necessary notices or orders to ensure compliance with this ordinance.

103.7 Inspections. The Floodplain Administrator shall make the required inspections as specified in Section 106 of this ordinance for development that is not subject to the *Florida Building Code*, including buildings, structures and facilities exempt from the *Florida Building Code*. The Floodplain Administrator shall inspect flood hazard areas to determine if development is undertaken without issuance of a permit.

103.8 Other duties of the Floodplain Administrator. The Floodplain Administrator shall have other duties, including but not limited to:

- (1) Establish, in coordination with the Building Official, procedures for administering and documenting determinations of substantial improvement and substantial damage made pursuant to Section 103.4 of this ordinance;
- (2) Require that applicants proposing alteration of a watercourse notify adjacent communities and the Florida Division of Emergency Management, State Floodplain Management Office, and submit copies of such notifications to the Federal Emergency Management Agency (FEMA);
- (3) Require applicants who submit hydrologic and hydraulic engineering analyses to support permit applications to submit to FEMA the data and information necessary to maintain the Flood Insurance Rate Maps if the analyses propose to change base flood elevations, flood hazard area boundaries, or floodway designations; such submissions shall be made within 6 months of such data becoming available;
- (4) Review required design certifications and documentation of elevations specified by this ordinance and the *Florida Building Code* and this ordinance to determine that such certifications and documentations are complete; and
- (5) Notify the Federal Emergency Management Agency when the corporate boundaries of the Village are modified.

103.9 Floodplain management records. Regardless of any limitation on the period required for retention of public records, the Floodplain Administrator shall maintain and permanently keep and make available for public inspection all records that are necessary for the administration of

this ordinance and the flood resistant construction requirements of the *Florida Building Code*, including Flood Insurance Rate Maps; Letters of Map Change; records of issuance of permits and denial of permits; determinations of whether proposed work constitutes substantial improvement or repair of substantial damage; required design certifications and documentation of elevations specified by the *Florida Building Code* and this ordinance; notifications to adjacent communities, FEMA, and the state related to alterations of watercourses; assurances that the flood carrying capacity of altered watercourses will be maintained; documentation related to appeals and variances, including justification for issuance or denial; and records of enforcement actions taken pursuant to this ordinance and the flood resistant construction requirements of the *Florida Building Code*. These records shall be available for public inspection at 2250 Lazy Ln Lane, Lazy Lake, FL 33305-1034.

SECTION 104 PERMITS

104.1 Permits required. Any owner or owner's authorized agent (hereinafter "applicant") who intends to undertake any development activity within the scope of this ordinance, including buildings, structures and facilities exempt from the *Florida Building Code*, which is wholly within or partially within any flood hazard area shall first make application to the Floodplain Administrator, and the Building Official if applicable, and shall obtain the required permit(s) and approval(s). No such permit or approval shall be issued until compliance with the requirements of this ordinance and all other applicable codes and regulations has been satisfied.

104.2 Floodplain development permits or approvals. Floodplain development permits or approvals shall be issued pursuant to this ordinance for any development activities not subject to the requirements of the *Florida Building Code*, including buildings, structures and facilities exempt from the *Florida Building Code*. Depending on the nature and extent of proposed development that includes a building or structure, the Floodplain Administrator may determine that a floodplain development permit or approval is required in addition to a building permit.

104.2.1 Buildings, structures and facilities exempt from the *Florida Building Code*.

Pursuant to the requirements of federal regulation for participation in the National Flood Insurance Program (44 C.F.R. Sections 59 and 60), floodplain development permits or approvals shall be required for the following buildings, structures and facilities that are exempt from the *Florida Building Code* and any further exemptions provided by law, which are subject to the requirements of this ordinance:

- (1) Railroads and ancillary facilities associated with the railroad.
- (2) Nonresidential farm buildings on farms, as provided in section 604.50, F.S.
- (3) Temporary buildings or sheds used exclusively for construction purposes.
- (4) Mobile or modular structures used as temporary offices.
- (5) Those structures or facilities of electric utilities, as defined in section 366.02, F.S., which are directly involved in the generation, transmission, or distribution of electricity.
- (6) Chickees constructed by the Miccosukee Tribe of Indians of Florida or the Seminole Tribe of Florida. As used in this paragraph, the term "chickee" means an open-sided wooden hut that has a thatched roof of palm or palmetto or other traditional materials, and that does not incorporate any electrical, plumbing, or other non-wood features.
- (7) Family mausoleums not exceeding 250 square feet in area which are

prefabricated and assembled on site or preassembled and delivered on site and have walls, roofs, and a floor constructed of granite, marble, or reinforced concrete.

- (8) Temporary housing provided by the Department of Corrections to any prisoner in the state correctional system.
- (9) Structures identified in section 553.73(10)(k), F.S., are not exempt from the *Florida Building Code* if such structures are located in flood hazard areas established on Flood Insurance Rate Maps

104.3 Application for a permit or approval. To obtain a floodplain development permit or approval the applicant shall first file an application in writing on a form furnished by the community. The information provided shall:

- (1) Identify and describe the development to be covered by the permit or approval.
- (2) Describe the land on which the proposed development is to be conducted by legal description, street address or similar description that will readily identify and definitively locate the site.
- (3) Indicate the use and occupancy for which the proposed development is intended.
- (4) Be accompanied by a site plan or construction documents as specified in Section 105 of this ordinance.
- (5) State the valuation of the proposed work.
- (6) Be signed by the applicant or the applicant's authorized agent.
- (7) Give such other data and information as required by the Floodplain Administrator.

104.4 Validity of permit or approval. The issuance of a floodplain development permit or approval pursuant to this ordinance shall not be construed to be a permit for, or approval of, any violation of this ordinance, the *Florida Building Codes*, or any other ordinance of this community. The issuance of permits based on submitted applications, construction documents, and information shall not prevent the Floodplain Administrator from requiring the correction of errors and omissions.

104.5 Expiration. A floodplain development permit or approval shall become invalid unless the work authorized by such permit is commenced within 180 days after its issuance, or if the work authorized is suspended or abandoned for a period of 180 days after the work commences. Extensions for periods of not more than 180 days each shall be requested in writing and justifiable cause shall be demonstrated.

104.6 Suspension or revocation. The Floodplain Administrator is authorized to suspend or revoke a floodplain development permit or approval if the permit was issued in error, on the basis of incorrect, inaccurate or incomplete information, or in violation of this ordinance or any other ordinance, regulation or requirement of this community.

104.7 Other permits required. Floodplain development permits and building permits shall include a condition that all other applicable state or federal permits be obtained before commencement of the permitted development, including but not limited to the following:

- (1) The South Florida Water Management District; section 373.036, F.S.

- (2) Florida Department of Health for onsite sewage treatment and disposal systems; section 381.0065, F.S. and Chapter 64E-6, F.A.C.
- (3) Florida Department of Environmental Protection for activities subject to the Joint Coastal Permit; section 161.055, F.S.
- (4) Florida Department of Environmental Protection for activities that affect wetlands and alter surface water flows, in conjunction with the U.S. Army Corps of Engineers; Section 404 of the Clean Water Act.
- (5) Federal permits and approvals.

SECTION 105 SITE PLANS AND CONSTRUCTION DOCUMENTS

105.1 Information for development in flood hazard areas. The site plan or construction documents for any development subject to the requirements of this ordinance shall be drawn to scale and shall include, as applicable to the proposed development:

- (1) Delineation of flood hazard areas, floodway boundaries and flood zone(s), base flood elevation(s), and ground elevations if necessary for review of the proposed development.
- (2) Where base flood elevations, or floodway data are not included on the FIRM or in the Flood Insurance Study, they shall be established in accordance with Section 105.2(2) or (3) of this ordinance.
- (3) Where the parcel on which the proposed development will take place will have more than 50 lots or is larger than 5 acres and the base flood elevations are not included on the FIRM or in the Flood Insurance Study, such elevations shall be established in accordance with Section 105.2(1) of this ordinance.
- (4) Location of the proposed activity and proposed structures, and locations of existing buildings and structures.
- (5) Location, extent, amount, and proposed final grades of any filling, grading, or excavation.
- (6) Where the placement of fill is proposed, the amount, type, and source of fill material; compaction specifications; a description of the intended purpose of the fill areas; and evidence that the proposed fill areas are the minimum necessary to achieve the intended purpose.
- (7) Existing and proposed alignment of any proposed alteration of a watercourse.

The Floodplain Administrator is authorized to waive the submission of site plans, construction documents, and other data that are required by this ordinance but that are not required to be prepared by a registered design professional if it is found that the nature of the proposed development is such that the review of such submissions is not necessary to ascertain compliance with this ordinance.

105.2 Information in flood hazard areas without base flood elevations (approximate Zone A). Where flood hazard areas are delineated on the FIRM and base flood elevation data have not been provided, the Floodplain Administrator shall:

- (1) Require the applicant to include base flood elevation data prepared in accordance

with currently accepted engineering practices.

- (2) Obtain, review, and provide to applicants base flood elevation and floodway data available from a federal or state agency or other source or require the applicant to obtain and use base flood elevation and floodway data available from a federal or state agency or other source.
- (3) Where base flood elevation and floodway data are not available from another source, where the available data are deemed by the Floodplain Administrator to not reasonably reflect flooding conditions, or where the available data are known to be scientifically or technically incorrect or otherwise inadequate:
 - (a) Require the applicant to include base flood elevation data prepared in accordance with currently accepted engineering practices; or
 - (b) Specify that the base flood elevation is two (2) feet above the highest adjacent grade at the location of the development, provided there is no evidence indicating flood depths have been or may be greater than two (2) feet.
- (4) Where the base flood elevation data are to be used to support a Letter of Map Change from FEMA, advise the applicant that the analyses shall be prepared by a Florida licensed engineer in a format required by FEMA, and that it shall be the responsibility of the applicant to satisfy the submittal requirements and pay the processing fees.

105.3 Additional analyses and certifications. As applicable to the location and nature of the proposed development activity, and in addition to the requirements of this section, the applicant shall have the following analyses signed and sealed by a Florida licensed engineer for submission with the site plan and construction documents:

- (1) For development activities proposed to be located in a regulatory floodway, a floodway encroachment analysis that demonstrates that the encroachment of the proposed development will not cause any increase in base flood elevations; where the applicant proposes to undertake development activities that do increase base flood elevations, the applicant shall submit such analysis to FEMA as specified in Section 105.4 of this ordinance and shall submit the Conditional Letter of Map Revision, if issued by FEMA, with the site plan and construction documents.
- (2) For development activities proposed to be located in a riverine flood hazard area for which base flood elevations are included in the Flood Insurance Study or on the FIRM and floodways have not been designated, hydrologic and hydraulic analyses that demonstrate that the cumulative effect of the proposed development, when combined with all other existing and anticipated flood hazard area encroachments, will not increase the base flood elevation more than one (1) foot at any point within the community. This requirement does not apply in isolated flood hazard areas not connected to a riverine flood hazard area or in flood hazard areas identified as Zone AO or Zone AH.
- (3) For alteration of a watercourse, an engineering analysis prepared in accordance with standard engineering practices which demonstrates that the flood-carrying capacity of the altered or relocated portion of the watercourse will not be decreased, and
certification that the altered watercourse shall be maintained in a manner which preserves the channel's flood-carrying capacity; the applicant shall submit the analysis to FEMA as specified in Section 105.4 of this ordinance.

105.4 Submission of additional data. When additional hydrologic, hydraulic or other engineering data, studies, and additional analyses are submitted to support an application, the applicant has the right to seek a Letter of Map Change from FEMA to change the base flood elevations, change floodway boundaries, or change boundaries of flood hazard areas shown on FIRMs, and to submit such data to FEMA for such purposes. The analyses shall be prepared by a Florida licensed engineer in a format required by FEMA. Submittal requirements and processing fees shall be the responsibility of the applicant.

SECTION 106 INSPECTIONS

106.1 General. Development for which a floodplain development permit or approval is required shall be subject to inspection.

106.1.1 Development other than buildings and structures. The Floodplain Administrator shall inspect all development to determine compliance with the requirements of this ordinance and the conditions of issued floodplain development permits or approvals.

106.1.2 Buildings, structures and facilities exempt from the *Florida Building Code*. The Floodplain Administrator shall inspect buildings, structures and facilities exempt from the *Florida Building Code* to determine compliance with the requirements of this ordinance and the conditions of issued floodplain development permits or approvals.

106.1.2.1 Buildings, structures and facilities exempt from the *Florida Building Code*, lowest floor inspection. Upon placement of the lowest floor, including basement, and prior to further vertical construction, the owner of a building, structure or facility exempt from the *Florida Building Code*, or the owner's authorized agent, shall submit to the Floodplain Administrator:

- (1) If a design flood elevation was used to determine the required elevation of the lowest floor, the certification of elevation of the lowest floor prepared and sealed by a Florida licensed professional surveyor; or
- (2) If the elevation used to determine the required elevation of the lowest floor was determined in accordance with Section 105.2(3)(b) of this ordinance, the documentation of height of the lowest floor above highest adjacent grade, prepared by the owner or the owner's authorized agent.

106.1.2.2 Buildings, structures and facilities exempt from the *Florida Building Code*, final inspection. As part of the final inspection, the owner or owner's authorized agent shall submit to the Floodplain Administrator a final certification of elevation of the lowest floor or final documentation of the height of the lowest floor above the highest adjacent grade; such certifications and documentations shall be prepared as specified in Section 106.1.2.1 of this ordinance.

106.1.3 Manufactured homes. The Floodplain Administrator shall inspect manufactured homes that are installed or replaced in flood hazard areas to determine compliance with the requirements of this ordinance and the conditions of the issued permit. Upon placement of a manufactured home, certification of the elevation of the lowest floor shall be submitted to the Floodplain Administrator.

SECTION 107 VARIANCES AND APPEALS

107.1 General. The Village Council shall hear and decide on requests for appeals and requests for variances from the strict application of this ordinance. Pursuant to section 553.73(5), F.S., the Village Council shall hear and decide on requests for appeals and requests for variances from the strict application of the flood resistant construction requirements of the *Florida Building Code*.

107.2 Appeals. The Village Council shall hear and decide appeals when it is alleged there is an error in any requirement, decision, or determination made by the Floodplain Administrator in the administration and enforcement of this ordinance. Any person aggrieved by the decision of the Village Council may appeal such decision to the Circuit Court, as provided by Florida Statutes.

107.3 Limitations on authority to grant variances. The Village Council shall base its decisions on variances on technical justifications submitted by applicants, the considerations for issuance in Section 107.6 of this ordinance, the conditions of issuance set forth in Section 107.7 of this ordinance, and the comments and recommendations of the Floodplain Administrator and the Building Official. The Village Council has the right to attach such conditions as it deems necessary to further the purposes and objectives of this ordinance.

107.3.1 Restrictions in floodways. A variance shall not be issued for any proposed development in a floodway if any increase in base flood elevations would result, as evidenced by the applicable analyses and certifications required in Section 105.3 of this ordinance.

107.4 Historic buildings. A variance is authorized to be issued for the repair, improvement, or rehabilitation of a historic building that is determined eligible for the exception to the flood resistant construction requirements of the *Florida Building Code*, *Existing Building*, Chapter 11 12 Historic Buildings, upon a determination that the proposed repair, improvement, or rehabilitation will not preclude the building's continued designation as a historic building and the variance is the minimum necessary to preserve the historic character and design of the building. If the proposed work precludes the building's continued designation as a historic building, a variance shall not be granted and the building and any repair, improvement, and rehabilitation shall be subject to the requirements of the *Florida Building Code*.

107.5 Functionally dependent uses. A variance is authorized to be issued for the construction or substantial improvement necessary for the conduct of a functionally dependent use, as defined in this ordinance, provided the variance meets the requirements of Section 107.3.1, is the minimum necessary considering the flood hazard, and all due consideration has been given to use of methods and materials that minimize flood damage during occurrence of the base flood.

107.6 Considerations for issuance of variances. In reviewing requests for variances, the Village Council shall consider all technical evaluations, all relevant factors, all other applicable provisions of the *Florida Building Code*, this ordinance, and the following:

- (1) The danger that materials and debris may be swept onto other lands resulting in further injury or damage;
- (2) The danger to life and property due to flooding or erosion damage;
- (3) The susceptibility of the proposed development, including contents, to flood damage and the effect of such damage on current and future owners;
- (4) The importance of the services provided by the proposed development to the community;
- (5) The availability of alternate locations for the proposed development that are subject

to lower risk of flooding or erosion;

- (6) The compatibility of the proposed development with existing and anticipated development;
- (7) The relationship of the proposed development to the comprehensive plan and floodplain management program for the area;
- (8) The safety of access to the property in times of flooding for ordinary and emergency vehicles;
- (9) The expected heights, velocity, duration, rate of rise and debris and sediment transport of the floodwaters and the effects of wave action, if applicable, expected at the site; and
- (10) The costs of providing governmental services during and after flood conditions including maintenance and repair of public utilities and facilities such as sewer, gas, electrical and water systems, streets and bridges.

107.7 Conditions for issuance of variances. Variances shall be issued only upon:

- (1) Submission by the applicant, of a showing of good and sufficient cause that the unique characteristics of the size, configuration, or topography of the site limit compliance with any provision of this ordinance or the required elevation standards;
- (2) Determination by the Village Council that:
 - (a) Failure to grant the variance would result in exceptional hardship due to the physical characteristics of the land that render the lot undevelopable; increased costs to satisfy the requirements or inconvenience do not constitute hardship;
 - (b) The granting of a variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, nor create nuisances, cause fraud on or victimization of the public or conflict with existing local laws and ordinances; and
 - (c) The variance is the minimum necessary, considering the flood hazard, to afford relief;
- (3) Receipt of a signed statement by the applicant that the variance, if granted, shall be recorded in the Office of the Clerk of the Court in such a manner that it appears in the chain of title of the affected parcel of land; and
- (4) If the request is for a variance to allow construction of the lowest floor of a new building, or substantial improvement of a building, below the required elevation, a copy in the record of a written notice from the Floodplain Administrator to the applicant for the variance, specifying the difference between the base flood elevation and the proposed elevation of the lowest floor, stating that the cost of federal flood insurance will be commensurate with the increased risk resulting from the reduced floor elevation (up to amounts as high as \$25 for \$100 of insurance coverage), and stating that construction below the base flood elevation increases risks to life and property.

SECTION 108 VIOLATIONS

108.1 Violations. Any development that is not within the scope of the *Florida Building Code* but that is regulated by this ordinance that is performed without an issued permit, that is in conflict

with an issued permit, or that does not fully comply with this ordinance, shall be deemed a violation of this ordinance. A building or structure without the documentation of elevation of the lowest floor, other required design certifications, or other evidence of compliance required by this ordinance or the *Florida Building Code* is presumed to be a violation until such time as that documentation is provided.

108.2 Authority. For development that is not within the scope of the *Florida Building Code* but that is regulated by this ordinance and that is determined to be a violation, the Floodplain Administrator is authorized to serve notices of violation or stop work orders to owners of the property involved, to the owner's agent, or to the person or persons performing the work.

108.3 Unlawful continuance. Any person who shall continue any work after having been served with a notice of violation or a stop work order, except such work as that person is directed to perform to remove or remedy a violation or unsafe condition, shall be subject to penalties as prescribed by law.

CHAPTER 2 DEFINITIONS

SECTION 202 DEFINITIONS

Alteration of a watercourse. A dam, impoundment, channel relocation, change in channel alignment, channelization, or change in cross-sectional area of the channel or the channel capacity, or any other form of modification which may alter, impede, retard or change the direction and/or velocity of the riverine flow of water during conditions of the base flood.

Appeal. A request for a review of the Floodplain Administrator's interpretation of any provision of this ordinance or a request for a variance.

ASCE 24. A standard titled *Flood Resistant Design and Construction* that is referenced by the *Florida Building Code*. ASCE 24 is developed and published by the American Society of Civil Engineers, Reston, VA.

Base flood. A flood having a 1-percent chance of being equaled or exceeded in any given year. [Also defined in FBC, B, Section 1612.2. 202.] The base flood is commonly referred to as the "100-year flood" or the "1-percent-annual chance flood."

Base flood elevation. The elevation of the base flood, including wave height, relative to the National Geodetic Vertical Datum (NGVD), North American Vertical Datum (NAVD) or other datum specified on the Flood Insurance Rate Map (FIRM). [Also defined in FBC, B, Section 1612.2. 202.]

Basement. The portion of a building having its floor subgrade (below ground level) on all sides. [Also defined in FBC, B, Section 1612.2. 202.]

Design flood. The flood associated with the greater of the following two areas: [Also defined in FBC, B, Section 1612.2. 202.]

- (1) Area with a floodplain subject to a 1-percent or greater chance of flooding in any year; or
- (2) Area designated as a flood hazard area on the community's flood hazard

map, or otherwise legally designated.

Design flood elevation. The elevation of the “design flood,” including wave height, relative to the datum specified on the community’s legally designated flood hazard map. In areas designated as Zone AO, the design flood elevation shall be the elevation of the highest existing grade of the building’s perimeter plus the depth number (in feet) specified on the flood hazard map. In areas designated as Zone AO where the depth number is not specified on the map, the depth number shall be taken as being equal to 2 feet. [Also defined in FBC, B, Section 1612.2. 202.]

Development. Any man-made change to improved or unimproved real estate, including but not limited to, buildings or other structures, tanks, temporary structures, temporary or permanent storage of equipment or materials, mining, dredging, filling, grading, paving, excavations, drilling operations or any other land disturbing activities.

Encroachment. The placement of fill, excavation, buildings, permanent structures or other development into a flood hazard area which may impede or alter the flow capacity of riverine flood hazard areas.

Existing building and existing structure. Any buildings and structures for which the “start of construction” commenced before **August 18, 1992** [Also defined in FBC, B, Section 1612.2. 202.]

Existing manufactured home park or subdivision. A manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including, at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed before **August 18, 1992**.

Expansion to an existing manufactured home park or subdivision. The preparation of additional sites by the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads).

Federal Emergency Management Agency (FEMA). The federal agency that, in addition to carrying out other functions, administers the National Flood Insurance Program.

Flood or flooding. A general and temporary condition of partial or complete inundation of normally dry land from: [Also defined in FBC, B, Section 1612.2. 202.]

- (1) The overflow of inland or tidal waters.
- (2) The unusual and rapid accumulation or runoff of surface waters from any source.

Flood damage-resistant materials. Any construction material capable of withstanding direct and prolonged contact with floodwaters without sustaining any damage that requires more than cosmetic repair. [Also defined in FBC, B, Section 1612.2. 202.]

Flood hazard area. The greater of the following two areas: [Also defined in FBC, B, Section 1612.2. 202.]

- (1) The area within a floodplain subject to a 1-percent or greater chance of flooding in

any year.

(2) The area designated as a flood hazard area on the community's flood hazard map, or otherwise legally designated.

Flood Insurance Rate Map (FIRM). The official map of the community on which the Federal Emergency Management Agency has delineated both special flood hazard areas and the risk premium zones applicable to the community. [Also defined in FBC, B, Section 1612.2. 202.]

Flood Insurance Study (FIS). The official report provided by the Federal Emergency Management Agency that contains the Flood Insurance Rate Map, the Flood Boundary and Floodway Map (if applicable), the water surface elevations of the base flood, and supporting technical data. [Also defined in FBC, B, Section 1612.2. 202.]

Floodplain Administrator. The office or position designated and charged with the administration and enforcement of this ordinance (may be referred to as the Floodplain Manager).

Floodplain development permit or approval. An official document or certificate issued by the community, or other evidence of approval or concurrence, which authorizes performance of specific development activities that are located in flood hazard areas and that are determined to be compliant with this ordinance.

Floodway. The channel of a river or other riverine watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one (1) foot. [Also defined in FBC, B, Section 1612.2. 202.]

Floodway encroachment analysis. An engineering analysis of the impact that a proposed encroachment into a floodway is expected to have on the floodway boundaries and base flood elevations; the evaluation shall be prepared by a qualified Florida licensed engineer using standard engineering methods and models.

Florida Building Code. The family of codes adopted by the Florida Building Commission, including: *Florida Building Code, Building*; *Florida Building Code, Residential*; *Florida Building Code, Existing Building*; *Florida Building Code, Mechanical*; *Florida Building Code, Plumbing*; *Florida Building Code, Fuel Gas*.

Functionally dependent use. A use which cannot perform its intended purpose unless it is located or carried out in close proximity to water, including only docking facilities, port facilities that are necessary for the loading and unloading of cargo or passengers, and ship building and ship repair facilities; the term does not include long-term storage or related manufacturing facilities.

Highest adjacent grade. The highest natural elevation of the ground surface prior to construction next to the proposed walls or foundation of a structure.

Historic structure. Any structure that is determined eligible for the exception to the flood hazard area requirements of the *Florida Building Code, Existing Building*, Chapter 11 12 Historic Buildings.

Letter of Map Change (LOMC). An official determination issued by FEMA that amends or revises an effective Flood Insurance Rate Map or Flood Insurance Study. Letters of Map Change include:

- (1) **Letter of Map Amendment (LOMA):** An amendment based on technical data showing that a property was incorrectly included in a designated special flood hazard area. A LOMA amends the current effective Flood Insurance Rate Map and establishes that a specific property, portion of a property, or structure is not located in a special flood hazard area.
- (2) **Letter of Map Revision (LOMR):** A revision based on technical data that may show changes to flood zones, flood elevations, special flood hazard area boundaries and floodway delineations, and other planimetric features.
- (3) **Letter of Map Revision Based on Fill (LOMR-F):** A determination that a structure or parcel of land has been elevated by fill above the base flood elevation and is, therefore, no longer located within the special flood hazard area. In order to qualify for this determination, the fill must have been permitted and placed in accordance with the community's floodplain management regulations.
- (4) **Conditional Letter of Map Revision (CLOMR):** A formal review and comment as to whether a proposed flood protection project or other project complies with the minimum NFIP requirements for such projects with respect to delineation of special flood hazard areas. A CLOMR does not revise the effective Flood Insurance Rate Map or Flood Insurance Study; upon submission and approval of certified as-built documentation, a Letter of Map Revision may be issued by FEMA to revise the effective FIRM.

Light-duty truck. As defined in 40 C.F.R. 86.082-2, any motor vehicle rated at 8,500 pounds Gross Vehicular Weight Rating or less which has a vehicular curb weight of 6,000 pounds or less and which has a basic vehicle frontal area of 45 square feet or less, which is:

- (1) Designed primarily for purposes of transportation of property or is a derivation of such a vehicle, or
- (2) Designed primarily for transportation of persons and has a capacity of more than 12 persons; or
- (3) Available with special features enabling off-street or off-highway operation and use.

Lowest floor. The lowest floor of the lowest enclosed area of a building or structure, including basement, but excluding any unfinished or flood-resistant enclosure, other than a basement, usable solely for vehicle parking, building access or limited storage provided that such enclosure is not built so as to render the structure in violation of the non-elevation requirements of the *Florida Building Code* or ASCE 24. [Also defined in FBC, B, Section 4612.2. 202.]

Manufactured home. A structure, transportable in one or more sections, which is eight (8) feet or more in width and greater than four hundred (400) square feet, and which is built on a permanent, integral chassis and is designed for use with or without a permanent foundation when attached to the required utilities. The term "manufactured home" does not include a "recreational vehicle" or "park trailer." [Also defined in 15C-1.0101, F.A.C.]

Manufactured home park or subdivision. A parcel (or contiguous parcels) of land divided into two or more manufactured home lots for rent or sale.

Market value. ~~The price at which a property will change hands between a willing buyer and a willing seller, neither party being under compulsion to buy or sell and both having reasonable knowledge of relevant facts.~~ As used in this ordinance, the term refers to the market The value of buildings and structures, excluding the land and other improvements on the parcel. Market value may be established by a qualified independent appraiser, is the Actual Cash Value (in-kind replacement cost depreciated for age, wear and tear, neglect, and quality of construction) determined by a qualified independent property appraiser, or tax assessment value adjusted to approximate market value by a factor provided by the Broward County Property Appraiser.

New construction. For the purposes of administration of this ordinance and the flood resistant construction requirements of the *Florida Building Code*, structures for which the "start of construction" commenced on or after August 18, 1992 and includes any subsequent improvements to such structures.

New manufactured home park or subdivision. A manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed on or after August 18, 1992.

Park trailer. A transportable unit which has a body width not exceeding fourteen (14) feet and which is built on a single chassis and is designed to provide seasonal or temporary living quarters when connected to utilities necessary for operation of installed fixtures and appliances. [Defined in section 320.01, F.S.]

Recreational vehicle. A vehicle, including a park trailer, which is: [see in section 320.01, F.S.)

- (1) Built on a single chassis;
- (2) Four hundred (400) square feet or less when measured at the largest horizontal projection;
- (3) Designed to be self-propelled or permanently towable by a light-duty truck; and
- (4) Designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal use.

Special flood hazard area. An area in the floodplain subject to a 1 percent or greater chance of flooding in any given year. Special flood hazard areas are shown on FIRMs as Zone A, AO, A1-A30, AE, A99, AH, V1-V30, VE or V. [Also defined in FBC, B Section 1612.2. 202.]

Start of construction. The date of issuance of permits for new construction and substantial improvements ~~to existing structures~~, provided the actual start of construction, repair, reconstruction, rehabilitation, addition, placement, or other improvement is within 180 days of the date of the issuance. The actual start of construction means either the first placement of permanent construction of a building (including a manufactured home) on a site, such as the pouring of slab or footings, the installation of piles, the construction of columns.

Permanent construction does not include land preparation (such as clearing, grading, or filling), the installation of streets or walkways, excavation for a basement, footings, piers, or foundations, the erection of temporary forms or the installation of accessory buildings such as garages or sheds not occupied as dwelling units or not part of the main buildings. For a

substantial improvement, the actual "start of construction" means the first alteration of any wall, ceiling, floor or other structural part of a building, whether or not that alteration affects the external dimensions of the building. [Also defined in FBC, B Section 1612.2. 202.]

Substantial damage. Damage of any origin sustained by a building or structure whereby the cost of restoring the building or structure to its before-damaged condition would equal or exceed 50 percent of the market value of the building or structure before the damage occurred. [Also defined in FBC, B Section 1612.2. 202.]

Substantial improvement. Any repair, reconstruction, rehabilitation, addition, or other improvement of a building or structure, the cost of which equals or exceeds 50 percent of the market value of the building or structure before the improvement or repair is started. If the structure has incurred "substantial damage," any repairs are considered substantial improvement regardless of the actual repair work performed. The term does not, however, include either: [Also defined in FBC, B, Section 1612.2. 202.]

- (1) Any project for improvement of a building required to correct existing health, sanitary, or safety code violations identified by the building official and that are the minimum necessary to assure safe living conditions.
- (2) Any alteration of a historic structure provided the alteration will not preclude the structure's continued designation as a historic structure.

Variance. A grant of relief from the requirements of this ordinance, or the flood resistant construction requirements of the *Florida Building Code*, which permits construction in a manner that would not otherwise be permitted by this ordinance or the *Florida Building Code*.

Watercourse. A river, creek, stream, channel or other topographic feature in, on, through, or over which water flows at least periodically.

CHAPTER 3 FLOOD RESISTANT DEVELOPMENT

SECTION 301 BUILDINGS AND STRUCTURES

301.1 Design and construction of buildings, structures and facilities exempt from the Florida Building Code. Pursuant to Section 104.2.1 of this ordinance, buildings, structures, and facilities that are exempt from the *Florida Building Code*, including substantial improvement or repair of substantial damage of such buildings, structures and facilities, shall be designed and constructed in accordance with the flood load and flood resistant construction requirements of ASCE 24. Structures exempt from the *Florida Building Code* that are not walled and roofed buildings shall comply with the requirements of Section 307 of this ordinance.

SECTION 302 SUBDIVISIONS

302.1 Minimum requirements. Subdivision proposals, including proposals for manufactured home parks and subdivisions, shall be reviewed to determine that:

- (1) Such proposals are consistent with the need to minimize flood damage and will be reasonably safe from flooding;
- (2) All public utilities and facilities such as sewer, gas, electric, communications, and water systems are located and constructed to minimize or eliminate flood damage; and

- (3) Adequate drainage is provided to reduce exposure to flood hazards; in Zones AH and AO, adequate drainage paths shall be provided to guide floodwaters around and away from proposed structures.

302.2 Subdivision plats. Where any portion of proposed subdivisions, including manufactured home parks and subdivisions, lies within a flood hazard area, the following shall be required:

- (1) Delineation of flood hazard areas, floodway boundaries and flood zones, and design flood elevations, as appropriate, shall be shown on preliminary plats;
- (2) Where the subdivision has more than 50 lots or is larger than 5 acres and base flood elevations are not included on the FIRM, the base flood elevations determined in accordance with Section 105.2(1) of this ordinance; and
- (3) Compliance with the site improvement and utilities requirements of Section 303 of this ordinance.

SECTION 303 SITE IMPROVEMENTS, UTILITIES AND LIMITATIONS

303.1 Minimum requirements. All proposed new development shall be reviewed to determine that:

- (1) Such proposals are consistent with the need to minimize flood damage and will be reasonably safe from flooding;
- (2) All public utilities and facilities such as sewer, gas, electric, communications, and water systems are located and constructed to minimize or eliminate flood damage; and
- (3) Adequate drainage is provided to reduce exposure to flood hazards; in Zones AH and AO, adequate drainage paths shall be provided to guide floodwaters around and away from proposed structures.

303.2 Sanitary sewage facilities. All new and replacement sanitary sewage facilities, private sewage treatment plants (including all pumping stations and collector systems), and on-site waste disposal systems shall be designed in accordance with the standards for onsite sewage treatment and disposal systems in Chapter 64E-6, F.A.C. and ASCE 24 Chapter 7 to minimize or eliminate infiltration of floodwaters into the facilities and discharge from the facilities into flood waters, and impairment of the facilities and systems.

303.3 Water supply facilities. All new and replacement water supply facilities shall be designed in accordance with the water well construction standards in Chapter 62-532.500, F.A.C. and ASCE 24 Chapter 7 to minimize or eliminate infiltration of floodwaters into the systems.

303.4 Limitations on sites in regulatory floodways. No development, including but not limited to site improvements, and land disturbing activity involving fill or regrading, shall be authorized in the regulatory floodway unless the floodway encroachment analysis required in Section 105.3(1) of this ordinance demonstrates that the proposed development or land disturbing activity will not result in any increase in the base flood elevation.

303.5 Limitations on placement of fill. Subject to the limitations of this ordinance, fill shall be designed to be stable under conditions of flooding including rapid rise and rapid drawdown of floodwaters, prolonged inundation, and protection against flood-related erosion and scour. In addition to these requirements, if intended to support buildings and structures (Zone A only), fill shall comply with the requirements of the *Florida Building Code*.

SECTION 304 MANUFACTURED HOMES

304.1 General. All manufactured homes installed in flood hazard areas shall be installed by an installer that is licensed pursuant to section 320.8249, F.S., and shall comply with the requirements of Chapter 15C-1, F.A.C. and the requirements of this ordinance.

304.2 Foundations. All new manufactured homes and replacement manufactured homes installed in flood hazard areas shall be installed on permanent, reinforced foundations that are designed in accordance with the foundation requirements of the *Florida Building Code Residential* Section R322.2 and this ordinance.

304.3 Anchoring. All new manufactured homes and replacement manufactured homes shall be installed using methods and practices which minimize flood damage and shall be securely anchored to an adequately anchored foundation system to resist flotation, collapse or lateral movement. Methods of anchoring include, but are not limited to, use of over-the-top or frame ties to ground anchors. This anchoring requirement is in addition to applicable state and local anchoring requirements for wind resistance.

304.4 Elevation. Manufactured homes that are placed, replaced, or substantially improved shall comply with Section 304.4.1 or 304.4.2 of this ordinance, as applicable.

304.4.1 General elevation requirement. Unless subject to the requirements of Section 304.4.2 of this ordinance, all manufactured homes that are placed, replaced, or substantially improved on sites located: (a) outside of a manufactured home park or subdivision; (b) in a new manufactured home park or subdivision; (c) in an expansion to an existing manufactured home park or subdivision; or (d) in an existing manufactured home park or subdivision upon which a manufactured home has incurred "substantial damage" as the result of a flood, shall be elevated such that the bottom of the frame is at or above the elevation required, as applicable to the flood hazard area, in the *Florida Building Code, Residential* Section R322.2 (Zone A).

304.4.2 Elevation requirement for certain existing manufactured home parks and subdivisions. Manufactured homes that are not subject to Section 304.4.1 of this ordinance, including manufactured homes that are placed, replaced, or substantially improved on sites located in an existing manufactured home park or subdivision, unless on a site where substantial damage as result of flooding has occurred, shall be elevated such that either the:

- (1) Bottom of the frame of the manufactured home is at or above the elevation required in the *Florida Building Code, Residential* Section R322.2 (Zone A); or
- (2) Bottom of the frame is supported by reinforced piers or other foundation elements of at least equivalent strength that are not less than 36 inches in height above grade.

304.5 Enclosures. Enclosed areas below elevated manufactured homes shall comply with the requirements of the *Florida Building Code, Residential* Section R322 for such enclosed areas.

304.6 Utility equipment. Utility equipment that serves manufactured homes, including electric, heating, ventilation, plumbing, and air conditioning equipment and other service facilities, shall comply with the requirements of the *Florida Building Code, Residential* Section R322.

SECTION 305 RECREATIONAL VEHICLES AND PARK TRAILERS

305.1 Temporary placement. Recreational vehicles and park trailers placed temporarily in flood hazard areas shall:

- (1) Be on the site for fewer than 180 consecutive days; or
- (2) Be fully licensed and ready for highway use, which means the recreational vehicle or park model is on wheels or jacking system, is attached to the site only by quick-disconnect type utilities and security devices, and has no permanent attachments such as additions, rooms, stairs, decks and porches.

305.2 Permanent placement. Recreational vehicles and park trailers that do not meet the limitations in Section 305.1 of this ordinance for temporary placement shall meet the requirements of Section 304 of this ordinance for manufactured homes.

SECTION 306 TANKS

306.1 Underground tanks. Underground tanks in flood hazard areas shall be anchored to prevent flotation, collapse or lateral movement resulting from hydrodynamic and hydrostatic loads during conditions of the design flood, including the effects of buoyancy assuming the tank is empty.

306.2 Above-ground tanks, not elevated. Above-ground tanks that do not meet the elevation requirements of Section 306.3 of this ordinance shall be permitted in flood hazard areas provided the tanks are anchored or otherwise designed and constructed to prevent flotation, collapse or lateral movement resulting from hydrodynamic and hydrostatic loads during conditions of the design flood, including the effects of buoyancy assuming the tank is empty and the effects of flood-borne debris.

306.3 Above-ground tanks, elevated. Above-ground tanks in flood hazard areas shall be attached to and elevated to or above the design flood elevation on a supporting structure that is designed to prevent flotation, collapse or lateral movement during conditions of the design flood. Tank-supporting structures shall meet the foundation requirements of the applicable flood hazard area.

306.4 Tank inlets and vents. Tank inlets, fill openings, outlets and vents shall be:

- (1) At or above the design flood elevation or fitted with covers designed to prevent the inflow of floodwater or outflow of the contents of the tanks during conditions of the design flood; and
- (2) Anchored to prevent lateral movement resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy, during conditions of the design flood.

SECTION 307 OTHER DEVELOPMENT

307.1 General requirements for other development. All development, including man-made changes to improved or unimproved real estate for which specific provisions are not specified in this ordinance or the *Florida Building Code*, shall:

- (1) Be located and constructed to minimize flood damage;
- (2) Meet the limitations of Section 303.4 of this ordinance if located in a regulated floodway;
- (3) Be anchored to prevent flotation, collapse or lateral movement resulting from hydrostatic loads, including the effects of buoyancy, during conditions of the design flood;
- (4) Be constructed of flood damage-resistant materials; and

(5) Have mechanical, plumbing, and electrical systems above the design flood elevation, except that minimum electric service required to address life safety and electric code requirements is permitted below the design flood elevation provided it conforms to the provisions of the electrical part of building code for wet locations.

307.2 Fences in regulated floodways. Fences in regulated floodways that have the potential to block the passage of floodwaters, such as stockade fences and wire mesh fences, shall meet the limitations of Section 303.4 of this ordinance.

307.3 Retaining walls, sidewalks and driveways in regulated floodways. Retaining walls and sidewalks and driveways that involve the placement of fill in regulated floodways shall meet the limitations of Section 303.4 of this ordinance.

307.4 Roads and watercourse crossings in regulated floodways. Roads and watercourse crossings, including roads, bridges, culverts, low-water crossings and similar means for vehicles or pedestrians to travel from one side of a watercourse to the other side, that encroach into regulated floodways shall meet the limitations of Section 303.4 of this ordinance. Alteration of a watercourse that is part of a road or watercourse crossing shall meet the requirements of Section 105.3(3) of this ordinance.

Section 2. Applicability. For the purposes of jurisdictional applicability, this ordinance shall apply in the Village of Lazy Lake. This ordinance shall apply to all applications for development in flood hazard areas submitted on or after the effective date of this ordinance.

Section 3. Conflicts. All ordinances or parts of ordinances or resolutions or parts of resolutions in conflict herewith shall be and are hereby repealed to the extent of such conflict.

Section 4. Severability. Should any section, subsection, clause or provision of this ordinance be held or declared by a court of competent jurisdiction to be unconstitutional or invalid, in part or application, it shall be considered as eliminated and shall not affect the validity of the remaining portions or applications of this Ordinance.

Section 5. Effective Date. This ordinance shall become effective upon its final adoption.

PASSED on first reading this _____ day of _____, 2025.

PASSED AND ADOPTED on second reading this _____ day of _____, 2025.

SIGNATURES ON FOLLOWING PAGE

VILLAGE OF LAZY LAKE, FLORIDA

By: _____
Ray Nyhuis, Mayor

ATTEST:

By: _____
Tedra Allen, MMC
Administrative Assistant

**FIRST READING
ROLL CALL**

Councilman Grenell	_____
Councilman Nadeau	_____
Councilman Daugherty	_____
Councilman Merrill	_____
Councilman Arliff	_____

**SECOND READING
ROLL CALL**

Councilman Grenell	_____
Councilman Nadeau	_____
Councilman Daugherty	_____
Councilman Merrill	_____
Councilman Arliff	_____

APPROVED AS TO FORM AND LEGALITY

Pamala H. Ryan, Esq.
Village Attorney