

**MEETING MINUTES
LAKEWOOD RANCH
INTER-DISTRICT AUTHORITY
COMMUNITY DEVELOPMENT DISTRICTS 1, 2, 4, 5, and 6**

The Special Joint Workshop of the Lakewood Ranch Inter-District Authority Board of Directors and the Lakewood Ranch Community Development Districts 1, 2, 4, 5, and 6 Board Supervisors was held on Tuesday, June 4, 2024, at 3:00 PM at the Lakewood Ranch Town Hall, 8175 Lakewood Ranch Boulevard, Lakewood Ranch, FL 34202 and conducted by the following means of Communications Media Technology (CMT): Zoom Video Communications, Inc.

Call to Order, Roll Call for CDDs 1, 2, 4, 5, and 6

Mr. Zielinski called the meeting to order at 3:02 p.m.

Supervisors Present:

Alan Roth (CDD1), Laura Fox (CDD1), Robert Swiatek (CDD1), Peter Bokach (CDD2), Thomas Green (CDD2), Michael Finney (CDD2) via CMT, Arthur Taber (CDD2), Michael Griffin (CDD4), Keith Davey (CDD4), Nancy Johnson (CDD4), Martin Cohn (CDD5), David Emison (CDD5), Steven Peters (CDD5), James Rogoze (CDD6) via CMT, Sandra Keenan (CDD6), Susan Ellis (CDD6)

Also present:

*Andrew Cohen, District 2, 4, 5, & 6 Counsel
Steve Zielinski, Executive Director
Marie Thompson, Assistant Executive Director
Liliya Sablukova, Chief Financial Officer
Tom Merrell, Director of Operations (via CMT)
Edgar Perez, Assistant Director of Operations (via CMT)
Nicholas Poulin, District Clerk
Christine Wofford, CEVA Community Association Manager
Amy Wallace, GBVA & SRVA Community Associations Assistant
Brittany Schmehl, Fiscal Manager
Tony Montalbano Buildings & Grounds Superintendent
Jennifer Sicilian, CEVA Community Association Manager
There were 24 audience members in attendance.*

Mr. Zielinski made the introductions for Manatee County Board Commissioner Ray Turner and Manatee County Commissioner Aide Dana Summers.

1. Supplementals

Mr. Zielinski submitted the list of questions from each of the districts. Mr. Roth submitted an additional list of questions from District 1.

2. New Business

A. Discussion of Lakewood Ranch Issues/Concerns with Commissioner Turner

Mr. Zielinski thanked Mr. Turner for attending the special joint workshop for CDD1, CDD2, CDD4, CDD5, and CDD6. He stated that a designated board member from each district would pose questions on behalf of their respective board members. He clarified that any other board member can still speak up individually in case more questions come up.

i. CDD1 Questions

Mr. Roth raised concerns about bicycles being allowed on Hidden River Trail due to the narrow road and the potential dangers of no passing zones with medians. He spoke about the board's worries regarding the deteriorated conditions of Lakewood Ranch Boulevard and the community's inadequate cellular coverage. Mr. Turner addressed Mr. Roth's concerns and explained the community's history with potential cell tower installations. He emphasized the necessity for consistent cellular service and discussed the possibility of arranging for a plot of land from SMR to install a cell tower nearby. Mr. Turner discussed the status of importance Lakewood Ranch serves in Manatee County and that the community contributes roughly 29% of the tax revenue for the county. He reported that the repaving of Lakewood Ranch Boulevard will occur in 2025 at an expected cost of \$15 million.

ii. CDD2 Questions

Mr. Bokach expressed community concerns about non-emergency personnel bypassing the Edgewater gate security systems using unauthorized security entry devices. He asked if the county could establish a new emergency frequency or device that is not widely available. Mr. Turner explained that the existing code was never supposed to have been made public and that the county is currently working on alternative options for emergency vehicles.

Mr. Bokach explained the issues at the intersection of Legacy Boulevard and University Parkway, noting that the leftmost turn lane is not long enough for vehicles heading east and turning left onto Legacy Boulevard. He explained that interference occurred as vehicles driving east on University Parkway made U-turns, disrupting vehicles driving south on Waterview Boulevard trying to turn right. Mr. Turner responded that he had encountered the issue personally and would have county staff coordinate with the Florida Department of Transportation (FDOT) and investigate, potentially extending the existing turn lane and adjusting the allowance of U-Turns at the intersection.

iii. CDD4 Questions

Mr. Griffin inquired about the potential repaving of Greenbrook Boulevard, and Ms. Johnson stressed the urgency of the project due to the deteriorating condition of the current pavement. Mr. Griffin voiced district concerns about the county's delayed response in clearing hurricane debris in the community. He questioned the existence of a more effective plan to tackle this problem. Mr. Turner recommended that residents utilize the county's 311 mobile application to report any areas of need after a hurricane and stated that this method could be used for all matters encompassing county property. He stated that the re-pavement of Greenbrook Boulevard would take place after the re-pavement of Lakewood Ranch Boulevard.

iv. CDD5 Questions

Mr. Cohn expressed his concerns regarding the number of potholes in the existing pavement of county roads and asked if a better practice would be instituted to address the issue. Mr. Turner explained that the irrigation in the landscaping of the median was accelerating the decay of the land beneath the roadways. Mr. Cohn asked about the status of the sound barrier installation along Lorraine Road. Mr. Turner reported that county staff had received quotes from vendors that were in the review process. He explained that the sound barrier installation plan is not yet finalized as they are considering building it on the existing berm to preserve the landscaping. Mr. Finney, CDD2 Board Supervisor, asked if the county had considered installing a sound barrier along University Parkway near the new construction taking place across from the existing neighborhoods in District 2. Mr. Turner replied that it was something county staff could investigate further. Mr. Cohn proposed having the county hire district staff to clean up the hurricane debris and seek reimbursement through FEMA. Mr. Turner recommended that Mr. Cohn bring a proposal to him to consider after the workshop.

v. CDD6 Questions

Ms. Keenan asked if the county had any plans to restructure the intersection at Natures Way, Town Center Parkway, and Market Street. She pointed out that the intersection, in its current state, creates confusion for drivers from multiple directions and poses a danger, with vehicles not stopping in the right places. Mr. Turner shared her concerns and said that the county had attempted to purchase the land in the past, but noted that the price was too high for the county to go through with the purchase. Mr. Bokach, CDD2 Board Supervisor, proposed that Mr. Turner relay the concerns to the FDOT next time he meets with them.

Ms. Fox, CDD1 Board Supervisor, expressed her concerns regarding golf cart usage along Lakewood Ranch Boulevard and the safety concerns that the issue presents. Mr. Cohn shared similar concerns regarding golf cart usage at the upcoming traffic signal installation at Players Drive and Lorraine Road. Mr. Turner recommended that residents should report any golf cart usage violations to code enforcement and noted that he would discuss the matter further with the staff.

3. Audience Comments (All speakers will be limited to two (2) minutes)

Mr. Zielinski opened the floor up for discussion to take place involving the Board Supervisors, Mr. Turner, IDA staff, and individuals participating via Zoom and in person.

Ms. Maria Cuffaro, a resident of Purple Finch Circle in CDD4, expressed her concerns regarding the upcoming detour on Greenbrook Boulevard for a portion of the road to be repaved. Mr. Turner confirmed that he would reach out to FDOT to gather information on repaving plans and address concerns about speeding in the area. Mr. John Moelhan, a resident of the Miramar community in CDD2, asked about how the discussion held at the workshop today would impact the county's upcoming plans to expand University Parkway. Mr. Turner stated he intended to bring up the concerns presented today with FDOT while planning the expansion of the roadway.

Mr. Les Prysock, Augusta Oakmont Neighborhood Committee representative in CDD2, asked if Mr. Turner was familiar with House Bill 1203, which was ratified by the Governor last week, easing up on homeowner restrictions regarding parking vehicles nearby and installing clotheslines in backyards. He asked how it would affect the covenants of the HOA. Mr. Turner stated he plans to examine the bill's impact on Lakewood Ranch's communities. Mr. Prysock asked if the county was investigating the installation of a roundabout at the intersection of Legacy Boulevard and University Parkway. Mr. Turner responded that he would check the county's capital improvement plan and see if the project was included.

Ms. Charlene Chirillo, resident of Fox Grape Lane in CDD1, voiced her concerns regarding recent irrigation repair work near the right-of-way beneath her driveway and stated that the concrete fill left behind by the utility department was abysmal. Mr. Turner promised to have the county staff look into the issue and contact Ms. Chirillo. Mr. Mike Resetarits, a resident of the Moorings neighborhood in CDD2, asked about the status of the installation of the traffic signal at Players Drive and Lorraine Road. Mr. Turner stated that the project's planning phase was almost done, and was scheduled to start on November 29, 2024.

Ms. Diane Pugh, a resident of the Edgewater Cove community in CDD2, expressed her concerns regarding the U-turn near the business park on University Parkway across from Waterview Boulevard. Mr. Turner mentioned he would discuss the matter further with FDOT. Mr. Tony Olender from the Miramar community in CDD2, had questions about the specifics of the University Parkway expansion plans. Mr. Turner stated he would provide Mr. Zielinski with the expansion project's schematics to distribute to the community.

Adjournment

Mr. Turner summarized the issues discussed in the workshop, emphasizing that they were either being addressed or would be further examined in the upcoming months.

At 4:59 p.m., Mr. Zielinski adjourned the workshop.