

**RAINBOW LAKES ESTATES ADVISORY COMMITTEE
MEETING AGENDA
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DATE: March 16, 2023

- **As a courtesy to others, silence your cell phones and other electronic devices.** If you need to take a call or text please step outside.
- If you want to address the Advisory Board, you may do so during either the “Agenda Item Public Comment” portion (if related to a specific item on this agenda) or the “General Public Comment” portion for all other comments.
- **When you stand up to speak, state your name and address for the record.** You must provide any documentation to the Staff Assistant. Also, any information you provide will become part of the official public record.
- Please keep comments to no more than two minutes, focus on specific issues, and refrain from making sales pitches or personal remarks directed at staff or board members.

General public items, consent agenda items and other items that the board is expected to discuss will be listed on the agenda available at the front door.

Call to Order

Invocation and Pledge of Allegiance

Roll call

Announcements

1. **AGENDA ITEM PUBLIC COMMENT:** Reserved for comments related to items specifically listed on this agenda. Scheduled requests will be heard first and limited to five (5) minutes. Unscheduled requests will be limited to two (2) minutes. For unscheduled requests the public comment request sign in sheet is located at the entrance. Please limit your comments to a specific issue. If the request or matter requires investigation the Chairman will refer to staff to follow-up with the person making the request. Citizens may contact Rainbow Lakes Estates Administration **by 5:00 p.m. the Friday before the meeting** at 352-489-4280 to request to speak.

**RAINBOW LAKES ESTATES ADVISORY COMMITTEE
MEETING AGENDA
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DATE: DATE: March 16, 2023

2. APPROVAL OF MINUTES:

2A. January 19, 2023

3. Advisory Committee Member Reports

- Chairman: Dallas Seveland
- Vice Chairman/ Levy County Representative: Dan Wilshusen
- Roads: Gary Levit
- Building & Grounds:
- Code Enforcement: George Shaver
- Public Safety: Allan McKay
- Recreation: Paula Gawlik

4. Special (select or ad hoc) Committees/Guests:

- Matthew Leibfried, MSTU Director
- Lieutenant Steve Osbourne, MCSO

5. CONSENT: A motion to approve the Consent Agenda is a motion to approve all recommended actions. All matters on the Consent Agenda are considered routine and will be enacted by one motion. There will be no separate discussion unless desired by a Board Member.

5A. RLE Fishing Club

6. Old Business:

6A. Levy County Ordinance 2022-21

7. New business/Board Items:

7A. Revised Rental Fees

8. GENERAL PUBLIC COMMENT: Scheduled requests will be heard first and limited to five (5) minutes. Unscheduled speakers will be limited to two (2) minutes. Citizens may contact Rainbow Lakes Estates Administration **by 5:00 p.m. the Friday before the meeting** at 352-489-4280 to request to speak.

9. Announcement.

Advisory Board meeting April 20, 2023 at 6:30pm in the Community Center.

10. 10-minute Break.

WORKSHOP

2.A

The January 19, 2023, meeting of the Rainbow Lakes Advisory Committee was called to order by Chairman Dallas Seveland. Other committee members present were Crystal Ferguson, Paula Gawlik, Gary Levit, Allen McKay, George Shaver and Dan Wilshusen. Guests present were Matthew Leibfried, MSTU Project Manager and Lieutenant Joyner, MCSO. There were 127 people in attendance. The meeting was opened with invocation followed by the Pledge of Allegiance.

Election of Chairman and Vice Chairman:

Votes for Chairman and Vice Chairman were counted: 7 votes for Dallas Seveland for Chairman, 1 vote for Paula Gawlik as Vice Chairman, 2 votes for Gary Levit as Vice Chairman, 1 vote for Allen McKay as Vice Chairman, 3 votes for Dan Wilshusen as Vice Chairman. Seveland stated that Ferguson job assignment will remain as Buildings and Grounds, Gawlik will remain Recreation, Levit will change to Roads, McKay will be Public Safety, Shaver will be Code Enforcement and Wilshusen will be the Levy County Representative.

Committees/Guests (4):

Lieutenant Joyner stated that there was 1 violent crime of battery. For non-violent crime, there was a grand theft of a four-wheeler, one residential burglary, and one petty theft of commercial diesel fuel, which is state wide in six different Counties. There have been 11 traffic stops, 14 sex offender checks, 2 missing/runaways, 14 – 911 hang-ups, and 5 false alarms. It is time for the rotation again. This will be his last meeting, Steve Osborn is coming back.

Carol Van – SW Peach Blossom – Asked when the Sheriff shows up for a sex offender, do they arrive in a marked or unmarked car. Also, are they in uniform or casual clothes. Joyner responded that they can show in either a marked or unmarked and some in uniform and some in a suit and tie.

Tim Kelly – Soundview Dr. – Asked if there is something being done about the speeding here in Rainbow Lakes Estates. Joyner responded that they are patrolling and have been out here twice already this month. The deputies have to rotate throughout the whole County.

Levit asked about the ATVS driving on the road. Joyner stated that they are not supposed to be driving on the road since it is an unregistered vehicle. Seveland asked how to allow golf carts. Leibfried stated that it would have to be ordinance of a slow speed vehicles that has the required safety requirements. It would also have to be a majority vote and it's a long process.

Agenda Item Public Comment (1):

Keith Kane- SE 126th Terr. – Rainbow Lakes Estates was placed into two different Counties that don't communicate very well with each other. Both Counties have followed the same zoning ordinance over the years. Levy County side has always been treated poorly compared to Marion County. If this new zoning ordinance goes through, I believe the Levy County portion of Rainbow Lakes should be annexed into Marion County. There are some restrictions in Marion County that are not in Levy County. Discussion followed.

Debra Coffey – SE 105th Ln. – Happy to see Mr. Wilshusen on the board representing Levy County. Lived here for 40 years and loved it because there were site-built homes only and paved roads. Do not want mobile homes. They will lower the property values.

Corrie Liveonois- 136th Terr. – Moved here six months ago because we liked the area and saw that Rainbow Lakes had good well-built homes with land. To hear that mobile homes might be allowed makes the decision to move here pointless.

Keith Deering – SE 135th Ct. – We already have a problem with squatters. Now we have a problem with mobile homes. They do not belong here and we do not want them here.

Tim Dibble – NW Holly Rd. – My family has been here since 1972. Trailers do not belong here. If you want to live in a trailer go to one of the other neighborhoods around here.

Victor Rochette – SW Evergreen – Definitely opposed to trailers. There are many economic reasons to oppose trailers. Like the construction businesses around here. Trailers would lower the work and income they would receive.

Donald Hughes – 132nd Ct. – Just started to build a home here in Rainbow Lakes Estates. Unsure about finishing building home because of the trailers. I bought here because trailers were not allowed. If trailers are allowed I will stop building and put a trailer in and go somewhere else.

Kathryn Entwistle – SW Edgewater – Moved here in 1997 because of the paved roads, block homes, and that it is rural. Do not want mobile homes.

Dan Blake – SW Hunter Hill Ave. – Stated that some beautiful homes being built hoping for the tax and value of the properties to go up. Scared that if mobile homes come in then it would bring in renters who won't take care of the properties.

Michael Beverly – SE 110th Pl. – Stated that they bought a property 2 years ago and just started to move in. Found out they wanted to allow trailers. The price of 4 trailers will cover the tax of 1 house.

Desiree Mills – Levy County Board of County Commissioners – Stated that she was sworn in in October. At the first meeting we had

someone begging to allow mobile homes. When our attorney did research they found that the zoning ordinance that prohibited mobile homes has expired. When it was brought to the Levy County Board of County Commissioners there was a strong presence. Wanted to say that I hear you and I appreciate what you all are saying. You have my vote. When these things are being discussed you need to come to the meetings. I am here to listen and I will try to be your voice about what you want. Plan to attend more meetings. Seveland asked if it is ordinance 96-3 that expired. Mills stated yes. Seveland stated that there is no expiration date on here. Could it be the interlocal agreement between the Counties that has expired? Mills replied that it was the interlocal agreement that had expired. Leibfried replied that the Marion County Zoning Law does not allow mobile homes in the Marion County side. Levy County is responsible for the Levy County side. This board can not change the law. They can make a recommendation. Mills stated that we have tried contacting Marion County multiple times. Mills asked if Leibfried could help with contact. Leibfried responded that he would. Leibfried stated that he will leave his email for any question Seveland may have to get the answer. Discussion followed.

Approval of Minutes (2A) April 21, 2022:

Motion made by Levit, seconded by Wilshusen to accept minutes November 17, 2022 (2A). Motion carried.

Committee Reports (3):

Consent (5): NONE

Old Business (6):

New Business/Board Items (7):

Book Club Proposal (7A) — Motion made by Levit, seconded by Wilshusen to approve the Book Club as a Rainbow Lakes Estates club. Motion carried.

Levy County Ordinance 2022-21 (7B) – Seveland stated years ago we made the mistake of having Rainbow Lakes Estates in two different Counties. It is frustrating that Marion County gets treated better than Levy County. There is a vision of one (1) District. This Board can recommend investigating annexation of the Levy County portion of Rainbow Lakes into Marion County so that the rules are the same throughout Rainbow Lakes Estates. Annexation is possible, unsure how it would be done with dual Counties. Leibfried stated it would be up to the Board of County Commissioners in both Counties. Discussion followed. Motion made by Ferguson, seconded by Wilshusen to pursue the investigation of annexation Levy County portion of RLE into Marion County and reinstate the expired covenants and restrictions in Rainbow Lakes Estates. Motion carried.

General Public Comment (8):

Tim Kelly – SW Soundview Dr. – Stated that the road is falling apart from the construction trucks.

Marian Rozelle – SE 126th Terr. – Asked if the zoning ordinance changed in any other part of Levy County. Mills replied no it has not. Rozelle stated in other words there is no precedence for it.

Lavonia Kace – Holly Rd. – Stated that they lived in Chiefland for years. Then they put two (2) RV Parks in the neighborhood and all they did was throw garbage on the roads. Before they were not allowed. Then they put them in without having the say of the people. We pay high taxes and get no say.

Michelle McCavera – Monaco Ct. – Asked if reinstating the ordinance would it affect anything other than the mobile homes. Seveland stated that it would only affect the Levy County portion of Rainbow Lakes Estates. Seveland responded that it would affect fences and some other things. McCavera asked if there is any way to change the number of chickens that are allowed. Leibfried responded that he can ask Zoning.

Ashley Jeffers – SW Obee Ridge Rd. – Stated that we can petition and respectfully voice our concerns in numbers than just our Chairman.

Gary Spear – 129th Ct. – Stated that is against mobile homes. But they are already living there. There is no place to stand on when they are already there. Seveland responded that they are allowed to be here if they meet certain requirements. Levy County has less officers for the entire County than Marion County does.

Announcement (9):

Seveland announced the next meeting will be on March 16, 2023 at 6:30pm in the Community Center.

Meeting adjourned at 7:57pm.

1/31/2023

5A

RLE Fishing Club Proposal

President - Robert Howard - 352-464-5003

Vice President - Robert Brown - 352-615-7235

6+ interested

Meeting every other Saturday.

Time at 10AM.

At the Gazebo, inside the Youth Center if it is raining.

The purpose of the club is to help pass the knowledge of fishing on to others. We would also hold quarterly fishing tournaments and derbies (children and adults will be separated for tournaments and derbies). As well as recognizing members who catch the biggest fish to be put on a plaque/trophy.

All ages are welcome to come join the Fishing Club.

Children 16 & over can join the club without a parent member present.

Children 15 & under can join the club with a parent member present.

We would like to sponsor children derbies. If there are enough volunteers we would also like to hold a youth fishing camp.

We would like to thank you for considering our club.

SCHEDULE OF RENTAL FEES

The Rainbow Lakes Estates clubhouse, community center and youth center are made available through the funds collected through the special taxes paid by residents and property owners in RLE. Those tax paying individuals will be given first priority due to the potential for over stressing the facilities. The RLE Administrative Staff reserves the right to refuse any rental application. The following guidelines have been written in order to explain RLEMSD's rental procedures and policies. If there are further questions, please call the RLE District Office at 489-4280.

ALCOHOL IS NOT PERMITTED. ~~Strikethrough is deleted.~~ **Bold & underlined is revised.**

7A

A. COMMUNITY CENTER

TYPE:	CHARGE	DAMAGE DEPOSIT
RLE Individuals	\$50 <u>\$75</u> per hour (4 hr. min.) \$100 <u>\$150</u> per hour after midnight	\$150 <u>\$200</u>
TYPE: Individuals/organizations outside of RLE/Commercial	\$400 <u>\$125</u> per hour (4 hr. min.) \$250 <u>\$250</u> per hour after midnight	\$150 <u>\$200</u>
TYPE: Use of PA System	\$75	\$200
Use of Kitchen	\$100	

B. CLUBHOUSE

TYPE: RLE Individuals	\$35 <u>\$40</u> per hour (4 hr. min.) \$70 <u>\$80</u> per hour after midnight	\$100 <u>\$150</u>
TYPE: Individuals/organizations outside of RLE/Commercial	\$75 <u>\$80</u> per hour (4 hr. min.) \$150 <u>\$160</u> per hour after midnight	\$100 <u>\$150</u>
Use of kitchen	\$35	

MANDATORY FEES FOR CLUBHOUSE AND COMMUNITY CENTER:

CLEAN UP

7:00am to 7:00pm - \$25.00 per hour (4 hr. min.)

7:00pm to 7:00am - \$30.00 per hour (4 hr. min.)

Rentals beyond 11:00pm will incur an additional \$100 cleaning fee.

SECURITY

\$65 PER HOUR (4 HOUR MINIMUM) PLUS \$65 ONE TIME TRIP CHARGE

C. YOUTH CENTER

TYPE: RLE Individuals	\$20 per hour (3 hr. min)	\$75
TYPE: Individuals/organizations outside of RLE/Commercial	\$30 per hour (3 hr. min)	\$75

D. GAZEBO

\$50 with rental of building	
\$125 w/o rental of building (2hr. max)	\$75
\$25 per hr. for additional hrs.	

E. SEA CLIFF PARK PAVILLIONS

RLE Individuals	<u>\$25 4 HOUR MAX</u>	<u>\$75</u>
Individuals/organizations outside of RLE/Commercial	<u>\$50 4 HOUR MAX</u>	<u>\$75</u>