

April 12, 2023

## Village Council Workshop

### Attendance:

Mayor Nelson  
Mr. Miron  
Mr. Fulmer  
Mr. Neal  
Mr. Volkert  
Mr. Tomlinson  
Mrs. Bryan

### Also:

Sean Swartz  
Lenore Graber  
Stephen Hans  
Starr Paton

The roll was called, and quorum was determined.

Mayor Nelson asked Lenore Graber, Village Code Compliance manager, to discuss areas of code compliance that need to be documented in the code so that violations may be properly addressed. Lenore discussed many issues she encountered in the village. These include missing shrubs and greenery; foundation shrubs; driveway conditions - weeds and staining; general appearance of homes and roofs (needing pressure cleaned/painted); missing plants in planter boxes and containers; visible storage of clutter; ground cover; coconuts on palm trees; pyramid stones in swales; port-o-lets – setback requirements.

The Mayor and council discussed these issues. Mayor Nelson stated in general the code should address general clean up and appearance of properties and possibly impose restrictions. Mr. Miron discussed safety issues such as sight lines in corners and swales. Mr. Volkert suggested looking at other cities similar to Sea Ranch Lakes to establish similar minimum standards for existing properties.

Traffic issues were also discussed as issues around construction sites continue to be a problem. Additional stop signs and maintenance of sight lines with shrubs and trees on curves and other locations could help. Mr. Tomlinson also discussed possible addition of relocatable speed humps. The Beach Club owns the roads so this would need to be discussed with their board.

General cleanliness, timeframes for existing landscape and health and safety issues were the main points of discussion.

Mayor Nelson asked the council for discussion of amendments to the building ordinances. The council discussed Calvin Giordano's recommendation of excluding pervious pavers to achieve the required 30% pervious surface for lot coverage. Steve Hans discussed the pros and cons of the use of pavers and discussed the use of "turf blocks" which would be considered appropriate. Mr. Miron discussed the use of pervious concrete which has been used in some commercial projects where his firm has been involved. He would like other pervious materials to be considered when reviewing projects for lot coverage.

The council and Steve Hans discussed the definition of "grade" and matching the adjacent property. Mrs. Bryan discussed elevation differences on properties and swales that are filling in and not holding water. New construction homes are being built at a higher elevation. Steve does not agree with proposed language stating elevations of new construction properties must match your neighbors. The use of retaining walls can address this problem. Mayor suggested we can include language stating structural features that can be used to prevent runoff and increase water retention. Swales can be used in residential applications.

Mayor Nelson asked the council to discuss the permit fee schedule. Steve Hans discussed the current fee schedule pricing. Starr stated current fee schedules for structural and other disciplines. Steve asked for additional plan review fees and discussed time needed. Steve discussed with the council the reasons for the additional fees for change orders and revisions and the minimum time needed for review and he requested upfront payments for revisions. The council discussed whether existing jobs should be grandfathered in to existing fee structure when permitted. Steve is looking at making sure the village is comparable to other cities and contractors seem to be taking advantage of change orders and revisions being at a low fee basis. Steve would also like to increase reinspection fees for multiple inspections on the same item. Sean discussed removing the fee schedule from the ordinance and passing a resolution allowing the council to set the fees schedule.

Adjourn.