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# COMPREHENSIVE PLAN

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## HISTORY OF AMENDMENTS TO THE COMPREHENSIVE PLAN

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# INTRODUCTION

## History

Sam and Annie Cobb first homesteaded 160 acres on Anna Maria Island in 1896 in the area now called Holmes Beach. John R. Jones and Jose Casanas soon joined the Cobbs. Jones piloted boats running between Tampa and Cuba. Casanas relocated from the Canary Islands in search of mullet fishing grounds.

The first island post office was established in 1902 in the home of the Cobbs.

The city derives its name from Jack Holmes, a developer who arrived on the island after World War II and created a 600-acre community. When the city was incorporated in 1950, Halsey T. Tichenor served as its first mayor.

A century's worth of development may mask it, but early residents had to hack through dense jungle just to create a sandy washboard road. Back then, facing rattlesnakes, wildcats and panthers was a common occurrence.

In 1948, just two years before Holmes Beach was incorporated, Hollywood brought Esther Williams, Peter Lawford, Ricardo Montalban, Jimmy Durante and Cyd Charisse to the community to film portions of *On an Island with You*.

## Community Profile

Holmes Beach remains a popular tourist destination with a wide array of vacation rentals, in addition to permanent and winter residents.

In 2020, there were approximately 4,247 dwelling units, and it is estimated that the summer population was 4,468 and the peak seasonal population was 11,741.

The City of Holmes Beach aims to provide full accessibility to programs, services, and activities unless doing so changes the fundamental nature of the program, service, or activity, or it creates an undue administrative or financial burden.

## Community Value Statements

We resolve to preserve our single-family residential character.

We welcome seasonal residents and visitors to embrace and honor our Authentic Florida single family coastal community character.

We protect our environment and keep our air, beaches and waterways clean and healthy.

We encourage the redevelopment of our central business district (town center) maintaining our unique Holmes Beach coastal charm.

We value the contributions small owner-operated businesses make to our community character.

We support ongoing improvements to pedestrian, bicycle and alternative mobility systems to relieve traffic and parking difficulties.

We promote Florida Friendly landscaping and green space.

We value strong public safety programs and support our police, fire, and emergency personnel.

We value our public and semi-public institutions.

We recognize the importance of public involvement in civic and community affairs.

We promote diversity in age, income and housing opportunities.

We value the right of Home Rule and local control recognizing the importance of intergovernmental cooperation and coordination.

We value arts and culture in our community.

## Vision Statement

Holmes Beach is an irreplaceable Authentic Florida coastal community providing a safe small-town environment with a balance of fulltime residents and visitors. We are an environmentally sensitive community with clean pedestrian and bicycle-friendly streets, effective transportation and infrastructure systems with primarily owner-operated businesses in centrally located commercial centers.

## Overview

The comprehensive plan is divided into elements containing goals, objectives, and policies intended to address the establishment of a long-term end towards which programs and activities of the community are ultimately directed. The goals, objectives, and policies of each element were developed according to statutory requirements and keeping with the character, conditions, both environmental and social, and desires of the community.

The goals of each element are as follows:

### ***Future Land Use***

**Goal 1:** Ensure that the predominantly single family residential character of the City of Holmes Beach is maintained and protected while promoting the provision of sustainable and resilient housing opportunities for a population which is diverse in its range of age and income levels and recognizing the potential for economic benefit resulting from the tourist trade.

Further, the City encourages owner operator businesses and the redevelopment of the town center in a way that showcases the City's coastal charm.

Finally, the City realizes its obligation to minimize any threat to health, safety, and welfare posed by hazards, nuisances, incompatible land uses, and to minimize environmental degradation.

**Goal 2:** Ensure the protection of and promote the enjoyment of natural and man-made resources by citizens and visitors alike,

**Goal 3:** Land Use planning will promote the appreciation and enjoyment of arts, culture and where practical the old world Florida design style.

**Goal 4:** The promotion of sound coastal management shall be encouraged to ensure that maximum long-term benefits are attained in the use of the coastal zone by the residents of and visitors to the City of Holmes Beach.

**Goal 5:** The City shall maintain and continue to develop a comprehensive municipal hurricane plan.

**Goal 6:** Protect existing recreational and working waterfronts and public access to the water and discourage their conversion to less water dependent uses.

### ***Transportation***

**Goal 1:** A safe, resilient, convenient and efficient motorized and non-motorized transportation system shall be available for all residents of and visitors to the City. The City will continuously seek to improve existing pedestrian, bicycle and alternative mobility systems to relieve traffic congestion and reduce parking demands.

### ***Housing***

**Goal 1:** The City shall, through its codes and ordinances, preserve the predominantly single-family residential character of the City, maintain the current residential quality of life by the provision and maintenance of decent, safe, sanitary, diverse and affordable housing stock for all residents and visitors free from discrimination.

### ***Infrastructure***

**Goal 1:** The City shall ensure that needed sanitary sewer, solid waste and potable water services are provided by safe, efficient and effective systems which maintain adequate facilities and provides for present and future populations.

**Goal 2:** Provide an efficient stormwater drainage system which protects human life, minimizes property damage, and improves stormwater quality.

### ***Coastal Management and Conservation***

**Goal 1:** Conserve, protect and appropriately manage the natural resources (aquatic, wetland and terrestrial) of the City of Holmes Beach to ensure the highest environmental quality possible.

**Goal 2:** The City shall provide a set of guidelines for development that maintains or improves the economic well-being of the community, promotes Florida Friendly landscaping and green space, protects the lives and property of its residents, and preserves the integrity of its natural environment.

**Goal 3:** Enhance efforts to manage pre- and post-disaster preparedness recovery and redevelopment, to reduce risk to human life and public/private property from natural hazards or disasters.

**Goal 4:** Protect existing recreational and working waterfronts and public access to the water and discourage their conversion to less water dependent uses.

**Goal 5:** Protect and enhance the City's natural and built environment to avoid or withstand the effects of climate change, rising sea level, extreme high tides and storm surge to ensure net zero loss of buildable properties.

### ***Recreation, Open Space, Arts and Culture***

**Goal 1:** The provision, protection, and maintenance of a coordinated, efficient, diverse, and accessible system of public and private parks, recreational facilities, recreational services, and open space; while promoting Florida Friendly landscaping, green space, arts and culture.

### ***Intergovernmental Coordination***

**Goal 1:** The City shall maintain and improve the existing system of interlocal coordination to successfully implement local government comprehensive plans and to resolve conflicts resulting from the plans and directives.

**Goal 2:** The City will continue to engage in intergovernmental coordination for Public School Planning.

### ***Capital Improvements***

**Goal 1:** The City values strong public safety programs, supports police, fire, and emergency/public safety personnel and shall undertake fiscal actions necessary to provide and maintain public facilities for all permanent and seasonal residents, within its jurisdiction, at the adopted levels of service standards.

**Goal 2:** The city will coordinate and cooperate with the Manatee County School District in capital facilities planning for school concurrency.

### ***Public School Facilities***

**Goal 1:** The City shall maintain coordination and cooperation with the School District of Manatee County (School District) regarding school and community planning with an emphasis on retaining its school for children in the community and nearby.

**Goal 2:** The School District of Manatee County shall provide public school facilities consistent with the adopted level of service standard.

### ***Property Rights***

**Goal 1:** The City shall recognize and respect all judicially acknowledged or constitutionally protected private property rights when making decisions.

Unless otherwise stated, the implementation of objectives and policies contained in this Plan shall be through the development, adoption, and application of regulations set forth in the City's Code of Ordinances.

# FUTURE LAND USE



**This Element is intended to guide land use planning which upholds the existing local character, maximizes quality of life, and protects natural resources.**

## RESIDENTIAL CHARACTER

The City will continue to protect the existing low density residential neighborhoods while ensuring that opportunities exist for a variety of housing types.

## COMMERCIAL

The City will encourage commercial uses and services which contribute to the community, provide a sense of place on Anna Maria Island and serve the residents and visitors.

## COASTAL CONCERNS

The City will continue to practice sound coastal management, including emergency preparedness and discouragement of conversion from water dependent uses to less water dependent uses.

## ARTS, CULTURE AND DESIGN

Whenever possible, local arts, culture and creative design will be promoted, encouraged and incentivized by the City.

# I. GOALS, OBJECTIVES, AND POLICIES

## GOAL 1:

Ensure that the predominantly single family residential character of the City of Holmes Beach is maintained and protected while promoting the provision of sustainable and resilient housing opportunities for a population which is diverse in its range of age and income levels and recognizing the potential for economic benefit resulting from the tourist trade.

Further, the City encourages owner operator businesses and the redevelopment of the town center in a way that showcases the City's coastal charm.

Finally, the City realizes its obligation to minimize any threat to health, safety, and welfare posed by hazards, nuisances, incompatible land uses, and to minimize environmental degradation.

*Objective 1.1: Recognizing that the City of Holmes Beach is located on a barrier island, future growth and development shall continue to be managed through the enforcement and refinement, as needed, of land development regulations which are consistent with this adopted Comprehensive Plan.*

Policy 1.1.1: The City shall continue to enforce land development regulations which recognize the limitations of development on a barrier island (e.g., vulnerability of tropical storms, topography and soil conditions). Such regulations shall, at a minimum, contain provisions which:

- Regulate the subdivision of land;
- Protect the limited amount of marine wetlands and other environmentally sensitive natural resources found in the community;
- Regulate signage and outdoor lighting;
- Ensure that all development is consistent with Federal Flood Insurance regulations;
- Ensure that all development is consistent with coastal construction regulations;
- Ensure the compatibility of adjacent land uses and require adequate and appropriate buffering;
- Ensure that development orders and permits are issued only when it is documented that such development is consistent with the maintenance of adopted level of service standards;
- Provide for proper drainage and stormwater management, minimize impervious surface area and improve resiliency from storm surge and sea level rise;
- Provide requirements for the provision of open space, and safe and convenient on-site traffic flow and parking requirements;

- Encourage the use of native or Florida Friendly vegetation in the landscaping. Discourage the use of invasive vegetation, trees with poor wind tolerance, and artificial turf or similar surface areas.
- Provide requirements for the control of erosion and runoff from construction sites.
- Reasonably ensure that newly planted trees are located in a manner that will require no more than minimal trimming in order to avoid power lines.

Policy 1.1.2: In recognition of the conditions under which HB 1473, of the 2010 Florida legislature, added the Kingfish County Park property into the City of Holmes Beach, the City of Holmes Beach shall apply the provision of the Manatee County Comprehensive Plan, Manatee County Land Development Code, and all other of its ordinances, resolutions, rules and regulations in the manner and extent set forth in HB 1473 to any development, activity or operation on the Kingfish County Park property that is leased by Manatee County from the Florida Department of Transportation or its successor during the term of any lease agreement and any renewal of such lease agreement.

*Objective 1.2: The integrity and quality of life will continue to be maintained in existing and future residential neighborhoods.*

Policy 1.2.1: Residential development in the following residential future land use categories shall be consistent with the following residential densities:

- Low Density Residential, density of 0 to 5.8 residential units per gross acre;
- Medium Density Residential, density of 0 - 10.0 residential units per gross acre; and
- Multi-family Residential/Seasonal Tourist, density 0 - 10.0 units/gross acre.

Policy 1.2.2: Residential development within the Medium Density Residential and Multi-Family Residential/Seasonal Tourist Future Land Use Categories at a density of 10 units/ acre shall only be permitted where the approved site plan:

- Reflects a creative approach for development/redevelopment;
- Provides more open space than that called for by the strict application of the minimum requirements of the land development regulations;
- Reflects a harmonious development of the site with the surrounding areas and community facilities; and
- Provides for safe and efficient internal and external traffic circulation;

Policy 1.2.3: Existing residential areas shall be protected from the encroachment of incompatible activities; likewise, other land use areas shall be protected from the encroachment of incompatible residential activities.

Policy 1.2.4: Residential development shall be designed to protect life and property from natural and manmade hazards such as flooding, excessive traffic, subsidence, noxious odors, and noise.

Policy 1.2.5: Residential land development shall take place in a manner which is compatible with the type and scale of surrounding uses and any adjacent environmentally sensitive natural resources. Buffering or landscaping may be required to mitigate differences in scale between new construction and existing adjacent use.

Policy 1.2.6: The location and extent of residential land uses shall be in accordance with the Future Land Use Map and the descriptions of types, sizes, and densities of land uses contained in this Element.

Policy 1.2.7: Beginning in 2009 and thereafter, not more than a net of 10 dwelling units shall be added to the inventory of housing units located within the Sportsman's Harbour area as identified below. Since there were 81 dwelling units in 2009, no more than 91 total dwelling units will be allowed in the Sportsman's Harbour area.

## SPORTSMAN'S HARBOUR



Policy 1.2.8: The City recognizes that when a commercial land use shares a common boundary with a residential property, or is separated only by a local street that also serves nearby residential property, the traffic, parking or noise associated with the commercial use may be expected to adversely impact the nearby residential uses. In such cases, the City may consider restricting the type or size of commercial vehicles or the times such vehicles may use the residential street, and prohibiting or limiting commercial parking within the rights-of-way.

***Objective 1.3: Commercial development shall continue to be compatible with environmental and economic resources and shall occur in a planned and orderly fashion.***

Policy 1.3.1: Commercial development shall be of a nature which is intended to serve the general retail, day-to-day commercial needs (e.g., convenience goods and services), and personal and professional service needs of the residents of and seasonal visitors to Anna Maria Island.

Policy 1.3.2: Commercial land uses shall be located in a manner which ensures the compatibility with the type and scale of adjacent land uses and where existing or programmed public facilities shall not be overburdened.

Policy 1.3.3: In recognition of the fact that the City of Holmes Beach is, to a limited degree, a resort community, multi-family residential/seasonal tourist development within the Multi-family Residential/Seasonal Tourist future land use category shall be encouraged so long as proper separation and buffering between residential and non-residential land uses shall be maintained.

Policy 1.3.4: Incompatibility between residential and commercial land uses sharing a common boundary shall be minimized through the installation of buffering, as appropriate, where there is a change of use or increase in intensity. Such buffering shall not hinder the movement of pedestrians between the two adjacent uses.

Policy 1.3.5: Opportunities for the redevelopment/rehabilitation of existing commercial areas or uses shall be encouraged through flexible application of parking requirements.

Policy 1.3.6: The land development regulations shall ensure that new commercial development provide for adequate off-street parking and loading facilities and that ingress/egress points do not hinder traffic flow onto adjacent roadways.

Policy 1.3.7: In order to promote redevelopment and enhance the opportunity for more vibrant community centers, mixed-use projects involving residential and nonresidential uses may be located on lands designated Commercial and located within the Mixed Use Overlay Area provided:

- a. the project is part of a mixed-use Planned Unit Development (PUD);
- b. residential uses shall be located on the second and/or third floors above ground floor commercial, public, semi-public, or recreational use(s);
- c. the maximum residential density shall not exceed 10 dwelling units per acre, except that one dwelling unit may be located above a commercial, public, semi-public or recreational use on any individual commercial lot regardless of the resulting density, provided that adequate parking is provided and the use of the property meets all other land development regulations;
- d. the square footage of residential use shall not exceed two-thirds of the total square footage of the development.
- e. transient or seasonal tourist lodging (hotels, motels, timesharing, and onshore lodging) offering occupancy periods of one month or less may be included in the mixed-use PUD provided:

Maximum allowable density for transient or seasonal tourist lodging facilities shall be 14 units per gross acre for units with no more than one room suitable for sleeping purposes and 12 units per gross acre for all others.

The square footage of such lodging facilities shall not exceed 50% of the total square footage of the development.

Policy 1.3.8: In order to ensure an adequate supply of viable commercial uses providing needed services to the residents and visitors to the City of Holmes Beach, the City supports efforts by Manatee County to provide limited real estate tax relief to commercial uses burdened by escalating property values.

***Objective 1.4: Land uses or structures that are either incompatible or inconsistent with the adopted Future Land Use Plan shall be deemed legally nonconforming as of May 1989.***

Policy 1.4.1: Those commercial and residential uses existing as of May 1989, which were conforming as to density, use, or intensity of use prior to such adoption and have now been rendered nonconforming, shall be considered legally nonconforming uses.

Policy 1.4.2: Following damage resulting from a hurricane or other natural or man-made disasters, the City shall consider appropriate and/or innovative provisions for those legally nonconforming uses to allow compensating variations to dimensional requirements (e.g., height, setback, and open space) and gives consideration to density transfers in order to permit the opportunity to redevelop at existing legally nonconforming densities.

Policy 1.4.3: The reconstruction of any legally non-conforming structure shall adhere to current development regulations (local, state, or federal) in effect at the time the reconstruction plans are submitted.

Policy 1.4.4: Nothing contained in this objective shall be considered to grant to any legally recognized nonconforming use privileges beyond those set forth in this Comprehensive Plan.

Policy 1.4.5: No development order for any single-family residential unit shall be withheld due to inconsistency with the density provisions of this Plan if such residential unit will be constructed upon a legal lot of record existing as of May 1989 and such construction otherwise conforms to the requirements set forth in the land development regulations.

Policy 1.4.6: Those commercial and residential projects for which site plan approval was granted by the City Commission as of May 1989 and which are inconsistent with this Comprehensive Plan shall be considered legally nonconforming. Projects covered by this policy shall lose the rights set forth herein upon expiration of the site plan approval or the missing of any phasing deadline contained within the site plan approval. It is not the intent of this policy to preclude the consideration of appropriate extensions of site plans provided that the applicant is proceeding in good faith to meet the stipulations contained in the site plan approval as determined by City Commission.

*Objective 1.5: As an ongoing objective, all development orders and permits for future development and redevelopment activities shall be issued only if required public facilities meet approved level of service standards.*

Policy 1.5.1: Public facilities shall be available concurrent with the impacts of the development.

Policy 1.5.2: Recognizing that potable water and sanitary sewer services are provided by Manatee County, all development and redevelopment activities shall not result in a reduction of the approved level of service standards established by Manatee County and adopted by this Comprehensive Plan.

Policy 1.5.3: The City shall adopt by reference and enforce those applicable provisions of water conservation ordinances adopted by Manatee County or SWFWMD's "Water Shortage Plan," Chapter 40D-21, FAC.

Policy 1.5.4: Development activities shall be timed and staged in conjunction with the provision of adequate supporting community facilities.

Policy 1.5.5: Public facilities and utilities shall be located so as to maximize the efficiency of services provided and minimize their cost and impacts on the natural environment.

*Objective 1.6: As an ongoing objective, the City shall continue to ensure the availability of suitable land for public utility facilities.*

Policy 1.6.1: In order to ensure the continuation of adequate potable water and sanitary sewer service by Manatee County, the City shall ensure, in cooperation with Manatee County, the protection of existing and/or identified water and sewer rights-of-way.

Policy 1.6.2: The City shall cooperate with the appropriate public utility to protect rights-of-way dedicated to electric, telephone, and cable television services.

*Objective 1.7: The City shall continue to maintain communication, cooperation, and coordination with area local governments, agencies, and districts.*

Policy 1.7.1: The City shall continue to participate in meetings of the Coalition of Barrier Island Elected Officials.

Policy 1.7.2: The City shall continue to ensure the compatible development/redevelopment along its common boundary with the Cities of Bradenton Beach and Anna Maria.

Policy 1.7.3: Copies of development permit applications for projects located adjacent to the Cities of Anna Maria and Bradenton Beach shall be made available to the appropriate building official for information and comment.

Policy 1.7.4: The City shall cooperate with the Manatee County School System to ensure that the needs of the Anna Maria Elementary School and the students attending the same are adequately provided for.

Policy 1.7.5: The City shall ensure that development orders or permits, as appropriate, are consistent with the objectives of regional, state and federal agencies.

***Objective 1.8: All development within the City of Holmes Beach shall be in accordance with the adopted future land use categories.***

Policy 1.8.1: The City shall continue to enforce those future land use categories identified and defined in Section II of this Element.

Policy 1.8.2: As an ongoing policy, the land development regulations shall contain provisions which implement guidelines for the administration of the adopted future land use categories.

***Objective 1.9: Establishment of a Comprehensive Plan oversight review process.***

Policy 1.9.1: The Local Planning Agency (LPA) shall conduct a review of the Comprehensive Plan at least every five years to ensure that the time frames set forth in the adopted objectives and policies are met and shall identify any discrepancies, corrective measures, and, if appropriate, offer suggested amendments.

Policy 1.9.2: The LPA shall determine whether consistency is being maintained between the adopted Comprehensive Plan and applicable provisions of the City's Code of Ordinances.

Policy 1.9.3: The LPA shall submit all recommended amendments to the City Commission.

## **GOAL 2:**

Ensure the protection of and promote the enjoyment of natural and man-made resources by citizens and visitors alike,

***Objective 2.1: As an ongoing objective, all development activities shall ensure the protection of natural resources.***

Policy 2.1.1: Through the implementation of the Sarasota Bay Estuary Program (SBEP) and Tampa Bay Estuary Program (TBEP), unique and/or irreplaceable natural resources identified by the Florida Fish and Wildlife Conservation Commission (FWC) shall be protected from the adverse effects of development, except in cases of overriding public interest.

Policy 2.1.2: Development review criteria shall include soil suitability.

Policy 2.1.3: Species of flora and fauna identified as endangered, threatened or species of special concern, as defined by Federal Law or Florida Statutes, and found to exist in Holmes Beach by the FWC, shall be protected through compliance with appropriate Federal and State regulations.

Policy 2.1.4: The clearing of trees and wetland vegetation shall be prohibited, unless permits are obtained from the appropriate federal, state, or local agency.

Policy 2.1.5: All applications for development approval shall be subject to site plan review.

Policy 2.1.6: Coastal vegetation communities, coastal wildlife habitats, marine/jurisdictional wetlands, and dune systems shall be protected from the adverse effects of development through site plan review and the subsequent application of the applicable provisions of the SBEP and TBEP Comprehensive Conservation and Management Plans (CCMP).

Policy 2.1.7: The land development regulations shall include a provision which addresses and limits activities capable of contaminating water, soil, or air.

Policy 2.1.8: Dredge and fill activities shall be conducted only when necessary to ensure the effective operation of the canal system and its overall relationship to the City's stormwater management system, as determined after review and comment by the appropriate governmental agencies and interested citizens, and shall be conducted in a manner least harmful to the surrounding environment.

Policy 2.1.9: The developer/owner of any new development or redevelopment site shall be responsible for the on-site management of stormwater run-off in a manner so that post-development runoff rates, volumes and pollutant loads do not exceed existing conditions.

Policy 12.1.10: The City shall continue to pursue grants, such as Florida Forever, to be used for the purchase of those environmentally sensitive areas remaining in the community.

*Objective 2.2: Maintain recreation/open space consistent with opportunities available in a built-out community.*

Policy 2.2.1: The City shall continue to ensure the continued availability and maintenance of public beach access.

Policy 2.2.2: The City shall continue to pursue grants, such as Florida Forever to be used for the purchase of those environmentally sensitive areas remaining in the community which could be used for passive recreational purposes.

### GOAL 3:

Land Use planning will promote the appreciation and enjoyment of arts, culture and where practical the old world Florida design style.

*Objective 3.1: Enhance quality of life within the community by promoting arts, culture and creative design.*

Policy 3.1.1: Whenever possible, the City shall recognize and promote the diverse arts and cultural resources that exist on Anna Maria Island.

Policy 3.1.2: The City shall investigate ways to encourage, incentivize, and/or require developers to include architectural features which provide a sense of place in the context of the island's existing coastal charm.

Policy 3.1.3: Commercial and mixed-use development and redevelopment within the City should provide a public art component.

## GOAL 4:

The promotion of sound coastal management shall be encouraged to ensure that maximum long-term benefits are attained in the use of the coastal zone by the residents of and visitors to the City of Holmes Beach.

*Objective 4.1: As an ongoing objective, the City shall participate in the implementation of the SBEP and TBEP CCMPs.*

Policy 4.1.1: The City supports the establishment of a coordinated multi-jurisdictional effort for managing Sarasota Bay under the leadership of the SBEP.

Policy 4.1.2: The City shall continue to be an active participant of the SBEP.

Policy 4.1.3: In recognition that it lies within the Tampa Bay and Sarasota Bay watersheds, the City supports the implementation of the provisions of the Comprehensive Conservation Management Plans of the Tampa Bay Estuary Program (Charting the Course August 2017 Revision) and Sarasota Bay Estuary Program (State of the Bay 2014) as applicable to the conditions found within the City.

Policy 4.1.4: The City shall continue to seek the assistance of the SBEP in ensuring the implementation of a comprehensive coastal marine wetland protection, restoration, and acquisition program and the provision of opportunities for public involvement.

Policy 4.1.5: In recognition of its limited staff technical expertise, the City shall seek the assistance of the Manatee County Environmental Management Department in the implementation of Policy 2.1.4.

Policy 4.1.6: In recognition of the importance of the coastline to its residents, the City shall ensure that:

- All development along the coastline is in accordance with the coastal construction setback line;
- All development and other activities which disturbs the coastal dune system shall be prohibited;
- A program is established for the restoration and maintenance of the coastal dune system;
- Sensitive coastal resources are protected from immediate and future degradation and erosion resulting from improper development practices and recreation misuse; and
- Stabilization projects, preferably utilizing vegetation as the stabilizing medium, are incorporated, where appropriate.

*Objective 4.2: Continue to recognize the intra-relationship of the City's canal system and drainage problems as acknowledged by the 1999 findings of the Canal Commission.*

Policy 4.2.1: The city's canal system should not be viewed in isolation, but rather, must be seen as part of a larger management of stormwater.

Policy 4.2.2: No maintenance dredging shall occur until an environmentally acceptable and economically feasible disposal method and site have been identified and secured.

Policy 4.2.3: In cooperation with the cities of Anna Maria and Bradenton Beach, continue to emphasize the fact that the issues of canal maintenance and stormwater management, the

identification of problems and solutions, and the implementation of mitigation measures must be viewed from and addressed on an islandwide basis.

## GOAL 5:

The City shall maintain and continue to develop a comprehensive municipal hurricane plan.

*Objective 5.1: The City shall continue to implement and, as necessary, refine its hurricane evacuation plan.*

Policy 5.1.1: The City of Holmes Beach designates the Coastal High Hazard Areas (CHHA) as “the area defined by the SLOSH model to be inundated from a category one hurricane” as reflected in the most recent Regional Evacuation Study Storm Tide Atlas, and designates the entire island community as a “Coastal Storm Area”, which is an area that is vulnerable to hurricane damage, including loss of life and property. The City herein adopts, and by reference incorporates into the FLUM Series, the Coastal High Hazard Map as reflected in the most recent Regional Evacuation Study Storm Tide Atlas.

Policy 5.1.2: Within the identified coastal high hazard area (CHHA), the City shall, to the extent practical, limit public expenditures that subsidize development only to existing development or new development which is consistent with the Future Land Use Map

Policy 5.1.3: Hurricane clearance times shall be maintained or reduced through continued support of the Anna Maria Island Emergency Operations Center and cooperation with Manatee County Division of Emergency Management.

Policy 5.1.4: In order to ascertain the potential impact on the City's evacuation times, the City shall request that Manatee County and the City of Bradenton provide an analysis of the impact of development taking place along Manatee Avenue, between the Manatee Avenue Bridge and Palma Sola Bay. Such analysis should address both existing and approved future development.

Policy 5.1.5: The City shall request that Manatee County and the City of Bradenton afford the City an opportunity to comment on future development taking place along Manatee Avenue, between the Manatee Avenue Bridge and Palma Sola Bay prior to the issuance of development permits.

*Objective 5.2: The risk of exposure of human life and public and private property to natural disasters shall be reduced through preparedness planning and implementation of hazard mitigation measures.*

Policy 5.2.1: Assurance that the City will achieve the aim of Objective 3.2 shall be through the continued cooperative spirit developed during the preparation and implementation of the Islandwide Post-Disaster Redevelopment Plan for Anna Maria Island, Manatee County.

Policy 5.2.2: The City shall continue to recognize the need to strengthen the inter-relationships between the Islandwide Post-Disaster Redevelopment Plan, the Manatee County Local Mitigation Strategy, and the Manatee County Comprehensive Emergency Management Plan.

Policy 5.2.3: When deemed to be appropriate, the City shall ensure the coordination of future land uses which are found to be inconsistent with the recommendations contained in any interagency hazard mitigation report.

Policy 5.2.4: The City will cooperate, assist, and coordinate with the Manatee County Division of Emergency Management in the identification of recommendations contained in any interagency hazard mitigation report recommendations applicable to the City.

Policy 5.2.5: Where future land uses are identified as being inconsistent with such recommendations, the Local Planning Agency, shall, during its review of the Comprehensive Plan, recommend to City Commission those amendments necessary to ensure consistency.

## GOAL 6:

Protect existing recreational and working waterfronts and public access to the water and discourage their conversion to less water dependent uses.

*Objective 6.1: Identify the location and extent of areas qualifying as recreational or working waterfronts as indicated by the presence of docks, wharfs, lifts, wet or dry marinas, boat ramps, boat hauling and repair facilities, commercial fishing facilities, boat construction facilities and their support structures over the water, as set forth in Sec. 342.07, F.S. and develop strategies or regulations to encourage their continued availability.*

Policy 6.1.1: The City shall identify the location and extent of canals and other waterways available to the public for the mooring or docking of vessels and provide guidance and regulation to foster equitable use of such areas among residents and property owners in the City.

Policy 6.1.2: The City shall prohibit the renting or leasing of mooring or docking rights within canals and other waterways that are adjacent to privately owned lands designated low density or medium density residential on the Future Land Use Map.

Policy 6.1.3: The City shall not vacate publicly owned access to waters within or adjacent to the City.

Policy 6.1.4: The City shall not change the future land use designations of lands on which are located water dependent facilities, such as marinas, from commercial to residential unless there is no net loss in the number of mooring or docking facilities available to the public at large.

## II. FUTURE LAND USE MAP

### A. Introduction

The following represents a discussion of the Future Land Use Map for the City of Holmes Beach. The Future Land Use Map is intended to display the distribution, extent, and location of those future land use categories that have been identified as being appropriate to and in conformance with the character and desires of the City of Holmes Beach. Those future land use categories identified herein shall be adopted by ordinance.

### B. Land Use Categories

As a result of its location on a barrier island, the City of Holmes Beach could have developed as a "typical" Florida tourist community. Contributing to such development would be the fact that a major Manatee County owned and operated public beach can be found within its municipal boundaries and that tourist accommodations have been constructed along the Gulf of Mexico. While the "day-tripper", individuals from neighboring municipalities or counties who do not stay overnight, and seasonal visitor have played an important role in the economic growth of the community, the City has been able to maintain what it considers to be its most important attribute; that of a residential community.

The continuation and maintenance of the family oriented, residential character of the City is the primary goal of this Comprehensive Plan. In addition, the City recognizes that the conservation of the limited amount of vacant/undeveloped environmentally sensitive land is vital to the community's well-being. As a result of these desires, the land use distribution which supports the residential character of this community is reflected in the Future Land Use Map.

Therefore, in conjunction with and furtherance of the adopted Goals, Objectives, and Policies, the following future land use categories are intended to guide the City of Holmes Beach in the continued maintenance of its desired character.

1. Residential Future Land Use Categories

a. Low Density Residential (0 to 5.8 dwelling units per gross acre)

The Low Density Residential Future Land Use Category is intended to ensure the maintenance of the low density, single family residential neighborhoods found throughout the City. Further, it designates those areas of the community which have been or could be platted into large individual single family detached lots. Appropriate uses within this future land use category include: single-family detached dwellings, accessory uses, community residential homes, essential services, home occupations, temporary uses, family day care homes, and foster care facilities when approved as a special exception.

The maximum allowable height shall be 36 feet as measured from the crown of the abutting road at the front center of the property to the highest point of the roof structure.

Resort housing involving occupancy for periods of less than 30 days is prohibited.

The combination of buildings and other impervious surfaces shall not exceed 40% of the lot or parcel.

b. Medium Density Residential (0 - 10.0 dwelling units/gross acre)

The Medium Density Residential Future Land Use Category is intended to recognize the type of residential development found throughout the majority of the community. This residential development supports an assortment of dwelling types and styles which have been identified as being associated with a barrier island community. Further, while designating those areas of the community which contain smaller platted residential lots, it supports the continuation of the overall residential character desired by the community.

PUDs shall be limited to a maximum of 10 units per gross acre and single-family uses on lots of 7,510 square feet or greater shall be limited to a maximum of 35% of the total acreage of the PUD; and not more than 65% of the total acreage of the PUD may be devoted to two-family or multi-family uses.

Appropriate uses within this future land use category include: single-family, two-family and multiple-family dwellings; Planned Unit Developments (PUDs); community residential and family day care homes; home occupations; temporary uses; and essential services. In addition resort housing is permitted provided the number of overnight occupants of a resort housing unit shall not exceed six persons or two persons per bedroom, whichever is greater. For purposes of this section, resort housing is defined as a dwelling (but not including a unit in a hotel, motel, or time-sharing establishment) available to persons for occupancy for time periods of less than 30 days.

Certain nonresidential uses such as houses of worship; park and recreation facilities; preschools; foster, adult or after-school care facilities; and noncommercial piers, boathouses

or launching ramps, and accessory uses and structures associated with public schools, may also be appropriate when approved as a special exception use or as part of a PUD.

The maximum allowable height shall be 36 feet as measured from the crown of the abutting road at the front center of the property to the highest point of the roof structure.

The combination of buildings and other impervious surfaces shall not exceed 40% of the lot or parcel.

c. Multi-family Residential/Seasonal Tourist (0 - 10.0 units/gross acre)

The Multi-family Residential/Seasonal Tourist Future Land Use Category is intended to recognize the fact that the City of Holmes Beach is, to a limited degree, a resort community. It is also intended to limit the development of intense multi-family residential/seasonal tourist development to that area adjacent to the Gulf of Mexico, thus ensuring that such development will not intrude into or be incompatible with existing residential neighborhoods. For purposes of this definition, seasonal tourist facilities shall include time-shares, and hotels and motels with limited ancillary commercial uses, as defined in the Land Development Regulations.

For the purposes of calculating allowable density, 1.4 seasonal tourist units are considered the equivalent of one dwelling unit, provided the seasonal tourist unit includes not more than one room suitable for sleeping purposes. For seasonal tourist units that contain more than one room suitable for sleeping purposes, 1.2 seasonal tourist units shall be the equivalent of one dwelling unit. Therefore, the maximum number of seasonal tourist units may range from 12 to 14 per acre. When such uses are developed at a density in excess of 10 seasonal tourist units per gross acre, buffering shall be provided to protect adjoining residential uses.

Note: For purposes of this section, Gross Density is defined as the total number of permitted dwelling units divided by the total gross acreage of the development tract, including all internal acreage, as well as street, drainage, and utility rights-of-way and easements.

The combination of buildings and other impervious surfaces shall not exceed 40% of the lot or parcel.

2. Commercial Future Land Use Category

The Commercial Future Land Use Category is intended to designate areas appropriate for the development and maintenance of a general commercial environment. This future land use category is designed to support a wide variety of retail, consumer-oriented and general commercial uses and activities including a limited range of "heavy" commercial uses, such as, but not limited to, auto-related and marine-related sales and services, general contractors and building trades, wholesale and warehouse uses, and professional business and personal services, all in close proximity to major thoroughfares and residential concentrations; and, temporary onshore lodging facilities associated with, and located on the same parcel as, a marina which is adjacent to, and having boating access to, a navigable waterway. Residential, transient or seasonal tourist lodging may be considered appropriate if approved as a part of a mixed-use PUD within the Mixed Use Overlay Area.

The maximum allowable height shall be 36 feet as measured from the crown of the abutting road at the front center of the property to the highest point of the roof structure. The combination of buildings and other impervious surfaces shall not exceed 70% of the lot or parcel.

### 3. Recreation/Open Space Future Land Use Category

The Recreation/Open Space Future Land Use Category is intended to provide for open space and recreational facilities to be spatially distributed throughout the community in order to: Recognize the recreational value of the natural environment as exemplified by the Gulf beaches; provide relief from the urban environment; and provide adequate active and passive recreational areas for the residents of the City and citizens from surrounding areas. Development within this designated area is limited to a variety of active and passive park and recreational uses and public roads and rights-of-way.

The maximum allowable height in the Recreation/Open Space Future Land Use Category shall be 36 feet as measured from the crown of the abutting road at the front center of the property to the highest point of the roof structure. The combination of buildings and other impervious surfaces (excluding public roads and rights-of-way) shall not exceed 70% of the lot or parcel.

### 4. Preservation Future Land Use Category

The Preservation Future Land Use Category is intended for areas considered to be vital for the maintenance and recharge of water resources, areas of unique or valuable topographic or subsurface features, and areas of significant environmental or ecological importance (e.g., coastal beach soils) which should be preserved. No buildings, permanent structures or other impervious surfaces are permitted on lands designated as Preservation. Those areas identified as Preservation on the Future Land Use Map are for graphic purposes only. Actual areas to be determined through survey or site plan review. The boundary of lands designated Preservation on the Future Land Use Map is for illustrative purposes only. The eastern boundary of the Preservation area is coterminous with the line surveyed by the State of Florida known as the Erosion Control Line (ECL), and where there is no ECL, the mean high water line shall constitute the eastern boundary of the Preservation Future Land Use Category.

### 5. Conservation Future Land Use Category

The Conservation Future Land Use Category is intended for low intensive preservation (e.g., wildlife preserves, fresh and saltwater wetlands, coastal dunes, etc) conservation and recreation, uses which require the retention of an essentially natural landscape with the predominating surface cover being vegetated and permeable. Areas designated as Conservation shall be developed as either passive open space (which may include such physical development as raised boardwalks, nature trails and limited parking and restroom facilities) or residential at a density of one dwelling unit per gross acre. Those areas identified as Conservation on the Future Land Use Map are for graphic purposes only. Actual areas shall be determined through survey or site plan review.

Maximum allowable height shall be 36 feet as measured from the crown of the abutting road at the front center of the property to the highest point of the roof structure. The combination of buildings and other impervious surfaces shall not exceed 40% of the lot or parcel.

### 6. Public/Semi-public Future Land Use Category

The Public/Semi-public Future Land Use Category recognizes identifiable areas of the community which support public, municipal, and semi-public center, community services and facilities (i.e., churches, schools, both public and private).

The maximum allowable height in the Public/Semi-public Future Land Use Category shall be 36 feet as measured from the crown of the abutting road at the front center of the property to the highest point of the roof structure. The combination of buildings and other impervious surfaces shall not exceed 70% of the lot or parcel.

<b>Future Land Use Distribution (Acres<sup>1</sup>)</b>	
<b>Future Land Use Category</b>	<b>2019</b>
Low Density Residential	331.3
Medium Density Residential	337.1
Multi-Family Residential/Seasonal Tourist	37.0
Commercial	46.8
Recreation/Open Space	51.8 <sup>(2)</sup>
Preservation	49.2
Conservation	48.4
Public/Semi-Public	25.8
Roads and Rights-of-Way	163.8 <sup>(2)</sup>
<b>TOTAL</b>	<b>1091.3</b>

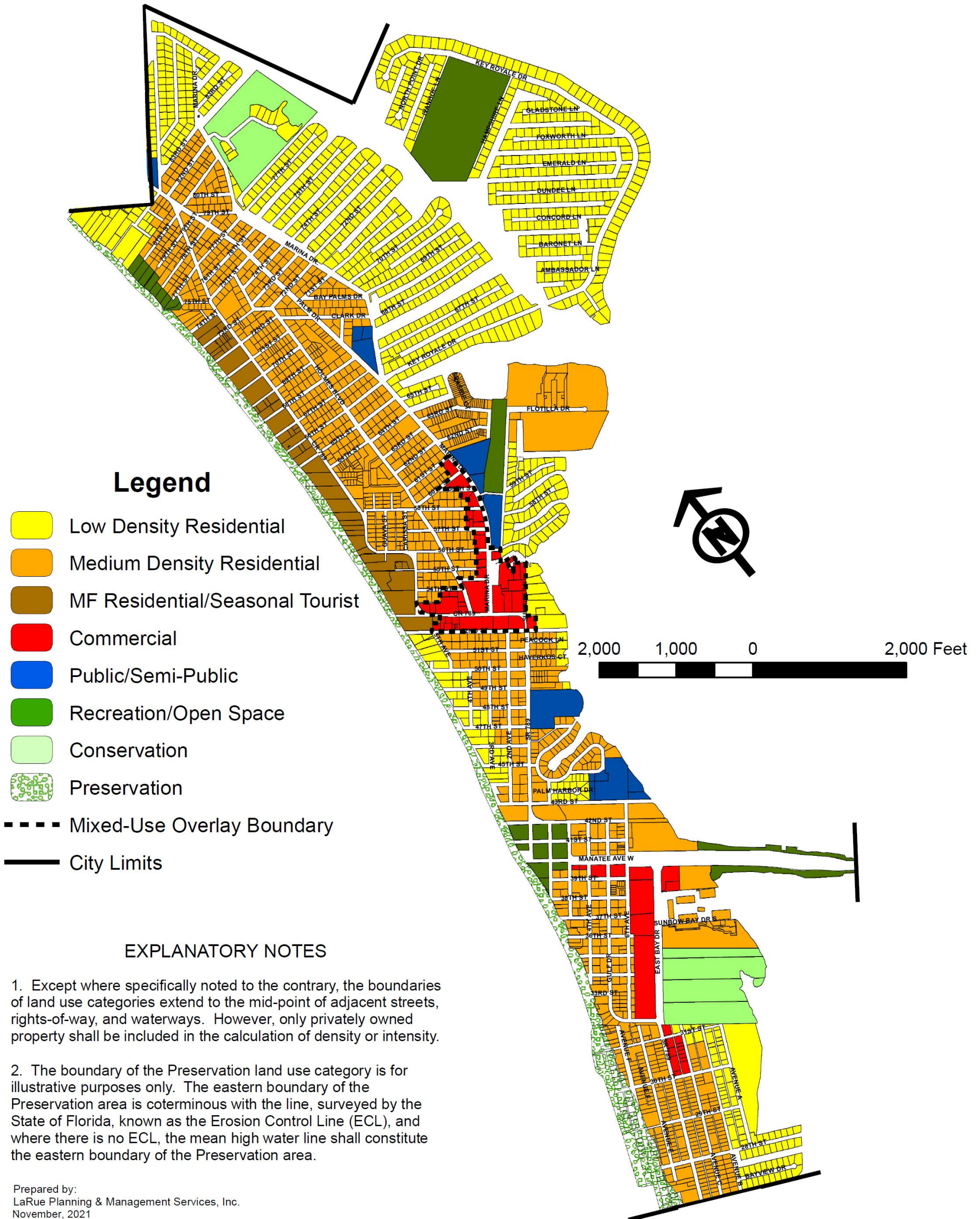
Source: LaRue Planning & Management Services, Inc. 2011

- (1) Whereas acreages exclude roads and rights-of-way
- (2) The figures include the 12.8 acres added to the City by the Florida Legislature in 2010 under HB 1473. Of these, 6.4 acres lying on either side of Manatee Avenue/SR 64 have been allocated to the Recreation/Open Space category, with the remaining 6.4 acres within the right-of-way of Manatee Avenue/SR 64 being allocated to Roads and Rights-of-Way.

# Map 1

## FUTURE LAND USE, 2031

### City of Holmes Beach, Florida





# TRANSPORTATION



**This Element is intended to guide planning and coordination of transportation facilities and services.**

## LEVEL OF SERVICE

The City will continue to ensure that adopted levels of service for roadways are met through concurrency management and coordination with Manatee County and the Florida Department of Transportation.

## MULTI-MODAL

Providing an interconnected multi-modal transportation network will continue to be a priority.

## RESILIENCY

Planning of facility improvements will continue to include consideration of strategies to reduce the risk of damage or impairment to facilities caused by the effects of climate change and natural disasters.

# I. GOALS, OBJECTIVES, AND POLICIES

## GOAL 1:

A safe, resilient, convenient and efficient motorized and non-motorized transportation system shall be available for all residents of and visitors to the City. The City will continuously seek to improve existing pedestrian, bicycle and alternative mobility systems to relieve traffic congestion and reduce parking demands.

*Objective 1.1: The City shall continue to ensure that its roadways are efficient and shall continue to improve its concurrency management system to more effectively identify the impacts of new development and include professionally accepted methods for determining transportation-related levels of service.*

Policy 1.1.1: An operational Level of Service (LOS) D peak hour shall be the standard for all roads within the City except for HB 789 north of SR 64 which shall be E. Further, SR 789 and SR 64 are constrained roadways that must be maintained such that significant degradation does not occur [i.e., ADT (Average Daily Traffic) does not exceed LOS D by more than 10%].

Policy 1.1.2: The City will cooperate with and assist, to the extent possible, the Florida Department of Transportation (FDOT) in ensuring that the adopted LOS standard D is maintained on SR 64 (from the Manatee Island Bridge to its intersection with Gulf Drive) and SR 789 (from its intersection with SR 64 to the southern city limits. When necessary to ensure the continuation of LOS D, the City shall give priority to improvements/actions which do not require a financial commitment on the part of the City.

Policy 1.1.3: The City shall request that the Sarasota-Manatee Metropolitan Planning Organization (MPO) provide an annual report as to volume of traffic traversing those arterial and collector roadways within the City. When such volume approaches a condition whereby the lowering of the adopted LOS standard from D to E is imminent, the City shall immediately seek the assistance of the Sarasota-Manatee MPO in the identification of those improvements necessary to ensure the maintenance of the LOS standard D.

Policy 1.1.4: Upon review of the recommendations of the Sarasota-Manatee MPO, the City shall determine if it is feasible to implement the recommendations based on the built-out character of the community. If determined not to be feasible, consideration will be given to amending this Comprehensive Plan in a manner conducive to the existing conditions of the community.

Policy 1.1.5: All development orders and permits shall be issued only when it is documented that such development is consistent with the approved level of service standards adopted by this Comprehensive Plan.

Policy 1.1.6: The City shall assess new development or redevelopment an equitable pro rata share of the costs to provide roadway improvements necessary to serve the development or redevelopment, in accordance with 163.3810 F.S.

***Objective 1.2:** The City shall protect public rights-of-way through mapping, and enforcement of the land development code.*

Policy 1.2.1: The City shall maintain a roadway map which identifies all existing and future roadway rights-of-way.

Policy 1.2.2: No encroachment shall be permitted into an existing right-of-way, except for temporary use, as authorized by the Building Official.

Policy 1.2.3: The minimum setback requirements from all future rights-of-way shall be enforced.

Policy 1.2.4: Use of existing or future rights-of-way for public or private utilities shall be permitted in accordance with applicable regulations.

***Objective 1.3:** In cooperation with the County and the MPO, the City shall continue to support a multi-modal transportation system.*

Policy 1.3.1: The City shall continue to support alternate modes of transportation by encouraging developments along arterial and collector roadways to include alternate mode/transit friendly design features to accommodate the needs of pedestrians, cyclists, disabled persons, and transit users.

Policy 1.3.2: The City shall encourage, through site plan review, alternate mode/transit friendly design, including pedestrian facilities in commercial and residential development or redevelopment projects of two or more acres in size, to discourage total reliance on automobiles and promote a walkable environment, where appropriate.

Policy 1.3.3: Through site plan review, motorized and non-motorized vehicle parking and off-loading regulations shall be enforced.

Policy 1.3.4: The City shall continue maintaining and improving the "pedestrian friendly" environment within the community. At a minimum, the program shall identify the need for, or needed improvements to, bicycle and pedestrian ways which connect residential areas, Anna Maria Elementary School, shopping areas, and Manatee County Area Transit (MCAT) stops and others.

Policy 1.3.5: The City shall encourage the private sector, through coordinated efforts with the local Chamber of Commerce, to include within their establishments, shade features and benches.

Policy 1.3.6: The City in conjunction with the business community, shall maintain a streetscape plan for those arterials/collectors located within the community.

Policy 1.3.7: Reserved.

Policy 1.3.8: The Police Department shall continue implementation of a public information program intended to reduce traffic conflict and accidents between automobiles, bicyclists, and pedestrians.

Policy 1.3.9: Through its annual budget process, the City shall install crosswalks on roadways of high pedestrian usage, as determined by the Traffic Engineer.

Policy 1.3.10: As an ongoing policy, the City's traffic circulation system shall emphasize safety.

Policy 1.3.11: The Police and Public Works Departments shall enforce the signage requirements along roadways.

Policy 1.3.12: The City shall maintain accident frequency data and annually provide same to the City Commission and County Traffic Engineering Department.

Policy 1.3.13: The Public Works Department shall ensure that emergency evacuation routes are clearly identified and maintained.

Policy 1.3.14: Through site plan review, connections/access points of driveways resulting from new or redevelopment activities shall not hinder/impede the traffic flow or safety on the adjacent roadway system.

Policy 1.3.15: The City shall participate in transportation demand management measures sponsored by Sarasota-Manatee MPO and FDOT such as the Suncoast Metropolitan and Rural Transportation Commuter Assistance Program (SMART CAP), use of alternate modes (bicycle/pedestrian), telecommuting, and the like to reduce peak hour travel demand and reduce the number of vehicle miles traveled within Holmes Beach and Anna Maria Island.

Policy 1.3.16: With the assistance of Sarasota-Manatee MPO and FDOT, utilize appropriate transportation system management (TSM) techniques such as improving intersection capacities, optimizing traffic signalization, and improved signage to increase transportation system efficiency and enhance safety.

Policy 1.3.17: Establish, with the assistance of the Sarasota-Manatee MPO, numerical indicators on mode splits, transit trips per capita, automobile occupancy rates, and the like to help measure progress towards improved transportation system efficiency.

Policy 1.3.18: Reserved.

Policy 1.3.19: The City shall continue, through its capital improvement budget, an annual roadway improvement program. Projects incorporated into the program shall be based on the recommendations of the Public Works Department and the annual evaluation of this Comprehensive Plan as required by Objective 1.11 of the Future Land Use Element. The schedule of road improvements to collector roadways and other significant local streets for which the City has responsibility, as set forth in the City's Five-Year Schedule of Capital Improvements, shall optimize, to the greatest extent feasible, the use of the local option fifth cent gas tax revenues.

***Objective 1.4:** As an ongoing objective, the City shall continue to support MCAT, and the Sarasota-Manatee MPO, and other efforts to increase the use of mass transit and other alternative modes of transportation.*

Policy 1.4.1: The City shall work with MCAT to ensure that Route 3, The Beach Express and the Anna Maria Island Trolley, and other sources of public transportation continue to serve the transit needs of the residents of and visitors to Anna Maria Island and to investigate improved transit routes that will respond to the needs of all age groups on Anna Maria Island.

Policy 1.4.2: To the extent possible, the City will work with MCAT and the Sarasota-Manatee MPO to ensure that the needs of the transportation disadvantaged are accommodated. In addition, the City shall, through the Public Works Department, ensure that all roadway and sidewalk improvement projects accommodate the special needs of the transportation disadvantaged.

Policy 1.4.3: The City shall, through existing public information programs, encourage the use of MCAT services.

Policy 1.4.4: The City shall monitor the ability to connect key generators and attractors with transit.

Policy 1.4.5: In order to achieve maximum ridership and energy efficiency, the City shall continue to encourage and support the County's continued operation of the Anna Maria Trolley as a free-of-charge service.

Policy 1.4.6: Seek funds to provide sheltered benches for all transit stops.

Policy 1.4.7: Request expansion of the AMI Trolley to loop on Marina Way to provide service to West Bay Point and The Moorings.

Policy 1.4.8: The City shall continue to support improvements to the mass transit system to facilitate mobility from off island, including the provision of a dedicated lane on Manatee Avenue for buses, shuttles, and trolleys.

*Objective 1.5: Traffic circulation planning shall continue to be coordinated with the City's Future Land Use Plan, the FDOT 5-Year Transportation Plan, the Sarasota-Manatee Metropolitan Planning Organization (MPO) 5-Year Transportation Improvement Program (TIP), the Manatee County Transit Development Plan, and the plans of the neighboring jurisdictions.*

Policy 1.5.1: The City shall annually review FDOT's 5-Year Transportation Work Plan and Sarasota-Manatee MPO 5-Year TIP, in order to update or modify this element, if necessary.

Policy 1.5.2: The City shall annually review for compatibility with this element, the traffic circulation plans and programs of the neighboring municipalities as they may be amended.

Policy 1.5.3: The City shall continue to participate in the Island Transportation Organization to ensure the necessary areawide coordination necessary to implement the transportation system development, land use, parking, transportation system management improvements, transportation demand measures, and other provisions of the Transportation Element.

Policy 1.5.4: The City shall cooperate with the Manatee County Department of Environmental Management and other appropriate agencies to protect its citizens from the adverse impacts of elevated noise and air pollution resulting from increased truck traffic within and onto Anna Maria Island from Manatee Avenue (S.R. 64).

*Objective 1.6: All transportation components shall be evaluated for resiliency in accordance with the Coastal Management and Conservation Element and Intergovernmental Coordination Element.*

Policy 1.6.1: The City shall emphasize a multi-modal transportation system, providing the City varied transportation alternatives and improved connectivity.

Policy 1.6.2: The City shall cooperate with the Florida Department of Transportation and Manatee County to provide a safe, convenient and energy efficient transportation system.

Policy 1.6.3: During major storm events, the City seeks to provide LOS C or better to CR789 and Marina Drive as the only evacuation route.

Policy 1.6.4: The City supports stormwater management facility improvements and roadway improvements to ensure that 80% of evacuation roadways shall remain above flood levels during a design 25 year, 24 hour storm event.

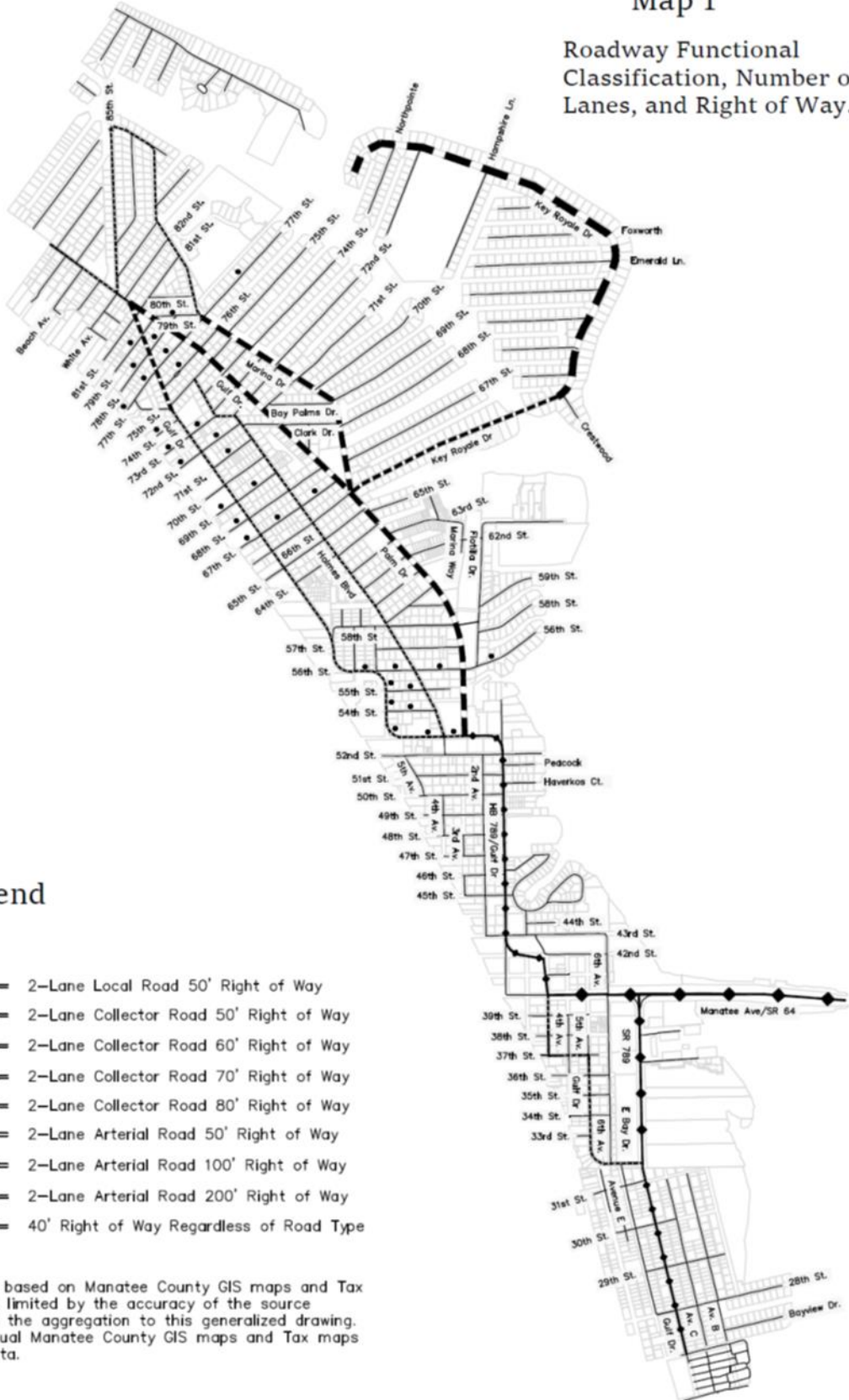
*Objective 1.7: The City will continually investigate the role of micro transportation to potentially provide safe and effective transportation within the City.*

Policy 1.7.1: If the City determines that micro transportation regulatory strategies are available, viable, and are supported by the goals and objectives of the comprehensive plan, the city will revise the land development code to implement appropriate standards.

## II. FUTURE TRANSPORTATION MAP SERIES

# Map 1

## Roadway Functional Classification, Number of Lanes, and Right of Way.

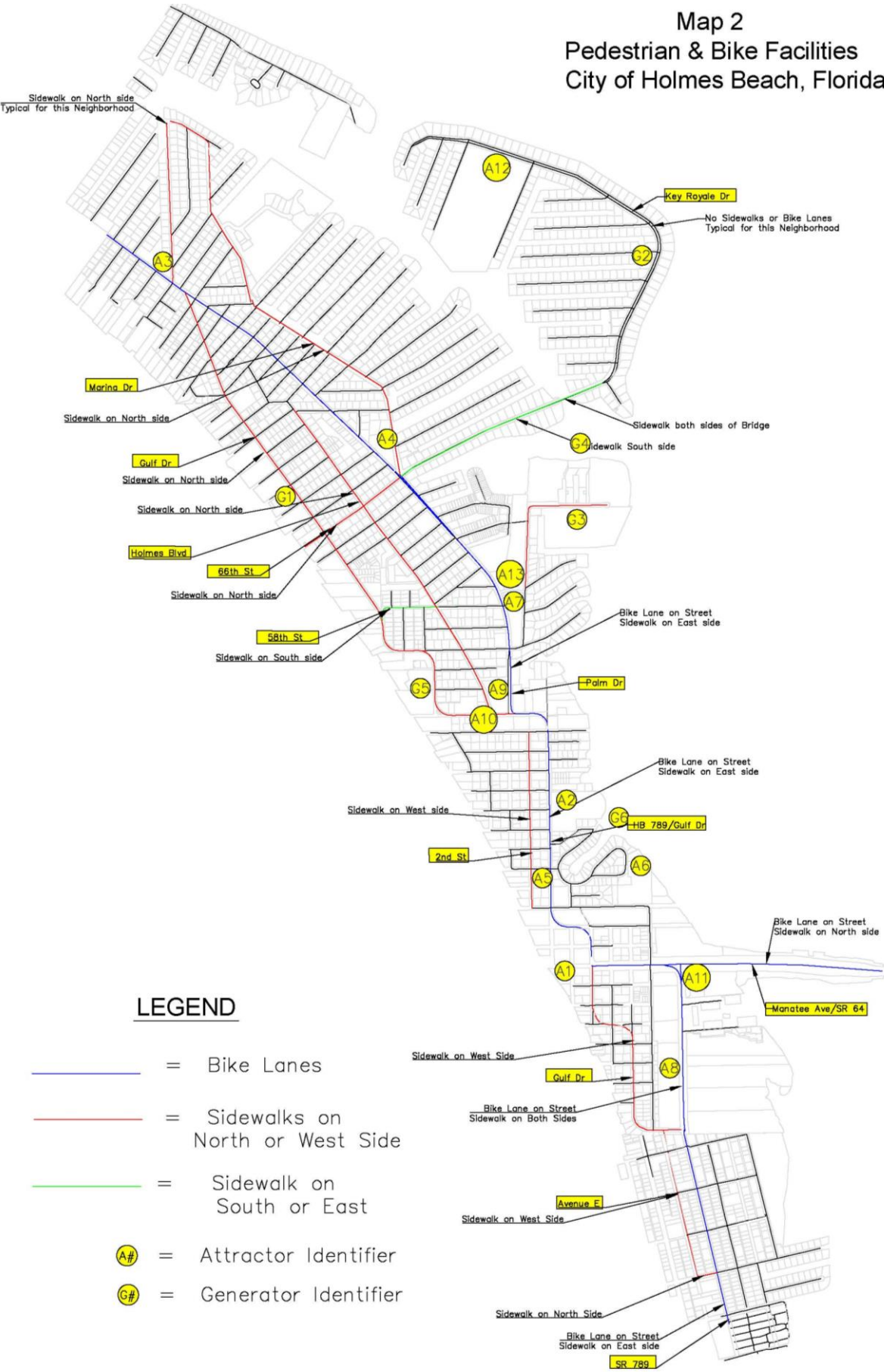


### Legend

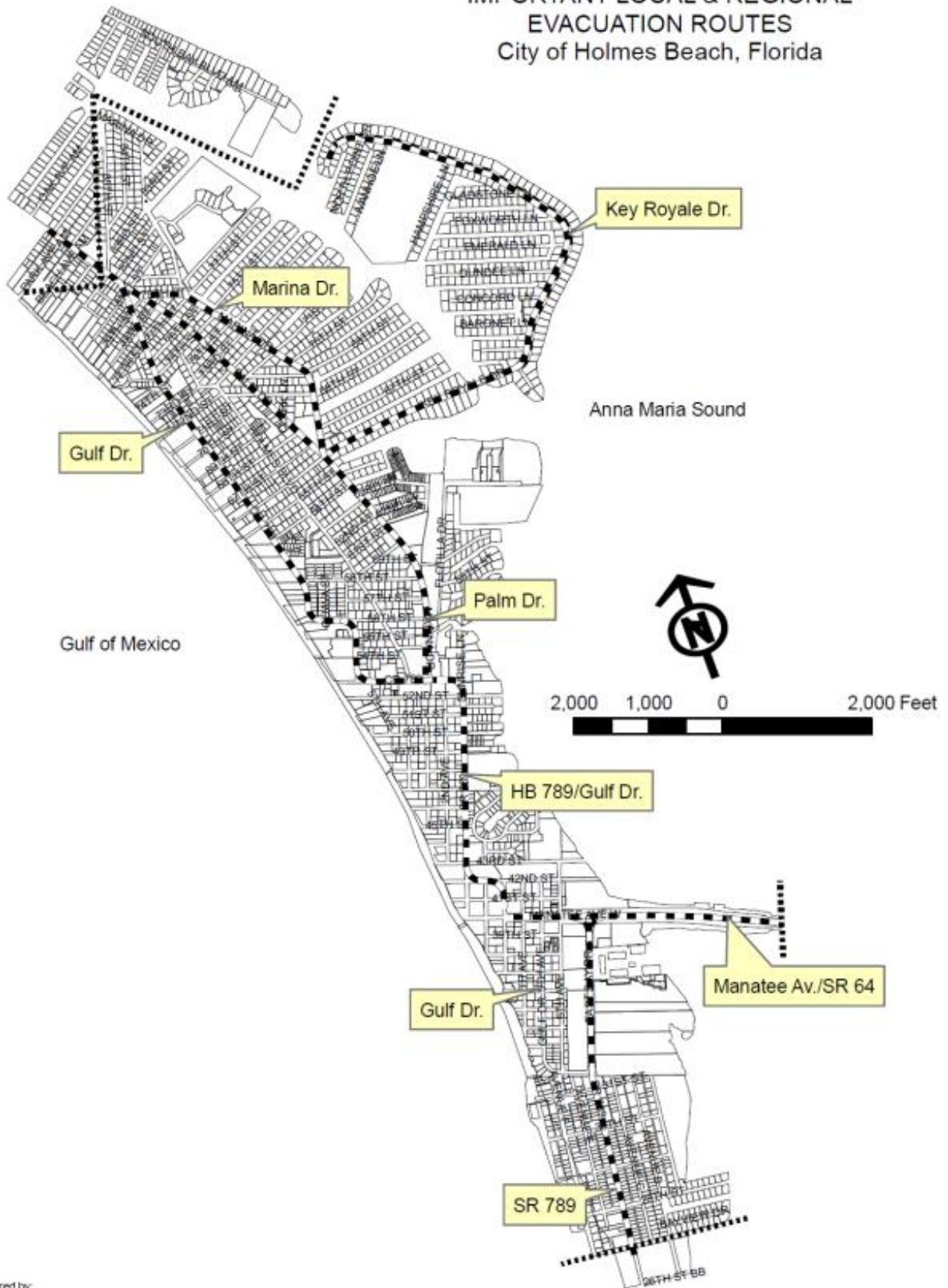
- = 2-Lane Local Road 50' Right of Way
- - - - - = 2-Lane Collector Road 50' Right of Way
- - - - - = 2-Lane Collector Road 60' Right of Way
- - - - - = 2-Lane Collector Road 70' Right of Way
- - - - - = 2-Lane Collector Road 80' Right of Way
- = 2-Lane Arterial Road 50' Right of Way
- = 2-Lane Arterial Road 100' Right of Way
- = 2-Lane Arterial Road 200' Right of Way
- = 40' Right of Way Regardless of Road Type

Note: Data limited based on Manatee County GIS maps and Tax maps only and are limited by the accuracy of the source documentation and the aggregation to this generalized drawing. Please see the actual Manatee County GIS maps and Tax maps for site specific data.

# Map 2 Pedestrian & Bike Facilities City of Holmes Beach, Florida

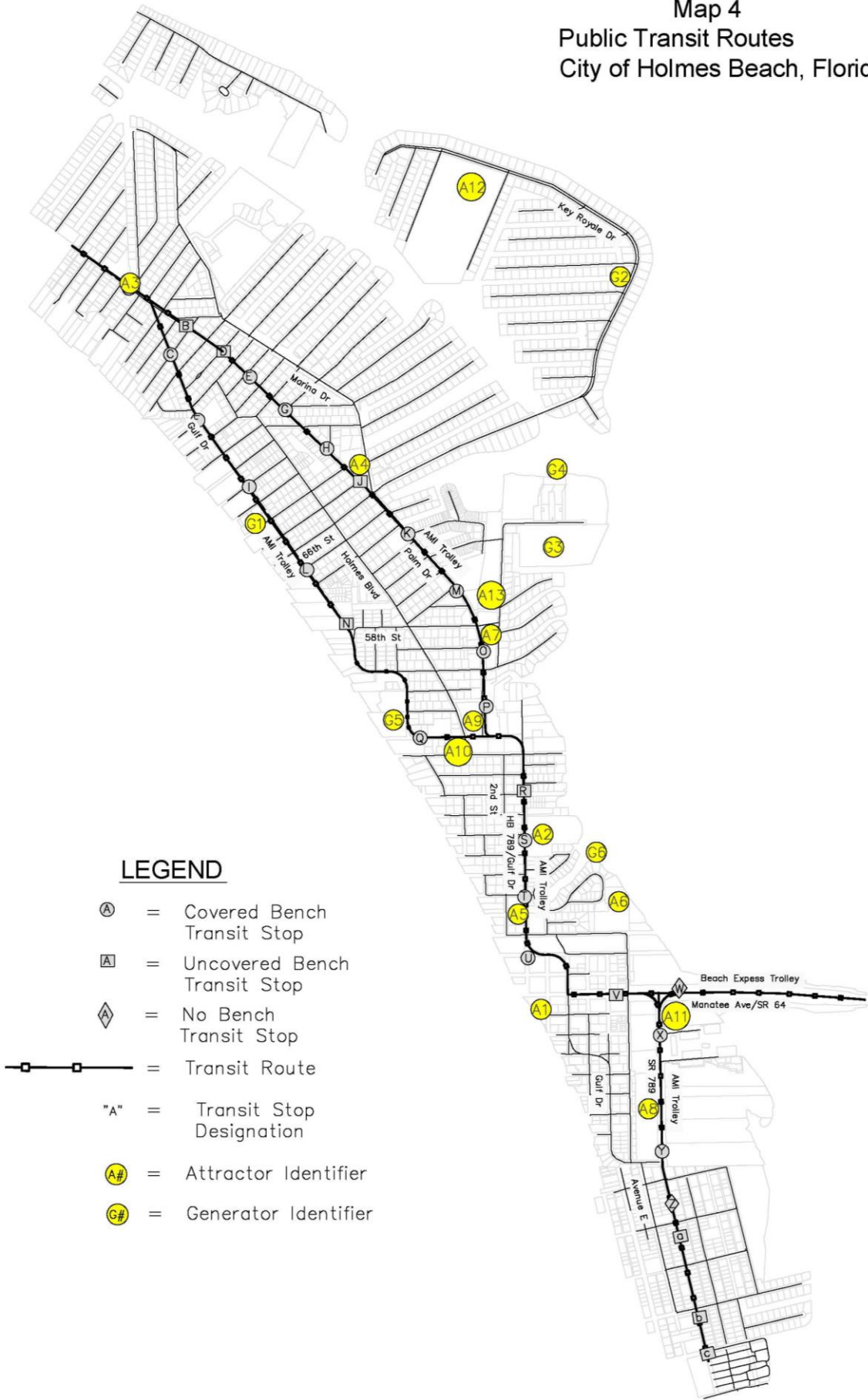


Map 3  
IMPORTANT LOCAL & REGIONAL  
EVACUATION ROUTES  
City of Holmes Beach, Florida



Prepared by:  
LaRue Planning & Management Services, Inc.  
January, 2011

Map 4  
Public Transit Routes  
City of Holmes Beach, Florida



Map 5  
Key Generators and Attractors  
City of Holmes Beach, Florida



# HOUSING



**Holmes Beach is predominantly a single family residential community. The intent of this Element is to preserve this single family residential character, ensure safe and sanitary housing conditions, encourage sustainability and resiliency, eliminate any substandard housing, prohibit housing discrimination, and encourage the private sector to provide diverse and affordable housing options.**

## DIVERSITY, AFFORDABILITY AND INCLUSIVITY

Though Holmes Beach has historically been, and continues to consist of, mainly low density residential neighborhoods, the City will continue to allow a variety of residential development types with varying densities and ranges of costs. The City will also seek ways to work with non-profit organizations and other governmental entities to increase the affordable housing, workforce housing and special needs housing options in the City.

## SUSTAINABILITY AND RESILIENCY

As the effects of climate change intensify, the City is dedicated to increasing the sustainability and resiliency of the housing stock. The City will continually seek to promote renewable energy and encourage new development and redevelopment to be designed, constructed and renovated in ways that increase energy efficiency, sustainability and resiliency.

## NEIGHBORHOOD INTEGRITY AND COMPATIBILITY

The City will continue to protect the integrity of residential areas by ensuring that new developments are compatible and consistent in form and character, and by encouraging property owners to restore and maintain existing residences, thereby extending the useful life of those structures.

# GOALS, OBJECTIVES, AND POLICIES

## GOAL 1:

The City shall, through its codes and ordinances, preserve the predominantly single-family residential character of the City, maintain the current residential quality of life by the provision and maintenance of decent, safe, sanitary, diverse and affordable housing stock for all residents and visitors free from discrimination.

*Objective 1.1: The private sector shall continue to be recognized as the principle provider of sufficient quantity and variety of affordable dwelling units which meet the variety of housing needs of the existing and future population of the City.*

Policy 1.1.1: The Building Official shall provide information to the private sector necessary to maintain a housing production capacity sufficient to meet the City's affordable housing needs.

Policy 1.1.2: The City shall continue to maintain its Code of Ordinances, regulations, and permitting process in a manner that avoids hindering and, to the extent practical and feasible, encourages private sector participation in meeting the City's affordable housing needs.

Policy 1.1.3: The City shall maintain an estimated inventory of all existing affordable and workforce housing, including motels and other alternative dwelling units.

Policy 1.1.4: The City shall investigate the feasibility of establishing a streamlined permitting process in order to expedite the review of redevelopment/new development, including mixed-use projects which provide affordable and/or workforce housing.

Policy 1.1.5: The City shall provide information to individuals/developers interested in the utilization of any federal, state, and/or local subsidy program.

Policy 1.1.6: The City shall investigate what incentives could be created to encourage the development and management of rental housing units to be leased for durations of greater than 6 months.

*Objective 1.2: As an ongoing objective, the City shall continue to allow for a variety of residential densities and housing types to permit the private sector to provide affordable housing in a wide range of types and costs.*

Policy 1.2.1: The Code of Ordinances will allow for a variety of residential densities and housing types consistent with those areas identified on the adopted Future Land Use Map.

Policy 1.2.2: Mobile homes and manufactured housing shall be permitted provided such housing meets local building codes and regulations, applicable state statutory guidelines, FEMA regulations, and other applicable development requirements.

Policy 1.2.3: In recognition of the high cost of housing in the City, the City shall continue to work with the Florida Department of Economic Opportunity, Manatee County Department of Neighborhood Services, Manatee County Department of Redevelopment and Economic Opportunity and other county, regional, state and federal agency or task force regarding the identification of affordable housing sites for very low, low, and moderate income households wishing to reside in the City. If deemed necessary, this will be accomplished through an interlocal agreement with Manatee County or the Tampa Bay Regional Planning Council, with an emphasis upon encouraging provision of affordable housing options for employees working within the City.

Policy 1.2.4 The City will work with the County and the other two municipalities on Anna Maria Island to identify and pursue new revenue sources including SHIP (State Housing Initiative Partnership) funds to be earmarked for use by eligible families for low interest mortgages and down payment assistance.

Policy 1.2.5 The City will explore the appropriateness and likely effectiveness of providing for a housing density bonus program in the Medium Density Residential Land Use category, and for mixed-use developments in the Commercial Land Use Category, provided that such density increases are not in violation of the prohibition on density increases in the Coastal High Hazard Area.

Policy 1.2.6: To increase the number of lower cost housing options, the City will consider the appropriateness of allowing one accessory dwelling unit on oversized lots in the Low Density Residential Land Use Category.

Policy 1.2.7: The City shall evaluate the establishment of an affordable housing fee to be charged to residential and commercial development and redevelopment in the City, with such fees being deposited into an affordable housing trust fund administered by the County or state or regional agency and that could be used to improve affordable workforce housing opportunities.

*Objective 1.3: The City shall continue to maintain non-discriminatory standards and criteria addressing the location of group homes and foster care facilities.*

Policy 1.3.1: The City shall ensure that the siting, in residential neighborhoods, of group homes is consistent with the principles and criteria contained in Chapter 419, FS, as may be amended from time to time.

Policy 1.3.2: State licensed foster care facilities will be permitted in areas zoned for residential use.

Policy 1.3.3: The City shall cooperate with public and/or private housing providers seeking to provide adequate sites for group homes, foster care facilities and similar facilities to meet the requirements of persons with special needs.

*Objective 1.4: Continue to ensure the opportunity for all citizens of the City to purchase or rent decent, safe, sanitary, and affordable housing free from arbitrary discrimination.*

Policy 1.4.1: The City shall continue to prohibit discrimination in housing based on age, household composition, disability, sexual orientation, gender identity race, color, sex, national origin or religion.

Policy 1.4.2: The City shall notify the appropriate enforcement agency(ies) whenever discrimination is reported.

*Objective 1.5: As an ongoing objective, the City shall conserve and extend the useful life of the existing housing stock and maintain neighborhood quality.*

Policy 1.5.1: Through continued code enforcement efforts, the care and maintenance of residential facilities and residential character of the neighborhoods shall be assured.

Policy 1.5.2: The City shall encourage individual property owners to increase private reinvestment in housing.

*Objective 1.6: Reserved.*

*Objective 1.7: As an ongoing objective, the City shall require the elimination of any substandard housing conditions that may exist.*

Policy 1.7.1: The City shall continue to maintain a regular inspection schedule of all property and take whatever action is necessary to ensure compliance with existing codes.

*Objective 1.8: The City shall encourage energy efficiency and sustainability in building design, construction and renovation.*

Policy 1.8.1: The City shall investigate the implementation of actions, policies, guidelines, and procedures recommended by the US Green Building Council, the Florida Green Building Coalition and other green building programs to encourage sustainable housing designs and construction practices.

Policy 1.8.2: The City shall encourage adaptive reuse of buildings where appropriate, as well as the preservation of “Old Florida Heritage Homes” when possible.

Policy 1.8.3: The City shall encourage energy efficiency measures and use of renewable energy sources in new and existing housing to reduce the production of greenhouse gas emissions.

Policy 1.8.4: The City shall promote materials conservation, including materials reuse, construction and demolition materials recycling, and use of recycled content materials.

*Objective 1.9: The City shall encourage resilient building design, construction, and renovation.*

Policy 1.9.1: The City shall investigate the implementation of actions, policies, guidelines, and procedures to encourage building design and construction practices which increase the resiliency of structures to extreme weather events. Recommendations from programs such as The Florida Department of Environmental Protection’s (FDEP) Florida Resilient Coastlines Program, the Insurance Institute for Business and Home Safety’s (IBHS) Fortified Home and Fortified Commercial programs, and other similar programs should be considered.

*Objective 1.10: The City shall continue to provide mixed use development options.*

Policy 1.10.1: The City shall promote the ability for residents to live, work and recreate in the walkable core of the City by continuing to provide standards that allow for and incentivize mixed use (residential and commercial) development in the Mixed-Use Overlay.

Policy 1.10.2: Commercial uses which are ancillary to primary permitted uses will continue to be allowed on a limited basis in the Multi-family Residential/Seasonal Tourist Future Land Use Category.

# INFRASTRUCTURE



**This Element is intended to guide capacity planning for facilities and services related to potable water delivery, sanitary sewer disposal, solid waste disposal and stormwater management.**

## LEVEL OF SERVICE

The City will continue to ensure that adopted levels of service are met through concurrency management and coordination with service providers.

## CONSERVATION

Conservation and reuse of resources will be prioritized through enforcement of applicable local, state and federal regulations and guidelines, educational initiatives, and implementation of Comprehensive Conservation Management Plans.

## RESILIENCY

Planning of facility improvements will continue to include consideration of strategies to reduce the risk of damage or impairment to facilities caused by the effects of climate change and natural disasters.

# GOALS, OBJECTIVES, AND POLICIES

## GOAL 1:

The City shall ensure that needed sanitary sewer, solid waste and potable water services are provided by safe, efficient and effective systems which maintain adequate facilities and provides for present and future populations.

*Objective 1.1: . The City of Holmes Beach shall continue implementation of procedures which ensure that development permits are issued only when adequate public facility capacity is available concurrent to serve the needs of the development.*

Policy 1.1.1: The following level of service (LOS) standards shall be adopted by the City: Sanitary Sewer, 115 gallons per capita per day ; Solid Waste, 4.5 pounds per capita per day; and Potable Water, 110 gallons per capita per day.

Policy 1.1.2: The City, through the Public Works Department, shall ensure that the approved LOS standards for sanitary sewer, solid waste, and potable water remain consistent with the service capacities for these utilities as reported by Manatee County.

Policy 1.1.3: The City, through the Public Works Department, shall investigate the feasibility of entering into formal allocation agreements with Manatee County for water, sewer and solid waste services.

Policy 1.1.4: Should it prove not feasible to establish a formal allocation agreement with Manatee County, as outlined in Policy 1.1.3, then the City shall continue to utilize a formal contractual arrangement with Manatee County for the provision of adequate potable water and sanitary sewer disposal services and shall continue to renew the existing franchise agreements.

Policy 1.1.5: The City shall continue to urge Manatee County to eliminate all septic tanks and require property owners to hook-up to the central sewer system when service becomes available.

Policy 1.1.6: The City shall cooperate with the Southwest Florida Water Management District's (SWFWMD) "Quality of Water Improvement Program" to see that abandoned and improperly constructed wells are plugged and monitored.

*Objective 1.2: As an ongoing objective, the City recognizes that it is located in the SWFWMD Southern Water Use Caution Area and shall maintain community per capita usage of potable water at or below 110 gpcpd and will continue to work together with Manatee County and the SWFWMD to reduce the City's potable water demand and wastewater generation rate to ensure a continued supply of potable water for future residents and visitors.*

Policy 1.2.1: The City shall cooperate with the Manatee County Utilities Department to ensure that water is provided for present and future development in the City of Holmes Beach in a manner consistent with sound water resource planning, management, and economic capability.

Policy 1.2.2: The Building Official shall continue to require, through provisions contained in the City Code of Ordinances, that plumbing permits specify the installation of low volume plumbing fixtures in new development and redevelopment.

Policy 1.2.3: The City shall inform residents and businesses of, and shall encourage their participation in, the County's water conservation programs such as the showerhead and toilet replacement rebate programs. These information and educational programs shall include the following types of efforts:

- a. brochures and signage to be made available at City Hall;
- b. pursuing funding through SWFWMD Community Education Grant and cooperative funding programs for educational efforts such as demonstration gardens and prototype landscaping on public properties; and,
- c. Inviting speakers for forums or workshops at City Hall.

Policy 1.2.4: The City shall continue to require landscaping in new development or redevelopment (except for individual single-family or two-family properties) to be consistent with the Florida Friendly landscaping and green space guidelines provided by the University of Florida's Institute of Food and Agricultural Sciences (IFAS) and the Florida Department of Environmental Protection (FDEP).

Policy 1.2.5: The City shall coordinate local water conservation education efforts with the SWFWMD, the Tampa Bay Estuary Program (TBEP), Sarasota Bay Estuary Program (SBEP), and the Manatee County School Board.

Policy 1.2.6: The City will coordinate with Manatee County to ensure that the City's estimates and projections for potable water demand are incorporated into the County's estimates of demand.

Policy 1.2.7: The City will update its water supply work plan every five years in coordination with Manatee County and the SWFWMD.

Policy 1.2.8: The City shall continue to cooperate with the SWFWMD in its efforts to restrict the unnecessary consumption of potable water, particularly as it relates to irrigation, lawn watering and car washing during periods of drought, supply reduction and other emergencies.

Policy 1.2.9: The City shall promote, through provisions contained in the City Code of Ordinances, the use and reuse of water of the lowest acceptable quality for the purpose intended by requiring stormwater reuse, reclaimed water use, gray water irrigation systems or alternative irrigation sources when such sources and services are available.

Policy 1.2.10: In order to reduce instances of the indiscriminate use of shallow water wells, the Public Works Department shall investigate with Manatee County, as the service provider, and the Cities of Anna Maria and Bradenton Beach, the feasibility of bringing safe and tested treated wastewater to Anna Maria Island.

Policy 1.2.11: The Public Works Department shall coordinate with the Manatee County Utilities Department to address the problems of low water pressure in the City of Holmes Beach, particularly during a fire event, and the low quality of potable water during periods of low pressure.

Objective 1.3: *The City shall continue to work with its franchise solid waste provider and Manatee County to reduce its per capita generation rate for solid waste.*

Policy 1.3.1: The City shall continue its resource recovery program which encourages City residents to recycle glass, aluminum and newsprint waste products.

Objective 1.4: *The City shall encourage and facilitate safe hazardous materials collection.*

Policy 1.4.1: The City, through the Public Works Department, shall cooperate with Manatee County and the Florida Department of Environmental Protection (FDEP) in the establishment of a permanent program, appropriate to the conditions found in the City of Holmes Beach, to facilitate the safe and convenient collection of household and small business hazardous materials and an effective public information program based on existing Manatee County and FDEP programs.

## GOAL 2:

Provide an efficient stormwater drainage system which protects human life, minimizes property damage, and improves stormwater quality.

Objective 2.1: *The continued adherence to the stormwater management guidelines contained in this Comprehensive Plan and the City's Land Development Code.*

Policy 2.1.1: All new development, redevelopment, and rehabilitation shall be required to meet SWFWMD standards, unless otherwise exempted or vested.

Policy 2.1.2: New development shall continue to ensure that its post-development runoff rate not exceed the predevelopment runoff rate.

Policy 2.1.3: In its role as manager of the City's stormwater drainage system, the Public Works Department shall require:

- The annual monitoring, inspection, and maintenance of existing and future storm-water facilities.
- No more than 40 percent of residential lots and 70 percent of commercial lots shall be covered by impervious surface.
- Expansion and regular maintenance of retention swales adjacent to City roadways.
- Use of erosion and runoff control devices during construction.
- Use of front, rear and side lot line swales in new development.
- In low areas frequently inundated by stormwater flooding consideration be given to the construction of drainage retention areas in the public right-of-way.
- Where necessary to prevent flooding, the City shall pursue grants and other funding mechanisms to acquire property for drainage retention purposes.

Policy 2.1.4: The LOS standards for stormwater discharge and water quality shall be as follows:

- Stormwater discharge: The 25-year frequency, 24-hour duration storm event. Post development runoff rates, flows, volumes, pollutant loads and water quality shall not exceed pre-development drainage rates and conditions.
- Water quality: All stormwater management systems shall be evaluated based on their ability to prevent degradation of receiving waters and adverse impacts on the site's natural systems, their efficiency in removing pollutants, and their ability to conform to state water quality standards, as found in Chapter 62, FAC., as may be amended.

Policy 2.1.5: In addition to the provisions contained in this Comprehensive Plan and the Land Development Code, stormwater management shall be guided by the standards/programs established in Chapter 62, FAC, SWFWMD's Tampa Bay Surface Water Improvement and Management (SWIM) Program, and those appropriate objectives and policies contained in this Comprehensive Plan.

Policy 2.1.6: To ensure fiscal responsibility and minimize the disruption to residents, the City shall coordinate the implementation of its stormwater drainage capital improvements program with any FDOT and Manatee County drainage projects occurring within its municipal boundaries.

Policy 2.1.7: Through site plan review, provisions contained in the City's Land Development Code or the permitting process of the appropriate regulatory agency, new development shall be required to adhere to the provisions of the City's stormwater drainage program.

Policy 2.1.8: The rehabilitation of existing structures shall be required to adhere to the provisions contained in this element unless the rehabilitation will not: 1) result in an increase in the amount of impervious surface; 2) increase the amount of runoff generated by the site; 3) adversely impact existing natural drainage features; or 4) is not in conflict with other floodplain management provisions of the Land Development Code. If any of these conditions are not met, the project will be required to retrofit the stormwater drainage system to the extent necessary to off-set the additional impacts as determined by the Public Works Director.

Policy 2.1.9: The City shall incorporate drainage projects into its five-year schedule of capital improvements, as financially feasible.

Policy 2.1.10: As needed, the City shall contact Manatee County as to the feasibility of the County providing assistance in ensuring development adherence to the LOS standards for stormwater water quality contained in this element.

Policy 2.1.11: In order to further the implementation of this objective, the City shall, investigate and incorporate into the Land Development Code as appropriate incentives which encourage the maximum use of pervious material in new development and redevelopment/rehabilitation activities.

Policy 2.1.12: In recognition of the difficulties of maintaining an effective and efficient drainage system on a barrier island, the City shall aggressively enforce the drainage provisions found in the Land Development Code.

Objective 2.2: Reserved.

*Objective 2.3: Continued recognition of the intra-relationships of the SBEPs and TBEPs Comprehensive Conservation Management Plans (CCMPs) and stormwater and drainage management.*

Policy 2.3.1: The SBEPs and TBEPs CCMPs and other technical documents shall serve as sources of information in the continued identification of specific stormwater drainage management techniques which could be incorporated into this Comprehensive Plan and the City's Land Development Code.

Policy 2.3.2: In acknowledgment of the intra-relationship between floodplain and stormwater management and in recognition that stormwater has been identified as a major contributor to the degradation of the water quality of Tampa Bay and Sarasota Bay, both as a point and non-point source, the City, to the extent feasible, will implement measures identified in the Tampa Bay Estuary Program: Charting the Course and Sarasota Bay Estuary Program: State of the Bay.

*Objective 2.4: Continued City cooperation and coordination with the Manatee County Local Mitigation Strategy program.*

Policy 2.4.1: The City shall continue to be an active participant in the identification and evaluation of initiatives contained in the Manatee County Local Mitigation Strategy (LMS) program.

Policy 2.4.2: The City recognizes and acknowledges the intra-relationships between the implementation of the Manatee County LMS program and the mitigation of the stormwater and drainage conditions found in the city.

Policy 2.4.3: Inform private residential property owners in the areas of repetitive loss properties of the opportunities for flood proofing primary residential structures.

*Objective 2.5: The City will continue to implement mitigation efforts associated with stormwater, drainage, and floodplain management.*

Policy 2.5.1: The following issues are identified as important islandwide stormwater, drainage, and floodplain management mitigation strategies:

- Recognize that drainage issues must be addressed on an islandwide basis with particular emphasis being placed on addressing the flooding problems along primary evacuation routes serving the residents of Anna Maria as they traverse Holmes Beach.
- The first floor of all elevated structures, existing or new, shall be prohibited from being enclosed unless such enclosures are constructed in such a manner as to break away with wave/surge action.
- In order to mitigate for future storm and flood damage, establish and maintain a dune system along the full length of the Gulf side of the island.
- Acknowledge the reality that by its very nature, Anna Maria Island will always have drainage and flooding problems and the rectifying of these problems will be in conflict with the permitting requirements of regulatory agencies.
- Recognize that the elimination of the flooding problems is the number one priority.
- When found to be cost-effective and in keeping with the guidelines of the Sarasota Bay National Estuary Program (SBNEP), drainage improvements/flood prevention projects shall include measures to minimize stormwater pollution.

- In order to expedite post-disaster recovery operations, particularly with regards to the installation of mitigation measures, interagency conflicts with regards to permitting and planning should be eliminated (i.e., flood prevention vs. stormwater quality).
- In a post-disaster environment, permitting agencies should relax regulations on drainage improvements as they affect properties identified as having minor or moderate damage (i.e., if it does not directly impact upon a health, safety, or welfare issue, either defer entirely or to a later time).
- When determined to be economically feasible, consideration shall be given to the acquisition of private property damaged beyond economic repair, where such damaged properties can be incorporated into an effective stormwater management program of an identified drainage basin.
- Prohibit the installation of new or repair to existing lawns which are covered by rocks, stones, or other impervious materials unless installed and maintained to ensure permeability.

Policy 2.5.2: In recognition that construction activities can have a direct impact upon the effectiveness of both pre- and post-disaster stormwater/drainage mitigation efforts, the City will apply building construction recommendations found in the FEMA-55 Coastal Construction manual. Particular attention is drawn to the requirements that:

- Break away walls have a design safe loading resistance of not less than 10 and not more than 20 pounds per square foot, unless otherwise authorized in the manual; and
- Break away partitions may not be structural in nature, but can be architecturally enhancing.

# COASTAL MANAGEMENT AND CONSERVATION



**Holmes Beach is located on Anna Maria Island, a barrier island at the mouth of Tampa Bay. The City desires to preserve its natural resources for the benefit of residents, visitors, wildlife and plant communities that thrive here. This Element is intended to set goals, objectives and policies to protect the area's natural resources and keep the City's air, beaches and waterways clean and healthy, while also supporting access to natural areas for residents and visitors in ways that do not compromise the protection of these resources.**

## NATURAL RESOURCE PROTECTION AND PRESERVATION

The Gulf of Mexico, Anna Maria Sound, Tampa Bay, Grassy Point Preserve, plants and wildlife are important and valued by Holmes Beach residents and visitors. It is a priority of the City to maintain and integrate these resources into the community in ways that do not compromise them. This can be accomplished through active participation with the agencies managing public lands, and through enforcement of maintenance standards for privately managed lands.

## HAZARD PROTECTION

Coastal resource protection strategies are necessary to reduce the risk of flooding, storm surge and the impacts of sea level rise. The City coordinates and participates with Manatee County's emergency management and hazard mitigation plans and strategies to ensure protection of residents, visitors, business owners and property.

# GOALS, OBJECTIVES, AND POLICIES

## GOAL 1:

Conserve, protect and appropriately manage the natural resources (aquatic, wetland and terrestrial) of the City of Holmes Beach to ensure the highest environmental quality possible.

*Objective 1.1: As an ongoing objective, the City shall support the Sarasota Bay and Tampa Bay National Estuary Programs in their efforts to improve the water quality and overall environmental conditions of Sarasota Bay and Tampa Bay.*

Policy 1.1.1: To ensure the continued improvement in the water quality of Sarasota Bay and Tampa Bay, the City shall cooperate with the Sarasota Bay and Tampa Bay Estuary Comprehensive Conservation and Management Plans, as updated from time to time, as outlined in Objective 2.1 of the Future Land Use Element and through implementation of Objective 1.1 of the Intergovernmental Coordination Element. The City shall implement this policy to the best of its ability given the availability of staff, technical expertise, and financial resources.

Policy 1.1.2: The City shall cooperate with the Sarasota Bay and Tampa Bay Estuary Programs, to the extent possible, to ensure that Sarasota Bay Estuarine System maintains its Outstanding Florida Waters Designation.

Policy 1.1.3: New point sources which discharge from the City of Holmes Beach into Anna Maria Sound or into ditches or canals that flow into the above named water body shall be required to be permitted by the Southwest Florida Water Management District (SWFWMD).

Policy 1.1.4: In order to reduce non-point source pollutant loadings, a stormwater management program shall be implemented through Goal 2 of the Infrastructure Element.

Policy 1.1.5: Engage citizens and private/public cooperation in improving water quality to include committees to research actions, remediation projects such as sea grass planting, reefs, etc. and education.

*Objective 1.2: The City shall continue to implement energy efficiency, waste reduction and renewable measures in relation to water, fuel, utilities, electricity and building design standards.*

Policy 1.2.1: The City shall enforce existing exterior lighting standards for required off-street parking areas to minimize light pollution and reduce energy consumption associated with lighting of such facilities while ensuring minimal disruption to sea turtle nesting and other wildlife.

Policy 1.2.2: The City shall investigate converting all City-owned street lighting systems to more efficient lighting systems including replacement of incandescent bulbs with compact, fluorescent bulbs or LED bulbs and existing magnetic ballasts with electronic ballasts.

Policy 1.2.3: The City shall investigate implementation of the energy conservation measures provided in the energy audits from Progress Energy.

Policy 1.2.4: Whenever feasible, the City shall promote alternative energies, which provide environmental sustainability and improvement through the use of solar power, methane gas and electric power.

Policy 1.2.5: The City shall investigate the implementation of actions, policies and procedures recommended by the US Green Building Council, the Florida Green Building Coalition and other green building programs in all future municipal building construction projects, fleet management efficiencies and lighting systems.

Policy 1.2.6: The City shall review the provision set forth in the Green Local Government Standards with the intention to be a certified Green City.

Policy 1.2.7: The city will consider the enactment of comprehensive and effective outdoor lighting guidelines and/or regulations, including the recommendations of the International Dark Sky Association, to reduce light pollution, reduce light trespass, and optimize viewing of night skies.

*Objective 1.3: As an ongoing objective, the City shall conserve and protect marine wetlands, aquatic resources, and wildlife population and habitat to maintain their environmental, economic and recreational value.*

Policy 1.3.1: The City shall continue to seek “Florida Forever” funds for the acquisition of lands for environmental protection purposes and recreational use.

Policy 1.3.2: Marine wetlands, property containing numerous vegetative communities and shoreline and shoreline locations with limited habitat diversity shall be a priority for possible environmental land acquisition.

Policy 1.3.3: Projects or developments which could inhibit tidal circulation shall require measures, consistent with the Sarasota Bay Estuary Program and Tampa Bay Estuary Program Comprehensive Conservation and Management Plans (CCMPs), which would maintain or improve tidal circulation and flushing.

Policy 1.3.4: The natural functions of those marine wetlands found within the city shall be conserved and protected through implementation of the Comprehensive Conservation and Management Plan developed in cooperation with the SBEP (see Policy 2.1.6 of the Future Land Use Element).

Policy 1.3.5: In preparation of any marine wetland regulations, consideration shall be given to the type, value, function, size, condition, and location of the wetlands.

Policy 1.3.6: In recognition of its limited staff expertise and financial resources, Policies 1.3.4 and 1.3.5 shall be developed and implemented through coordination and co-operation with the Manatee County Environmental Management Department, Florida Fish and Wildlife Conservation Commission, and the Sarasota Bay and Tampa Bay Estuary Programs or other agencies, as appropriate.

Policy 1.3.7: As an ongoing policy, the City shall, to the extent feasible, implement those strategies/objectives identified in Comprehensive Conservation Management Plans of the Tampa Bay Estuary Program [Charting the Course August 2017 Revision] and the Sarasota Bay Estuary Program [State of the Bay 2014] as identified in Policy 2.1.3 of the Future Land Use Element and implementation of the floodplain mitigation efforts identified in the Infrastructure Element and the Manatee County Local Mitigation Strategy program.

*Objective 1.4: The City shall continue to conserve, appropriately use, and protect native vegetation and promote Florida Friendly landscaping and green space guidelines provided by the University of Florida's Institute of Food and Agricultural Sciences (IFAS) and the Florida Department of Environmental Protection (FDEP).*

Policy 1.4.1: The City shall continue enforcement of the local tree ordinance, which requires that all new development or redevelopment preserve 25 percent of the native vegetation on site. This will not be applicable to wetland areas which are already protected by federal and state mandates.

Policy 1.4.2: The City shall continue to enforce the Code of Ordinances provision that native or Florida Friendly vegetation shall receive priority to meet landscaping requirements. In addition, the City shall encourage the minimization of both impervious and/or artificial turf or similar surface areas.

Policy 1.4.3: Land development regulations shall encourage shorelines lacking wetland vegetation to be planted with native wetland vegetation.

Policy 1.4.4: Land development regulations shall encourage the removal of exotic species such as, but not limited to, punk tree (*Melaleuca* sp.), Australian pine (*Casuarina* sp.), Brazilian pepper (*Schinus* sp.), and Carrotwood (*Cupaniopsis Anacardiopsis*).

Policy 1.4.5: In order to ensure public safety and protect native vegetation and wildlife habitat, when the continued existence of an Australian pine located on public property is considered to present a potential safety hazard, the City shall remove the tree and, when funding is available, replace it, if appropriate, with a native tree that is recommended by UF IFAS suitable for that specific location; except, in the event the site is to serve another public purpose for which a replacement tree would be unsuitable.

Policy 1.4.6: Pilings, not fill, shall be used to elevate structures in native vegetation areas.

Policy 1.4.7: Through site plan review, recreational development shall be compatible with the surrounding natural environment.

Policy 1.4.8: The clearing of trees and wetland vegetation, with the exception of those non-indigenous plants identified in Policy 1.4.4, shall be prohibited, unless specifically permitted.

Policy 1.4.9: All applications for site clearing and/or development approval shall be subject to site plan review.

Policy 1.4.10: The City shall consider soil conditions and vegetation classifications during site plan review.

Policy 1.4.11: Utilize and provide educational materials to property owners and landscaping companies on the 9 Principles of the Florida Friendly Landscaping™ Program through the University of Florida or the Florida Department of Environmental Protection. Consider the development of incentives, awards or recognition for those that meet the 9 principles.

Policy 1.4.12: The City shall provide city employees, contractors, and residents educational materials on the safe use and disposal of pesticides, herbicides, and fertilizers.

Objective 1.5: *The City shall protect, to the maximum extent feasible, all habitat, nesting and feeding ground of colonies of common estuarine dependent wildlife species and species listed as endangered, threatened or species of special concern so as to maintain or increase sightings in and around Holmes Beach, as documented by the Florida Department of Environmental Protection (FDEP), US Fish and Wildlife Service (USF&WS), National Marine Fisheries Service, Florida Fish and Wildlife Conservation Commission (FWC), Audubon and other reliable sources.*

Policy 1.5.1: The City shall cooperate with the FDEP in restoring subtidal and intertidal habitat.

Policy 1.5.2: Beach renourishment projects shall protect sea turtle nesting areas by limiting construction in such areas to winter and spring months.

Policy 1.5.3: The collecting of sea turtle eggs from the nests, incubating them, and the releasing of hatchlings shall be conducted under state guidelines.

Policy 1.5.4: The City shall seek the assistance of the FWC and USF&WS in enforcing state and City regulations protecting manatees (idle speed zones, manatee protection areas).

Policy 1.5.5: In order to protect manatees, new marinas shall not be permitted in designated critical manatee habitat.

Policy 1.5.6: Habitat management plans for areas which include Bald Eagle and Wood Stork nesting and foraging areas shall include preservation of nesting and roosting trees and water access favorable to foraging.

Policy 1.5.7: The planning department shall coordinate with the Southwest Florida Water Management District (SWFWMD) to design drainage systems conducive to wading bird habitat, where populations are known to exist.

Policy 1.5.8: City policies regarding listed species and management of listed species habitat will be coordinated with the USF&WS, the FWC and the FDEP.

Policy 1.5.9: Spoil islands located within the municipal limits of the City shall be designated bird sanctuaries.

Policy 1.5.10: The City shall, to the extent feasible, assist the appropriate environmental agency in the application of and compliance with all state and federal regulations pertaining to species of special status.

Policy 1.5.11: The City supports the goals of Florida's Imperiled Species Management Plan and, whenever feasible, shall encourage cooperation with the data collection, conservation and regulatory components of the plan.

Objective 1.6: The City shall encourage natural resource-based recreation and tourism to promote conservation, protection, and economic stimulus.

Policy 1.6.1: The City shall collaborate with the public and private sectors, including the Anna Maria Island Chamber of Commerce and the Manatee Chamber of Commerce, in developing ecotourism opportunities using the public lands in and around the City and shall market those opportunities whenever feasible.

Policy 1.6.2: The City shall encourage the use of Florida Friendly landscaping to help attract certain kinds of wildlife, such as, but not limited to birds and butterflies. The landscaping regulations may provide guidance for all commercial, residential, and institutional properties.

Policy 1.6.3: The City may enter into limited agreements with nature-based tourism businesses and non-profit organizations (e.g. Audubon) to allow access to Grassy Pointe Preserve, the bays and the Gulf from Holmes Beach to promote wildlife observation, nature-based education and passive recreational opportunities.

Policy 1.6.4: The City will seek to utilize and promote educational materials, such as the Sarasota Bay Sustainability Guide and other sources, to visitors and residents on how they can participate in protection of wildlife, fauna and water quality and enjoy the natural resources of the area now and for the future.

Policy 1.6.5: The City will consider to engage with rental agencies, the AMI Chamber, eco tour guides, local wildlife protection organizations or others as appropriate for delivery of education to visitors and residents on wildlife protection and preservation.

***Objective 1.7: The protection and restoration of beaches, dunes and natural systems, and the establishment of construction standards which minimize the impacts of man-made structures on these systems shall be continued by the City.***

Policy 1.7.1: Construction seaward of the Coastal Construction Control line shall be subject to the permitting procedures pursuant to Chapter 161 Florida Statutes, as may be amended from time to time.

Policy 1.7.2: Existing waterways shall be seawalled or planted with native marine vegetation to ensure shoreline stabilization.

Policy 1.7.3: The planting of native marine vegetation in front of existing seawalls to act as a natural buffer is encouraged by way of public information and education available through entities such as the Florida Sea Grant or Florida Living Shorelines.

Policy 1.7.4: The Code of Ordinances shall contain provisions which protect the primary dunes by way of prohibiting excavations and/or destruction of native vegetation, and the limitation of activities which affect the natural fluctuation of the dunes.

Policy 1.7.5: The City shall continue to provide and maintain adequate public access to beaches and shorelines; to enforce public access to beaches renourished at public expense; to enforce public access requirements, and; to provide parking facilities for beach and shoreline access. Also see Policy 1.8.2 of the Future Land Use Element and Policy 1.3.4 of the Recreation, Open Space, Arts and Culture Element.

Policy 1.7.6: Land and water uses within the City shall be compatible with the protection of coastal resources through the implementation of Objective 2.1 of the Future Land Use Element.

Policy 1.7.7: Setbacks or other non-structural methods of shoreline protection shall be given the highest priority.

***Objective 1.8: Procedures for the protection of natural resources through hazardous waste management shall continue to be assured.***

Policy 1.8.1: Hazardous waste management within the City shall be accomplished through the implementation of Policy 1.4.1 of the Infrastructure Element.

Objective 1.9: *The City shall continue to comply with all state and federal standards for air quality.*

Policy 1.9.1: The City shall encourage, through cooperation with the Sarasota-Manatee Metropolitan Planning Organization (MPO) and the Florida Department of Transportation (FDOT), that development and transportation systems are consistent with the maintenance of optimum air quality.

Objective 1.10: *The City shall continue to participate in the establishment and implementation of an intergovernmental coordination mechanism which protects coastal resources.*

Policy 1.10.1: Implementation of a coastal management program for Anna Maria Island shall be assured through implementation of Objective 2.1 of the Future Land Use Element in cooperation with the Cities of Anna Maria and Bradenton Beach.

Policy 1.10.2: Through implementation of Policy 1.1.6 of the Intergovernmental Coordination Element the City shall ensure, in cooperation with Anna Maria and Bradenton Beach, that the coastal resources of Anna Maria Island are being managed in a consistent manner.

Policy 1.10.3: Through the Coalition of Barrier Island Elected Officials, the City shall work with its neighboring municipalities on issues such as: hurricane evacuation; provision of public access; provision of infrastructure; the control of stormwater; and coordination of efforts to protect the Island's threatened resources and marine species.

Objective 1.11: *As an ongoing objective, level of service standards shall be established consistent with this Comprehensive Plan.*

Policy 1.11.1: The levels of service for public facilities in the coastal area shall be those designated in Policy 1.1.1 of the Transportation Element and Policy 1.1.1 of the Infrastructure Element.

Policy 1.11.2: Pursuant to Policy 1.6.1 of the Future Land Use Element, infrastructure shall be available concurrent with the impacts of development.

Policy 1.11.3: The City shall cooperate with SWFWMD in the distribution of educational material to residential and commercial consumers which discourages waste and conserves water.

Policy 1.11.4: Through implementation of Policy 1.6.3 of the Future Land Use Element, the City shall implement the provisions of SWFWMD's Water Shortage Plan.

## GOAL 2:

The City shall provide a set of guidelines for development that maintains or improves the economic well-being of the community, promotes Florida Friendly landscaping and green space, protects the lives and property of its residents, and preserves the integrity of its natural environment.

Objective 2.1: *In recognition of its location on a barrier island and built-out character, the City shall, to the extent practical, continue to limit public expenditures that subsidize development permitted in Coastal High Hazard Area (CHHA) only to existing development or new development which is consistent with the adopted Future Land Use Map.*

Policy 2.1.1: The City of Holmes Beach designates the CHHA as “the area defined by the Sea, Lake, and Overland Surges from Hurricanes (SLOSH) model to be inundated from a category one hurricane”, which is an area that is most vulnerable to hurricane damage, including loss of life and property.

Policy 2.1.2: The City shall not finance new local transportation corridors which lie within the CHHA, except as necessary to protect the health, safety and welfare of its residents.

Policy 2.1.3: The City shall not finance sewer and water line extensions or expansions within the CHHA which would encourage growth/higher densities or intensities of use within the City.

Policy 2.1.4: Beginning in 2009 and thereafter, not more than a net of ten (10) dwelling units shall be added to the inventory of housing units located within the Sportsman’s Harbour area as identified and set forth in Policy 1.2.7 of the Future Land Use Element.

*Objective 2.2: As an ongoing objective, the City shall not increase densities or intensities of use within the designated Coastal High Hazard Area.*

Policy 2.2.1: The City shall maintain adopted allowable density or intensities of use within the CHHA consistent with the Future Land Use Element of this Comprehensive Plan.

Policy 2.2.2: The City shall continue to implement growth management directives which limit densities or intensities of use within the CHHA consistent with the Future Land Use Map of the Comprehensive Plan.

Policy 2.2.3: The City shall review federal and state development proposals which are to be located within the Coastal High Hazard Area, and support those projects which are consistent with this Plan.

*Objective 2.3: Regulations for development within the 100-year flood plain shall continue to be strictly enforced throughout the City.*

Policy 2.3.1: New development or redevelopment approvals shall require that post-development stormwater runoff rates, volumes and pollutant loads meet existing requirements.

Policy 2.3.2: The City shall preserve hydrologically significant wetlands and other natural flood plain features through such techniques as acquisition, enforcement of applicable laws, and the application of land and water management practices and implementation of Policy 2.2.3 of the Infrastructure Element.

Policy 2.3.3: Recognizing that the entire community is located with the 100-year flood plain, the City shall enforce all appropriate federal, state, and regional coastal construction codes and coastal setback regulations.

*Objective 2.4: Seek alternatives to reduce Impervious Surface Areas and promote Florida Friendly Landscaping in existing and future development/redevelopment.*

Policy 2.4.1: Encourage the use of pervious materials for landscaping during new development or redevelopment approvals, assuring the measures used are also good for water quality.

Policy 2.4.2: Encourage the use of Florida Friendly landscaping and green space and provide educational materials during new development or redevelopment approvals.

## GOAL 3:

Enhance efforts to manage pre- and post-disaster preparedness recovery and redevelopment, to reduce risk to human life and public/private property from natural hazards or disasters.

*Objective 3.1: The City shall continue to maintain or reduce hurricane clearance times.*

Policy 3.1.1: The City shall, through the Coalition of Barrier Island Elected Officials, coordinate with FDOT, Island Transportation Planning Organization, Sarasota-Manatee MPO, and Manatee County Emergency Management to ensure that major evacuation routes are adequately maintained and, when necessary, improved to facilitate an efficient and safe evacuation.

Policy 3.1.2: The City, in cooperation with, but not limited to, the Manatee County Division of Emergency Management, the Manatee County Chapter of the American Red Cross, and the Cities of Anna Maria and Bradenton Beach, shall sponsor annual hurricane preparedness seminars to increase hurricane awareness.

Policy 3.1.3: City emergency response personnel and volunteers shall coordinate their efforts with the county and state emergency response agencies in the City's emergency plan, to include communications, traffic control and warning operations, for an expedient, safe and efficient evacuation of the City.

Policy 3.1.4: In order to ascertain the potential impact on the City's evacuation times, the City shall request that Manatee County and the City of Bradenton provide an analysis of the impact of development taking place along Manatee Avenue, between the Manatee Avenue Bridge and Palma Sola Bay. Such analysis should address both existing and approved future development.

Policy 3.1.5: The City shall request that Manatee County and the City of Bradenton will afford the City an opportunity to comment on future development taking place along Manatee Avenue, between the Manatee Avenue Bridge and Palma Sola Bay prior to the issuance of development permits.

*Objective 3.2: As an ongoing objective, the City shall minimize the risk of exposure of human life and public and private property to natural or man-made disasters through preparedness planning and implementation of hazard mitigation measures.*

Policy 3.2.1: The City, in cooperation with the Manatee County Division of Emergency Management, shall maintain a comprehensive Holmes Beach Disaster Plan which addresses the four phases of comprehensive emergency management: preparedness, response, recovery and mitigation.

Policy 3.2.2: The City shall designate an emergency management coordinator who shall oversee the City's disaster plan; act as a liaison between state, regional, county and the other Island city's emergency response and planning agencies; and ensure coordination between emergency management and development management activities in the City.

Policy 3.2.3: The Building Official shall ensure that the Code of Ordinances reflects the coastal construction standards embodied in the Coastal Zone Protection Act and shall strictly enforce their implementation through the building inspection process.

Policy 3.2.4: Recognizing that much of the community is located within the CHHA, which is an area that is most vulnerable to hurricane damage, including loss of life and property, and therefore should not have any increase in resident population which will lower the evacuation clearance time

(12-hours to adequate shelter clearance time) for a category 5 storm event, and that most of the City is within the CHHA and the 100-year flood plain, the City shall adopt and strictly enforce all appropriate federal, state, and local coastal construction codes, coastal setback requirements, special Coastal Construction Control Line (CCCL) facility siting restrictions, and floodplain management regulations.

Policy 3.2.5: Special care facilities shall not be permitted unless adequate evacuation and shelter plans are in place, in coordination with the Manatee County Department of Emergency Services.

Policy 3.2.6: The City Commission shall review all Manatee County Emergency Management and Recovery Plans to assure that hazard mitigation considerations are effective and implemented within its area of responsibility.

***Objective 3.3: Continued implementation and support of the Manatee County Comprehensive Emergency Management Plan.***

Policy 3.3.1: The Manatee County Emergency Management and Recovery Plans, as periodically revised, are hereby recognized as the official post-disaster redevelopment plan for the City of Holmes Beach.

Policy 3.3.2: The City shall continue to work with the cities of Anna Maria and Bradenton Beach, the Town of Longboat Key, and the Manatee County Department of Public Safety in the implementation and future refinement of the Manatee County Emergency Management and Recovery Plans.

Policy 3.3.3: Upon issuance of an interagency hazard mitigation report, the City shall consider for inclusion in the Comprehensive Plan, those items deemed appropriate to the City.

***Objective 3.4: Reconstruction and redevelopment strategies which will be considered to promote hazard mitigation during the annual re-evaluation of the Manatee County Local Mitigation Strategy.***

Policy 3.4.1: The City shall continue to be an active participant in the identification and evaluation of initiatives contained in the Manatee County Local Mitigation Strategy.

Policy 3.4.2: The City shall diligently pursue the identification and security of funding for the implementation of those local mitigation strategy initiatives identified by the City for inclusion in the Manatee County Local Mitigation Strategy.

## **GOAL 4:**

Protect existing recreational and working waterfronts and public access to the water and discourage their conversion to less water dependent uses.

***Objective 4.1: Identify the location and extent of areas qualifying as recreational or working waterfronts as indicated by the presence of docks, wharfs, lifts, wet or dry marinas, boat ramps, boat hauling and repair facilities, commercial fishing facilities, boat construction facilities and their support structures over the water, as set forth in Sec. 342.07, F.S. and develop strategies or regulations to encourage their continued availability.***

Policy 4.1.1: The City shall identify the location and extent of canals and other waterways available to the public for the mooring or docking of vessels and provide guidance and regulation to foster equitable use of such areas among residents and property owners in the City.

Policy 4.1.2: The City shall prohibit the renting or leasing of mooring or docking rights within canals and other waterways that are adjacent to privately owned lands designated low density or medium density residential on the Future Land Use Map.

Policy 4.1.3: The City shall not vacate publicly owned access to waters within or adjacent to the City.

Policy 4.1.4: The City shall not change the future land use designations of lands on which are located water dependent facilities, such as marinas, from commercial to residential unless there is no net loss in the number of mooring or docking facilities available to the public at large.

## GOAL 5:

Protect and enhance the City's natural and built environment to avoid or withstand the effects of climate change, rising sea level, extreme high tides and storm surge to ensure net zero loss of buildable properties.

*Objective 5.1: Increase the City's resiliency to the impacts of climate change and rising sea levels by developing and implementing adaption strategies and measures in order to protect human life, natural systems and resources and public infrastructure, services, and public and private property.*

Policy 5.1.1: Based on rising seas data as they evolve and associated vulnerabilities, to allow for flexible adjustments, preserve future strategic adaptation implementation options to maintain maximum resiliency in response to new risks and vulnerabilities; the City will take advantage of new emerging data and technological opportunities. The City's basis for measuring sea level rise shall be as per the Recommended Projection of Sea Level Rise in the Tampa Bay Region, as may be revised from time-to-time by the Tampa Bay Climate Science Advisory Panel.

Policy 5.1.2: The City will identify public investments and infrastructure at risk to sea level rise and other climate related impacts. The City will assess the vulnerability to public facilities and services, including but not limited to County water and waste water facilities, stormwater systems, roads, bridges, governmental buildings, transit infrastructure and other assets.

*Evaluation Measure: Collaborating with regional partners, City shall continue to identify public investments, infrastructure, and assets at risk from rising sea levels..*

Policy 5.1.3: As per Section 163.3164(1) and Section 163.3177(6)(g)(10), Florida Statutes, an Adaptation Action Area (AAA) is an optional designation within the coastal management element of a local government's comprehensive plan which identifies one or more areas that experience coastal flooding due to extreme high tides and storm surge, and that are vulnerable to the related impacts of rising sea levels for the purpose of prioritizing funding for infrastructure and adaptation planning.

The entire City is hereby designated as an AAA, as all areas meet considerations for AAA designation, which include the following:

- a. Areas which experience tidal flooding, storm surge, or both;
- b. Areas which have a hydrological connection to coastal waters;
- c. Locations which are within areas designated as evacuation zones for storm surge; and
- d. Other areas impacted by stormwater/flood control issues.

Policy 5.1.4: The City will develop and implement adaptation strategies for areas vulnerable to coastal flooding, tidal events, storm surge, flash floods, stormwater runoff, salt water intrusion and other impacts related to climate change or exacerbated by sea level rise, with the intent to increase the community's adaptability and resiliency capacities.

The City will include areas which experience tidal flooding, storm surge, or both as the priority for development and implementation of adaptation strategies. Other areas will be included as the second priority for the development and implementation of adaptation strategies.

Policy 5.1.5: Adaptation strategies may apply to the following:

- a. Public infrastructure planning, siting, construction, replacement, operation and maintenance;
- b. Emergency management;
- c. Stormwater management;
- d. Land Development Regulations;
- e. Building Codes;
- f. Comprehensive Planning; and
- g. Other functions

Policy 5.1.6: AAA strategy options include:

- a. Protection: Strategies that involve "hard" and "soft" structurally defensive measures to mitigate impacts of rising seas in order to decrease vulnerability while allowing structures and infrastructure to remain unaltered. Two examples are shoreline armoring and beach re-nourishment. Protection strategies may be targeted for areas of a community that are location-dependent and cannot be significantly altered or relocated, such as areas of historical significance, or water-dependent uses.
- b. Accommodation: Strategies that do not act as a barrier, but rather alter the design through measures such as elevation or stormwater improvements, to allow the structure of infrastructure system to stay intact. Rather than preventing flooding or inundation, these strategies aim to reduce potential risks.
- c. Management Strategies: Strategies that involve the actual removal of existing development, their possible relocation to other areas, and/or prevention of further development in high-risk areas.
- d. Avoidance: Strategies that involve ensuring development does not take place in areas subject to coastal hazards associated with sea level rise or where the risk is low at present but will increase over time.
- e. Environmental sustainability strategies.
- f. Other options.

Policy 5.1.7: The City shall pursue funding sources for the implementation of AAA strategies including the following:

- a. Federal and State grants and technical expertise assistance (in-kind)
- b. Local Stormwater Utility Fees and CIP (Capital Improvement Plan) prioritization

- c. Prioritization/Private Partnerships
- d. Manatee County Local Mitigation Strategy (Hazard Mitigation Grant Program)
- e. Other sources

Policy 5.1.8: The City shall integrate AAA strategies into existing and future City processes and city-wide plans and documents which may include:

- a. Strategic Plan;
- b. Sustainability Plan;
- c. Resiliency Plan;
- d. Transportation Master Plan in conjunction with the ITPO (Island Transportation Planning Organization);
- e. Stormwater Master Plan;
- f. All Hazards Transportation Recovery Plan;
- g. Land Development Regulations;
- h. Capital Improvement Plan;
- i. Local Mitigation Strategy;
- j. Agreements with Public or Private Utility and Infrastructure Providers;
- k. Agreements with Public Health Providers;
- l. Interlocal Agreements with Other Government Agencies; and
- m. Other processes, plans and documents.

Policy 5.1.9: The City shall align and be consistent with, to the extent possible, relevant and current national, state, and regional adaptation strategy documents such as the Recommended Projection of Sea Level Rise in the Tampa Bay Region, UF/GEO Plan Center's Sea Level Scenario Sketch Planning Tool, and other regional strategic plans, disaster mitigation plans, water management plans, transportation/transit plans, and climate change plans.

Policy 5.1.10: The City shall participate in, when appropriate, coordinated governmental, non-governmental and other appropriate agencies' proposed application requests for funding adaptation implementation projects.

Policy 5.1.11: The City shall collaborate and coordinate with appropriate local, regional, State, and national governmental agencies, to the extent possible, toward the implementation of AAA strategies and to identify risks, vulnerabilities and opportunities associated with coastal hazards and the impacts from sea level rise.

***Objective 5.2:*** *The City will encourage the use of best practices development and redevelopment principles, strategies, and engineering solutions that will result in the removal of coastal real property from flood zone designations established by the Federal Emergency Management Agency.*

Policy 5.2.1: As procurement opportunities arise (such as through the use of grants or tax deed sales) the City will consider acquiring for use as public open space, severe repetitive loss properties which have sustained repeated flood losses, thereby reducing potential losses due to flooding.

Policy 5.2.2: Continue site plan review for new construction with the requirement that the minimum first floor elevation for habitable space in residential and commercial buildings be at least at the

City of Holmes Beach Freeboard, which is above the minimum FEMA requirement, to allow for maximum protection during flood conditions and from sea level rise.

***Objective 5.3:*** *The City will identify site and development techniques and best practices that may reduce losses due to flooding and claims made under flood insurance policies issued in the State of Florida.*

Policy 5.3.1: Maximize unpaved landscape to allow for more stormwater infiltration as recommended by the UF IFAS Florida Friendly landscape principles.

Policy 5.3.2: Encourage planting of vegetation that is highly water absorbent, can withstand the marine environment and the impacts of tropical storm winds, and incorporate provisions for the care and maintenance of trees and plants into the City's Land Development Code. Provide public outreach education on recommended plantings and those to avoid based on the UF IFAS Florida Friendly landscape principles.

Policy 5.3.3: The City shall support development measures which integrate innovative climate adaptation and mitigation designs such as low impact development (LID) practices to better manage storm water runoff.

Policy 5.3.4: Incorporate stormwater storage and infiltration into all infrastructure replacement activities.

Policy 5.3.5: The City will adopt a City Standard Details Manual for guidance on approved means and methods of construction and redevelopment on private properties and within public rights of way. The Manual will be adopted by Resolution and reviewed on a bi-annual basis with updates as needed.

Policy 5.3.6: The City will implement a capital improvement program to install and maintain tide control valves on all city owned and maintained outfall pipes.

Policy 5.3.7: The City shall encourage private developments to adopt and implement a capital improvement program to install and maintain tide control valves on all privately owned and maintained outfall pipes.

Policy 5.3.8: The City shall assess the natural shoreline areas vulnerable to sea level rise and adopt standard means and methods to protect and preserve the upland areas immediately adjacent to these areas in cooperation with FDEP, ACOE and SWFWMD.

***Objective 5.4:*** *The City will be consistent with or more stringent than, the flood resistant construction requirements in the Florida Building Code and applicable flood plain management regulations set forth in 44 C.F.R. part 60.*

Policy 5.4.1: The City will review its Land Development Code and other related codes, and amend as necessary, to ensure that the City's regulations applicable to development and redevelopment in the City will be consistent with, or more stringent than, the flood-resistant construction requirements in the Florida Building Code and applicable floodplain management regulations set forth in 44 C.F.R. part 60.

COASTAL HIGH HAZARD AREA, 2021  
City of Holmes Beach, Florida



# RECREATION, OPEN SPACE, ARTS AND CULTURE



**Permanent residents, seasonal residents, and visitors to Holmes Beach are drawn by the recreation opportunities that the gulf barrier island provides. This Element is intended to set goals, objectives and policies to maintain and improve those opportunities, as well as the multitude of non-water-dependent recreation and leisure opportunities.**

## WATER ACCESS

The City recognizes that access to the beaches, bays and the Manatee River is a prime recreational amenity and desires to maintain, increase and protect the recreational potential of these natural resources.

## RECREATION CENTER

The City is constantly improving the municipal recreation facilities located adjacent to City Hall and will continue to seek ways to maximize the potential of these spaces to serve the community and promote active lifestyles.

## GRASSY POINT PRESERVE

The City owned property of Grassy Point Preserve is the largest remaining undeveloped land area on Anna Maria Island. The City desires to maintain this important and valuable natural resource primarily for conservation purposes.

## ARTS AND CULTURE

The City recognizes the significance of arts and culture as a compatible segment of its recreation opportunities, and furthermore desires to better establish arts and culture as connectors to recreational sites and programs.

## LINKAGES

The City recognizes and will seek to improve the recreational opportunities that are created by providing an interconnected system of pathways intended for non-motorized transit.

# GOALS, OBJECTIVES, AND POLICIES

## GOAL 1:

The provision, protection, and maintenance of a coordinated, efficient, diverse, and accessible system of public and private parks, recreational facilities, recreational services, and open space; while promoting Florida Friendly landscaping, green space, arts and culture.

*Objective 1.1: The City shall continue to provide and maintain a diverse system of parks, recreational facilities, recreational services, and open space which meet the needs of and are accessible to permanent and seasonal residents and visitors.*

Policy 1.1.1: The City shall continually assess existing open space areas, recreation facilities and recreational services and determine if improvements and additions are desired to better serve the permanent and seasonal residents.

Policy 1.1.2: When determining and prioritizing the recreational facility needs for the residents of the City of Holmes Beach, the City shall take into consideration:

- The intrinsic value of the natural recreational and open space amenities found within and surrounding this community;
- The City's contribution to the continued operation of the Anna Maria Island Community Center and the recreational services it provides (baseball/soccer field; three tennis courts; indoor basketball; indoor soccer; and miscellaneous recreational and sporting activities);
- The existence of private commercial and residential facilities to the recreational desires and needs of residents and visitors alike; and
- The availability to the general public of the recreational facilities found at the Anna Maria Island Elementary School.

Policy 1.1.3: Whenever feasible, the City shall encourage and promote wellness programs to encourage healthy lifestyles.

Policy 1.1.4: Parks, recreational facilities and open space shall be planned and designed for multiple uses and in a manner to be accessible to all individuals, including the elderly, persons with disabilities, and economically disadvantaged.

Policy 1.1.5: The City shall ensure that ADA compliant parking facilities and bicycle parking are provided at City-owned parks and recreational facilities.

Policy 1.1.6: The City will cooperate with the Manatee County Parks Department to ensure that ADA compliant parking and access to the beach and its waters are available at Manatee Beach.

Policy 1.1.7: The City shall continue to cooperate with the Cities of Anna Maria and Bradenton Beach, the Manatee County Parks Department, and the Anna Maria Island Community Center in support and joint use of parks, recreational facilities, and open space located on Anna Maria Island.

Policy 1.1.8: Whenever feasible, art and cultural aspects shall be included in the planning, facilitation and provision of recreational services and facilities.

Policy 1.1.9: The City shall continue to evaluate locations, design standards, and implementation techniques for providing public access to beaches and waterways.

Policy 1.1.10: Grassy Point Preserve shall continue to be maintained primarily as a conservation area which provides opportunities for environmentally low-impact, passive educational activities. As funding becomes available, the City shall provide informational plaques at the entrance of the Preserve, informing visitors of the sensitivity of the wildlife and plants within the Preserve and the importance of respecting the natural environment. The City will minimize human encroachment in the Preserve to maximize habitat for flora and fauna.

***Objective 1.2:** Parks, recreational facilities, and open space shall continue to be provided in an economically efficient manner.*

Policy 1.2.1: The City shall continue to pursue grants, such as Florida Forever, to be used for the purchase and improvement of community-based parks, open space and greenways that further outdoor recreation and natural resource protection; as well as the purchase of environmentally sensitive areas for passive educational purposes.

Policy 1.2.2: The City shall pursue grants and other initiatives such as the "Save Our Coast" program as funding sources for additional water accesses.

Policy 1.2.3: The City shall ensure that adequate funding is provided to preserve, maintain, and enhance existing park, recreational facilities, and open space.

Policy 1.2.4: The City will consider the purchase, through creative financing or such other means that do not result in a financial burden on the City, of lands with recreational potential, should such parcels become available. Priority consideration will be given to those parcels projected to be impacted by sea level rise and which receive recurring flooding and storm damage.

Policy 1.2.5: The City Code of Ordinances shall contain incentives where new residential development or redevelopment provides sufficient recreational facilities and open space to meet the needs of its resident population, as defined by the Code of Ordinances.

Policy 1.2.6: Land set aside by new development or redevelopment for recreational purposes or open space shall be suitable for the intended purpose and not un-usable land which remains after development and shall be clearly identified on the approved site plan.

Policy 1.2.7: Whenever possible, landscaping utilized in recreation facilities shall meet the University of Florida Institute of Food and Agricultural Sciences (UF IFAS) Florida Friendly landscaping guidelines using native plantings or those recommended by UF IFAS.

Policy 1.2.8: The City shall continue to coordinate with the Manatee County School Board to co-locate and share facilities; develop mutually beneficial strategies to meet community recreational needs.

*Objective 1.3:* *As an ongoing objective, lands designated as Recreation and Open Space, Conservation, and Preservation on the Future Land Use Map shall be protected from incompatible uses or encroachments.*

Policy 1.3.1: The City Code of Ordinances shall contain standards for buffering public parks, recreational facilities, and open space from potentially incompatible uses. Such buffering, however, shall not be of a kind which hinders access to such areas by pedestrians or bicyclists.

Policy 1.3.2: For the purpose of site plan review, the City Code of Ordinances shall contain definitions and/or guidelines related to open space, landscape buffering, the protection of open space, natural vegetation, and passive recreation.

Policy 1.3.3: The development of new recreation and open space areas shall ensure the protection and preservation of native vegetation by providing for passive recreational opportunities.

Policy 1.3.4: Existing beach accesses shall be maintained and any new accesses shall be designed to protect the integrity of the adjacent natural features.

Policy 1.3.5: The City shall discourage conversion of water dependent uses to other uses.

*Objective 1.4:* *The continued coordination of public and private recreational, art and cultural resources.*

Policy 1.4.1: Private recreational facilities shall be recognized as playing a vital role in meeting the recreational needs of this community. When feasible, the City shall encourage and provide assistance to entities that further the recreation and open space goals and objectives of this element, especially those entities that provide public access to the gulf and the bay.

Policy 1.4.2: The City Parks and Beautification Committee comprised of individuals from the Public Works Department, business community, condominium association(s), neighborhood association(s), Anna Maria Island Community Center, City Commission's Park and Beautification Liaison, and the general population shall be the vehicle through which coordination of public and private recreation providers shall be accomplished.

Policy 1.4.3: The City shall pursue multiple-use opportunities on City-owned lands and buildings and use the results to guide recommendations for future neighborhood needs.

Policy 1.4.4: As needed, the Planning Commission/LPA will make recommendations to the City Commission regarding the planning and funding of recreation and open space facilities.

Policy 1.4.5: The City shall encourage guided ecological and historical tours in and around the City; and whenever feasible, shall notify residents and visitors of those services to attract and expand participation.

Policy 1.4.6: The City shall encourage the private sector and non-profit organizations, such as the Artists' Guild of Anna Maria Island and the Anna Maria Island Art League, to continue to provide art and cultural facilities and programs and increase public art in the City.

Policy 1.4.7: The City shall strive to develop an attractive "Downtown" focal point.

Policy 1.4.8: Whenever feasible, the City shall seek to coordinate innovative and cooperative recreational and cultural projects between the City and the private sector and non-profit organizations.

Policy 1.4.9: The City will embark on a project to "reimagine" the Holmes Beach central commercial district to reflect a more aesthetic and attractive arts and people centered area.

Policy 1.4.10: The City shall maintain and where feasible, grow and improve facilities (such as the City dog park) for residents and visitors alike to exercise their pets.

*Objective 1.5: As an ongoing objective, it is a priority to link transportation generators and attractors with bicycle and pedestrian paths to increase the recreational use of those facilities.*

Policy 1.5.1: The City shall consider and prioritize the function of multi-use paths and bicycle lanes as recreational assets in the coordination and planning of transportation facilities.

Policy 1.5.2: The City shall coordinate with and support the efforts of the Florida Department of Transportation and the Sarasota-Manatee Metropolitan Planning Organization to improve multi-use path and bike lane access between generators and attractors.

Policy 1.5.3: As funding becomes available, the City shall seek to improve pedestrian safety by providing multi-use paths along rights-of-way, with a priority on linkages that facilitate access to recreational amenities.

# INTERGOVERNMENTAL COORDINATION



**This Element is intended to guide the City's efforts to communicate and coordinate with other governments and entities to address the various planning issues facing the City and across the Southwest Florida region.**

## NATURAL RESOURCE PROTECTION AND GROWTH MANAGEMENT

The City understands that the health of the local waterways and ecosystems depends on the ability of the human population to consider natural resource protection in all planning decisions, especially growth management in the region. As much as is feasible for a nearly built-out community, the City will continually seek ways to coordinate with surrounding jurisdictions, the state, and other regional entities to protect and restore the region's unique and abundant natural resources.

## EMERGENCY PLANNING

The threat of hurricanes and other emergencies requires the City to coordinate preparedness planning and post disaster efforts with Manatee County and other local governments and entities. The City will continue to participate and contribute to emergency planning efforts in the region.

## PROVISION OF SERVICES AND INFRASTRUCTURE

The City is committed to coordinating with the entities that provide and manage water, sewer, transportation, education, and solid waste services to ensure high quality and cost-effective service delivery and protection of resources in keeping with the City's vision and values.

# GOALS, OBJECTIVES, AND POLICIES

## GOAL 1:

The City shall maintain and improve the existing system of interlocal coordination to successfully implement local government comprehensive plans and to resolve conflicts resulting from the plans and directives.

Objective 1.1: *The City shall maintain close coordination and cooperation with the cities of Anna Maria, Bradenton Beach, the Manatee County School Board, Manatee County, the Sarasota-Manatee Metropolitan Planning Organization (MPO), and the Sarasota Bay and Tampa Bay Estuary Programs (SBEP and TBEP) in the evaluation and integration of local comprehensive plans and development proposals.*

Policy 1.1.1: The Mayor and City Commission shall work with the Coalition of Barrier Island Elected Officials to serve as the focal point for intergovernmental coordination on Anna Maria Island.

Policy 1.1.2: To ensure that all interests are represented, the City of Bradenton, Manatee County, the Manatee County School Board, Sarasota-Manatee MPO, and the SBEP and TBEP should be invited to participate in meetings of the Coalition of Barrier Island Elected Officials.

Policy 1.1.3: The Coalition of Barrier Island Elected Officials will serve as a forum to identify and discuss issues related to plan implementation, development and funding which affect Anna Maria Island such as land use, transportation, coastal management, drainage, conservation, open space planning, sanitary sewer, potable water supply and treatment, solid waste disposal, and natural and man-made resources.

Policy 1.1.4: The Coalition of Barrier Island Elected Officials shall be recognized as the City's forum for the fulfillment of collaborative planning and decision making requirements of Section 163.3177(6)(h)2, FS, as amended.

Policy 1.1.5: In instances where the resolution of issues requiring intergovernmental concurrence can not be achieved, the City of Holmes Beach shall seek relief through the Dispute Resolution Process of the Tampa Bay Regional Planning Council (TBRPC) as a mediator and conciliator as outlined in Rule 29H-13, FAC.

Policy 1.1.6: The City, through persons designated by the City Commission, shall continue to communicate with the TBRPC, Southwest Florida Water Management District (SWFWMD), the Sarasota-Manatee MPO, and other state and federal agencies on projects that fall within the City or directly impact upon Anna Maria Island.

Policy 1.1.7: Consistency between development proposals for lands along the municipal boundaries of Holmes Beach and the comprehensive plans of the cities of Anna Maria and Bradenton Beach shall be assured through implementation of Future Land Use Element Objective 1.9 and the associated Policies.

Policy 1.1.8: Independent of the Coalition of Barrier Island Elected Officials, the City will continue to cooperate with the SBEP and TBEP, to the extent possible, in the implementation of their respective Comprehensive Conservation and Management Plans.

Policy 1.1.9: The City will coordinate with the Manatee County Planning Department in order to develop countywide population projections that include expected growth shown in the City's Comprehensive Plan and the demand for water in relation to the regional water supply plan and treatment facilities of Manatee County.

Policy 1.1.10: The City will review the County's draft population projections and consider using them in the Comprehensive Plan.

Policy 1.1.11: The City shall continue to cooperate and coordinate with the cities of Anna Maria and Bradenton Beach, the Town of Longboat Key, the Manatee County Department of Public Safety, the Manatee County School Board, and other appropriate governmental agencies and local governments in the implementation of the Manatee County Comprehensive Emergency Management Plan.

Policy 1.1.12: The City shall continue to cooperate and coordinate with the Manatee County Division of Emergency Management in the development, implementation, and refinement of the County's Local Mitigation Strategy.

Policy 1.1.13: In order to ensure safe evacuation of the residents of Holmes Beach and Anna Maria Island, the City will continue to coordinate with the City of Bradenton and Manatee County as set in Future Land Use policies 3.1.5 and 3.1.6.

Policy 1.1.14: The City of Holmes Beach recognizes that it relies upon Manatee County facilities for the provision of potable water for its residents, businesses and visitors. As such, the City is part of the greater SWFWMD and understands that the continued supply of potable water will be dependent upon all local governments striving to maintain demand for potable water at sustainable levels. As such, the City will:

- a. Continue to maintain relationships with the SWFWMD and Manatee County to maintain or reduce potable water consumption through education, conservation and participation in ongoing programs of the Region and County including coordinating local conservation education efforts with the SWFWMD and the Tampa and Sarasota Bay Estuary Programs.
- b. Require landscaping in all new development or redevelopment (except for individual single-family or two-family properties) to be consistent with the University of Florida Institute of Food and Agricultural Sciences Florida Friendly Landscaping Program;
- c. Recognizing that it is located in the SWFWMD Southern Water Use Caution Area, the City shall maintain community per capita usage of potable water at or below 110 gpcpd and will continue to work together with Manatee County and the SWFWMD to reduce demand within the City for potable water.
- d. The City shall inform residents and businesses of, and shall encourage their participation in, the County's water conservation programs such as the showerhead and toilet replacement rebate programs.
- e. Coordinate with Manatee County and the SWFWMD to ensure that the City's estimates and projections for potable water demand are incorporated into the County's estimates of demand.

Objective 1.2: *The City shall ensure that the approved levels-of service standards contained in this adopted Comprehensive Plan are coordinated and consistent with those identified by the service provider.*

Policy 1.2.1: The City shall work with the Florida Department of Transportation (FDOT), the Sarasota-Manatee MPO, Manatee County, and the City of Anna Maria relative to emergency evacuation routes, as necessary to assure continued operational level of service as identified in the Transportation Element.

Policy 1.2.2: The City shall coordinate with Manatee County to ensure that Holmes Beach's present and future populations are considered when the County's established maintenance and expansion programs for those public facilities which serve the City are established.

Policy 1.2.3: Independent of the Coalition of Barrier Island Elected Officials, the City will continue to cooperate with the Manatee County Public Utilities Department, as service provider, to assure that potable water, sanitary sewer, and solid waste disposal facilities are adequate to serve the needs of its residents.

Policy 1.2.4: The City, through the Public Works Department, shall investigate the feasibility of entering into formal allocation agreements with Manatee County for water, sewer and solid waste services. Should it prove not feasible to establish a formal allocation agreement with Manatee County, then the City shall continue to utilize a formal contractual arrangement with Manatee County for the provision of adequate potable water and sanitary sewer disposal services and shall continue to renew the existing franchise agreements.

Objective 1.3: *The location of sites suitable for the disposal of dredge spoil material shall be coordinated with Manatee County, the cities of Anna Maria, Bradenton and Bradenton Beach, and other state and federal agencies, as appropriate.*

Policy 1.3.1: If the City agrees to assume responsibility for dredging operations within its municipal boundaries, it will establish a process which ensures that disposal sites are selected in coordination with Manatee County, the cities of Anna Maria, Bradenton and Bradenton Beach, and appropriate state and federal agencies, and the general public so as not to have adverse impacts upon neighboring communities.

Objective 1.4: *Establishment of a Comprehensive Plan oversight review process.*

Policy 1.4.1: The City shall assure that the intent of the objectives and polices contained in this Element are achieved through the implementation of the Comprehensive Plan oversight review process outlined in Objective 1.11 of the Future Land Use Element.

Objective 1.5: *The City shall maintain cooperation and coordination with the Manatee County School Board as outlined within the Public School Facilities Element.*

Policy 1.5.1: The City recognizes that existing conditions afford limited opportunity for the physical expansion of the Anna Maria Elementary School or the construction of additional public education facilities within the City.

Policy 1.5.2: The City will continue to meet, as needed, with the Manatee County School Board to share information and work on issues of mutual concern as required by the Interlocal Agreement and Public School Facilities Element.

*Objective 1.6:* *As a designated Adaptation Action Area (AAA), the City will, in its efforts to avoid or withstand the impending effects of rising sea level, extreme high tides and storm surge, seek funding and technical assistance from, and coordinate with, national, state, regional and local public and private entities.*

Policy 1.6.1: The City shall pursue funding sources for the implementation of AAA strategies including the following:

- a. Federal and State grants and technical expertise assistance (in-kind)
- b. Prioritization/Private Partnerships
- c. Manatee County Local Mitigation Strategy (Hazard Mitigation Grant Program)

Policy 1.6.2: The City shall integrate AAA strategies into existing and future City processes and city-wide plans and documents which may include:

- a. Strategic Plan;
- b. Land Development Regulations;
- c. Capital Improvement Plan;
- d. Local Mitigation Strategy;
- e. Agreements with Public or Private Utility and Infrastructure Providers, as appropriate

Policy 1.6.3: The City shall align and be consistent with, to the extent possible, relevant and current national, state, and regional adaptation strategy documents such as the Recommended Projection of Sea Level Rise in the Tampa Bay Region, UF/GEO Plan Center's Sea Level Scenario Sketch Planning Tool, and other regional strategic plans, disaster mitigation plans, water management plans, transportation/transit plans, and climate change plans.

Policy 1.6.4: The City shall participate in, when appropriate, coordinated governmental, non-governmental and other appropriate agencies' proposed application requests for funding adaptation implementation projects.

Policy 1.6.5: The City shall collaborate and coordinate with appropriate local, regional, State, and national governmental agencies, to the extent possible, toward the implementation of AAA adaptation strategies and to identify risks, vulnerabilities and opportunities associated with coastal hazards and the impacts from sea level rise.

*Objective 1.7:* *In keeping with the Holmes Beach Community Value Statement, preserve the continued right of Florida local governments to Home Rule and local control.*

Policy 1.7.1: While still recognizing the importance of intergovernmental cooperation and coordination, the City shall advocate and promote the right of Home Rule to be preserved whenever possible.

Policy 1.7.2: The City's intergovernmental coordination efforts shall not diminish its home rule powers especially in matters of comprehensive plan implementation.

## GOAL 2:

The City will continue to engage in intergovernmental coordination for Public School Planning.

*Objective 2.1: Maintain and enhance the joint planning processes, coordination and decision making processes for public educational facilities.*

Policy 2.1.1: Holmes Beach shall review existing coordination and mechanisms and establish new mechanisms when needed that will evaluate and address its comprehensive plans and programs and their effects on the plans developed for the School Board. Assistance for this effort shall be requested from regional and state agencies, as needed.

Policy 2.1.2: Annually, the School Board will provide Holmes Beach with information from their Five Year Capital Facilities Survey Plan to determine the need for additional school facilities.

*Objective 2.2: Holmes Beach shall provide for the Monitoring and Evaluation of the implementation of the Public School Facilities Element.*

Policy 2.2.1: Holmes Beach shall strive to monitor and evaluate the Public School Facilities Element in order to assure the best practices of the joint planning processes and procedures for coordination of planning and decision making are implemented.

Policy 2.2.2: Holmes Beach and the School Board of Manatee County will coordinate updates or amendments to the Comprehensive Plan and updates or amendments for Public School Facilities long-range plans.

Policy 2.2.3: The City shall coordinate with Manatee County, the School Board and other municipalities to maintain school concurrency provisions within its Land Development Code that are consistent in their methodology and application with the requirements contained in the Interlocal Agreement.

# CAPITAL IMPROVEMENTS



**This Element is intended to guide fiscal planning of public facilities to ensure that the needs of the community continue to be met, consistent with the adopted levels of service standards and in the spirit of the City's stated vision and values.**

## CONCURRENCY MANAGEMENT

The City will ensure that new development and redevelopment shall bear the proportional cost of facility improvements that are deemed necessary to accommodate the increased demand caused by that development in order to maintain adopted level of service standards.

## COORDINATION & COOPERATION

Capital project planning will be coordinated with other service providers and the public school system to ensure improvements are consistent with City interests.

## FIVE-YEAR CAPITAL IMPROVEMENTS PROGRAM

The City will annually analyze existing conditions and available finances to prioritize and implement capital improvements necessary to maintain adopted level of service standards. Accordingly, the five-year capital improvements program will be annually updated to outline funding accurately and responsibly for capital improvements. Projects planned and/or funded by the federal government, state government and the metropolitan planning organization will be included in the five-year capital improvement program.

# I. GOALS, OBJECTIVES, AND POLICIES

## GOAL 1:

The City values strong public safety programs, supports police, fire, and emergency/public safety personnel and shall undertake fiscal actions necessary to provide and maintain public facilities for all permanent and seasonal residents, within its jurisdiction, at the adopted levels of service standards.

*Objective 1.1: As an ongoing objective, capital improvements will be provided in a fiscally sound manner to correct existing deficiencies, to accommodate future development and redevelopment, and to replace worn or obsolete facilities.*

Policy 1.1.1: The City Commission shall continue to evaluate projects proposed for inclusion in a five-year schedule of capital improvements if they are necessary to meet or maintain adopted levels of service.

Policy 1.1.2: As part of its annual budget process, the City shall develop and/or update a multi-year Capital Improvement Plan (CIP), the first year of which shall be the Capital Budget.

Policy 1.1.3: The City shall continue to evaluate and rank proposed capital improvement projects in order of priority.

Policy 1.1.4: The City shall seek to secure grants or other financial resources on a continuing basis to finance the provision of capital improvements.

Policy 1.1.5: The City shall, when appropriate, consider the adoption of impact fees as a means of funding identified capital improvements.

Policy 1.1.6: Prior to the adoption of any impact fees or special assessments, the City Commission shall assess whether the associated capital improvement benefits the entire community or only one area or sector of the community. If found to benefit only one area or sector of the community, the impact fee or special assessment shall be applied to that one area or sector only.

*Objective 1.2: As an ongoing objective, land use decisions and the availability of fiscal resources with the schedule of capital improvements shall be coordinated so as to maintain the adopted level of service standards and which meets existing and future facility needs.*

Policy 1.2.1: The adopted levels of service for public facilities within the City shall be those adopted in the other elements of this Plan, as follows:

- a. An operational Level of Service (LOS) D peak hour shall be the standard for all roads within the City except for HB789 north of SR 64 which shall be E. Further, SR 789 and SR 64 are constrained roadways that must be maintained such that significant degradation does not occur [i.e., Average Daily Traffic (ADT) does not exceed LOS D by

more than 10%]. The City shall not allow concurrency exceptions for de minimis impacts.

- b. The following level of service standards shall be adopted by the City: Sanitary Sewer, 115 gallons per day per capita; Solid Waste, 4.5 pounds per capita per day; and Potable Water, 110 gallons per capita per day.
- c. The LOS standards for stormwater discharge and water quality shall be as follows:
  - Stormwater discharge: The 25-year frequency, 24-hour duration storm event. Post development runoff rates, flows, volumes, pollutant loads and water quality shall not exceed pre-development drainage rates and conditions.
  - Water quality: All stormwater management systems shall be evaluated based on their ability to prevent degradation of receiving waters and adverse impacts on the site's natural systems, their efficiency in removing pollutants, and their ability to conform to state water quality standards, as found in Chapter 62, Florida Administrative Code (FAC)-, as may be amended.
- d. The LOS standards for public schools are as follows:

Elementary	110% of Permanent Florida Inventory of School Houses (FISH) Capacity by School Service Area (SSA)
Middle	105% of Permanent FISH Capacity by School Service Area (SSA)
High	100% of Permanent FISH Capacity District-wide

Policy 1.2.2: The City will ensure that public facilities needed to serve developments are available concurrently with the impacts of such development in accordance with Objective 1.6 of the Future Land Use Element.

Policy 1.2.3: The City shall ensure that development and redevelopment proposals are consistent with the maintenance of the levels of service standards for affected public facilities adopted by this Comprehensive Plan.

Policy 1.2.4: The availability of public facilities and services needed to support development and redevelopment concurrent with their impacts shall be deemed sufficient if either are phased so that such facilities and services are available concurrent with the development's/redevelopment's impacts.

Policy 1.2.5: Development/redevelopment projects for which development orders were issued prior to the 1997 amendment of this comprehensive plan shall be assured the availability of adequate public facility services consistent with the level of service standards contained herein.

Policy 1.2.6: For purposes of issuing development orders and permits, the concurrency management system shall be as found in the City's Land Development Code.

***Objective 1.3: Public expenditures in the identified Coastal High Hazard Area (CHHA) shall be limited to those improvements which are necessary to protect the health, safety, and welfare of residents.***

Policy 1.3.1: The City shall not expend public funds to expand the capacity of a public facility or service, over which it has control, which results in an increase of intensity or density, other than for direct public benefits.

Policy 1.3.2: To the extent practical, the City shall limit the expenditure of funds in the CHHA to the replacement and renewal of public facilities serving existing development.

*Objective 1.4: Through site plan review and platting procedures, the City shall ensure that future development/redevelopment will bear a proportionate cost of facility improvements necessitated by the development/redevelopment.*

Policy 1.4.1: The City shall cooperate with its public service providers to assure that new development is assessed a pro rata share of the costs required to finance public facility improvements necessitated by the development in order to maintain adopted level of service standards.

Policy 1.4.2: The City, through its representative on the Coalition of Barrier Island Elected Officials, shall work with governments and agencies to establish a method to ensure that the entire cost of providing necessary public facilities, at adopted levels of service, for any future development or redevelopment which has an island-wide impact on Anna Maria Island, shall not be borne solely by existing island residents.

Policy 1.4.3: Through the building permit process, the City shall coordinate with Manatee County, the Sarasota-Manatee MPO, and FDOT to ensure that public facility improvement projects located within the City are funded in a fiscally equitable manner apportioning the costs of growth among those who are responsible for it.

Policy 1.4.4: The City shall ensure that the replacement and/or renewal of capital facilities identified in this comprehensive plan are contained in the CIP.

Policy 1.4.5: The City shall consider Capital Improvements Project Commitments by the Southwest Florida Water Management District and by State Agencies/Departments to avoid duplication and assist in establishing priorities for funded projects.

*Objective 1.5: As situations dictate, the City shall amend the Capital Improvements Element to incorporate those public improvements identified in this Comprehensive Plan.*

Policy 1.5.1: As detailed roadway improvements are identified which address the issues contained in the Transportation Element and specific improvements and funding sources are identified, the City shall amend this Capital Improvements Element.

Policy 1.5.2: The City shall continue efforts to implement those mitigation initiatives contained in the Manatee County Local Mitigation Strategy (LMS), including those subsequently modified as a result of the completion of the City's most current Master Drainage Plan, which are applicable to the community.

## GOAL 2:

The city will coordinate and cooperate with the Manatee County School District in capital facilities planning for school concurrency.

*Objective 2.1: Holmes Beach shall ensure that future needs are addressed consistent with the most current adopted level of service standards for public schools.*

Policy 2.1.1: Holmes Beach and the School Board agree to implement the level of service standards for school concurrency established in the Manatee County Comprehensive Plan per Policy 12.5.1.1.

Policy 2.1.2: Holmes Beach shall ensure that future development pays a proportionate share of the costs of capital facility capacity needed to accommodate new development. This will be achieved via impact fees and other legally available and appropriate methods in development conditions.

Policy 2.1.3: Holmes Beach adopts by reference the School District of Manatee County 2021-2022 School Capacity Program, which is consistent with the Educational Facilities Work Plan adopted by the School Board on September 28, 2021.

Policy 2.1.4: The 5-year schedule of improvements ensures the level of service standards for public schools are achieved and maintained within the period covered by the 5-year schedule. Annual updates to the schedule shall ensure levels of service standards are achieved and maintained within each year of subsequent 5-year schedule of capital improvements.

Policy 2.1.5: The City shall continue to coordinate with the Manatee County School District to co-locate and share facilities; develop mutually beneficial strategies to meet community recreational needs; and establish procedures for maintenance of facilities and properties.

## II. FIVE YEAR CAPITAL IMPROVEMENTS SCHEDULE

To maintain adopted level of service standards and a high standard of living, the City will annually analyze existing conditions and available finances to prioritize capital improvements. Accordingly, the five-year capital improvements program will be annually updated to outline funding accurately and responsibly for capital improvements. Capital plans will be coordinated with other service providers and the public school system to ensure capital improvements are consistent with the City's interests. Projects planned and/or funded by the federal government, state government, the metropolitan planning organization or other outside funding sources will also be included in the five-year capital improvement program.

The following capital improvement program provides the City with the mechanism by which it can effectively plan for the timing, location, projected cost, and revenue sources for the capital needs derived from the other comprehensive plan elements. The capital needs identified in this Element are only those found in the other elements of the Comprehensive Plan and do not reflect all capital needs the City may have.

**CAPITAL IMPROVEMENT PROGRAM  
5 CENT LOFT  
FY 2021-2026**

REVENUE SOURCE		2021/2022	2022/2023	2023/2024	2024/2025	2025/2026
	Projected Carry-over From Prior Yr.	-53,732	-17,436	-8,629	178	8,985
	Projected Revenue from 5th Cent Gas	106,416	85,871	85,871	85,871	85,871
	Projected Grants/Matching Funds	0	0	0	0	0
	Projected Funds Available	<b>52,684</b>	<b>68,435</b>	<b>77,242</b>	<b>86,049</b>	<b>94,856</b>
FUNDING SOURCE	PROJECT	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026
Regional Trails Funding	<i>Bike and Pedestrian Improvements - RRFB &amp; Bike Lanes</i>	0	59,220	59,220	59,220	59,220
Fifth Cent Gas Tax Fund	<i>Street Resurfacing (moved to PW)</i>	0	0	0	0	100,000
Fifth Cent Gas Tax Fund	<i>Bridge Repairs</i>	5,000	5,000	5,000	5,000	5,000
Fifth Cent Gas Tax and 1/2 Cent Sales Tax - Infrastructure	<i>Engineering, Surveying, Permitting, CEI Services (Estimated at 20% of Construction Costs)</i>	65,120	12,844	12,844	12,844	32,844
	<b>PROJECTED COSTS</b>	<b>70,120</b>	<b>77,064</b>	<b>77,064</b>	<b>77,064</b>	<b>197,064</b>
Proposed Budget	Projected Carry over to next year	<b>-17,436</b>	<b>-8,629</b>	<b>178</b>	<b>8,985</b>	<b>-102,208</b>

**CAPITAL IMPROVEMENT PROGRAM  
HALF CENT DISCRETIONARY  
FY 2021-2026**

REVENUE SOURCE		2021/2022	2022/2023	2023/2024	2024/2025	2025/2026
	Projected Carry-over From Prior Yr.	235,780	-95,240	-98,529	-101,818	-105,107
	Projected Revenue from Disc. Cent Sales Tax	325,905	292,711	292,711	292,711	292,711
	Projected Grants/Matching Funds/Concessions	0	0	0	0	0
	<b>Projected Funds Available</b>	<b>561,685</b>	<b>197,471</b>	<b>194,182</b>	<b>190,893</b>	<b>187,604</b>
FUNDING SOURCE		2021/2022	2022/2023	2023/2024	2024/2025	2025/2026
PROJECT		2021/2022	2022/2023	2023/2024	2024/2025	2025/2026
1/2 Cent Sales Tax - Public Safety	<i>Crosswalk Visibility Systems &amp; Signalization - Public Safety</i>	50,000	0	0	0	0
1/2 Cent Sales Tax - Infrastructure	<i>City Center Curb and Sidewalk replacements</i>	81,000	50,000	50,000	50,000	50,000
1/2 Cent Sales Tax - Infrastructure	<i>Striping, Signage, marking and RRFB</i>	100,000	5,000	5,000	5,000	5,000
1/2 Cent Sales Tax - Infrastructure	<i>Street Resurfacing-lane widening</i>	347,125	150,000	150,000	150,000	100,000
1/2 Cent Sales Tax - Infrastructure	<i>Sidewalks</i>	50,000	50,000	50,000	50,000	50,000
1/2 Cent Sales Tax - Parks & Recreation	<i>Parks and Recreation Community Facilities (FY18 - Skate Park)</i>	0	0	0	0	0
1/2 Cent Sales Tax - Infrastructure	<i>Engineering, Surveying, Permitting, CEI Services (Estimated at 20% of Construction Costs)</i>	28,800	41,000	41,000	41,000	31,000
Proposed Budget	<b>PROJECTED COSTS</b>	<b>656,925</b>	<b>296,000</b>	<b>296,000</b>	<b>296,000</b>	<b>236,000</b>
	Projected Carry over to next year	<b>-95,240</b>	<b>-98,529</b>	<b>-101,818</b>	<b>-105,107</b>	<b>-48,396</b>

**CAPITAL IMPROVEMENT PROGRAM  
STORM WATER  
FY2021-2026**

REVENUE SOURCE		2021/2022	2022/2023	2023/2024	2024/2025	2025/2026
	Projected Carry-over From Prior Yr.	47,077	-124,814	-30,979	151,356	124,816
	Projected Revenue from Assessments	859,085	859,085	859,085	859,085	859,085
	Projected Grants/Matching Funds	256,250	256,250	256,250	200,000	200,000
	HMGP Grant Funding (FEMA)	454,965				
	CPI Grant Funding (UF Seagrant)	45,000				
	State Appropriations Funding (FDEP)	750,000				
	<b>Projected Funds Available</b>	<b>2,412,377</b>	<b>990,521</b>	<b>1,084,356</b>	<b>1,210,441</b>	<b>1,183,901</b>
FUNDING SOURCE	PROJECT	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026
Storm water Utility/SWFMWD	<i>Basin Improvements City Wide-SWFMWD</i>	435,625	512,500	512,500	512,500	512,500
Storm Water Utility	<i>Seawall and Cap Replacement (includes Elevation for sea level rise)</i>	150,000	75,000	0	75,000	0
Storm Water Utility	<i>Natural Shoreline Elevation for Sea Level Rise UF Seagrant</i>	150,000	150,000	150,000	150,000	75,000
Storm Water Utility	<i>Storm Structures Repair/Replacement</i>	200,000	200,000	200,000	200,000	5,000
Appropriations	<i>Storm Water 789 Infiltration-Appropriations Project</i>	656,250	0	0	0	0
Storm Water Utility/ TRIP Funds	<i>Storm Water Improvements - SR789 / Gulf Drive Evacuation Route</i>	577,191	0	0	0	280,000
Storm Water Utility	<i>Master Drainage Plan Updates and GIS Mgmt</i>	7,500	7,500	7,500	7,500	7,500
Storm Water Utility	<i>Professional Services - Design, Permitting, Surveying and other Subconsultants</i>	360,625	76,500	63,000	140,625	130,875
	<b>PROJECTED COSTS</b>	<b>2,537,191</b>	<b>1,021,500</b>	<b>933,000</b>	<b>1,085,625</b>	<b>1,010,875</b>
	Projected Carry over to next year	-124,814	-30,979	151,356	124,816	173,026

## Future Changes to the Five Year Schedule of Capital Improvements

The identification of future capital improvements will be accomplished in accordance with Objective 1.5 of this Element. As necessary, this section will be amended to reflect the following:

A table which will include a brief description of the individual capital project; a schedule which specifies the year in which the capital project is scheduled; projected cost which specifies the best information currently available on the estimated dollar cost of the project; and the revenue source projected to be utilized to fund the capital project.

Funding sources for the capital improvement projects will be identified in a separate row or column of the table, as appropriate. .

Each of the elements of this comprehensive plan contain goals, objectives and polices the adherence to which will ensure that facilities and services will meet the City's adopted level of service standards.

In support of this end, the City has the responsibility for adopting programs and procedures which will ensure that capital facilities within its area of responsibility are available concurrent with the impacts of development. For those public services provided by an outside agency, the City will coordinate with the service provider to ensure that the applicable adopted level of service standard is maintained.

The possibility exists that the City could face an unfunded deficiency. Should this occur, it could revise its projected facility needs; revise its policies for financing infrastructure; or utilize a combination of these two strategies. Assuming that the policies guiding the financing of infrastructure do not change, the City still has a number of options available. Among these are:

- Decrease level of service standard;
- Decrease demand;
- Change the timing/phasing of the capital improvements schedule;
- Maintain the level of service standard and restrict future development order permitting; and
- Redefine facilities and their costs.

An adequate monitoring program implemented through concurrency management, will allow the City to anticipate problems of concurrency and develop a strategy to cope with the problem short of declaring a moratorium. For the purpose of issuing development orders and permits, the City shall adhere to the City's adopted concurrency management system. Implementation and adherence to this system will ensure that public facilities and services are available concurrent with the development's impact.

### III. MONITORING AND EVALUATION

The CIE is required to be reviewed and updated on an annual basis. Corrections, updates and modifications concerning costs, revenue sources, acceptance of facilities pursuant to dedications which are consistent with the plan, or the date of construction of any facility enumerated in the capital improvements element may be accomplished by ordinance and do not constitute an amendment to the plan.

Capital improvements programming is a continuous process and requires continuing involvement by the citizens, City staff and City Commission. Some of the factors that require regular monitoring and evaluation are changing capital needs, changes in revenue sources and expenditure levels, and public perceptions of these changes.

The Planning Commission shall conduct a review of the Comprehensive Plan every five years to ensure that the adopted time frames are being met. In addition to this requirement, the Planning Commission shall periodically conduct an assessment of the City's concurrency management system to ascertain whether it is fulfilling its stated purpose. As to this Element, the Commission's review will include an analysis of the following:

- Need for updates, corrections and revision to costs, revenues, target dates and locations;
- Consistency with the other elements of the comprehensive plan;
- Maintenance of adopted level of service standards.

## IV. CONSISTENCY AND CONCURRENCY DETERMINATIONS

### A. Generally

No development activity may be approved unless it is found that the development is consistent with the comprehensive plan and that the provision of certain public facilities will be available at prescribed levels of service concurrent with the impact of the development on these facilities. These facilities include without limitation facilities for potable water, wastewater, solid waste, drainage, transportation, and recreation.

### B. Determining consistency with the Comprehensive Plan

If a development proposal is found to meet all the requirements of the City's Concurrency Management System, it shall be presumed to be consistent with the Comprehensive Plan in all respects, except for compliance with the concurrency requirement. The Building Official or other public official may, however, question the consistency of a development proposal with the Comprehensive Plan. If a question of consistency is raised, the Building Official shall make a determination of consistency or inconsistency and support that determination with written findings.

### C. Intergovernmental consistency

Notwithstanding any other provisions of this section, development approval shall not be granted unless the developer provides the City with adequate information that demonstrates that the proposed development is consistent with any interlocal agreements between the City and other jurisdictions as required by the Comprehensive Plan.

# PUBLIC SCHOOL FACILITIES



**This Element is intended to outline planning, coordination and implementation of public education facilities and operations to be performed in cooperation with the Manatee County School District and local governments.**

## COMMUNITY PLANNING

The city will coordinate with the School District in comprehensive planning and emergency preparedness.

## FACILITIES COORDINATION

The city will assist the County in providing facilities that meet the level of service standards through concurrency management and coordination of data.

## COMMUNITY SCHOOL

The city will continue to emphasize the value provided to our community by the presence of Anna Maria Elementary School within the City of Holmes Beach.

# GOALS, OBJECTIVES, AND POLICIES

## GOAL 1:

The City shall maintain coordination and cooperation with the School District of Manatee County (School District) regarding school and community planning with an emphasis on retaining its school for children in the community and nearby.

*OBJECTIVE 1.1: The City shall continue coordination and cooperation in School and Community Planning in the City and Anna Maria Island.*

Policy 1.1.1: The City shall adhere to the “Interlocal Agreement for Public School Facility Planning” as it may be amended from time-to-time.

Policy 1.1.2: The City shall annually provide the School District with its Comprehensive Plan, and its five-year land use and population projections to facilitate development of school enrollment projections.

Policy 1.1.3: The City shall coordinate their Comprehensive Plans and Future Land Use Maps with the School District’s long-range facility maps to ensure consistency and compatibility with the provisions of this element.

Policy 1.1.4: The City shall provide the opportunity for the School District to comment on Comprehensive Plan Amendments, rezonings, and other land-use decisions that may be projected to impact public schools.

Policy 1.1.5: The City, as a primarily residential community, shall emphasize to the School District the value of retaining Anna Maria Elementary School as a school which serves Holmes Beach residents and the Anna Maria Island community.:

*OBJECTIVE 1.2: The Five Year School Capacity Program as provided by the Manatee County School District shall include projects necessary to address existing deficiencies and to meet projected capacity needs based upon achieving and maintaining the adopted School Level of Service standards by the end of the five-year planning period.*

Policy 1.2.1: The Five Year Schedule shall be reviewed and amended, at least annually, to include new capacity projects, proportionate share mitigation projects, and any projects necessary to maintain level of service standards.

Policy 1.2.2: Each year the City of Holmes Beach will adjust its 5 year CIE schedule by adding a new fifth year; and updating the financially feasible public schools capital facilities program as provided by the School District.

*OBJECTIVE 1.3: All local governments and the School District of Manatee County shall participate in the county emergency preparedness system.*

Policy 1.3.1: All local governments and the School District shall continue collaborative efforts in the management of special needs shelters, and transport and tracking of citizens during evacuations.

Policy 1.3.2: All local governments and the School District shall partner in disaster drills as necessary to ensure community readiness.

Policy 1.3.3: All local governments and the School District shall promote coordination in disaster planning efforts to ensure collaborative processes rather than competing plans.

## GOAL 2:

The School District of Manatee County shall provide public school facilities consistent with the adopted level of service standard.

*OBJECTIVE 2.1: Recognizing public school facilities as community infrastructure, the School District shall establish uniform district-wide level of service standards for public schools of the same type.*

Policy 2.1.1: The Level-of-Service Standards for public schools are as follows:

Elementary	110% of Permanent Florida Inventory of School Houses (FISH) Capacity by School Service Area (SSA)
Middle	105% of Permanent FISH Capacity by School Service Area (SSA)
High	100% of Permanent FISH Capacity District-wide

Capacity Utilization is Capacity Demand divided by Capacity Availability.

*OBJECTIVE 2.2: The School District shall establish coordinated concurrency service areas that provide for effective analysis and planning.*

Policy 2.2.1: The City shall adhere to the School Service Areas as part of their development review process.

Policy 2.2.2: The School District and the City shall consider the following criteria and standards when establishing and modifying School Service Areas:

- Achievement and maintenance of level of service standards adopted;
- Maximizing utilization of school capacity;
- Transportation costs;
- Court-approved desegregation plans;
- Relationship to School Attendance Zones;
- Anticipated demand and student generation based upon proposed or approved residential development;
- Patterns of development pursuant to adopted Comprehensive Plans;
- Capital projects included in the School Capacity Program;
- Neighborhoods;

- Natural and manmade boundaries, including waterways, arterial roadways, and political boundaries; and,
- Such other relevant matters as are mutually agreed to by the parties of the Interlocal Agreement.

*Objective 2.3: The City shall establish a concurrency management system that evaluates residential development applications for school concurrency requirements and maintains adopted levels of service.*

Policy 2.3.1: The City shall ensure that the levels of service are maintained through the review of proposed residential development for consistency with the adopted standards.

Policy 2.3.2: Concurrency determinations shall be made at the point in the development review process that constitutes the final concurrency determination for the City.

Policy 2.3.3: Capacity Demand shall be determined for each school type within the service area by adding the following:

- Existing students residing within the service area as determined annually by the School District;
- Spaces reserved for future development by vesting;
- Spaces reserved for future development with previously issued Certificates of Level of Service for school capacity;
- Spaces reserved, subject to final approval by the City, of the potential number of students from the proposed development based on the most recently adopted methodology of the School District of Manatee County.

Policy 2.3.4: Capacity Availability shall be determined for each school type within the service area by adding the following:

- Existing FISH permanent capacity; and,
- Improvements that will be in place or under construction within three years of the issuance of the final subdivision or site plan approval, or functional equivalent.

Policy 2.3.5: The City of Holmes Beach shall rely upon the analysis of Capacity Demand versus Capacity Availability of the Manatee County School District's 2021-22 School Capacity Program, which is consistent with the Educational Facilities Work Plan adopted by the School District on an annual basis.

Policy 2.3.6: A proposed residential development shall receive a Certificate of Level of Service for public schools when it is determined there is sufficient Capacity Availability, as determined by Policy 2.3.4, for the proposed impacts to schools based on Capacity Demand as determined by Policy 2.3.3.

Policy 2.3.7: If sufficient capacity is not available within the School Service Area in which the proposed project is located, available capacity from contiguous service areas may be used.

Policy 2.3.8: The School District may utilize available capacity as needed from a contiguous School Service Area to meet the adopted level-of-service standards to determine financial feasibility within a School Service Area.

Policy 2.3.9: Contiguous Service Areas referenced in policies 2.3.7 and 2.3.8, are as follows:

SCHOOL SERVICE AREA	CONTIGUOUS SERVICE AREA
SSA 1	SSA 2
SSA 2	SSA 1, SSA 3
SSA 3	SSA 2, SSA 4
SSA 4	SSA 3

***OBJECTIVE 2.4:*** *The City and the School District shall coordinate data to evaluate development impacts and school planning.*

Policy 2.4.1: The School District of Manatee County and participating local governments shall work cooperatively to track approved and proposed development projects that have either received or requested concurrency determinations.

Policy 2.4.2: The City shall provide the School District with annual updates, at a minimum, of concurrency reservations for schools that reflect completed residential units whose impacts are accounted for in the demand generated by existing students.

***OBJECTIVE 2.5:*** *The School District shall establish provision of mitigation and proportionate share opportunities consistent with Florida Statutes.*

Policy 2.5.1: In circumstances where there is not sufficient capacity in one or more school type, a development shall be required to mitigate its impacts before receiving approval of the Certificate of Level of Service for school concurrency.

Policy 2.5.2: An applicant may propose any form of mitigation authorized pursuant to Section 163.3180(13)(e)(1), Florida Statutes, that is subject to approval by the School District of Manatee County and the Affected Local Government(s), including, but not limited to,

- the contribution of land
- the construction, expansion, or payment for land acquisition or construction of a public school facility
- the creation of mitigation banking based on the construction of a public school facility in exchange for the right to sell capacity credits

Policy 2.5.3: When proportionate share mitigation is used to satisfy the requirements of school concurrency, the Applicant, School District, and the Affected Local Government(s) shall enter into a legally binding Development Agreement that records and incorporates the mitigation to be contributed by the Applicant and accepted by the School District, and ensuring such mitigation funds are utilized appropriately for an improvement that satisfies the demand.

Policy 2.5.4: Proportionate share mitigation shall be eligible for impact fee credits pursuant to the terms of Section 163.3180(13)(e)(2), Florida Statutes.

# PROPERTY RIGHTS



**In the course of preserving the single family character of the City of Holmes Beach, the intent of this Element is to recognize judicially acknowledged and constitutionally protected private property rights.**

## LOCAL DECISION MAKING

The City shall consider the four provided statements of rights in all local decision making.

# GOALS, OBJECTIVES, AND POLICIES

## GOAL 1:

The City shall recognize and respect all judicially acknowledged or constitutionally protected private property rights when making decisions.

Objective 1.1: *Decisions made by the City shall reflect the private property rights of each land owner.*

Policy 1.1.1: Local decisions made by the City shall consider the right of a property owner to physically possess and control his or her interests in the property, including easements, leases, or mineral rights.

Policy 1.1.2: Local decisions made by the City shall consider the right of a property owner to use, maintain, develop, and improve his or her property for personal use or for the use of any other person, subject to state law and local ordinances

Policy 1.1.3: Local decisions made by the City shall consider the right of the property owner to privacy and to exclude others from the property to protect the owner's possessions and property.

Policy 1.1.4: Local decisions made by the City shall consider the right of a property owner to dispose of his or her property through sale or gift.

# POPULATION ESTIMATES, PROJECTIONS, AND METHODOLOGY



## RESIDENT AND SEASONAL POPULATION ESTIMATES AND PROJECTIONS

This section of the Comprehensive Plan provides population estimates and projections for the ten-year planning period in five-year increments with the short-term planning time frame ending in 2027 and the long-term time frame ending in 2032. The methodology employed is consistent with Florida Statutes, Section 163.3192(2)(a)

### POPULATION GROWTH

The City of Holmes Beach experienced its greatest growth between 1960 and 1980, when its resident population increased from 1,143 to 4,023. Growth has been less dramatic thereafter, with the resident population reaching 4,810 in 1990 and 4,966 in 2000. The University of Florida, Bureau of Economic and Business Research (BEBR), estimated the population of Holmes Beach to have been 5,114 persons in April 2009 – representing an increase of only 148 people since the 2000 Census. The potential for population future growth remains severely limited by the small amount of vacant undeveloped land left in the City.

During the winter season, November through April, the City's population swells to a peak about two-and-one-half times that of its normal residential population as a result of the influx of seasonal residents and tourists. This estimate is based on full occupancy of all residential and transient lodging units but does not include day tourists, shoppers, or employees in the City.

Peak Season Population (with rentals)									
2020	2025	2030	2035	2040	2045	2050	2055	2060	2065
11,741	11,881	11,950	11,984	12,005	12,017	12,019	12,019	12,019	12,019

### RESIDENT POPULATION

The resident population is comprised of persons residing in the community for periods of greater than six months. The count by the U.S. Census and estimates by the University of Florida are considered to reflect the resident population.

Coupling the scarcity of vacant developable land in the City with the fact that since 2003 more than one-half of the newly permitted residential units in the City were the result of replacement of demolished structures indicates that future increases in population can be expected to be slow and very limited. Further, the 2000 Census indicated that only 60% of the dwelling units in the City were actually intended for residential occupancy, and this percentage may have decreased somewhat in the past few years. The rest of the dwelling units are considered seasonally vacant or held for occasional use – in other words, second homes or vacation homes. Finally, virtually all residential development in the City is expected to be in the form of redevelopment of existing properties at the same or lesser density.

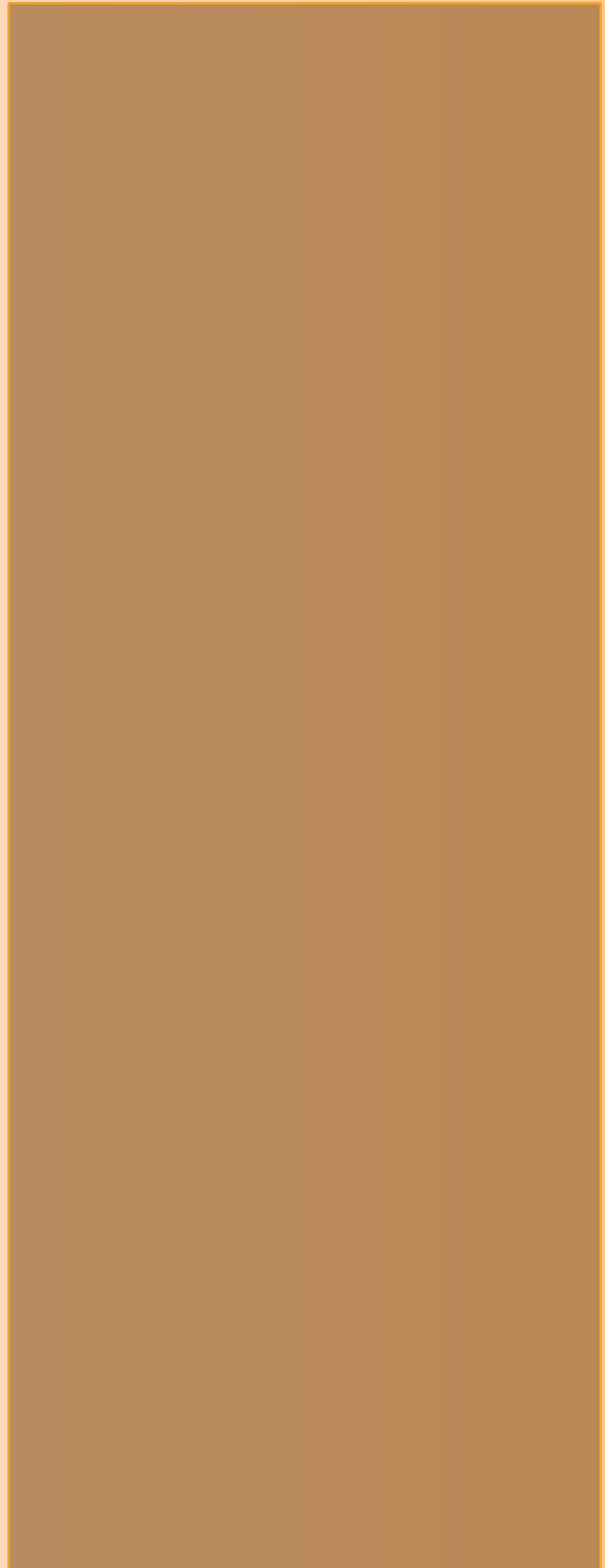
With the exception of the vacant lands to the south of Grassy Pointe and east of Avenue C, the majority of which is very low and may prove difficult to development from an environmental standpoint, there is little developable vacant land remaining in the City. Most of the vacant land is in the form of individual residential lots scattered throughout the City. In total there are 41.9 acres of vacant residential land which, if developed to the maximum allowable density, could potentially accommodate up to 217 dwelling units. However, the vast majority of these lots are located in the very low areas south of Grassy Pointe and east of Avenue C, where full development is thought to be unlikely because of environmental considerations.

The Holmes Beach permanent or resident population has continued to decrease with the American Community Survey in 2019 showing permanent residents to be 4243. In forecasting Holmes Beach population and housing data in 2021, Metro Forecasting provided the following:

<b>Total Dwelling Units</b>									
<b>2020</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>	<b>2045</b>	<b>2050</b>	<b>2055</b>	<b>2060</b>	<b>2065</b>
4,247	4,286	4,305	4,315	4,321	4,324	4,325	4,325	4,325	4,325

<b>Summer Population (with rentals)</b>									
<b>2020</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>	<b>2045</b>	<b>2050</b>	<b>2055</b>	<b>2060</b>	<b>2065</b>
4,468	4,514	4,537	4,550	4,557	4,561	4,562	4,562	4,562	4,562

# PUBLIC PARTICIPATION PROCEDURES



**ORDINANCE NO. 17-09**

**AN ORDINANCE PROVIDING FOR PUBLIC PARTICIPATION IN THE COMPREHENSIVE PLANNING PROCESS FOR THE CITY OF HOLMES BEACH, FLORIDA IN CONFORMANCE WITH THE MANDATES OF CHAPTER 163, PART II, COMMUNITY PLANNING ACT (SECTIONS 163.3161—163.3253) FLORIDA STATUTES; PROVIDING FOR THE BROAD DISSEMINATION OF PROPOSALS AND ALTERNATIVES; PROVIDING FOR THE OPPORTUNITY FOR WRITTEN COMMENTS; PROVIDING FOR PUBLIC HEARINGS; PROVIDING FOR OPEN DISCUSSION; PROVIDING FOR CONSIDERATION OF AND RESPONSE TO PUBLIC COMMENTS; PROVIDING AN EFFECTIVE DATE; AND PROVIDING FOR SEVERABILITY .**

**WHEREAS**, the Florida Legislature has enacted the Community Planning Act (Chapter 163, Part II, Sections 163.3161 – 3253 F.S.), which mandates the preparation of a comprehensive plan and unified land development code for all units of local government; and,

**WHEREAS**, Sections 163.3161 through 163.3253 have provided and do provide the necessary statutory direction and basis for municipal and county officials to carry out their comprehensive planning and land development regulation powers, duties and responsibilities; and,

**WHEREAS**, Chapter 163.3181(1), F.S., establishes that it is the intent of the Legislature that the public participate in the comprehensive planning process to the fullest extent possible; and,

**WHEREAS**, Chapter 163.3181(2), F.S., mandates that procedures be established which provide for broad dissemination of proposals and alternatives, opportunity for written comments, public hearings, provisions for open discussion, communications programs, information services and consideration of a response to public comments.

**WHEREAS**, the City of Holmes Beach's Planning Commission acting as the local Planning Agency reviewed this public participation procedures ordinance at its January 4, 2017 meeting and after providing the opportunity for public comment, voted to recommend its approval to the City Commission, and

**WHEREAS**, the adoption of this public participation procedures ordinance updates the City's procedures to respond to both statutory and technology changes which have occurred since the procedures were first adopted; and

**WHEREAS**, it is the intent of these procedures to provide for broad opportunities for the citizens of Holmes Beach to participate in decisions related to the vision of how the City will develop as outlines in the City's Comprehensive Plan.

**NOW THEREFORE, BE IT ORDAINED** by the City Commission of the City of Holmes Beach in Session duly assembled that: the procedures and actions herein will be used whenever any comprehensive plan, or portion thereof is proposed for adoption.

**Section 1 - Title and Intent:**

- 1.01 This Ordinance shall be known as the Public Participation Procedures Ordinance for the City of Holmes Beach, Florida.
- 1.02 It is the intent of this Ordinance that all citizens affected by comprehensive planning proposals be encouraged to and be afforded the opportunity for input throughout the preparation and enactment process.
- 1.03 It is further the intent of this Ordinance that the existing Holmes Beach Comprehensive Plan, Ordinance No. 89-5 shall remain in full force and effect until repealed by a new Comprehensive Plan.
- 1.04 It is further the intent of this Ordinance that these procedures apply to the formal adoption process of the comprehensive plan and amendments thereto, as mandated by Chapter 163, F.S.
- 1.05 It is further the intent of this Ordinance that the terms "citizen participation" and "public participation" are synonymous and apply to affected persons, substantially affected persons and aggrieved or adversely affected parties as defined in Section 163.3184(a), Section 163.3213(2)(a) and Section 163.3215(2), F.S.

**Section 2 - Definitions:**

- 2.01 Unless specifically noted otherwise or listed in this section, the definitions found in the Community Planning Act are hereby adopted by reference.

**Section 3 - Local Planning Agency:**

- 3.01 Prior to City Commission of Holmes Beach approval, adoption and/or enactment as appropriate, of any matter listed in Section 1.04, the Planning Commission of the City of Holmes Beach, which has been designated as the Local Planning Agency, shall hold at least one public hearing with notice requirements in conformance with the definition of public notice in Sec. 163.3164 (39) F.S., which references Sec. 166.041(3)(a) F.S. The hearing may be continued to an announced time upon a majority vote of the members present.

- 3.02 The Local Planning Agency public hearing shall afford members of the public reasonable opportunity to present their views on any matter under consideration. The Chairperson may, at his/her discretion, rule out-of-order public comments he/she deems repetitious or not germane to the matter under discussion.
- 3.03 The sequence of activities regarding the matters under consideration shall be as follows:
- (a) Announcement of the matter for consideration by the Chairperson.
  - (b) Presentation of staff reports/comments, if any, whether written or verbal.
  - (c) Comments from the proponents and opponents of the matter. All speakers will be required to fill out address cards prior to commencement of public hearings so that an accurate record of participants can be maintained.
  - (d) Entering, into the record, all written comments submitted.
  - (e) Close public input except for direct questions as may be initiated by the members of the Local Planning Agency.
  - (f) Discussion, debate and recommendation by majority vote prior to consideration of the next matter.
  - (g) Adjournment.
- 3.04 The Local Planning Agency shall transmit its recommendation on all matters decided to the City Commission of the City of Holmes Beach.

#### **Section 4 – City Commission of Holmes Beach:**

- 4.01 The City of Holmes Beach will conform to the applicable public hearing and notice requirements for adoption of the comprehensive plan as described in §163.3187 for Small-Scale Comprehensive Plan Amendments (SSAs) and §163.3184(11) for all other Comprehensive Plan Amendments.
- 4.02 Prior to transmittal of the City of Holmes Beach Comprehensive Plan or amendment thereto, to the Department of Economic Opportunity (DEO) and other reviewing agencies, the City Commission shall hold at least one public hearing to consider the recommendation of the Local Planning Agency.
- (a) For a Small-Scale Comprehensive Plan Amendment, this may be the adoption public hearing.
  - (b) For any other Comprehensive Plan Amendment, this shall be the public hearing for the transmittal of the proposed amendment to the DEO.
  - (c) This hearing shall be advertised in conformance with the notice requirements of Section 4.01. The hearing may be continued to an announced time upon a majority vote of the members present.

- 4.03 The City Commission of Holmes Beach public hearing shall afford members of the public reasonable opportunity to present their views on any matter under consideration. The Chairperson may, at her/his discretion, rule out-of-order public comments she/he deems repetitious or not germane to the matter under discussion.
- 4.04 The sequence of activities regarding matters under consideration shall be as follows:
- (a) Announcement of the matter for consideration by the Chairperson.
  - (b) Presentation of staff reports/comments, if any, whether written or verbal.
  - (c) Comments from the proponents and opponents of the matter. All speakers will be required to fill out address cards prior to commencement of public hearings so that an accurate record of participants can be maintained.
  - (d) Entering, into the record, all written comments submitted.
  - (e) Close public input except for direct questions as may be initiated by the members of the City Commission.
  - (f) Discussion, debate and resolution of the matter prior to consideration of the next matter.
  - (g) Adjournment.
- 4.05 The City Commission shall authorize, transmittal of a Comprehensive Plan, or an amendment to the Plan subject to either expedited review or coordinated state review, by an affirmative vote of not less than a majority plus one of the City Commissioners present at the hearing
- 4.06 The City Commission shall adopt the comprehensive plan, or any amendment thereto, by an affirmative vote of not less than a majority plus one of the entire City Commission.

#### **Section 5 - Location of Document and Maps:**

- 5.01 In order to provide for the broad dissemination of proposals and information during the planning process, all draft and final comprehensive plans and amendments thereto, and supporting documents scheduled for discussion or presentation at public workshops or hearings will be available for public viewing at the City of Holmes Beach City Hall during regular hours. Reproduction of these documents will be available at a reasonable cost, as provided by law. Products which cannot be readily reproduced, for example, certain maps, will be available for public inspection during regular hours at City Hall.
- 5.02 To the extent possible, the City of Holmes Beach will make copies of all readily reproducible documents available for public viewing on the City's website.

**Section 6. – Severability.**


In the event that any word(s), phrase(s), portion(s), sub-sub-section(s), sub-section(s), or section(s) of this Ordinance, or application thereof, is contrary to law, or against public policy, or shall for any reason whatsoever held to be invalid, illegal or unconstitutional, by any court of competent jurisdiction, such word(s), phrase(s), portion(s), sub-sub-section(s), sub-section(s), or section(s) of this Ordinance shall be null and void, and shall be deemed severed, and a separate, distinct, and independent provision from the remaining provisions of this ordinance, and such holding shall in no manner affect the validity of the remaining words, phrases, portions, sub-sub-sections, sub-sections, or sections of this Ordinance, which shall remain in full force and effect. This ordinance shall be construed in a manner to accomplish, to the greatest extent legally possible, the purposes of this ordinance as expressed herein.

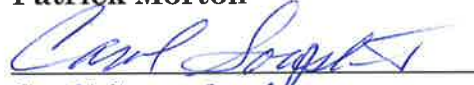
**Section 7. Effective Date.**

This Ordinance shall be effective upon adoption by the City Commission and approval by the Mayor in accordance with the Charter of the City of Holmes Beach.

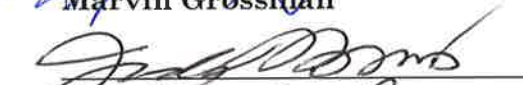
**PASSED AND ADOPTED**, by the City Commission of the City of Holmes Beach, Florida, in regular session assembled, this 10<sup>th</sup> day of October, 2017.

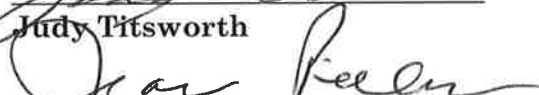
First Reading: 8-22-17  
Publication Date 9-29-17  
Second Reading and Public Hearing Date 10-10-17

  
Patrick Morton

  
Carol Soustek

  
Marvin Grossman

  
Judy Titsworth

  
Jean Peelen

  
Bob Johnson, Mayor

ATTEST:   
Stacey Johnston, MMC, City Clerk