

February 15th, 2023

Ordinance 23-01 has been approved by the commission and while the Ordinance is effective upon execution by the Mayor, the building department has recommended the ordinance not be enforced until **August 14th, 2023**, which is 6 months from the date of adoption by the Commission.

City of Holmes Beach Ordinance 23-01 is applicable to all **new** structures and the building department will apply its provision to all applications received on or after August 14, 2023.

Per the Ordinance, the following changes will be effective:

- Changes to elevation requirements requiring all new construction to be built at a minimum elevation of the base flood elevation (BFE) plus 3 feet in all zoning districts; or DEP Minimum Elevation.
- Prohibiting the use of stem walls in any new construction;
- Modification of the definition of “Substantial Improvement”;
- Requirement to meet all floodplain management regulations prior to any permit issuance;
- Modification of the definition of “Market Value”;
- Prohibition on the use of structural fill; and
- Limitations on the use of non-structural fill.

Please note, this is not an exhaustive list of the changes made by the Ordinance, and how these changes impact development on particular parcels or for particular projects will be reviewed with each individual application. This message is to serve only as a courtesy notice of changes to the City Code of Ordinances that may impact future applications. If you have any questions regarding the impact of this Ordinance, please contact the City’s Building Department at (941) 708-5833.