



City of Holmes Beach Code Compliance Stakeholder Workshop Agenda

Wednesday August 14, 2024 @ 10:00 AM
City Hall Chambers



- 1) Message from Chief Tokajer
- 2) West Manatee Fire Department Presentation
- 3) Message from Waste Pro
- 4) Holmes Beach Code Compliance Presentation

Applying for/Renewing/Updating a VRC:

Failure to register any new agent with the city within 15 business days. ~ Chapter 4-11(c)(5)
Failure to schedule an inspection within 30 days of application. ~ Chapter 4-11(c)(8)
Failure to schedule a re-inspection within 30 days of an inspection failure. ~ Chapter 4-11(c)(9)

Zoning:

R1: Prohibition against short-term occupancy:

- (1) No dwelling or parcel shall be leased, subleased or rented for a term of less than 30 consecutive days and such occupancy shall be by the same individual or family.
- (2) No timeshare interval associated with any dwelling or parcel shall be for a term of less than 30 consecutive days.
- (3) No dwelling unit owned, leased, or rented by any corporate entity (including not-for-profit entities), shall be made available to employees, contractors, subcontractors, executives, officers, clients or guests of said corporate entity for periods of occupancy of less than 30 consecutive days and such occupancy shall be by the same individual or family.

R2: Prohibition against short-term occupancy:

- (1) No dwelling or parcel shall be leased, subleased or rented for a term of less than seven consecutive days and such occupancy shall be by the same individual or family.
- (2) No timeshare interval associated with any dwelling or parcel shall be for a term of less than seven consecutive days.
- (3) No dwelling unit owned, leased, or rented by any corporate entity (including not-for-profit entities), shall be made available to employees, contractors, subcontractors, executives, officers, clients or guests of said corporate entity for periods of occupancy of less than seven consecutive days and such occupancy shall be by the same individual or family.

Advertising:

All advertising MUST include the following:

- (1) Failure to include the following in all advertising: "You are vacationing in a residential area. Please be a good neighbor by keeping the noise to a respectful level during the day and night. Excessive and unreasonable noise can deprive neighbors of the peaceful enjoyment of their private property."
- (2) Advertising that fails to specifically state the minimum stay requirements as set forth in the city's Land Development Code ~ Chapter 4-11(c)(3)
- (3) Advertising which exceeds the authorized occupancy requirements ~ Chapter 4-11(c)(4)
- (4) Failure to list the vacation rental certificate number on all advertising. ~ Chapter 4-11(c)(5)

Fees (Chapter 4-11(d)):

The fines for violations are set forth as follows:

- (1) First Violation for [Section 4-11\(c\)\(1\), \(3\), \(4\), \(13\)](#)\$250.00
- (2) First Violation for [Section 4-11\(c\)\(11\)](#)\$500.00
- (3) First violation for all other violations\$150.00
- (4) Repeat violations within 12 months of a previous violation:As set by magistrate at hearing.
- (5) Irreversible or irreparable violation:\$5,000.00

Sea Turtles On Anna Maria

- 1) Turtle nesting season is from May 1 – October 31.
- 2) Exterior lights visible from the beach must be “Turtle-Friendly” bulbs and “Turtle-Friendly” Fixtures.

Solid Waste Handling and Containment (Chapter 4-12):

1) All yard trimmings and horticultural trash are to be tied and bundled, not exceeding 4 feet in length or 24 inches in diameter, securely ties with a material capable of supporting the weight of the bundle, however, the weight shall not exceed 40 pounds per bundle. The collection of properly prepared yard trimmings and trash are considered part of the residential service without any extra charge to the customer. If yard trash is not contained or bundled properly it will not be picked up.

2) Vacation rental property owners shall supply approved carts for containment of solid waste based upon the number of bedrooms in the vacation rental unit set forth in Ordinance 15-06, as amended, and [section 6.2](#) of the franchise agreement between the city and WastePro or any subsequent franchise agreement approved by the commission, with the number of carts depending upon the number of bedrooms in the unit. The owner or manager of a vacation rental unit shall place the waste containers at a clearly marked location specified by the city and shall comply with the requirements of the Florida Building Codes and the Code of Ordinances.

Holmes Beach Sign Ordinance No. 24-02

Vacation Rental signs are no longer allowed in Holmes Beach as of February 2024.

- a. In the R-1AA, R-1, R-2, R-3, R-4, A-1, and PUD zoning districts, no temporary signs are permitted except for the following:
 - i. Each parcel may display one temporary sign per street frontage, which shall not exceed four (4) square feet, and four (4) feet in height. Such signs shall be permissible only during active listing for sale or for annual rental of the property.
 - ii. Each parcel may display temporary signs, which shall not exceed four (4) square feet, and four (4) feet in height. Such temporary signs may be erected no earlier than 45 days prior to an upcoming election, and all such signs shall be treated as temporary signs and shall be removed within 48 hours after the election.
 - iii. Any land developer or licensed contractor, architect or engineer is authorized, with the consent of the landowner, to install a maximum of (3) three temporary signs at a permitted active construction site, as that term is defined in Florida Statutes § 810.011(13), or on land upon which the city has given preliminary approval of plans to construct a building or other structure. Such sign shall be subject to the following conditions:
 1. The sign is located on a construction site which has a valid building permit displayed on site.
 2. Each sign shall not exceed four (4) square feet, and four (4) feet in height sign area.
 3. All signs shall maintain a minimum setback of ten (10) feet from the right of way.
 4. All signs shall be removed by no later than the date upon which a certificate of completion, temporary or final certificate of occupancy is issued by the construction permitting authority.