

**CITY OF  
HOLMES BEACH, FLORIDA**

**Comprehensive Plan**

- Ordinance No. 08-03      Amended: July 22, 2008
- Ordinance No. 08-05      Amended: February 24, 2009
- Ordinance No. 10-03      Amended: October 12, 2010
- Ordinance No. 11-05      Amended: April 26, 2011
- Ordinance No. 11-06      Amended September 13, 2011

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## Future Land Use Element

### I. GOALS, OBJECTIVES, AND POLICIES

#### A. Introduction

Pursuant to Section 163.3177(6)(a), FS, and Section 9J-5.006(3), FAC, the following represents the Land Use Goals, Objectives, and Polices of the City of Holmes Beach. In addition to statutory requirements, the Goals, Objectives, and Policies were developed in keeping with the character, conditions, both environmental and social, and desires of the community. These Goals, Objectives, and Policies are intended to address the establishment of a long-term end towards which the land use programs and activities of the community are ultimately directed.

#### B. Implementation

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

#### C. Local Goals, Objectives, and Policies

GOAL 1: Ensure: (1) that the residential/family character of the City of Holmes Beach is maintained and protected while recognizing the potential for economic benefit resulting from the tourist trade; (2) the recognition of Holmes Beach as the commercial center of Anna Maria Island; (3) the enjoyment of natural and man-made resources by citizens and visitors alike; and (4) that the threat to health, safety, and welfare posed by hazards, nuisances, incompatible land uses, and environmental degradation are minimized.

*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;
- 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 drainage and stormwater management;
- Provide requirements for the provision of open space, and safe and convenient on-site traffic flow and parking requirements;
- Encourage the use of native vegetation in the landscaping; and
- 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 shall be consistent with the following residential density categories:

- 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 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.

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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.

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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.

- a. 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.

### SPORTSMAN'S HARBOUR



- b. The City will monitor this development limitation through the use of an electronic spreadsheet on which will be recorded the date and location of any demolition or construction of residential dwelling units within the Sportsman's Harbour area. The spreadsheet will include a running total of the net number of residential dwelling units constructed since the adoption of the EAR-based amendment in 2009. When ten (10) units have been added in the Sportsman's Harbour area, no net additions to the housing inventory in this area will be allowed.

Policy 1.2.7: 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 over burdened.

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 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: Reserved.

Policy 1.3.5: 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 1.3.6: Opportunities for the redevelopment/rehabilitation of existing commercial areas or uses shall be encouraged through flexible application of parking requirements.

Policy 1.3.7: 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 1.3.8: Reserved.

Policy 1.3.9: 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 20 units per gross acre for units with no more than one room suitable for sleeping purposes and 15 units per gross acre for all others.

The square footage of such lodging facilities shall not exceed two-thirds of the total square footage of the development.

Policy 1.3.10: 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 grandfathered, 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 those development regulations (local, state, or federal) in effect at the time the development order is issued.

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 activities shall ensure the protection of natural resources.*

Policy 1.5.1: Through the implementation of the Sarasota Bay National Estuary Program (SBEP) and Tampa Bay Estuary Program (TBEP), unique and/or irreplaceable natural resources identified by the Florida Fish and Wildlife Conservation Commission (FFWCC) shall be protected from the adverse effects of development, except in cases of overriding public interest.

Policy 1.5.2: Development review criteria shall include soil suitability.

Policy 1.5.3: 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 FFWCC, shall be protected through compliance with appropriate Federal and State regulations.

Policy 1.5.4: The clearing of trees and wetland vegetation shall be prohibited, unless permits are obtained from the appropriate federal, state, or local agency.

Policy 1.5.5: All applications for development approval shall be subject to site plan review.

Policy 1.5.6: 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 1.5.7: The land development regulations shall include a provision which addresses and limits activities capable of contaminating water, soil, or air.

Policy 1.5.8: 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 1.5.9: 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 1.5.10: 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 1.6: 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 1.6.1: Public facilities shall be available concurrent with the impacts of the development.

Policy 1.6.2: 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 1.6.3: 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 or Technical Planning Series.

Policy 1.6.4: Development activities shall be timed and staged in conjunction with the provision of adequate supporting community facilities.

Policy 1.6.5: 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 1.7: As an ongoing objective, the City shall continue to ensure the availability of suitable land for public utility facilities.*

Policy 1.7.1: 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 1.7.2: The City shall cooperate with the appropriate public utility to protect rights-of-way dedicated to electric, telephone, and cable television services.

*Objective 1.8: Maintain recreation/open space consistent with opportunities available in a built-out community.*

Policy 1.8.1: Reserved.

Policy 1.8.2: The City shall continue to ensure the continued availability and maintenance of public beach access.

Policy 1.8.3: The City shall continue to pursue grants, such as Preservation 2000, to be used for the purchase of those environmentally sensitive areas remaining in the community which could be used for passive recreational purposes.

*Objective 1.9: The City shall continue to maintain communication, cooperation, and coordination with area local governments, agencies, and districts.*

Policy 1.9.1: The City shall continue to participate in meetings of the Island Elected Officials Group.

Policy 1.9.2: The City shall continue to ensure the compatible development/redevelopment along its common boundary with the Cities of Bradenton Beach and Anna Maria.

Policy 1.9.3: 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 1.9.4: 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 1.9.5: The City shall ensure that development orders or permits, as appropriate, are consistent with the objectives of regional, state and federal agencies.

*Objective 1.10: All development within the City of Holmes Beach shall be in accordance with the adopted land use categories.*

Policy 1.10.1: The City shall continue to enforce those land use categories identified and defined in Section II of this Element.

Policy 1.10.2: As an ongoing policy, the land development regulations shall contain provisions which implement guidelines for the administration of the adopted land use categories.

*Objective 1.11: Establishment of a Comprehensive Plan oversight review process.*

Policy 1.11.1: The Local Planning Agency (LPA) shall annually conduct a review of the Comprehensive Plan to ensure that the time frames set forth in the adopted objectives and policies are met. The report shall identify any discrepancies, corrective measures, and, if appropriate, offer suggested amendments.

Policy 1.11.2: 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 1.11.3: The LPA shall submit its annual report to the City Commission no later than December 31st of each year.

Policy 1.11.4: The City Commission shall inform the LPA of actions taken in response to this report.

GOAL 2: 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 2.1: As an ongoing objective, the City shall participate in the implementation of the SBEP and TBEP CCMPs.*

Policy 2.1.1: The City supports the establishment of a coordinated multi-jurisdictional effort for managing Sarasota Bay under the leadership of the SBEP.

Policy 2.1.2: The City shall continue to be an active participant of the SBEP.

Policy 2.1.3: 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 (December 1996)) and Sarasota Bay Estuary Program (Sarasota Bay: A Voyage to Paradise Reclaimed (1995)) as applicable to the conditions found within the City.

Policy 2.1.4: 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 2.1.5: 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 2.1.6: 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 2.2: 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 2.2.1: 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 2.2.2: Reserved.

Policy 2.2.3: Reserved.

Policy 2.2.4: Reserved.

Policy 2.2.5: No maintenance dredging shall occur until an environmentally acceptable and economically feasible disposal method and site have been identified and secured.

Policy 2.2.6: 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 3: Maintenance and continued development of a comprehensive municipal hurricane plan.

*Objective 3.1: The City shall continue to implement and, as necessary, refine its hurricane evacuation plan.*

Policy 3.1.1: 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 3.1.2: Because the entire community is located 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 3.1.3: 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 3.1.4: Reserved.

Policy 3.1.5: 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 residential 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 3.1.6: 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 3.2: 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 3.2.1: 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 3.2.2: The City shall continue to recognize the need to strengthen the inter-relationships between the Islandwide Post-Disaster Redevelopment Plan and the Manatee County Local Mitigation Strategy.

Policy 3.2.3: 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 3.2.4: 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 3.2.5: Where future land uses are identified as being inconsistent with such recommendations, the Local Planning Agency, shall, during its semi-annual review of the Comprehensive Plan, recommend to City Commission those amendments necessary to ensure consistency.

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 dependant 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

Pursuant to Section 163.3177(6)(a), FS and Section 9J-5.006(4), FAC, 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 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 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.

Community leaders have indicated that 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. Further, although the analysis of existing and future conditions indicates the need for additional commercial land, to support the City's role as the commercial center of Anna Maria Island, local officials are of the opinion that such an increase is not necessary. This opinion is based on the observed high turnover of commercial establishments and the high number of vacancies in recently constructed commercial centers. It is believed that the better use of the existing commercial acreage is more desirable and in keeping with the needs of the community.

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

## 1. Residential Land Use Categories

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

The Low Density Residential 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 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 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 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.

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

The Commercial Land Use Category is intended to designate areas appropriate for the development and maintenance of a general commercial environment. This 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 Land Use Category

The Recreation/Open Space 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 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 Land Use Category

The Preservation 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 Land Use Category

The Conservation 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 Land Use Category

The Public/Semi-public 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 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.

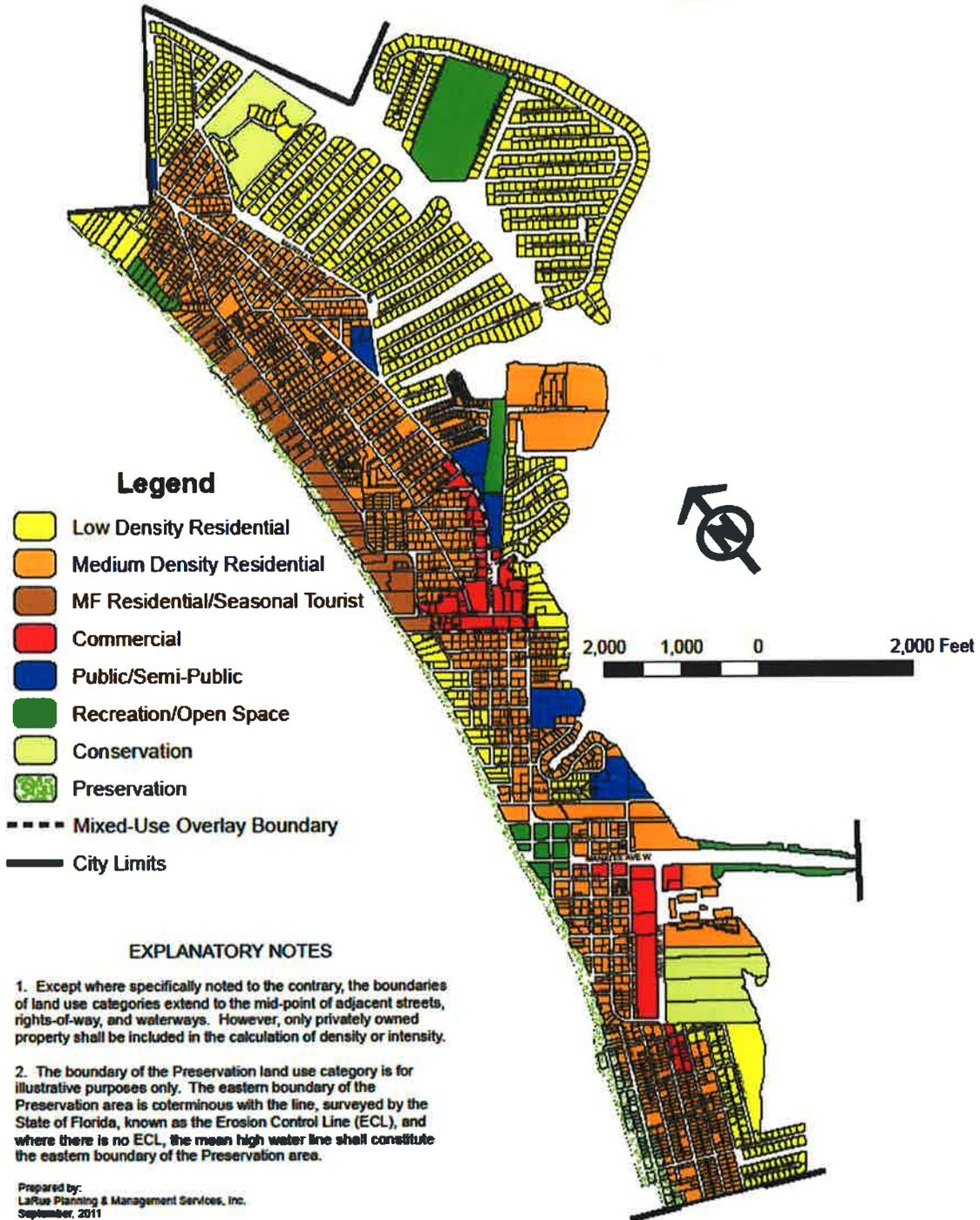
<i>Future Land Use Distribution (Acres<sup>1</sup>)</i>		
<i>Land Use Category</i>	<i>2006</i>	<i>2019</i>
Low Density Residential	412.1	331.3
Medium Density Residential	386.1	337.1
Multi-Family Residential/Seasonal Tourist	43.4	37.0
Commercial	58.6	46.8
Recreation/Open Space	43.8	51.8 <sup>(2)</sup>
Preservation	50.2	49.2
Conservation	21.0	48.4
Public/Semi-Public	28.1	25.8
Roads and Rights-of-Way	35.2	163.8 <sup>(2)</sup>
<b>TOTAL</b>	<b>1078.5</b>	<b>1091.3</b>

Source: LaRue Planning & Management Services, Inc. 2011

<sup>(1)</sup> Whereas acreages on each of the land use categories for 2006 included associated roads and rights-of-way, the 2019 figures exclude roads and rights-of-way

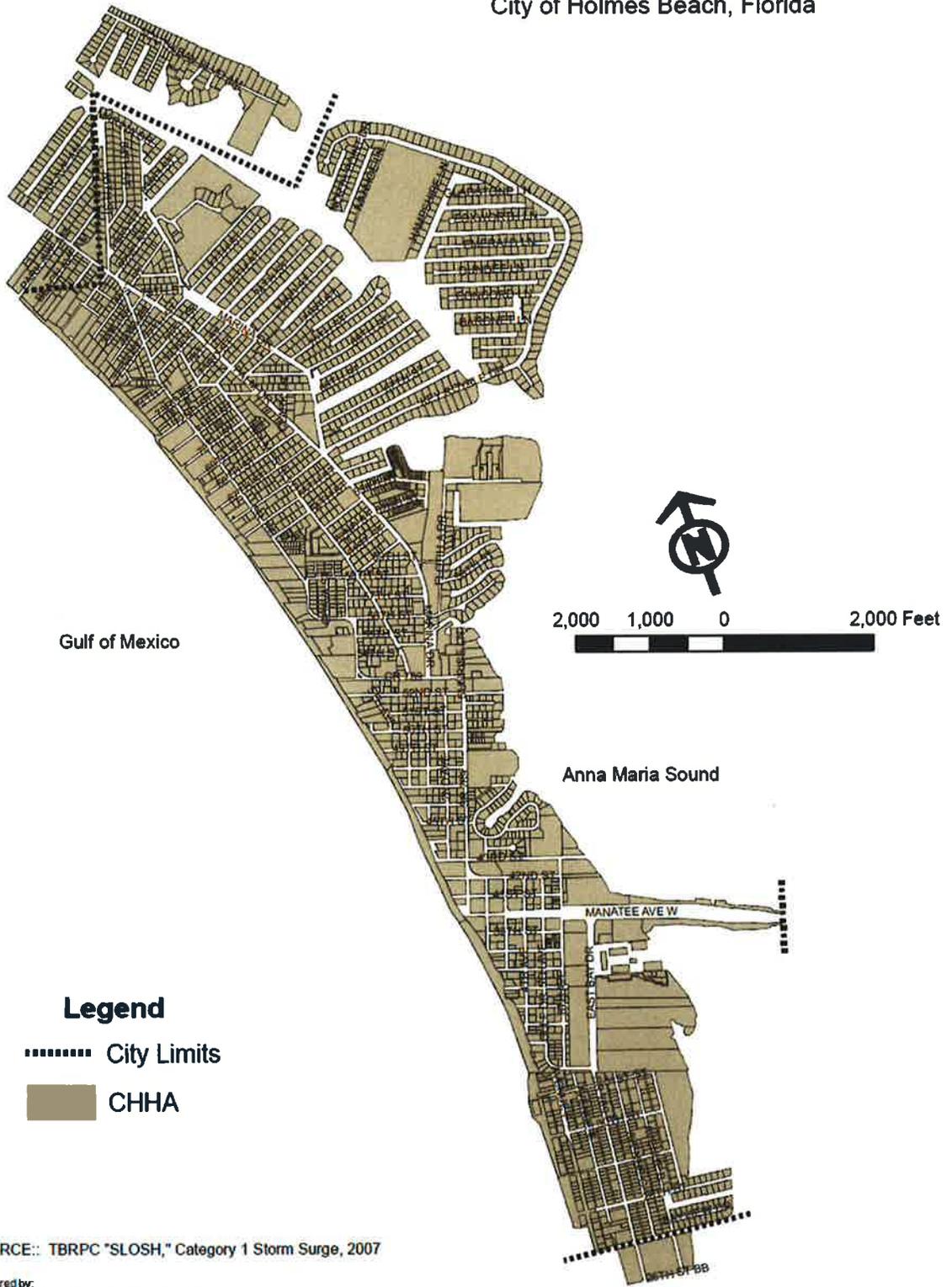
<sup>(2)</sup> The 2019 figures include the 12.8 acres added to the City by the Florida Legislature in 2010 under HB 1473. Of these, 6.4 acres lying on either side of Manatee Avenue/SR 64 have been allocated to the Recreation/Open Space category, with the remaining 6.4 acres within the right-of-way of Manatee Avenue/SR 64 being allocated to Roads and Rights-of-Way.

**Map 1**  
**FUTURE LAND USE, 2019**  
 City of Holmes Beach, Florida  
 Adopted September 13, 2011  
 Ord. 11-06



Proposed

# COASTAL HIGH HAZARD AREA, 2019 City of Holmes Beach, Florida



SOURCE: TBRPC "SLOSH," Category 1 Storm Surge, 2007

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

## Transportation Element

### I. GOALS, OBJECTIVES, AND POLICIES

#### A. Introduction

Pursuant to Sections 163.3177(9) and (10), F.S. and Section 9J-5.007(3) F.A.C., the following represent the Traffic Circulation Goals, Objectives and Policies of the City of Holmes Beach. In addition to statutory requirements, the Goals, Objectives, and Policies were developed in keeping with the character, conditions, both environmental and social, and desires of the community. These goals, objectives and policies are intended to address the establishment of the long-term end toward which traffic circulation programs and activities are ultimately directed in the community.

#### B. Implementation

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

#### C. Local Goals, Objectives, and Policies

GOAL 1: A safe, convenient and efficient motorized and non-motorized transportation system shall be available for all residents of and visitors to the City.

*Objective 1.1: The City shall continue to ensure that its roadways are efficient and shall, by year-end 2010, 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 does not exceed LOS D by more than 10%).

Policy 1.1.2: The City will cooperate with and assist, to the extent possible, 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 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 eminent, 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 its Proportionate Fair Share Ordinance adopted on March 27, 2007 and incorporated into the City's Land Development Code.

*Objective 1.2: By year-end 2010, the City shall re-evaluate the proposed right-of-way ordinance and determine whether or not potential future growth in the City warrants the establishment of procedures for the identification, protection from encroachment, or acquisition of future roadway rights-of-way.*

Policy 1.2.1: By year-end 2010, the City shall develop a map which identifies all existing and, if deemed appropriate to the development pattern of the community, 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 actively pursue the maintenance of a safe, convenient, and energy efficient 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, handicapped 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.

Policy 1.3.5: The City shall encourage the private sector, through coordinated efforts with the local Chamber of Commerce, to install pedestrian amenities.

Policy 1.3.6: By year-end 2010, the City in conjunction with the business community, shall initiate 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's and the Sarasota-Manatee MPO's 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 5 continues 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 SMATS 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: Reserved.

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.

*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).

## II. FUTURE TRANSPORTATION MAP SERIES

The following maps comprise the Future Transportation Maps for the Holmes Beach Comprehensive Plan:

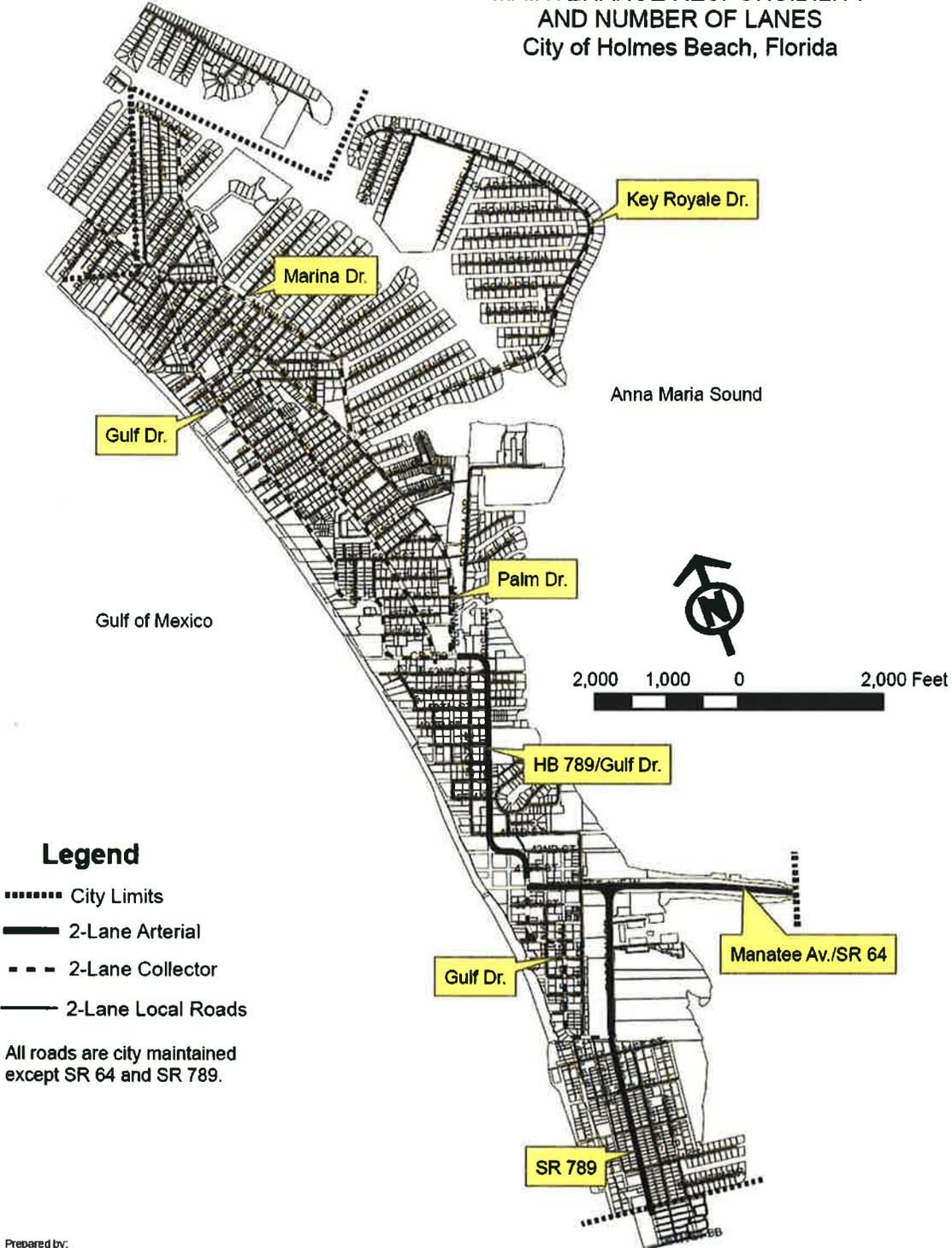
Map 1: 2010 Future Road Classification, Maintenance Responsibility and Number of Lanes

Map 2: Future Bicycle/Pedestrian Facilities

Map 3: Regional/Local Evacuation Routes

Map 4: Public Transit Routes

Map 1  
ROADWAY FUNCTIONAL CLASSIFICATION,  
MAINTENANCE RESPONSIBILITY  
AND NUMBER OF LANES  
City of Holmes Beach, Florida



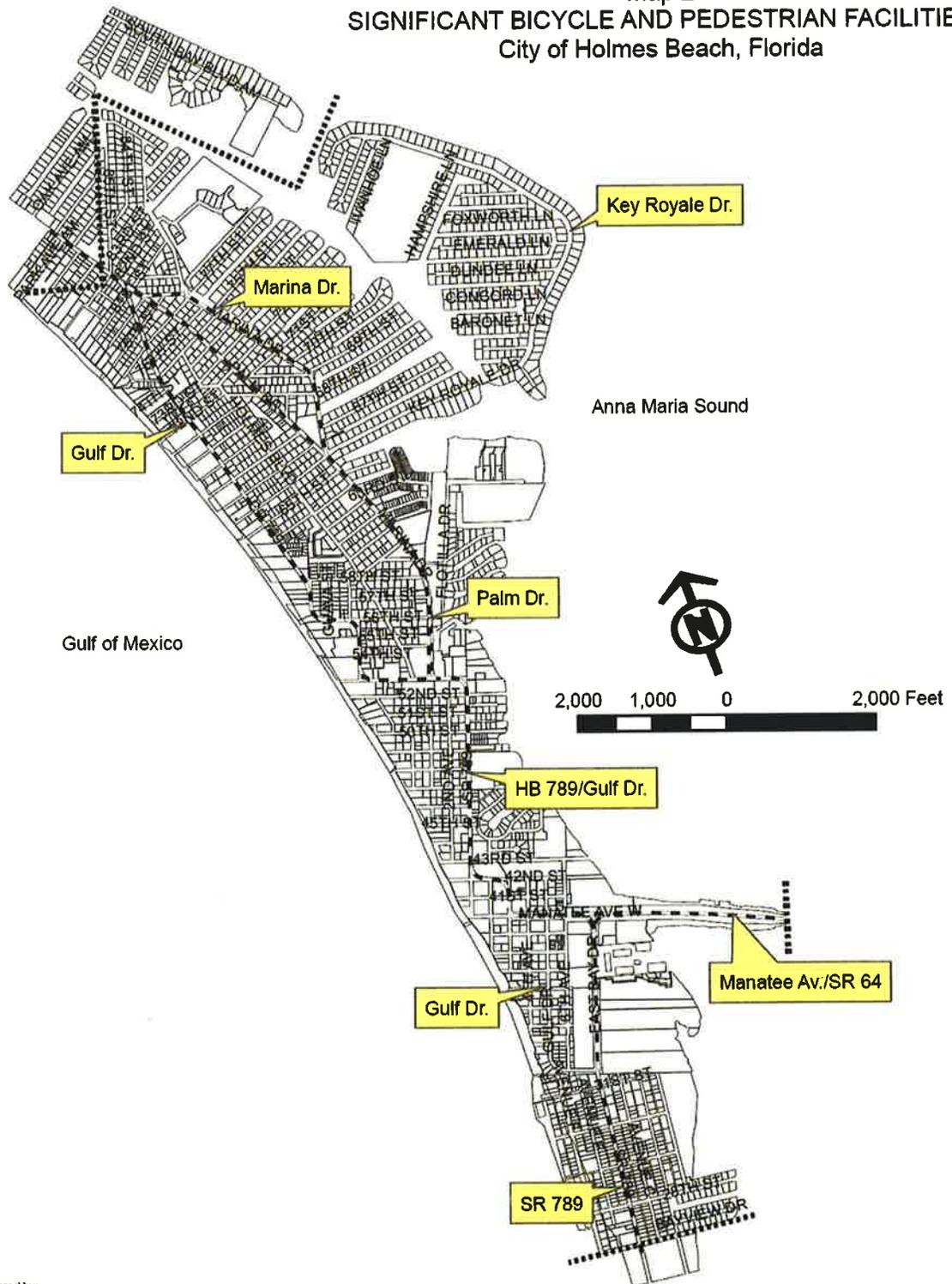
**Legend**

- ..... City Limits
- 2-Lane Arterial
- - - 2-Lane Collector
- 2-Lane Local Roads

All roads are city maintained except SR 64 and SR 789.

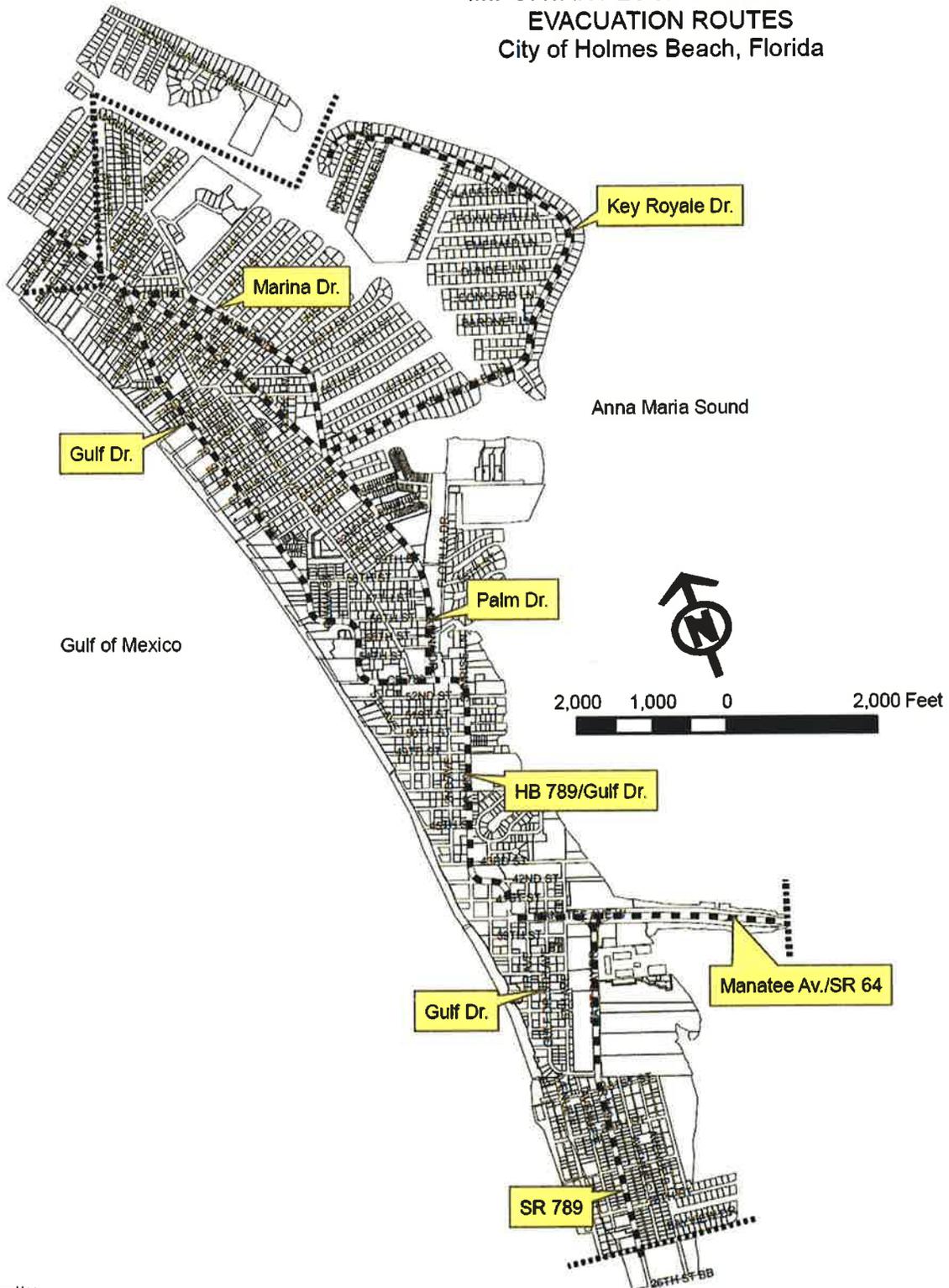
Prepared by:  
LaRue Planning & Management Services, Inc.  
January, 2011

### Map 2 SIGNIFICANT BICYCLE AND PEDESTRIAN FACILITIES City of Holmes Beach, Florida

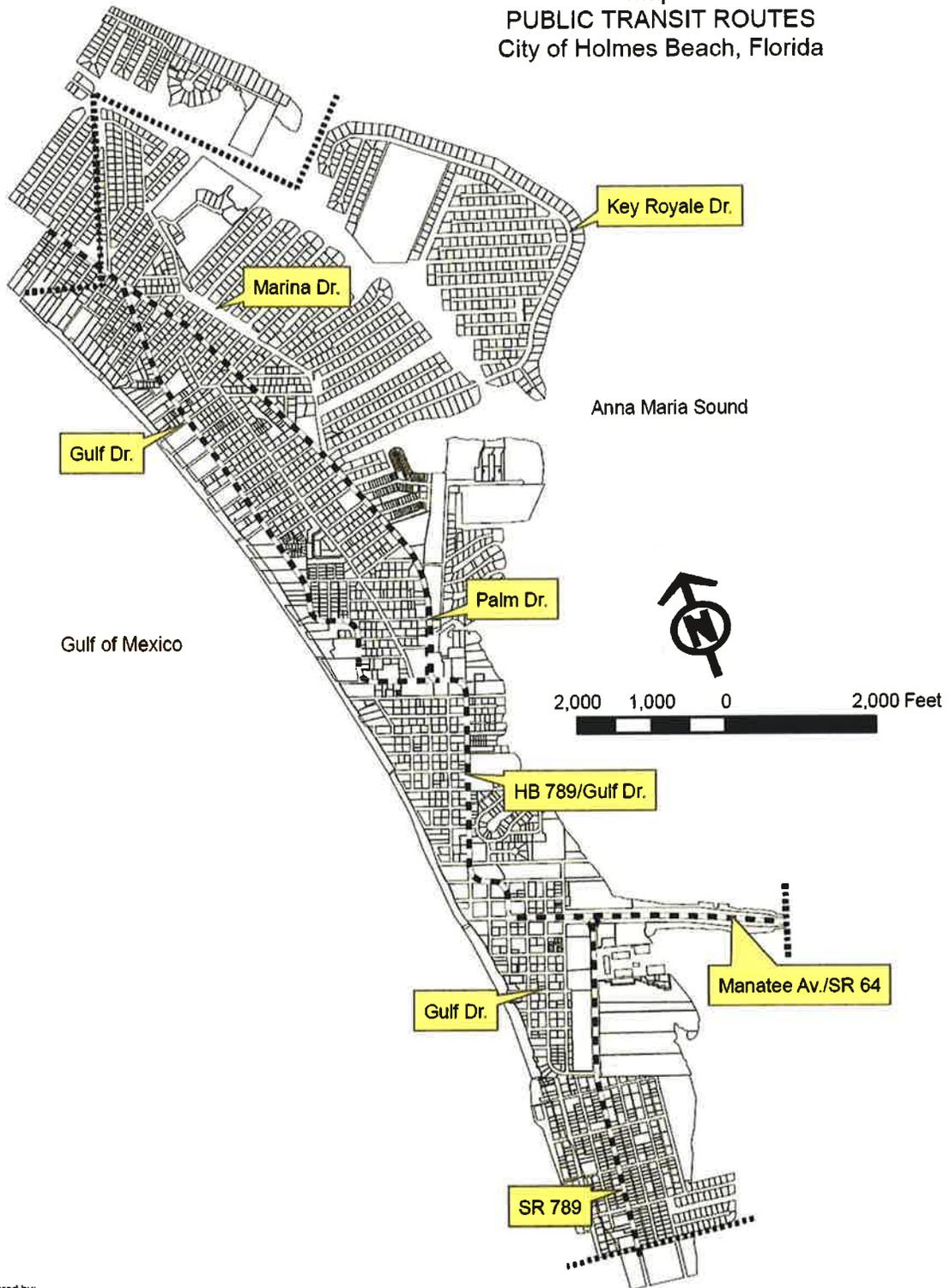


Prepared by:  
LaRue Planning & Management Services, Inc.  
January, 2011

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



### Map 4 PUBLIC TRANSIT ROUTES City of Holmes Beach, Florida



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



## Housing Element

### I. GOALS, OBJECTIVES, AND POLICIES

#### A. Introduction

Pursuant to Section 163.3177(6)(a), FS, and Section 9J-5.006(3), FAC, the following represents the Housing Goals, Objectives, and Policies of the City of Holmes Beach. In addition to statutory requirements, the Goals, Objectives, and Policies were developed in keeping with the character, conditions, both environmental and social, and desires of the community. These Goals, Objectives, and Policies are intended to address the establishment of a long-term end towards which the housing programs and activities of the community are ultimately directed.

#### B. Implementation

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

#### C. Local Goals, Objectives, and Policies

GOAL 1: The City shall, through its codes and ordinances, maintain the current residential quality of life by the provision and maintenance of decent, safe, sanitary, and affordable housing 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 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: Reserved.

Policy 1.1.4: Reserved.

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.

*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 Community Affairs, Manatee County Department of Community Affairs, 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, 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 to identify and pursue new revenue sources including SHIP 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: The City will consider the appropriateness of allowing one accessory dwelling unit on oversize lots in the Low Density Residential Land Use Category for occupancy by lower income relatives of the owner of the principal dwelling and/or for lower income households with a member employed by a business or entity located within the City.

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.

*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, handicap, and household composition in addition to race color, sex, national origin and religion.

Policy 1.4.2: The City shall notify the appropriate enforcement agenc(y)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 by providing information.

*Objective 1.6: The City shall continue to provide assistance to persons and businesses displaced by local government action consistent with Florida Statutes.*

Policy 1.6.1: Before approving the taking of private residential property, the City Commission will review the current housing market to ensure that standard housing, at affordable cost, and located within the City is available to persons displaced through public action prior to their displacement.

*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: Energy efficiency in new residential construction.*

Policy 1.8.1: Green Building Standards. By 2012, the City shall create guidelines within its Land Development Code to facilitate the development of "green" buildings in Holmes Beach without forcing excessive costs or other burdens upon developers, building owners or occupants. The guidelines will be applicable to all new residential and nonresidential buildings.

# Infrastructure Element

## I. GOALS, OBJECTIVES, AND POLICIES

### A. Introduction

Pursuant to Section 163.3177(6)(c), FS, and Section 9J-5.011,(2), FAC, the following represents the Sanitary Sewer, Solid Waste, Drainage, Potable Water, and Natural Groundwater Aquifer Recharge Goals, Objectives and Policies of the City of Holmes Beach, Florida. In addition to statutory requirements, the Goals, Objectives, and Policies were developed in keeping with the character, conditions, both environmental and social, and desires of the community. These Goals, Objectives, and Policies are intended to address the establishment of a long-term end towards which the housing programs and activities of the community are ultimately directed.

### B. Implementation

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

### C. Local Goals, Objectives, and Policies

GOAL 1: The City shall ensure that needed sanitary sewer, solid waste and potable water services are provided by safe and efficient 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 insure 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 standards shall be adopted by the City: Sanitary Sewer, 115 gallons per day per capita; Solid Waste, 7.1 pounds per capita per day; and Potable Water, 110 gallons per capital per day.

Policy 1.1.2: The City, through the Public Works Department, shall insure 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 renew the existing franchise agreements when they expire in 2011.

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 SWFWMD's "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 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 adopt an ordinance to require landscaping in new development or redevelopment (except for individual single-family or two-family properties) to be consistent with the Florida Yards and Neighborhoods Program and shall implement this policy by ad.

Policy 1.2.5: The City shall coordinate local water conservation education efforts with the SWFWMD, the Tampa and Sarasota Bay Estuary Programs, 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 Southwest Florida Water Management District (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 investigate the feasibility of establishing safe hazardous materials collection procedures.*

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 stormwater 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 S.W.I.M. 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: Reserved.

Policy 2.1.10: In recognition of its limited staffing and technical expertise, 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:* The City shall incorporate into its five-year schedule of capital improvements, as financially feasible, the following proposed improvements identified in the 2005 Master Drainage Plan.

Policy 2.2.1: Schedule of Drainage Improvements			RESULTS	
BASIN	DESCRIPTION OF EXISTING CONDITIONS	COST EST.	RESULTS	
2&3	34 <sup>th</sup> Street & Sunbow Bay	Substantial flooding occurs in the 34 <sup>th</sup> Street basin during minimal storm events. 6 <sup>th</sup> Avenue floods in a 2 year-24 hour storm as do 7% of the roadways in this basin; and about 12% flood in a 10 year-24 hour storm. Any current flooding in Sunbow Bay can be corrected by maintenance and cleaning of the existing drainage system.	\$211,000	Significant reduction in duration of flooding for all storm events.
6	Haverkos Court	About 10% of the roadways flood during a 2 year-24 hour storm event and is primarily localized in the area north of Haverkos Ct. at the intersection of Gulf Drive and Marina. This flooding is due to a lack of storage for runoff and a lack of culverts or swales to carry water to the Holmes Beach Marina Canal.	\$140,000 remaining in second phase	Significant reduction in flooding during 2-year-24 hour storm event.
4	Manatee Beach	About 8% of the roadways flood in a 2 year-24-hour storm event and about 15% flood as a result of a 10 year-24 hour storm.	\$152,000	Modest reduction in duration of flooding for up to 10 year-24 hour storms, but small reduction for 25 year-24 hour storm.
5	Harbor Drive	The swales in this area have, over time, become filled with sediment, leading to roadway flooding. During a 2 year-24 hour storm, about 10% of the street flood. Harbor Dr. experience the worst flooding due to its low roadway elevation (3.3'). The remainder of the basin, however, remains in all but a 25 year-24hour storm during which about 30% of the roads flood.	\$130,000	Significant reduction in duration of flooding up to 10 year-24 hour storm, but only modest reduction for 25 year-24 hour storm.
9	63 <sup>rd</sup> Street	In a 2 year-24 hour storm, a small portion of Flotilla St. along 63 <sup>rd</sup> St. becomes severely inundated, but the remainder of the basin experiences only minimal flooding. The areas east of Holmes Blvd. flood in a 10 year-24 hour storm, flooding across Marina Dr. to the canals.	\$220,000	Significant reduction in duration of flooding for all storm events.
8	Flotilla Drive	Roadways experience small occasions of flooding during all storm events. In a 25 year-24 hour storm there is more prevalent flooding at the entrance to the island and portions of the street with elevations lower than 4.49 feet will be faced with flooding	\$175,000	Significant reduction in flooding during 25 year-24 hour storm events.

BASIN	DESCRIPTION OF EXISTING CONDITIONS	COST EST.	RESULTS
12 North Holmes Beach	Minimal flooding occurs during a 2 year-24 hour storm. Roadways between 82 <sup>nd</sup> and 83 <sup>rd</sup> Streets in the easternmost part of the basin are inundated with water to an elevation of 3.74 feet and to an elevation of about 3.8 feet during a 25 year-24 hour storm event.	\$90,000	Significant reduction in flooding between 82 <sup>nd</sup> and 83 <sup>rd</sup> streets.
11 74 <sup>th</sup> St.	The roadways in the 74 <sup>th</sup> Street basin remain dry during all storm events, but other improvements are necessary.	\$160,000	Modest reduction in duration of flooding, except for 25 year-24 hour storm event.
13 East Finger Canals	A small portion of the roadways become inundated during a 25 year-24 hour storm event. Pipe repair and replacement is needed throughout the basin as leaks in pipes cause holes to form on the surface of the land in the drainage easements and on private property.	\$300,000	Reduction in roadway inundation and significant reduction in problems caused by old, deteriorated and leaking pipes.

*Objective 2.3: Continued recognition of the intra-relationships of the SBEP's and TBEP's Comprehensive Conservation Management Plans and stormwater and drainage management.*

Policy 2.3.1: The SBEP's and TBEP's 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 the following measures identified in the respective CCMPs:

- Tampa Bay Estuary Program Charting the Course

- Stormwater Runoff

Continue support for the Florida Yards & Neighborhoods Program and similar pollution prevention initiatives.

Assist businesses in implementing Best Management Practices to reduce stormwater pollution, and develop model landscaping guidelines for commercial use.

Adopt integrated pest management policies and implement environmentally beneficial landscaping practices on public properties to reduce pollution from stormwater runoff.

Reduce impervious paved surfaces.

Require older properties being redeveloped to meet current stormwater treatment standards or provide equivalent compensation.

- Toxic Contamination: Reduce toxic contaminants from ports and marinas.

- Sarasota Bay Estuary Program: Sarasota Bay: The Voyage to Paradise Reclaimed

- Stormwater Treatment and Prevention

Promote pollution prevention through improved landscape design and maintenance in residential areas.

Reduce sediment and contaminant loadings.

Maintain stormwater management and treatment systems for maximum efficiency in reducing pollutant loads to the Bay.

Reduce or mitigate the impact of future development on stormwater loadings to Sarasota Bay.

- Freshwater and Saltwater Wetlands: Provide opportunities for citizen involvement in wetlands protection, enhancement, and acquisition.
- Recreational Use: Promote the Sarasota Bay region as 'paradise' reclaimed.

*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: Through the implementation of the drainage improvements identified in Objective 2.2, inform private residential property owners in the areas of repetitive loss properties identified below of the opportunities for flood proofing primary residential structures.

<b>IDENTIFIED FLOODPLAIN/DRAINAGE MITIGATION INITIATIVES</b>		
<b>PROJECT NAME</b>	<b>LOCATION</b>	<b>PROBLEM</b>
Residential Flood Proofing	500 Block of 77th Street	Repeated structure flooding - 8 properties have had multiple claims (17) for damage caused by flooding totaling \$29,754 with an average claim of \$1,044.35.
Residential Flood Proofing	Area bounded by Gulf Dr on the north, 43rd St on the south, 2nd Ave on the east, & the Gulf of Mexico on the west	Repeated structure flooding - 10 properties have had multiple claims (13) for damage caused by flooding totaling \$148,908 with an average claim of \$11,454.46.
Residential Flood Proofing	Citywide	Repeated structure flooding - 49 properties have had multiple claims (49) for damage caused by flooding totaling \$812,913 with an average claim of \$16,590.06.

*Objective 2.5: The ongoing recognition that the successful implementation of any mitigation efforts associated with stormwater, drainage, and floodplain management will have a reciprocal affect on the implementation of the Islandwide Post-Disaster Redevelopment Plan for Anna Maria Island.*

Policy 2.5.1: Any stormwater, drainage, or floodplain management mitigation efforts undertaken by the City will pay particular attention to the following issues identified in the Islandwide Post-Disaster Redevelopment Plan:

- 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 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 of that construction activities can have a direct impact upon the effectiveness of both pre- and post-disaster stormwater/drainage mitigation efforts, the City will enforce the provisions found in Chapter 4, paragraph 4.3.5 of 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 Element

## I. GOALS, OBJECTIVES, AND POLICIES

### A. Introduction

Pursuant to Section 163.3177 (9) and (10), FS, and Section 9J-5.012(3) and 5.013(2) FAC, the following represents the Coastal Management and Conservation Goals, Objectives and Policies of the City of Holmes Beach. In addition to statutory requirements, the Goals, Objectives, and Policies were developed in keeping with the character, conditions, both environmental and social, and desires of the community. These goals, objectives and policies are intended to address the establishment of a long-term directive for protecting and enhancing the natural resources found in the community.

### B. Implementation

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

### C. Local 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 Programs, 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 Anna Maria Sound 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 SWFWMD.

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

*Objective 1.2: Regulations for development within the 100-year flood plain shall continue to be strictly enforced.*

Policy 1.2.1: New development or redevelopment approvals shall require that post-development stormwater runoff rates, volumes and pollutant loads meet existing requirements.

Policy 1.2.2: 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 1.2.3: 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 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 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 coastal marine wetland protection, restoration, and acquisition program 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 (December 1996)] and the Sarasota Bay Estuary Program [(Sarasota Bay: The Voyage to Paradise Reclaimed (1995))] 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.*

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 vegetation shall receive priority to meet landscaping requirements.

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

Policy 1.4.6: Through site plan review, recreational development shall be compatible with the surrounding natural environment.

Policy 1.4.7: 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 1.4.8: All applications for site clearing and/or development approval shall be subject to site plan review.

Policy 1.4.9: The City shall consider soil conditions and vegetation classifications during site plan review.

Policy 1.4.10 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 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.

*Objective 1.5: The City shall continue to protect species with special status from adverse impacts as identified by the Florida Endangered and Threatened Species Act of 1977 and the Federal Endangered Species Act of 1973, as may be amended.*

Policy 1.5.1: Beach renourishment projects shall protect sea turtle nesting areas by limiting construction in such areas to winter and spring months.

Policy 1.5.2: The collecting of sea turtle eggs from the nests, incubating them, and the releasing of hatchlings shall be conducted under state guidelines.

Policy 1.5.3: In order to protect manatees, new marinas shall not be permitted in designated critical manatee habitat.

Policy 1.5.4: The City shall cooperate with appropriate agencies in the establishment of boating speed limits in designated manatee areas.

Policy 1.5.5: Spoil islands located within the municipal limits of the City shall be designated bird sanctuaries.

Policy 1.5.6: 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.

*Objective 1.6: Reserved.*

*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 161.05 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 insure 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 the Public Library or the Agricultural Extension Service.

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 the public access requirements of the Coastal Zone Protection Act of 1985, 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 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 MPO and 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 Island Elected Officials Committee, 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: Pursuant to 9J-5.012(3)(b)11, FAC, the levels of service for public facilities in the coastal area shall be those designated in Policy 1.1.1 of the Transportation Element; Policy 1.1.1 of the Infrastructure Element and Policy 1.1.1 of the Recreation and Open Space 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, 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 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 Coastal High Hazard Area 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 as a "Coastal Storm Area", which is an area that is 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 Policies 1.2.6a and 1.2.6b 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: The City shall continue to maintain or reduce hurricane clearance times.*

Policy 2.3.1: The City shall, through the Island Elected Officials Committee and Island Emergency Operations Center, coordinate with FDOT, Island Transportation Planning Organization, Sarasota-Manatee MPO, and Manatee County to ensure that major evacuation routes are adequately maintained and, when necessary, improved to facilitate an efficient and safe evacuation.

Policy 2.3.2: 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 Beach and Bradenton Beach, shall sponsor annual hurricane preparedness seminars to increase hurricane awareness.

Policy 2.3.3: City emergency response personnel and volunteers shall coordinate their efforts with the Island Emergency Operations Center and 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 2.3.4: Reserved.

Policy 2.3.5: 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 residential 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 2.3.6: 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 2.4: As an ongoing objective, the City shall reduce 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 2.4.1: The City, in cooperation with the Manatee County Division of Emergency Management and the Island Emergency Operations Center, shall maintain a comprehensive Holmes Beach Disaster Plan which addresses the four phases of comprehensive emergency management: preparedness, response, recovery and mitigation.

Policy 2.4.2: 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 2.4.3: 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 2.4.4: Recognizing that the entire community is located within the "Coastal Storm Area", which is an area that is 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 coastal high hazard area 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 2.4.5: Special care facilities shall not be permitted unless adequate evacuation and shelter plans have been approved by HRS, in coordination with the Manatee County Department of Emergency Services.

Policy 2.4.6: The City Commission shall review all elements of the Manatee County Peacetime Emergency Plan (Annexes I through XIX) to assure that hazard mitigation considerations are effective and implemented within its area of responsibility.

*Objective 2.5: Encourage energy efficiency through development standards and regulations.*

Policy 2.5.1: Lighting Regulations. By 2012, the City shall adopt 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 that the safety of residents and visitors is not compromised.

GOAL 3: Expeditious post-disaster recovery and redevelopment, the reduction of the future risk to human life and public/private property from natural hazards.

*Objective 3.1: Continued implementation and refinement of the Islandwide Post-Disaster Redevelopment Plan for Anna Maria Island, Manatee County, Florida.*

Policy 3.1.1: The Islandwide Post-Disaster Redevelopment Plan for Anna Maria Island, Manatee County, Florida, dated May 1999, as prepared by the Tampa Bay Regional Planning Council, under a grant from the Division of Emergency Management, Florida Department of Community Affairs, is hereby recognized as the official post-disaster redevelopment plan for the City of Holmes Beach as set forth in Resolution 99-07 adopted on 13 July 1999.

Policy 3.1.2: The City shall continue to work with the cities of Anna Maria and Bradenton Beach, the Town of Longboat Key, the Manatee County Department of Public Safety, and the Island Emergency Operations Center in the implementation and future refinement of the Islandwide Post-Disaster Redevelopment Plan for Anna Maria Island.

Policy 3.1.3: Upon issuance of an interagency hazard mitigation report, the City shall consider for inclusion in the Islandwide Post-Disaster Redevelopment Plan and the adopted Comprehensive Plan those items deemed appropriate to the City.

*Objective 3.2: 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 3.2.1: 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 3.2.2: 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 dependant 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.

## Recreation and Open Space Element

### I. GOALS, OBJECTIVES, AND POLICIES

#### A. Introduction

Pursuant to Section 163.3177(6)(e), FS, and Section 9J-5.006(3), FAC, the following represents the Recreation and Open Space Goals, Objectives, and Policies of the City of Holmes Beach. In addition to statutory requirements, the Goals, Objectives, and Policies were developed in keeping with the character, conditions, both environmental and social, and desires of the community. These Goals, Objectives, and Policies are intended to address the establishment of a long-term end towards which the recreation programs and activities of the community are ultimately directed.

#### B. Implementation

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

#### C. Local Goal, Objectives, and Policies

GOAL: The provision, protection, and maintenance of a coordinated, efficient, and accessible system of public and private parks, recreational facilities, and open space.

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

Policy 1.1.1: The desired and acceptable level of service standards for parks, recreational facilities and open space shall be as follows:

<b>Facility</b>	<b>Level Of Service</b>
Neighborhood parks	1/8,250 peak seasonal population, but not less than 1 per each 5,500 resident population
Community parks	1/10,000 peak seasonal population
Tennis courts	1/3,000 peak seasonal population
Basketball courts	1/8,250 peak seasonal population, but not less than 1 per each 5,500 resident population
Baseball/softball field	1/8,250 peak seasonal population but not less than 1 per each 5,500 resident population
Football/soccer field	1/8,250 peak seasonal population but not less than 1 per each 5,500 resident population
Shuffleboard court	1/2,500 peak seasonal population
Boat ramp	1/5,000 peak seasonal population
Picnic areas	1 acre/6,000 peak seasonal population
Bicycle paths	1 mile/1,500 peak seasonal population
Swimming pool	1 pool for a minimum population of 25,000

Policy 1.1.2: In the calculating of the above reference level of service standards 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: Reserved.

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, handicapped, and economically disadvantaged.

Policy 1.1.5: The City shall ensure that parking facilities for the handicapped and cyclists 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 handicapped parking and handicapped 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.

*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 development of those environmentally sensitive areas remaining in the community for passive recreational purposes.

Policy 1.2.2: The City shall ensure that the City budget contains adequate funding is provided to preserve, maintain, and enhance existing park, recreational facilities, and open space.

Policy 1.2.3: 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 receive recurring tropical storm damage.

Policy 1.2.4: 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 1.2.5: 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.

*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.

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

Policy 1.4.1: Private recreational facilities shall be recognized as playing a vital role in meeting the approved LOS standards of this community.

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: The Planning Commission/LPA will annually submit a report to City Commission on the status of the City's maintenance of the approved LOS standards.

## Intergovernmental Coordination Element

### I. GOALS, OBJECTIVES AND POLICIES

#### A. Introduction

Pursuant to Section 163.3177(9) and (10), FS, and Section 9J-5.015 (3), FAC, the following represents the Intergovernmental Coordination Goals, Objectives and Policies of the City of Holmes Beach. In addition to statutory requirements, the Goals, Objectives, and Policies were developed in keeping with the character, conditions, both environmental and social, and desires of the community. These goals, objectives and policies are intended to address the establishment of a long-term directive for promoting coordination, between jurisdictions, of plans and policies that have been identified as having impacts other than a local nature.

#### B. Implementation

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

#### C. Local Goals, Objectives, and Policies

GOAL 1: 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: As an ongoing objective, the City shall maintain close coordination and cooperation with the cities of Anna Maria, Bradenton Beach, the Manatee County School Board, Manatee County, 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 Island Elected Officials Organization to serve as the focal point for intergovernmental coordination on Anna Maria Island.

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

Policy 1.1.3: The Island Elected Officials Organization 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 Island Elected Officials Organization 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 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 Tampa Bay Regional Planning Council, Southwest Florida Water Management District, 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 Objective 1.9 of the Future Land Use Element.

Policy 1.1.8: Independent of the Island Elected Officials Organization, 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 Plan.

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 Islandwide Post-Disaster Redevelopment Plan for Anna Maria Island (May 1999).

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 Beach and Manatee County as set in Future Land Use policies 3.1.4 and 3.1.5.

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, and as such the City is part of the greater SWFWMD and 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 Florida Yards and Neighborhoods 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: As an ongoing objective, 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 FDOT and the Sarasota-Manatee MPO, 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 Island Elected Officials Organization, 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.

Policy 1.2.5: Through resolution, the City shall encourage the State to authorize the establishment of a countywide water and sewer board and seek membership upon formal establishment.

*Objective 1.3: The location of sites suitable for the disposal of dredge spoil material shall be coordinated with Manatee County, Anna Maria, 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, as determined by the analysis required of Objective 2.2 of the Future Land Use Element, it will establish a process which ensures that disposal sites are selected in coordination with the cities of Anna Maria and Bradenton Beach, Manatee County, appropriate state and federal agencies, and the general public so as not to have adverse impacts upon neighboring communities.

Policy 1.3.2: Should any conflicts result from any selected disposal site, the City agrees that such conflict will be resolved through the Coastal Resources Interagency Management Committee's dispute resolution process.

*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 1.12 of the Future Land Use Element.

*Objective 1.5: Continued cooperation and coordination with the Manatee County School Board as outlined within the Public Schools Facilities Element.*

Policy 1.5.1: Recognize 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: 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.

GOAL 2: 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 develop and adopt into its Land Development Code school concurrency provisions that are consistent in their methodology and application with the requirements contained in the Interlocal Agreement.

## Capital Improvements Element

### I. GOALS, OBJECTIVES, AND POLICIES

#### A. Background

Pursuant to Chapter 163.3177(9)(10), FS, and Chapter 9J-5.016(3) (a)(b)(c), FAC, the following represents the goals, objectives and policies of Capital Improvements. In addition to statutory requirements, the Goals, Objectives, and Policies were developed in keeping with the character, conditions, both environmental and social, and desires of the community. These goals, objectives and policies are intended to establish the long-term end for the timely and efficient provision of public facilities through the use of sound fiscal policies.

#### B. Implementation

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

#### C. Local Goals, Objectives, and Policies

GOAL 1: The City 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 and rank in order of priority, projects proposed for inclusion in a five-year schedule of capital improvements.

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 according to the following guidelines -- does the project:

- Eliminate a proven or obvious hazard to public health and safety?
- Preserve, maintain, refurbish, achieve full use, or replace existing facilities thus accommodating new development and redevelopment needs?
- Provide for, or bring an existing facility up to, an adopted level of service standard?
- Increase the efficiency of existing facilities, prevents or reduces future improvement cost, or provides service to all residents equitably?

- Further policies adopted in other elements of this plan?
- Serve development for which a development order has been issued prior to adoption of this Comprehensive Plan or amendments there to?
- Meet the locational needs of new development as identified on the Future Land Use Map?
- Assure financial feasibility? or
- Ensure consistency with plans of the Manatee County Utilities Department, Sarasota-Manatee MPO or FDOT for those public facilities within the City?

Policy 1.1.4: Should a public referendum be utilized to provide funding for any capital project identified in this Comprehensive Plan and should such referendum fail, the City shall utilize other fiscally sound funding alternatives as may be available or amend this element accordingly.

Policy 1.1.5: The City shall seek to secure grants or other financial resources on a continuing basis to finance the provision of capital improvements.

Policy 1.1.6: The City shall, when appropriate, consider the adoption of impact fees as a means of funding identified capital improvements.

Policy 1.1.7: 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 to only one area or sector of the community, the impact fee or special assessment shall be applied to that one area or sector only.

Policy 1.1.8: The City shall not incur any form of indebtedness in order to provide needed capital improvements at adopted LOS which would result in a bond rating below AAA.

*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., 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, 7.1 pounds per capita per day; and Potable Water, 110 gallons per capital 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, FAC., as may be amended.
- d. The desired and acceptable LOS standards for parks, recreational facilities and open space shall be as follows:

<b>Facility</b>	<b>Level of Service</b>
Neighborhood parks	1/8,250 peak seasonal population, but not less than 1 per each 5,500 resident population
Community parks	1/10,000 peak seasonal population
Tennis courts	1/3,000 peak seasonal population
Basketball courts	1/8,250 peak seasonal population, but not less than 1 per each 5,500 resident population
Baseball/softball field	1/8,250 peak seasonal population, but not less than 1 per each 5,500 resident population
Football/soccer field	1/8,250 peak seasonal population, but not less than 1 per each 5,500 resident population
Shuffleboard court	1/2,500 peak seasonal population
Boat ramp	1/5,000 peak seasonal population
Picnic areas	1 acre/6,000 peak seasonal population
Bicycle paths	1 mile/1,500 peak seasonal population
Swimming pool	1 pool for a minimum population of 25,000

e. 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 following concurrency management system, developed pursuant to Section 9J-5.0055, FAC, shall be as found in Appendix A of this Element.

*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 Island Elected Officials organization, 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 islandwide 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: Through the Comprehensive Plan oversight review process outlined in Policy 1.11.1 of the Future Land Use Element, 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: 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 [roadway improvements to Gulf Drive, between its intersections with Manatee Avenue and Marina Drive (Policies 1.1.2, 1.1.3, and 1.1.4)] and specific improvements and funding sources identified, the City shall amend this Capital Improvements Element pursuant to Section 9J-5.016(4), FAC.

*Objective 1.6: Continued 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 2005 Master Drainage Plan, which are applicable to the community.*

Policy 1.6.1: Based on information provided in the 2005 Master Drainage Plan, the estimated cost for implementation of the drainage improvements projects identified in Policy 2.2.1 of the Infrastructure Element, in rank order, is as follows:

BASIN	DESCRIPTION OF EXISTING CONDITIONS	COST EST.	RESULTS
2&3 34 <sup>th</sup> Street & Sunbow Bay	Substantial flooding occurs in the 34 <sup>th</sup> Street basin during minimal storm events. 6 <sup>th</sup> Avenue floods in a 2 year-24 hour storm as do 7% of the roadways in this basin; and about 12% flood in a 10 year-24 hour storm. Any current flooding in Sunbow Bay can be corrected by maintenance and cleaning of the existing drainage system.	\$154,000	Significant reduction in duration of flooding for all storm events.
6 Haverkos Court	About 10% of the roadways flood during a 2 year-24 hour storm event and is primarily localized in the area north of Haverkos Ct. at the intersection of Gulf Drive and Marina. This flooding is due to a lack of storage for runoff and a lack of culverts or swales to carry water to the Holmes Beach Marina Canal.	\$145,000	Significant reduction in flooding during 2-year-24 hour storm event.
4 Manatee Beach	About 8% of the roadways flood in a 2 year-24-hour storm event and about 15% flood as a result of a 10 year-24 hour storm.	\$157,000	Modest reduction in duration of flooding for up to 10 year-24 hour storms, but small reduction for 25 year-24 hour storm.
5 Harbor Drive	The swales in this area have, over time, become filled with sediment, leading to roadway flooding. During a 2 year-24 hour storm, about 10% of the street flood. Harbor Drive experiences the worst flooding due to its low roadway elevation (3.3'). The remainder of the basin, however, remains in all but a 25 year-24hour storm during which about 30% of the roads flood.	\$135,000	Significant reduction in duration of flooding up to 10 year-24 hour storm, but only modest reduction for 25 year-24 hour storm.
9 & 11 63 <sup>rd</sup> Street	In a 2 year-24 hour storm, a small portion of Flotilla St. along 63 <sup>rd</sup> St. becomes severely inundated, but the remainder of the basin experiences only minimal flooding. The areas east of Holmes Blvd. flood in a 10 year-24 hour storm, flooding across Marina Dr. to the canals.  The roadways in the 74 <sup>th</sup> Street Basin remain dry during all storm events, but other improvements are necessary.	\$218,000	Significant reduction in duration of flooding for all storm events.  Modest reduction in duration during flooding, except for 25 year 24-hour storm event.

BASIN	DESCRIPTION OF EXISTING CONDITIONS	COST EST.	RESULTS
8 Flotilla Drive	Roadways experience small occasions of flooding during all storm events. In a 25 year-24 hour storm there is more prevalent flooding at the entrance to the island and portions of the street with elevations lower than 4.49 feet will be faced with flooding	\$180,000	Significant reduction in flooding during 25 year-24 hour storm events.
12 North Holmes Beach	Minimal flooding occurs during a 2 year-24 hour storm. Roadways between 82 <sup>nd</sup> and 83 <sup>rd</sup> Streets in the easternmost part of the basin are inundated with water to an elevation of 3.74 feet and to an elevation of about 3.8 feet during a 25 year-24 hour storm event.	\$95,000	Significant reduction in flooding between 82 <sup>nd</sup> and 83 <sup>rd</sup> streets.
13 East Finger Canals	A small portion of the roadways become inundated during a 25 year-24 hour storm event. Pipe repair and replacement is needed throughout the basin as leaks in pipes cause holes to form on the surface of the land in the drainage easements and on private property.	\$315,000	Reduction in roadway inundation and significant reduction in problems caused by old, deteriorated and leaking pipes.

Policy 1.6.2: Based on information contained in the Manatee County LMS, the estimated cost for implementation of the mitigation projects identified in Policy 2.4.5 of the Infrastructure Element, in rank order, is as follows:

<b>ESTIMATED COST OF MITIGATION INITIATIVES</b>			
<b>RANK</b>	<b>PROJECT NAME</b>	<b>LOCATION</b>	<b>COST</b>
1	Residential Flood Proofing	500 Block of 77 <sup>th</sup> Street	\$24,000
2	Residential Flood Proofing	Area bounded by Gulf Dr on the north, 43 <sup>rd</sup> St on the south, 2 <sup>nd</sup> Ave on the east, & the Gulf of Mexico on the west	\$30,000
3	Residential Flood Proofing	Citywide	\$147,000

Policy 1.6.3: In recognition of the high cost associated with the implementation of the stormwater, drainage, and floodplain mitigation projects, the inability of local funding sources to undertake such implementation, and the ongoing efforts of the Manatee County LMS program to identify and secure funding, possible funding sources include, but are not limited to, the following:

- Challenge 21, Flood Plain, Army Corps of Engineers
- Community Development Block Grants, Department of Housing and Urban Development
- Conservation Plant Material Centers, United States Department of Agriculture, Natural Resources Conservation Services
- Disaster Recovery Initiative Grant
- Emergency Management Competitive Grant Program
- Emergency Operations Flood Response and Post Flood Response, Army Corps of Engineers
- Fannie Mae Unsecured Consumer Loans
- Financial Assistance for Ocean Resources Conservation & Assessment Program, Department of Commerce, NOAA
- Flood Control Projects, Army Corps of Engineers
- Flood Mitigation Grant Program, FEMA
- Hazard Mitigation Grant Program, FEMA
- Hurricane Program, FEMA
- National Flood Mitigation Fund, FEMA
- Pre-Disaster Mitigation Fund, State Disaster Preparedness Grants, FEMA

GOAL 2: Capital facilities planning for school concurrency.

*Objective 2.1: Holmes Beach shall ensure that future needs are addressed consistent with the 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 Manatee County School District's 5-Year District Facilities Work Program for 2010/2011 through 2014/2015, as approved by the School Board of Manatee County on September 30, 2010.

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.

II: CAPITAL IMPROVEMENTS IMPLEMENTATION

A. Background

The capital improvements identified in the following table have been incorporated into this Element in order to provide 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.

B. Five-Year Schedule of Capital Improvements

The City's Transportation Element has identified the need for resurfacing of its collector roadways and other significant local streets, and other capital facilities necessary to efficiently implement the improvements, to ensure continued safe and efficient traffic flow. These improvements and their estimated costs are identified in the following Five-Year Schedule of Capital Improvements in their order of priority. They are to be funded through the local option fifth cent gas tax with annual improvements to be undertaken in the order of their priority based on the actual amount of funds received.

Similarly, specific drainage improvements are identified as a result of the 2005 Master Drainage Plan. These improvements and their estimated costs are also identified in the following Five-Year Schedule of Capital Improvements in their order of priority. They are to be funded through the City's stormwater utility and will be undertaken in the order of their priority based on the actual amount of funds received.

**FIVE-YEAR SCHEDULE OF CAPITAL IMPROVEMENTS  
FY 2010/11—2014/15**

**Street Resurfacing/Improvements**

PRIORITY		2010/11	2011/12	2012/13	2013/14	2014/15	TOTAL
	REVENUE SOURCE						
	Carry-over from Prior Year	\$420,000	\$230,000	\$164,100	\$169,200	\$294,200	\$420,000
	General Fund	\$304,800	\$0	\$0	\$0	\$0	\$304,800
	5 <sup>TH</sup> Cent Gas Tax	\$125,000	\$125,000	\$125,000	\$125,000	\$125,000	\$625,000
	Funds Available	\$849,800	\$355,000	\$289,100	\$294,200	\$419,200	\$1,349,800
	LOCATION						EST. COST
1	Palm Drive		\$73,100	0	0	0	\$73,100
2	2 <sup>nd</sup> Avenue		\$26,400	0	0	0	\$26,400
3	Avenue E		\$25,400	0	0	0	\$25,400
4	Marina Drive; from Peacock Lane north to Palm, north to City Limits.	\$315,000		0	0	0	\$315,000
5	Holmes Boulevard	0	\$66,000	0	0	0	\$66,000
6	Gulf Drive; Marina Dr. to Manatee Av.	0	0	\$73,100	0	0	\$73,100
7	Gulf Drive; Manatee Av. to East Bay Dr.	0	0	\$46,800	0	0	\$46,800
	Road Maintenance Building.	\$304,800	0	0	0	0	\$304,800
	<b>TOTAL</b>	\$619,800	\$190,900	\$119,900	0	0	\$930,600
	Carry over to next year	\$230,000	\$164,100	\$169,200	\$294,200	\$419,200	

**FIVE-YEAR SCHEDULE OF CAPITAL IMPROVEMENTS  
FY 2010/11 – 2014/15**

**Drainage Improvements**

PRIORITY	REVENUE SOURCE	2010/11	2011/12	2012/13	2013/14	2014/15	TOTAL
	Carry-over From Prior Year	\$ 578,000	\$641,000	\$529,000	\$404,000	\$394,000	
	Storm Water Utility	\$ 210,000	\$210,000	\$210,000	\$210,000	\$210,000	\$1,050,000
	SWFWMD "SWIM" Grant	\$ 255,000	0	0	0	0	\$ 255,000
	Funds Available (after prior year carryover)	\$1,043,000	\$851,000	\$739,000	\$614,000	\$604,000	\$1,883,000
	BASIN/PROJECT	0	0	0	0	0	<b>EST. COST</b>
1	Basin 2, 34 <sup>th</sup> Street	\$ 55,000	0	0	0	0	\$ 55,000
2	Basin #3, Sunbow Bay	\$ 99,000	0	0	0	0	\$ 99,000
3	Basin #6, Haverkos Ct.	0	\$145,000	0	0	0	\$ 145,000
4	Basin #4, Manatee Beach	0	\$157,000	0	0	0	\$ 157,000
5	Basin #5, Harbor Dr.	0	0	\$135,000	0	0	\$ 135,000
6	Basins 9 & 11 63 <sup>rd</sup> & 74 <sup>th</sup> Streets	\$218,000	0	0	0	0	\$ 218,000
7	Basin #8, Flotilla Dr.	0	0	\$180,000	0	0	\$ 180,000
8	Basin 12 North Holmes Beach	0	0	0	\$ 95,000	0	\$ 95,000
9	Basin 13 East Finger Canals	0	0	0	\$105,000	\$210,000	\$ 315,000
	AMI Watershed Evaluation/GIS Modeling	\$30,000	\$20,000	\$20,000	\$20,000	20,000	\$ 110,000
	<b>TOTAL</b>	<b>\$402,000</b>	<b>\$322,000</b>	<b>\$335,000</b>	<b>\$220,000</b>	<b>\$230,000</b>	<b>\$1,509,000</b>
	Carry over to next year	\$641,000	\$529,000	\$404,000	\$394,000	\$374,000	

C. 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. If the funding source is predicated on the approval of a public referendum, and should such referendum fail, the City will adhere to the procedures outlined in Policies 1.1.4 through 1.1.6 of this Element. Should these funding sources not be available, the City shall amend the table accordingly to reflect either a new funding source or modification/deletion of the project.

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 concurrency management system outlined in Policy 1.2.6 of this Element. 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 on a semi-annual basis and modified as necessary. Although amendments to the comprehensive plan may be made not more than twice during any calendar year, 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.

As outlined in Policy 1.11.1 of the Future Land Use Element, the Planning Commission shall annually conduct a review of the Comprehensive Plan to ensure that the adopted time frames are being met. In addition to this requirement, the Planning Commission shall annually 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;
- Impact of actions of other agencies;
- Assessment of the continued validity of priority assignments;
- Status of projects completed or progress toward completion;
- Maintenance of adopted level of service standards;
- Status of City debt;
- Grants or private donations received or being sought;
- Account balances and reserves; and
- Identification of new, emerging facility or land needs for the latter portion of the planning period.

The findings of the Planning Commission will be submitted to the City Commission prior to the initiation of the annual budget process.

**Appendix A  
Concurrency Management System  
City of Holmes Beach**

**CONSISTENCY AND CONCURRENCY DETERMINATIONS**

**I: Consistency with the City Comprehensive Plan**

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 this 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.

**II. Maintaining level of service standards**

A. *Generally.*

1. *Levels of service must be maintained.*

- a. No development approval may be granted unless the proposed development meets the following requirements designed to ensure that certain public services are available at prescribed levels of service concurrent with the impact of the development. The burden of proof in establishing concurrency is upon the developer in all instances.
- b. Notwithstanding the foregoing, the prescribed levels of service may be degraded during construction of new facilities if upon completion of the new facilities the prescribed levels of service will be met.

2. *Determination of available capacity.* For purposes of these regulations to determine if the required level of service is to be maintained, the available capacity of the facilities furnishing a particular public service shall be determined based upon the following:
  - a. For potable water, sanitary sewer, and solid waste facilities
    - (1) At the time the development order or permit is issued, a letter from the Manatee County Public Utilities indicating that there is sufficient capacity available in the county owned and operated utilities to maintain the adopted level of service standard for the particular facility; or
    - (2) At the time the development order or permit is issued, the necessary facilities and services are guaranteed in an enforceable development agreement, pursuant to Section 163.3220, FS, or an agreement or development order issued pursuant to Chapter 380, FS, to be in place and available to serve the new development at the time of issuance of a certificate of occupancy or its functional equivalent [Section 163.3180(2)(a), FS].
  - b. For drainage:
    - (1) The City has adopted its new Master Drainage Plan and no new building permits shall be granted unless post-development runoff rates, flows, volumes, pollutant loads and water quality do not exceed pre-development rates and conditions and the City has been presented the appropriate SWFWMD permits or letter of exemption; or
    - (2) At the time the development order or permit is issued, the necessary facilities and services are guaranteed in an enforceable development agreement, pursuant to Section 163.3220, FS, or an agreement or development order issued pursuant to Chapter 380, FS, to be in place and available to serve the new development at the time of issuance of a certificate of occupancy or its functional equivalent [Section 163.3180(2)(a), FS].

- c. For parks and recreation facilities:
  - (1) At the time the development order or permit is issued, the necessary facilities and services are in place or under actual construction; or
  - (2) A development order or permit is issued subject to the condition that, at the time of the issuance of a certificate of occupancy or its functional equivalent, the acreage for the necessary facilities and services to serve the new development is dedicated or acquired by the local government or funds in the amount of the developer's fair share are committed; or
  - (3) At the time the development order or permit is issued, the necessary facilities and services are guaranteed in an enforceable development agreement, pursuant to Section 163.3220, FS, or an agreement or development order issued pursuant to Chapter 380, FS, to be in place and available to serve the new development at the time of issuance of a certificate of occupancy or its functional equivalent [Section 163.3180(2)(a), FS].
  
- d. For transportation facilities:
  - (1) At the time a development order or permit is issued, the necessary facilities and services are in place or under construction; or
  - (2) A development order or permit is issued subject to the conditions that the necessary facilities and services needed to serve the new development are scheduled to be in place or under actual construction not more than three years after issuance of a certificate of occupancy or its functional equivalent as provided in the adopted local government five-year schedule of capital improvements. The schedule of capital improvements may recognize and include transportation projects included in the first three years of the applicable adopted Florida DOT five- year work program; or
  - (3) At the time the development order or permit is issued, the necessary facilities and services are guaranteed in an enforceable development agreement, pursuant to Section 163.3220, FS, or an agreement or development order issued pursuant to Chapter 380, FS, to be in place and available to serve the new development at the time of issuance of a certificate of occupancy or its functional equivalent [Section 163.3180(2)(a), FS].

- e.. For public school facilities:
- (1) At the time a development order or permit is issued, the necessary facilities and services are in place or under construction; or
  - (2) A development order or permit is issued subject to the conditions that the necessary facilities and services needed to serve the new development are scheduled to be in place or under actual construction not more than three years after issuance of a certificate of occupancy or its functional equivalent as provided in the Manatee County School District's 5-Year Facilities Work Program as approved by the School Board of Manatee County and adopted by reference by the City of Holmes Beach.; or
  - (3) At the time the development order or permit is issued, the necessary facilities and services are guaranteed in an enforceable development agreement, pursuant to Section 163.3220, FS, or an agreement or development order issued pursuant to Chapter 380, FS, to be in place and available to serve the new development at the time of issuance of a certificate of occupancy or its functional equivalent [Section 163.3180(2)(a), FS].
- f. In addition to above cited conditions, the applicant for development approval may contribute funds to the City or other responsible governmental agency necessary to provide new facilities consistent with the need to maintain the adopted level of service standard for the particular public utility. Such facilities shall be reflected in the Capital Improvements Element of this Comprehensive Plan. Commitment that the facilities will be built must be evidenced by an appropriate budget amendment and appropriation by the City or other governmental entity. For non-City public utilities, the applicant shall provide documentation from the respective agency that the funds have been received or guaranteed.

The burden of showing compliance with these level of service requirements shall be upon the applicant for development approval. In order to obtain approval, a development application shall provide sufficient information to show compliance with these standards.

## CERTIFICATE OF LEVEL OF SERVICE COMPLIANCE

### I. Certificate of level of service

- A. *Purpose.* This section is intended to ensure that development is consistent with the level of service standards for public facilities which are contained in the Comprehensive Plan and to prevent the issuance of development approvals which result in a reduction in the level of service below the level provided in the Comprehensive Plan.
- B. *Applicability.* All new development must obtain a certificate of level of service compliance.
- C. *Exemptions.* The following new developments shall be exempt from the requirements of this section:
  - 1. Development orders or rights determined to be vested pursuant to a judicial determination.
  - 2. Single-family residential units to be constructed on lots of record existing on the date of adoption of the Comprehensive Plan.
  - 3. A valid and approved final local development order which was approved prior to the date of adoption of the Comprehensive Plan.

### II. Application process.

- A. *Preapplication conferences.* A preapplication conference is required if the application for certificate of level of service compliance is filed in conjunction with an application for development approval for which a preapplication conference is required and no exemption as referenced above applies. The conferences may be held simultaneously with the building official.
- B. *Application requirements.* An application for certificate of level of service compliance shall be filed with the Building Official. The application shall include a written statement by the applicant demonstrating that the proposed use will conform to the standards set forth in this Concurrency Management System and the Comprehensive Plan. The application shall be accompanied by such plans, data, or both as specified by the Building Official. An application for certificate of level of service compliance may be filed by the owner of the lot or parcel on which the use is to be located, an agent of the owner specifically authorized by the owner to file such application, or any unit of government which is not the owner of the lot or parcel but proposes to acquire the lot or parcel by purchase, gift, or condemnation.
- C. *Filing of application.* An application for a certificate of level of service compliance may be filed with the Building Official with an application for a building permit, special exception use approval, site plan approval, or an application for plat approval.

- D. *Affidavit required.* All applicants for development approval who are not applying for simultaneous review for issuance of a certificate of level of service compliance shall sign an affidavit prior to the acceptance of any application for development approval by the Building Official. The affidavit shall indicate that the applicant (or representative) recognizes and acknowledges that an application approval does not exempt the party from the requirements of obtaining a certificate of level of service compliance prior to obtainment of a building permit.
- E. *Action.* Within reasonable time of submittal of the application, not to exceed 30 days, the building official will submit the application with a report detailing findings and a recommendation of the impact of the application on the levels of service to the City Commission, which shall consider the application and take one of the following actions:
1. Approve the application without conditions;
  2. Approve the application with conditions pursuant subsection H below;
  3. Deny the application; or
  4. Submit the application to the Building Official with directions to obtain additional specified information prior to further consideration by the City Commission.
- F. *[Final action.]* Final action on an application for a level of service compliance certificate shall include written findings detailing the reasons for approval or denial.
- G. *Standards.* The City Commission shall not issue a certificate of level of service compliance for any development unless it determines, based upon the Building Official's recommendations and findings, that the proposed development:
1. Will not, by itself, without consideration of the impacts of other proposed developments, exceed the levels of service required in the Comprehensive Plan as determined by the report of the Building Official; and
  2. Will not result in cumulative impacts, together with other proposed developments, which exceed the level of service required in the Comprehensive Plan; and
  3. Will not result in a reduction in the level of service required in the Comprehensive Plan for which mitigation through the imposition of conditions, as described in subsection H of this section, would be either impossible or impracticable.
- H. *Conditions.* A certificate of level of service may be granted subject to conditions intended to ensure compliance with the level of service standards contained in the Comprehensive Plan. The conditions include without limitation, a dedication of land, construction of public facilities pursuant to a development agreement or assessment of other fees which may be authorized under the laws of the City.

- I. *Request for reconsideration.* Any applicant aggrieved by an unfavorable decision of the City Commission as to the level of service compliance may request a reconsideration of the application by the City Commission.
  
- J. *Expiration of certificate.* In order to ensure that a development is completed before a substantial change in the status of a public facility occurs, all certificates of level of service compliance shall contain an expiration date of no less than one year, and no more than three years from the date of issuance; provided, however, that such expiration date may be more than three years from the date of issuance if issued as part of a development order for a development of regional impact (DRI) or Florida quality development (FQD) as defined in FS, Ch. 380, based on a detailed analysis of public facility impacts of the DRI or FQD.

**School District of Manatee County**  
**2010-11 School Capacity Program**

SCHOOL DISTRICT OF MANATEE COUNTY

2010-11 SCHOOL CAPACITY PROGRAM

**INTRODUCTION**

The Legislature recognizes that financial feasibility is an important issue because the premise of concurrency is that the public facilities will be provided in order to achieve and maintain the adopted level-of-service standard. Chapter 9J-5, Florida Administrative Code, contains specific standards to determine the financial feasibility of capital programs. These standards were adopted to make concurrency more predictable and local governments more accountable, Florida Statutes 163.3180(13)(d).

The School Capacity Program is based on the capacity improvements from the 5-Year district facilities work plan including improvements that provide a financially feasible program in which the level of service standards will be achieved and maintained by the end of the five year period.

Per the local governments policy in the Capital Improvements Element of their Comprehensive Plans, the local governments shall adopt by reference the School Capacity Program approved by the School Board of Manatee County.

The state land planning agency may evaluate the School Capacity Program for the financial feasibility compliance determination pursuant to Florida Statute 163.3180(13)(d)(3).

**AUTHORITY**

Florida Administrative Code Public School Facilities Element 9J-5.025(3)(c)(2)

The element shall contain a policy which requires the adoption of annual plan amendments adding a new fifth year, updating the financially feasible public schools capital facilities program, coordinating the program with the 5-year district facilities work plan, the plans of other local governments, and, as necessary, updates to the concurrency service area map. The annual plan amendments shall ensure that the capital improvements program continues to be financially feasible and that the level of service standards will continue to be achieved and maintained.

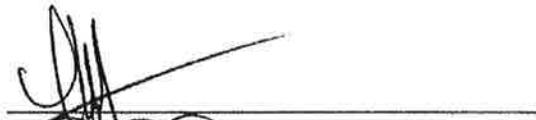
Florida Statutes Intergovernmental Coordination Concurrency 163.3180(13)(g)(4)

Establish a process for the preparation, amendment, and joint approval by each local government and the school board of a public school capital facilities program which is financially feasible, and a process and schedule for incorporation of the public school capital facilities program into the local government comprehensive plans on an annual basis.

**CERTIFICATION**

We certify that all information provided in the School Capacity Program is accurate and financially feasible. The district Superintendent and Chief Financial Office have approved the information contained with the School Capacity Program and approve submission to the local governments for approval in accordance with the Amended and Restated Interlocal Agreement for Public School Facilities Planning.

DISTRICT SUPERINTENDENT



DATE: 10/4/10

CHIEF FINANCIAL OFFICER



DATE: 9-28-10

SCHOOL DISTRICT OF MANATEE COUNTY

2010-11 SCHOOL CAPACITY PROGRAM

SUMMARY OF REVENUE AND EXPENDITURES

	2010-2011	2011-2012	2012-2013	2013-2014	2014-2015	Five Year Total
<b>Total Revenue:</b>	\$ 61,596,101	\$ -	\$ -	\$ -	\$ -	\$ 61,596,101
<b>Total Expenditures:</b>	61,596,101	-	-	-	-	61,596,101
<b>Remaining Funds:</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

TOTAL CAPACITY IMPROVEMENTS REVENUE

Item Name	2010-2011	2011-2012	2012-2013	2013-2014	2014-2015	Five Year Total
Local Two Mill Discretionary Capital Outlay Revenue	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
PECO New Construction	-	-	-	-	-	-
Classroom For Kids	-	-	-	-	-	-
Debt Proceeds	56,320,690	-	-	-	-	56,320,690
Obligated Fund Balance Carried Forward	5,275,411	-	-	-	-	5,275,411
<b>Subtotal:</b>	<b>\$ 61,596,101</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 61,596,101</b>

SCHOOL DISTRICT OF MANATEE COUNTY

2010-11 SCHOOL CAPACITY PROGRAM

TOTAL CAPACITY IMPROVEMENTS EXPENDITURES FIVE YEAR

Location	Year Open	Service Area	Student Stations	Prior Years Expenditures	2010-2011	2011-2012	2012-2013	2013-2014	2014-2015	2010-2015 Total	Total Appropriations
<b><u>New Construction</u></b>											
Palmetto Elementary (Replacement)	2010/2011	1	118 A	\$ 14,978,907	\$ 6,092,548	\$ -	\$ -	\$ -	\$ -	\$ 6,092,548	\$ 21,071,455
Manatee Technical Institute	2012/2013	3	B	3,305,009	37,805,832	-	-	-	-	37,805,832	41,110,841
<b>Subtotal:</b>			<b>118</b>	<b>\$ 18,283,916</b>	<b>\$ 43,898,380</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 43,898,380</b>	<b>\$ 62,182,296</b>
<b><u>Classroom Additions/Replacement</u></b>											
Palmetto High School - Addition	2010/2011	1	475	\$ 9,707,792	1,714,834	-	-	-	-	1,714,834	11,422,626
Manatee High School - Replacement	2010/2011	2	95 C	5,427,468	15,982,887	-	-	-	-	15,982,887	21,410,355
<b>Subtotal:</b>			<b>570</b>	<b>\$ 15,135,260</b>	<b>\$ 17,697,721</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 17,697,721</b>	<b>\$ 32,832,981</b>
<b>Total:</b>			<b>688</b>	<b>\$ 33,419,176</b>	<b>\$ 61,596,101</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 61,596,101</b>	<b>\$ 95,015,277</b>

A - Palmetto Elementary replacement school student stations (ss) are the net increase from the existing facility 705 ss to the new facility 823 ss equals 118 ss increase  
 B - Manatee Technical Institute student stations are included in the Florida Inventory for School Houses (FISH) but are not included in the School Concurrency Analysis  
 C - Manatee High School replacement of Davis Building student stations(ss) net increase from the existing facility 655 ss to the new building 750 ss equals 95 ss increase

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**HOLMES BEACH PUBLIC SCHOOL FACILITIES ELEMENT**

***GOAL 1***

**Maintain coordination and cooperation between the School Board of Manatee County (School Board) and participating local governments.**

**OBJECTIVE 1.1**

**Continue coordination and cooperation in School and Community Planning in Manatee County.**

**Policy 1.1.1**

Local governments of Manatee County shall implement the “Amended and Restated Interlocal Agreement for Public School Facility Planning” that was fully executed by all the parties as such Agreement may be amended from time-to-time.

**Policy 1.1.2**

The City shall provide the School District with annual information needed to determine school concurrency.

**Policy 1.1.3**

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 1.1.4**

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 1.1.5**

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 on public schools.

**Policy 1.1.6**

A Staff Working Group shall be established to meet periodically and carry out the responsibilities assigned pursuant to the Interlocal Agreement.

**Policy 1.1.7**

There shall be regular meetings of the Manatee Council of Governments to ensure open communication on school and community planning issues.

**OBJECTIVE 1.2**

**The Five Year School Capacity Program shall include projects necessary to address existing deficiencies and to meet projected capacity needs based upon achieving and maintaining the adopted 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 adopt plan amendments: 1) adding a new fifth year; 2) updating the financially feasible public schools capital facilities program; 3) coordinating the program with the five year district facilities work plan, the plans of other local governments; and, 4) as necessary, updating the concurrency service area map. The annual plan amendments shall ensure that the capital improvements program continues to be financially feasible and that the level of service standards will continue to be achieved and maintained.

**Policy 1.2.3**

If capacity projects are removed from the School Capacity Program by the School Board or moved to a later year, the City shall similarly modify the Five Year Schedule in its annual Comprehensive Plan amendments to ensure consistency.

**OBJECTIVE 1.3**

**Participation by all local governments and the School Board of Manatee County in the county emergency preparedness system.**

**Policy 1.3.1**

All local governments and the School Board of Manatee County shall be part of the formal Emergency Support Function (ESF)/Incident Command System (ICS) for emergency response.

**Policy 1.3.2**

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

**Policy 1.3.3**

All local governments and the School Board shall partner in disaster drills as necessary to ensure community readiness.

**Policy 1.3.4**

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

**GOAL 2**

**Provisions of public school facilities consistent with the adopted level of service standard.**

**OBJECTIVE 2.1**

**Recognizing public school facilities as community infrastructure, 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**

**Establish coordinated concurrency service areas that provide for effective analysis and planning.**

**Policy 2.2.1**

The City shall adopt School Service Areas a part of their land development regulations.

**Policy 2.2.2**

The School Board and Manatee County 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**

**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 Board;
- 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 Board 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 School Board of Manatee County shall provide an analysis of Capacity Demand versus Capacity Availability.

**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 Board 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:

<i>School Service Area</i>	<i>Contiguous Service Area</i>
SSA 1	SSA 2
SSA 2	SSA 1, SSA 3
SSA 3	SSA 2, SSA 4
SSA 4	SSA 3

**OBJECTIVE 2.4**

**Coordinate data to evaluate development impacts and school planning.**

**Policy 2.4.1**

The School Board 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 Board 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.

**Policy 2.4.3**

The City shall provide the School Board of Manatee County with population projections by School Service Area and update on an annual basis.

**OBJECTIVE 2.5**

**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 Board 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 Board, 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 Board, 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.

# 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 2015 and the long-term time frame ending in 2020. 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), estimates 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 one-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.

### 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.

**TABLE 1**  
**RESIDENT POPULATION & HOUSING CHARACTERISTICS, 2000**

<b>Characteristic</b>	<b>Census Data</b>
RESIDENT POPULATION	4,966
POPULATION PER HOUSEHOLD	1.96
ALL HOUSING UNITS	4,202
Occupied year-round units	2,538 (60.4% of total)
Seasonally vacant or held for occasional use	1,322 (31.5% of total)
Vacant for Sale or Rent	342 (8.1% of total)

SOURCE: U. S. Bureau of the Census, 2000 Census

Based on the Bureau of Economic and Business Research (BEBR) estimate of population for 2009 and projections promulgated by the Shimberg Center for Affordable Housing, the population of the City is expected to increase by just 108 persons through 2020.

Further, LaRue Planning & Management Services (LPMS) estimates that, if and when all vacant acreage in the City were developed to its maximum allowable density, only 197 new dwelling units would be added. Assuming that 60.4% of these would be year-round occupied units, as reported in the 2000 Census, and the household size held at 1.96 persons, the resident population of the City would only increase by 233 persons to a total of 5,347 at build-out.

Table 2, following, shows the City's resident population and housing characteristics for the year 2009, projections for each of the five-year planning periods and for build-out.

**TABLE 2**  
**RESIDENT POPULATION & HOUSING CHARACTERISTICS**  
**2006 – 2019**

Characteristic	2009	2010	2015	2020	Build-out
RESIDENT POPULATION	5,114 <sup>(1)</sup>	5,122 <sup>(2)</sup>	5,173 <sup>(2)</sup>	5,222 <sup>(2)</sup>	5,347 <sup>(3)</sup>
POPULATION PER HOUSEHOLD	1.96	1.96	1.96	1.96	1.96
ALL HOUSING UNITS	4,319	4,325	4,368	4,409	4,517
Occupied year-round units	2,609	2,613	2,639	2,664	2,728
Seasonally vacant or held for occasional use	1,360	1,362	1,376	1,389	1,423
Vacant for sale or rent	350	350	353	356	366
<sup>(1)</sup> Bureau of Economic and Business Research (BEER), University of Florida <sup>(2)</sup> Shimberg Center for Affordable Housing <sup>(3)</sup> LaRue Planning & Management Services, Inc.					

SOURCE: LaRue Planning and Management Services, Inc., April, 2010

Recognizing the limited potential for growth in the City, future population growth will have little effect upon the level of public facilities and services needed to serve the projected resident and seasonal populations.

### SEASONAL POPULATION

The peak season population has been calculated based on the assumption that household size and occupancy characteristics, and the relationship among housing characteristics recorded in the 2000 Census, remain valid throughout the ten-year planning period. The City has no reason to suspect otherwise.

Table 3 provides the estimated peak season population for Holmes Beach for 2009, projections for each of the five-year planning periods, and for build-out. The following assumptions have been employed:

- All year-round units will be occupied during the peak season, and the average household size at that time is 1.96, indicating a total population of 5,114 persons occupying year-round units during the peak season in 2009.

- Assuming a reasonably stable relationship between the resident population and the peak seasonal population, the population in seasonal units in 2009 is estimated at 2,664 persons, also at 1.96 persons per unit.

Finally, assuming that all of the 159 or so hotel and motel rooms in the City are occupied at an average of 2.25 persons per room during the height of the season, another 358 persons could be expected to be residing in the City. This brings the 2009 peak season population of Holmes Beach to an estimated 8,136 persons, or about 1.6 times the resident population. The projected seasonal population of the City for each of the five year planning periods (ending in 2015 and 2020) and at build-out in the table below.

**TABLE 3  
PEAK SEASONAL POPULATION  
2009 -- 2020**

Year	Population			Total
	Year-Round Units <sup>(1)</sup>	Seasonal Units <sup>(1)</sup>	Transient Accommodations <sup>(2)</sup>	
2009	5,114	2,664	358	8,136
2010	5,122	2,670	358	8,150
2015	5,173	2,697	358	8,228
2020	5,222	2,722	358	8,302
Build-out	5,347	2,789	358	8,494
<sup>(1)</sup> Based on 1.96 persons per occupied housing unit. <sup>(2)</sup> Based on 2.25 persons per transient unit.				

SOURCE: LaRue Planning and Management Services, Inc., November, 2007

PUBLIC PARTICIPATION PROCEDURES ORDINANCE

AN ORDINANCE PROVIDING FOR PUBLIC PARTICIPATION IN THE COMPREHNSIVE PLANNING PROCESS FOR THE CITY OF HOLMES BEACH, FLORIDA IN CONFORMANCE WITH THE MANDATES OF CHAPTER 163, PART II, 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 a the Local Government Comprehensive Planning and Land Development Regulation Act (Chapter 163, Part II, 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 163.3215 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.

NOW THEREFORE, BE IT ORDAINED by the Council 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.

Section 4 - Local Planning Agency:

- 4.01 Prior to City Council 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 in conformance with the notice requirements described in Section 3. The hearing may be continued to an announced time upon a majority vote of the members present.
- 4.02 The Local Planning Agency public hearing shall afford members of the public reasonable opportunity to present their views on any matter under consideration. The Chairman may, at his discretion, rule out-of-order public comments he deems repetitious or not germane to the matter under discussion.
- 4.03 The sequence of activities regarding the matters under consideration shall be as follows:
- (a) Announcement of the matter for consideration by the Chairman.
  - (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 of 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.
- 4.04 The Local Planning Agency shall transmit its recommendation on all matters decided to the City Council of the City of Holmes Beach.

Section 5 - City Council of Holmes Beach:

- 5.01 Prior to transmittal of the City of Holmes Beach Comprehensive Plan to the Florida Department of Community Affairs (DCA), the City Council shall hold at least one public hearing to consider the recommendation of the Local Planning Agency. This hearing shall be advertised in conformance with the notice requirements of Section 3. The hearing may be continued to an announced time upon a majority vote of the members present.
- 5.02 The City Council of Holmes Beach public hearing shall afford members of the public reasonable opportunity to present their views on any matter under consideration. The Chairman may, at her discretion, rule out-of-order public comments she deems repetitious or not germane to the matter under discussion.
- 5.03 The sequence of activities regarding matters under consideration shall be as follows:
- (a) Announcement of the matter for consideration by the Chairman.
  - (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 a public hearing so that an accurate record of participants can be maintained.
  - (d) Entering into the record of all written comments submitted.
  - (e) Close public input except for direct questions as may be initiated by the members of the City Council.
  - (f) Discussion, debate and recommendation by majority vote of each matter considered.
  - (g) Adjournment.
- 5.04 The City Council shall approve the comprehensive plan submitted to DCA for review by a majority vote of the entire council.

Section 6 - Location of Document and Maps:

- 6.01 In order to provide for the broad dissemination of proposals and information during the planning process, all draft and final comprehensive plans 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 can not be readily reproduced, for example, certain maps, will be available for public inspection during regular hours at City Hall.
- 6.02 To the extent possible, the City of Holmes Beach will make copies of all readily reproducible documents available for public viewing at the Island Branch of the Manatee County Public Library.

Section 7 - Effective Date:

- 7.01 This Ordinance shall take effect upon receipt of official acknowledgement from the Department of State of the State of Florida that it has been filed and does hereby repeal all ordinances or portions thereof in conflict herewith.

Section 8 - Severability:

- 8.01 In the event any section, sub-section, paragraph, sentence, clause, phrase or word of this ordinance shall be held invalid by a court of competent jurisdiction, then such invalidity shall not affect the remaining portions hereof.

Publication Date: July 6, 1988

First Reading: July 5, 1988

Second Reading: July 19, 1988

PASSED AND ADOPTED this 19 day of July, 1988.

Kathleen O. Mitchell  
Patricia A. Geyer  
Thomas S. Hufford  
Aaron Van Casterbridge  
Mary G. Mond

APPROVED BY ME this 20 day of July, 1988.

Marquette Thompson  
MAYOR

ATTEST:

Elizabeth Hill  
City Clerk

- 1.03 It is further the intent of this Ordinance that the existing Holmes Beach Comprehensive Plan, Ordinance No. 79-16 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 Chapter 163, Part II, Florida statutes and Chapter 9J-5, Florida Administrative Code, are hereby adopted by reference.

Section 3 - Notice Procedures:

- 3.01 The City Clerk of Holmes Beach will advertise twice in a newspaper of general circulation that a public hearing will be held to consider any of the matters described in Section 1.04. The City Clerk of Holmes Beach will conform to the applicable notice requirements for adoption of the comprehensive plan as described in Sections 163.3184 and 163.3187, F.S.
- 3.02 The first publication shall appear not less than fourteen (14) days prior to the hearing, and the second publication shall appear at least five (5) days prior to the hearing.
- 3.03 In addition to the advertising requirements described above, a notice of the public hearing will be posted in a conspicuous place at the City Hall of Holmes Beach at least seven (7) days prior to the hearing. Reasonable notice shall be given of meetings or workshops and same shall be posted in the same location.