



City of Holmes Beach

March 18, 2025

MEMORANDUM

TO: City Commission, City of Holmes Beach

THROUGH: Mayor Judy Titsworth

FROM: Chad Minor, Director of Development Services

SUBJECT: Workshop – Repair of Nonconforming Structures ORD. No. 25-08

Attached is a staff-initiated Land Development Code (LDC) text amendment to provide relief and react to the current conditions related to the impacts of Hurricane Helen and Hurricane Milton. Currently, the City's non-conforming ordinance puts a 180-day timeframe on which a property with an existing non-conformity must secure a building permit and start reconstruction. This deadline is rapidly approaching (April 9th, 2005) and this timeframe is unrealistic for many property owners that are still waiting on their insurance providers, trouble securing contractors and specialty trades (i.e. surveyors, engineers, etc.), demolitions as well as other factors created as a result of two devastating hurricanes. Also, the current process to request an extension to the 180-day timeframe is burdensome and unnecessary. Staff proposed extending the timeframe to 180 to 360-days and providing for a one-time administrative extension not to exceed 180-days.