City of Holmes Beach

 # 8.b

January 9, 2026

M E M O R A N D U M

TO: City Commission, City of Holmes Beach

THROUGH: Mayor Judy Titsworth

FROM: Chad Minor, Director of Development Services

SUBJECT: 1st Reading - Repair of Nonconforming Structures

Background

In April 2025, City Commission adopted ORD. No. 25-08 which was a staff-initiated Land Development Code (LDC) text amendment to provide relief and react to the conditions related to the impacts of Hurricane Helene and Hurricane Milton. Ord. No. 25-08 provided relief by extending the timeframe to re-build a nonconforming use / structure from 180-days to 365-days and providing for a one-time administrative extension not to exceed 180-days. As the recovery and re-building continues, the current timeframe continues to be unrealistic for some property owners that are still waiting on their insurance providers, challenges securing contractors and specialty trades (i.e. surveyors, engineers, etc.), Florida Department of Environmental FDEP permitting, etc. as well as other factors created as a result of the two devastating hurricanes.

Request

Due to the continued conditions surrounding the re-building of substantially damaged properties, staff is requesting extending the timeframe from 365-days to 18 months while continuing to provide for a one-time administrative extension not to exceed 180-days.