MINUTES **# 3**

City of Holmes Beach

City Commission Work Session

December 16, 2025, 2:00 p.m.
Patricia A. Geyer Commission Chambers
5801 Marina Drive, Holmes Beach FL 34217

Present:	**Commissioner Diggins, Commissioner Oelfke, Commissioner Patel, Commissioner Schaefer, Chair Whitmore**
Staff Present:	**Mayor Titsworth, City Attorney Augello, City Clerk Johnston, Chief Tokajer, Director of Development Services Minor**
Also Present:	**Dev. Serv./Bldg./EOC Coordinator Charron and Attorney Mora**

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1. Call to Order

Chair Whitmore called the meeting to order at 4:34 p.m.

2. Roll Call

3. Comments by the Public

None.

4. Unfinished Business

5. New Business

5.a Draft Ordinance 26-01 - Amending Chapter 14 - Removal of Look Back Period

Dev. Serv./Bldg./EOC Coordinator Charron presented the Ordinance. Pursuant to SB 180 the city cannot have a look back period. The prior Ordinance allowed for a one-year look back so a new Ordinance is now needed. Situation examples followed.

City Attorney Augello confirmed that SB 180 has the one-year look back removed.

Action: Ordinance 26-01 will be placed on First Reading on January 13, 2026.

5.b Draft Ordinance 26-02 - Repair of Nonconforming Structures

Director of Development Services Minor stated that after the two major 2024 storms, the City Commission did not feel six months was enough time for a property to come into compliance so changed the Ordinance from six months to one year.

It has now come to the staff's attention that due to deaths in families, waiting on insurance proceeds, etc., the one-year period also needs extended. Some property owners are asking to go to 18 months and then allow them to continue with a one-time extension.

Chair Whitmore gave an example of her neighbor who still has not started reconstruction.

City Attorney Augello confirmed that the Governor extends the State of Emergency every 60 days, so the city is still under a State of Emergency.

Action: Ordinance 26-02 will be placed on First Reading at the meeting on January 13, 2026.

6. Questions and Comments

6.a Questions and Comments from Mayor and City Commission

None.

6.b Questions and Comments from City Attorney

The City Commission thanked City Attorney Augello for her service to Holmes Beach.

City Attorney Augello, who has recently been appointed to serve as the Bradenton Beach City Attorney, said she was not leaving because of her new appointment but because of a scheduling conflict within her firm.

6.c Questions and Comments from Staff

None.

6.d Questions and Comments from the Public and Press

None.

7. Adjournment

Chair Whitmore adjourned the meeting at 4:42 p.m.

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Stacey Johnston, MMC, City Clerk

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Minutes Approved