



Comprehensive Plan Update

Planning Commission
October 7, 2020

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Public Input

Initial public awareness approaches

- Contacting stakeholders
- Survey posted online
- Distribution of fliers

LET YOUR VOICE BE HEARD!

property owners residents tourists/visitors workforce business owners

Help update the City of Holmes Beach Comprehensive Plan.
Share your opinions regarding...

Development & Growth Climate Change Resiliency
Recreation & Open Space Transportation/Walkability

Please take our initial public input survey at:
www.larueplanning.com/holmesbeach

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CITY OF HOLMES BEACH - FLORIDA
EST. 1961
ANNA MARIA ISLAND

Florida Administrative Code 9J-5

- Previously contained numerous requirements for comprehensive planning.
- Repealed in 2011
- All references to 9J-5 should be removed.
- Goals, objectives and policies based solely on 9J-5 requirements should be reevaluated.

Water Supply Plan

- Florida Statutes 373.709 requires every regional water management district to adopt a water supply plan (WSP).
- Florida Statute 163.3177(6)(c) requires Holmes Beach to adopt a WSP consistent with the Southwest Florida Water Management District WSP.
- Must demonstrate planning for adequate potable water capacity for at least a 10-year period.
- Aspects of the WSP should be adopted into the Infrastructure Element

Property Rights Element

- Senate Bill 410 was passed during the 2020 legislative session though was not signed by the Governor.
- SB410 would have required every Florida local government to adopt a Property Rights Element which makes statements of rights including:
 1. The right of a property owner to physically possess and control his or her interests in the property, including easements, leases, or mineral rights.
 2. The right of a property owner to use, maintain, develop, and improve his or her property for personal use or the use of any other person, subject to state law and local ordinances.
 3. The right of the property owner to privacy and to exclude others from the property to protect the owner's possessions and property.
 4. The right of a property owner to dispose of his or her property through sale or gift.
- Similar legislation is likely to pass in 2021 and the City may want to anticipate this action by preparing a Property Rights Element during this update process.

Future Land Use

- FLU Policy 1.2.6 allows no more than 10 dwelling units to be added to the Sportsman's Harbour area.
 - Unclear how many units were in existence at the time this policy was adopted in 2009 and how many units have been added since
 - According to staff, this restriction was required by the Florida Department of Community Affairs (DCA)
 - May no longer be necessary
- FLU Objective 1.11 requires the LPA (City Planning Commission) to review the Comprehensive Plan annually. This frequency of review is not required and not realistic. Conducting a review every five or seven years is more typical and attainable.
- Data and analysis will be updated and further policy recommendations will be based on the new data.

Transportation Element

- The AMI trolley is an important mode of transportation that could be given more consideration including:
 - Improvement of transit stop amenities including provision of adequately sized shelters and benches where they are lacking.
 - Ensuring connection of pedestrian and bicycle facilities to transit stops
 - Expansion of the route to loop on Marina Way to provide service to West Bay Point and The Moorings.
- Update concurrency management system and policies.
- Require or incentivize pedestrian and bicycle amenities in building design.
- Consider supporting micro-transportation on a limited basis, perhaps for residents only.
- Add Key Generators and Attractors Map to Transportation Map Series.

Urban Land Institute Study

- ULI Advisory Services Panel conducted a study in 2015 for all three cities on Anna Maria Island
- Focused on land use and other planning issues
- Identified major issues concerning the challenges of adapting to large influx of visitors
 - Seek balance between visitors and residents
 - Coordination of public facilities between cities could be improved
 - There is a scarcity of workforce housing and meaningful housing policies
 - Improve multimodal transportation circulation
 - Retain “Old Florida” design and culture.

November Meeting

- Review possible priorities voiced by stakeholders
- Additional shortcomings of Plan
- Survey results



Comments and Discussion

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