

**AGENDA**  
**CITY OF HOLMES BEACH CITY COMMISSION REGULAR MEETING**  
**PATRICIA A GEYER COMMISSION CHAMBERS**  
**5801 MARINA DR, HOLMES BEACH, FL 34217**  
**TUESDAY – AUGUST 22, 2017 - 6:00 P.M.**

**PLEDGE OF CONDUCT:** We may disagree, but we will be respectful of one another. We will direct all comments to the issues. We will avoid personal attacks.

1. **CALL TO ORDER; PLEDGE TO THE FLAG; MOMENT OF SILENCE**
2. **ROLL CALL**
3. **COMMISSION REPORTS AND/OR ANNOUNCEMENT OF EX-PARTE COMMUNICATIONS**
4. **MAYOR'S REPORT**
5. **CONSIDER APPROVAL OF THE COMMISSION MEETING MINUTES:**  
**REGULAR MEETINGS - JUNE 13, 2017; JUNE 27, 2017, AND JULY 13, 2017**  
**WORK SESSIONS - JUNE 15, 2017; JUNE 29, 2017; AND JULY 13, 2017**  
**SPECIAL MEETING - JULY 25, 2017**
6. **QUESTIONS AND COMMENTS FROM THE PUBLIC AND PRESS**

**NEW BUSINESS**

7. **PUBLIC HEARING – AMI PLAZA AMENDED SITE PLAN - *ITEM TO BE CONTINUED***

8. **PUBLIC HEARING – FIRST READING – ORDINANCE 17-11 – LDC CHANGES**

"AN ORDINANCE OF THE CITY OF HOLMES BEACH AMENDING CODE OF ORDINANCES, SPECIFICALLY AMENDING PART III, LAND DEVELOPMENT CODE, ARTICLE I, DEFINITIONS BY ADDING NEW DEFINITIONS FOR NIGHTCLUB AND STAND-ALONE BAR AND STAND-ALONE NIGHTCLUB; BY AMENDING ARTICLE VI, ZONING, SECTION 5.2, VARIANCES PROHIBITED, BY EXPANDING THE LIST OF DEVELOPMENT DEFINITIONS, CRITERIA AND STANDARDS FOR WHICH APPLICATION OR APPROVAL OF VARIANCES IS PROHIBITED;; BY CLARIFYING THAT SITE PLAN APPROVAL IS REQUIRED FOR ALL PERMITTED USES IN THE C-3 ZONING DISTRICT AND FOR ALL SPECIAL EXCEPTION USES IN THE C-1 AND C-2 ZONING DISTRICTS; BY ADDING STAND-ALONE BAR, NIGHTCLUB, AND STAND-ALONE NIGHTCLUB TO THE LIST OF SPECIAL EXCEPTION USES IN THE C-3 ZONING DISTRICT; BY ADDING A REFERENCE TO SPECIFIC REGULATIONS APPLICABLE TO NIGHTCLUBS IN CHAPTER 6, ALCOHOLIC BEVERAGES, OF THE CITY'S CODE OF ORDINANCES; BY CLARIFYING THAT ALL PERMITTED USES IN THE REC ZONING DISTRICT ARE SUBJECT TO SITE PLAN REVIEW; BY ADDING WILDLIFE, NATURAL, AND CONSERVATION AREAS TO THE LIST OF ALLOWABLE USES IN THE REC ZONING DISTRICT ; BY CLARIFYING THE ALLOWABLE DENSITY FOR RESORT HOUSING USE IN THE MXD DISTRICT IS 10 DWELLING UNITS PER ACRE; BY REDUCING THE ALLOWABLE AGGREGATE PERCENTAGE THAT RESIDENTIAL HOUSING, RESORT HOUSING, TRANSIENT OR SEASONAL TOURIST LODGING FACILITIES MAY COMPRISE OF THE GROSS FLOOR AREA OF A PROJECT IN THE MXD DISTRICT TO 50% BY REDUCING THE MAXIMUM ALLOWABLE DENSITY FOR TRANSIENT OR SEASONAL TOURIST LODGING FACILITIES FOR UNITS CONTAINING ONLY ONE SLEEPING ROOM TO 14 UNITS PER ACRE AND TO 12 UNITS PER ACRE FOR THOSE WITH MORE THAN ONE SLEEPING ROOM; BY CLARIFYING THE PARKING REQUIREMENTS FOR RESORT HOUSING, HOTELS, MOTELS, AND TIME SHARING USES IN THE MXD DISTRICT; BY CLARIFYING THAT THE AGGREGATE WIDTH OF CONTIGUOUS PARKING SPACES REQUIRING VEHICLES TO BACK OUT ONTO THE PUBLIC RIGHT-OF-WAY ARE CONSIDERED A DRIVEWAY; BY CLARIFYING THE LOCATIONAL STANDARDS, MATERIALS, AND CONSTRUCTION STANDARDS REQUIRED FOR DRIVEWAYS; BY APPLYING THE OFF-STREET PARKING REQUIREMENT OF ONE SPACE PER THREE SEATS TO RESTAURANTS, NIGHTCLUBS, STAND-ALONE BARS AND STAND-ALONE NIGHTCLUBS; BY PROVIDING PROVISIONS TO ALLOW FOR GRASS PARKING AREAS, WITH CONDITIONS, FOR INTERMITTENT NONRESIDENTIAL USES AND FOR GOLF CARTS. "

9. **FIRST READING – ORDINANCE 17-09 – PUBLIC PARTICIPATION/COMPREHENSIVE PLANNING PROCESS**

"AN ORDINANCE PROVIDING FOR PUBLIC PARTICIPATION IN THE COMPREHENSIVE PLANNING PROCESS FOR THE CITY OF HOLMES BEACH, FLORIDA IN CONFORMANCE WITH THE MANDATES OF CHAPTER 163, PART II, COMMUNITY PLANNING ACT (SECTIONS 163.3161–163.3253) 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."

10. **FIRST READING – ORDINANCE 17-13 – SPECIAL MAGISTRATE FOR HEARING PARKING CITATION CASES**  
**"AN ORDINANCE OF THE CITY OF HOLMES BEACH, FLORIDA, ESTABLISHING A SPECIAL MAGISTRATE FOR HEARING PARKING CITATION CASES; PROVIDING FOR FINDINGS OF FACT; PROVIDING FOR THE ESTABLISHMENT OF A SPECIAL MAGISTRATE FOR THE PURPOSE OF DECIDING CHALLENGES TO PARKING CITATIONS; PROVIDING FOR HEARING PROCEDURES; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE."**
11. **CONSIDER APPOINTMENTS TO SERVE ON THE AD HOC CITIZENS COMMITTEE FOR REVIEW/UPDATE OF THE HOLMES BEACH CITY FORM OF GOVERNMENT**
12. **DISCUSSION – FORMULA BUSINESSES – *PLANNER BRISSON***
13. **DISCUSSION OF ACCESS CONTROL AGREEMENT RELATING TO WATERLINE MARINA RESORT AND BEACH CLUB, AND AUTHORIZE MAYOR TO ACCEPT AGREEMENT UPON FINAL CITY ATTORNEY REVIEW APPROVAL**
14. **DISCUSSION RELATING TO ACCEPTANCE OF PARKING CONTRACT FOR WATERLINE MARINA RESORT AND BEACH CLUB, AND AUTHORIZE WATERLINE TO RECORD SAID DOCUMENT IN THE COUNTY PUBLIC RECORD**
15. **RATIFY LEASE AGREEMENT BETWEEN THE CITY OF HOLMES BEACH AND AXON TASER FOR LEASE OF TASERS FOR THE POLICE DEPARTMENT**
16. **BERT HARRIS NOTICE OF CLAIM – 7201 Gulf Drive  
 AUTHORIZE CITY ATTORNEY TO SEND LETTER RELATING TO BERT HARRIS CLAIM AS REQUIRED BY SECTION 70.001 (4)(C) FLORIDA STATUTES.**

#### **UNFINISHED BUSINESS**

#### **ANNOUNCEMENTS**

17.
  - THURSDAY – AUGUST 24 – 6:00 P.M. – CITY COMMISSION WORK SESSION
  - MONDAY – AUGUST 28 NOON thru FRIDAY – SEPTEMBER 1 – CITY COMMISSION QUALIFYING PERIOD
  - MONDAY – SEPTEMBER 4 – LABOR DAY HOLIDAY – OFFICES CLOSED
  - WEDNESDAY – SEPTEMBER 6 – 6:00 P.M. – PLANNING COMMISSION MEETING
  - MONDAY – SEPTEMBER 11 – 2:00 P.M. – ITPO @ ANNA MARIA
  - TUESDAY – SEPTEMBER 12 – 6:00 P.M. – SPECIAL COMMISSION MEETING – FIRST BUDGET HEARING WITH CITY COMMISSION REGULAR MEETING TO FOLLOW
  - THURSDAY – SEPTEMBER 14 – 6:00 P.M. – CITY COMMISSION WORK SESSION
18. **QUESTIONS AND COMMENTS FROM MAYOR AND CITY COMMISSION**
19. **QUESTIONS AND COMMENTS FROM CITY ATTORNEY**
20. **QUESTIONS AND COMMENTS FROM STAFF**

#### **ADJOURNMENT**

Should any interested party seek to appeal any decision made by this City Commission with respect to any matter considered at this meeting, they will need to insure that a verbatim record of the proceedings is made which record includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities act and 286.26 Florida Statutes, persons with disabilities needing special accommodations to participate in this proceeding should contact the office of the City Clerk no later than 3 days prior to the meeting at telephone (941) 708-5800 for assistance; if hearing impaired, telephone (800) 955-8771 (TDD) for assistance.