



## STAFF REPORT

City Commission Regular Meeting

April 10, 2025



**To:** Elected Officials

**From:** Dale L. Martin, City Manager

**Date:** April 30, 2025

**Item Name:** Ordinance 2025-06. An Ordinance by the City Commission of the City of Flagler Beach, Florida, amending provisions of Appendix "A," Land Development Regulations, relating to Article II, Zoning; amending Section 2.06.02, "Parking," amending the Schedule of Off-Street Parking Requirements; providing for inclusion in the Code of Ordinances;; providing for conflict and providing and effective date hereof - first reading.

**Background:** The Planning and Architectural Review Board reviewed Ordinance 2025-06 (Item 7b) at their April 8, 2025, meeting and provided the following recommendation.

*City Attorney Drew Smith presented the item. Discussion ensued and included challenges with calculating minimum parking requirements for restaurants, occupancy load vs. fixed seating, proposed amended ordinance eliminates secondary calculation of fixed seating leaving formula calculating occupancy load based on the square footage, proposed amendment is broadly applied but does not take away the existing exemption for certain districts, code section correction in amended ordinance on line 42 should read section 2.04.02.7.1. Downtown Design Guidelines Regulations, clarification on line 71 paragraph three (3) section 2.06.02 as it relates to proposed amendment, easing off on certain regulations with existing parking concerns when commercial property abuts residential property. Public comment was opened. No comments were received. Public comment was closed.*

*Lisa Smith made a motion to recommend approval of item 7b.; Barbara Revels seconded. Motion passed unanimously after a roll call vote.*

**Fiscal Impact:**

**Staff Recommendation:**

**Attachment:** Ordinance 2025-06