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2 **ORDINANCE NO. 2025-05**  
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4 **AN ORDINANCE OF THE CITY OF FLAGLER BEACH,**  
5 **FLORIDA, AMENDING APPENDIX A, LAND**  
6 **DEVELOPMENT REGULATIONS, ARTICLE II, ZONING,**  
7 **SECTION 2.05.06, “HEIGHT REGULATIONS,” OF THE**  
8 **CODE OF ORDINANCES; AMENDING THE METHOD OF**  
9 **DETERMINING ROOF HEIGHT FOR CERTAIN**  
10 **RESIDENTIAL ROOF-TYPES, INCLUDING GABLE, HIP,**  
11 **AND GAMBREL ROOFS; PROVIDING FOR CONFLICTS;**  
12 **PROVIDING FOR SEVERABILITY; AND PROVIDING FOR**  
13 **AN EFFECTIVE DATE**  
14

15 **WHEREAS**, in 2024, the City amended the height regulations related to commercial  
16 buildings to provide greater clarity and improve enforcement; and  
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18 **WHEREAS**, the City now finds it necessary to amend the method of calculation of roof  
19 height for certain residential roof types; and  
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21 **WHEREAS**, specifically, the Land Development Regulations provide for the height of  
22 gable, hip, and gambrel roofs to be calculated based on the mean between the eaves and ridge; and  
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24 **WHEREAS**, in order to avoid manipulation of the mean in such calculations, the City  
25 Commission finds it appropriate to include a maximum total height regardless to apply in addition  
26 to the mean height.  
27

28 **NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF**  
29 **THE CITY OF FLAGLER BEACH, FLORIDA THAT:**  
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31 **SECTION ONE. Amendment of Code.** Section 2.05.06, “Height Regulations,” of the Code of  
32 Ordinances is Amended as follows (Note: underline text indicates additions, ~~strikethrough~~ text  
33 indicates deletions).  
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35 **Sec. 2.05.06. Height regulations.**

36 Section 2.05.06.1 *Building height.*

37 Roof height shall not exceed thirty-five (35) feet above the finished grade as described  
38 herein.

39 Section 2.05.06.2 *Building height measurement.*

40 For purposes of this section, building height is defined as the vertical distance of a  
41 building measured from the finished grade at the center of the front of the building to:

- 42 1. The highest point of the roof surface for a flat roof.
2. To the deck line of a mansard roof.

3. To the mean height level between eaves and ridge for gable, hip and gambrel roofs; provided, however, that the highest point of the roof shall not exceed 42 feet.

Finished grade, for the purpose of measuring building height, is hereby defined as the greater of:

- (a) The average natural grade along the front of the building.
- (b) The minimum required finished floor elevation, if in a flood zone; or
- (c) The highest allowable grade, defined as the average grade of adjacent developed lots or the minimum grade necessary to provide positive drainage.

\* \* \*

**SECTION TWO. Ordinances in Conflict.** All ordinances or parts thereof, which may be determined to be in conflict herewith, are hereby repealed and superseded by this Ordinance, to the extent of such conflict.

**SECTION THREE. Severability.** If any section, sentence, phrase, word or portion of this Ordinance is determined to be invalid, unlawful or unconstitutional, said determination shall not be held to invalidate or impair the validity, force or effect of any other section, sentence, phrase, word or portion of this Ordinance not otherwise determined to be invalid, unlawful or unconstitutional.

**SECTION FOUR. Codification.** It is the intent of the City Commission of the City of Flagler Beach that the provisions of this Ordinance shall be codified. The codifier is granted broad and liberal authority in codifying the provisions of this Ordinance.

**SECTION FIVE. Effective Date.** This Ordinance shall become effective immediately upon its passage and adoption.

PASSED ON FIRST READING THIS \_\_\_\_ DAY OF \_\_\_\_\_ 2025.

PASSED AND ADOPTED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2025.

CITY OF FLAGLER BEACH, FLORIDA  
CITY COMMISSION

\_\_\_\_\_  
Pattie King, Mayor

ATTEST:

\_\_\_\_\_  
Penny Overstreet, City Clerk