



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 2025-05. An Ordinance of the City of Flagler Beach, Florida, amending Appendix A, Land Development Regulations, Article II, Zoning, Section 2.05.06, "Height Regulations," of the Code of Ordinances, amending the method of determining roof height for certain residential roof-types, including gable, hip, and gambrel roofs, providing for conflicts, providing for severability; and providing an effective date -first reading.

Background: The Planning and Architectural Review Board reviewed Ordinance 2025-05 (Item 7a) at their April 8, 2025, meeting and provided the following recommendation.

City Attorney Drew Smith presented the item. Discussion ensued and included commercial vs. residential, using the average between peak and eave to calculate building height, proposed amendment to add a forty-two (42) foot cap on building height, determining average lot elevation, building at a higher elevation in a flood zone effecting building height, existing code elevation regulations, building height measured from finished floor elevation, and a recent ordinance amending base flood elevation that the board recommended at plus three (3) not plus two (2). Public comment was opened. Joseph Pozzuoli, local architect, spoke in favor of the proposed amendment. Jordan Farkas, resident, spoke in regards to local regulations limiting the height of electrical outlets and the raising the base flood elevation. Public comment was closed.

Joann Soman made a motion to recommend approval of item 7a.; Lisa Smith seconded. The motion passed unanimously, after a roll call vote.

Fiscal Impact: N/A

Staff Recommendation:

Attachment: Ordinance 2025-05