

ORDINANCE NO. 2024-_____

AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FLAGLER BEACH, FLORIDA, AMENDING APPENDIX "A", LAND DEVELOPMENT REGULATIONS, ARTICLE II, ZONING; AMENDING SECTION 2.04.02.9.1 RELATED TO BARRIER ISLAND RESIDENTIAL DEVELOPMENT STANDARDS; AMENDING LOT AREA, DENSITY, AND LOT WIDTH REQUIREMENTS; PROVIDING FOR INCLUSION IN THE CODE OF ORDINANCES; PROVIDING FOR CONFLICTS; PROVIDING AN EFFECTIVE DATE HEREOF.

WHEREAS, the City continues to review and update its Land Development Regulations;

and

WHEREAS, as the City implements adjustments it is able to see the impacts of such adjustments and address potential unforeseen conflicts; and

WHEREAS, in 2022 and 2023, the City made adjustment to the Section 2.04.02.9.1 related to barrier island development standards; and

WHEREAS, the City has observed that the dimensional and density requirements of said adjustments may cause new development to develop in a manner inconsistent with existing development on the barrier island; and

WHEREAS, the Planning and Architectural Review Board and City Commission have considered this issue and determined that there is benefit it preserving some aspects of the existing development patterns on the barrier island; and

WHEREAS, to that end, the City Commission, after recommendation by the Planning and Architectural Review Board finds the amendments included herein to be in the best interest of the City and its residents.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF FLAGLER

BEACH, FLORIDA, AS FOLLOWS:

SECTION ONE. The findings set forth in the recitals above are hereby adopted as legislative findings of the City Commission pertaining to this Ordinance.

SECTION TWO. Appendix A - Land Development Regulations, Section 2.04.02.9.1 is hereby amended as follows (note, underlined text notates additions, strikethrough text notates deletions, and ellipses (***) notate text which remains unchanged and is not reprinted here:

Section 2.04.02.9.1 - BARRIER ISLAND DEVELOPMENT STANDARDS TABLES.

A. RESIDENTIAL DIMENSIONAL STANDARDS

<u>BARRIER ISLAND</u>			
<u>RESIDENTIAL DEVELOPMENT DIMENSIONAL STANDARDS</u>			
DEVELOPMENT STANDARD	ZONING DISTRICT		
	LOW DENSITY RESIDENTIAL [1]	MEDIUM DENSITY RESIDENTIAL [1]	HIGH DENSITY RESIDENTIAL
Minimum Lot Area (sq. ft.) [1, 2]	6,000 <u>5,000</u> Except Lots of record	7,260-5,000	9,000 <u>10,000</u>
Density/Sq. Ft. Per Dwelling Unit Single-family Minimum Density Per Dwelling Unit	6,000 3,000 Duplex <u>2 Dwelling Units Per</u> Acre	2,400 <u>5 Dwelling Units Per</u> Acre	2,100 <u>18 Dwelling Units</u> Per Acre
Maximum Density (units/acre)	<u>7</u> <u>5</u>	18	20
Minimum Lot Width at Building Setback (ft.)	50	75 <u>50</u>	100
Front Setback (ft.) [3, 4, 5]	20	20	25
Side Setback (ft) [5, 8] Interior side	10% lot width	10%	15%
Street Side (ft) [8]	10	15	15
Rear Setback [6]	10	20	25
Maximum Impervious Surface Ratio (%) (ISR) [9]	65 50 Flood Plain	60 50 Flood Plain	60 50 Flood Plain
Building Height (Ft.) [10]	35	35	35
Rounding Off: When calculating unit density is other than a whole number, the total number of units shall not be rounded to the nearest whole number (e.g. 5.65 u.p.a. = 5 u.p.a./5.35 = 5 u.p.a.).			
FOOTNOTES: Confirm location in Mixed Use District — See Downtown Design Guidelines Mixed Use Overlay District character area development standards. 1 Duplex - 3,000SFT.			

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<u>RESIDENTIAL DEVELOPMENT DIMENSIONAL STANDARDS</u>			
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	LOW DENSITY RESIDENTIAL [1]	MEDIUM DENSITY RESIDENTIAL [1]	HIGH DENSITY RESIDENTIAL
2	Binding Lots - In all residential zoning districts, landowners may combine one (1) or more lots of records for development purposes. All setbacks shall be computed from the perimeter of new lot boundaries.		
3	Except for properties along Oceanshore Boulevard where the front setback shall be twenty-five (25) feet.		
4	See Sec. 2.05.03.3 Single Family Residential Front Yard Setback Exception.		
5	Irregular shaped lot side setbacks shall be established by noting the mid-point of each side lot line; the setback dimension shall be determined by measuring the distance between the respective side lot line mid-points.		
6	Double street frontage lots (Through Lots) shall apply the same setback to each street frontage or as provided herein.		
7	Single family residential dwellings - when allowed in a more intense residential zoning district (e.g. MDR), shall adhere to the single-family residential development standards.		
8	Twenty feet required; garage or like structure.		
9	See Sec. 5.03.121. - Definitions. Impervious surfaces		
10	See Sec. 2.05.06.2 Building Height Measurement.		

* * *

SECTION THREE. It is the intent of the City Commission of Flagler Beach, and is hereby

provided that the provisions of this ordinance shall be made a part of the Flagler Beach Code; that the sections of this ordinance may be re-numbered or re-lettered; and that the word “ordinance” may be changed to “section”, “article”, “chapter” or other appropriate designation to accomplish such intention.

SECTION FOUR. All ordinances or parts of ordinances in conflict herewith be and the

same are hereby repealed.

SECTION FIVE. This ordinance shall take effect immediately upon passage as provided by

law.

PASSED ON FIRST READING THIS _____ DAY OF _____, 2024.

PASSED AND ADOPTED THIS _____ DAY OF _____, 2024.

CITY OF FLAGLER BEACH, FLORIDA
CITY COMMISSION

Patti King, Mayor

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ATTEST:

Penny Overstreet, City Clerk