

**Town of Loxahatchee Groves, Florida**  
**Staff Report: Definition of Height ULDC Text Amendment.**

**Ordinance 2021 – 06**

**PREPARED BY** Jim Fleischmann

August 3, 2021

**SUBJECT:** Revision of the ULDC definition of the term “Height”.

**1. BACKGROUND:**

At the April 6, 2021, Town Council meeting while considering approval of the Lockhart Self-Storage Site Plan, there was a discussion of the definition of “Height”, as it occurs in Article 10 *Definitions, Abbreviations and Construction of Terms* Section 10-15 *Definitions* of the Town’s ULDC. The definition currently reads as follows:

“**Height.** For all buildings and structures, except as provided below, the vertical distance from the highest point of finished grade at the location of the building pad to the highest point of the roof surface for a flat roof, to the deck line for a mansard roof, to the mean height level between eaves and ridge for gable, hip and gambrel roofs, and to the highest point of any non-roofed structure, provided that any portion of the finished grade exceeding ten feet N.V.G.D. shall be included in the height calculation. Sign height is defined within Article 90, “Signs.” For structures other than buildings and signs, height shall be the vertical distance from the finished grade below the structure to the highest point of the structure, provided that the height calculation of structures placed on berms shall include the height of the berm”.

Staff was directed by Council to prepare an ordinance that more closely resembled that of Palm Beach County.

**2. CURRENT ACTIVITY:**

The Town Council, at its meeting on July 6, 2010, approved the following revised definition, of height, as presented in Ordinance 2021-06, on First Reading.

“**Height.** For all buildings and structures, except as provided below, the vertical distance from the highest point of finished grade at the location of the building pad to the highest point of the roof surface for a flat roof, to the deck line for a mansard roof, to the mean height level between eaves and ridge for gable, hip and gambrel roofs, and to the highest point of any non-roofed structure, provided that any portion of the finished grade exceeding ten feet N.V.G.D. shall be included in the height calculation. Sign height is defined within Article 90, “Signs.” For structures other than buildings and signs, height shall be the vertical distance from the finished grade below the structure to the highest point of the structure, provided that the The height calculation of structures placed on berms shall include the height of the berm

**3. ATTACHMENT:** Ordinance 2021-06

**4. STAFF RECOMMENDATION:** Approval of Ordinance 2021-06 on Second Reading.