



CITY COMMISSION WORKSHOP MEETING MINUTES

Thursday, March 14, 2024 at 5:30 PM

City Commission Chambers – 105 S. 2ND Street, Flagler Beach, FL 32136

MINUTES

Present: Mayor Suzie Johnston, Chair Eric Cooley, Vice Chair Rick Belhumeur, Commissioner Jane Mealy, James Sherman and Scott Spradley, City Attorney D. Andrew Smith, III, City Manager Dale L. Martin, and City Clerk Penny Overstreet.

1. **Call the meeting to order:** Chair Cooley called the meeting to order at 5:30 p.m.
2. **Pledge of Allegiance followed by a moment of silence to honor our Veterans, members of the Armed Forces and First Responders:** Mayor Johnston led the pledge to the flag.
3. **General Business**

- a. **Discussion regarding the building height moratorium:** Mr. Martin reviewed and stated the purpose of the workshop meeting is primarily intended for public awareness. No support from the Commission was presented to change the 35-foot height limitation. Mr. Martin advised the issue will go to the Planning and Architectural Review Board (PARB) in April and will come back to Commission for a decision of if there should be amendments to the exceptions or if the moratorium should sunset or be reinstated while amendments are made.

Discussion amongst the Commission ensued and included removing all of the exceptions except for steeples and water towers, leaving it as is, leaving it alone, but feels some builders are taking advantage of the elevator shaft exemption, open to some adjustments but acknowledging some of the exemptions are necessary and improve the facade of the building, feeling a tower needs to be defined, architectural elements and adding definitions to provide clarity.

Chair Cooley opened public comments: Joseph Pozzouli feels the issue is the up to 40% exception, everything is about proportions and scale to him as an Architect. Scott Crone suggested clarification is needed regarding where the measurement starts. Paul Matykta thinks 40% is a lot, being almost 14 feet. He respects the architecture but feels it should be reduced and ornamental tower language needs to be addressed. Ed Lansdowne feels the exceptions will not ruin the charm of our town. Don Deal suggested the Planner and the Power Point he presented last December should be shown before any decisions are made. Caryn Miller stated the fire code for stairwells is 6 foot above the roof. Chair Cooley closed public comments. Mayor Johnston commented she would rather a building look beautiful than implement restrictions that would affect the facade. Commissioner Belhumeur reiterated his opinion that no changes are needed and the new hotel would look silly without the architectural parapets. Commissioner Spradley feels we should be listening to the experts and that there is time to consider amendments; maybe there is some room in the 40% to make some changes but we do not want is a flat 35 feet. Commissioner Mealy wants to hear from Larry Torino and suggested a workshop with Mr. Torino present. Commissioner Sherman agreed with all of the comments heard. Commissioner Belhumeur expressed concern that there is not enough time for a workshop and suggested Mr. Torino speak at the PARB. City Manager Martin suggested inviting Mr. Torino to make his presentation to the PARB and let the PARB make their determination to see if more work is needed. The Commission

reached a consensus to have Mr. Torino make his presentation to the PARB and provide their recommendation on the moratorium and if amendments are necessary.

4. **Adjournment:** Motion by Commissioner Sherman to adjourn the Workshop at 6:32 p.m.

Eric Cooley, Chair

Attest:

Penny Overstreet, City Clerk