



## JOINT WORKSHOP MEETING BETWEEN THE CITY COMMISSION AND PLANNING & ARCHITECTURAL REVIEW BOARD AGENDA

Tuesday, June 04, 2024 at 5:30 PM

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

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**ALL MEETING ITEMS WILL BE CONTINUED UNTIL MEETING IS COMPLETE.**

- 1. Call the meeting to order**
- 2. Pledge of Allegiance followed by a moment of silence to honor our Veterans, members of the Armed Forces and First Responders**
- 3. General Business**
  - a.** Discussion and review of the Land Development Regulations; Section 2.05.06.5 Permitted Exception to Height Regulations.
- 4. Adjournment**

**RECORD REQUIRED TO APPEAL:** In accordance with Florida Statute 286.0105 if you should decide to appeal any decision the Commission makes about any matter at this meeting, you will need a record of the proceedings. You are responsible for providing this record. You may hire a court reporter to make a verbatim transcript. The City is not responsible for any mechanical failure of the recording equipment. In accordance with the Americans with Disabilities Act, persons needing assistance to participate in any of these proceedings should contact the City Clerk at (386) 517-2000 ext 233 at least 72 hours prior to the meeting. The City Commission reserves the right to request that all written material be on file with the City Clerk when the agenda item is submitted.

**Sec. 2.05.06. Height regulations.***Section 2.05.06.1 Building height.*

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

*Section 2.05.06.2 Building height measurement.*

Measured as the vertical distance from the finished grade at the center of the front of the building to:

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.

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 2.05.06.3 Maximum number of stories.*

No building shall be permitted to have more than three (3) stories. See Section 6.02.04 for height restrictions in Palma Vista and Venice Park Subdivisions.

*Section 2.05.06.4 General application.*

No building or structure shall have an aggregate height of a greater number of feet, than is permitted in the district in which such building or structure is located except as noted in Section 2.05.06.5.

*Section 2.05.06.5 Permitted exception to height regulations.*

With the exception of residential uses, chimneys, cooling towers, elevators, bulkheads, fire towers, gas tanks, steeples, water towers, ornamental towers or spires, communications, radio or television towers or necessary mechanical appurtenances, may be erected as to their height in accordance with existing or hereafter adopted ordinances of the city, provided no tower other than a church spire, tower of public building or commercial communications tower shall exceed the height regulations by more than forty (40) percent.

No tower shall be used as a place of habitation or for tenant purposes.

No sign, nameplate, display or advertising device of any kind whatsoever shall be inscribed upon or attached to any chimney, tower, tank or other structure which extends above the height limitations, except for city-owned structures.

*Section 2.05.06.6 Verification of building height.*

Building height verification, if required, shall be provided prior to roof framing inspection.

(Ord. No. 2005-14, § 2, 6-23-05)