



# Planning & Zoning Board

May 16, 2018



# LDR Amendment to Section 4.3.4(J)(2) & Appendix A

LDR Amendment – Section 4.3.4 “Base District Development Standards”, Subsection (J) “Height”, Subsection (2) “Basis for Measurement” and Appendix A “Definitions”

2018-086



# Basis for Height Measurement

## FIRM:

- Adopted 10/5/17
- Increased level of accuracy of flood zones

## FL Building Code:

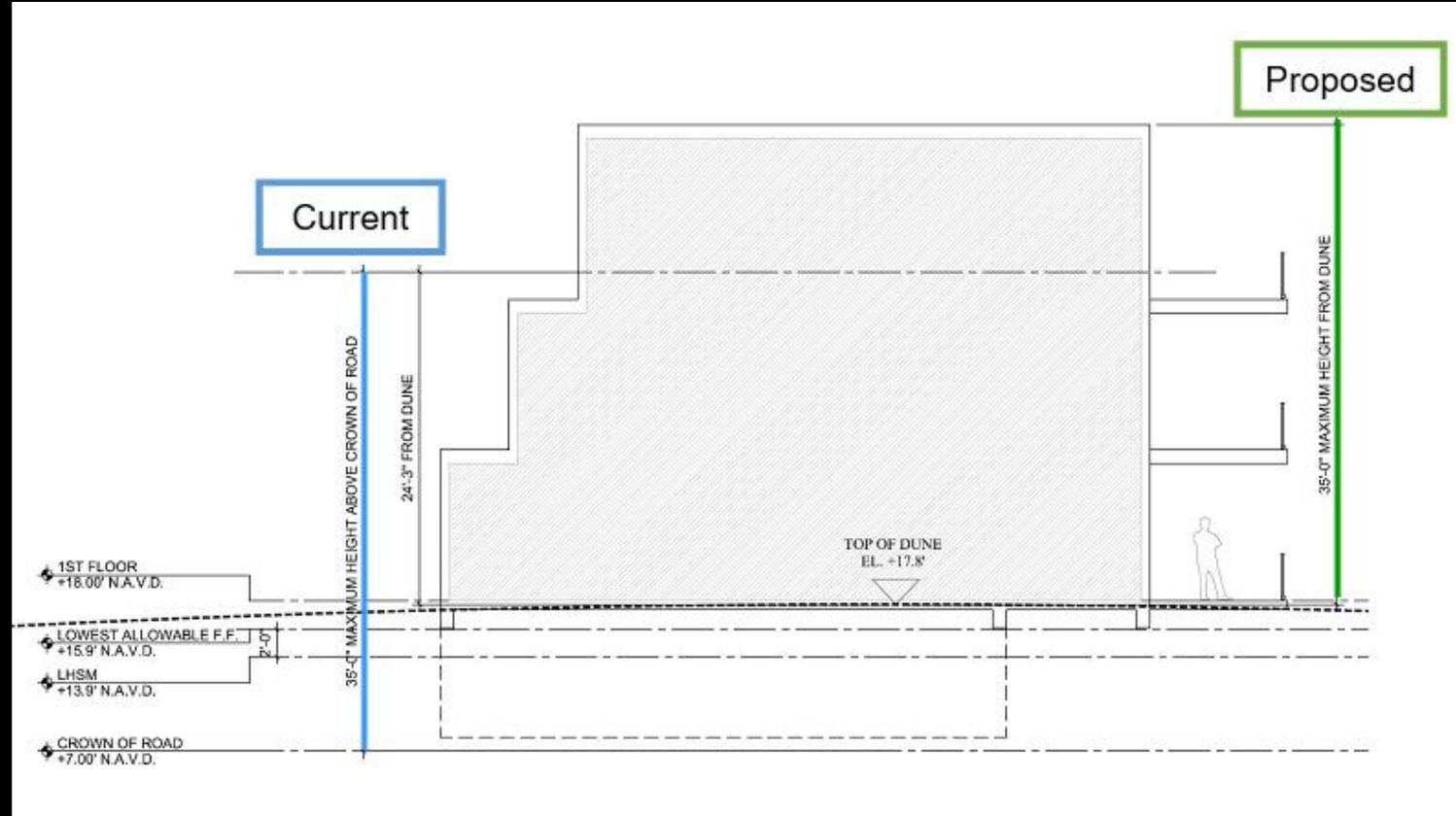
- Amended 1/1/18
- Requires additional 12" above min. base flood elevation

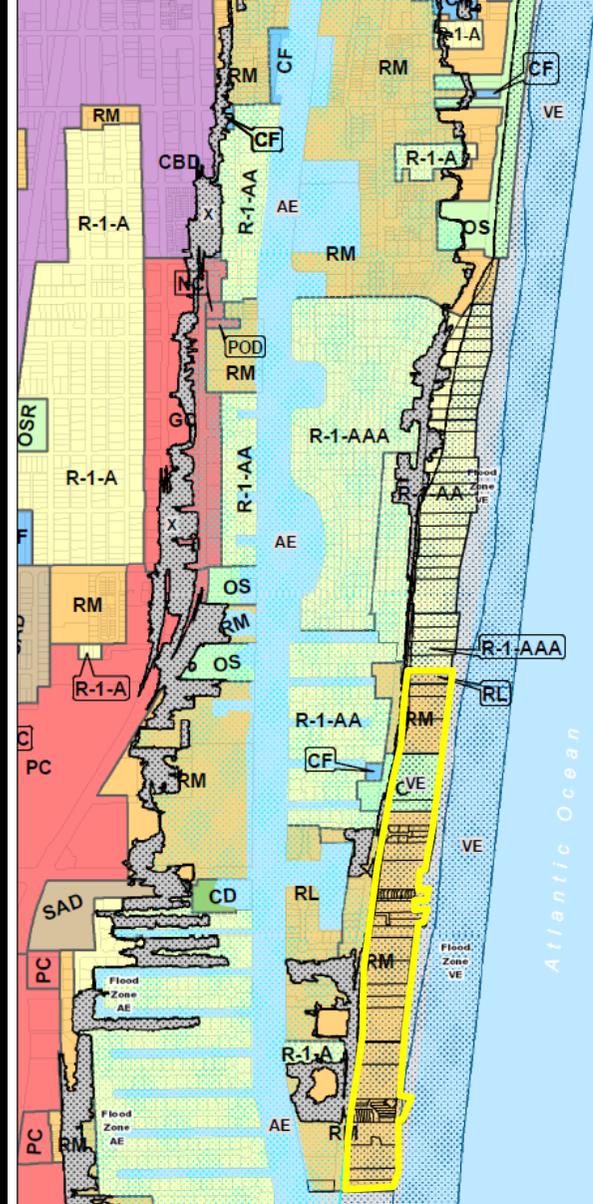
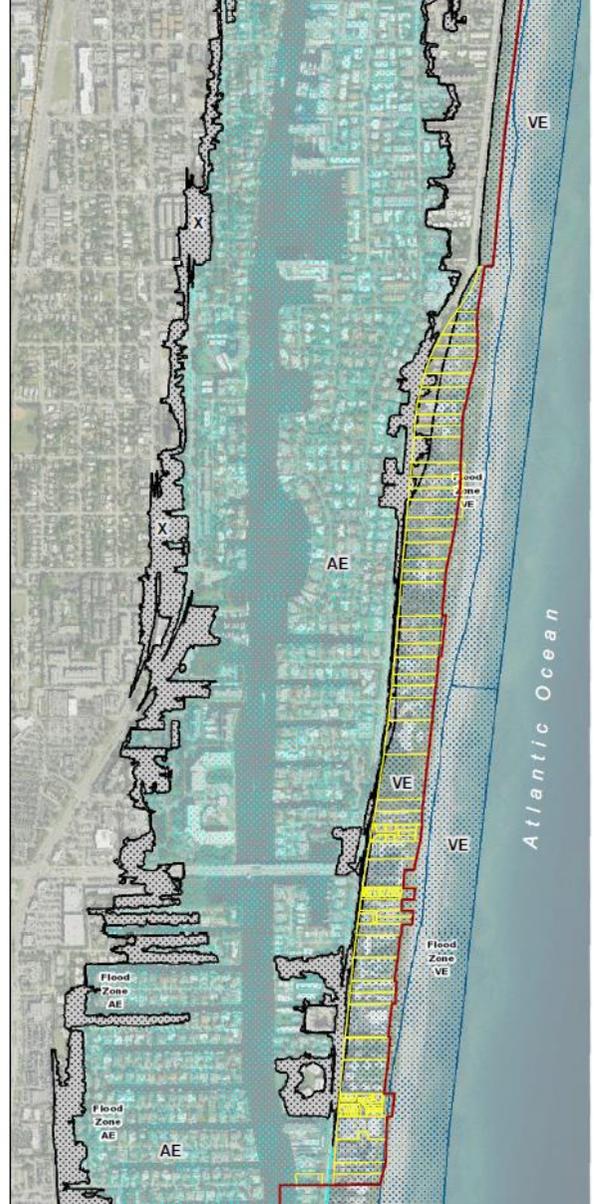
## Current Height Basis

- Average crown of road
- Unaltered dune for SF, less than 3 stories tall

## V Zone & Adjacent to Dune:

- Difference between crown of road & new regulations can be as much as 10 feet.







# Basis for Height Measurement

## **(2) Basis for measurement.**

- (a) For buildings adjoining one street, the grade is established from the mean elevation of the crown of the street along the lot frontage.
- (b) For buildings adjoining more than one street, the grade is established as the average of the mean elevation of the crown of the adjoining streets.
- (c) When applied to single family detached dwelling units, less than three stories, within residentially zoned districts, the grade is established as the mean elevation of the finished surface of the ground adjacent to the exterior walls of the building. Under no circumstance shall the grade be higher in elevation than the highest point of the unaltered dune or the crown of the street. [Amd. Ord. 43-91 6/11/91]
- (d) Within the CBD zoning district, building height is also measured by stories. See [Section 4.4.13\(D\)\(1\)\(a\)](#). [Ord. No. 03-15 2/24/15].
- (e) For buildings located within Zone "V" on the latest adopted Flood Insurance Rate Maps (FIRM), the grade is established as the higher of the following:
  - (i) The minimum required floor or base flood elevation as required by FEMA and the Florida Building Code, or,
  - (ii) Highest point of the unaltered dune within the property limits.



# Recommendation

Recommend **approval** to the City Commission of the amendment to Land Development Regulations Section 4.3.4(J)(2) and Appendix A “Definitions” to amend the basis of measurement for height within the FEMA “V” flood zone or adjacent to unaltered dune, by adopting the findings of fact and law contained in the staff report, and finding that the text amendment and approval thereof is consistent with the Comprehensive Plan and meets the criteria set forth in LDR Section 2.4.5(M).



# Next Meeting

**June 18<sup>th</sup> – Regular Meeting**