

WELCOME

Land Development Code Amendments - Conceptual
July 2025 Cycle – City Council
November 18, 2025





Land Development Code (LDC) Amendments

Publicly-initiated amendments – City Council & Zoning Administrator

Processed in two cycles per year.

Current Cycle: July 2025

Process Timeline



Date or Tentative Milestone	Activity
August 2025	Council Workshop on Conceptual Amendments
November/December 2025	Virtual Public Information Meeting(s) with draft language
December 2025/January 2026	Public Comment Period
February 2026	Transmit Final Draft Language and Public Comments to City Council. Council approves Final Draft Language and transmits to the Planning Commission for processing.
March 2026	Planning Commission Briefing
April 2026	Planning Commission Public Hearing
May 2026	City Council First Reading
June 2026	City Council Second Reading

Council Initiated Text Amendments

Code Sections	Description	Originator
Section 27-199	Amend the height and FAR for Channel District	City Council



Section 27-199. – Channel District; Official schedule of dimensional regulations.

- Amend Section 27-199, Table 19-2 Schedule of Dimensional Regulations
 - Height from 175 feet to FAA/HCAA
 - Maximum FAR 3.5/10.5 (with bonus)
 - 10.5 FAR is allowed for consideration west of Channelside and east of Meridian within the Channel District

Existing Code

	CD-1	CD-2
Yard Dimensional Ranges:		
Mandatory Front Yard ^{1,5}		
11th Street:	5 feet	5 feet
12th Street:	5 feet	5 feet
Channelside Drive:	10—15 feet	10—15 feet
Kennedy Boulevard:	5—10 feet	5—10 feet
Minimum Side Yard	0 feet	0 feet
Minimum Rear Yard	0 feet	0 feet
Mandatory Corner Yard ^{2,5}	0 feet	10 feet
11th Street:	5 feet	5 feet
12th Street:	5 feet	5 feet
Channelside Drive:	15 feet	15 feet
Kennedy Boulevard:	5—10 feet	5—10 feet
Maximum Height (ft.)	175 ³	175 ³
Maximum F.A.R.	3.5	3.5 ⁴
Maximum density	Per Comprehensive Plan	Per Comprehensive Plan

Proposed Code

	CD-1	CD-2
Yard Dimensional Ranges:		
Mandatory Front Yard ^{1,5}		
11th Street:	5 feet	5 feet
12th Street:	5 feet	5 feet
Channelside Drive:	10—15 feet	10—15 feet
Kennedy Boulevard:	5—10 feet	5—10 feet
Minimum Side Yard	0 feet	0 feet
Minimum Rear Yard	0 feet	0 feet
Mandatory Corner Yard ^{2,5}	0 feet	10 feet
11th Street:	5 feet	5 feet
12th Street:	5 feet	5 feet
Channelside Drive:	15 feet	15 feet
Kennedy Boulevard:	5—10 feet	5—10 feet
Maximum Height (ft.)	FAA/HCAA	FAA/HCAA
Maximum F.A.R.	3.5/10.5	3.5 /10.5 ⁴ Meridian to channelside
Maximum density	Per Comprehensive Plan	Per Comprehensive Plan

Staff initiated text amendments

Code Sections	Description	Originator
Article II, Division 8	Update of platting requirements and clarifying language	Eric Cotton Zoning Administrator
Section 27 160 Special street setbacks	Eliminate table/remove specific corridors	Eric Cotton Zoning Administrator
Section 27 283.12 Off street parking space standards	Parrens (l) remove requirements to provide “Electric vehicle capable) spaces	Eric Cotton Zoning Administrator
Section 27 43 Definitions	Certified recovery residences	Eric Cotton Zoning Administrator



Article II, Division 8 – Subdivision procedures

A comprehensive amendment to the subdivision regulations as a result of changes to Florida Statutes




27-160 – Special street setbacks

- Elimination of this section

27-283.12 – Off-street parking space standards

- Remove section 27-282.12(l) as a result of a State pre-emption.



Add “Certified Recovery Residence” to Sections 27-43 – Definitions, 27-156 Table 4-1 Schedule of permitted, accessory and special uses, 27-282 Regulations for specified uses

- State pre-emption and requirement
- “Certified recovery residence” means a recovery residence that holds a valid certificate of compliance and is actively managed by a certified recovery residence administrator.
- Four levels under the Statute

THANK YOU