

# 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.<br>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 <sup>1,5</sup>  |                        |                        |
| 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 <sup>2,5</sup> | 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 <sup>3</sup>       | 175 <sup>3</sup>       |
| Maximum F.A.R.                       | 3.5                    | 3.5 <sup>4</sup>       |
| Maximum density                      | Per Comprehensive Plan | Per Comprehensive Plan |

## Proposed Code

|                                      | CD-1                   | CD-2                                           |
|--------------------------------------|------------------------|------------------------------------------------|
| Yard Dimensional Ranges:             |                        |                                                |
| Mandatory Front Yard <sup>1,5</sup>  |                        |                                                |
| 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 <sup>2,5</sup> | 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 <sup>4</sup> 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<br>Zoning Administrator |
| Section 27 160 Special street setbacks               | Eliminate table/remove specific corridors                                    | Eric Cotton<br>Zoning Administrator |
| Section 27 283.12 Off street parking space standards | Parrens (l) remove requirements to provide “Electric vehicle capable) spaces | Eric Cotton<br>Zoning Administrator |
| Section 27 43 Definitions                            | Certified recovery residences                                                | Eric Cotton<br>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**