



RAC Neighborhood Transition

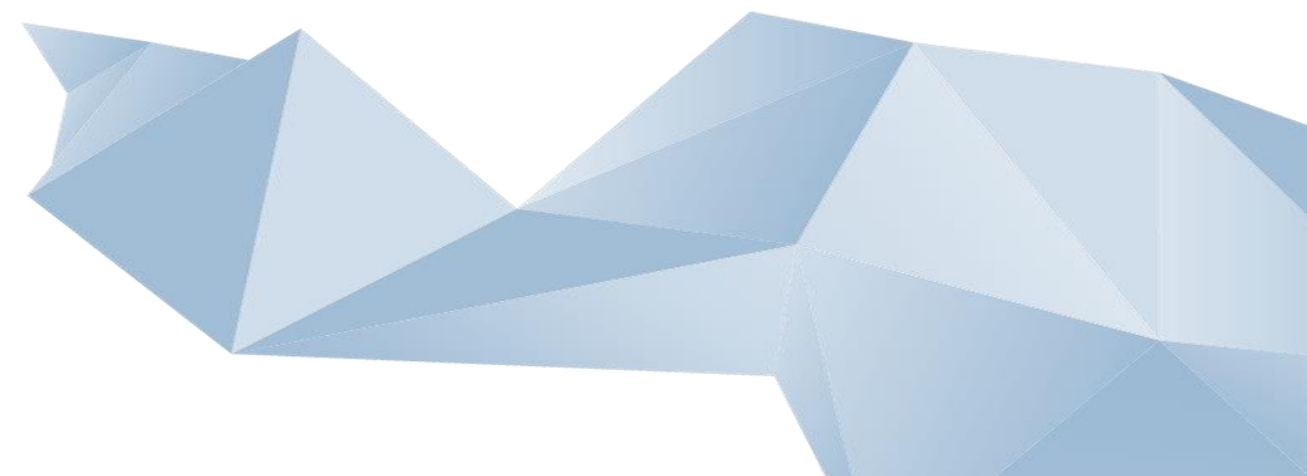
Code Amendment

LDC-25-03081



City Commission
August 20, 2025

Department of Sustainable Development (DSD)



Request

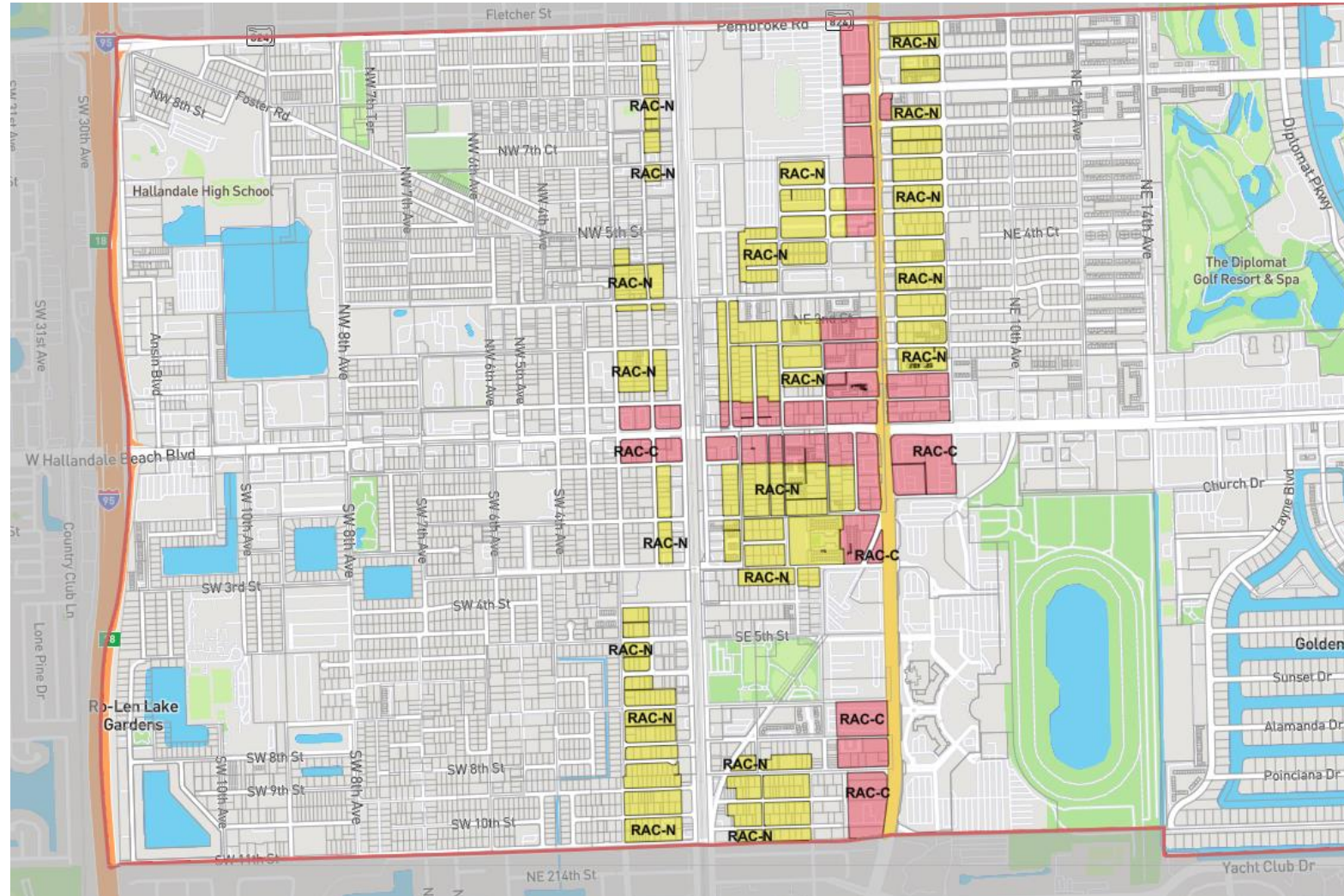


The Applicant, El Rancho 424 LLC, has filed Application No. LDC-25-03081 requesting a code amendment to the Zoning and Land Development Code (ZLDC) to amend dimensional requirements, including building placement and height in the RAC Neighborhood Subdistrict.

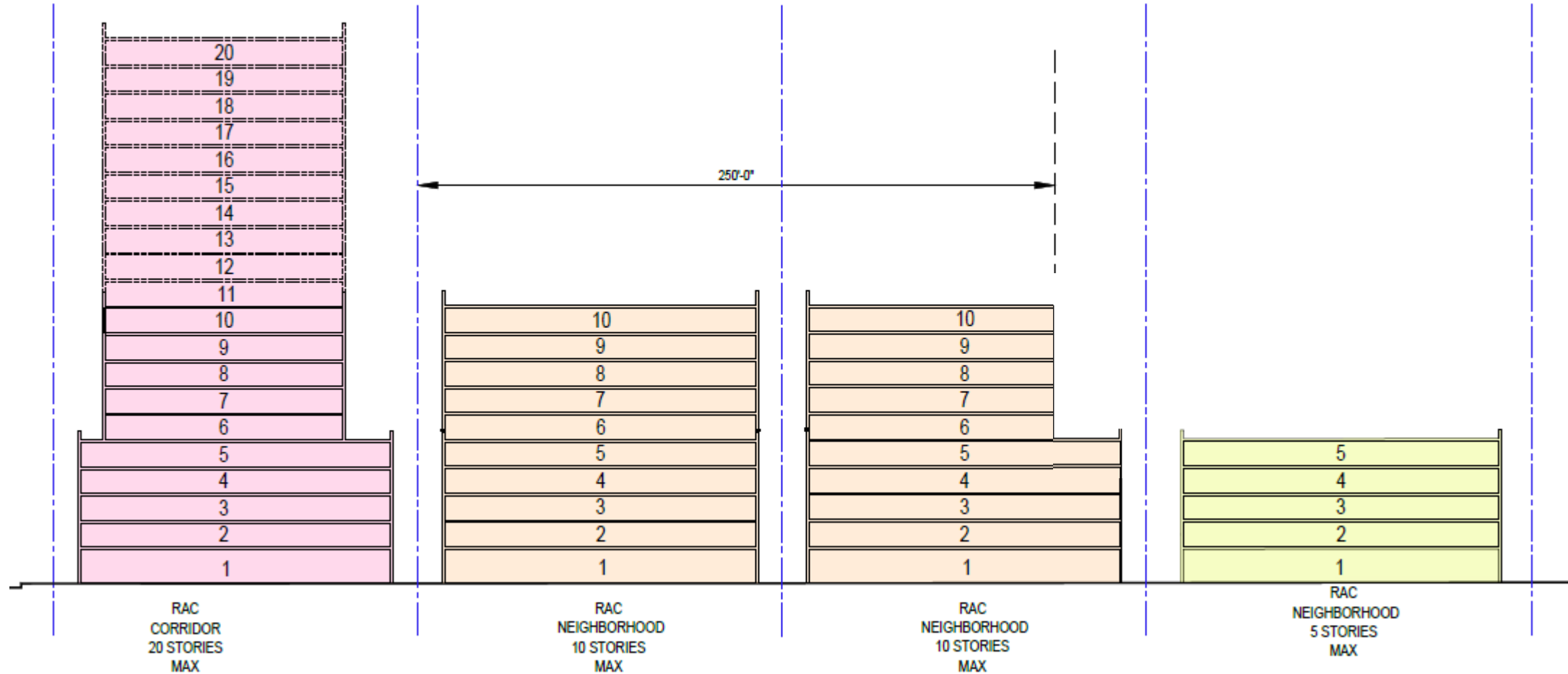
Proposed Amendment

1. Increase maximum building height from 5 stories to 10 stories portions of sites within 250 feet of RAC Corridor Subdistrict.

- Measured from to the property line of the RAC Corridor property.
- Does not apply to the entire site, only those portions that fall within 250 feet.



Proposed Amendment



Proposed Amendment



2. Amend Development regulations for the Apartment House and Courtyard Building typology, and amend applicable foot notes

	Existing	Proposed
Maximum Lot Area	15,000 sq. ft.	45,000 sq. ft.
Front Setback	12 feet / 25 feet	10 feet / 15 feet
Above 5 th Story *	-	20 feet
Side Setback	15 feet cumulative Minimum of 5 feet	5 feet
Above 5 th Story *	-	5 feet
Rear Setback	Alley – 20 feet No Alley – 10 feet	Alley – 5 feet No Alley – 10 feet
Above 5 th Story *	-	10 feet

*Upper level setbacks are measured from the property line.

Staff Recommendation



On July 15, 2025, the Planning and Zoning Board recommended approval of the proposed Ordinance by a vote of 4 to 0.

Staff recommends that the City Commission approve this item.



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