



MEMORANDUM

DATE: September 3, 2025

TO: City Commission

FROM: Jordan Smith, AICP, PP Planning and Development Services Director

THRU: Doc Dougherty, City Manager

SUBJECT: Ordinance No. 34-2025, Amendment to Section 110-319 "PUD, Planned Unit Development" (Legislative – Public Hearing) (Jordan, Project Manager)

REFERENCES: City Comprehensive Plan, Code of Ordinances.

REQUEST: On March 3, 2025, the City Commission adopted Ordinance No. 05-2025, which amended Section 110-319 of the City's Land Development Code relating to Planned Unit Developments (PUDS). Staff is now proposing additional updates to this section to further refine the City's PUD regulations. Specifically, the proposed amendments would reduce the minimum required lot size for PUDs to one acre, providing greater flexibility in site design and accommodating a broader range of development opportunities. In addition, staff is recommending updates to Table 110:10 – Permitted Use Table – to clearly identify the permitted uses for PUD zoning districts, ensuring consistency and clarity with the Code.

DISCUSSION:

Planning staff is proposing these modifications to Section 110-319 of the Land Development Code to support more flexible and adaptable PUD development standards while maintaining alignment with the City's overall land use objectives. Reducing the minimum lot size to one acre will expand opportunities for creative site planning, encourage a broader variety of development proposals, and better accommodate infill and redevelopment projects. Updating Table 110:10 – Permitted Use Table – will clearly define allowable uses within PUD zoning districts, eliminate ambiguity in the review process, and improve consistency between the City's zoning regulations and land use policies. Together, these changes are intended to promote high quality, context sensitive development that aligns with the Comprehensive Plan and supports the long-term growth strategy.

PLANNING AND ZONING BOARD: At their regular meeting on August 20, 2025, the Planning and Zoning Board voted 7 to 0, to recommend that the Mayor and City Commission approved Ordinance No. 34-2025.

STAFF RECOMMENDATION:

Staff recommends approval of Ordinance No. 34-2025 at first reading.

NEXT STEPS: The Mayor and City Commission will hear this item for 1st reading September 3, 2025 and the second reading on October 6, 2025.

ATTACHMENTS:

- Ordinance No. 34-2025
- Exhibit A