



MEMORANDUM

DATE: October 20, 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). That ordinance increase the minimum required lot size for PUDs from one acre to five acres. Staff is now proposing additional updates to further refine the City’s PUD regulations, including bringing back the one-acre minimum lot size requirement to provide greater flexibility in site design and to accommodate 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. By restoring the one-acre minimum lot size requirement – reversing the change adopted under Ordinance No. 05-2025 that increased the threshold to five acres – the City can 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 approve Ordinance No. 34-2025.

First Reading: The City Commission voted 5-2 to approve Ordinance No. 34-2025 at first reading.

STAFF RECOMMENDATION:

Staff recommends approval of Ordinance No. 34-2025 at second and final reading.

ATTACHMENTS:

- Ordinance No. 34-2025
- Exhibit A