



# MEMORANDUM

DATE: August 20, 2025

TO: Planning and Zoning Board

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

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

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

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**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 1 – 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 1 – 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.

## **RECOMMENDATION:**

Pursuant to Section 163.3174, Florida Statutes, the local planning agency is required to review proposed land development regulations and provide recommendations to the City Commission regarding their consistency with the adopted Comprehensive Plan.

Staff finds the proposed amendments to be consistent with the Comprehensive Plan and recommends that the Planning and Zoning Board recommend approval of Ordinance No. 34-2025 to the City Commission amending Section 110-319 and updating Table 1 – Permitted Use Table in the Land Development Code.

**NEXT STEPS:** The Mayor and City Commission will hear this item on September 3, 2025, at first reading.

**ATTACHMENTS:**

- Ordinance No. 34-2025
- Exhibit A