

# Memo

**To:** Richard Reade, Town Manager  
**From:** Thomas J. Baird, Town Attorney  
**Date:** November 3, 2025  
**Subject:** PADD Study  
**Cc:** Nadia DiTommaso

I have reviewed the revised timeline for the delivery and implementation of Kimley-Horn's PADD Study (the KH Study). In my October 14, 2025, memo I provided you with an opinion regarding recommendations from the KH Study, as related to SB 180. I acknowledge that some of the recommended plan amendments and amendments to the Land Development Regulations would likely be challenged if adopted. There have been reports that most of the plan amendments submitted to the state have been rejected because of SB 180.

Since my memo, a bill has been submitted to amend SB 180 to the Legislature and come January will be working its way through the various committees. Additionally, the lawsuit brought by nearly 30 Florida local governments is proceeding. I understand from the lawyer coordinating the lawsuit that it is being amended to add additional local governments and that a Motion for Preliminary Injunctive Relief has not yet finalized and filed. Nevertheless, it seems likely that by the end of March 2026<sup>1</sup> the onerous restrictions on local governments like the Town which was imposed by SB 180 will have been modified either by the legislature or through court intervention.

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<sup>1</sup> The legislative session is January – March of 2026.

Given the importance of the KH Study to the Town, the public and property owners, it is my recommendation that the Town proceed in accordance with the schedule presented to the Commission in your October 31, weekly update. In accordance with that schedule the plan amendment would be before the Town Commission in January 2026, or if there is some delay perhaps February 2026. IN any event, the Town Commission should be prepared to vote to transmit the plan amendments by the end of March 2026. Staff, myself and Kimley Horn can simultaneously work on amendments to the land development regulations for the PADD to implement the plan amendments. If the plan amendments are ready for transmittal in January or early February, the Commission can simply pause the transmittal until the new legislation has been enacted, or the court rules favorably for the local governments.