

Title: Ordinance No. 2025-48 Amending the Land Development Regulations for the Wewahootee Planned Development Generally Located North of Moss Park Road, South of SR 528 and East of SR 417 Which is Comprised of Approximately 1,262 Acres (The Wewahootee PD Amendment - ZON2025-10009)

Meeting Date: February 9, 2026

Section: Hearings/Ordinances/2nd Read

Contact: Michele Gibbs

District: 1

Fiscal Impact: Fiscal Impact Statement Attached

Summary: An amendment to the land development regulations for the Wewahootee Planned Development (PD) to convert a portion of office entitlements to residential units to gain an additional 51 residential units within the PD. The maximum units allowed within the PD is 2,752, where 2,497 units have been approved. 255 residential units are remaining within the PD. Concurrently with the PD Amendment is the Master Plan for the development of 306 multi-family units. The applicant requests the additional units by utilizing the PD approved Trip Equivalency Matrix, which allows the conversion of office entitlements to residential units through the PD amendment process.

The Municipal Planning Board recommended approval of ZON2025-10009 on December 16, 2025. City Council approved the Municipal Planning Board minutes on January 26, 2025.

Recommended Action: Adopt Ordinance No. 2025-48 and authorize the Mayor and City Clerk to execute same, subject to review and approval by the City Attorney's Office.