

1 **AN ORDINANCE OF THE CITY COUNCIL OF THE CITY**
2 **OF ORLANDO, FLORIDA, AMENDING THE LAND**
3 **DEVELOPMENT REGULATIONS OF THE**
4 **WEWAHOOTEE PLANNED DEVELOPMENT ZONING**
5 **DISTRICT, SUCH DISTRICT BEING COMPRISED OF**
6 **APPROXIMATELY 1,262 ACRES AND GENERALLY**
7 **LOCATED NORTH OF MOSS PARK RD., SOUTH OF**
8 **STATE ROAD 528, AND EAST OF STATE ROAD 417;**
9 **PROVIDING FOR SEVERABILITY, CORRECTION OF**
10 **SCRIVENER'S ERRORS, AND AN EFFECTIVE DATE.**

11
12 **WHEREAS**, the City Council of the City of Orlando (the "Orlando City Council")
13 adopted the Wewahootee Planned Development zoning district ordinance on December
14 16, 2013, and amended the ordinance on December 14, 2015 and July 15, 2024; and
15

16 **WHEREAS**, at its regularly scheduled meeting of December 16, 2025, the
17 Municipal Planning Board (the "MPB") of the City of Orlando, Florida (the "city"),
18 considered zoning application case number ZON2025-10009, requesting an amendment
19 to the special land development regulations of the Wewahootee Planned Development
20 zoning district, which zoning district is comprised of approximately 1,262 acres of land
21 generally located north of Moss Park Road, south of State Road 528, and east of State
22 Road 417, and more precisely described by the legal description attached to this
23 ordinance as **Exhibit A** (hereinafter the "Property"); and
24

25 **WHEREAS**, based upon the evidence presented to the MPB, including the
26 information and analysis contained in the "Staff Report to the Municipal Planning Board"
27 for application case number ZON2025-10009 (entitled "Storey Park Multi-Family
28 Development" and hereinafter referred to as the "Staff Report"), and subject to certain
29 conditions contained within the Staff Report, the MPB recommends that the Orlando City
30 Council approve said zoning application and adopt an ordinance in accordance therewith;
31 and
32

33 **WHEREAS**, zoning application case number ZON2025-10009 requests an
34 amendment to the special land development regulations of the Wewahootee Planned
35 Development zoning district to convert a portion of the office entitlements to residential
36 units by utilizing the Trip Equivalency Matrix; and
37

38 **WHEREAS**, the MPB found that the amendment is consistent with the city's
39 adopted Growth Management Plan (the "GMP") including the applicable goals, objectives,
40 and policies associated with the Property's Future Land Use Map designations of
41 Conservation, Office-Low Intensity, Public/Recreational and Institutional and Community
42 Activity Center; and
43

44 **WHEREAS**, the Orlando City Council hereby finds that the amendment is
45 consistent with the intent and purpose of the planned development district zoning

46 designation as established by Part 2Q, Chapter 58, Code of the City of Orlando, Florida
47 (the "Orlando City Code"); and
48

49 **WHEREAS**, the Orlando City Council hereby finds that this ordinance is in the best
50 interest of the public health, safety, and welfare, and is consistent with the applicable
51 provisions of the City's GMP, including the applicable goals, objectives, and policies
52 associated with the Property's Future Land Use Map designations of Conservation, Office-
53 Low Intensity, Public/Recreational and Institutional and Community Activity Center; and
54

55 **NOW, THEREFORE, BE IT ENACTED BY THE CITY COUNCIL OF THE CITY**
56 **OF ORLANDO, FLORIDA, AS FOLLOWS:**
57

58 **SECTION 1. SUBSECTION 3, SECTION 2, AMENDED.** After due notice and
59 public hearing, and pursuant to Part 2Q, Chapter 58, Orlando City Code, and other
60 relevant portions of the Orlando City Code, subsection 3 of section 2 of City of Orlando
61 Ordinance No. 2013-76 (the "Wewahootee Planned Development ordinance") is hereby
62 amended as follows (words stricken are deletions; words underlined are additions; ****
63 denote omitted text):
64

65 **3. Land Use**
66

67 The maximum development capacity of the PD is as follows:
68

69	Civic*	TBD sq. ft.
70	Office	627,000 <u>601,372</u> sq. ft.
71	Retail	713,845 sq. ft.
72	Residential**	2,752 <u>2,803</u> Units

- 73
- 74 • Single Family Detached, Front-loaded, 50 foot or more lot width
 - 75 • Single Family Detached, Rear-loaded, 30 foot or more lot width
 - 76 • Townhouse Rear-loaded
 - 77 • Multi-Family
- 78

79 * To be determined during the Specific Master Parcel master Plan (SPMP) review process.
80 A Conditional Use Permit (CUP) shall be required to address any infrastructure impacts.
81 The SPMP described in section 4.10 below and the CUP may be combined into one
82 application.
83

84 **Residential unit types and mixture for each phase of development will be established
85 into each SPMP.
86

87 Note: The development program can be amended based on the Trip Equivalency Matrix.
88 Densities and intensities are subject to increase by the use of intensity bonuses and
89 provided in the City's Land Development Code (LDC) for the underlying zoning district, so

90 long as the overall development program does not exceed the maximum provided for in
91 this PD.

92
93 **SECTION 2. SCRIVENER’S ERROR.** The city attorney may correct scrivener’s
94 errors found in this ordinance by filing a corrected copy of this ordinance with the city clerk.
95

96 **SECTION 3. SEVERABILITY.** If any provision of this ordinance or its application
97 to any person or circumstance is held invalid, the invalidity does not affect other provisions
98 or applications of this ordinance which can be given effect without the invalid provision or
99 application, and to this end the provisions of this ordinance are severable.

100
101 **SECTION 4. PRIOR ORDINANCES.** Except as provided in this ordinance, the
102 Property remains subject to all applicable provisions of the Wewahootee Planned
103 Development ordinance.
104

105 **SECTION 5. EFFECTIVE DATE.** This ordinance takes effect upon adoption.
106

107 **DONE, THE FIRST READING,** by the City Council of the City of Orlando, Florida,
108 at a regular meeting, this _____ day of _____, 2026.
109

110 **DONE, THE PUBLIC NOTICE,** in a newspaper of general circulation in the City of
111 Orlando, Florida, by the City Clerk of the City of Orlando, Florida, this _____ day of
112 _____, 2026.
113

114 **DONE, THE SECOND READING, A PUBLIC HEARING, AND ENACTED ON**
115 **FINAL PASSAGE,** by an affirmative vote of a majority of a quorum present of the City
116 Council of the City of Orlando, Florida, at a regular meeting, this _____ day of
117 _____, 2026.
118

119 BY THE MAYOR OF THE CITY OF
120 ORLANDO, FLORIDA:
121

122
123
124 _____
125 Mayor
126

127 ATTEST, BY THE CLERK OF THE
128 CITY COUNCIL OF THE CITY OF
129 ORLANDO, FLORIDA:
130

131 _____
132 City Clerk
133

134 _____
135 Print Name

136
137
138
139
140
141
142
143
144
145
146
147
148

APPROVED AS TO FORM AND LEGALITY
FOR THE USE AND RELIANCE OF THE
CITY OF ORLANDO, FLORIDA:

Assistant City Attorney

Print Name

[Remainder of page intentionally left blank.]