



Interoffice Memorandum

DATE: December 22, 2025

TO: Jennifer Lara Klimetz, Assistant Manager,
Clerk of the Board of County Commissioners,
County Comptroller's Office

THRU: Agenda Development BCC

FROM: Alberto A. Vargas, MArch, Manager
Planning Division

CONTACT PERSON: **Jason H. Sorensen, AICP, Chief Planner** Jason Sorensen
Planning Division Digitally signed by
(407) 836-5602 or Jason.Sorensen@ocfl.net Jason Sorensen
Date: 2025.12.30
13:12:42 -05'00'

SUBJECT: Request Public Hearing on next available date

Ordinance/Comprehensive Plan – Adoption of Small-Scale Amendments and Ordinance

TYPE OF HEARING: Adoption of Future Land Use Map Amendment,
Ordinance, and Concurrent PD Substantial Change

APPLICANT: Rebecca Wilson, Lowndes Law

AMENDMENTS: SS-25-12-019; Activity Center Residential (ACR) to
Activity Center Mixed-Use (ACMU)

AND

Ordinance for Proposed Amendment

AND

**CONCURRENT
PD SUBSTANTIAL CHANGE:** CDR-25-10-245; Paradise Hotel PD - 177 Multi-
Family Units to 280 Hotel Rooms and 20,000 square
feet of retail commercial uses.

DISTRICT #: 1

GENERAL LOCATION: 14445 SR 535; generally located north of World
Center Drive on the east side of SR 535.

**ESTIMATED TIME REQUIRED
FOR PUBLIC HEARING:**

2 minutes

HEARING CONTROVERSIAL:

No

**HEARING REQUIRED BY
FL STATUTE OR CODE:**

Part II, Chapter 163, Florida Statutes and Orange
County Code Chapter 30

**ADVERTISING
REQUIREMENTS:**

At least 15 days before the BCC public hearing date, publish an advertisement in the Legal Notices section of The Orlando Sentinel describing the particular request, the general location of the subject property, and the date, time, and place when the BCC public hearing will be held;

ADVERTISING TIMEFRAMES:

At least ten (10) days prior to public hearings for Comprehensive Plan Amendments. At least fifteen (15) days prior to public hearings for rezonings.

**APPLICANT/ABUTTERS
TO BE NOTIFIED:**

At least 10 days before the BCC public hearing date, send notices of BCC public hearing by U.S. mail to owners of property within 300 feet of the subject property and beyond.

SPANISH CONTACT PERSON:

Para más información en español acerca de estas reuniones públicas o de cambios por ser efectuados, favor de llamar a la División de Planificación, al 407-836-5600.

ADVERTISING LANGUAGE FOR AMENDMENT:

To change the Future Land Use Map designation from Activity Center Residential (ACR) to Activity Center Mixed-Use (ACMU).

ADVERTISING LANGUAGE FOR REZONING:

A Planned Development substantial change request to the Paradise Hotel Planned Development to change entitlements from 177 multi-family units to 280 hotel rooms and 20,000 square feet of retail commercial space.

ADVERTISING LANGUAGE FOR ORDINANCE:

An Ordinance pertaining to Comprehensive Planning in Orange County, Florida; Amending the Orange County Comprehensive Plan, commonly known as the "2010-2030 Comprehensive Plan," as amended, by adopting Small-Scale development amendments pursuant to Section 163.3187, Florida Statutes; and providing effective dates.

**MATERIALS BEING SUBMITTED
AS BACKUP FOR PUBLIC
HEARING REQUEST:**

(1) Names and last known addresses of property owners within 300 feet and beyond (via email from Fiscal and Operational Support Division); and

(2) Location map (to be mailed to property owners).

**SPECIAL INSTRUCTIONS TO
CLERK (IF ANY):**

Please schedule the public hearing concurrent with the Ordinance for the proposed amendment and the concurrent PD substantial change.

c: Jon Weiss, P.E., Deputy County Administrator
Georgiana Holmes, Deputy County Attorney, County Attorney's Office
Tanya Wilson, AICP, Director, Planning, Environmental, and Development Services Department
Nik Thalmueller, AICP, Planning Administrator, Planning Division
Alberto Vargas, Manager, Planning Division
Olan Hill, Assistant Manager, Planning Division

For any questions regarding this map,
please contact the Planning Division
at 407-836-5600

Location Map

Case:
SS-25-12-019
&
CDR-25-10-245

Paradise Hotel PD

Parcel #: 34-24-28-0000-00-025

14445 SR 535

