

Interoffice Memorandum

DATE: July 2, 2026

TO: Mayor Jerry L. Demings and County Commissioners

THROUGH: N/A



FROM: Tanya Wilson, AICP, Director Planning, Environmental, and Development Services Department

CONTACT: Nicolas Thalmueller, AICP, DRC Chairman

PHONE: (407) 836-5523

DIVISION: Development Review Committee

ACTION REQUESTED:

Make a finding of consistency with the Comprehensive Plan and approve an amendment to the Orangewood N-1 - Seaworld Vacation Village Planned Development (PD) received May 14, 2026, subject to the conditions listed under the Development Review Committee (DRC) Recommendation in the Staff Report. District 1.

PROJECT: Orangewood N-1 - Seaworld Vacation Village Planned Development (PD) (CDR-26-02-032)

PURPOSE: The subject property is located on the north side of Sea Harbor Drive, south of Westwood Boulevard, and west of International Drive, within the I-Drive Activity Center and I-Drive Overlay District. The property has an underlying Future Land Use Map (FLUM) designation of Activity Center Mixed Use (ACMU) and is surrounded by tourist commercial and supportive residential uses consistent with the I-Drive Activity Center.

The property is zoned Planned Development (PD) and is known as the Orangewood N-1 - SeaWorld Vacation Village PD, which was originally approved in 1979. Subsequently, development plans were approved for the subject parcel, allowing for the construction of the existing 362,306 square feet of office.

Through this request, the applicant proposes to redevelop the site by converting 362,000 square feet of office to 1,124 multifamily dwelling units on 14.23 acres (Tract 1) utilizing the approved conversion matrix. The proposed use is consistent with the Activity Center Comprehensive Plan requirements.

This proposal received a recommendation of approval from the DRC on June 24, 2026.

BUDGET: N/A