

Small-Scale Amendment and PD Substantial Change Staff Report
Orange County Planning Division
BCC Adoption Hearing Date: January 27, 2026

CASE # SS-25-12-019
CDR-25-10-245

Commission District: #1

GENERAL INFORMATION

APPLICANT:	Rebecca Wilson, Lowndes, Drosdick, Doster, Kantor & Reed, P.A.
OWNER:	ZES International, LLC
FLUM AMENDMENT REQUEST:	Activity Center Residential (ACR) to Activity Center Mixed Use (ACMU)
PD CHANGE DETERMINATION REQUEST:	To change the development program of the Paradise Hotel Planned Development (PD) from 177 multi-family units to 280 hotel rooms and 20,000 square feet of commercial/retail space.
LOCATION:	14445 State Road 535; generally located east of State Road 535, north of World Center Drive, and south of Lake Bryan Beach Boulevard.
PARCEL ID NUMBER:	34-24-28-0000-00-025
SIZE / ACREAGE:	5.93 gross/net acres
PUBLIC NOTIFICATION:	The notification area for this public hearing was 1,500 feet [Chapter 30-40(c)(3a) of the Orange County Code requires 300 feet]. Thirty-two (32) notices were mailed to those property owners in the surrounding area.
COMMUNITY MEETING:	A community meeting was not required for this application.
PROPOSED USE:	Up to 280 hotel rooms and 20,000 square feet of retail uses within the existing 5.93-acre Paradise Hotel Planned Development (PD).

STAFF RECOMMENDATION

PLANNING

Future Land Use Map Amendment

Make a finding of consistency with the Comprehensive Plan and recommend ADOPTION of the requested Activity Center Mixed Use (ACMU) Future Land Use Map designation.

Change Determination Request

PD Substantial Change (Case # CDR-25-10-245) (December 17, 2025, DRC Recommendation): Make a finding of consistency with the Comprehensive Plan and APPROVE the substantial change to the Paradise Hotel Planned Development/Land Use Plan (PD/LUP), dated "Received December 1, 2025", subject to the following ten (10) conditions:

1. Development shall conform to the Paradise Hotel Planned Development (PD) dated "Received December 1, 2025," and shall comply with all applicable federal, state, and county laws, ordinances, and regulations, except to the extent that any applicable county laws, ordinances, or regulations are expressly waived or modified by any of these conditions. Accordingly, the PD may be developed in accordance with the uses, densities, and intensities described in such Land Use Plan, subject to those uses, densities, and intensities conforming with the restrictions and requirements found in the conditions of approval and complying with all applicable federal, state, and county laws, ordinances, and regulations, except to the extent that any applicable county laws, ordinances, or regulations are expressly waived or modified by any of these conditions. If the development is unable to achieve or obtain desired uses, densities, or intensities, the County is not under any obligation to grant any waivers or modifications to enable the developer to achieve or obtain those desired uses, densities, or intensities. In the event of a conflict or inconsistency between a condition of approval and the land use plan dated "Received December 1, 2025," the condition of approval shall control to the extent of such conflict or inconsistency.
2. This project shall comply with, adhere to, and not deviate from or otherwise conflict with any verbal or written promise or representation made by the applicant (or authorized agent) to the Board at the public hearing where this development received final approval, where such promise or representation, whether oral or written, was relied upon by the Board in approving the development, could have reasonably been expected to have been relied upon by the Board in approving the development, or could have reasonably induced or otherwise influenced the Board to approve the development. In the event any such promise or representation is not complied with or adhered to, or the project deviates from or otherwise conflicts with such promise or representation, the County may withhold (or postpone issuance of) development permits and / or postpone the recording of (or refuse to record) the plat for the project. For purposes of this condition, a "promise" or "representation" shall be deemed to have been made to the Board by the applicant (or authorized agent) if it was expressly made to the Board at a public hearing where the development was considered and approved.
3. Pursuant to Section 125.022, Florida Statutes, as may be amended, issuance of this development permit by the County does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the County for issuance of the permit, or any other development order, if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law. Pursuant to Section 125.022, the applicant shall

obtain all other applicable state or federal permits before commencement of development.

4. Developer / Applicant has a continuing obligation and responsibility from the date of approval of this land use plan to promptly disclose to the County any changes in ownership, encumbrances, or other matters of record affecting the property that is subject to the plan, and to resolve any issues that may be identified by the County as a result of any such changes. Developer / Applicant acknowledges and understands that any such changes are solely the Developer's / Applicant's obligation and responsibility to disclose and resolve, and that the Developer's / Applicant's failure to disclose and resolve any such changes to the satisfaction of the County may result in the County not issuing (or delaying issuance of) development permits, not recording (or delaying recording of) a plat for the property, or both.
5. Property that is required to be dedicated or otherwise conveyed to Orange County (by plat or other means) shall be free and clear of all encumbrances, except as may be acceptable to County and consistent with the anticipated use. Owner / Developer shall provide, at no cost to County, any and all easements required for approval of a project or necessary for relocation of existing easements, including any existing facilities, and shall be responsible for the full costs of any such relocation prior to Orange County's acceptance of the conveyance. Any encumbrances that are discovered after approval of a PD Land Use Plan shall be the responsibility of Owner / Developer to release and relocate, at no cost to County, prior to County's acceptance of conveyance. As part of the review process for construction plan approval(s), any required off-site easements identified by County must be conveyed to County prior to any such approval, or at a later date as determined by County. Any failure to comply with this condition may result in the withholding of development permits and plat approval(s).
6. If applicable, an Acknowledgement of contiguous Sustainable Agricultural Land pursuant to Section 163.3163, Florida Statutes, as may be amended, must be executed and recorded in the Public Records of Orange County, Florida, prior to issuance of any permits associated with this plan and a copy of such Acknowledgment shall be submitted with all future permit applications for this project.
7. Pole signs and billboards shall be prohibited. All other signage shall comply with Chapter 31.5 Tourist Commercial, as may be amended.
8. Pursuant to Article XII, Chapter 30, Orange County Code, as may be amended, unless documentation to the County's satisfaction has been provided proving that a property is exempt or vested, each property must apply for and obtain concurrency. Unless required at a different time (by agreement, condition of approval, etc.), residential properties must obtain concurrency prior to approval of the plat; non-residential properties that are required to plat must obtain concurrency for any lot with an assigned use prior to approval of the plat (lots without an assigned use shall be labeled as "future development") and non-residential properties that are not required to plat must obtain concurrency prior to obtaining the first building permit. Concurrency may be obtained earlier than plat or building permit, but it is ultimately

the responsibility of the applicant to obtain concurrency, including any proportionate share agreement, as applicable, in a timely fashion. Should an applicant wait to obtain concurrency until later in the development process, the County will not be responsible for any delays caused by the applicant's failure to obtain concurrency in a timely fashion.

9. Except as amended, modified, and / or superseded, the following BCC Conditions of Approval, dated December 13, 2022, shall apply:

- a. A current Phase One Environmental Site Assessment (ESA) and current title opinion shall be submitted to the County for review as part of any Preliminary Subdivision Plan (PSP) and /or Development Plan (DP) submittal and must be approved prior to Preliminary Subdivision Plan (PSP) and /or Development Plan (DP) approval for any streets and/or tracts anticipated to be dedicated to the County and/or to the perpetual use of the public.
- b. The developer shall obtain water, wastewater, and reclaimed water service from Orange County Utilities subject to County rate resolutions and ordinances.
- c. Tree removal/earthwork shall not occur unless and until construction plans for the first Preliminary Subdivision Plan and/or Development Plan with a tree removal and mitigation plan have been approved by Orange County.
- d. Prior to construction plan approval, hydraulic calculations shall be submitted to Orange County Utilities demonstrating that proposed and existing water, wastewater, and reclaimed water systems have been designed to support all development (including hydraulically dependent development) within the PD.
- e. Prior to mass grading, clearing, grubbing or construction, the applicant is hereby noticed that this site must comply with habitat protection regulations of the U.S. Fish and Wildlife Service (USFWS) and the Florida Fish and Wildlife Conservation Commission (FWC).

10. Except as amended, modified, and / or superseded, the following BCC Conditions of Approval, dated January 7, 1992, shall apply:

- a. To the extent required to comply with consistency provisions of the Growth Management Act, the following additional conditions shall be added to the conditions of approval:
 - i. Uses limited to that stated in Policy 1.1.3 of the International Drive Activity Center Plan. Furthermore, Policy 1.1.6 of the International Drive Activity Center Plan dealing with prohibited uses shall apply to development approvals.
 - ii. The development Guidelines of the International Drive Activity Center shall apply to the subject property if they are established prior to building permit submittal including, but not limited to, lighting standards, sign regulations,

open space regulations, trip reduction program, access management controls, transit access design standards, building orientation, and location of parking lots.

- iii. Stormwater management facilities shall be designed as an aesthetic feature, except where determined by the county Engineer to be technically unfeasible.
- b. The Development Plan shall provide for interconnection of adjacent developments either by cross-access easement or public right-of-way.
- c. Electrical distribution lines shall be underground.
- d. Development permits shall be subject to Orange County Concurrency Management Requirement.

SUBJECT PROPERTY ANALYSIS

Overview

The applicant, Rebecca Wilson, is requesting to change the Future Land Use Map (FLUM) designation of the 5.93-acre subject property, located in the International Drive Activity Center, from Activity Center Residential (ACR) to Activity Center Mixed-Use (ACMU). The undeveloped site, consisting solely of upland acreage, comprises the entire Paradise Hotel PD. The PD was initially approved by the Orange County Board of County Commissioners (BCC) on January 7, 1992. The site originally possessed the ACMU FLUM designation and was entitled for the development of up to 280 hotel rooms. Despite its entitlements and its location in the tourist-oriented International Drive Activity Center, the property remained vacant.

On December 13, 2022, the BCC adopted Small-Scale Future Land Use Map Amendment SS-22-08-073, establishing the property's current ACR FLUM designation, and approved concurrent PD substantial change CDR-22-07-246, amending the Paradise Hotel PD Land Use Plan and the PD's Conditions of Approval to allow for the development of a multi-family residential community with up to 177 units, related amenities, and supporting infrastructure. On June 14, 2023, the Orange County Development Review Committee (DRC) approved the State Road 535 Multi-Family Development Plan, DP-23-02-065, to enable the construction of the 177-unit complex to move forward. To date, however, the development of the site has not commenced.

At this time, the applicant is requesting to revert to the previous ACMU FLUM designation and is proposing to amend the present PD Land Use Plan and Conditions of Approval through the PD Change Determination Review process to establish a non-residential development program of up to 280 hotel rooms (as originally approved) and 20,000 square feet of retail uses. The Change Determination Review request, Case CDR-25-10-245, has undergone review by the Orange County Technical Review Group (TRG) and Development Review Committee (DRC). On December 17, 2025, the DRC recommended approval of Case CDR-25-10-245, subject to ten (10) conditions. The substantial change request will be considered concurrently with the proposed FLUM Amendment during the January 27, 2026, BCC adoption hearing.

Comprehensive Plan (CP) Consistency

The requested ACMU FLUM designation appears to be **consistent** with the applicable Goals, Objectives, and Policies of the Comprehensive Plan.

As stated above, the subject property is located within the International Drive Activity Center, an area characterized by intense tourist-oriented development. The site lies in close proximity to Walt Disney World and is located in the immediate vicinity of numerous resorts, hotels, tourist attractions, shopping areas, and restaurants, both in Orange County and in Osceola County to the south. As stated in **Future Land Use Element Policy FLU1.1.4.D**, the requested ACMU future land use designation is intended to provide for a mix of tourist-related development and supporting residential activity, with a PD zoning classification required.

The proposed maximum development program of 280 hotel rooms and 20,000 square feet of retail space is likewise consistent with **International Drive Element Policy ID1.1.3**, which establishes that land use designations that encourage a mix of tourist-related development shall be included in the International Drive Activity Center. Permitted uses within the ACMU area shall reflect a tourist orientation and are as follows:

Hotel/motel/timeshare	Child care
Residential (minimum 12, maximum 30 dwelling units/acre)	Business and Personal services
Retail Uses	Medical offices
Amusement centers, including theaters, including theme attractions	Veterinary
Night clubs	Automobile Service Stations
Conference Centers	Car wash
Health spas	Banks
Public community facilities & services	Laundry and dry cleaning
Car rental agency	Travel Agent
Eating and Drinking Establishments	Warehouses, ancillary to other uses permitted
Other similar and compatible tourist commercial uses as determined by the Planning and Zoning Managers	Public Services and Facilities

Staff views the subject property as an infill site within the County's Urban Service Area and finds the requested amendment consistent with **Future Land Use Element Goal FLU2**, which **states that** Orange County will encourage urban strategies such as infill development, coordinated land use and transportation planning, and mixed-use development, which promote efficient use of infrastructure, compact development, and an urban experience with a range of choices and living options.

Staff additionally finds the proposed project consistent with **Future Land Use Element Objective OBJ FLU2.2**, which establishes that Orange County shall develop, adopt, and implement mixed-use strategies and incentives as part of its comprehensive planning

and land development code efforts, including standards for determining consistency with the Future Land Use Map. Other objectives of mixed-use development include reducing trip lengths, providing for diverse housing types, using infrastructure efficiently and promoting a sense of community. Staff notes that if approved, the project will use infrastructure that is either already in place or planned for construction. Per Orange County Utilities (OCU), the property lies within its potable water, wastewater, and reclaimed water service areas. OCU has communicated that the specific connection points will be determined during the Final Engineering/Construction Plan permitting stage. In addition, the mixed-use project would use the existing and planned transportation network, which serves pedestrians, transit riders, and automobile drivers. Lastly, staff finds this request consistent with **International Drive Activity Center Element Policy ID4.1.1**, which mandates that approval of development within the International Drive Activity Center shall be conditioned upon the availability of adequate services and facilities, as measured by the adopted level of service standards of the Comprehensive Plan.

Land Use Compatibility

The requested FLUM amendment and intended development program of up to 280 hotel rooms and 20,000 square feet of retail space appear to be compatible with the development trend of the surrounding area and would not adversely affect nearby properties.

Site Analysis**Rural Settlement**

The subject property is not located in a Rural Settlement.

Joint Planning Area (JPA)

The subject property is not located within a JPA.

Overlay District Ordinance

The subject property is not located within an Overlay District.

Airport Noise Zone

The subject property is not located in an Airport Noise Zone.

Other

The subject property is located in the International Drive Activity Center.

Comprehensive Plan (CP) Goals, Objectives, and Policies

Staff finds the requested future land use change to ACMU and the prospective developer's intended development program of up to 280 hotel rooms and 20,000 square feet of retail uses consistent with the following Comprehensive Plan provisions:

International Drive Element

OBJ1.1 – Orange County shall establish the boundaries of the tourist-oriented Activity Center and assign future land uses which permit a mixture of tourism related uses.

ID1.1.3 – Land use designations, which encourage a mixture of tourist related development, shall be included in the International Drive Activity Center. Permitted uses

within the Activity Center Mixed Use (ACMU) area shall reflect a tourist orientation and are as follows:

Hotel/motel/time-share	Child care
Residential (minimum 12, maximum 30 dwelling units/acre)	Business and Personal services
Retail Uses	Medical offices
Amusement centers, including theaters, including theme attractions	Veterinary
Night clubs	Automobile Service Stations
Conference Centers	Car wash
Health spas	Banks
Public community facilities & services	Laundry and dry cleaning
Car rental agency	Travel Agent
Eating and Drinking Establishments	Warehouses, ancillary to other uses permitted
Other similar and compatible tourist commercial uses as determined by the Planning and Zoning Managers	Public Services and Facilities

ID4.1.1 – Approval of development within the Activity Center shall be conditioned upon the availability of adequate services and facilities as measured by the adopted level of service standards of the Comprehensive Plan.

Future Land Use Element

Goal FLU2 – URBAN STRATEGIES. Orange County will encourage urban strategies such as infill development, coordinated land use and transportation planning, and mixed-use development, which promote efficient use of infrastructure, compact development, and an urban experience with a range of choices and living options.

OBJ FLU2.2 – MIXED-USE. Orange County shall develop, adopt, and implement mixed-use strategies and incentives as part of its comprehensive plan and land development code efforts, including standards for determining consistency with the Future Land Use Map. Other objectives of mixed-use development include reducing trip lengths, providing for diverse housing types, using infrastructure efficiently and promoting a sense of community.

OBJ FLU8.2 – COMPATIBILITY. Compatibility will continue to be the fundamental consideration in all land use and zoning decisions.

FLU1.1.4

D. INTERNATIONAL DRIVE ACTIVITY CENTER – The following two Future Land Use designations are located only in the International Drive Activity Center. More information about the ACR and ACMU Future Land Use designations are found in the International Drive Activity Center Element, which is a separate and optional element in the Comprehensive Plan.

FLUM Designation	General Description	Density/Intensity
I – Drive – Refer to International Drive Activity Center Element		
Activity Center Residential (ACR)	As described in the I-Drive element, ACR facilitates residential development in proximity to employment areas to minimize travel distances between uses. Intended to promote workforce housing for tourist-oriented employment. Establishes 50,000 square feet of non-residential neighborhood support per development. A PD is required.	Minimum 12 DU/AC, up to 30 DU/AC Non-residential 10,000 SF per 125 units with a maximum of 50,000 square feet total of non-residential per development*
Activity Center Mixed Use (ACMU)	As described in the I-Drive element, ACMU is a mixture of tourist-related development and supportive residential activity. No more than 30% of a site designated ACMU shall be for residential purposes. A PD is required.	Non-residential FAR 3.0* Hotel/motel lodging 60 rooms/acre (see note) Minimum 12 DU/AC up to 30 DU/AC with a maximum of 30% of the site in residential use (see note)
<p>* The maximum FAR or square footage does not include floor area within a parking structure associated with the parking requirements for the principal use.</p> <p>Note: More than 60 hotel/motel rooms per acre or more than 30 DU/AC may be permitted if it can be demonstrated: an increase in traffic impact on the adjoining road network does not occur; and, the developable land area required for the residential portion of the development does not exceed a maximum of 30 percent of the total developable land area of the subject property.</p>		

FLU8.2.1 – Land use changes shall be required to be compatible with the existing development and development trends in the area. Performance restrictions and/or conditions may be placed on property through the appropriate development order to ensure compatibility. No restrictions or conditions shall be placed on a Future Land Use Map change.

SITE DATA

Existing Use

Undeveloped Paradise Hotel PD

Adjacent	FLUM	Zoning
North	Activity Center Mixed Use (ACMU)	A-2 (Farmland Rural District) (1957)
East	Activity Center Mixed Use (ACMU)	PD (Planned Development District) (Nadeen Tanmore II PD/LUP) (2011)
West	Activity Center Mixed Use (ACMU)	PD (Planned Development District) (Marriott Orlando World Center PD/LUP) (1985)
South	Activity Center Mixed Use (ACMU)	PD (Planned Development District) (Nadeen Tanmore II PD/LUP) (2011)

Adjacent Land Uses

N:	Duke Energy Substation
E:	Caribe Royale Orlando Resort
W:	State Road 535 and Orlando World Center Marriott Resort
S:	Buena Vista Suites Orlando Hotel

SPECIAL INFORMATION

Staff Comments

Environmental

Noise Proximity - This site is immediately adjacent to a Florida Power substation that may produce noise levels above the normal neighborhood ambient sound. Construction of residential units should consider housing construction techniques and design features to minimize interior noise to the residents.

Enhanced Septic Requirement Not Applicable - This site is located within the Okeechobee Basin Management Action Plan (BMAP) Area. Installation of an enhanced nutrient-reducing OSTDS is not applicable to this request since development within this property is required to connect to Orange County Utilities' wastewater system.

Transportation / Access

The applicant is requesting to change ~5.93 acres from Activity Center Residential (ACR) to Activity Center Mixed Use (ACMU) while retaining the existing PD zoning designation to allow up to 280 hotel rooms and 20,000 square feet of retail. Analysis of the project trips under the currently-approved ACR future land use designation versus the proposed ACMU designation indicates that the proposed development will result in an increase of 131 PM peak hour trips and, therefore, will impact the area roadways. The subject property is in the northeast quadrant of the intersection of World Center Drive (SR 536) and S Apopka Vineland Road (SR 535). Based on the Concurrency Management System (CMS) database dated October 2, 2025, Winter Garden-Vineland Road from the Osceola County Line to SR 536/World Center Parkway currently operates at Level of Service F, and capacity is not available to be encumbered. All other roadway segments within the project's impact area operate at acceptable levels of service. This information is dated and is subject to change.

Roadway Capacity Analysis:

A Traffic Study was submitted with the case for review and comment. The internal capture calculation will be considered for future trip generation calculations. Final permitting of any development on this site will be subject to review and approval under the capacity constraints of the County's Transportation Concurrency Management System. Such approval will not exclude the possibility of a proportionate share payment to mitigate any transportation deficiencies. Finally, to ensure that there are no revisions to the proposed development beyond the analyzed use, the land use will be noted on the County's Future Land Use Map or as a text amendment to the Comprehensive Plan.

Road Agreements:

No Road Agreements are associated with this parcel.

Planned and Programmed Roadway Improvements:

No projects are associated with this parcel.

Right-of-Way Requirements:

No right-of-way needs are associated with this parcel.

Schools

Per Orange County Public Schools (OCPS), a School Capacity Determination is required prior to approval if this amendment allows for more residential density than is currently allowed.

Parks and Recreation

Orange County Parks and Recreation reviewed the request and did not comment on this case.

Neighborhood Services

The Orange County Neighborhood Services Division reviewed the request and did not comment on this case.

Code Enforcement

No cases have been identified.

Utility Service Area (availability of services may vary)

Water: Orange County Utilities

Wastewater: Orange County Utilities

Reclaimed Water: Orange County Utilities

Detailed Utility Information:

The subject property lies within Orange County Utilities' (OCU's) potable water, wastewater, and reclaimed water service areas.

Potable Water: Development within this property will be required to connect to Orange County Utilities' water system. The connection points will be assessed during Final Engineering/Construction Plan permitting.

Wastewater: Development within this property will be required to connect to Orange County Utilities' wastewater system. The connection points will be assessed during Final Engineering/Construction Plan permitting.

Reclaimed water: There are no reclaimed water mains in the vicinity of this property. Reclaimed water is considered not available. Connection, therefore, is not required.

Community Meeting Summary

A community meeting was not required for this application.

State of Florida Notice

Pursuant to Section 125.022, Florida Statutes, issuance of this development permit by the County does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the County for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law. Pursuant to Section 125.022, the applicant shall obtain all other applicable state or federal permits before commencement of development.

Specific Project Expenditure Report and Relationship Disclosure Form

The original Specific Project Expenditure Report and Relationship Disclosure Form are currently on file with the Planning Division.

ACTION REQUESTED

Planning and Zoning Commission (PZC) Recommendation – December 18, 2025

Make a finding of consistency with the Comprehensive Plan and recommend ADOPTION of the requested Activity Center Mixed-Use (ACMU) Future Land Use Map designation.

PLANNING AND ZONING COMMISSION (PZC) PUBLIC HEARING SYNOPSIS

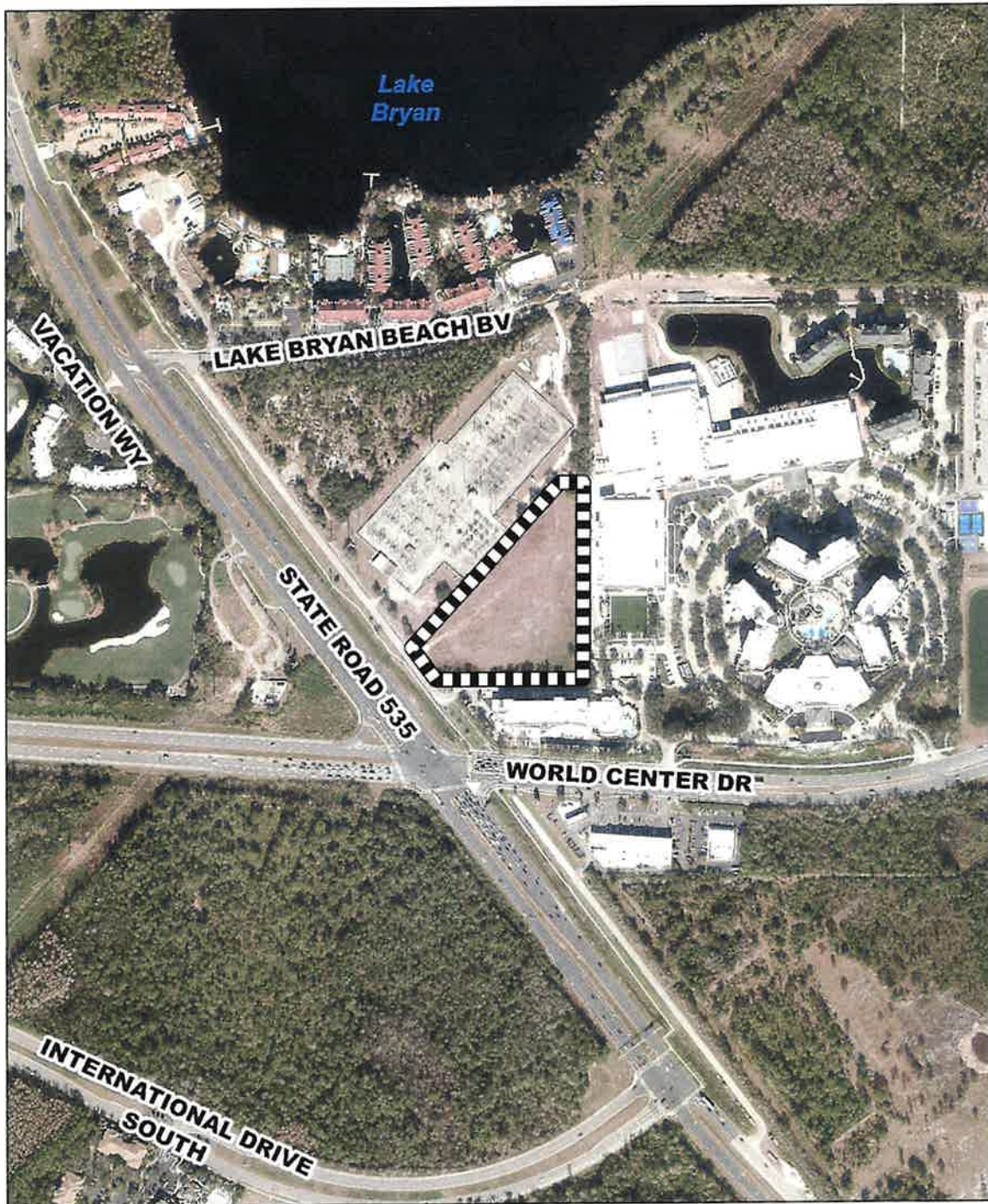
Case Planner Jennifer DuBois presented the staff report to the Local Planning Agency with the recommendation that they make a finding of **consistency** with the Comprehensive Plan and recommend **ADOPTION** of Amendment SS-25-12-019, amending the Future Land Use Map (FLUM) designation of the subject property—comprising the entire 5.93-acre Paradise Hotel PD—from Activity Center Residential (ACR) to Activity Center Mixed-Use (ACMU).

The applicant, Rebecca Wilson, was present and agreed with the staff recommendation. During public comment, no members of the public appeared to speak in favor of or in opposition to the request.

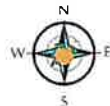
Commissioner Boers made a motion, seconded by Commissioner Wiggins, to recommend to the Board of County Commissioners **ADOPTION** of Amendment SS-25-12-019. The motion carried by a vote of 6-0.

Motion / Second	<i>David Boers / George Wiggins</i>
Voting in Favor	<i>David Boers, George Wiggins, Camille Evans, Eric Gray, Nelson Pena, and Marjorie Holt</i>
Voting in Opposition	<i>None</i>
Absent	<i>Michael Arrington, Evelyn Cardenas, and Eddie Fernandez</i>

SS-25-12-019



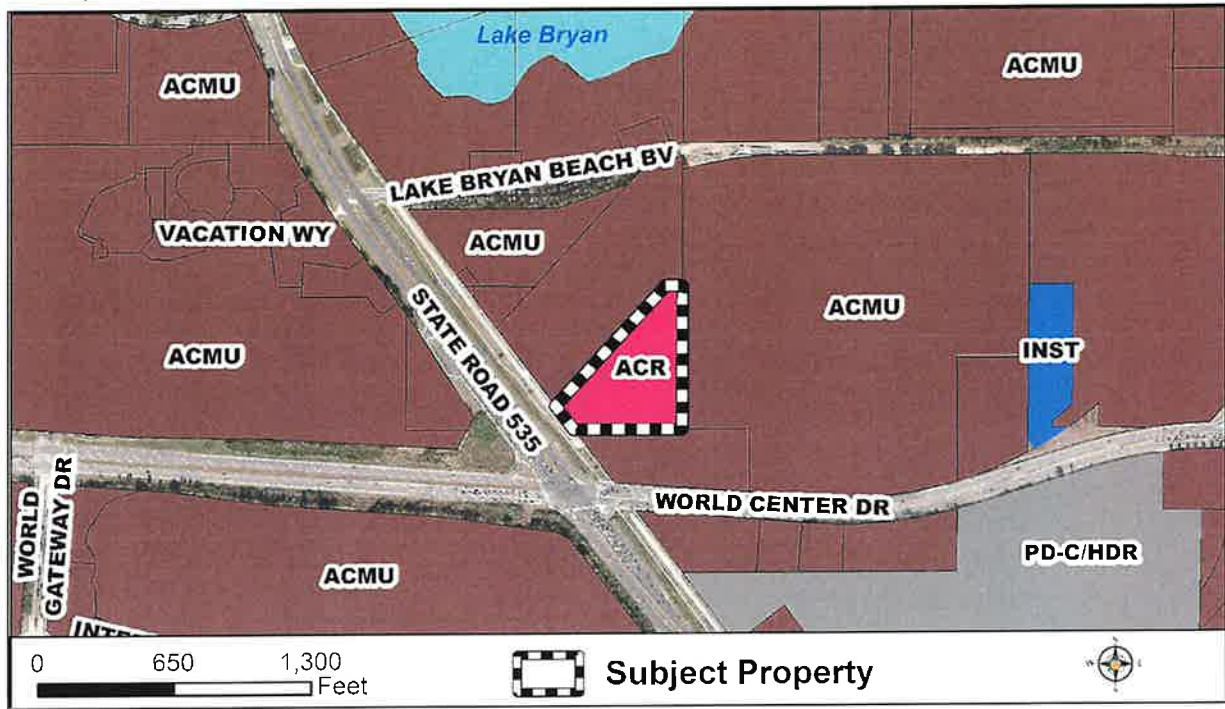
 Subject Property



0 400 800 Feet

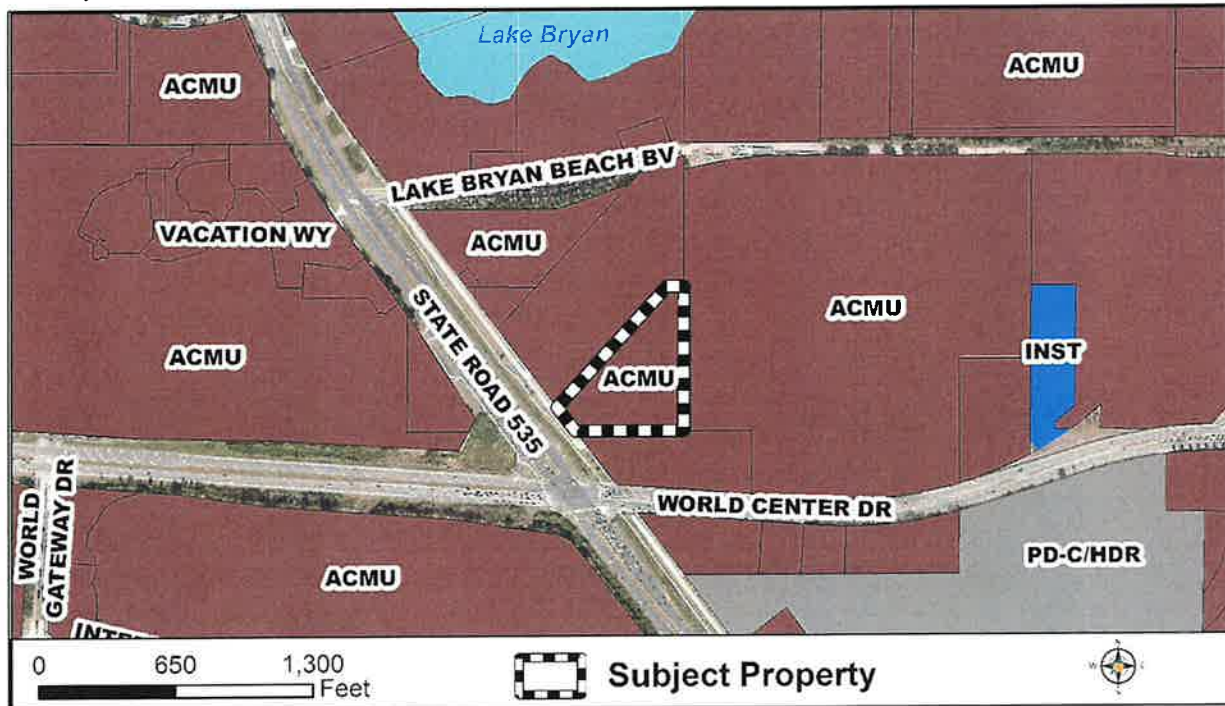
FUTURE LAND USE – CURRENT

Activity Center Residential (ACR)



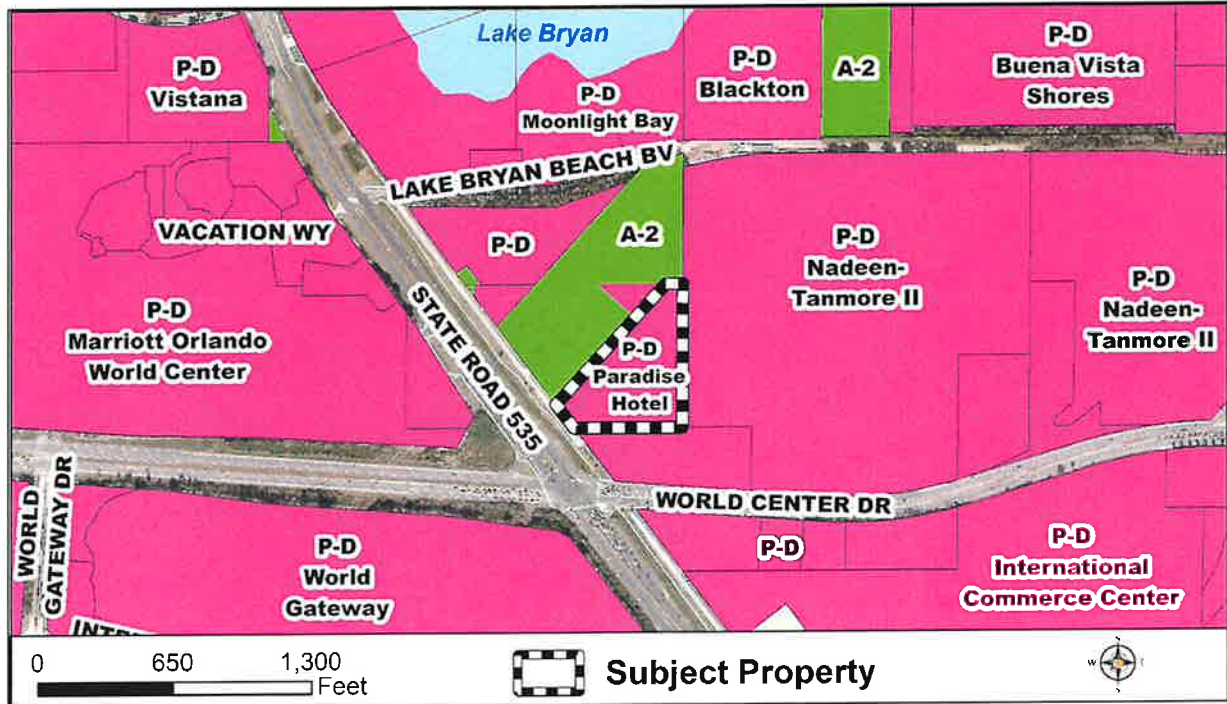
FUTURE LAND USE – PROPOSED

Activity Center Mixed-Use (ACMU)



ZONING – CURRENT

PD (Planned Development District) (Paradise Hotel PD/LUP)



Paradise Hotel PD Land Use Plan
DRC-Approved Plan – Cover Sheet

RECEIVED
By DRC at 4:37 pm, Dec 01, 2025

LAND USE PLAN
PARADISE HOTEL PD

CDR-25-10-245
Orange County, Florida
DECEMBER 01, 2025
PARCEL ID 34-24-28-0000-00-025

PROJECT LOCATION

VCINITY MAP

PROJECT TEAM

Kimley»Horn

PD NARRATIVE

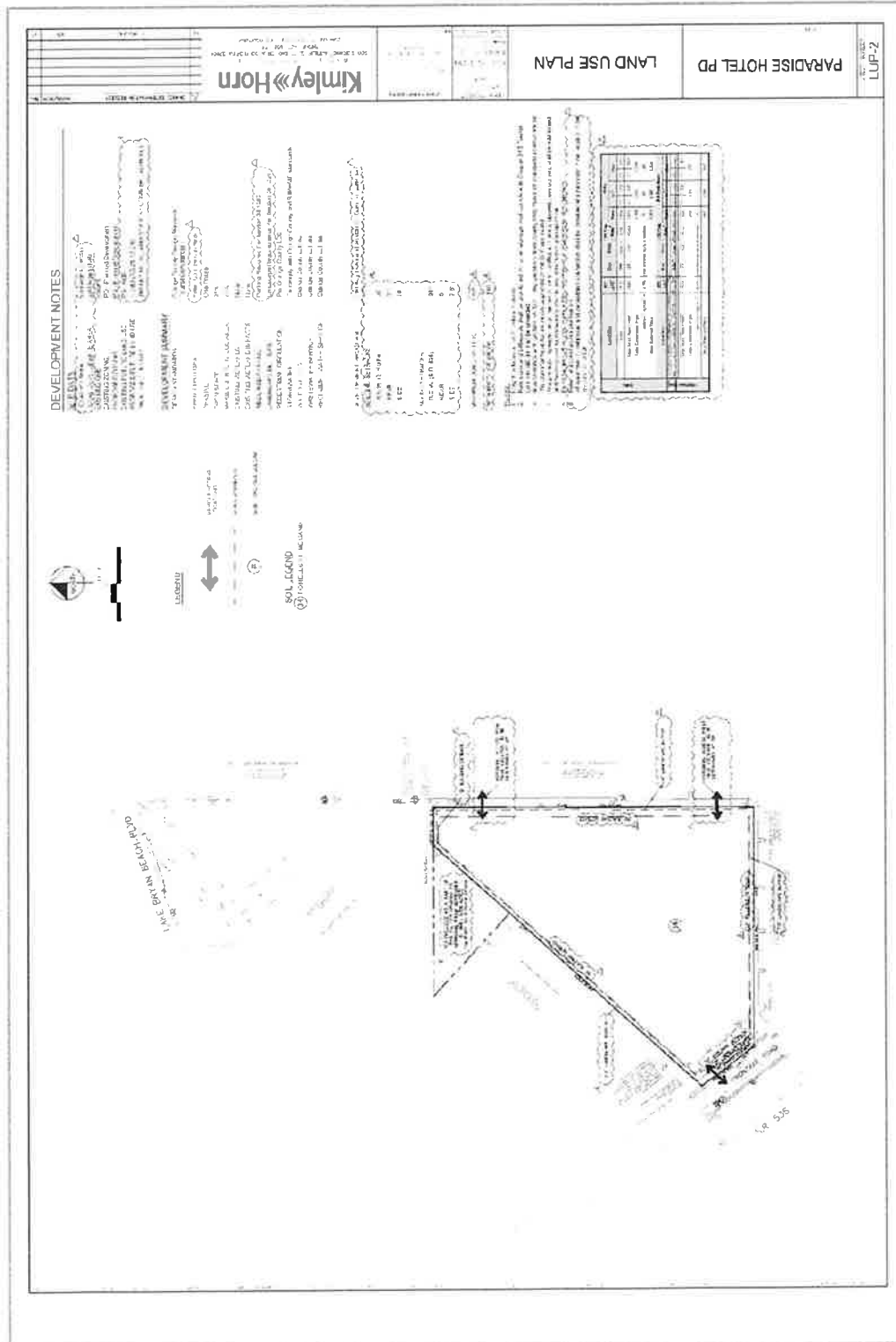
LEGAL DESCRIPTION

APPROVED
APPROVED
APPROVED

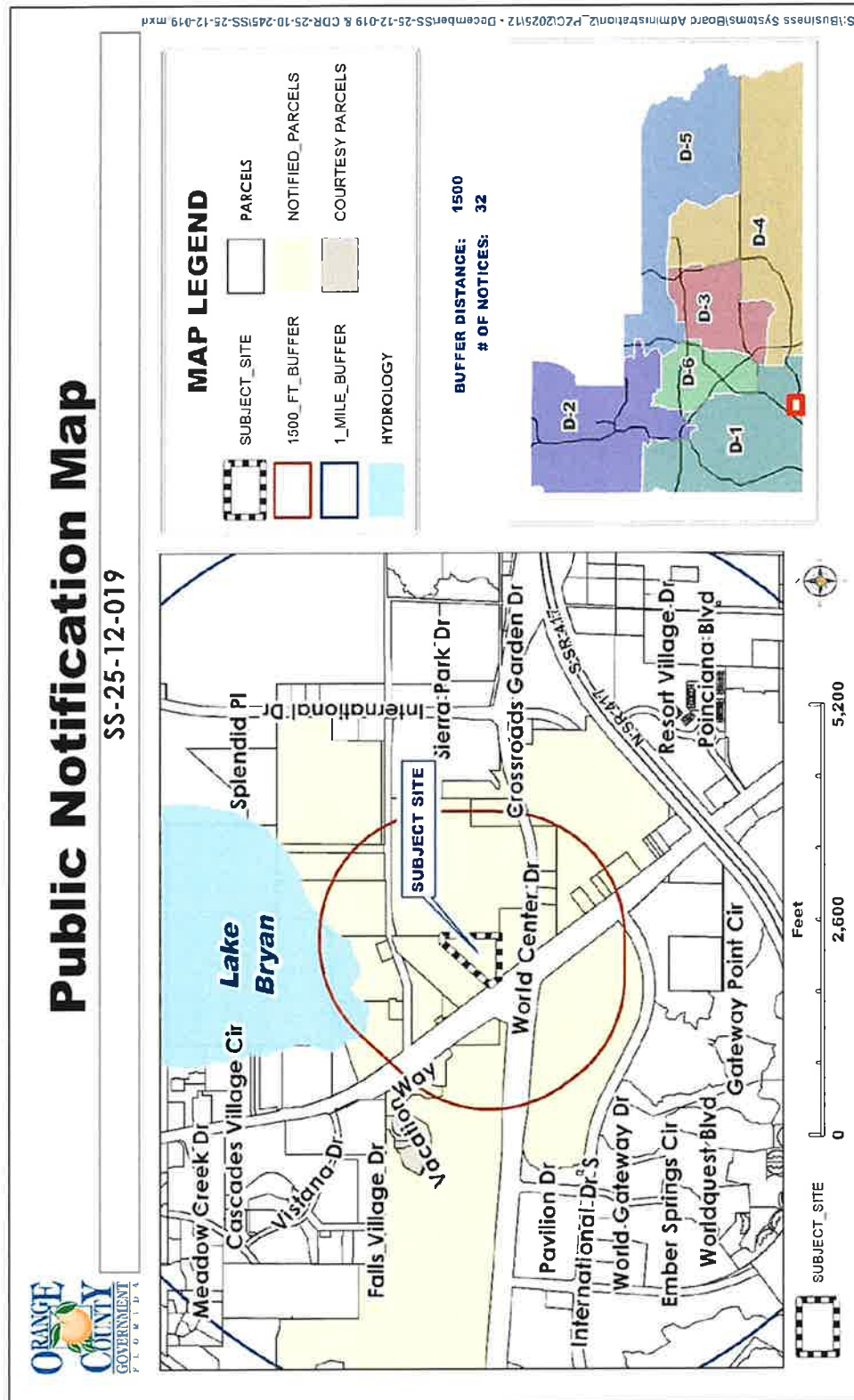
PARADISE HOTEL PD SHEET INDEX
LUP-1
COVER SHEET
LUP-2
LAND USE PLAN
LUP-3
EXISTING CONDITIONS

UC-1

Paradise Hotel PD Land Use Plan
DRC-Approved Plan – Cover Sheet



NOTIFICATION MAP



ORDINANCE NO. 2026-_____

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
A SMALL SCALE DEVELOPMENT AMENDMENT
PURSUANT TO SECTION 163.3187, FLORIDA STATUTES;
AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF
ORANGE COUNTY:

Section 1. Legislative Findings, Purpose, and Intent.

a. Part II of Chapter 163, Florida Statutes, sets forth procedures and requirements for
a local government in the State of Florida to adopt a comprehensive plan and amendments to a
comprehensive plan;

b. Orange County has complied with the applicable procedures and requirements of
Part II of Chapter 163, Florida Statutes, for amending Orange County’s 2010-2030 Comprehensive
Plan; and

c. On January 27, 2026, the Board of County Commissioners held a public hearing on
the adoption of the proposed amendment to the Comprehensive Plan, as described in this
ordinance, and decided to adopt it.

Section 2. Authority. This ordinance is adopted in compliance with and pursuant to
Part II of Chapter 163, Florida Statutes.

Section 3. Amendment to Future Land Use Map. The Comprehensive Plan is hereby
amended by amending the Future Land Use Map designation as described at **Appendix “A,”**

31 attached hereto and incorporated herein.

32 * * *

33 ***Section 4. Effective Dates for Ordinance and Amendment.***

34 (a) This ordinance shall become effective as provided by general law.

35 (b) Pursuant to Section 163.3187(5)(c), Florida Statutes, the small scale development
36 amendment adopted in this ordinance may not become effective until 31 days after adoption.
37 However, if an amendment is challenged within 30 days after adoption, the amendment that is
38 challenged may not become effective until the Department of Commerce or the Administration
39 Commission issues a final order determining that the adopted amendment is in compliance.

40 (c) In accordance with Section 163.3184(12), Florida Statutes, any concurrent zoning
41 changes approved by the Board are contingent upon the related Comprehensive Plan amendment
42 becoming effective. Aside from any such concurrent zoning changes, no development orders,
43 development permits, or land uses dependent on this amendment may be issued or commence
44 before the amendment has become effective.

45 ADOPTED THIS 27TH DAY OF JANUARY, 2026.

46 **ORANGE COUNTY, FLORIDA**
47 By: Board of County Commissioners
48
49
50

51 By: _____
52 Jerry L. Demings
53 Orange County Mayor
54

55 ATTEST: Phil Diamond, CPA, County Comptroller
56 As Clerk to the Board of County Commissioners
57
58
59

60 By: _____
61 Deputy Clerk

APPENDIX “A”

FUTURE LAND USE MAP AMENDMENT

<i>Appendix A*</i>		
<i>Privately Initiated Future Land Use Map Amendment</i>		
Amendment Number	Future Land Use Map Designation FROM:	Future Land Use Map Designation TO:
SS-25-12-019	Activity Center Residential (ACR)	Activity Center Mixed-Use (ACMU)
*The Future Land Use Map (FLUM) shall not depict the above designation until such time as it becomes effective.		