

CASE # CDR-26-02-032

Commission District: # 1

GENERAL INFORMATION

APPLICANT Jennifer Stickler, Kimley-Horn & Associates, Inc.

OWNER Sea Harbor Property SPV, LLC

PROJECT NAME Orangewood N-1 - Seaworld Vacation Village Planned Development (PD)

PARCEL ID NUMBER(S) 12-24-28-3275-00-010 (affected parcel)

TRACT SIZE 14.23 gross acres (affected area)

LOCATION North of Sea Harbor Drive / South of Westwood Boulevard / West of International Drive

REQUEST A PD substantial change to convert 362,000 square feet of office to 1,124 multi-family units.

PUBLIC NOTIFICATION The notification area for this public hearing extended beyond 1500 feet. Chapter 30-40(c)(3)(a) of Orange County Code requires the owners of the property within three hundred (300) feet of the subject property to be notified at least 10 days prior to the date of the hearing. Thirty-two (32) notices were mailed to those property owners in the mailing area.

IMPACT ANALYSIS

Project Overview

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 activity center. The property is zoned Planned Development District as the Orangewood N-1 - SeaWorld Vacation Village Planned Development (PD), which was originally approved in 1979.

Following the PD approval, 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 applicant has demonstrated that the proposed residential development will not exceed the maximum projected trip generation permitted under the ACMU designation and, therefore, may exceed the standard maximum density of 30 dwelling units per acre. The LUP further indicates that Tract 1, which contains the proposed multifamily development, comprises approximately 23 percent of the overall PD acreage. As a result, the proposal is consistent with Comprehensive Plan Policy ID1.1.7, which restricts residential uses to no more than 30 percent of the total ACMU-designated site area.

In conjunction with this request, an International Drive Development Plan (IDD-26-04-075) is currently under review.

Land Use Compatibility

The proposed development program is compatible with existing development in the area and would not adversely affect any adjacent properties.

Comprehensive Plan (CP) Consistency

The subject property has an underlying Future Land Use Map (FLUM) designation of Activity Center Mixed Use (ACMU) and is zoned Planned Development (PD). As described in the International Drive Element of the Comp Plan, ACMU is a mixture of tourist-related development and supportive residential activity. Per Comprehensive Plan Policy FLU1.1.4, ACMU allows uses up to a maximum FAR of 3.0, hotel/motel lodging uses up to a maximum of 60 rooms/acre, and residential uses at a minimum of 12 and up to a maximum of 30 units per developable acre. Per Comprehensive Plan Policy ID1.1.7, no more than 30% of a site designated ACMU shall be used for residential purposes. Information included with the proposed Land Use Plan indicates that the proposed use of 1,124 multi-family units will not exceed the maximum projected trips allowed per the ACMU designation, so it may exceed 30 dwelling units per acre. The LUP indicates that Tract 1, where the new multi-family development program is proposed constitutes 23% of the total PD area. Based on this information the proposed change is consistent with the ACMU designation and the comprehensive plan.

Overlay Ordinance

This property is within the I-Drive District Overlay Zone, which means that an I-Drive Development Plan will be required for development of the site. The property is also located in the Tourist Commercial Signage Overlay District, which means that the site must comply with specialty zoning and signage requirements.

Rural Settlement

The subject property is not located within a Rural Settlement.

Joint Planning Area (JPA)

The subject property is not located within a JPA.

Environmental

Development of the subject property shall comply with all state and federal regulations regarding wildlife and plants listed as imperiled species (endangered, threatened, or species of special concern). The applicant is responsible to determine the presence of these concerns and to verify and obtain, if necessary, any required habitat permitting of the U.S. Fish and Wildlife Service (USFWS) and the Florida Fish & Wildlife Conservation Commission (FWC).

Transportation Planning

Existing/Valid transportation capacity entitlements not found. This development will require transportation capacity via a Capacity Encumbrance Letter (CEL) application. Should this development be located near failing roadway(s) within Orange County. This deficiency requires a Transportation Impact Analysis (segment analysis) submitted with the CEL application Submittal Package. Refer to the Submittal Requirements on the CEL application for further information. The owner will have the option to remedy the deficiencies by entering into a Proportionate Share Agreement with Orange County (OC Code: Chapter 30, Sections 30-620 thru 30-624). If you believe that this project is vested from Chapter 30 (Concurrency Management) of the County Code, then please provide a vested rights verification package to the Concurrency Management Office to be reviewed by the County Attorney's Office.

Based on the recently approved Standard Procedures Manual for Specific Transportation Analysis Methodology Plan (STAMP), published February 27, 2024 (Sec.30-562-2 of the Code of Ordinances), an operational traffic analysis study (intersection analysis) will be required at DP level for proposed developments projected to generate 50 or more net PM peak hour vehicle trips. The operational traffic study will be based on the most updated STAMP. Please contact Transportation Planning for the most updated STAMP or should you have any questions regarding the Traffic Study or Methodology.

Community Meeting Summary

A community meeting was not required for this request.

Schools

Orange County Public Schools has reviewed this plan and did not identify any outstanding issues or concerns.

Specific Project Expenditure Report and Relationship Disclosure Forms

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

ACTION REQUESTED

Development Review Committee (DRC) Recommendation – (June 24, 2026)

Make a finding of consistency with the Comprehensive Plan and approve the substantial change to the Oranewood N-1 - Seaworld Vacation Village PD dated "Received May 14, 2026", subject to the following conditions:

1. Development shall conform to the Oranewood N-1 - Seaworld Vacation Village Planned Development (PD) dated "Received May 14, 2026," 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 May 14, 2026," the condition of approval shall control to the extent of such conflict or inconsistency.

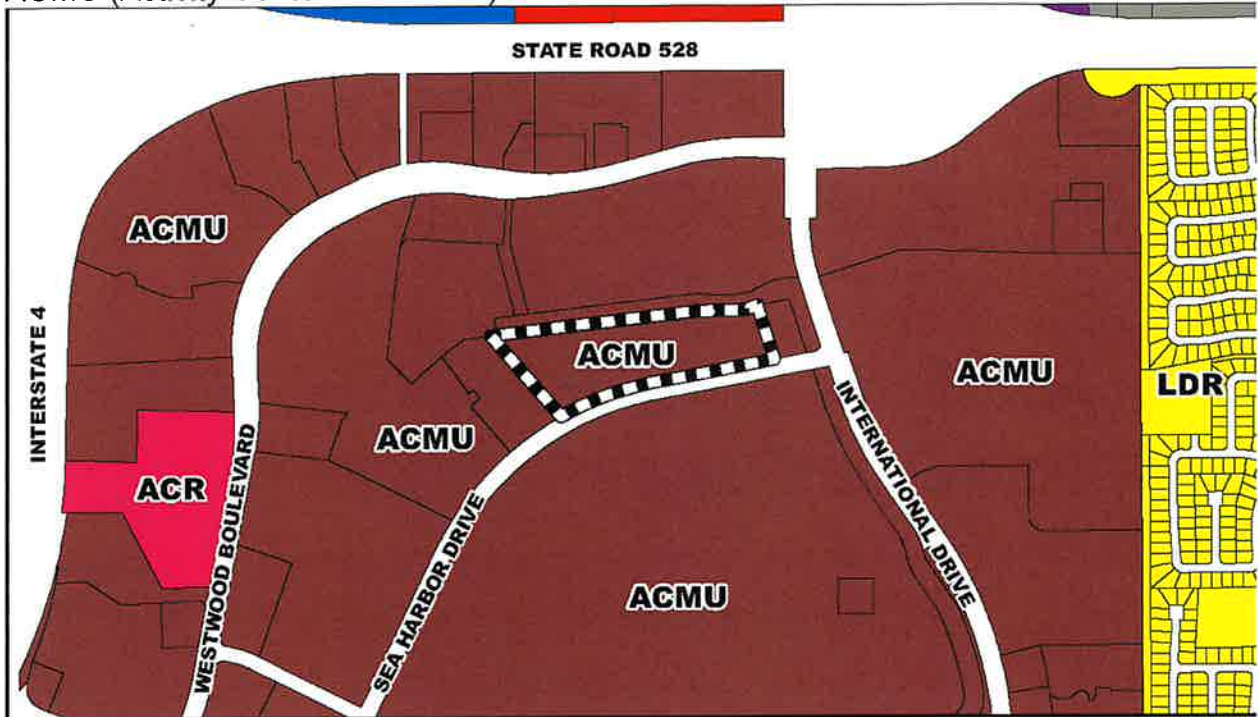
2. This project shall comply with, adhere to, and not deviate from or otherwise conflict with any verbal or written promise or representation made by the applicant (or authorized agent) to the Board at the public hearing where this development received final approval, where such promise or representation, 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. A Master Utility Plan (MUP) for the PD shall be submitted to Orange County Utilities at least thirty (30) days prior to submittal of the first set of construction plans. Construction plans within this PD shall be consistent with an approved and up-to-date Master Utility Plan (MUP). MUP updates shall be submitted to Orange County Utilities at least thirty (30) days prior to the corresponding construction plan submittal. The MUP and updates must be approved prior to Construction Plan approval.
8. The developer shall obtain water and wastewater service from Orange County Utilities subject to County rate resolutions and ordinances.
9. Prior to construction plan approval, documentation with supporting calculations shall be submitted which certifies that the existing drainage system and ponds have the capacity to accommodate this development and that this project is consistent with the approved master drainage plan (MDP) for this PD. An emergency high water relief outfall shall be provided to assure overflow does not cause flooding of surrounding areas.
10. Prior to construction plan approval, documentation must be provided certifying that this project has the legal right to tie into the master drainage system.
11. Pole signs and billboards shall be prohibited. All other signage shall comply with Chapter 31.5 Tourist Commercial, as may be amended.
12. Within multifamily developments, short-term rental shall be prohibited. Length of stay shall be for a minimum of 180 consecutive days.
13. Outdoor sales, storage, and display shall be prohibited.

14. 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.
15. Unless a Natural Resource Impact Permit (NRIP) is approved by Orange County consistent with Orange County Code Chapter 15, Article X, "Wetland and Surface Water Protection", prior to Construction Plan approval, no wetland, surface water or buffer encroachments shall be permitted. Approval of this plan does not authorize any direct or indirect wetland and surface water impacts.
16. All acreages identified as wetlands, surface waters and upland buffers are considered approximate until finalized by a Wetland Determination (WD) and/or a Natural Resource Impact Permit (NRIP). Approval of this plan does not authorize any direct or indirect wetland/surface water impacts.
17. All the Board Conditions, dated June 18, 2019, have been struck.

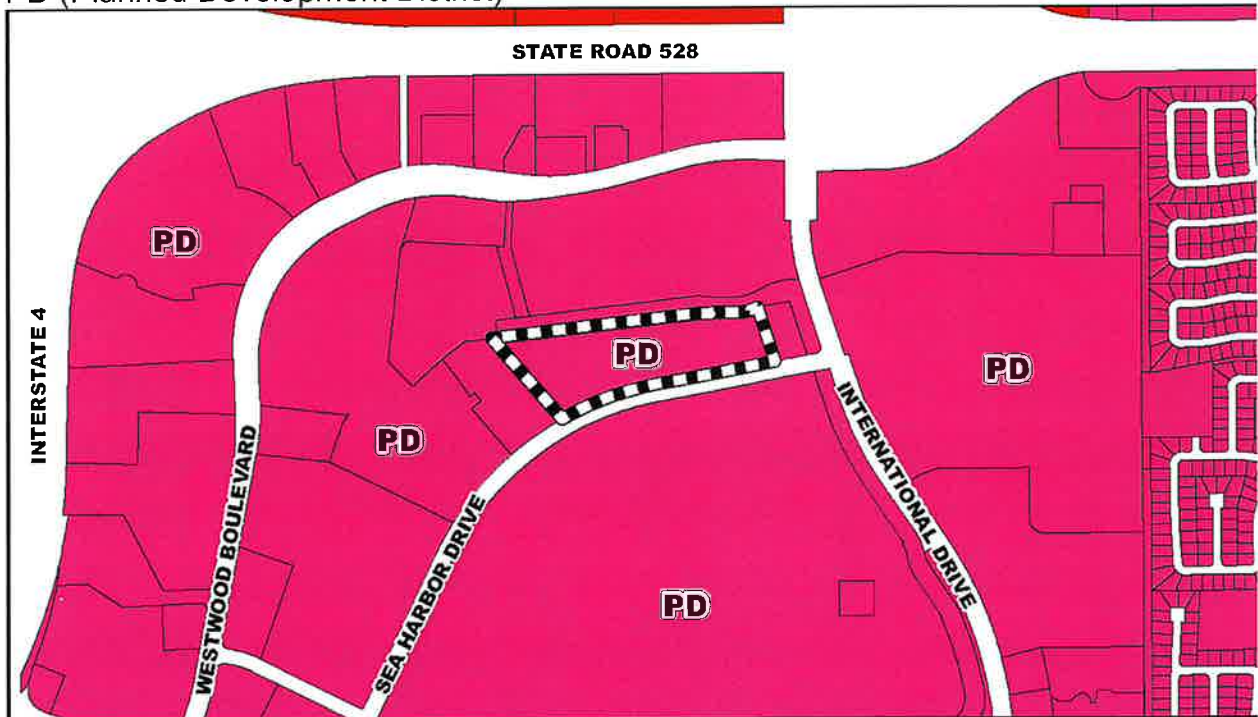
FUTURE LAND USE

ACMU (Activity Center Mixed Use)



ZONING

PD (Planned Development District)



Orangewood N-1 - Seaworld Vacation Village PD (Cover Sheet)



PROJECT LOCATION

**ORANGEWOOD N-1 PD /
 SEAWORLD VACATION VILLAGE
 LAND USE PLAN**
 CASE # CDR-26-02-032
 ORANGE COUNTY, FLORIDA
 MAY 13, 2026
 PARCEL #: 12-24-28-3275-00-010





VICTINITY MAP

PROJECT TEAM:

OWNER: SEAWORLD VACATION VILLAGE PD 12000 W. BOULEVARD ORANGE, FL 32668	DESIGNER: KIMLEY-HORN 1000 N. ORANGE AVENUE ORANGE, FL 32668
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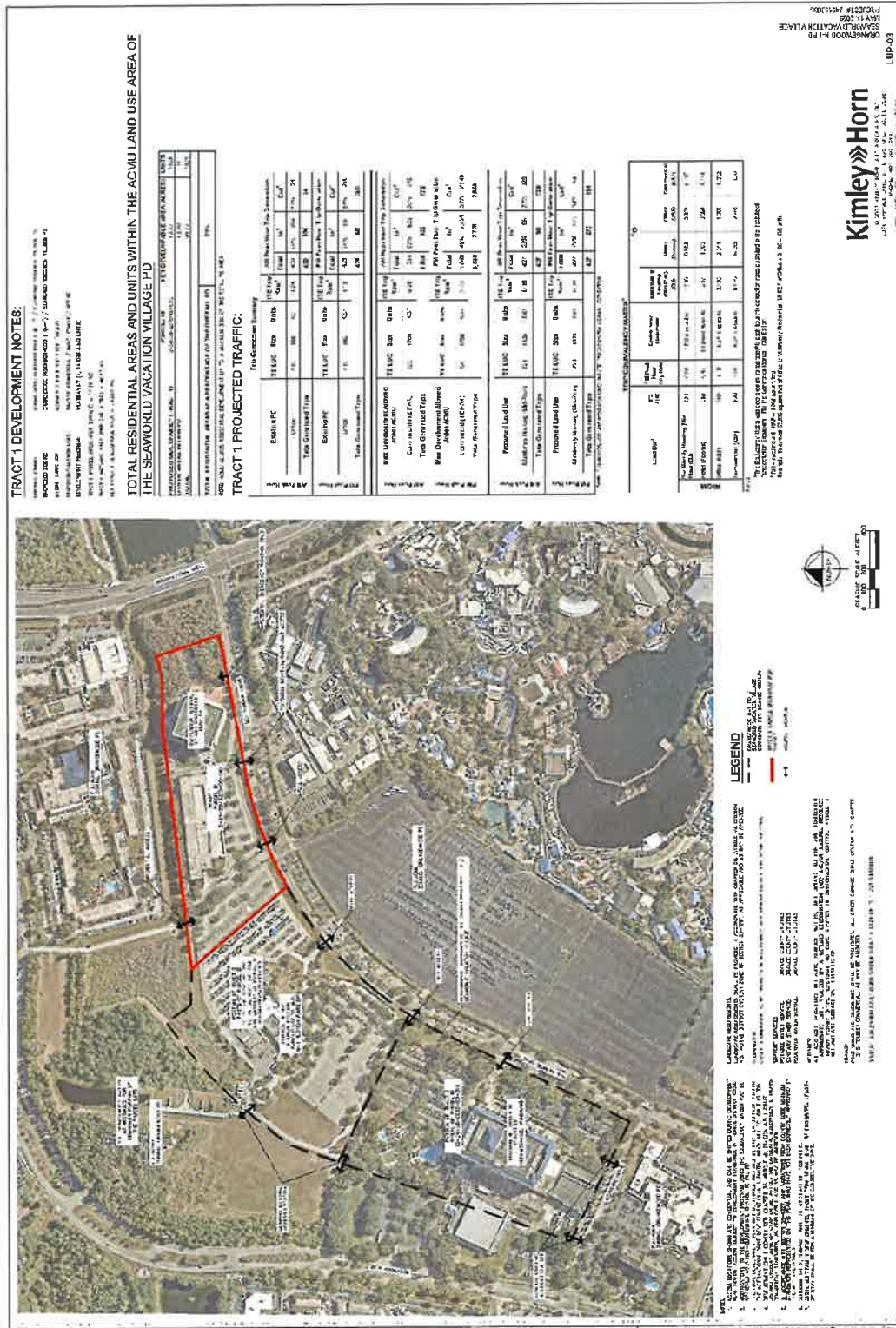
RECEIVED
 By DRC at 10:40 am, May 14, 2025

Kimley-Horn

SHET INDEX

L.P. 01	L.P. 02	L.P. 03
USE 1	USE 2	USE 3
USE 4	USE 5	USE 6

Site Plan Sheet



Notification Map

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Public Notification Map

Orangewood N-1 - Seaworld Vacation Village PD_CDR-26-02-032

