

Interoffice Memorandum

DATE: December 26, 2025

TO: Mayor Jerry L. Demings and County Commissioners

THROUGH: N/A



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

CONTACT: Jason Sorensen, AICP, Chief Planner

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DIVISION: Planning Division

ACTION REQUESTED:

Make a finding of consistency with the Comprehensive Plan and **ADOPT** the requested Activity Center Mixed Use (ACMU) Future Land Use Map designation, **APPROVE** the associated Ordinance, and **APPROVE** the requested substantial change to the Paradise Hotel PD Land Use Plan (LUP), subject to the ten (10) DRC-recommended Conditions of Approval listed in the staff report. District 1

PROJECT: 14445 State Road 535 – Small Scale Future Land Use Map Amendment SS-25-12-019 and PD Change Determination Request CDR-25-10-245 (Paradise Hotel PD/LUP)

PURPOSE: The applicant is seeking adoption of a Small Scale Future Land Use Map Amendment to change the Future Land Use designation of the 5.93-acre subject property—comprising the entire Paradise Hotel Planned Development (PD)—from Activity Center Residential (ACR) to Activity Center Mixed Use (ACMU). The PD—originally approved for the development of up to 280 hotel rooms under the ACMU Future Land Use designation—is currently entitled for the development of a multi-family residential community with up to 177 units, related amenities, and supporting infrastructure under the ACR Future Land Use designation. The applicant is now proposing to revert to the ACMU Future Land Use designation through the requested Future Land Use Map Amendment to establish a non-residential development program of up to 280 hotel rooms (as originally approved) and 20,000 square feet of commercial/retail uses through a concurrent substantial change to the Paradise Hotel PD Land Use Plan (LUP). A community meeting was not required for the two applications. The Local Planning Agency held a public hearing to consider the proposed Future Land Use Map Amendment on December 18, 2025. No members of the public

spoke in favor of or in opposition to the request, and no responses to the mailed public hearing notice were received. Following staff's overview of the applicant's proposal and the history of the Paradise Hotel PD, the Local Planning Agency unanimously recommended **ADOPTION** of the requested amendment (6-0). The associated PD Change Determination Request has undergone review by the Technical Review Group (TRG) and the Development Review Committee (DRC). On December 17, 2025, the DRC recommended **APPROVAL** of the PD Change Determination Request, subject to the ten (10) Conditions of Approval listed in the staff report. No waivers from Orange County Code are requested. The Board is expected to consider the two applications concurrently on January 27, 2026.

BUDGET: N/A