



## Interoffice Memorandum

Received: December 22, 2025

Deadline: December 30, 2025

Publish: January 4, 2026

**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  
(407) 836-5602 or [Jason.Sorensen@ocfl.net](mailto:Jason.Sorensen@ocfl.net) Digitally signed by Jason Sorensen  
Date: 2025.12.21 16:36:47 -05'00'

**SUBJECT:** Request Public Hearing on next available date

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

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**TYPE OF HEARING:** Adoption of Future Land Use Map Amendment, Ordinance, and Concurrent Rezoning

**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 REZONING:** 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 rezoning.**

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

If you have any questions regarding this map, please call Planning Division at 407-836-5600.

### **Location Map**

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

**Paradise Heights PD**

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

14445 SR 535

