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# Vacation rentals are being planned next to the \$1B Evermore resort community in Orlando

By AMANDA RABINES  
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Rendering shows conceptual townhomes at the 17-unit Sheen Villas project along Winter Garden Vineland Road. (3D Power/AMCO Development)

**AMCO Development** is setting forth on plans to develop a small vacation rental community next to the \$1 billion Evermore Orlando resort set to open in 2023.

**Aaron Hakim**, president and CEO of AMCO Development told **GrowthSpotter** his development and construction company is partnering with property owner **Sheen 121 LLC** to build 17 luxury vacation rental homes, a combination of six single-family homes and 11 two-story townhomes, overlooking the 13th hole of the Grand Cypress Resort golf course.

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Records show, **Sheen 121 LLC**, is tied to the family of scientist, entrepreneur and philanthropist Dr. Nelson Ying Sr. The entity has owned the land near the Disney theme parks and attractions, since the 1980's.

Hakim said the landowners have been pursuing plans to develop the property for some time. Before the announcement of the 1,100-acre Evermore Orlando resort next door, the partners attempted to increase the density of the development program in order to build about 30 vacation rental units.

The request was voted down, so the property owners opted to build what they could, he said.



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Along with the 17 vacation homes and townhomes, the Sheen Villas project would feature a community clubhouse, resort-style pool, business center, lobby area, fitness center, outdoor grilling stations and possible splash pad for children, Hakim said. Villas will be for rent only, and managed by a hospitality company, he adds.

The development team is meeting with Orange County's Technical Review Group later this year to discuss the necessary steps to rezone the property from R-CE to Planned Development (PD).

Commercial property management company [\*\*St. Cloud Mulberry\*\*](#) is a management partner in the development. Doug Kelly with [\*\*England-Thims & Miller Inc.\*\*](#) is the land planner and applicant.

Stand-alone single-family villas will range in size from about 4,400 square feet to 5,500 square feet. Townhomes will range from about 2,650 square feet to 3,200 square feet.

Earlier this month, [\*\*Dart Interests\*\*](#) broke ground on the first phase of Evermore. Construction is underway for the 433-room Conrad Orlando Hilton Resort hotel.

Conrad Orlando at Evermore will be managed by Hilton Management Services and will feature 40,000 square feet of indoor meeting space, a spa and numerous dining options, including one on its rooftop.

At the groundbreaking ceremony earlier this month the developer announced [\*\*PCL Construction\*\*](#) as the general contractor and [\*\*HKS Architects\*\*](#) as a design partner in the project.

When complete, the resort community will consist of a 20-acre beach complex, an eight-acre crystalline water amenity by **Crystal Lagoons** called Evermore Bay, food hall and gourmet market, and a two-story Boathouse that will serve weddings and private events.

At full build out, the resort will comprise roughly 10,000 rooms spread among the hotel and different vacation homes, villas and flats.

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Amanda Rabines



Amanda covers development and real estate in Orange County. She was born and raised in Miami, where her mother, like thousands of other Cubans, arrived in 1980 during the Mariel Boatlift. It's because of her that Amanda believes in hard work and the power of Cuban coffee. She is a graduate of Florida International University.

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