



Interoffice Memorandum

07-02-14A07:48 RCVD

DATE: July 1, 2014

TO: Katie A. Smith, Deputy Clerk of the Board of County Commissioners, County Comptroller's Office

THROUGH: Cheryl Gillespie, Supervisor, Agenda Development Office

FROM: Alberto A. Vargas, MArch, Manager, Planning Division

CONTACT PERSON: John Smogor, Planning Administrator
Planning Division 407-836-5616 and john.smogor@ocfl.net

SUBJECT: Request for Board of County Commissioners (BCC) Public Hearing

Project Name: World Gateway Planned Development / Land Use Plan (PD/LUP), Case # CDR-14-04-099

Type of Hearing: Substantial Change

Applicant(s): Bob Paymayesh, PE Group

Commission District: 1

General Location: 14701 International Drive; generally located on the south side of SR 536 (World Center Drive), east of Interstate 4, west of SR 535 (Kissimmee Vineland Road) and north of SR 417 (Central Florida Greenway).

BCC Public Hearing Required by: Orange County Code, Chapter 30, Article III, Section 30-89 and Orange County Code, Chapter 38, Article VIII, Division 1, Section 38-1207

08-19-14 C2pm

Clerk's Advertising
Requirements:

(1) 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;

and

(2) 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: IF YOU HAVE ANY QUESTIONS REGARDING THIS NOTICE, CONTACT THE ORANGE COUNTY PLANNING DIVISION, Email: lisette.egipciaco@ocfl.net - 407-836-5684 or lourdes.o'farrill@ocfl.net 407-836-5686

PARA MÁS INFORMACIÓN, REFERENTE A ESTA VISTA PUBLICA CON RESPECTO A UNA AUDENCIA PUBLICA SOBRE PROPIEDAD EN SU AREA/VECINDAD, FAVOR COMUNICARSE CON LA DIVISIÓN DE PLANIFICACION, AL NUMERO, 407-836-5684.836-5686

Advertising Language:

This substantial change request is to amend the World Gateway Planned Development / Land Use Plan (PD / LUP) as follows:

- (1) Converting existing Parcel "B" entitlements from 85 multi-family units into 110 hotel rooms;
- (2) Splitting existing Parcel "G" into Parcels "G1" and "G2", and converting 285 multi-family residential entitlements into an unallocated amount of hotel rooms within Parcel "G1" and an unallocated amount of retail square footage within Parcel "G2";
- (3) Converting Parcel "L1" entitlements from an unallocated amount of timeshare units into 411 multi-family units;

- (4) Aggregating the 10.51 acres within existing Parcel "K3" into Parcel "K1", for an increased acreage of 28.76; and by further modifying approved uses from a mixture of unallocated hotel / office activity into an unallocated amount of hotel rooms only;
- (5) Adjusting the location of retail Parcel "E6" (1.5 acres) to the south for improved access;
- (6) Splitting existing Parcel "D1" into Parcels "D1" and "D3", and converting existing entitlements of 500 hotel rooms into an unallocated amount of hotel rooms within Parcel "D1" and an unallocated amount of retail square footage within the Parcel "D3"; and
- (7) Aggregating the 1.50 acres within existing Parcel "M3", into Parcel "M1", for an increased acreage of 23.96; and by further modifying the approved uses from a mixture of unallocated hotel / retail activity into an unallocated amount of hotel rooms only.

Material Provided:

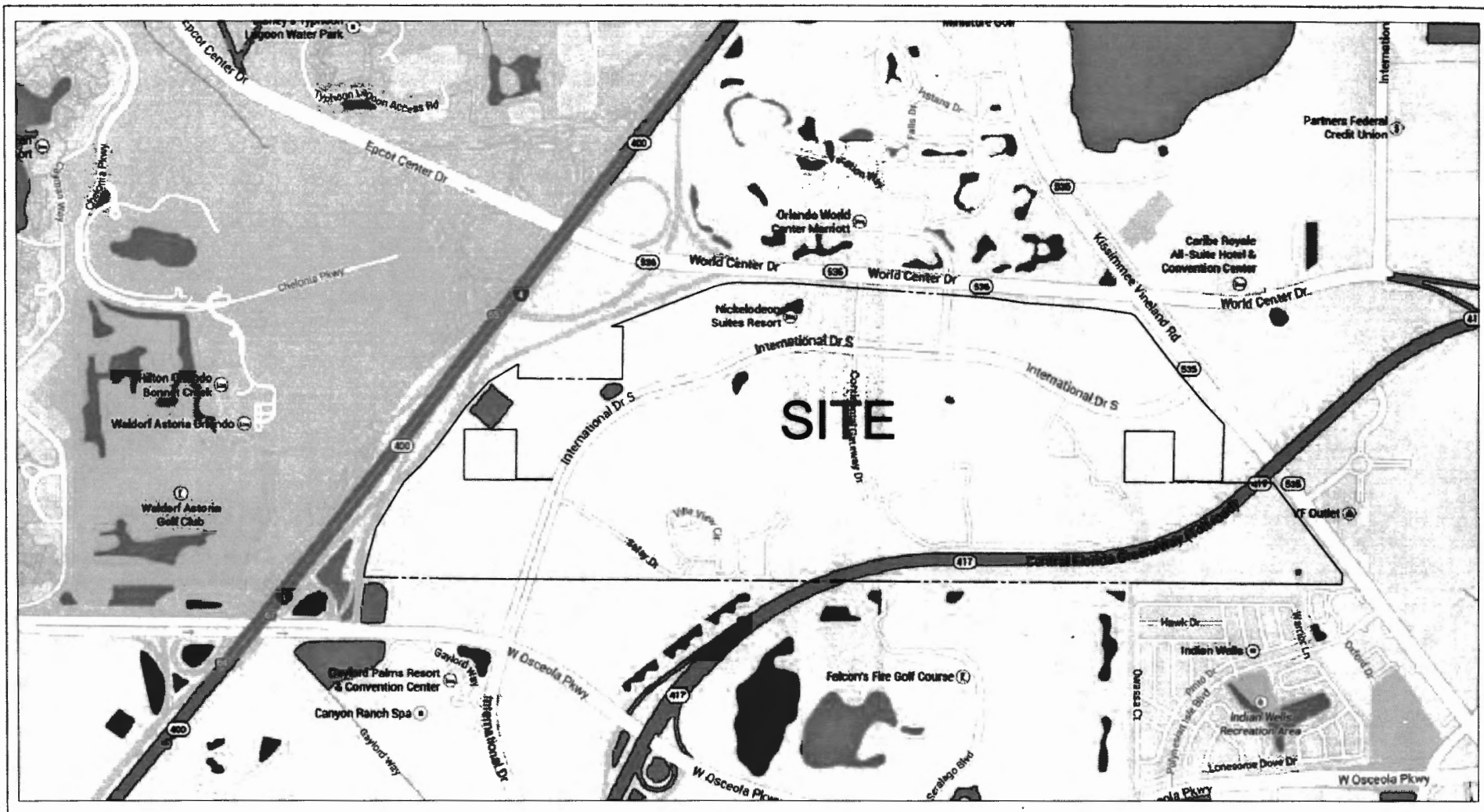
- (1) Names and last known addresses of property owners within 300 feet and beyond (*via email from Fiscal and Operational Support Division*); and
- (2) Location map (*to be mailed to property owners*).

Special instructions to the Clerk:

Unless stated otherwise, the public hearing should be advertised to begin at 2:00 p.m., or as soon thereafter as the matter may be heard.

Attachment (location map)

c: Chris R. Testerman, AICP, Assistant County Administrator
Jon V. Weiss, Director, Community Environmental Development Services
Department



VICINITY MAP

1,000 ft

If you have any questions regarding this map, please call John Smogor at 407-836-5616.

LEGAL DESCRIPTION: OVERALL WORLD GATEWAY (FORMERLY GREENE) PARCEL

Portions of land situated in Section 32, 33, 34 and 35, Township 24 South, Range 28 East, Orange County, Florida, lying East of Interstate Highway No. 4, South of State Road 536, and West of State Road 535, and a portion of MUNGER LAND COMPANY SUBDIVISION, as recorded in Plat Book E, Pages 22 & 23, of the Public Records of Orange County, Florida, all being more particularly described as follows:

BEGIN at the Southeast corner of Section 32, Township 24 South, Range 28 East, Orange County, Florida, thence run N.89°07'08"W. along the South line of said Section 32, a distance of 1329.14 feet to the proposed Easterly right-of-way line of said Interstate Highway No. 4, as recorded in Official Record Book 4440, Page 4107, of the Public Records of Orange County, Florida; thence run along said proposed Easterly right-of-way line the following courses and distances: N.08°33'34"E. 149.27 feet; thence N.15°32'33"E. 527.07 feet; thence N.31°21'34"E. 714.64 feet; thence N.46°03'31"E. 263.38 feet to the point of curvature of a curve, concave Northwesterly, and having a radius of 2536.28; thence run Northeasterly along the arc of said curve 438.90 feet through a central angle of 09°54'54" to the point of tangency; thence N.36°08'37"E. 574.98 feet thence N.42°28'52"E. 416.28 feet; thence, leaving the aforesaid proposed right-of-way line of I-4 Interchange, run the following courses and distances along the boundary line of the Florida Department of Transportation Borrow Pit, No. 8, as described and recorded in Minute Book 30, Page 644, of the Public Records of Orange County, Florida; S.51°19'33"E. 21.98 feet; thence S.38°40'27"W. 450.00 feet; thence S.51°19'33"E. 362.14 feet to a point on the North line of Lot 81 of the aforesaid Munger Land Company Subdivision situated in Section 33, Township 24 South; Range 28 East; thence run, S.89°40'36"E. along said North line of Lot 81 and the North line of Lot 82 of said Subdivision, 48.27 feet to a point on the Southeasterly boundary line of said Borrow Pit No. 8; thence, continuing along said boundary line of Borrow Pit No. 8, run N.38°40'27"E. 470.05 feet; thence N.51°19'33"W. 414.02 feet to a point on the aforesaid Southeasterly right-of-way line of said I-4 Interchange; thence N.58°51'27"E. along said proposed right-of-way line 434.70 feet to the West line of Lot 51 of said Munger Land Company Subdivision; thence departing said right-of-way line run S.01°28'11"W. along said West line of Lot 51 a distance of 192.02 feet to the South line of the Northwest 1/4 of said Section 33, being the centerline of a 30.00 feet wide road right-of-way as shown on said Munger Land Company Subdivision; thence run S.89°41'17"E. along said South line of the Northwest 1/4 of Section 33 and said centerline a distance of 1380.71 feet to the Southerly projection of the East line of Lot 54 of said plat; thence run N.00°27'46"E. along said projected line and along said East line of Lot 54 a distance of 689.08 feet to the Northeast corner of said Lot 54; thence run N.89°41'01"W. along the North line of said Lot 54 a distance of 149.04 feet to the Southeasterly right-of-way line of said I-4 Interchange of State Road Number 536 as shown on the State of Florida Department of Transportation right-of-way map, Section 75000-2528, also known as Connector Road of I-4 (Disney World) Interchange; thence continue along said I-4 Interchange right-of-way line through the following courses and distances: N.68°40'02"E. 1391.24 feet to a point on a curve concave Southerly and having a radius of 1045.92 feet and a central angle of 25°32'00"; thence, from a chord bearing of N.81°26'27"E., run Northeasterly along the arc of said curve 466.10 feet to a point on said curve, said point also being on the Southerly right-of-way line of the aforementioned State Road 536, as shown on said right-of-way maps; thence departing said curve run S.89°53'13"E. along said

Southerly right-of-way line 602.23 feet; thence continue along said Southerly right-of-way line of State Road 536 the following courses and distances: S.85°48'28"E. 2673.76 feet; thence S.81°37'10"E. 424.45 feet; thence S.85°48'28"E. 895.89 feet; thence S.81°48'28"E. 520.08 feet; thence S.61°16'30"E. 66.74 feet to the Westerly right-of-way line of the aforementioned State Road 535, as shown on said right-of-way maps; thence run along said Westerly right-of-way line the following courses and distances: S.37°57'06"E. 977.01 feet; thence S.39°30'37"E. 229.33 feet to a point on a non tangent curve concave Northeasterly having a radius of 5885.58 feet and a central angle of 04°52'04"; thence from a chord bearing of S.41°33'39"E. run Southeasterly along the arc of said curve 500.03 feet to the point of tangency; thence run S.43°59'41"E. 137.99 feet to the West line of Lots 66 and 95 of the aforementioned Munger Land Company Subdivision situated in Section 34, Township 24 South, Range 28 East; thence, departing the aforesaid Westerly right-of-way line of State Road 535, run S.01°37'57"W. along the East line of the West 1/2 of the Northeast 1/4 of the Southeast 1/4 of said Section 34, a distance of 765.71 feet to the Southeast corner of said West 1/2 of the Northeast 1/4 of the Southeast 1/4; thence run S.89°50'00"E. along the North line of the Northeast 1/4 of the Southeast 1/4 of the Southeast 1/4, a distance of 649.67 feet to the Northeast corner of the Southeast 1/4 of the Southeast 1/4, of said Section 34; thence run S.89°56'04"E. along the centerline of a 30.00 feet wide road right-of-way as shown on said Munger Land Company Subdivision and the North line of the Southwest 1/4 of the Southwest 1/4 of Section 35, Township 24 South, Range 28 East, a distance of 23.33 feet to said Westerly right-of-way line of State Road No. 535; thence run S.36°54'27"E. along said right-of-way line 423.94 feet; thence continue along said Westerly right-of-way line the following courses and distances: S.37°01'47"E. 358.66 feet to the point of curvature of a curve concave Northeasterly having a radius of 17,268.73 feet and a central angle of 01°41'13"; thence run Southeasterly along the arc of said curve a distance of 508.44 feet to the point of tangency; thence S.38°43'00"E. 222.98 feet to the East line of the West 1/2 of the Southeast 1/4 of the Southwest 1/4 of the Southwest 1/4 of said Section 35; thence departing said Westerly right-of-way line, run S.02°13'10"W. along said East line 138.44 feet to the South line of said Section 35; thence run N.89°53'00"W. along said South line 988.84 feet to the Southeast corner of the aforesaid Section 34; thence run N.89°38'26"W. along the South line of the Southeast 1/4 of said Section 34 a distance of 2556.12 feet to the Southeast corner of the Southwest 1/4 of said Section 34; thence run N.89°44'28"W. along the South line of the Southwest 1/4 of said Section 34 a distance of 2628.51 feet to the Southeast corner of the aforementioned Section 33; thence run N.89°40'19"W. along the South line of the Southeast 1/4 of said Section 33 a distance of 2641.76 feet to the Southeast corner of the Southwest 1/4 of said Section 33; thence run N.89°38'34"W. along the South line of the Southwest 1/4 of said Section 33 a distance of 2781.99 feet to the POINT OF BEGINNING.

TOGETHER WITH:

That part of Borrow Pit No. 8, as recorded in Minute Book 30, Page 644, of the Public Records of Orange County, Florida, being more particularly described as follows:

COMMENCE at the Southeast corner of Section 32, Township 24 South, Range 28 East, Orange County, Florida, thence run N.89°07'08"W. along the South line of said Section 32, a distance of 2083.57 feet to the Easterly right-of-way line of said Interstate Highway No. 4; thence N.38°40'27"E. along said right-of-way line 2471.69 feet to the Southeasterly right-of-way line of State Road No. 536 as shown on the State of Florida, Department of Transportation right-of-way

map for State Road Number 536, Section 75000-2528, also known as, Connector Road of I-4 (Disney World) Interchange; thence continue along the right-of-way line of said I-4 Interchange the following courses and distances: N.44°28'02"E. 535.05 feet to a point on a non-tangent curve concave Southeasterly and having a radius of 1400.00 feet and a central angle of 19°54'57"; thence from a chord bearing of N.52°37'31"E. run Northeasterly along the arc of said curve 486.63 feet to a point on said curve; thence, departing said curve and said right-of-way line, run S.51°19'33"E. 107.16 feet for a POINT OF BEGINNING; thence run the following courses and distances along the boundary line of the Florida Department of Transportation Borrow Pit, No. 8, as described and recorded in Minute Book 30, Page 644, of the Public Records of Orange County, Florida thence continue S.51°19'33"E. 21.98 feet; thence S.38°40'27"W. 450.00 feet; thence S.51°19'33"E. 362.14 feet to a point on the North line of Lot 81 of the aforesaid Munger Land Company Subdivision situated in Section 33, Township 24 South, Range 28 East; thence run, S.89°40'36"E. along said North line of Lot 81 and the North line of Lot 82 of said Subdivision, 48.27 feet to a point on the Southeasterly boundary line of said Borrow Pit No. 8; thence, continuing along said boundary line of Borrow Pit No. 8, run N.38°40'27"E. 470.05 feet; thence N.51°19'33"W. 414.02 feet to a point on the proposed Southeasterly right-of-way line of I-4 Interchange, as recorded in Official Record Book 4440, Page 4107, of the Public Records of Orange County, Florida; thence run along said proposed Southeasterly right-of-way line the following courses and distances; S.58°51'27"W. 16.36 feet; thence S.42°28'52"W. 34.72 feet to the POINT OF BEGINNING.

LESS: the Southeast 1/4 of the Northwest 1/4 of the Southeast 1/4 of Section 34, Township 24 South, Range 28 East, being Lots 91 and 92 and the 15.00 feet wide right-of-way contiguous to the South line of said Lots, of Munger Land Company Subdivision in Section 34, Township 24 South, Range 28 East, Orange County, Florida.

AND ALSO LESS the Southwest 1/4 of the Northwest 1/4 of the Southwest 1/4 of Section 33, Township 24 South, Range 28 East, being Lots 81 and 82 and the 15.00 feet wide right-of-way contiguous to the South line of said Lots and the 15.00 feet wide right-of-way contiguous to the West line of said Lot 81 of the aforementioned Munger Land Company Subdivision in Section 33, Township 24 South, Range 28 East, Orange County, Florida.

Containing 839.09 acres, more or less.

Subject to Willis R. Munger's rights-of-way as recorded in Plat Book "E", Pages 22 and 23 of the Public Records of Orange County, Florida.

Containing therein 8.865 acres, more or less.

Subject to all easements; restrictions, and rights-of-way of record.