



**Interoffice Memorandum**

June 13, 2023

TO: Mayor Jerry L. Demings  
—AND—  
County Commissioners



FROM: Timothy L. Boldig, Interim Director  
Planning, Environmental and Development  
Services Department

**CONTACT PERSON: Joseph C. Kunkel, P.E., DRC Chairman  
Development Review Committee  
Public Works Department  
(407) 836-7971**

SUBJECT: **(PULLED to be HEARD WITH PUBLIC HEARING)**  
July 11, 2023 — Consent Item  
Non-Substantial Deviation First Amendment to Eighth Amended  
and Restated Development Order for World Gateway (formerly  
called The Greene Property) PD Development of Regional  
Impact  
Case #DO-23-05-150 / District 1  
(Change Determination Request **CDR-22-11-352**)

The World Gateway Development of Regional Impact (DRI) and Development Order were originally approved by the Board on March 1, 1983, and the property is generally located North of SR 417, east of South International Drive. The DRI and associated Planned Development (PD) are currently approved for a mix of commercial, office, hotel, timeshare, multi-family residential, and golf course uses.

Through this request, the applicant is seeking to amend Section I Paragraph 7 of the Development Order (DO) to remove 798 hotel rooms and add 900 multi-family residential dwelling units as permitted in the DO conversion matrix. This request is associated with the substantial change to the World Gateway PD (CDR-22-11-352), which would merge Parcels K2, and K4 with adjacent Parcel K1, and convert 798 hotel units to 900 multi-family units on Parcel K1.

The proposed amendment received a recommendation of approval from the Development Review Committee on May 10, 2023.

**ACTION REQUESTED: Approval and execution of Non-Substantial Deviation First Amendment to Eighth Amended and Restated Development Order for World Gateway (formerly called the Greene Property) PD Development of Regional Impact. District 1**

TLB/JCK/lme  
Attachment



OFFICE OF COMPTROLLER

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**ORANGE  
COUNTY  
FLORIDA**

**Phil Diamond, CPA**  
County Comptroller as  
Clerk of the Board of County Commissioners  
201 South Rosalind Avenue  
Post Office Box 38  
Orlando, FL 32802-0038  
Telephone: (407) 836-7300  
Fax: (407) 836-5359

DATE: July 13, 2023

TO: Ray Eubanks, Plan Processing Administrator  
Department of Economic Opportunity, State of Florida

THRU: Phil Diamond, County Comptroller *MF for PD*  
As Clerk of the Board of County Commissioners

FROM: Jennifer Lara-Klimetz, Assistant Deputy Clerk *MF for JLK*

SUBJECT: World Gateway (Formerly Called the Greene Property) PD Development of  
Regional Impact Development Order

Enclosed is a certified copy of the Development Order for the World Gateway (Formerly Called the Greene Property) PD Development of Regional Impact, approved by the Board of County Commissioners at its regular meeting on July 11, 2023.

Please advise if you should need further information.

pd;jlk:mf  
CERTIFIED MAIL 7001 2510 0004 8959 4322  
RETURN RECEIPT REQUESTED

c: Ken Storey, Attn: Comp Plan Review, East Central Florida Regional Planning Council, 455 North Garland Avenue, 4th Floor, Orlando, FL 32801. (w/enclosure)  
Joe Kunkel, Director, Public Works Department, BCC (w/ enclosure)  
Tracy Salem, Director, Community and Family Services Department, BCC (w/enclosure)  
Raul Pino, Director, Health Services Department, BCC (w/enclosure)  
Ed Torres, Director, Utilities Department, BCC (w/enclosure)  
Jennifer Moreau, Manager, Zoning Division, BCC (w/enclosure)  
Nicolas Thalmueller, Chief Planner, Planning Division, BCC (w/enclosure)

BCC Mtg. Date: July 11, 2023

THIS INSTRUMENT PREPARED BY  
AND SHOULD BE RETURNED TO:

M. Rebecca Wilson, Esq.  
**LOWNDES, DROSDICK, DOSTER,  
KANTOR & REED, P.A.**  
215 N. Eola Drive  
Orlando, FL 32801  
(407) 418-6250

**NON-SUBSTANTIAL DEVIATION FIRST AMENDMENT TO EIGHTH  
AMENDED AND RESTATED DEVELOPMENT ORDER  
FOR WORLD GATEWAY (FORMERLY CALLED THE GREENE PROPERTY)  
PD DEVELOPMENT OF REGIONAL IMPACT**

**WHEREAS**, on April 21, 1992, Orange County approved that certain Development Order for the Greene Property PD Development of Regional Impact, which Development Order was amended and restated on numerous prior occasions as set forth in Section X of the Eighth Amended and Restated Development Order for World Gateway (Formerly Called the Greene Property) PD Development of Regional Impact (“Eighth Amended and Restated Development Order”), recorded on November 3, 2021, Doc # 20210675695, Official Records of Orange County, Florida;

**WHEREAS**, the purpose of this Non-Substantial Deviation First Amendment to Eighth Amended and Restated Development Order For World Gateway (Formerly Called the Greene Property) PD Development of Regional Impact (this “Amendment”) is to apply the equivalency matrix attached to the Eighth Amended and Restated Development Order as Exhibit 2A to convert 798 hotel rooms into 900 multi-family dwelling units;

**WHEREAS**, the conversion of approved uses through use of the equivalency matrix does not constitute a substantial deviation to the DRI under Paragraph 7 of Section I of the Eighth Amended and Restated Development Order; and

**WHEREAS**, this Amendment amends only those provisions of the Eighth Amended and Restated Development Order set forth herein;

**ORDER**

**NOW, THEREFORE, IT IS HERBY ORDERED AND RESOLVED** by the Board of County Commissioners of Orange County, Florida (“BCC”) that this Amendment is approved pursuant to Section 380.06, *Florida Statutes*, subject to the following:

1. The foregoing recitals are true and correct and are hereby incorporated herein.

*Non-Substantial Deviation Amendment to Eighth Amended and Restated Development Order for World Gateway (Formerly Called the Greene Property) PD Development of Regional Impact*

2. Paragraph 7 of Section I of the Eighth Amended and Restated Development Order is amended to remove 798 rooms from the total number of approved hotel rooms and to add 900 dwelling units to the total number of approved multi-family dwelling units.

3. The Findings of Fact and Conclusions of Law set forth in Paragraph 7 of Section I of the Eighth Amended and Restated Development Order are hereby amended, in relevant part, to read as follows:

“7. The proposed development of the World Gateway (formerly called the Greene Property) PD DRI consists of the following:

...

(B) Total Development:

**GROSS SQ. FT/UNITS**

<u>Type of Land Use</u>	<u>Phase 1</u>	<u>Phase 2</u>	<u>Phase 3</u>	<u>Total</u>
Hotel	<del>1,550</del> <u>1,392</u> Rms	<del>640</del> <u>0</u> Rms	3,288 Rms	<del>5,478</del> <u>4,680</u> Rms
...				
Multi-family	712 DU	<del>560</del> <u>1,460</u> DU	213 DU	<del>1,485</del> <u>2,385</u> DU
...				

4. The Condition of Approval set forth in Paragraph 1 of Section III of the Eighth Amended and Restated Development Order is hereby deleted and replaced with the following:

Development shall conform to the Greene Property PD Land Use Plan Amendment dated “Received September 19, 1991,” the ADA, additional supportive documentation (The First, Second, Third, and Fourth Response to Request for Additional Information), as modified by Map H Master Plan dated “Revised May 23, 1997,” as subsequently updated, including all BCC approvals for World Gateway (Formerly Called the Greene Property) PD Development of Regional Impact reflected in the revised Land Use Plan approved by the BCC on JUL 11 2023 and to the herein contained Conditions of Approval. Development based on these approvals shall comply with all other applicable federal, state and county laws, ordinances and regulations, which are incorporated herein by reference, except to the extent the applicable laws, ordinances and regulations are expressly waived or modified by these Conditions or by action of the BCC.

*Non-Substantial Deviation Amendment to Eighth Amended and Restated Development Order for World Gateway (Formerly Called the Greene Property) PD Development of Regional Impact*

5. The recording of this document does not constitute a lien, cloud, or encumbrance of property or actual or constructive notice of any such lien, cloud or encumbrance.

6. Except as modified herein, all of the terms and conditions of the Eighth Amended and Restated Development Order remain in full force and effect.

ADOPTED this 11 day of July, 2023.

ORANGE COUNTY, FLORIDA



ATTEST: Phil Diamond, CPA, County Comptroller, as Clerk of the Board of County Commissioners

By: *Jerry L. Demings*  
for Jerry L. Demings,  
Orange County Mayor

By: *Jennifer Lara-Klimetz*  
Deputy Clerk

Date: July 12, 2023

Print Name: Jennifer Lara-Klimetz