



## Interoffice Memorandum

Received: October 6, 2021 @ 1:05pm

Publish: October 24, 2021

Deadline: October 19, 2021

DATE: October 6, 2021

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

THROUGH: Cheryl Gillespie, Supervisor,  
Agenda Development Office

FROM: Lisette M. Egipciaco, Development Coordinator *Jme*  
Planning Division

CONTACT PERSON(S): **Lisette M. Egipciaco,**  
**Development Coordinator**  
**Planning Division 407-836-5684**  
[Lisette.Egipciaco@ocfl.net](mailto:Lisette.Egipciaco@ocfl.net)

SUBJECT: Request for Board of County Commissioners  
Public Hearing

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Project Name: Gem Groves Planned Development / Gem Groves  
Preliminary Subdivision Plan  
Case # PSP-20-10-292

Type of Hearing: Preliminary Subdivision Plan

Applicant(s): Eric Warren  
Poulos & Bennett, LLC  
2602 East Livingston Street, Suite B  
Orlando, Florida 32803

Commission District: 1

General Location: North of Flemings Road / West of Avalon Road

Parcel ID #(s) 19-24-27-0000-00-002, 19-24-27-0000-00-012,  
19-24-27-0000-00-013, 19-24-27-0000-00-014,  
19-24-27-0000-00-015, 19-24-27-0000-00-021

# of Posters: 10

Use:	437 Single-Family Attached & Detached Residential Dwelling Units
Size / Acreage:	276.87 gross acres
BCC Public Hearing Required by:	Orange County Code, Chapter 34, Article III, Section 34-69 and Chapter 30, Article III, Section 30-89
Clerk's Advertising Requirements:	<p>(1) At least 7 days before the BCC public hearing date, publish an advertisement in the Legal Notices section of <i>The Orlando Sentinel</i> 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;</p> <p>and</p> <p>(2) At least 7 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.</p>
Spanish Contact Person:	Para más información referente a esta vista pública, favor de comunicarse con la División de Planificación (Planning Division) al número 407-836-8181.

**Advertising Language:**

This request is to subdivide 276.87 acres in order to construct 437 single-family attached and detached residential dwelling units; District 1; North of Flemings Road / West of Avalon Road.

**Material Provided:**

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

***Special Instructions to Clerk (if any):***

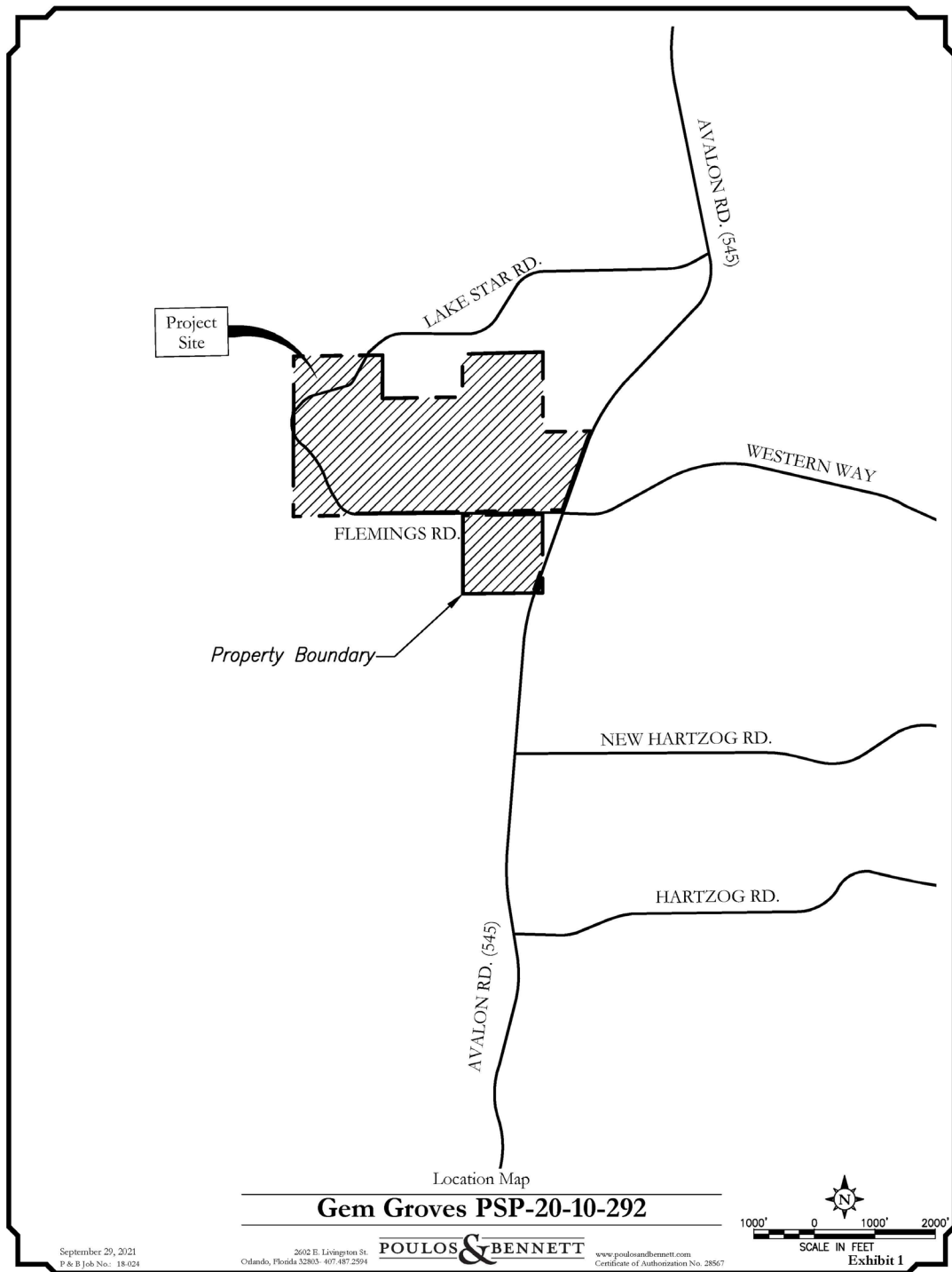
Unless stated otherwise, the public hearing should be advertised to begin at 2:00 p.m., or as soon thereafter as the matter may be heard.

Please notify Lisette Egipciaco and Iris Harkonen of the scheduled date and time. The Planning Division will notify the applicant.

Attachments (location map and site plan sheet(s))

For questions regarding this map, please call the Planning Division at 407-836-5600.

## Location Map



# Site Plan

