

Received on August 17, 2021  
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Deadline: August 31, 2021



**Interoffice Memorandum**

**DATE:** August 17, 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:** Alberto A. Vargas, MArch., Manager,  
Planning Division

**CONTACT PERSON:** Eric Raasch, DRC Chairman  
Development Review Committee *ERR*  
Planning Division  
(407) 836-5523 or Eric.RaaschJr@ocfl.net

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

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**Applicant:** Kathy Hattaway; Poulos & Bennett, LLC

**Case Information:** Gem Groves Development / Land Use Plan (PD /  
LUP) – Case # CDR-20-09-273

**Type of Hearing:** Substantial Change

**Commission District:** #1

**General Location:** North & south of Flemings Road, west of Avalon  
Road

**BCC Public Hearing  
Required by:** Orange County Code, Chapter 38, Article VIII,  
Division 1, Section 38-1207

**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: Front Desk, 407-836-8181

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, 407-836-8181

**Advertising Language:**

The request is to reduce the total unit count from 852 to 807 units, and to depict the proposed realignment of Flemings Road. In addition, the applicant has requested the following waiver from Orange County Code:

1. A waiver from Section 38-1387.1(a)(10) to allow a fourteen (14) foot building separation between townhome buildings in lieu of twenty (20) feet.

**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:**

Please place this request on the next available BCC agenda. 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.

Attachments (legal description and location map)

c: Chris R. Testerman, AICP, Deputy County Administrator  
Jon V. Weiss, Director, Planning, Environmental, and Development Services  
Department

## **Legal Description**

### **CDR-20-09-273 (Gem Groves PD)**

#### **Parcel # 19-24-27-0000-00-012**

THAT PART OF SW1/4 OF NW1/4 OF SEC 19-24-27 LYING NWLY OF LAKE STAR RD & N1/2 OF PT OF LAKE STARR ROAD VACATED PER DOC 20200684267 LYING SLY

#### **Parcel # 19-24-27-0000-00-013**

THAT PART OF NW1/4 OF SW1/4 OF SEC 19-24-27 LYING SWLY OF FLEMINGS RD

#### **Parcel # 19-24-27-0000-00-014**

THE SW1/4 OF SE1/4 OF SEC 19-24-27 (LESS RD R/W & LESS THAT PART LYING SELY OF AVALON RD)

#### **Parcel # 19-24-27-0000-00-015**

THAT PART OF SW1/4 OF SE1/4 OF SEC 19-24-27 LYING SELY OF AVALON RD

#### **Parcel # 19-24-27-0000-00-021**

S 600 FT OF THE SE1/4 OF THE NW1/4 OF SEC 19-24-27

#### **Parcel # 19-24-27-0000-00-002**

THE SW1/4 OF NE1/4 & THAT PART OF THE N1/2 OF SW1/4 LYING NLY & ELY OF FLEMINGS RD & THAT PART OF THE N1/2 OF SE1/4 LYING NLY OF FLEMINGS RD & WLY OF AVALON RD & THAT PART OF THE SW1/4 OF NW1/4 LYING SELY OF LAKE STAR RD ALL IN SEC 19-24-27 & (LESS PT TAKEN FOR R/W DESC AS BEG AT SW COR OF NE1/4 OF SE1/4 OF SEC 19-24-27 TH N0-7-50E 35 FT TH N89-10-44E 326.32 FT TH S19-26-28W 37.31 FT TH S89-10-44W 313.98 FT TO POB PER DOC 20200444595) & S1/2 OF PT OF LAKE STARR ROAD VACATED PER DOC 20200684267 LYING NLY

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

Location Map CDR-20-09-273 (Gem Groves PD)

