

**ORANGE COUNTY  
NOTICE OF PUBLIC HEARING**

The Orange County Board of County Commissioners will conduct public hearings on **September 28, 2021**, at **2 p.m.**, or as soon thereafter as possible, in the County Commission Chambers, First Floor, County Administration Center, 201 South Rosalind Avenue, Orlando, Florida. You are invited to attend and be heard regarding the following requests by:

**Applicant:** Kathy Hattaway; Poulos & Bennett, LLC, Gem Groves Development / Land Use Plan (PD / LUP) – Case # CDR-20-09-273

**Consideration:** Substantial change 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; pursuant to Orange County Code, Chapter 38, Article VIII, Division 1, Section 38-1207.

**Location:** District 1; property generally located north & south of Flemings Road, west of Avalon Road Orange County, Florida (legal property description on file in Planning Division)

**AND**

**Applicant:** Jonathan Martin, Kimley-Horn & Associates, Waterstar Orlando PD (Planned Development), Case # CDR-21-03-075

**Consideration:** A PD substantial change to update the Parcel B development program to 167,322 square feet of commercial, 375 multi-family residential dwelling units, and 250 hotel rooms. In addition, the applicant has requested the following waivers from Orange County Code: 1. A waiver from Section 38-1251(b) is requested to allow a maximum building coverage of all buildings up to thirty five percent (35%) for residential portions of the project in lieu of thirty percent (30%). 2. A waiver from Section 38-1251(d) is requested to allow multi-family buildings within residential portions of the project, a maximum height of seventy-five (75) feet / five (5) stories in lieu of a maximum height of 35 feet. 3. A waiver from Section 38-1254 (1) to allow no increase in the twenty-five-foot (25') PD boundary building setback for structures in excess of two (2) stories for residential portions of the project in lieu of increase to reflect additional structural height. 4. A waiver is requested from Section 38-1272 (3), to allow all paving setbacks reduced to zero (0) feet between internal parcels of the PD in lieu of a 10' side and rear setback for commercial abutting commercial and a 25' setback for commercial abutting residential; pursuant to Orange County Code, Chapter 30

**Location:** District 1; property generally located north of Irlo Bronson Memorial Highway and east of East Orange Lake Boulevard; Orange County, Florida (legal property description on file in Planning Division)

You may obtain a copy of the legal property descriptions by calling Orange County Planning Division 407-836-5600; or pick one up at 201 South Rosalind Avenue, Second Floor; Orlando, Florida.

**IF YOU HAVE ANY QUESTIONS REGARDING THESE NOTICES, CONTACT THE ORANGE COUNTY PLANNING DIVISION, 407-836-5600, Email: [planning@ocfl.net](mailto:planning@ocfl.net)**

**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 PLANIFICACIÓN, AL NUMERO, 407-836-8181.**

**If you wish to appeal any decision made by the Board of County Commissioners at this meeting you will need a record of the proceedings. You should ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.**

**If you require special accommodations under the Americans with Disabilities Act of 1990, please call 407-836-5631 no later than two business days prior to the hearing for assistance. Si usted requiere ayuda especial bajo la ley de Americanos con Incapacidades de 1990, por favor llame al 407-836-3111.**

Phil Diamond, County Comptroller  
As Clerk of the Board of County Commissioners  
Orange County, Florida

Publish: **September 5, 2021**; the Orlando Sentinel Public Record  
Certify Lines     Gem Groves PD / LUP  
                         Waterstar Orlando PD

ll/np/jk  
np/ll/jlk

c: District 1 Commissioner's Office [email]  
County Attorney's Office, BCC [Angela Diaz email]  
Chris Testerman, Deputy County Administrator, BCC [email]  
Alberto Vargas, Planning Division, BCC [email]  
Eric Raasch, Planning Division, BCC [email]  
Jason Sorensen, Planning Division, BCC [email]  
Lisette Egipciaco, Planning Division, BCC [email]  
Nicolas Thalmueller, Planning Division, BCC [email]  
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Mike Seif, Orange TV, BCC [email]