

# Orlando Sentinel

Published Daily  
ORANGE County, Florida

**Sold To:**

Clerk County Commission-Orange - CU00123736  
201 S. Rosalind Avenue, 4th Floor  
Orlando, FL 32801-3527

**Bill To:**

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201 S. Rosalind Avenue, 4th Floor  
Orlando, FL 32801-3527

**State Of Illinois  
County Of Cook**

Before the undersigned authority personally appeared  
Jeremy Gates, who on oath says that he or she is an Advertising Representative of the ORLANDO SENTINEL, a DAILY newspaper published at the ORLANDO SENTINEL in ORANGE County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter of 11150- Public Hearing Notice, Certify Lines Gem Groves PD / LUP Waterstar Orlando PD was published in said newspaper in the issues of Sep 05, 2021.

Affiant further says that the said ORLANDO SENTINEL is a newspaper Published in said ORANGE County, Florida, and that the said newspaper has heretofore been continuously published in said ORANGE County, Florida, each day and has been entered as periodicals



**Jeremy Gates**

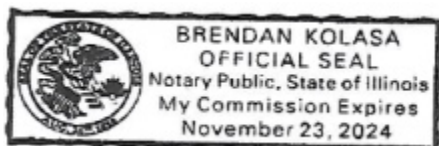
Signature of Affiant

Name of Affiant

Sworn to and subscribed before me on this 6 day of September, 2021,  
by above Affiant, who is personally known to me (X) or who has produced identification ( ).



Signature of Notary Public



Name of Notary, Typed, Printed, or Stamped

## 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  
PÚBLICA CON RESPECTO A  
UNA AUDENCIA PÚBLICA  
SOBRE PROPIEDAD EN SU  
ÁREA/VECINDAD, FAVOR  
COMUNICARSE CON LA DIVISIÓN  
DE PLANIFICACIÓN, AL NÚMERO,  
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

ORG7031107

9/5/2021

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