



Interoffice Memorandum

May 20, 2024

TO: Jennifer Lara Klimetz, Assistant Manager,
Clerk of the Board of County Commissioners,
County Comptroller's Office

THROUGH: Cheryl Gillespie, Supervisor,
Agenda Development Office

FROM: Nicolas Thalmueller, AICP, Planning Administrator
Planning Division, DRC Office

CONTACT PERSON: **Rebecca Bowden** *Rebecca Bowden*
Assistant Project Manager
Planning Division 407-836-5619
Rebecca.Bowden@ocfl.net

SUBJECT: Request for Board of County Commissioners
Public Hearing

Project Name: Somita Planned Development / Land Use Plan
(PD / LUP)
Case # LUP-23-06-198

Type of Hearing: Land Use Plan / Planned Development

Applicant(s): Momtaz Barq
Terra-Max Engineering, Inc.
1507 S Hiawassee Road, Suite 211
Orlando, Florida 32835

Commission District: 1

General Location: North of 6th Street / East of South Apopka
Vineland Road

Parcel ID #(s) 15-24-28-6211-52-150, 15-24-28-6211-50-110,
15-24-28-6211-52-130

Size / Acreage: 0.64 acres

BCC Public Hearing
Required by:

Orange County Code, Chapter 30

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:

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:

To rezone 0.64 acres from R-CE (Country Estate District) to PD (Planned Development District) in order to construct up to 6,900 square feet of medical, office and commercial uses consistent with the P-O zoning district. In addition, three (3) waivers are requested from Orange County Code:

1. A waiver from Section 38-1391.3(a)(1)b. Street Design Requirements to reduce the landscape parkway along the east side of the roadway to 8-feet in lieu of the required 18-foot wide landscaped parkway on each side of the roadway, including a 7.5-foot-wide sidewalk in lieu of an 8-foot-wide sidewalk along the east side of the roadway.
2. A waiver from Section 38-1392, Buena Vista North District Standards to allow for a minimum lot size of 0.636 acres in lieu of 4.50 acres within the ACMU Future Land Use designation.
3. A waiver from Section 38-1394.1(a), Buena Vista North District Standards to allow the landscaped area to be equal to the full linear length of the building base and have five (5) feet of building base green space only on the eastern side of the proposed building in lieu of a ten (10) foot building base green space for a one- story building.

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):

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.

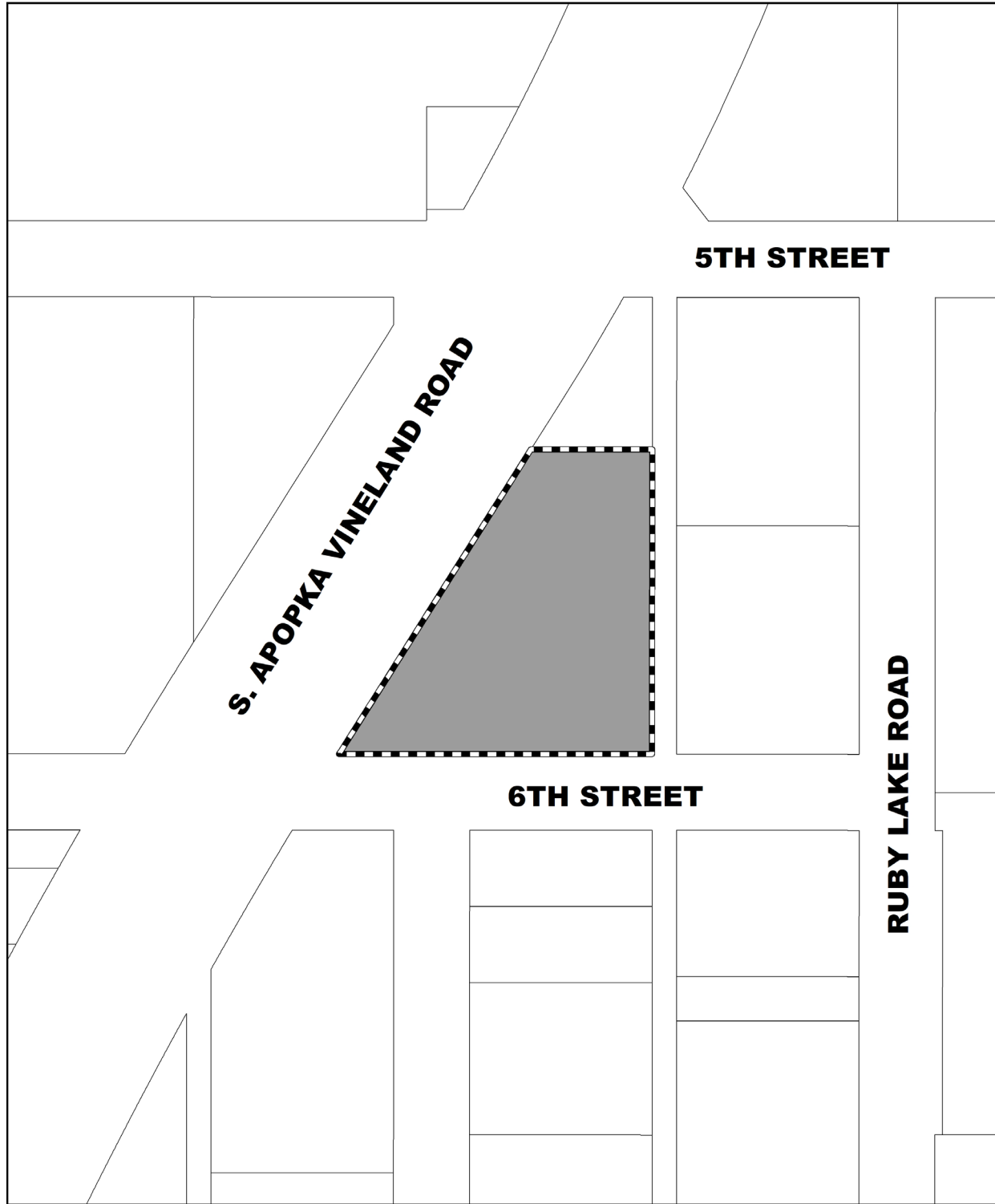
Please notify Lisette Egipciano of the scheduled date and time. The Planning Division will notify the applicant.

Attachments (location map and site plan sheet)

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

Location Map

LUP-23-06-198



Subject Property



0 75 150 Feet

PROPOSED DEVELOPMENT

1500 S. W. 10th St, Miami, FL

PROPOSED BUILDING FOOTPRINT

PARKING AREAS

STREETS: S. W. 10th St, S. W. 11th St

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PARKING AREAS

STREETS: S. W. 10th St, S. W. 11th St

GENERAL NOTES	PROPOSED DEVELOPMENT
1. THE PROPOSED DEVELOPMENT IS LOCATED AT THE INTERSECTION OF S. W. 10th St AND S. W. 11th St, MIAMI, FL.	1. THE PROPOSED DEVELOPMENT IS LOCATED AT THE INTERSECTION OF S. W. 10th St AND S. W. 11th St, MIAMI, FL.
2. THE PROPOSED BUILDING FOOTPRINT IS SHOWN IN THE ATTACHED SITE PLAN.	2. THE PROPOSED BUILDING FOOTPRINT IS SHOWN IN THE ATTACHED SITE PLAN.
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5. THE PROPOSED DEVELOPMENT IS SUBJECT TO THE APPROVAL OF THE CITY OF MIAMI.	5. THE PROPOSED DEVELOPMENT IS SUBJECT TO THE APPROVAL OF THE CITY OF MIAMI.
6. THE PROPOSED DEVELOPMENT IS SUBJECT TO THE APPROVAL OF THE FLORIDA DEPARTMENT OF TRANSPORTATION.	6. THE PROPOSED DEVELOPMENT IS SUBJECT TO THE APPROVAL OF THE FLORIDA DEPARTMENT OF TRANSPORTATION.
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8. THE PROPOSED DEVELOPMENT IS SUBJECT TO THE APPROVAL OF THE FLORIDA DEPARTMENT OF AGRICULTURE.	8. THE PROPOSED DEVELOPMENT IS SUBJECT TO THE APPROVAL OF THE FLORIDA DEPARTMENT OF AGRICULTURE.
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10. THE PROPOSED DEVELOPMENT IS SUBJECT TO THE APPROVAL OF THE FLORIDA DEPARTMENT OF HEALTH.	10. THE PROPOSED DEVELOPMENT IS SUBJECT TO THE APPROVAL OF THE FLORIDA DEPARTMENT OF HEALTH.
11. THE PROPOSED DEVELOPMENT IS SUBJECT TO THE APPROVAL OF THE FLORIDA DEPARTMENT OF EDUCATION.	11. THE PROPOSED DEVELOPMENT IS SUBJECT TO THE APPROVAL OF THE FLORIDA DEPARTMENT OF EDUCATION.
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