



# PUBLIC HEARING

## ZONING HEARING

COMMUNITY ZONING APPEALS BOARD-12  
TUESDAY, OCTOBER 13, 2015 – 6:30 P.M.  
KENDALL VILLAGE CENTER – CIVIC PAVILLION  
8625 SW 124 AVENUE, MIAMI, FLORIDA

THE LIST BELOW CONTAINS ZONING ITEM(S) WHICH MAY BE OF INTEREST TO YOUR IMMEDIATE NEIGHBORHOOD.

**1. MANUEL J. MENENDEZ TRUST (13-077)**

Location: 6950 SW 40 Street, Miami-Dade County, Florida  
Size of property: 2.8 Acres more or less

The applicant is requesting a zone change from RU-4L (Limited Apt. House) to RU-4M (Modified Apt. House) zone district, and a Special Exception to permit a Multi-Family residential development. Additionally, the applicant is requesting to delete two covenants that restrict the property to a previously approved plan for a townhome development and permit the applicant to submit new plans for a proposed Multi-Family residential development. The applicant is also requesting Non-Use Variances to waive the requirement for a wall between the business lot and residential lot interior to the site, to permit Variances on setbacks and landscaping, as well as other accompanying request(s), on this site.

All persons are entitled to attend and to speak at zoning hearings. However, the courts have ruled that it is improper to contact a Board member individually, either orally or in writing, about zoning applications.

Those items not heard prior to the ending time for this meeting, will be deferred to the next available zoning hearing meeting date for this board.

Registration is available to any Homeowner's Association desiring that notice be provided to its president on zoning hearings involving its area of interest. For more information on this registration procedure, please call the Zoning Hearing Section at (305) 375-2640.

If you are in need of a translator at the Hearing, one can be provided for you at no charge. To arrange for translating services, please call the Zoning Agenda Coordinator's Office at (305) 375-1244 at least two weeks in advance of the meeting date.

Maps and other data pertaining to these items are available for inspection at the MIAMI-DADE COUNTY DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES, (RER), 11<sup>TH</sup> FLOOR, 111 NW First Street, Miami, Florida. If further information is desired, call (305) 375-2640, Hearing Section, or visit our WEB page to view the hearing file at: [https://www.miamidade.gov/RER/Track/case\\_track.aspx](https://www.miamidade.gov/RER/Track/case_track.aspx)  
Please refer to the hearing number when making an inquiry.

Miami-Dade County provides equal access and equal opportunity in employment and does not discriminate on the basis of disability in its programs or services. For material in alternate format, a sign language interpreter or other accommodations, please call the (RER) Development Services Division ADA Coordinator, at (305) 372-6779 at least five days in advance of the meeting.

\* A person who decides to appeal any decision made by any board, agency or commission with respect to any matter considered at this meeting or hearing, will need a record of the proceedings. Such person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based five days in advance. Is made, including the testimony and evidence upon which the appeal is to be based five days in advance.

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