

Sec.	Twp.	Range

Pre-Application No.:
Pre-Application Meeting Date:

**ZONING HEARING APPLICATION
MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES**

LIST ALL FOLIO #s: 30-4023-099-0020 Date Received

1. NAME OF APPLICANT (Owner(s) of record of the property or lessee. If applicant is a lessee, an executed 'Owner's Sworn-to-Consent' and copy of a valid lease for 1 year or more is required. If the applicant is a corporation, trust, partnership, or like entity, a 'Disclosure of Interest' is required).

MANUEL J MENENDEZ TRS

2. APPLICANT'S MAILING ADDRESS, TELEPHONE NUMBER, E-MAIL:

Mailing Address: 7035 SW 44 STREET
 City: MIAMI State: FLORIDA Zip: 33155
 Phone# 305 667 6797 Fax# 305-667 0592 E-mail: mjmenendez@aol.com

3. OWNER'S NAME, MAILING ADDRESS, TELEPHONE NUMBER:

Owner's Name (Provide name of ALL owners): MANUEL J MENENDEZ TRS
 Mailing Address: 7035 SW 44 STREET
 City: MIAMI State: FL Zip: 33155

4. CONTACT PERSON'S INFORMATION:

Name: VICTOR VAZQUEZ Company: _____
 Mailing Address: 7035 SW 44 STREET
 City: MIAMI State: FL Zip: 33155
 Phone# 786 2864070 Fax# _____ E-mail: victorvazquezre@outlook.com

5. LEGAL DESCRIPTION OF ALL PROPERTY COVERED BY THE APPLICATION

(Provide complete legal description, i.e., lot, block, subdivision name, plat book & page number, or metes and bounds. Include section, township, and range. If the application contains multiple rezoning requests, a legal description for each requested zone must be provided. Attach separate sheets as needed and clearly label (identify) each legal description attached. In addition to paper version it is requested that lengthy metes and bounds descriptions be provided on CD in Microsoft Word.)

See attached Exhibit "A"



6. ADDRESS OR LOCATION OF PROPERTY (For location, use description such as NE corner of, etc.)

4090 SW 69 AVE MIAMI FLORIDA 33155

7. SIZE OF PROPERTY 50 ft x 100 ft (in acres): 0.11
 (divide total sq. ft. by 43,560 to obtain acreage)

8. DATE property acquired leased: 02/2000 (month & year)



9. Lease term: _____ years

10. IS CONTIGUOUS PROPERTY OWNED BY THE SUBJECT PROPERTY OWNER(S)?

no yes If yes, provide complete legal description of said contiguous property.

Yes see Exhibit "B"

11. Is there an option to purchase or lease the subject property or property contiguous thereto? no

yes (If yes, identify potential purchaser or lessee and complete 'Disclosure of Interest' form)

12. PRESENT ZONING CLASSIFICATION: RU-4M

13. APPLICATION REQUESTS (Check all that apply and describe nature of the request in space provided)

District Boundary (zone) Changes [Zone(s) requested]: RU-1

(Provide a separate legal description for each zone requested)

Unusual Use: _____

Use Variance: _____

Non-Use Variance: _____

Alternative Site Development: Option: _____

Special Exception: _____

Modification of Previous Resolution/Plan: _____

Modification of Declaration or Covenant: _____

14. Has a public hearing been held on this property within the last year & a half? no yes .

If yes, provide applicant's name, date, purpose and result of hearing, and resolution number:

MANUEL J MENENDEZ TRS, BOUNDARY CHANGE ON TRACT B TO RU-4M PASSED AND ADOPTED , RESOLUTION CZAB 12-25-15

15. Is this application a result of a violation notice? no yes . If yes, give name to whom the violation

notice was served: _____ and describe the violation:

16. Describe structures on the property: FAMILY HOME

17. What is the project's P.M. peak hour trip generation? _____ trips – Please list all of the (ITE) Institute of Transportation Engineers code(s) that were used in determining the numbers of P.M. peak hour trips:

18. Please indicate whether this property was subject to a recent **Comprehensive Development Master Plan (CDMP) amendment**. If so, please indicate the ordinance #: _____

19. Is there any existing use on the property? no yes . If yes, what use and when established?

Use: FAMILY HOME Year: _____

20. Do you require a translator for the actual hearing? Yes No

If yes: Spanish Haitian Creole Other (Please specify which language) _____

APPLICANT'S AFFIDAVIT

The Undersigned, first being duly sworn depose that all answers to the questions in this application, and all supplementary documents made a part of the application are honest and true to the best of (my)(our) knowledge and belief. (I)(We) understand this application must be complete and accurate before the application can be submitted and the hearing advertised.

OWNER OR TENANT AFFIDAVIT

(I)(WE), MANUEL J. MENENDEZ TRS, being first duly sworn, depose and say that (I am)(we are) the owner tenant of the property described and which is the subject matter of the proposed hearing.

Manuel J. Menendez
Signature

Isabel D. Gonzalez
Notary Public: **ISABEL D. GONZALEZ**
MY COMMISSION #FF103248
Commission Expires: **EXPIRES March 17, 2018**
(407) 398-0153 FloridaNotaryService.com

Sworn to and subscribed to before me this ____ day of _____, _____.

CORPORATION AFFIDAVIT

(I)(WE), _____, being first duly sworn, depose and say that (I am)(we are) the President Vice-President Secretary Asst. Secretary of the aforesaid corporation, and as such, have been authorized by the corporation to file this application for public hearing; and that said corporation is the owner tenant of the property described herein and which is the subject matter of the proposed hearing.

Attest: _____

Authorized Signature

Office Held

(Corp. Seal)

Sworn to and subscribed to before me this ____ day of _____, _____.

Notary Public: _____
Commission Expires: _____

PARTNERSHIP AFFIDAVIT

(I)(WE), _____, being first duly sworn, depose and say that (I am)(we are) partners of the aforesaid partnership, and as such, have been authorized to file this application for a public hearing; and that said partnership is the owner tenant of the property described herein which is the subject matter of the proposed hearing.

(Name of Partnership)

By _____ %

By _____ %

By _____ %

By _____ %

Sworn to and subscribed to before me this ____ day of _____, _____.

Notary Public: _____
Commission Expires: _____

ATTORNEY AFFIDAVIT

I, _____, being first duly sworn, depose and say that I am a State of Florida Attorney at Law, and I am the Attorney for the Owner of the property described and which is the subject matter of the proposed hearing.

Signature

Sworn to and subscribed to before me

Notary Public: _____

this ____ day of _____

Commission Expires _____



For SDE

ACKNOWLEDGEMENT BY APPLICANT

1. RER Platting and Traffic Review Section, RER Division of Environmental Resources Management (DERM), and other County agencies review and critique zoning hearing applications which may affect the scheduling and outcome of my hearing. These reviews may require additional hearings before DERM's Environmental Quality Control Board (EQCB), or other County boards, and/or the proffering of agreements to be recorded. I am also aware that I must comply promptly with any DERM or Platting and Traffic conditions and advise this office in writing if my application will be withdrawn.
2. Filing fees may not be the total cost of a hearing. Some requests require notices to be mailed to property owners up to a mile from the subject property and I am responsible for paying the additional radius mailing costs. In addition to mailing costs, I am responsible for additional fees related to application changes, plan revisions, deferrals, re-advertising, etc., that may be incurred. I understand that fees must be paid promptly. Applications withdrawn within 60 days of the filing are eligible for a refund of 50% of the hearing fee but after that time hearings withdrawn or returned will be ineligible for a refund. Refunds must be requested in writing.
3. Applicable Florida Building Code requirements may affect my ability to obtain a building permit even if my zoning application is approved; and a building permit will probably be required. I am responsible for obtaining any required permits and inspections for all structures and additions proposed, or built without permits. And that a Certificate of Use (C.U.) must be obtained for the use of the property after it has been approved at Zoning Hearing. Failure to obtain the required permits and/or C.U., Certificates of Completion (C.C.) or Certificate of Occupancy (C.O.) will result in enforcement action against any occupant and owner. Submittal of the Zoning Hearing application may not forestall enforcement action against the property.
4. The 3rd District Court of Appeal has ruled that zoning applications inconsistent with the Comprehensive Development Master Plan (CDMP) should not be approved by a zoning board and the recommendation will be for denial or deferral. Therefore, I acknowledge that if the hearing request is inconsistent with the CDMP and I decide to go forward then my hearing request can only be denied or deferred, but not approved. I also understand that I will not be reimbursed any fees paid unless I withdraw within 60 days of filing and then I will receive a 50% refund.
5. Any covenant to be proffered must be submitted to the Department on County forms, at least 1 month prior to the hearing date. The covenant will be reviewed and the applicant will be notified if changes or corrections are necessary. Once the covenant is acceptable, the applicant is responsible to submit the executed covenant with a current 'Opinion of Title' within 1 week of the hearing. Legal Advisor can advise as to additional requirements applicable to foreign corporations. Documents submitted to the Department must carry a cover letter indicating subject matter, application number and hearing date.

[Signature]
 (Applicant's Signature)
MANUEL J. MENENDEZ
 (Print Name of Applicant)

Sworn to and subscribed before me on the
3 Day of 03, 2016.

Affiant is personally known to me or has produced
 _____ as identification.

[Signature]
 (Notary Public's Signature)

My commission expires 03/17/2018
 State of: Florida

Isabel D. Gonzalez
 Print Name



OWNERSHIP AFFIDAVIT
FOR
CORPORATION

STATE OF _____ Public Hearing No. _____
COUNTY OF _____

Before me, the undersigned authority, personally appeared MANUEL J MENENDEZ
_____ hereinafter the Affiant(s), who being first duly
sworn by me, on oath, deposes and says:

1. Affiant is the president, vice-president or CEO of the Corporation hereinafter named
MANUEL J MENENDEZ TRS, with the following address:
7035 SW 44 STREET MIAMI FLORIDA 33155
2. The Corporation owns the property which is the subject of the proposed hearing.
3. The subject property is legally described as:
SEE ATTACHED EXHIBIT "A"

4. Affiant is legally authorized to file this application for public hearing.
5. Affiant understands this affidavit is subject to the penalties of law for perjury and the possibility of
voiding of any zoning granted at public hearing.

Witnesses:

Signature _____

Print Name _____

Signature _____

Print Name _____

Signature _____

Print Affiant's Name _____

Signature _____

Print Affiant's Name _____

Sworn to and subscribed before me on the 03 day of 03 20 16.

Affiant is personally known to me or has produced _____ as identification

Notary Isabel D. Gonzalez

(Stamp/Seal)



Commission Expires: 03/17/2018



CP For SDE

DISCLOSURE OF INTEREST*

If a CORPORATION owns or leases the subject property, list principal stockholders and percent of stock owned by each. [Note: Where principal officers or stockholders consist of other corporation(s), trust(s), partnership(s) or other similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

CORPORATION NAME: _____

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
N/A	

If a TRUST or ESTATE owns or leases the subject property, list the trust beneficiaries and the percent of interest held by each. [Note: Where beneficiaries are other than natural persons, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

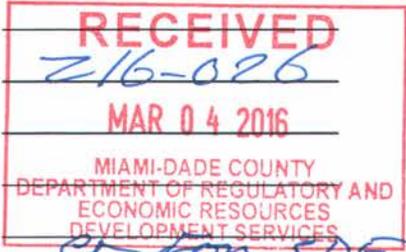
TRUST/ESTATE NAME MANUEL J MENENDEZ TRS

<u>NAME AND ADDRESS</u>	<u>Percentage of Interest</u>
MANUEL J MENENDEZ	100%
7035 SW 44 STREET	
MIAMI FL 33155	

If a PARTNERSHIP owns or leases the subject property, list the principals including general and limited partners. [Note: Where the partner(s) consist of another partnership(s), corporation(s), trust(s) or other similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

<u>NAME AND ADDRESS</u>	<u>Percentage of Ownership</u>
N/A	



If there is a CONTRACT FOR PURCHASE, by a Corporation, Trust or Partnership list purchasers below, including principal officers, stockholders, beneficiaries or partners. [Note: Where principal officers, stockholders, beneficiaries or partners consist of other corporations, trusts, partnerships or other similar entities, further disclosure shall be made to identify natural persons having the ultimate ownership interests].

NAME OF PURCHASER: _____

NAME, ADDRESS AND OFFICE (if applicable)

Percentage of Interest

_____	_____
_____	_____
_____	_____
_____	_____

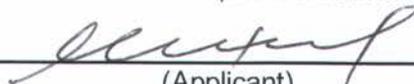
Date of contract: _____

If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership or trust.

_____	_____
_____	_____
_____	_____
_____	_____

NOTICE: For any changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required.

The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

Signature  MANUEL J. HERNANDEZ
 (Applicant) (Print Applicant name)

Sworn to and subscribed before me this 03 day of 03, 20 16. Affiant is personally known to me or has produced _____ as identification.


 (Notary Public)

My commission expires: 03/17/2018



Seal

*Disclosure shall not be required of: 1) any entity, the equity interests in which are regularly traded on an established securities market in the United States or another country; or 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) any entity where ownership interests are held in a partnership, corporation or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership and where no one (1) person or entity holds more than a total of five per cent (5%) of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in a partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership, shall only be required to disclose those ownership interest which exceed five (5) percent of the ownership interest in the partnership, corporation or trust.

