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#1 in Aventura and #6 in Florida  
out of Coldwell Banker Agents

**#1 REALTOR**

OVER 2.6 BILLION DOLLARS IN SALES

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[www.DeniseRubin.com](http://www.DeniseRubin.com)

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**HERE ARE SOME OF DENISE RUBIN'S EXCLUSIVE LISTINGS:**

**Longwood**

**608 E Club Circle \$2,650,000**

Redone, modern mansion on nearly 2 acres in gated neighborhood near Orlando! 8 bed, 6.5 baths + guest house, 3 car garage and pool

**Aventura**

**Hidden Bay #3311 \$1,649,000**

CONTEMPORARY MASTERPIECE! Panoramic Water Views! Redone 2720 sf - 3 Bed + Den or 4th Bed | Also For Lease

**Aventura**

**3000 Williams Island #1406 \$1,599,000**

Completely redesigned and renovated! No Expense Spared! Amazing water views throughout! 3 bed/ 3 ba - 2154 sf

**Sunny Isles Beach**

**Marbella #509 \$355,000**

Light and Bright! Spacious 1040 sf - 1 bed/ 1.5 ba. Building has no rental restrictions! In heart of Sunny Isles!

**WORK WITH THE BEST FOR THE BEST RESULTS**



**LEGAL NOTICE  
PUBLIC HEARING**

**COMPREHENSIVE PLAN LAND USE MAP AMENDMENT**

On Wednesday, October 23<sup>rd</sup>, 2024, at 6:00 P.M. in the 3<sup>rd</sup> floor Council Chambers of City Hall at 501 Palm Avenue, the Hialeah Planning and Zoning Board, the Local Planning Agency, will hold a Public Hearing on Three (3) owner-initiated amendment to the Hialeah Comprehensive Plan, which is a Small-Scale Amendments in accordance with Section 98-102 of the Code of Ordinances of the City of Hialeah, and Chapters 163.3184 and 163.3187, Florida Statutes.

The purpose of this hearing is to give the applicant an opportunity to justify their requests, the Planning Division of the Community Development Department to present a recommendation on the application, and to provide an opportunity for the public to ask questions and make comments regarding the amendment.

1 Small Scale Map Amendment from Commercial to Medium-Density Residential.	Location: 55 West 29 <sup>th</sup> Street, Hialeah, Florida. Zoned: C-2 (Liberal Retail Commercial District)
2 Small Scale Map Amendment from Low-Density Residential to Medium-Density Residential.	Location: 1158 West 71 <sup>st</sup> Street and 1164 West 71 <sup>st</sup> Street, Hialeah, Florida. Zoned: R-1 (One-Family District)
3 Small Scale Map Amendment from Low-Density Residential to Medium-Density Residential.	Location: 4595 East 4 <sup>th</sup> Avenue, Hialeah, Florida. Zoned: R-1 (One-Family District)

Information on the application can be obtained at the Hialeah Planning & Zoning Division, 2nd Floor - Hialeah City Hall, 501 Palm Avenue, or by calling (305) 883-8075 or (305) 883-8008 between 7:30 A.M. - 11:30 A.M. and 12:30 P.M. - 3:30 P.M., Monday through Friday.

AT THE CONCLUSION OF THE ITEM, A RECOMMENDATION FOR APPROVAL OR DENIAL WILL BE MADE AND FORWARDED TO THE HIALEAH CITY COUNCIL FOR CONSIDERATION AT ITS PUBLIC MEETINGS OF TUESDAY, NOVEMBER 12<sup>th</sup>, 2024, AND TUESDAY, DECEMBER 10<sup>th</sup>, 2024.

IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT OF 1990, PERSONS NEEDING A SPECIAL ACCOMMODATION TO PARTICIPATE IN THIS PROCEEDING SHOULD CONTACT THE PLANNING DIVISION BETWEEN 7:30 - 11:30 A.M. AND 12:30 P.M. - 3:30 P.M., MONDAY THROUGH FRIDAY, NO LATER THAN SEVEN DAYS PRIOR TO THE PROCEEDING. TELEPHONE (305) 883-8075 FOR ASSISTANCE, IF HEARING IMPAIRED, TELEPHONE THE FLORIDA RELAY SERVICE NUMBERS, (800) 955-8771 (TDD) OR (800) 955-8770 (VOICE), FOR ASSISTANCE.

**HIALEAH PLANNING & ZONING DIVISION**

**CITY OF MIAMI BEACH**

**NOTICE OF PUBLIC HEARING**

**CANOPY PARK - ZONING DISTRICT CHANGE**

**ORDINANCE AMENDING THE OFFICIAL ZONING DISTRICT MAP, BY CHANGING THE ZONING DISTRICT CLASSIFICATION FOR A PARCEL OF LAND LOCATED AT 701 WEST AVENUE, WHICH IS COMPRISED OF LESS THAN 10 ACRES, FROM THE CURRENT ZONING CLASSIFICATION OF CD-2, "COMMERCIAL, MEDIUM INTENSITY," TO GU, "GOVERNMENT USE"**

**NOVEMBER 20, 2024**

**CITY COMMISSION MEETING**

NOTICE IS HEREBY GIVEN that on **November 20, 2024**, at **10:15 a.m.**, or as soon thereafter as the matter can be heard, the Mayor and City Commissioners of the City of Miami Beach will hold a **First Reading/Public Hearing** on the following proposed Ordinance:

CANOPY PARK - ZONING DISTRICT CHANGE

AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, AMENDING THE OFFICIAL ZONING DISTRICT MAP, REFERENCED IN SECTION 7.2.1.2, ENTITLED "DISTRICT MAP," OF THE MIAMI BEACH RESILIENCY CODE, PURSUANT TO SECTION 2.5.1, ENTITLED "CHANGE TO ZONING DISTRICT BOUNDARIES (REZONING)," BY CHANGING THE ZONING DISTRICT CLASSIFICATION FOR A PARCEL OF LAND LOCATED AT 701 WEST AVENUE, AND WHICH IS COMPRISED OF LESS THAN 10 ACRES, FROM THE CURRENT ZONING CLASSIFICATION OF CD-2, "COMMERCIAL, MEDIUM INTENSITY," TO GU, "GOVERNMENT USE;" PROVIDING FOR CODIFICATION, REPEALER, SEVERABILITY AND AN EFFECTIVE DATE. *This Ordinance is being heard pursuant to Chapter 2, Article IV of the Resiliency Code. Inquiries may be directed to the Planning Department at 305.673.7550.*

During the **November 20, 2024**, Commission Meeting, the City of Miami Beach will host a Hybrid Commission Meeting. During the Hybrid Commission Meeting, the City Commission will be physically present in the **Commission Chamber, located at 1700 Convention Center Drive, 3<sup>rd</sup> Floor, Miami Beach, Florida 33139.**

Members of the public who wish to attend this Commission Meeting or provide public comment in person may appear at the Commission Chamber. Applicants and members of the public who wish to participate or provide comment virtually during the Commission Meeting may join the webinar at: <https://miamibeachfl.gov.zoom.us/j/81392857671> or via telephone at: 1.305.224.1968 (U.S.) or 888.475.4499 (Toll-Free). Webinar ID: 81392857671#. Members of the public wanting to speak virtually on an item during the meeting must click the "raise hand" icon if using the Zoom app or press "9" on the telephone to raise their hand.

INTERESTED PARTIES are invited to take part in this meeting or be represented by an agent. The public may submit written comments on Commission Meeting Items by either submitting an eComment through the agenda page at <https://www.miamibeachfl.gov/city-hall/city-clerk/agenda> and clicking the comment bubble icon in the "Current and Upcoming Meetings" section or by emailing [CityClerk@miamibeachfl.gov](mailto:CityClerk@miamibeachfl.gov) with the Agenda Item Number in the subject line. Comments received, in either format, will be accepted until 5:00 p.m. the day before the meeting. All submissions will be forwarded to the Mayor and Commissioners and included in the meeting record.

Copies of Agenda Items are available for public inspection at: <https://www.miamibeachfl.gov/city-hall/city-clerk/agenda>. This meeting, or any item therein, may be continued, and under such circumstances, additional legal notice need not be provided.

Pursuant to Section 286.0105, Fla. Stat., the City hereby advises the public that if a person decides to appeal any decision made by the City Commission concerning any matter considered at its meeting or its hearing, such person must 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. This notice does not constitute consent by the City for the introduction or admission of otherwise inadmissible or irrelevant evidence, nor does it authorize challenges or appeals not otherwise allowed by law.

To request this material in an alternate format, a sign language interpreter (five-day notice required), information on access for persons with disabilities, and/or any accommodation to review any document or participate in any City-sponsored proceedings, call 305.604.2ADA (2232) and select 1 for English or 2 for Spanish; TTY users may call via 711 (Florida Relay Service).

The City Commission Meeting will be broadcast live on Miami Beach TV (MBTV), viewable on the City's website at <https://www.miamibeachfl.gov/government/mbtv/>, as well as on BreezeLine Cable channel 660 or 2004 (HD), AT&T U-verse channel 99, Hotwire Communications channel 395, and ROKU device on PEG-TV channel, and on social media at <https://www.facebook.com/cityofmiamibeach>.

To review the Business Impact Estimates for the above proposed Ordinance, please visit <https://www.miamibeachfl.gov/city-hall/city-clerk/meeting-notices/>.

**Parking**  
Meeting attendees can park at the City Hall Garage, 1755 Meridian Avenue, Miami Beach, FL 33139.

Rafael E. Granado, City Clerk  
City of Miami Beach  
[CityClerk@miamibeachfl.gov](mailto:CityClerk@miamibeachfl.gov)  
305.673.7411

**MIAMI BEACH**

AD: 11202024-02