



ZONING HEARING

COMMUNITY ZONING APPEALS BOARD - 5

Thursday, June 12, 2008 - 7:00 p.m.

AMERICAN HIGH SCHOOL - Auditorium

18350 NW 67 Avenue, Hialeah, Florida

The list below contains zoning items which may be of interest to your immediate neighborhood.

1. AMB CODINA BEACON LAKES, LLC (07-20)

Location: The south side of NW 25 Street, between NW 117 Avenue and NW 137 Avenue, Miami-Dade County, Florida (480 Acres).

The applicant is requesting a substantial deviation determination and modifications of portions of the recital and of conditions, exhibits, and paragraph of a previous resolution to permit the applicant to decrease the square footage requirements for the warehouse use; to increase the square footage requirements for the office and retail uses; to revise exhibits indicating the Master Development Site Plan, vehicle trip count, access points & intersection improvements and to extend the build-out date, termination date and expiration date of the previously approved Beacon Lakes Development of Regional Impact (DRI), on parcels 1 and 2. Also requesting on parcel #2: A modification of a paragraph of another resolution to allow the applicant to submit new site plans for a commercial development consisting of retail and restaurant uses, a zone change from light industrial manufacturing district to special business district, and an unusual use to permit outdoor dining & table services in connection with restaurants.

2. JOSE CABALLERO (07-394)

Location: 5870 NW 191 Terrace, Miami-Dade County, Florida (75' X 100').

The applicant is requesting to permit a covered terrace addition setback to be less than required from property line, on this site.

3. NEW TESTAMENT BAPTIST CHURCH (08-37)

Location: 6601 NW 167 Street, Miami-Dade County, Florida (32.39 Acres).

The applicant is requesting a zone change from agricultural district and liberal business district to light industrial manufacturing district, & a deletion of a covenant restricting the use of one of the buildings on the property to warehouse and storage facility for maintenance of buses and cars for the existing religious facility; to permit a gym in said building in lieu of the warehouse and storage facility. Also requesting to permit a 3-story classroom building to be spaced less than required from the fitness center building, and accompanying request, on this site.

Multiple members of individual community councils may be present.

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 (305) 375-2565.

If you are in need of a translator at the Hearing, one can be provided for you at no charge. To arrange for translating service, 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 PLANNING AND ZONING**, 11th Floor, 111 NW First Street, Miami, Florida. If further information is desired, call (305) 375-2640, Hearing Section. 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 Planning and Zoning Department's ADA Coordinator, at (305) 375-2936 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.