

<h1 style="margin: 0;">Application No. 3</h1> <h2 style="margin: 0;">Commission District 8 Community Council 14</h2>

APPLICATION SUMMARY

Applicant/Representative:	Apostolic Alliance Church of the Lord Jesus Christ, Inc/Felix Lasarte, Esq The Lasarte Law Firm, LLP
Location:	Southwest corner of SW 127 Avenue and SW 200 Street (Quail Roost Drive)
Total Acreage:	±2.3 Gross Acres (±1.78 Net Acres)
Current Land Use Plan Map Designation:	Low Density Residential (2.5 to 6 dwelling units per gross acre)
Requested Land Use Plan Map Designation:	Business and Office
Amendment Type:	Small-Scale
Existing Zoning, Use and Site Condition:	EU-1 (Single-family one-acre Estate District); Vacant and part of an Apostolic church property

RECOMMENDATIONS

Staff:	ADOPT AS SMALL SCALE AMENDMENT (February 25, 2010)
Redland Community Council:	TO BE DETERMINED (March 25, 2010)
Planning Advisory Board (PAB) acting as Local Planning Agency:	TO BE DETERMINED (April 5, 2010)
Board of County Commissioners:	TO BE DETERMINED (May 5, 2009)
Final Recommendation of PAB acting as Local Planning Agency:	TO BE DETERMINED
Final Action of Board of County Commissioners:	TO BE DETERMINED

Staff recommends “**ADOPT**” the proposed small-scale amendment to redesignate the application site from “Low Density Residential” to “Business and Office” on the Adopted 2015-2025 Land Use Plan (LUP) map of the Comprehensive Development Master Plan (CDMP) based on the staff analysis as summarized in the Principal Reasons for Recommendations below:

Principal Reasons for Recommendations:

1. Approval of the requested “Business and Office” designation of this site would conform with and promote implementation of Guideline No. 4 of the CDMP “Guidelines for Urban Form”, which provides that intersection of section-line roadways should be planned to serve as activity nodes for the surrounding residential communities. Activity nodes shall be occupied by any nonresidential components of the neighborhood including public and semi-public uses. When commercial uses are warranted, they should be located within these activity nodes.

An activity node has been developing at the intersection of two section-line roadways, SW 127 Avenue and SW 200 Street (Quail Roost Drive). Redesignating the application site, which is located on the southwest corner of this intersection, from “Low Density Residential” to “Business and Office” on the Adopted 2015-2025 Land Use Plan (LUP) map would be consistent with the land use designations on the other three corners of the intersection. The property to the east of the site was approved as Application No. 9 of the October 2001 CDMP amendment cycle, while the northeast corner was approved as Application No. 12 in the April 2004 CDMP amendment cycle. Both sites were redesignated from “Low Density Residential” to “Business and Office.” The parcel located on the northwest corner was approved for redesignation from “Estate Density” to “Business and Office” as Application No. 12 in the April 2006-07 CDMP amendment cycle.

2. Policy LU-8E of the Land Use Element of the CDMP requires applications requesting amendments to the LUP map to be evaluated according to factors such as, the proposed development’s ability to satisfy a deficiency in the LUP map to accommodate projected population or economic growth in the County, impacts to County services, compatibility with abutting and nearby land uses, impacts to environmental and historical resources, and the extent to which the proposed CDMP land use would promote transit ridership and pedestrianism. No deficiency in the supply of vacant commercial land exists in either the Analysis Area (Minor Statistical Area 7.2) or the Trade Area (the area within the 1.5 mile radius of the application site). However, the requested CDMP Land Use Plan map amendment has a negligible impact on the supply of either residential or commercial land in the analysis area. The proposed development, if approved, would be consistent with adopted Level of Service (LOS) standards for such County services as parks, roadways, mass transit, solid waste, potable water supply, sanitary sewer, drainage and public schools.
3. The proposed redesignation from “Low Density Residential” to “Business and Office” on the application site is compatible with existing commercial development on the other three corners of the intersection including the Walgreens pharmacy on the northwest corner, the AutoZone store on the northeast corner and the Bank of America and the Shoppes at Quail Roost Shopping Center with a Publix supermarket as an anchor on the southeast corner. At the time of rezoning, measures can be taken to buffer any adverse

effects of commercial development on the site from the four-acre Charles Burr Park to the south and Apostolic Alliance Church of the Lord Jesus Christ, Inc. to the west.

4. The application site does not impact any known archaeological or historical resources and has minimal impact on environmental resources. The application site is located within the South Miami Heights Wellfield Complex Protection Area and as such, the property is subject to stringent wellfield protection measures that restrict development and regulates land uses within the wellfield protection area as specified in Section 24-43 (4), (4)(c), and (5) of the Miami-Dade County Code. Land uses, including certain business uses, that do not comply with the aforementioned Code Sections would require variances from the Miami-Dade County Environmental Quality Control Board (EQCB).

STAFF ANALYSIS

Application Site

The application site is a 2.3-gross-acre vacant property located at the southwest corner of SW 127 Avenue and SW 200 Street (Quail Roost Drive) that may be used for occasional outdoor church activities by the owner, Apostolic Alliance Church of the Lord Jesus Christ, Inc. The subject property is designated “Low Density Residential Communities” (2.5 to 6 dwelling units per gross acre) on the Adopted 2015-2025 Land Use Plan (LUP) map. The site is currently zoned EU-1 (Single-family one-acre Estate District), which permits one single family home per one gross acre. Under this current zoning, the maximum potential residential development on this property would be two units only. However, under the current land use designation of “Low Density Residential”, the entire site (2.3 gross acres or 1.78 net acres) could be developed with a maximum of 13 single-family detached dwelling units (du) if it was appropriately zoned.

The applicant is requesting a redesignation of a 2.3-gross-acre property located at the southwest corner of SW 127 Avenue and SW 200 Street (Quail Roost Drive) from the “Low Density Residential Communities” (2.5 to 6 dwelling units per gross acre) to “Business and Office” land use category on the LUP map. The requested Business and Office category generally allows a full range of sales and service activities and also allows residential uses and/or mixing of residential with non-residential (commercial, office and hotel) land uses. Assuming a Floor Area Ratio (FAR) of 0.4, the entire site could be developed as commercial with a maximum of 31,015 square feet of floor area. The FAR is a measure of non-residential development intensity that is calculated by dividing the building square footage (not counting parking structures) by the net lot area of the parcel. Alternatively, the entire site could potentially be developed as residential with a maximum of 29 dwellings. A one category density increase higher than adjacent residentially designated is permitted on property designated as “Business and Office” if the properties are on the same side of a major roadway.

Land Use and Zoning History

The Board of County Commissioners (BCC) adopted Resolution No. 730 on December 19, 1957 to rezone the subject property from AU (Agricultural District) to its current zoning of EU-1 (Single family one acre Estate District). The property was redesignated from “Agriculture” to “Low Density Residential” on the Adopted 1990 and 2005 Land Use Plan map as part of Staff Application No. 17 of the April 1982-83 CDMP amendments cycle, which was adopted by the BCC on July 8, 1983 by Ordinance No. 83-58.

Adjacent Land Use and Zoning

The application site is located on the southwest corner of the SW 127 Avenue and SW 200 Street. The other three corners of the intersection are designated as “Business and Office” on the adopted LUP map. The property to the east of the site was approved as Application No. 9 of the October 2001 CDMP amendment cycle, while the northeast corner was approved as Application No. 12 in the April 2004 CDMP amendment cycle. Both sites were redesignated from “Low Density Residential” to “Business and Office.” The parcel located on the northwest corner was approved for redesignation from “Estate Density” to “Business and Office” as Application No. 12 in the April 2006-07 CDMP amendment cycle. These three corners are currently zoned BU-1A (Limited Business District). Existing commercial uses on these three corners include the Walgreens pharmacy on the northwest corner, the AutoZone store on the

northeast corner and the Bank of America and the Shoppes at Quail Roost Shopping Center with a Publix supermarket as an anchor on the southeast corner. Other establishments in this shopping center include Payless Shoes, Metro PCS, Rico restaurant, Dollar store and an insurance office.

The remainder of the area around the intersection of the SW 127 Avenue and SW 200 Street can be characterized as a residential area with institutional uses such as churches. Single-family residential subdivisions near the intersection include Countryside to the southwest, Oak Park Estates and Burr Road Estates to the east and southeast, Magny and South Miami Lakes to the northeast and Renaissance Ranches and Tropic Estates to the northwest. Nearby institutional uses include Apostolic Alliance Church of the Lord Jesus Christ and Perrine Church of Christ to the west and Peace United Methodist Hispanic Church to the northwest. The adjacent land to the south is an undeveloped four-acre County park (Charles Burr Park).

The land use designations on the adopted LUP map and the zoning districts reflect this development pattern for the area around the intersection (See Appendix A: Map Series]. The areas to the northeast, southeast and southwest are designated "Low Density Residential Communities" on the LUP map. The area to the northwest is designated "Estate Density Residential Communities. The adjacent areas on the west and south are zoned EU-1. The other zoning districts in the surrounding residential area include EU-M (Estate Modified- One Family on a 15,000 sq. ft. net lot), RU-1 (Single Family Residential on a 7,500 sq. ft. lot) and RU-1Z (Single Family Zero Lot Line on a 4,500 sq. ft. lot).

Supply and Demand

Commercial Land Analysis

The Analysis Area for Application 3 (MSA 7.2) contained 228.5 acres of in-use commercial uses in 2010 and an additional 86.4 acres of vacant land zoned or designated for business uses. The annual average absorption rate for the 2008-2025 - period is 5.33 acres per year. At the projected rate of absorption, reflecting the past rate of commercial uses, the study area will deplete its supply of commercially zoned or designated land beyond the year 2025 (See Table below).

Projected Absorption of Land for Commercial Uses
Indicated Year of Depletion and Related Data
Application 3 Analysis Area

Analysis Area	Vacant Commercial Land 2010 (Acres)	Commercial Acres in Use 2010	Annual Absorption Rate 2008-2025 (Acres)	Projected Year of Depletion	Total Commercial Acres per Thousand Persons	
					2015	2025
MSA 7.2	86.4	228.5	5.33	2025+	5.4	4.3

Source: Miami-Dade County Department of Planning & Zoning, Planning Research Section, February 2010.

Analysis of the Trade Area

Analysis of the Trade Area, 1.5 miles around the proposed project, for Application #3 shows that there are 113.4 acres in existing commercial uses and 28.3 acres of vacant commercially zoned or designated land. (See Table below). Most of the vacant parcels are located in the immediate

area surrounding the proposed site, on Quail Roost Drive, and along US 1. However, the proposed development of the site as commercial would be appropriate at the application site.

Trade Area Analysis

Application	Trade Area Radius	Vacant Commercial Land (Acres)	Commercial Acres in Use 2010
3	1.5	28.3	113.4

Source: Miami-Dade Department of Planning & Zoning, Planning Research Section, February 2010.

Environmental Conditions

The following information pertains to the environmental conditions of the application site. All YES entries are further described below. Additional information on all other environmental condition can be obtained through Department of Environmental Resources Management (DERM).

Flood Protection

Federal Flood Zone	X – Base elevation undetermined but greater than 7 feet
Stormwater Management Permit	Surface Water Management Permit
Drainage Basin	C-1 Canal (Black Creek Canal)
County Flood Criteria, National Geodetic Vertical Datum (NGVD)	+9.0 feet
Hurricane Evacuation Zone	NO

Biological Conditions

Wetlands Permits Required	NO
Native Wetland Communities	NO
Specimen Trees	NO
Natural Forest Communities	NO
Endangered Species Habitat	NO

Other Considerations

Within Wellfield Protection Area	YES
Archaeological/Historical Resources	NO
Hazardous Waste	NO

Drainage and Flood Protection:

The application site lies within Flood Zone X, where the base elevation is undetermined as per the Federal Flood Insurance Rate Maps (FIRM) for Miami-Dade County. The nearest Flood Zone is AH, where the base flood elevation of 9.0 feet. According to the County's flood criteria, the site shall be filled to a minimum elevation of 6.30 feet and requires an additional 8 inches for residential and 4 inches for commercial structures. However, if the County flood elevation is less than the base flood elevation established by the FIRM maps, the higher elevation will be used. Flood protection for the application site is available through C-1 Canal (Black Creek Canal).

According to the DERM, a retention/detention system adequately designed to contain the run-off generated by a 5-year storm event onsite, is required for the proposed development. In addition, the site shall be graded in a manner to prevent the flooding of adjacent properties during construction and thereafter. Interceptor swales shall be constructed on-site with no encroachment over adjacent properties. Also, due to the site's location in the South Miami

Heights Wellfield Complex protection area, drainage restrictions would be applied in accordance with the County Code.

Wellfield Protection Area

The subject property is located within the South Miami Heights Wellfield Complex Protection Area, therefore, the application site is subject to stringent wellfield protection measures that restrict development and regulates land uses within the wellfield protection area. Section 24-43 (5) of Miami-Dade County Code prohibits the approval of any building permits, certificates of use and occupancy, municipal occupational licenses, platting actions or zoning actions for any nonresidential land uses which generates, uses, handles, disposes of, discharges or stores hazardous wastes on property located within wellfield protection areas. Section 24-43 (4) regulates the disposal of waste water and storm water on properties located within this wellfield protection area. Furthermore, Table C-1, in Section 24-43 (4)(c), provides for storm water restrictions.

Water and Sewer

Water Supply

The Biscayne Aquifer is the primary water supply source for the millions of people living in South Florida. However, overuse of this aquifer has resulted in lowered water levels in the Everglades, and is inconsistent with the goals of the Comprehensive Everglades Restoration Plan (CERP), which is designed to restore and preserve the water resources of the South Florida ecosystem, including the Everglades. In 2005, the South Florida Water Management District (SFWMD) promulgated new rules that prohibited withdrawals from the Biscayne Aquifer to accommodate future development. The SFWMD requires that all future development be linked to new water supply sources, either through alternative water supply or reuse projects.

On November 15, 2007, the South Florida Water Management District Governing Board approved the Miami-Dade Water Supply Water Use Permit (WUP). The WUP details how the County will provide adequate water supply for its anticipated growth over a 20-year period. This permit is to be reviewed and updated every 5 years or sooner if needed. The projects that are planned to implement the 20-year WUP are contained in Table 1 of Objective WS-7 of the Water, Sewer and Solid Waste Element of the Comprehensive Development Master Plan (Water Supply Facilities Work Plan) and funded through the County's Capital Improvements schedules.

In August 2009, a permit compliance report prepared for WASD indicated that several projects originally contemplated in the WUP are no longer necessary to provide adequate water supply for the County's growth. This is in large due to the implementation of the County's adopted permanent landscape irrigation restrictions, which limits landscape watering to twice per week, and the requirement of more efficient water use measures. As a result, water use demand in the County is approximately 35 mgd below the permitted Biscayne Aquifer pumpage level of 347 mgd. This decrease in water consumption has caused WASD to re-evaluate the need and/or timing of several alternative water supply projects in its WUP. The new schedule and requested permit modifications are currently being reviewed by the SFWMD.

The assessment of available water supply, as it relates to comprehensive plan amendments, is difficult given that there is no specific timing of the development. Therefore, to determine if adequate water supply will be available for the proposed amendment, an assumption of three

years for project completion from final comprehensive plan amendment approval is made, for this project the year 2013 will be used. This timeframe allows for rezoning of the property, platting of property, permitting and construction. Additionally, this is the timeframe for which concurrency is applied.

As noted in the table below, should the subject site be developed with 29 units of single-family detached homes [maximum development allowed under the requested "Business and Office" CDMP land use category, which would generate the greatest demand for water and sewer service], the maximum water demand is estimated at 10,150 gallons per day (gpd). Under commercial development, the maximum water demand under the requested proposed "Business and Office" land use category is estimated at 3,101.5 gpd. This water supply demand can be accommodated by the water permitted in the WUP. Additional water supply will be generated from those projects listed in the CDMP (Table 1 of Objective WS-7), which will be completed by 2012. In addition, the County has developed a water allocation system which will track all development projects receiving water from the Miami-Dade Water and Sewer Utility. The allocation system will allow the County to track new or changed uses against the supply allocated in the SFWMD permit.

Estimated Water Demand by Land Use Scenario				
Scenario	Use (Maximum Allowed)	Quantity (Units or Square Feet)	Water Demand Multiplier (Section 24-43.1 Miami- Dade Code)	Projected Water Demand (gpd)
Current/Allowable Use				
1	SF Residential	13 units	350 gal/unit	4,550
Proposed Use				
1	Commercial	31,015 sf	10 gal/100 sf	3,101.5
2	SF Residential	29 units	350 gal/unit	10,150

Source: Miami-Dade Department of Environmental Resource management, 2010

Notes: GPD means Gallons Per Day

Based on the Estimated Water Demand table above, a residential scenario would require 10,150 gpd of water. Since the current land use could result in 4,550 gpd of water, approval of this application could result in an increased water demand of 5,600 gpd. The increase would not result in the regional water treatment system exceeding the LOS standard.

Potable Water

The County's adopted level of service (LOS) standard for water treatment is based on a regional treatment system. This system is comprised of the Hialeah-Preston and Alexander Orr Water Treatment Plants. The LOS requires that the regional treatment system operate with a rated maximum daily capacity of no less than 2 percent above the maximum daily flow for the preceding year, and an average daily capacity 2 percent above the average daily system demand for the preceding 5 years. Based on the 12-month average (period ending 12-31-09) data provided by DERM, the regional treatment system has a DERM rated treatment capacity of 439.7 million gallons per day (mgd) and a maximum plant production of 345.8 mgd. As a result, the regional system has approximately 94 mgd or 21.4% of treatment plant capacity remaining. Additionally, the system has a 12-month average demand (for period ending 05-31-09) of 305.6 mgd, which is well within 2 percent of the system's 402.3 mgd permitted annual average withdrawal, and therefore meets the LOS standard for water treatment facilities.

Potable water service would be provided by MDWASD through existing 16-inch mains on SW 200 Street and SW 127 Avenue extending west along SW 200 Street and connecting to a new 16-inch main to the northwest corner of the application site. Any public water main extension within the property shall require a 12-inch minimum diameter main. If two or more fire hydrants are to be connected to a public water main extension within the property, the water system shall be looped with two points of connection.

Wastewater Facilities

The County's adopted LOS standard for wastewater treatment and disposal requires that the regional wastewater treatment and disposal system, consisting of North, Central, and South Districts Wastewater Treatment Plants, operate with a capacity that is two percent above the average daily per capita flow for the preceding five years and a physical capacity of no less than the annual average daily sewer flow. The wastewater effluent must also meet all applicable federal, state, and county standards and all treatment plants must maintain the capacity to treat peak flows without overflow. The regional wastewater treatment system has a design capacity of 368 million gallons per day (mgd) and a 12-month average (period ending 12-31-09) of 301.49 mgd. This represents approximately 82% of the regional system's design capacity.

Based upon the residential development scenario (discussed under the Water Supply section above), it is estimated that this site will generate sewage flows of 10,150 gpd. These estimated flows will not cause the adopted LOS standard for the regional system to be exceeded.

The closest available public sanitary sewer line to the application site is an existing 8-inch gravity main abutting the east side of the property running along north-south axis of NW 127 Avenue. According to DERM, sewage flows from this site would then be directed in succession to Pump Station (PS) 30-0695 and 30-0522 and then to the South District Wastewater Treatment Facility. These pump stations have sufficient capacities to handle sewage flows that would be generated from the potential development on the application site. The treatment plant and pump stations are currently working within the mandated criteria set forth in the First and Second Partial Consent Decree. At this time, the South District Wastewater Treatment Plant has sufficient capacity to treat current discharge.

Solid Waste

The application site is located inside the Department of Solid Waste Management (DSWM) waste service area for garbage and trash collections. The adopted LOS standard for the County Solid Waste Management System is to maintain sufficient waste disposal capacity to accommodate waste flows committed to the System through long-term contracts or interlocal agreements with municipalities and private waste haulers, and anticipated uncommitted waste flows, for a period of five years. As of FY 2009 -10, the DSWM is in compliance with the level of service. The DSWM does not actively compete for commercial collection at this time and the requested amendment will have no impact or any associated costs to the DSWM. Therefore, the DSWM has no objection to the proposed amendment.

Parks

The LOS standard for the provision of recreation open space for 2.75 acres of local recreation open space per 1,000 permanent residents in unincorporated areas; and adds that the county

must provide open space of five acres or larger within three miles from a residential area. This application is in Park Benefit District 3 (PBD3), which has a surplus capacity of 251.95 acres when measured by the County concurrency level-of-services standard for the unincorporated area of 2.75 acres of local recreation open space for 1,000 persons in unincorporated municipal service area. The nearest local park to the application site is the Charles Burr Park which is a 4-acre property that is yet to be improved. The local parks within a 2-mile radius of the application site are listed below.

County Local Parks Within a 2 Mile Radius of Application Area		
Name	Park Classification	Acreage
Bailes Road Park	NEIGHBORHOOD PARK	10.00
Carribean Park	NEIGHBORHOOD PARK	5.23
Charles Burr Park	NEIGHBORHOOD PARK	4.00
Eureka Park	COMMUNITY PARK	5.13
Goulds Park	COMMUNITY PARK	30.00
Goulds Wayside Park	NEIGHBORHOOD PARK	2.90
Losner Park	MINI-PARK	0.57
MedSouth Park	NEIGHBORHOOD PARK	4.49
Quail Roost Park	NEIGHBORHOOD PARK	3.13
Roberta Hunter Park	NEIGHBORHOOD PARK	15.00
Serena Lakes Park	NEIGHBORHOOD PARK	5.00
Sharman Park	NEIGHBORHOOD PARK	2.06
South Miami Heights Parks	NEIGHBORHOOD PARK	5.67
Southridge Park	DISTRICT PARK	20.20

Source: Miami Dade Parks and Recreation Department, January 2010

This application has the potential to increase population on site by 50 persons more than what the site could generate under its current designation, resulting in a need for an additional 0.138 acres, if approved. The cumulative impact of all applications located in PBD-3 will increase the population by 50 and decrease the available reserve capacity for parks by 0.138 acres.

It is recommended that any development proposed for this site, the goals and principles of the County's *2008 Open Space System Master Plan* are taken into account and that future site planning at this location incorporate measures to reduce impacts to the County's park system.

Fire and Rescue Service

The subject property is currently served by Miami-Dade Fire-Rescue Station No. 52 (South Miami Heights), which is located at 12105 Quail Roost Drive. The station is equipped with an Advanced Life Support (ALS) Engine, a Rescue unit and a Battalion Chief, with a total of eight (8) firefighters/paramedics, operating 24 hours daily. According to the Fire-Rescue Department, there was no alarm in the vicinity of the property in 2008. However, the proposed "Business and Office" on the subject site will potentially generate 9 annual alarms (4 alarms under Residential development scenario), which will have a minimal impact to the existing fire rescue services.

There are no planned stations in the vicinity of the subject property. The required "fire flow" for the proposed CDMF designation is 3,000 gallons per minute (gpm) at 20-PSI residual on the system. Each fire hydrant requires a minimum of 1,000 gpm. No fire flow deficiencies exist in the vicinity of the application area.

Public Schools

On July 17, 2009, the County's Educational Plan Amendment and Interlocal Agreement adopting a level of service (LOS) standard for public school facilities (school concurrency) was found in compliance by the State of Florida Department of Community Affairs. The proposed LOS standard for public school facilities is 100% utilization of Florida Inventory of School Houses (FISH) with relocatable classrooms. The County's land use applications have been reviewed based on this LOS standard and based on projected planned facilities in the Miami-Dade County Facilities Five-Year Work Plan. This review is an initial cursory review and no concurrency reservation is required at this stage, this review was conducted by Miami-Dade County Department of Planning and Zoning.

Students generated by this application will attend those schools identified in the "Concurrency Service Area Schools (CSA)" table below. If this application site were developed for residential use, the potential student population of the schools serving the application would be increased by an additional 19 students. Nine (9) students will attend Caribbean Elementary, which has two hundred and thirty-one (231) seats available; four (4) students will attend Mays Middle, which has five hundred and nineteen (519) seats available; and six (6) students will attend Miami Southridge Senior High, which has three hundred and seventy (370) seats available.

Concurrency Service Area Schools

CSA id	Facility Name	Available Capacity	Seats Required	LOS Met	Source Type
0661	Caribbean Elementary	231	9	Yes	Current CSA
6431	Mays Middle	519	4	Yes	Current CSA
7731	Miami Southridge Senior	370	6	Yes	Current CSA

Source: Miami-Dade County Department of Planning and Zoning, 2010
Miami-Dade County Public Schools, 2009

Roadways

The Application site is a 2.3 gross-acre (1.78 net-acres) parcel located at the southwest corner of the intersection of SW 127 Avenue and SW 200 Street/Quail Roost Drive (SR-994), inside the Urban Development Boundary (UDB) service area of the County. The subject site is currently designated "Low Density Residential (2.5 to 6 dwelling units per gross acre) on the Adopted CDMP 2015 – 2025 Land Use Plan map. The requested CDMP land use designation is "Business and Office". Under the requested land use designation, the application site could be developed with residential use with a maximum of 29 single-family attached dwelling units (townhouses), or with commercial use with a maximum of 31,015 square feet of retail space.

Primary access to the application site is from SW 127 Avenue, a two-lane county roadway, and/or SW 200 Street, a two-lane State roadway. The east-west SW 200 Street provides connections to other major north-south corridors such as SW 177 Avenue/Krome Avenue (SR-997), SW 137 Avenue, SW 127 Avenue, SW 117 Avenue and US-1/South Dixie Highway (SR-5).

Existing Conditions

Current traffic conditions on the roadways adjacent to and in the vicinity of the application site are acceptable, with all the roadways operating at levels of service (LOS) D, C or better above their adopted LOS standards. With the traffic impact from the proposed amendment, either as residential or commercial development, the traffic operating conditions on all roadways analyzed would remain the same, except the segment of SW 200 Street between SW 137 and SW 127 Avenues which will deteriorate from LOS D to LOS E, the adopted LOS standard. See the Traffic Impact Analysis Table below.

The LOS is represented by one of the letters “A” through “F”, with “A” generally representing the most favorable driving conditions and “F” representing the least favorable driving conditions.

Trip Generation

As indicated above, two developments scenarios were analyzed for traffic impact under the requested land use designation. Scenario 1 assumes the application site developed with 31,015 square feet (sq. ft.) of retail commercial, the maximum potential development under the requested “Business and Office” land use designation. This development scenario is estimated to generate approximately 217 PM peak hour external trips. Scenario 2 assumes the application site developed with 29 townhouses, the maximum potential development under the requested designation. Residential development may be authorized in the “Business and Office” land use category at a density up to one density higher than the LUP-designated density of the adjacent or adjoining residentially designated area on the same side of the abutting principal roadway, or up to the density of any such existing residential development or zoning if the adjacent or adjoining land is undeveloped, whichever is higher. This scenario is estimated to generate approximately 22 PM peak hour trips.

The Estimated Peak Hour Trip Generation Table, below, shows the estimated PM peak hour trips expected to be generated by each development scenario under the requested CDMP land use designation. Scenario 1 would generate 200 more PM peak hour trips than the potential development scenario under the current land use designation, while Scenario 2 would generate only 5 PM more peak hour trip than the potential development under the current land use designation. See the Estimated Peak Hour Trip Generation Table below.

Estimated PM Peak Hour Trip Generation
By Current and Requested CDMP Land Use Designations

Application Number	Current Land Use Designation Assumed Use For Current CDMP Designation/ Estimated No. Of Trips	Proposed Land Use Designation Assumed Use For Requested CDMP Designation/ Estimated No. Of Trips	Estimated Trip Difference Between Current and Requested CDMP Land Use Designation
1 (Scenario 1)	Low-Density Residential (2 to 6 DUs/ gross acre): 13 Single-Family Units ¹ / 17	Business & Office: (31,015 Sq. Ft. of Retail) ² 217	+200
1 (Scenario 2)	Low Density Residential (2 to 6 DUs/ gross acre): 13 Single-Family units ¹ / 17	Business & Office (With Residential Use at 13 DUs/gross acre): (29 Townhouses) ² / 22	+5

Source: Institute of Transportation Engineers, Trip Generation, 7th Edition, 2003; Miami-Dade County Public Works Department, February 2010.

Notes: ¹ Under the current CDMP designation (Low Density Residential), one potential development scenario was analyzed. This application site is currently vacant and used as a parking facility for the adjacent church. However, the subject application site could be developed at the maximum allowable density of 6 dwelling units per gross acre for a total of 13 single-family units. This development scenario is estimated to generate approximately 17 PM peak hour trips.

² Under the requested Business and Office land use designation, two potential development scenarios were analyzed. Scenario 1 assumes the application site developed with 31,015 sq. ft. of retail space. This development scenario is estimated to generate approximately 289 PM peak hour trips. However, the trip generation was adjusted (reduced) by 25 percent due to pass-by trips. Therefore, the total PM peak hour traffic volume to be added to the adjacent roadways is estimated at 217 vehicle trips. Scenario 2 assumes the application site developed with residential use only (29 townhouses). Residential development may be authorized in the Business and Office land use category at a density up to one density higher than the LUP-designated density of the adjacent or adjoining residentially designated area on the same side of the abutting principal roadway, or up to the density of any such existing residential development, or zoning if the adjacent or adjoining land is undeveloped, whichever is higher. This development scenario is estimated to generate approximately 22 PM peak hour vehicle trips.

Traffic Concurrency Evaluation

An evaluation of peak-period traffic concurrency conditions, as of January 2010, of SW 127 Avenue, SW 137 Avenue and SW 200 Street, which considers reserved trips from approved developments not yet constructed and any programmed roadway capacity improvements listed in 2010 TIP, predicts a slight change in the LOS of the segment of SW 200 Street between SW 137 Avenue and SW 127 Avenue, from LOS D to LOS E. However, the concurrency analysis indicates that the roadways analyzed meet concurrency. See the Traffic Impact Analysis Table below.

Future Conditions

The 2010 Transportation Improvement Program (TIP) lists the widening from two to four lanes of SW 184 Street between SW 147 Avenue and SW 137 Avenue and the construction of the two-lane segment of SW 137 Avenue from SW 216 Street to US 1 in the vicinity of the application site. Both roadway improvements will be built in FYs 2010 and 2011.

Traffic Impact Analysis on Roadways Serving the Amendment Site
Roadway Lanes, Existing and Concurrency Peak Period Operating Level of Service (LOS)

Sta. Num.	Roadway	Location/Link	Num. Lanes	Adopted LOS Std.*	Peak Hour Cap.	Peak Hour Vol.	Existing LOS	Approved D.O's Trips	Conc. LOS w/o Amend.	Amendment Peak Hour Trips	Total Trips With Amend.	Concurrency LOS with Amend.
Scenario 1: Business and Office use (31,015 sq. ft. Retail)												
9820	SW 137 Avenue	SW 184 St. to SW 200 Street	2 UD	D	1,460	748	C	93	C	15	856	C (08)
9788	SW 127 Avenue	SW 184 St. to SW 200 Street	2 UD	D	990	501	B	167	B	54	722	B (08)
9756	SW 117 Avenue	SW 184 St. to SW 200 Street	2 UD	D	1,320	1,042	D	46	D	54	1,142	D (08)
9790	SW 127 Avenue	SW 200 St. to SW 232 Street	2 UD	D	790	169	C	29	C	23	221	C (08)
F-54	SW 186 St./SR 994	SW 127 Ave. to the HEFT	4 DV	E	3,270	2,750	D	179	D	31	2,960	D(08)
F-1116	SW 200 St. /SR 994	SW 137 Ave. to SW 127 Ave.	2 UD	E	2,690	1,338	D	173	E	22	1,533	E (08)
9892	SW200 St./SR 994	SW 157 Ave. to SW 137 Ave.	2 UD	C	1,690	689	B	36	B	7	732	B (08)
9898	SW 216 Street	SW 127 Ave. to US 1	2 UD	D	1,730	617	B	172	B	33	822	B (08)
Scenario 2: Business and Office with Residential Development (29 attached single-family dwelling units)												
9820	SW 137 Avenue	SW 184 St. to SW 200 Street	2 UD	D	1,460	748	C	93	C	2	843	C (08)
9788	SW 127 Avenue	SW 184 St. to SW 200 Street	2 UD	D	990	501	B	167	B	5	673	B (08)
9756	SW 117 Avenue	SW 184 St. to SW 200 Street	2 UD	D	1,320	1,042	D	46	D	5	1,093	D(08)
9790	SW 127 Avenue	SW 200 St. to SW 232 Street	2 UD	D	790	169	C	29	C	3	201	C (08)
F-54	SW 186 St./SR 994	SW 127 Ave. to the HEFT	4 DV	E	3,270	2,750	D	179	D	3	2,932	D (08)
F-1116	SW 200 St. /SR 994	SW 137 Ave. to SW 127 Ave.	2 UD	E	2,690	1,338	D	173	E	3	1,514	E (08)
9892	SW200 St./SR 994	SW 157 Ave. to SW 137 Ave.	2 UD	C	1,690	689	B	36	B	1	726	B (08)
9898	SW 216 Street	SW 127 Ave. to US 1	2 UD	D	1,730	617	B	172	B	3	792	B (08)

Source: Compiled by Miami-Dade County Department of Planning and Zoning; Miami-Dade Public Works Department and Florida Department of Transportation, January 2010.

Notes: DV= Divided Roadway, UD= Undivided Roadway, LA=Limited Access, OW=One way

*County adopted roadway level of service standard applicable to the roadway segment: E +20% (120% capacity) for roadways serviced with transit service having 20 minutes headways inside the Urban Infill Area (UIA); E+50% (150% capacity) for roadway serviced with extraordinary transit such as 95 Express Bus.

() Indicates the year traffic count was taken and/or Level of Service updated

Scenario 1 assumes commercial development (31,015 sq. ft. of retail space) on the application site under the requested "Business and Office" land use designation.

Scenario 2 assumes residential development (29 Townhouses) on the application site under the requested "Business and Office" land use designation.

Transit

Existing Service

Metrobus Routes 52 and 137/West Dade Connection serve the application site and its vicinity. The Table below shows the existing service frequency in summary form.

Metro Route Service Summary								
Routes	Service Headways (in minutes)						Proximity to Bus Route (miles)	Type of service
	Peak (AM/PM)	Off-Peak (middays)	Evenings (after 8 PM)	Overnight	Saturday	Sunday		
52	30	45	60	N/A	45	60	0.3	F
137/West Dade Connection	30	45	60	N/A	40	40	05	L

Source: 2009 Transit Plan, Miami-Dade Transit, December 2009

Notes: L means Metro bus local route service

F means Metro bus feeder service to Metrorail

E Means Express or Limited-Stop Metrobus service

Future Conditions

No improvements to the existing Metrobus service in the immediate area of the application site are being planned for the next ten years, as noted in the 2019 Recommended Service Plan of the 2009 Transit Development Plan (TDP).

Major Transit projects

No major transit improvements in the vicinity of the application area are planned for the next ten years as noted in the 2009 TDP or the 2035 Long Range Transportation Plan.

Application Impacts

A preliminary analysis was performed in Traffic Analysis Zone (TAZ) 1316, where the proposed application is located. If the requested application is approved, the future transit impact to be generated by this application is minimal and can be absorbed by the existing transit service in the area.

Aviation

The Miami-Dade Aviation Department reviewed the CDMP Amendment Application and has determined that the requested Land Use Plan amendment is compatible with airport operations.

Other Planning Considerations

No covenant was submitted with this application as of January 29, 2010.

Appropriate Guidelines of Urban Form should be considered for this site. Below are the applicable guidelines as listed in the CDMP.

Guideline 1- The section line roads should form the physical boundaries of neighborhoods.

Guideline 2- The section line, half section line, and quarter-section line road system should form a continuous network, interrupted only when it would destroy the integrity of a neighborhood or development, or when there is a significant physical impediment. Pedestrian and vehicular traffic networks should serve as physical links between neighborhoods, with multiple [points of access between neighborhoods.

Guideline 4- Intersections of section line roads shall serve as focal points of activity, hereafter referred to as activity nodes. Activity nodes shall be occupied by any non-residential components of the neighborhood including public and semi-public uses. When commercial uses are warranted, they should be located within these activity nodes. In addition, of the various residential densities, which may be approved in a section through density averaging or on an individual site basis, the higher density residential uses should be located at or near the activity nodes.

Guideline 8- Pedestrian circulation shall be provided between activity nodes, all public places and all subdivisions through connectivity of sections, half-section and local roadways constructed with sidewalks and supplemented by pedestrian paths.

Consistency with CDMP Goals, Objectives, Policies and Concepts

All CDMP amendment applications are evaluated for consistency with pertinent CDMP Objectives, Policies, Land Use Plan Concepts and other Plan provisions. The specific objectives, policies and Land Use Plan Concepts that materially apply to the requested amendment are indicated below in summary following the specific item. For the specific language see the Adopted Components Comprehensive Development Master Plan, October 2006 Edition, as amended through May, 2009.

The proposed application will further the following goals, objectives, policies and concepts of the CDMP:

- Objective LU-1. The location and configuration of Miami-Dade County's urban growth through the year 2025 shall emphasize concentration and intensification of development around centers of activity, development of well designed communities containing a variety of uses, housing types and public services, renewal and rehabilitation of blighted areas, and contiguous urban expansion when warranted, rather than sprawl.
- Policy LU-1E. In planning and designing all new residential development and redevelopment in the county, Miami-Dade County shall vigorously promote implementation of the "Guidelines for Urban Form" contained in the "Interpretation of The Land Use Plan Map" text adopted as an extension of these policies.
- Policy LU-1G. Business developments shall preferably be placed in clusters or nodes in the vicinity of major roadway intersections, and not in continuous strips or as isolated spots, with the exception of small neighborhood nodes. Business developments shall be designed to relate to adjacent development, and large uses should be planned and designed to serve as an anchor for adjoining smaller businesses or the adjacent business district. Granting of commercial or other non-residential zoning by the County is not necessarily warranted on a given property by virtue of nearby or adjacent roadway construction or expansion, or by its location at the intersection of two roadways.

- Policy LU-4A. When evaluating compatibility among proximate land uses, the County shall consider such factors as noise, lighting, shadows, glare, vibration, odor, runoff, access, traffic, parking, height, bulk, scale of architectural elements, landscaping, hours of operation, buffering, and safety, as applicable.
- Policy LU-4D. Uses which are supportive but potentially incompatible shall be permitted on sites within functional neighborhoods, communities or districts only where proper design solutions can and will be used to integrate the compatible and complementary elements and buffer any potentially incompatible elements.
- Policy LU-8B. Distribution of neighborhood or community-serving retail sales uses and personal and professional offices throughout the urban area shall reflect the spatial distribution of the residential population, among other salient social, economic and physical considerations.

The proposed application will impede the following goals, objectives policies and concepts of the CDMP.

- Policy LU-4C. Residential neighborhoods shall be protected from intrusion by uses that would disrupt or degrade the health, safety, tranquility, character, and overall welfare of the neighborhood by creating such impacts as excessive density, noise, light, glare, odor, vibration, dust or traffic.

APPENDICES

Appendix A Map Series

Appendix B Amendment Application

Appendix C Miami-Dade County Public Schools Analysis

Appendix D Applicant's Traffic Study

Appendix E Fiscal Impact Analysis

Appendix F Proposed Declaration of Restrictions

Appendix G Photos of Site and Surroundings (from site visit)

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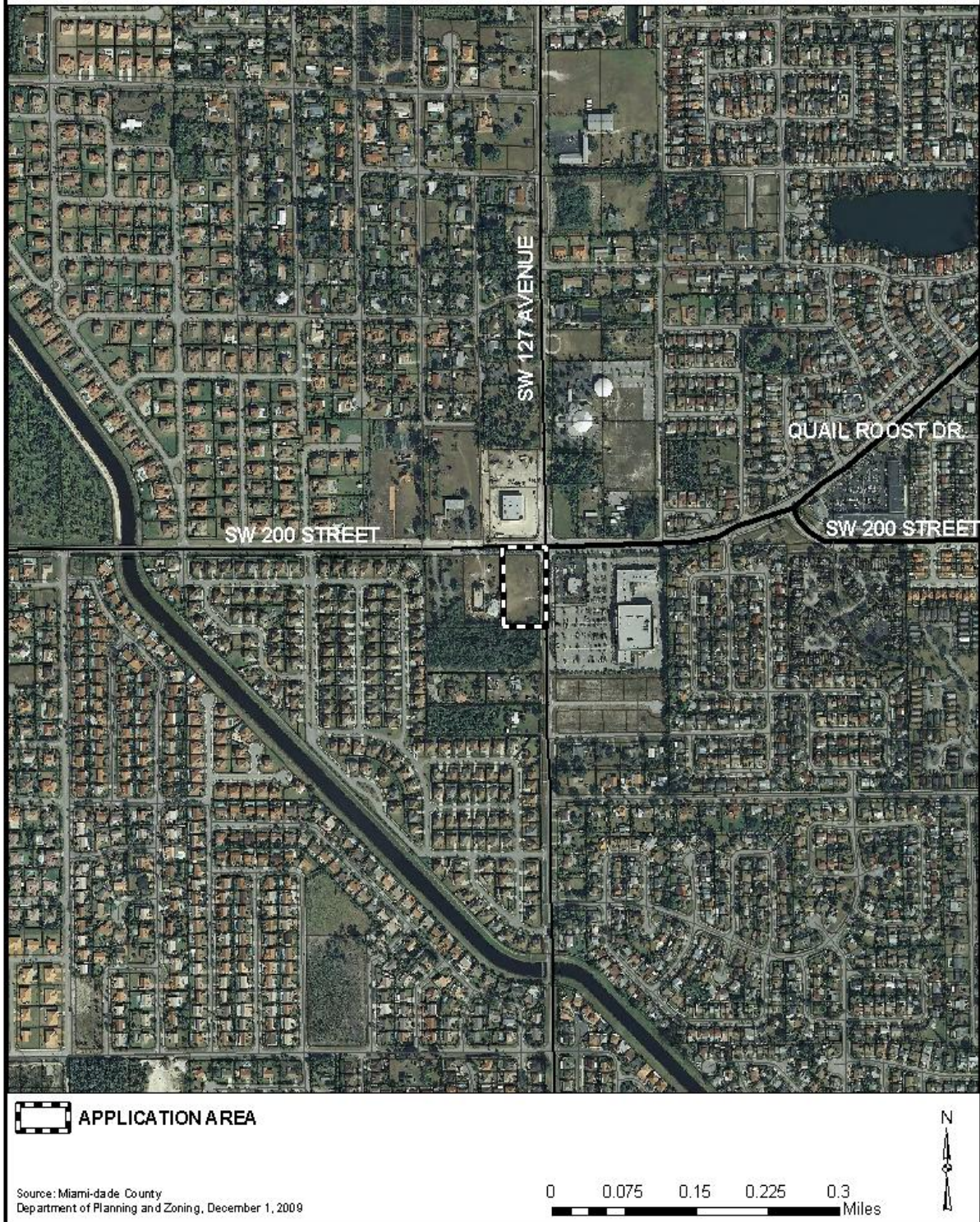
APPENDIX A

Map Series

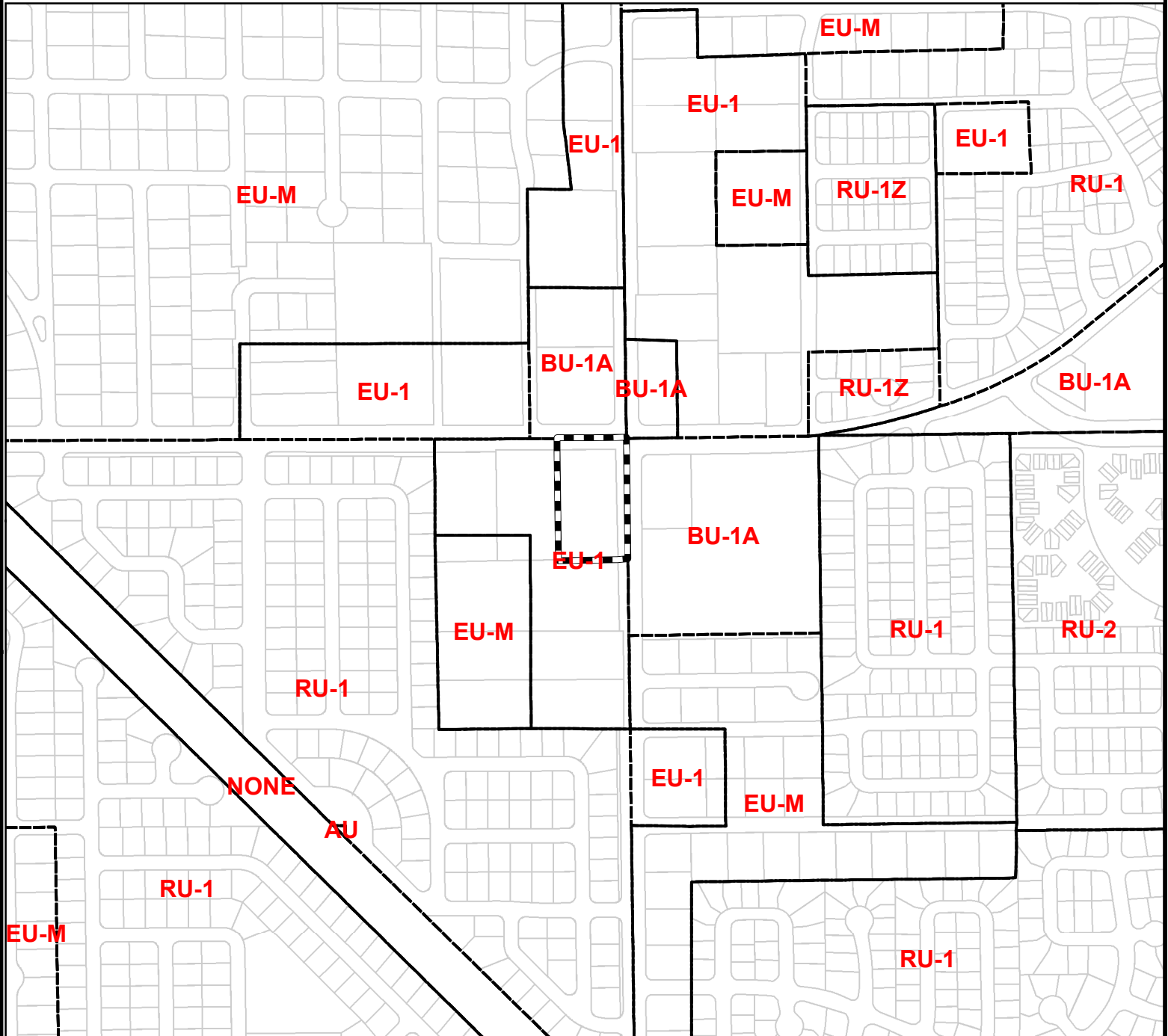
- Aerial Photo
- Current Zoning Map
- Existing Land Use Map
- CDMP Land Use Map
- Proposed CDMP Land Use Map
- Trade Area Map

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APPLICATION NO. 3 AERIAL PHOTO



APPLICATION NO. 3 ZONING MAP

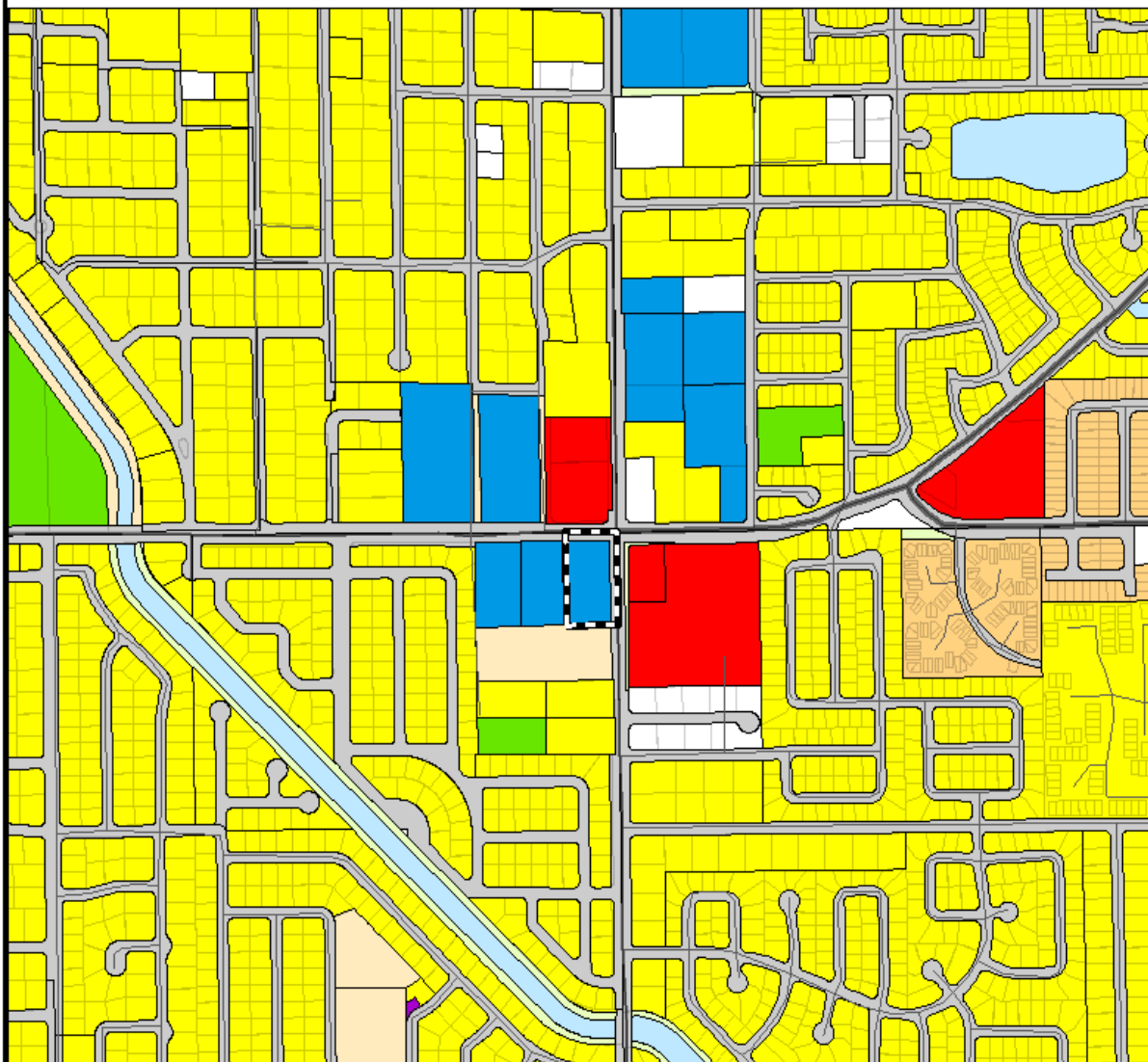


APPLICATION AREA

- AU AGRICULTURAL DISTRICT (Residential 5-acres gross)
- EU-1 SINGLE-FAMILY ONE-ACRE ESTATE DISTRICT
- EU-M SINGLE-FAMILY MODIFIED ESTATE DISTRICT (15,000 sq. ft. net)
- RU-1 SINGLE-FAMILY RESIDENTIAL DISTRICT (7,500 sq. ft. net)
- RU-1Z SINGLE-FAMILY ZERO LOT LINE (4,500 sq. ft. net)
- RU-2 TWO-FAMILY RESIDENTIAL DISTRICT (7,500 sq. ft. net)
- BU-1A LIMITED BUSINESS DISTRICT



APPLICATION NO. 3 **EXISTING LAND USE**



APPLICATION AREA

EXISTING LAND USE



SINGLE FAMILY



TWO FAMILY (DUPLEXES)



SALES AND SERVICES



HOUSE OF WORSHIP



GOV./PUB. ADMIN.



VACANT, GOV. OWNED



VACANT, PRIVATE



INLAND WATER



GROVES



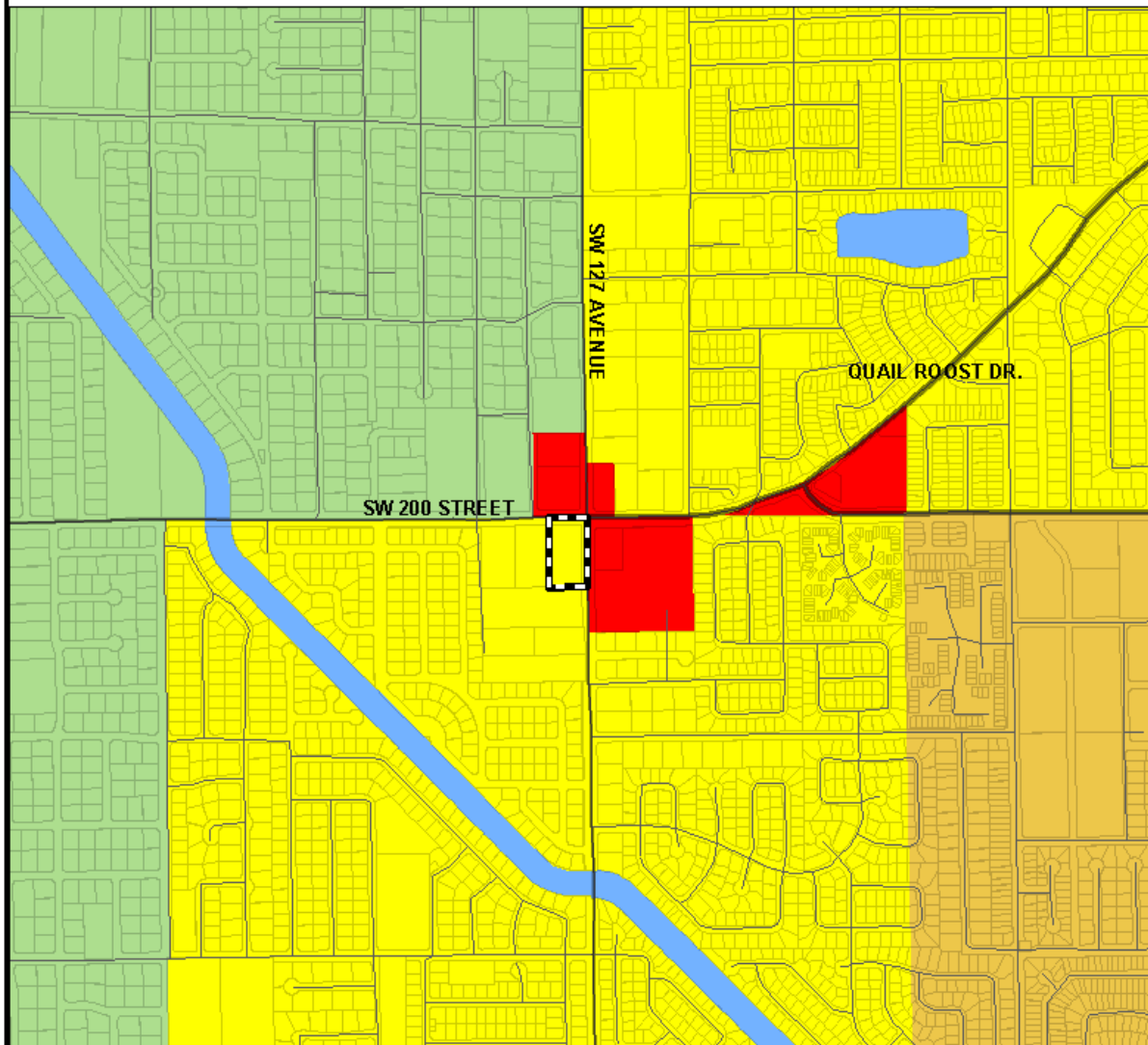
SEWAGE TREATMENT PLANT

Source: Miami-Dade County
Department of Planning and Zoning, December 1, 2009



0 0.08 0.16 0.24
Miles

APPLICATION NO. 3 **CDMP LAND USE**



APPLICATION AREA

Source: Miami-Dade County
Department of Planning and Zoning, December 1, 2009

CDMP LAND USE

- ESTATE DENSITY (1 - 2.5 DU/AC)
- LOW DENSITY RESIDENTIAL (2.5 - 6.0 DU/AC)
- LOW-MEDIUM DENSITY RESIDENTIAL (6.0 - 13 DU/AC)
- BUSINESS AND OFFICE
- WATER

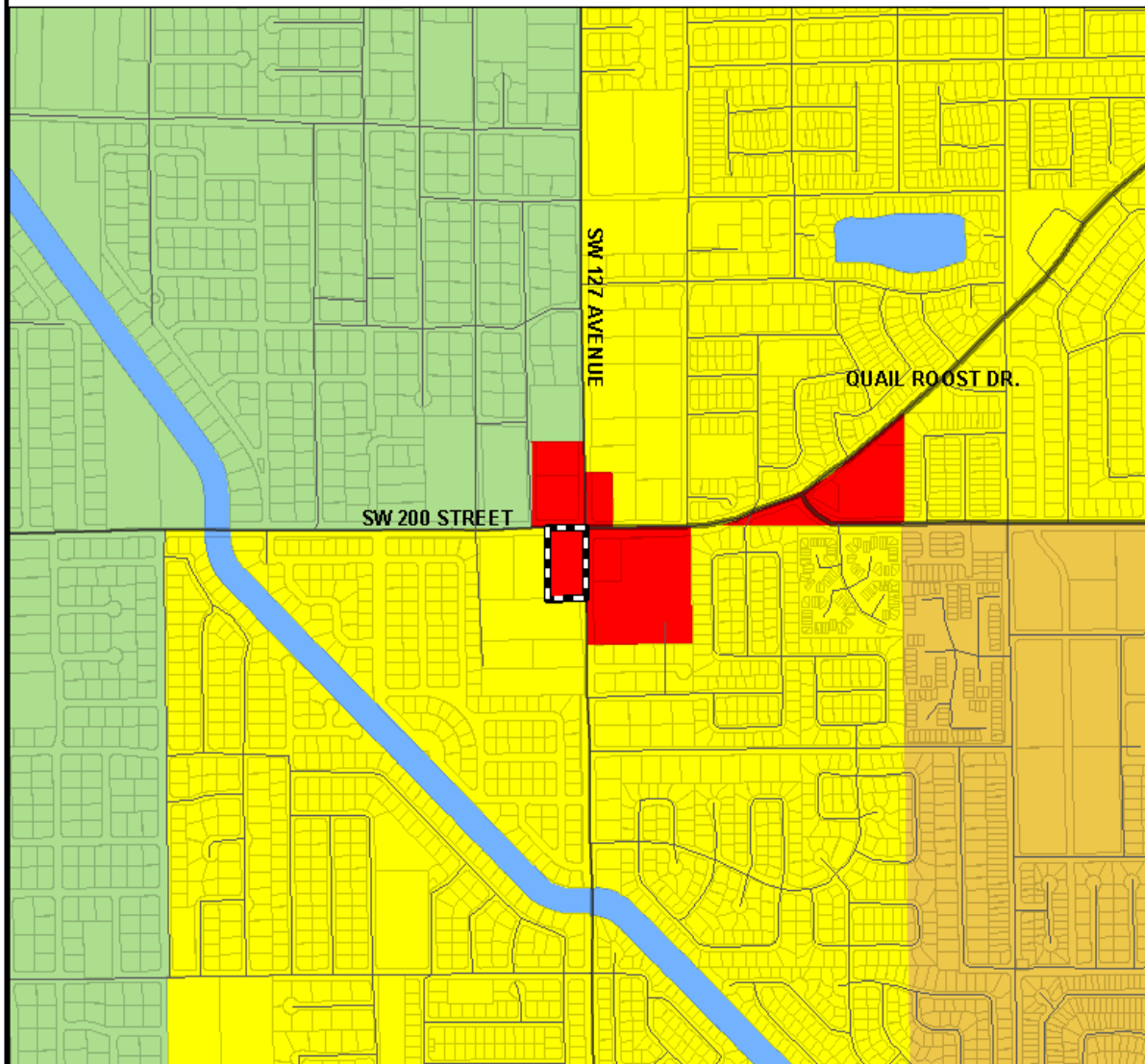
STREETS

- MAJOR ROADWAYS (3 OR MORE LANES)
- MINOR ROADWAYS (2 LANES)
- STREET

0 0.1 0.2 0.3 0.4 Miles



APPLICATION NO. 3 **PROPOSED CDMP LAND USE**



APPLICATION AREA

Source: Miami-Dade County
Department of Planning and Zoning, December 1, 2009

CDMP LAND USE

- ESTATE DENSITY (1 - 2.5 DU/AC)
- LOW DENSITY RESIDENTIAL (2.5 - 6.0 DU/AC)
- LOW-MEDIUM DENSITY RESIDENTIAL (6.0 - 13 DU/AC)
- BUSINESS AND OFFICE
- WATER

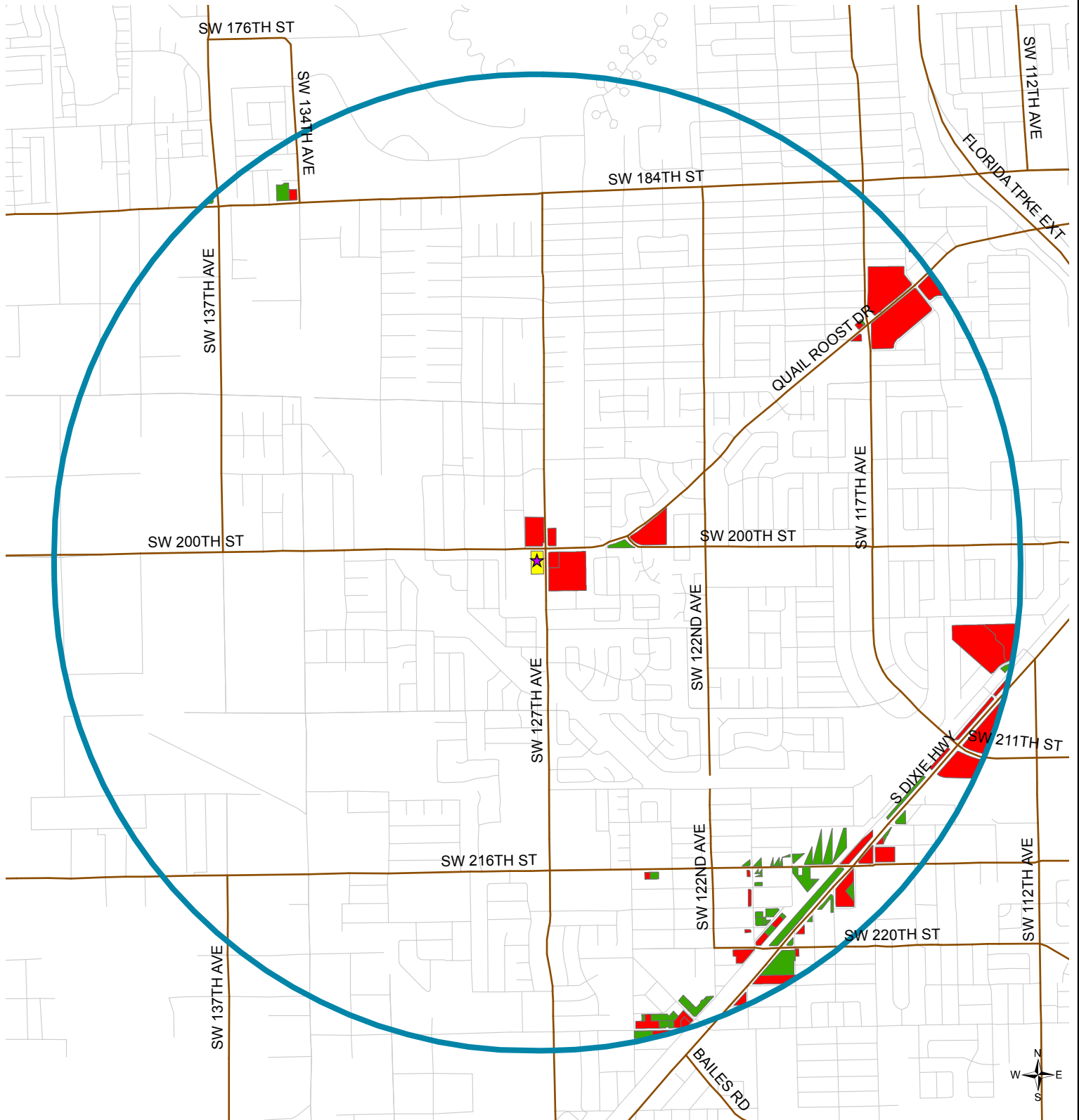
STREETS

- MAJOR ROADWAYS (3 OR MORE LANES)
- MINOR ROADWAYS (2 LANES)
- STREET

0 0.1 0.2 0.3 0.4 Miles



TRADE AREA MAP: APPLICATION NO. 3



0 0.25 0.5 1 Miles



Application 3



Commercial Landuse



1.5-mile Radius Buffer



Vacant Commercial Landuse

APPENDIX B

Amendment Application

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**APPLICATION FOR AN AMENDMENT TO THE
LAND USE PLAN MAP
OF THE MIAMI-DADE COUNTY
COMPREHENSIVE DEVELOPMENT MASTER PLAN**

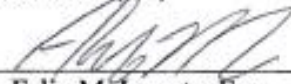
1. APPLICANTS

Apostolic Alliance Church of the Lord Jesus Christ, Inc.

2. APPLICANT'S REPRESENTATIVE

Felix M. Lasarte, Esq.
The Lasarte Law Firm, LLP
5835 Blue Lagoon Drive Suite 1000
Miami, FL 33126
(305) 269-7153
(305) 269 7156 (fax)

By:


Felix M. Lasarte, Esq.

11/2/09
Date

3. DESCRIPTION OF REQUESTED CHANGE

A. Change the Land Use Plan Map.

A change to the Land Use Element, Future Land Use Plan map is requested. The Applicant is requesting the redesignation of the subject property from "Low Density Residential" to "Business and Office."

B. Description of Subject Area.

Subject property consists of approximately 2.3 +/- gross acres (1.78 +/- net acres) of land, located in Section 11, Township 56, Range 39, in unincorporated Miami-Dade County. This subject area is located at the Southwest corner of the intersection of SW 127th Avenue and Quail Roost Drive (SW 200 Street), as depicted on the location map accompanying the legal description provided herein.

C. Acreage.

1. Subject Application area: 2.3 +/- gross acres
2. Subject Application area: 1.78 +/- net acres
3. Acreage Owned by Applicant: 1.78 +/- net acres

D. Requested Changes.

1. It is requested that subject property be re-designated on the Future Land Use Plan map from "Low Density Residential" to "Business and Office."
2. It is the requested that this Application be processed as an expedited small scale amendment.

4. REASONS FOR AMENDMENT

The Applicant is requesting a redesignation of the subject property from "Low Density Residential" to "Business and Office." The subject property consists of approximately 2.3 +/- gross acres (1.78 +/- net acres), located in Section 11 of Township 56 South, Range 39 East. This subject property is located at the Southwest corner of the intersection of SW 127th Avenue and Quail Roost Drive (SW 200th Street).

The redesignation to "Business and Office" will allow the applicant to develop the Property into a commercial development. The proposed commercial development will serve the surrounding residential communities located to the north and south of the subject Property by providing much needed additional commercial retail opportunities to its residents.

The Property is ideally situated for a commercial/retail development because it is located at the intersection of two (2) major section-line roadways. The subject property is located between two major thoroughfares (SW 127th Avenue and SW 200th Street) and as recommended by the urban guidelines the proposed commercial development is located within an activity node.¹ The applicant can also provide adequate landscaping along the perimeter of the development to buffer the proposed commercial use from the residential developments to the south and the religious institutional use to the east. Furthermore, the Applicant will provide a traffic study depicting the level of service and impacts of the proposed Amendment.

The proposed land use change would also be compatible with the surrounding commercial and residential uses. The properties located directly to the North and South of the subject property are designated as "Business and Office" in the Land Use Plan map of the Comprehensive Development Master Plan (CDMP). The abutting property to the East is designated "Low Density Residential" and it occupied by a religious institution known as the "Apostolic Alliance Church of the Lord Jesus Christ." The proposed commercial development would provide a transition from the residentially designated properties to the East and the proposed "Business and Office" designation. The vacant parcel of land to the South is owned by the Miami-Dade Parks

¹ The guidelines for urban form provide that "intersections of section line roads shall serve as focal points of activity, hereafter referred to as activity nodes. When commercial uses are warranted, they should be located within these activity nodes."

and Recreation Department and is designated as "Low Density Residential." Any proposed use by the Miami-Dade Parks and Recreation Department would be compatible with the proposed commercial development.

Based on the foregoing, the Applicant believes that there is a need to provide additional commercial services to both the surrounding existing residential community, as well as to future residents within the vicinity of the Property, and that the subject property is the appropriate location for this additional inventory.

Accordingly, approval of the requested Amendment would further the implementation of the following CDMP goals, objectives and policies:

LAND USE POLICY 8B: Distribution of neighborhood or community serving retail sales uses and personal and professional offices throughout the urban area shall reflect the spatial distribution of the residential population, among other salient social, economic, and physical considerations. (Business and Office/Commercial).

LAND USE POLICY 1E: In conducting its planning, regulatory, capital improvements and intergovernmental coordination activities, Miami-Dade County shall seek to facilitate the planning of residential areas as neighborhoods which include recreational, educational and other public facilities, houses of worship, and safe and convenient circulation of automotive, pedestrian and bicycle traffic. (Mixed Use).

LAND USE POLICY 1H: Business developments shall preferably be placed in clusters or nodes in the vicinity of major roadway intersections, and not in continuous strips or as isolated spots, with the exception of small neighborhood nodes. Business developments shall be designed to relate to adjacent development, and large uses should be planned and designed to serve as an anchor for adjoining smaller businesses or the adjacent business district. Granting of commercial or other non-residential zoning by the county is not necessarily warranted on a given property by virtue of nearby or adjacent roadway construction or expansion, or by its location at the intersection of two roadways. (Urban Form).

5. ADDITIONAL MATERIAL SUBMITTED

Additional information will be supplied at a later date under separate cover.

6. COMPLETED DISCLOSURE FORMS

Attached as Exhibit "C"

Attachments: Legal Description - Exhibit "A"
Location Map for Application - Exhibit "B"
Disclosure of Interest Form - Exhibit "C"

EXHIBIT "A"

A portion of Lot 1 in TROPICO SUBDIVISION, as recorded in Plat Book 2, at Page 57, of the Public Records of Dade County, Florida, and more particularly described as follows:

From the Northeast corner of Lot 1, which is the Point of Beginning, in TROPICO SUBDIVISION, run Westerly along the North line of said Lot 1, 241.69 feet to a point, said line also being the North line of the Northeast Quarter (NE 1/4) of Section 11, Township 56 South, Range 39 East; thence run Southerly along a line parallel to the East line of said Lot 1 229.00 feet to a point; thence at an interior angle of 90 degrees, 30 minutes, 45 seconds, run Easterly 241.69 feet to a point on the East line of said Lot 1; thence at an interior angle of 89 degrees, 29 minutes, 15 seconds, run Northerly 228.90 feet along the East line of said Lot 1 to the point of beginning, less the North and East 35 feet thereof for road purposes, said lands containing 0.92 acres more or less, lying and being in the Northeast Quarter (NE 1/4) of Section 11, Township 56 South, Range 39 East, Dade County, Florida.

AND

From the Northeast Corner of Lot 1, in TROPICO SUBDIVISION, run Southerly along the East line of said Lot 1 228.90 feet to the Point of Beginning, said line also being the East line of the NE 1/4 of Section 11, Township 56 South, Range 39 East; thence continue and run Southerly along the East line of said Lot 1 for a distance of 180.21 feet to a point; thence at an interior angle of 89 degrees, 30 minutes, 34 seconds run Westerly 241.69 feet to a point; thence run Northerly along a line parallel to the East line of said Lot 1, 180.30 feet to a point; thence at an interior angle of 89 degrees, 29 minutes, 15 seconds run Easterly 241.69 feet to the Point of Beginning, less the East 35 feet thereof for road purposes, said land containing 0.86 acre, more or less, lying and being in the NE 1/4 of Section 11, Township 56 South, Range 39 East, Dade County, Florida.

Exhibit "B"

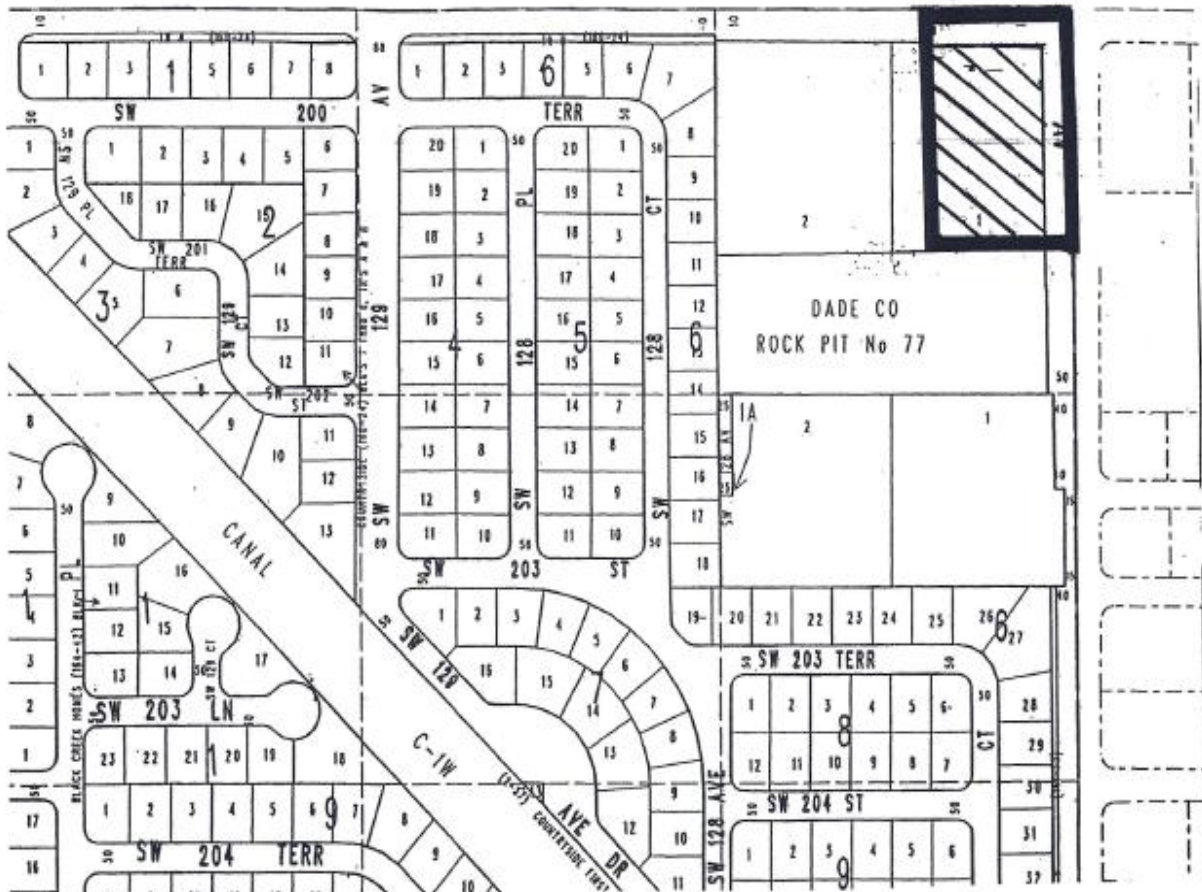
**LOCATION MAP
APPLICATION TO AMEND THE MIAMI-DADE COUNTY
COMPREHENSIVE DEVELOPMENT MASTER PLAN**

APPLICANT/REPRESENTATIVE:

Apostolic Alliance Church of the Lord Jesus Christ, Inc. c/o Felix M. Lasarte, Esq.

DESCRIPTION OF SUBJECT AREA:

Subject property consists of approximately 2.3 +/- gross acres of land (1.78 +/- net acres), located in Section 11, Township 56, Range 39, in unincorporated Miami-Dade County. This subject area is located at the Southwest corner of SW 127th Avenue and SW 200th Street.



Acreage Owned By Applicant



Application Area

Exhibit "C"

DISCLOSURE OF INTEREST

This form or facsimile must be filed by all applicants having an ownership interest in any real property covered by an application to amend the Land Use Plan map. Submit this form with your application. Attach additional sheets where necessary.

1. APPLICANT(S) NAME AND ADDRESS:

APPLICANT A: Apostolic Alliance Church of the Lord Jesus Christ, Inc.

APPLICANT B:

APPLICANT C:

APPLICANT D:

APPLICANT E:

APPLICANT F:

APPLICANT G:

2. **PROPERTY DESCRIPTION:** Provide the following information for all properties in the application area in which the applicant has an interest. Complete information must be provided for each parcel.

<u>APPLICANT</u>	<u>OWNER OF RECORD</u>	<u>FOLIO NUMBER</u>	<u>SIZE</u>
------------------	------------------------	---------------------	-------------

<u>A</u>	<u>Apostolic Alliance Church of the Lord Jesus Christ, Inc.</u>	<u>30-6911-001-0010</u>	<u>2.3 Acres</u>
----------	---	-------------------------	------------------

Note: Disclosure of Interest contains only those applicable pages; all others are deleted.

3. For each applicant, check the appropriate column to indicate the nature of the applicant's interest in the property identified in 2. above.

<u>APPLICANT</u>	<u>OWNER</u>	<u>LESSEE</u>	<u>CONTRACT FOR PURCHASE</u>	<u>OTHER</u>
<u>A</u>	<u>X</u>			

4. DISCLOSURE OF APPLICANT'S INTEREST: Complete all appropriate sections and indicate N/A for each section that is not applicable.

a. If the applicant is an individual (natural person) list the applicant and all other individual owners below and the percentage of interest held by each.

<u>INDIVIDUAL'S NAME AND ADDRESS</u>	<u>PERCENTAGE OF INTEREST</u>
<u>N/A</u>	

b. If the applicant is a **CORPORATION**, list the corporation's name, the name and address of the principal stockholders and the percentage of stock owned by each. [Note: Where principal officers or stockholders consist of other corporation(s), trust(s), partnership(s) or similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

CORPORATION NAME: Apostolic Alliance Church of the Lord Jesus Christ, Inc.

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
<u>Hernando Diaz, 20120 SW 113 Court Miami, Fl 33189</u>	<u>Non-Profit</u>
<u>Aleida Ramirez, 2880 SW 16 Street Ft. Lauderdale, Fl. 33312</u>	<u>Non-Profit</u>
<u>Fernando Ramirez, 2880 SW 16 Street Ft. Lauderdale, Fl. 33312</u>	<u>Non-Profit</u>
<u>Diaz Flor, 20120 SW 113 Court Miami, Fl 33189</u>	<u>Non-Profit</u>
<u>Juan Jose Rosa, 2628 Hianatha Avenue West Palm Beach, Fl</u>	<u>Non-Profit</u>

Note: Disclosure of Interest contains only those applicable pages; all others are deleted.

c. If a **TRUST** or **ESTATE** owns or leases the subject property, list the trust beneficiaries and 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:

NAME AND ADDRESS	Percentage of Interest
N/A	

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

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

NAME AND ADDRESS	Percentage of Ownership
N/A	

e. If the applicant is party to a **CONTRACT FOR PURCHASE**, where contingent on the application or not, and whether a Corporation, Trustee, or Partnership, list the names of the contract purchasers below, including the principal officers, stockholders, beneficiaries, or partners. [Note: where the principal officers, stockholders, beneficiaries, or partners consist of another corporation, trust, partnership, or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

<u>INDIVIDUAL'S NAME AND ADDRESS</u>	<u>PERCENTAGE OF INTEREST</u>
Sergio Delgado 146 Rosales Court Cocoplum, FL 33143	100%

Date of Contract: October 2009

Note: Disclosure of Interest contains only those applicable pages; all others are deleted.

NOTICE: For 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.

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

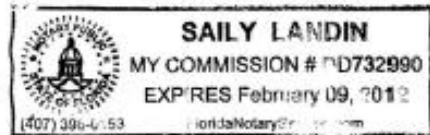
Signature of Applicants:

Signature: *Hernando*
Hernando Diaz, President (Applicant's Signature)
FL DL # D200320441320

Sworn to and subscribed before me this 30th day of October, 2009. Affiant is personally known to me or have produced Florida Driver License as identification.

Sally Landin
(Notary Public)

My commission expires Feb 9, 2012



*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.

Note: Disclosure of Interest contains only those applicable pages; all others are deleted.

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APPENDIX C

Miami-Dade County Public Schools Analysis

Please see Pg. 3-11 of this Initial Recommendation report. The analysis was performed by DP&Z staff.

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APPENDIX D

Applicant's Traffic Study

A traffic study is not required for a small-scale application such as this.

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APPENDIX E

Fiscal Impact Analysis

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Fiscal Impacts On Infrastructure and Services

On October 23, 2001, the Board of County Commissioners adopted Ordinance No. 01-163 requiring the review procedures for amendments to the Comprehensive Development master Plan (CDMP) to include a written evaluation of fiscal impacts for any proposed land use change. The following is a fiscal evaluation of Application No. 3 of the October 2009 Cycle of Applications to amend the CDMP from county departments and agencies responsible for supplying and maintaining infrastructure and services relevant to the CDMP. The evaluation estimates the incremental and cumulative costs of the required infrastructure and service, and the extent to which the costs will be borne by the property owners or will require general taxpayer support and includes an estimate of that support.

The agencies use various methodologies for their calculations. The agencies rely on a variety of sources for revenue, such as, property taxes, impact fees, connection fees, user fees, gas taxes, taxing districts, general fund contribution, federal and state grants; federal funds, etc. Certain variables, such as property use, location, number of dwelling units, and type of units were considered by the service agencies in developing their cost estimates.

Solid Waste Services

Concurrency

Since the Department of Solid Waste Management (DSWM) assesses capacity on a system-wide basis, in part, on existing waste delivery commitments from both the private and public sectors, it is not possible or necessary to make determinations concerning the adequacy of solid waste disposal facilities relative to each individual application. Instead, the DSWM issues a periodic assessment of the County's status in terms of 'concurrency' that is, the ability to maintain a minimum of five (5) years of waste disposal capacity system-wide. The County is committed to maintaining this level in compliance with Chapter 163, Part II F.S. and currently exceeds this standard.

Residential Collection and Disposal Service

The incremental cost of adding a residential unit to the DSWM Service Area, which includes the disposal cost of waste, is offset by the annual fee charged to the user. Currently, that fee is \$439 per residential unit. For a residential dumpster account, the current fee is \$339. As of September 30, 2009, the average residential unit generated 2.28 tons of waste, which includes garbage, trash and recycled waste. This value is a 28.75% decrease of the average 3.2 tons reported annually for the April 2009 CDMP applications. The decrease is explained by the general decrease in tonnage collected and disposed of due to a decrease in the number of households receiving service as a result to foreclosure or other circumstance, and the decrease in actual generation of waste by existing residents. As reported in March 2009 to the State of Florida, Department of Environmental Protection, for the fiscal year ending September 30, 2008, the full cost per unit of providing waste collection service was \$490, including disposal and other collection services such as illegal dumping clean-up and code enforcement. The full cost for providing service and residential fee charged for the year ending September 30, 2009 will be available for publication by March 31, 2010.

Waste Disposal Capacity and Service

The incremental and cumulative cost of providing disposal capacity for DSWM Collections, municipalities and other haulers are paid for by the users. For FY 2009 -10, the DSWM charged a disposal tipping fee at a contract rate of \$59.77 per ton to DSWM Collections and to those private haulers and municipalities with long term disposal agreements with the Department. For non-contract haulers, the rate is \$78.90 per ton in FY 2009 -10. These rates adjust annually with the Consumer Price Index, South Region. In addition, the DSWM charges a Disposal Facility Fee to private haulers equal to 15 percent of their annual gross receipts, which is targeted to ensure capacity in operations. Landfill closure is funded by a portion of the Utility Service Fee charged to all retail customers of the County's Water and Sewer Department and the municipal water and sewer departments.

Water and Sewer

The Miami-Dade County Water and Sewer Department provides for the majority of water and sewer service throughout the county. The cost estimates provided herein are preliminary and final project costs will vary from these estimates. The final costs for the project and resulting feasibility will depend on actual labor and material costs, competitive market conditions, final project scope implementation schedule, continuity of personnel and other variable factors. The water impact fee was calculated at a rate of \$1.39 per gallon per day (gpd), and the sewer impact fee was calculated at a rate of \$5.60 per gpd. The annual operations and maintenance cost was based on \$1.351 per 1,000 gallons for the water and \$1.564 per 1,000 gallons for the sewer. The connection fee was based on providing a 1-inch service line and meter. Assuming the subject site is developed with 29 units of multi-family apartments (maximum development allowed under the proposed re-designation to "Business and Office", which would generate the greatest demand for water and sewer service), the fees paid by the developer would be \$10,078 for water impact fee, \$40,600 for sewer impact fee, \$1,300 per unit for connection fee, and \$7,714 for annual operating and maintenance costs based on approved figures through September 30, 2009.

Flood Protection

The Department of Environmental Resource Management (DERM) is restricted to the enforcement of current stormwater management and disposal regulations. These regulations require that all new development provide full on-site retention of the stormwater runoff generated by the development. The drainage systems serving new developments are not allowed to impact existing or proposed public stormwater disposal systems, or to impact adjacent properties. The County is not responsible for providing flood protection to private properties, although it is the County's responsibility to ensure and verify that said protection has been incorporated in the plans for each proposed development. The above noted determinations are predicated upon the provisions of Chapter 46, Section 4611.1 of the South Florida Building Code; Section 24-58.3(G) of the Code of Miami-Dade County, Florida; Chapter 40E-40 Florida Administrative Code, Basis of Review South Florida Water Management District (SFWMD); and Section D4 Part 2 of the Public Works Manual of Miami-Dade County. All these legal provisions emphasize the requirement for full on-site retention of stormwater as a post development condition for all proposed commercial, industrial, and residential subdivisions.

Additionally, DERM staff notes that new development, within the urbanized area of the County, is assessed a stormwater utility fee. This fee commensurate with the percentage of impervious area

of each parcel of land, and is assessed pursuant to the requirements of Section 24-61, Article IV, of the Code of Miami-Dade County. Finally, according to the same Code Section, the proceedings may only be utilized for the maintenance and improvement of public storm drainage systems.

Based upon the above noted considerations, it is the opinion of DERM that Ordinance No. 01-163 will not change, reverse, or affect these factual requirements.

Public Schools

This application, if approved, would result in an increase in residential development from its current "Low Density Residential" CDMP land use designation. However, there is sufficient concurrency capacity to accommodate potential additional students; therefore, there are no capital costs. If at time of issuing a development order and reserving student stations for the development, pursuant to the school concurrency, there is not sufficient capacity, the capital costs will be addressed at that time.

Public School	Number of Additional Students	Capital Costs	Total
Caribbean Elementary	9	\$0	\$0
Mays Middle	4	\$0	\$0
Miami Southridge Senior	6	\$0	\$0

Total Potential Capital Cost: \$0
Source: Miami-Dade County Department of Planning and Zoning, 2010

Fire Rescue

Data from Miami-Dade County Fire and Rescue Department is pending.

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APPENDIX F

Proposed Declaration of Restrictions

None is proffered or required.

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APPENDIX G

Photos of Application Site and Surroundings

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Northern portion of Application site fronting SW 200 Street (Quail Roost Street). Picture taken from SW 127 Avenue. Access to the site can be from both roads



The Apostolic Alliance Church of the Lord Jesus Christ (Applicant/property owner) worship center on the western boundary of the site



The southern portion of the site abutting the inactive park property owned by Miami-Dade County Park and Recreation Department



Walgreens retail store north of the property across SW 200 Street; also accessible from SW 127 Avenue



AutoZone retail store northeast of the property across SW 200 Street; also accessible from SW 127 Avenue



Free-standing Bank of America building east of the property across SW 127 Avenue, fronting SW 200 Street and a part of the Shoppees at Quail Roost shopping center. A bus transit stop station is also located opposite application site along SW 127 Avenue.



Publix grocery store as the anchor store in the Shoppees at the Quail Roost shopping center opposite the site across SW 127 Avenue; also accessible from SW 200 Street.



Residential neighborhood (no name) further west of the property after the worship center fronting SW 200 Street

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