

A. KROME GOLD RANCHES II, LLLP
(Applicant)

08-6-CZ11-3 (07-417)
BCC/District 9
Hearing Date: 11/6/08

Property Owner (if different from applicant) **Same**

Is there an option to purchase /lease the property predicated on the approval of the zoning request? Yes No

Disclosure of interest form attached? Yes No

Previous Zoning Hearings on the Property:

<u>Year</u>	<u>Applicant</u>	<u>Request</u>	<u>Board</u>	<u>Decision</u>
				NONE

Action taken today does not constitute a final development order, and one or more concurrency determinations will subsequently be required. Provisional determinations or listings of needed facilities made in association with this Initial Development Order shall not be binding with regard to future decisions to approve or deny an Intermediate or Final Development Order on any grounds.

ZONING ACTION

MEMORANDUM

Harvey Ruvin

Clerk of the Circuit and County Courts
Clerk of the Board of County Commissioners

(305) 375-5126

(305) 375-2484 FAX

www.miami-dadeclerk.com



DATE: 10/23/2008

ITEM: A.

APPLICANT: KROME GOLD RANCHES II L.L.L. P (08-6-CZ11-3/07-417)

ACTION: MOTION TO DEFER UNTIL NOVEMBER 6, 2008 ZONING HEARING.

ROLL CALL	M/S	YES	NO	ABSENT
Diaz	S	X		
Edmonson		X		
Gimenez		X		
Heyman		X		
Martinez		X		
Moss	M	X		
Rolle		X		
Seijas				X
Sorenson				X
Sosa		X		
Souto		X		
Vice Chairwoman Jordan		X		
Chairman Barreiro		X		
TOTAL		11	0	2

ZONING ACTION

MEMORANDUM

Harvey Ruvin
Clerk of the Circuit and County Courts
Clerk of the Board of County Commissioners
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DATE: September 18, 2008

#Z-

ITEM: 1.

APPLICANT: KROME GOLD RANCHES (08-6-CZ11-3)

ACTION: Deferred to October 23, 2008.

ROLL CALL	M/S	YES	NO	ABSENT
Diaz				X
Edmonson		X		
Gimenez		X		
Heyman				X
Martinez				X
Moss	M	X		
Rolle		X		
Seijas				X
Sorenson	S	X		
Sosa				X
Souto		X		
Vice Chairwoman Jordan		X		
Chairman Barreiro		X		
TOTAL		8	0	5

**MIAMI-DADE COUNTY
COMMUNITY ZONING APPEALS BOARD - AREA 11
MOTION SLIP**

3

APPLICANT'S NAME: **KROME GOLD RANCHES II, LLLP**

REPRESENTATIVE: **JUAN MAYOR (attorney)**

HEARING NUMBER	HEARING DATE	RESOLUTION NUMBER
08-6-CZ11-3 (07-417)	JUNE 11, 2008	CZAB11 08

REQ: (1) GU to EU-2 (2) UU lake exc (3) UU priv. rec fac.; to wit: Clubhouse, w/stables & boat storage
 (4) Waive Z regs: ½ sec. line R-O-W 70' width; no dedication for theo S.W. 182 Ave & 128 St.
 (5) Lots 33-35 w/frontages 94.52' to 138.02'. (6) Waive Z & Sub regs req'g non-res lots frontage on public st; permit priv rec fac no frontage on public st & access to lot by pvt easement.

REC: DWOP

WITHDRAW: APPLICATION ITEM(S): _____

DEFER: INDEFINITELY TO: JULY 08, 2008 W/LEAVE TO AMEND

DENY: WITH PREJUDICE WITHOUT PREJUDICE

ACCEPT PROFFERED COVENANT ACCEPT REVISED PLANS

APPROVE: PER REQUEST PER DEPARTMENT PER D.I.C.
 WITH CONDITIONS

NOTES:

- PREVIOUS VOTE FOR APPROVAL FAILED 4-3 AS SUPERMAJORITY VOTE IS REQUIRED
- CONDITIONS PROFFERED BY APPLICANTS NOTED AS EXHIBIT 3-2

TITLE	M/S	NAME	YES	NO	ABSENT
VICE-CHAIRMAN		Miguel CERVERA		X	
COUNCILWOMAN	M	Patricia G. DAVIS	X		
COUNCILMAN	S	Jay REICHBAUM	X		
COUNCILWOMAN		Beatriz SUAREZ		X	
COUNCILWOMAN		Ileana R. VAZQUEZ		X	
COUNCILMAN		Jeffrey WANDER	X		
CHAIRMAN		Domingo CASTILLO	X		
VOTE:			4	3	

EXHIBITS: YES NO

COUNTY ATTORNEY: EDUARDO SANCHEZ

**MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING
RECOMMENDATION TO THE BOARD OF COUNTY COMMISSIONERS**

APPLICANT: Krome Gold Ranches II L.L.P.

PH: Z07-417 (08-6-CZ11-3)

SECTION: 13-55-38

DATE: November 6, 2008

COMMISSION DISTRICT: 9

ITEM NO.: A

A. INTRODUCTION

o REQUESTS:

Applicant is appealing the decision of Community Zoning Appeals Board #11 which denied without prejudice the following:

- (1) GU to EU-2
- (2) UNUSUAL USE to permit a lake excavation.
- (3) UNUSUAL USE to permit a private recreational facility; to wit: a clubhouse, including stables and boat storage.
- (4) Applicant is requesting to waive the zoning regulations requiring half-section line rights-of-way to be 70' in width; to permit no dedication for theoretical S.W. 182 Avenue and theoretical S.W. 128 Street.
- (5) Applicant is requesting to permit Lots 33, 34 and 35 with frontages varying from 94.52' to 138.02' (200' required).
- (6) Applicant is requesting to waive the zoning and subdivision regulations requiring non-residential lots to have frontage on a public street; to permit a lot containing the private recreation facility with no frontage on a public street (200' required) and to have access to the said lot by means of a private easement.

Upon a demonstration that the applicable standards have been satisfied, approval of request #4 and #5 may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance) and approval of request #6 must be considered under Chapter 28 §19(A) of the Public Works Code.

Plans are on file and may be examined in the Department of Planning and Zoning entitled "Paradise Lake Ranches, Krome Gold Ranches II, LLLP," as prepared by Perez, Pascual and Kiliddjian and Assocs., consisting of 25 sheets and dated stamped received 2/29/08. Plans may be modified at public hearing.

o SUMMARY OF REQUESTS:

The applicant is appealing the decision of the Community Zoning Appeals Board-11 (CZAB-11) which denied this application in its entirety. The requests would allow the rezoning of the property from GU, Interim District, to EU-2, Single-Family 5 Acre Estate District, an Unusual Use to permit a lake excavation and a private recreational facility.

Additional requests would allow the waiver of the zoning regulations requiring half-section line roads to be 70' wide, permit 3 lots with reduced frontage, and permit a non-residential lot to have 0' frontage on a public street.

o **LOCATION:**

Lying north of S.W. 136 Street, between S.W. 177 Avenue and S.W. 187 Avenue, Miami-Dade County, Florida.

o **SIZE:** 466 acres

o **IMPACT:**

Approval of this application will allow the applicant to provide additional housing, a lake to provide fill for the development of the site, provide the required water management, and provide an amenity for the residents and their guests. However, the additional units will increase traffic and activity in the area and would generate additional students to the local schools. Approval of the requests to waive the road dedications for half-section roads could also impact traffic circulation on the surrounding roadways.

B. ZONING HEARINGS HISTORY: None

C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):

1. The Adopted 2015 and 2025 Land Use Plan designates the subject property as being **1.5 miles** west of and **outside the Urban Development Boundary (UDB)** for **Agriculture** use. The area designated as "Agriculture" contains the best agricultural land remaining in Miami-Dade County. As stated in the Miami-Dade County Strategic Plan, approved in 2003 by the Board of County Commissioners, protection of viable agriculture is a priority. The principal uses in this area should be agriculture, uses ancillary to and directly supportive of agriculture such as packing houses, and farm residences. Uses ancillary to, and necessary to support the rural residential community of the agricultural area may also be approved, including houses of worship; however, schools shall not be approved in Agriculture areas but should be located inside the UDB in accordance with Policy EDU-2.A.
2. In order to protect the agricultural industry, uses incompatible with agriculture, and uses and facilities that support or encourage urban development are not allowed in this area. Residential development that occurs in this area is allowed at a density of no more than one unit per five acres. Creation of new parcels smaller than five acres for residential use may be approved in the Agriculture area only if the immediate area surrounding the subject parcel on three or more contiguous sides is predominately and lawfully parcelized in a similar manner, and if a division of the subject parcel would not precipitate additional land division in the area. No business or industrial use should be approved in the area designated Agriculture unless the use is directly supportive of local agricultural production, and is located on an existing arterial roadway, and has adequate water supply and sewage disposal in accordance with Chapter 24 of the County Code, and the development order specifies the approved use(s); however, packing houses for produce grown in Florida are not restricted to locating on an arterial roadway. Other uses compatible with agriculture and with the rural residential

character may be approved in the Agriculture area only if deemed to be a public necessity, or if deemed to be in the public interest and the applicant demonstrates that no suitable site for the use exists outside the Agriculture area. Existing quarrying and ancillary uses in the Agriculture area may continue operation and be considered for approval of expansion.

3. **Water.** This category includes all natural waters such as coastal waters and navigable rivers or waters. Water-dependent uses and water-related uses along coastal shorelines as discussed under Objective CM-5 as well as ancillary structures or uses may be permitted for flood control or recreational purposes. **Man-made water bodies are permitted in any land use category subject to applicable environmental regulations.**
4. **Urban Development Boundary.** The Urban Development Boundary (UDB) is included on the LUP map to distinguish the area where urban development may occur through the year 2015 from areas where it should not occur. Development orders permitting urban development will generally be approved within the UDB at some time through the year 2015 provided that level-of-service standards for necessary public facilities will be met. Adequate countywide development capacity will be maintained within the UDB by increasing development densities or intensities inside the UDB, or by expanding the UDB, when the need for such change is determined to be necessary through the Plan review and amendment process.
5. **Policy LU-10.** Miami-Dade County shall seek to prevent discontinuous, scattered development at the urban fringe particularly in the Agriculture Areas, through its CDMP amendment process, regulatory and capital improvements programs and intergovernmental coordination activities.
6. **Policy LU-1R.** Miami-Dade County shall take steps to reserve the amount of available land necessary to maintain an economically viable agricultural industry.
7. **Uses and Zoning Not Specifically Depicted.** Some existing lawful uses and zoning are not specifically depicted on the LUP map. However, all such existing lawful uses and zoning are deemed to be consistent with this Plan as provided in the section of this chapter titled "Concepts and Limitations of the Land Use Plan Map."
8. **Other Land Uses Not Addressed.** Certain uses are not authorized under any LUP map category, including many of the uses listed as "**unusual uses**" in the Zoning Code. Uses not authorized in any LUP map category may be requested and approved in any LUP category that authorizes uses substantially similar to the requested use. Such approval may be granted only if the requested use is consistent with the objectives and policies of this Plan, and provided that the use would be compatible and would not have an unfavorable effect on the surrounding area: by causing an undue burden on transportation facilities including roadways and mass transit or other utilities and services including water, sewer, drainage, fire, rescue, police and schools; by providing inadequate off-street parking, service or loading areas; by maintaining operating hours, outdoor lighting or signage out of character with the neighborhood; by creating traffic, noise, odor, dust or glare out of character with the neighborhood; by posing a threat to the natural environment including air, water and living resources; or where the character of the buildings, including height, bulk, scale, floor area ratio or design would detrimentally impact the surrounding area. However, this provision does not authorize such uses in Environmental Protection Areas designated in this Element.

9. **TC-2D.** The section line, half section-line, and quarter section-line road system should form a continuous network within developed areas, interrupted only when it would destroy the integrity of a neighborhood or development. The County shall not approve vacation of zoned rights-of-way unless it is determined that the right-of-way is not required for present or future public use, or unless the zoned right-of-way is within that portion of the Northwest Wellfield Protection Area located west of the Homestead Extension of the Florida Turnpike, and the CDMP Guidelines for Urban Form will be reflected.

10. **LU-3F. Super-Majority Vote:** Any zoning action or amendment to the CDMP that would approve any use other than direct production and permitted residential uses of property, in an area designated as Agriculture, whether as a primary use or as an accessory or subordinated use to an agricultural use, or action that would liberalize standards or allowances governing such other uses on land that is, a) outside the Urban Development Boundary (UDB), and b) within one mile of the right-of-way line of any portions of Krome Avenue designated in this Plan for improvement to 4-lanes, shall require an affirmative vote of not less than five members of the affected Community Zoning Appeals Board and two-thirds of the total membership of the Board of County Commissioners then in office, where such Community Zoning Appeals Board or Board of County Commissioners issues a decision. The term "direct agricultural production" includes crops, livestock, nurseries, groves, packing houses, and barns but not uses such as houses of worship, schools, sale of produce and other items, and outdoor storage vehicles. This policy is not intended to permit any use not otherwise permitted by the CDMP. Any modification to this section to allow additional uses within the one mile distance from Krome Avenue shall require an affirmative vote of not less than two-thirds of the Board of County Commissioners then in office.

11. **CON-5A.** The Stormwater Management (Drainage) Level of Service (LOS) Standards for Miami-Dade County contain both a Flood Protection (FP) and Water Quality (WQ) component. The minimum acceptable Flood Protection Level of Service (FPLOS) standards for Miami-Dade County shall be protection from the degree of flooding that would result for a duration of one day from a ten-year storm, with exceptions in previously developed canal basins, where additional development to this base standard would pose a risk to existing development. All structures shall be constructed at, or above, the minimum floor elevation specified in the federal Flood Insurance Rate Maps for Miami-Dade County, or as specified in Chapter 11-C of the Miami-Dade County Code, whichever is higher.

D. NEIGHBORHOOD CHARACTERISTICS:

ZONING

LAND USE PLAN DESIGNATION

Subject Property:

GU (with an agricultural trend); row crops

Agriculture

Surrounding Properties:

NORTH: GU (with an agricultural trend); single-family residences, row crops, vacant parcels

Agriculture

- SOUTH:** GU (with an agricultural trend); vacant parcels, row crops, single-family residences Agriculture
- EAST:** GU (with an agricultural trend) & AU; row crops Agriculture
- WEST:** GU (with an agricultural trend); vacant parcels, Single-family residences Agriculture

The subject property is located north of S.W. 136 Street, between S.W. 177 Avenue and S.W. 187 Avenue. The surrounding area is mainly characterized by agricultural parcels with row crops, vacant parcels and a few single-family residences located to the south, west and north of the subject property.

E. SITE AND BUILDINGS:

Site Plan Review:	(Site plan submitted)
Scale/Utilization of Site:	Acceptable
Location of Buildings:	Acceptable
Compatibility:	Acceptable
Landscape Treatment:	Acceptable
Open Space:	Acceptable
Buffering:	Acceptable
Access:	Acceptable
Parking Layout/Circulation:	Acceptable
Visibility/Visual Screening:	Acceptable
Energy Considerations:	N/A

F. PERTINENT REQUIREMENTS/STANDARDS:

In evaluating an application for a **district boundary change**, **Section 33-311** provides that the Board shall take into consideration, among other factors the extent to which:

- (1) The development permitted by the application, if granted, conforms to the Comprehensive Development Master Plan for Miami-Dade County, Florida; is consistent with applicable area or neighborhood studies or plans, and would serve a public benefit warranting the granting of the application at the time it is considered;
- (2) The development permitted by the application, if granted, will have a favorable or unfavorable impact on the environmental and natural resources of Miami-Dade County, including consideration of the means and estimated cost necessary to minimize the adverse impacts; the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment; and whether any irreversible or irretrievable commitment of natural resources will occur as a result of the proposed development;
- (3) The development permitted by the application, if granted, will have a favorable or unfavorable impact on the economy of Miami-Dade County, Florida;
- (4) The development permitted by the application, if granted, will efficiently use or unduly burden or affect public transportation facilities, including mass transit, roads, streets and

highways which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, streets or highways.

- (5) The development permitted by the application, if granted, will efficiently use or unduly burden or affect public transportation facilities, including mass transit, roads, streets and highways which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, streets or highways.

Section 33-311(A)(3) Special Exceptions, Unusual Uses and New Uses. The Board shall hear an application for and grant or deny special exceptions; that is, those exceptions permitted by regulations only upon approval after public hearing, new uses and **unusual uses** which by the regulations are only permitted upon approval after public hearing; provided the applied for exception or use, including exception for site or plot plan approval, in the opinion of the Community Zoning Appeals Board, would not have an unfavorable effect on the economy of Miami-Dade County, Florida, would not generate or result in excessive noise or traffic, cause undue or excessive burden on public facilities, including water, sewer, solid waste disposal, recreation, transportation, streets, roads, highways or other such facilities which have been constructed or which are planned and budgeted for construction, are accessible by private or public roads, streets or highways, tend to create a fire or other equally or greater dangerous hazards, or provoke excessive overcrowding or concentration of people or population, when considering the necessity for and reasonableness of such applied for exception or use in relation to the present and future development of the area concerned and the compatibility of the applied for exception or use with such area and its development.

Section 33-311(A)(4)(c) Alternative Non-Use Variance Standard. Upon appeal or direct application in specific cases to hear and grant applications from the terms of the zoning and subdivision regulations for non-use variances for setbacks, minimum lot area, frontage and depth, maximum lot coverage and maximum structure height, the Board (following a public hearing) may grant a non-use variance for these items, upon a showing by the applicant that the variance will not be contrary to the public interest, where owing to special conditions, a literal enforcement of the provisions thereof will result in unnecessary hardship, and so the spirit of the regulations shall be observed and substantial justice done; provided, that the non-use variance will be in harmony with the general purpose and intent of the regulation, and that the same is the minimum non-use variance that will permit the reasonable use of the premises; and further provided, no non-use variance from any airport zoning regulation shall be granted under this subsection.

Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations. Upon appeal or direct application in specific cases, the Board shall hear and grant applications for **non-use variances** from the terms of the zoning and subdivision regulations and may grant a non-use variance upon a showing by the applicant that the non-use variance maintains the basic intent and purpose of the zoning, subdivision and other land use regulations, which is to protect the general welfare of the public, particularly as it affects the stability and appearance of the community and provided that the non-use variance will be otherwise compatible with the surrounding land uses and would not be detrimental to the community. No showing of unnecessary hardship to the land is required.

Sec. 28-19. Variances of the Public Works Code.

- (a) **Authority of Community Zoning Appeals Board.** The County's Community Zoning Appeals Board may authorize a variance from these regulations. The Community Zoning Appeals Board may vary the regulations so that substantial justice may be done, provided

that such variance will not have the effect of nullifying the intent and purpose of the overall community plan. In granting any variance, the County's Community Zoning Appeals Board shall prescribe any conditions that are deemed necessary to or desirable for the public interest. In making its findings, the Community Zoning Appeals Board shall take into account among other things the nature of the proposed use of the land and the existing use of the land in the vicinity, the number of persons to reside or work in the proposed subdivision and the probable effect of the proposed subdivision upon traffic conditions in the vicinity. No variance shall be granted unless the County's Community Zoning Appeals Board finds, among other things, that all three (3) of the following conditions exist in regard to the land concerned:

- (1) That there are special circumstances or conditions affecting the property and that the strict application of the provisions of this chapter would deprive the applicant of the reasonable use of the land.
- (2) That the variance is necessary for the preservation and enjoyment of a substantial property right of the applicant.
- (3) That the granting of the variance will not be detrimental to the public welfare or injurious to the other property in the territory in which the property is situated.

Sec. 24-48.3.

- (1) Miami-Dade County Environmental Resources Management Department shall base its recommendation for approval, denial or approval subject to conditions, limitations, or restrictions, and the Board of County Commissioners shall make its decision for approval, denial, or approval subject to conditions, limitations or restrictions, for any of the permits provided for under this article, upon the following evaluation factors, when applicable:
 - (a) The potential adverse environmental impact and cumulative adverse environmental impact of the proposed work, including but not limited to the effect upon hydrology, water quality, water supply, wellfields, aquifer recharge, aesthetics, navigation, public health, historic values, air quality, marine and wildlife habitats, archeological values, wetland soils suitable for habitat, floral and faunal values, rare, threatened and endangered species, natural flood damage protection, wetland values, land use classification, recreation, and any other environmental values, affecting the public interest.
 - (b) An on-site retention system of applicable design storm shall be utilized as the first priority for the disposal of stormwater runoff at any location in Miami-Dade County with the exception of projects located in the North Trail Basin, Bird Drive Basin, East Turnpike Basin, Western C-9 Basin or any other area subject to Miami-Dade County's cut and fill criteria.

G. NEIGHBORHOOD SERVICES:

DERM	No objection*
Public Works	No objection*
Parks	No objection
MDT	No objection

Fire Rescue
Police
Schools

No objection
No objection
No objection

*Subject to conditions indicated in their memoranda.

H. ANALYSIS:

This item was deferred from the September 18, and the October 23, 2008, meetings of the Board of County Commissioners (BCC). The applicant is appealing the decision of the Community Zoning Appeals Board-11 (CZAB-11), which denied this application without prejudice. The subject property is a 464-acre site that is currently zoned GU, Interim District, and has an agricultural trend. The site is located north of S.W. 136 Street, between S.W. 177 Avenue (Krome Avenue) and S.W. 187 Avenue, approximately 1.5 miles west of and outside the Urban Development Boundary (UDB). The applicant, Krome Gold Ranches II L.L.L.P., is requesting a zone change from GU to EU-2, Single-Family 5 Acre Estate District (request #1). The applicant is also seeking Unusual Uses to permit a lake excavation (request #2) and to develop a private recreational facility with a clubhouse, boathouse and horse stables (request #3). Additionally, the applicant seeks to waive the zoning regulations requiring half-section line roads to be 70' in width for theoretical SW 182 Avenue and SW 128 Street (request #4); to permit 3 lots with frontages varying from 94' to 138.02' (200' required) (request #5) and to waive the zoning and subdivision regulations requiring non-residential lots to have frontage on a public street in order to permit a lot containing the private recreation facility with no frontage on a public street (200' required) and to have access to said lot by means of a private easement (request #6). The applicant had originally submitted plans depicting the aforementioned requests and a total of 58 residences. At the public hearing on July 8, 2008, the applicant introduced a proposal to further reduce the density of the development to 48 residences on 5-gross acres. However, CZAB-11 denied without prejudice the aforementioned requests by a vote of 6 to 1, pursuant to Resolution #CZAB11-14-08. On July 11, 2008, the applicant appealed the CZAB-11's decision to the BCC citing that the Board's decision to deny the requested district boundary change and the accompanying requests was not based on substantial competent evidence, was based on incorrect statements by objectors and an erroneous interpretation of the CDMP by staff that imposed on the applicant an extra-ordinary voting requirement. Staff notes that all existing, legally established uses and zoning are consistent with the CDMP. As such, the CZAB-11's decision to deny this application, deny the zone change, the lake excavation, and the accompanying requests, and retain the existing GU zoning, is consistent with the CDMP.

Policy LU-3F of the interpretative text of the CDMP requires that any zoning action or amendment to the CDMP that would approve any use other than direct production and permitted residential uses of property, in an area designated as Agriculture, whether as a primary use or as an accessory or subordinated use to an agricultural use, or action that would liberalize standards or allowances governing such other uses on land that is, a) outside the Urban Development Boundary (UDB), and b) within one mile of the right-of-way line of any portions of **Krome Avenue** designated in this Plan for improvement to 4-lanes, shall require an affirmative vote of not less than two-thirds of the total membership of the Board of County Commissioners then in office, where such Board of County Commissioners (BCC) issues a decision. The subject property is located approximately 1.5 miles west of and outside the UDB in an area designated **Agriculture** and abuts Krome Avenue that is designated in the Master Plan for improvement to 4-lanes. Staff is of the opinion that approval of request #2, an Unusual Use to permit a lake excavation, will require an affirmative vote by nine (9) members of the BCC since said use does not involve the

direct production of agriculture, is not a permitted residential use in an agriculturally designated land, and its approval would liberalize the standards or allowances governing such uses.

The applicant has submitted a revised letter of intent and revised plans that show the reduction of the proposed development from the original 58 farm residences to a maximum of 47 farm residences on lots ranging in size from 5 to 17 gross acres. The revised letter of intent indicates that the applicant will be requesting the withdrawal of the zone change to EU-2 (request #1), and will develop the property with the current GU, Interim District, with an agricultural trend. The reduction in the number of lots, and the increase in lot areas will allow more land for ancillary agricultural uses and a potential for agricultural production. The submitted plans also show the reduction of the proposed lake by 41.24 acres, from a total of 173.55 acres to 132.31 acres. The lake area is equivalent to 28.5% of the total area of land required by the Department of Environmental Resources Management (DERM) for flood protection. The applicant has indicated that the lake will be stocked with fish to maximize the lake potential and to attract waterfowl and wildlife. The applicant has also indicated the intent to withdraw request #3 to permit a private recreational facility and its ancillary request #6 permitting 0 ft. frontage on a public street. The applicant also intends to request the withdrawal of request #5 since the new lot layout and configuration indicates that all the lots meet the required frontages. A 35 ft. vehicular and pedestrian roadway and a 15 ft. equestrian trail will be provided throughout the entire site. The equestrian trail is approximately 4 miles in length and is connected to the 24-mile Everglades Trail, a designated public trail for hikers, bikers, and equestrians which forms a part of the South Dade Greenway Network. The residences have been designed to preserve a rural ranch-style character with decorative dormers, brick covered chimneys, and texture has been added to the facades with different stone and wood design features. The landscape plans for the proposed development show abundant landscaping surrounding the development, the equestrian trail, and the individual residences consisting of Mahogany, Gumbo Limbo and Royal Poinciana trees among others, as well as continuous hedges consisting of Ixora, and Silver Buttonwood. The applicant has proffered a covenant restricting the development of the site to the submitted plans allowing for either a 47th farm residence, or horse stables on the parcel where the private recreational facility would have been sited; a strict adherence to all the design features shown on all the residential facades; specific traffic improvements; the maintenance of the site through the establishment of a homeowners' association; the implementation of a plan to ensure the lake potential for fishing and to attract waterfowl and wildlife; the type of safety equipment to be stored on the premises; the requirement that any part of the subject property within 200' of SW 136 Street and Krome Avenue may only be used for agricultural uses, activities and structures; the requirement that any future application to subdivide any of the residential lots not be made within 5 years from the date of approval of this application and be first approved by all the owners of record of the entire development; and a disclosure in every contract for purchase addressing the potential of certain inconveniences that the residents will experience as a result of future agricultural uses and production on the premises.

The Department of Environmental Resources Management (DERM) **does not object** to this application and indicates that it meets the minimum requirements of Chapter 24 of the Code of Miami-Dade County. Their memorandum states that, due to the location of the property outside the UDB, the primary canal system has insufficient storage capacity to provide flood protection. DERM will require that water management areas be designed to be equivalent to 28.5% of the total land area for a lake, or 39% of the total land for dry retention area. The DERM memorandum further states that in the event that connection to the public water supply system is not feasible due to the location of the subject property outside of the UDB, the applicant shall be required to obtain a variance from DERM's Environmental Quality Control Board (EQCB). Their

memorandum also indicates that the proposed development order, if approved, will not result in a reduction of the LOS standards for flood protection set forth in the CDMP, subject to compliance with the conditions required by DERM for this proposed development order. The **Public Works Department does not object** to this application. They, however indicate in their memorandum that a wall will be required at time of platting along the north and southwest boundaries of the property as a buffer for the proposed private road designed to serve this development. Said Department further indicates that this application meets traffic concurrency criteria and will generate **66** additional PM daily peak hour **vehicle trips**. The distribution of these trips to the adjacent roadways does not exceed the acceptable levels of service (LOS) of area roadways, which are currently operating at LOS "B" and "C". Miami-Dade Fire Rescue Department (**MDFR**) **has no objections** to this application and indicates that their estimated response time is **14:24 minutes**. Miami-Dade County Public Schools (**MDCPS**) also has **no objections** to this application and indicates that the previously proposed 58-unit development is below the maximum of the 93 units allowed on the site and, therefore, no additional students will be generated by this development. At the time of this writing the Department was not in receipt of a revised memorandum addressing the number of students that the most recent proposal would generate.

The Land Use Plan (LUP) Map of the Comprehensive Development Master Plan (CDMP) designates the subject property for **Agriculture** use. The applicant's intent to develop the property in accordance with the current GU, Interim Zoning District, with an agricultural trend, is **consistent** with the CDMP. The Master Plan's interpretative text provides that all existing lawful uses and zoning are deemed to be consistent with this Plan. As such, staff opines that the applicant's proposal to withdraw the request for a zone change to EU-2 and develop the property in compliance with the agricultural zoning regulations is **consistent** with the CDMP.

The applicant is seeking an unusual use to permit a lake excavation on the subject property (request #2). The Master Plan specifies that certain uses are not authorized under any LUP map category, including many of the uses listed as "**unusual uses**" in the Zoning Code. Uses not authorized in any LUP map category may be requested and approved in any LUP category that authorizes uses substantially similar to the requested use. Such approval may be granted only if the requested use is consistent with the objectives and policies of the Master Plan, and provided that the use would be compatible with and would not have an unfavorable effect on the surrounding area by any of the following: by causing an undue burden on transportation facilities including roadways and mass transit or other utilities and services; by providing inadequate off-street parking, service or loading areas; by maintaining operating hours, outdoor lighting or signage out of character with the neighborhood; by creating traffic, noise, odor, dust or glare out of character with the neighborhood; by posing a threat to the natural environment including air, water and living resources; or where the character of the buildings, including height, bulk, scale, floor area ratio or design would detrimentally impact the surrounding area.

Staff is of the opinion that, based on the memoranda from Public Works, Fire Rescue and DERM, the proposed unusual use would not have an unfavorable effect on the surrounding area, create an undue burden on transportation facilities or other services, including fire, or pose a threat to the natural environment. Staff has been supportive of several unusual use requests in the Agriculturally designated area. In 1980, staff was supportive of an unusual use request to permit a landing field on a property located to the south of the subject property. Said use was solely to serve the property owners on 8 ten-acre tracts and was approved pursuant to Resolution #4-ZAB-201-80; staff has also supported several telecommunication towers; a biomedical research facility permitting the breeding and raising of monkeys in 1972 with expansions in 1988, 1992, and 2005;

and an unusual use to permit several lake excavations to serve residential lots. Although staff supported the aforementioned lake excavations and found them to be consistent with the CDMP, the CZAB-14 denied the application. In 2007, the Department was also supportive of a Governmental Facility application for a lake excavation at the Fruit and Spice Park. The Department found said use consistent with the CDMP and the application was ultimately approved by this Board.

In addition, the CDMP indicates that the **Water category** includes all natural waters such as coastal waters and navigable rivers or waters. Water-dependent uses and **water-related uses may be permitted for flood control or recreational purposes. Man-made water bodies are permitted in any land use category subject to applicable environmental regulations.** The proposed lake excavation is in keeping with the minimum lake area required by DERM in order to meet stormwater management requirements, to ensure stormwater retention on site, and to prevent on-site and off-site flooding. As previously mentioned, the CDMP indicates that unusual uses may be granted only if the requested use is consistent with the objectives and policies of the Master Plan, and provided that **the use would be compatible with and would not have an unfavorable effect or detrimentally impact the surrounding area.** The proposed lake excavation would be compatible with the area, would prevent the possible threat of flooding, and would not detrimentally impact the surrounding community. In fact, it is **consistent** with the CDMP since it provides the protection that the surrounding area would need to prevent the damage that a flooding event could cause. As mentioned above, under **the water designation the CDMP allows, in any land use category, man-made water bodies that would provide flood control or recreational purposes, subject to applicable environmental regulations.** The proposed lake is **consistent** with the CDMP since environmental regulations require the excavation of the lake to provide the necessary flood control measures. In addition, the lake will be used to irrigate the agricultural uses and landscape elements on the site; for recreational purposes, including boating and fishing; and as an attraction for waterfowl and wildlife.

The CDMP allows, under the Agricultural designation, uses ancillary to and necessary to support the rural residential community. In addition, the CDMP indicates that other uses compatible with agriculture and with the rural residential character may be approved in the Agriculture area only if deemed to be a public necessity, or if deemed to be in the public interest and the applicant demonstrates that no suitable site for the use exists outside the Agriculture area. The applicant has indicated the intent to develop the property, as a matter of right, in accordance with the zoning regulations, and has submitted a site plan indicating the development of the site with ninety-three (93) five-acre lots. The applicant has submitted this plan for comparison with the presently proposed plan. Both, the CDMP and the Zoning Code, allow the development of this site with one unit on five acres of land. Although permitted by the zoning regulations, the 93-lot option would be incompatible with the area and contrary to the public interest since it would not only have the appearance and character of an urban development but would further encourage more urbanized development in this agriculturally designated area where the land values are not as high as inside the UDB. Even if the applicant chose to develop the 93-lot option, the environmental regulations governing water management would require that 28.5% of the site be developed with a lake or that 39% of the land be dry retention area. Chapter 24 indicates that the Department of Environmental Resources Management shall base its recommendation for approval, denial or approval subject to conditions, limitations, or restrictions, subject to the potential adverse environmental impact and cumulative adverse environmental impact of the proposed work, including but not limited to the effect upon hydrology, water quality, water supply, wellfields, aquifer recharge, aesthetics, navigation, public health, historic values, air quality, marine and wildlife habitats, archeological values, wetland soils suitable for habitat, floral and

faunal values, rare, threatened and endangered species, **natural flood damage protection**, wetland values, land use classification, recreation, and any other environmental values, **“affecting the public interest.”** An **“on-site retention system”** of applicable design shall be **utilized as the first priority for the disposal of stormwater runoff** at any location in Miami-Dade County with the exception of projects located in the North Trail Basin, Bird Drive Basin, East Turnpike Basin, Western C-9 Basin or any other area subject to Miami-Dade County's cut and fill criteria. As such, the excavation of 28.5% of the subject site, as proposed by the applicant, and as required by County and State environmental regulations if a wet retention option is used, would provide the **“on-site retention system”** which, according to Chapter 24 is the first priority to be utilized for disposal of stormwater runoff and natural flood damage protection. The CDMP indicates that uses compatible with agriculture and with the rural residential character may be approved in the Agricultural designated areas only if deemed to be a public necessity, or if deemed to be **“in the public interest”** and the applicant demonstrates that no suitable site for the use exists outside the Agriculture area. Since an “on-site retention system” is required in order to develop this site, no suitable site for the use exists outside the Agriculture area. In addition, the use would be in the “public interest” since it would provide the safeguard necessary to prevent the losses that a flood event could cause. In addition, the applicant's proposal with farm residences on large lots, would encourage agricultural activities more than the 5-acre plan option would. As such, the unusual use request for a lake excavation is **consistent** with the CDMP. Therefore, staff recommends approval with conditions of request #2 to permit a lake excavation.

Request #4, to permit 0' dedication for SW 182 Avenue and SW 128 Street, may be considered for approval under Section 33-311(A)(4)(b), upon a showing by the applicant that the non-use variance maintains the basic intent and purpose of the zoning, subdivision and other land use regulations, which is to protect the general welfare of the public, particularly as it affects the stability and appearance of the community and provided that the non-use variance will be otherwise compatible with the surrounding land uses and would not be detrimental to the community. If required to be dedicated, both of these rights-of-way would bisect the property from north to south and from east to west, and would prevent the development of the site as proposed by this application, since it would not allow the lake excavation. The subject property abuts section line roadways on 3-sides, SW 136 Street to the south, Krome Avenue (SW 177th Avenue) to the east, and SW 187 Avenue to the west. These three (3) roadways provide adequate east-west and north-south connection in this section of the County. The Public Works Department has indicated that they have no objections to this request, and staff is of the opinion that allowing its approval would not be detrimental to the community since the major roads used to access this site and allow connectivity and accessibility to all the surrounding areas will not be impacted. Based on the aforementioned, staff recommends approval with conditions of request #4 under Section 33-311(A)(4)(b).

When request #4 is considered under Section 33-311(A)(4)(c), which requires that the applicant demonstrate that a literal enforcement of the provisions will result in unnecessary hardship, that substantial justice be done, and that the same be the minimum non-use variance that will permit the reasonable use of the premises, staff notes that the applicant has not demonstrated how the denial of this request under this Section would result in unnecessary hardship. As such, staff recommends that this request be denied without prejudice under Section 33-311(A)(4)(c).

As such, staff is of the opinion that, subject to the Board's acceptance of the proffered covenant and imposed conditions, the approval of request #2; the approval of request #4 under Section 33-311(A)(4)(b); the denial without prejudice of request #4 under Section 33-311(A)(4)(c); and the

withdrawal without prejudice of requests #1, 3, 5 and 6, would be **consistent** with the CDMP and **compatible** with the surrounding area.

- I. **RECOMMENDATION:** Approval of request #2; approval of request #4 under Section 33-311(A)(4)(b), and denial without prejudice of same under Section 33-311(A)(4)(c); withdrawal without prejudice of requests #1, 3, 5 and 6, all subject to the Board's acceptance of the proffered covenant and the conditions imposed herein.

J. **CONDITIONS:**

1. That the plans submitted for a building permit be substantially in accordance with those submitted for the hearing entitled "Paradise Lake Ranches, Krome Gold Ranches II, LLLP," as prepared by Perez, Pascual and Kiliddjian and Assocs., consisting of 18 sheets C1-C2, SP1-SP5 and L1-L5, dated stamped received September 12, 2008, and sheets A1- A6, dated stamped received February 29, 2008.
2. That the use be established and maintained in accordance with the approved plan.
3. That the lake tract be platted; no building permit shall be issued for the site until the lake excavation is completed and lake as-built drawings submitted to and approved by the Department of Planning and Zoning.
4. That complete lake excavation plans prepared and sealed by a Florida-licensed surveyor and/or professional engineer be submitted to and meet with the approval of the Director upon the submittal of an application for a lake excavation permit; said plans shall be substantially in accordance with that submitted for the hearing entitled "Paradise Lake Ranches," as prepared by Pascual, Perez, Killiddjian and Associates, Inc., dated stamped received 09/12/08 on sheets C-1 and C-2.
5. That the grading, leveling, sloping of the banks and perimeter restoration shall be on a progressive basis as the project develops and the excavation progresses. In accordance with this requirement, the applicant will submit "as built" surveys prepared and sealed by a Florida-licensed surveyor and/or professional engineer at one-fourth, one-half, three-fourths and final completion of the excavation or at six month intervals, whichever is of a lesser duration, or upon request of the Director of the Department of Planning and Zoning or the Director of the Department of Environmental Resources Management (DERM).
6. That the property shall be staked to meet with the approval of the Director of the Department of Planning and Zoning and the Director of the Department Environmental Resources Management; said stakes shall be maintained in proper position so that the limits of the excavation, slopes and grade levels may be easily determined.
7. That the property shall be suitably posted to meet with the approval of the Director of the Department of Planning and Zoning and the Director of the Department of Environmental Resources Management (DERM); said posting shall denote the lake excavation operation and warn the public concerning possible hazards, prior to commencement of the excavation.
8. That upon completion of the project, the property shall be restored and left in an acceptable condition meeting with the approval of the Director of the Department of Planning and Zoning and the Director of the Department of Environmental Resources Management.

9. Excess excavated material may be removed from the premises; however, the sale of said material shall be strictly prohibited.
10. That the use of explosives shall be strictly prohibited in connection with the lake excavation operation.
11. That the hours of the lake excavation operation shall be controlled by the Director of the Department of Planning and Zoning to ensure that the same does not become a nuisance to the surrounding area.
12. That, once the lake excavation operation commences, it shall be carried on continuously and expeditiously so that the entire project will be completed in three (3) years.
13. If the lake excavation operation is discontinued, abandoned, falls behind schedule or time expires, the existing excavation shall immediately be sloped to conform with the approved plans and the entire operation shall be removed from the premises.
14. That in order to insure compliance with all terms and conditions imposed, a cash bond or substantially equivalent instrument meeting with the approval of the Director shall be posted with the Department of Planning and Zoning, payable to Miami-Dade County, in an amount as may be determined and established by the Director of the Department of Planning and Zoning; said instrument shall be in such form that the same may be recorded in the public records of Miami-Dade County and said instrument shall be executed by the property owner and any and all parties who may have an interest in the land, such as mortgagees, etc. The bond amount shall be based on the volume of cut required to create the approved slope configuration.
15. Upon the issuance of a lake excavation permit, the title of the property in question shall not be transferred without the approval of the Director of the Department of Planning and Zoning unless the excavation of the subject property has been completed and/or unless the bond has been released.
16. That the applicant obtain an Excavation Use Permit from and promptly renew the same annually with the Department of Planning and Zoning, upon compliance with all terms and conditions, the same subject to cancellation upon violation of any of the conditions.
17. All excavations shall be completely enclosed by a safety barrier, with a minimum height of 6 feet, consisting of either orange plastic safety fence or wood slat storm fencing installed on 4" x 4" posts spaced every 10 feet. Said barrier shall be installed prior to issuance of the excavation permit and commencement of excavating and shall remain in place until work is complete and the performance bond is released.
18. All excavations shall be posted every 50 feet with warning signs a minimum of 18" x 18" in size.
19. That the applicant comply with all applicable conditions and requirements of the Department of Environmental Resources Management.

- 20. That the applicant comply with all applicable conditions and requirements of the Public Works Department.
- 21. That the applicant comply with all applicable conditions and requirements of the Fire-Rescue Department.

DATE INSPECTED: 01/28/08
DATE TYPED: 05/16/08
DATE REVISED: 05/22/08, 05/23/08, 05/30/08, 06/02/08, 06/03/08, 06/04/08, 06/05/08, 06/26/08, 07/25/08, 07/29/08, 08/01/08, 08/12/08, 08/16/08, 09/08/08, 09/09/08, 09/10/08, 09/29/08, 10/02/08, 10/13/08, 10/28/08
DATE FINALIZED: 10/28/08
MCL:MTF:LVT:CH



Marc C. LaFerrier, AICP, Director
Miami-Dade County Department of
Planning and Zoning 



Memorandum

Date: March 7, 2008
To: Subrata Basu, AIA, AICP, Interim Director
Department of Planning and Zoning

From: Jose Gonzalez, P.E., Assistant Director
Environmental Resources Management

Subject: C-11 #Z2007000417
Krome Gold Ranches II, LLLP
Northwest Corner of S.W. 177th and S.W. 136th Street
District Boundary Change from GU to EU-2, Unusual Use to Permit a
Lake Excavation and Request to Waive the Right-of-Way
(GU) (446 Acres)
13-55-38

The Department of Environmental Resources Management (DERM) has reviewed the subject application and has determined that it meets the minimum requirements of Chapter 24 of the Code of Miami-Dade County, Florida (the Code). Accordingly, DERM may approve the application, and the same may be scheduled for public hearing.

Potable Water Service

The closest public water main is located approximately 8,100 feet from the subject property. Based on the proposed request, the subject property is within feasible distance for connection to public water. Therefore, connection of the proposed development to the public water supply system shall be required in accordance with Section 43.1(3) of the Code.

However, the subject property is located outside of the UDB; therefore, connection to the public water supply system may not be feasible. In the event that connection to public water is not feasible, the applicant shall be required to obtain a variance from the above noted code section from the Environmental Quality Control Board (EQCB).

Existing public water facilities and services meet the Level of Service (LOS) standards set forth in the Comprehensive Development Master Plan (CDMP). Furthermore, the proposed development order, if approved, will not result in a reduction in the LOS standards subject to compliance with the conditions required by DERM for this proposed development order.

Wastewater Disposal

Public sanitary sewers are not located within feasible distance for connection to the subject property. Consequently, any proposed development would have to be served by a septic tank and drainfield as a means for the disposal of domestic liquid waste. DERM has no objection to the interim use of a septic tank and drainfield, provided that the maximum sewage loading allowed by Section 24-43.1(3) of the Code is not exceeded. Based on available information, the proposed single-family residence or duplex served by a septic tank would not exceed the maximum allowable sewage loading for the subject property.

Stormwater Management

The subject property is located outside of the Urban Development Boundary (UDB), where the primary canal system has been found to have insufficient storage capacity to provide flood protection for land uses other than agriculture. DERM does not object to the requested zoning change from GU to EU-2, provided that the following conditions are complied with, in any proposed development:

Cut and Fill shall be enforced to provide water management areas adequately designed to retain the rainfall generated by a 100-year/3-day storm event. Said water management areas shall be equivalent to 28.5 % of the total land for a lake; or 39% of the total land for dry retention area and shall be subject to review and approval by the DERM Water Control Section.

A Class II Permit from DERM will be required for the construction of any drainage system with an overflow outfall into the lake.

Site grading and development shall comply with the requirements of Chapter 11C of the Code.

Any proposed development shall comply with County and Federal flood criteria requirements. The proposed development order, if approved, will not result in a reduction in the LOS standards for flood protection set forth in the CDMP, subject to compliance with the conditions required by DERM for this proposed development order.

Wetlands

The subject property does not contain jurisdictional wetlands as defined by Chapter 24-5 of the Code; therefore, a Class IV Wetland Permit will not be required.

The applicant is advised that permits from the Army Corps of Engineers (305-526-7181), the Florida Department of Environmental Protection (561-681-6600) and the South Florida Water Management District (1-800-432-2045) may be required for the proposed project. It is the applicant's responsibility to contact these agencies.

Tree Preservation

There are no tree resources issues on the subject property.

Enforcement History

DERM has found no open or closed enforcement records for the subject property.

Concurrency Review Summary

DERM has conducted a concurrency review for this application and has determined that the same meets all applicable LOS standards for an initial development order, as specified in the adopted CDMP for potable water supply, wastewater disposal, and flood protection. Therefore, the application has been approved for concurrency, subject to the comments and conditions contained herein.

This concurrency approval does not constitute a final concurrency statement and is valid only for this initial development order, as provided for in the adopted methodology for concurrency review. Additionally, this approval does not constitute any assurance that the LOS standards would be met by any subsequent development order applications concerning the subject property.

This memorandum shall constitute DERM's written approval, as required by the Code.

If you have any questions concerning the comments, or wish to discuss this matter further, please contact Enrique A. Cuellar at (305) 372-6764.

PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Names:KROME GOLD RANCHES II, LLLP

This Department has no objections to this application.

This Department has no objections to the request to permit 0 feet of dedication for SW 182 Avenue and 0 feet for SW 128 Street.

This Department has no objections to the request to waive the subdivision regulations requiring lots to have frontage on a public street.

Entrance Features are not part of this application and must be filed separately.

A wall will be required along the north and southwest boundary of the property as a buffer to the proposed road abutting the adjacent properties.

This land requires platting in accordance with Chapter 28 of the Miami-Dade County Code. The road dedications and improvements will be accomplished thru the recording of a plat.

Lake slopes are to comply with Miami-Dade County Code requirements and the Public Works Manual of Miami-Dade County.

Additional improvements may be required at time of platting.

Since this development abuts a State maintained road (SW 177 Avenue), the applicant must contact the district office at 305-470-5367, certain restrictions may apply.

This application does meet the traffic concurrency criteria for an Initial Development Order. It will generate 53 PM daily peak hour vehicle trips. The traffic distribution of these trips to the adjacent roadways reveal that the addition of these new trips does not exceed the acceptable level of service of the following roadways:

Sta.#		LOS present	LOS w/project
F-682	SW 177 Ave. s/o SW 88 St.	C	C
9880	SW 184 St. e/o SW 177 Ave.	B	B

PETITION OF APPEAL FROM DECISION OF
MIAMI-DADE COUNTY COMMUNITY ZONING APPEALS BOARD
TO THE BOARD OF COUNTY COMMISSIONERS

CHECKED BY CAL AMOUNT OF FEE \$975.11

RECEIPT # 7200825717

DATE HEARD: 07/08/2008

BY CZAB # 11

RECEIVED
JUL 11 2008
HEARING SECTION
MIAMI-DADE COUNTY COMMUNITY ZONING APPEALS BOARD
BY CAL
DATE RECEIVED STAMP

This Appeal Form must be completed in accordance with the "Instruction for Filing an Appeal"
and in accordance with Chapter 33 of the Code of Miami-Dade County, Florida, and return must
be made to the Department on or before the Deadline Date prescribed for the Appeal.

RE: Hearing No. 07-417

Filed in the name of (Applicant) Krome Gold Ranches II, LLLP

Name of Appellant, if other than applicant Same

Address/Location of APPELLANT'S property: Lying north of S.W. 136th Street, between
S.W. 177th Avenue and S.W. 187th Avenue, Miami-Dade County, Florida.

Application, or part of Application being Appealed (Explanation): Entire Application

Appellant (name): Krome Gold Ranches II, LLLP hereby appeals the decision of the Miami-
Dade County Community Zoning Appeals Board with reference to the above subject matter, and
in accordance with the provisions contained in Chapter 33 of the Code of Miami-Dade County,
Florida, hereby make application to the Board of County Commissioners for review of said
decision. The grounds and reasons supporting the reversal of the ruling of the Community
Zoning Appeals Board are as follows:
(State in brief and concise language)

See Attached Letter of Intent

RECEIVED
207-417
JUL 11 2008
HEARING SECTION
MIAMI-DADE COUNTY COMMUNITY ZONING APPEALS BOARD
BY JA

APPELLANT MUST SIGN THIS PAGE

Date: 9th day of ~~June~~^{July}, 2008

Signed _____

Krome Gold Ranches II, LLLP
Armando Guerra, Managing Member of Krome
Gold Ranches Management, LLC, its General
Partner
Print Name

1390 South Dixie Highway, Coral Gables, Florida
33146-2947
Mailing Address

786-621-5226 305.789.7799
Phone Fax

REPRESENTATIVE'S AFFIDAVIT
If you are filing as representative of an association or other entity, so indicate:

Krome Gold Ranches II, LLLP, a Florida limited liability
limited partnership
Representing

Signature _____

Juan J. Mayol, Jr., Esq. & Jorge A. Lima, Esq.
Print Name

701 Brickell Avenue, Suite 3000
Address

Miami FL 33131
City State Zip

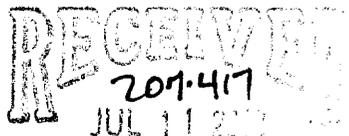
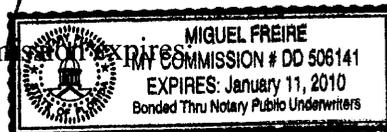
305-789-7787
Telephone Number

Subscribed and Sworn to before me on the 9th day of July, year 2008

Notary Public _____

(stamp/seal)

Comm _____



ZONING HEARING BOARD
MIAMI-DADE PLANNING AND ZONING DEPARTMENT

BY _____

APPELLANT'S AFFIDAVIT OF STANDING
(must be signed by each Appellant)

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

Before me the undersigned authority, personally appeared Armando Guerra, Managing Member of Krome Gold Ranches Management, LLC, the General Partner of Krome Gold Ranches II, LLLP (Appellant) who was sworn and says that the Appellant has standing to file the attached appeal of a Community Zoning Appeals Board decision.

The Appellant further states that they have standing by virtue of being of record in Community Zoning Appeals Board matter because of the following:

(Check all that apply)

- 1. Participation at the hearing
- 2. Original Applicant
- 3. Written objection, waiver or consent

Appellant further states they understand the meaning of an oath and the penalties for perjury, and that under penalties of perjury, Affiant declares that the facts stated herein are true.

Further Appellant says not.

Witnesses:

[Signature]
Signature

Christina Scicchitano
Print Name

[Signature]
Appellant's signature

Armando Guerra
Managing Member of Krome Gold Ranches Management, LLC, the General Partner of Krome Gold Ranches II, LLLP

[Signature]
Signature

JUAN V. MANDOL, SR.
Print Name

Sworn to and subscribed before me on the 9th day of July, 2008

Appellant is personally know to me or has produced _____ as identification.

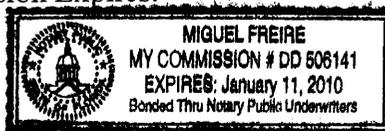
[Signature]
Notary
(Stamp/Seal)

Commission Expires:

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Page 3

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ZONING HEARINGS DIVISION
MIAMI-DADE COUNTY PLANNING AND ZONING DEPT.
BY *[Signature]*



26

Juan J. Mayol, Jr., Esq.
305 789 7787
juan.mayol@hklaw.com

July 10, 2008

VIA HAND DELIVERY

Marc C. LaFerrier, A.I.C.P.
Director
Miami-Dade County Department of Planning and Zoning
111 N.W. First Street, 11th Floor
Miami, Florida 33128

Re: Krome Gold Ranches II, LLLP / PH 07-417 / Petition for Appeal

Dear Mr. La Ferrier:

This Petition of Appeal is submitted on behalf of Krome Gold Ranches II, LLLP (the "Applicant") and seeks to appeal the decision of the Miami-Dade Community Zoning Appeals Board 11 ("CZAB 11") which denied, without prejudice, Zoning Application No. 07-417 (the "Application"), on July 8th, pursuant to Resolution No. CZAB11-14-08 (copy attached).

In accordance with the original letter of intent, the Application affects that certain 465-acre property lying north of S.W. 136th Street, between S.W. 177th Avenue and S.W. 187th Avenue in Miami-Dade County, Florida (the "Property"). Specifically, the Application requests: (1) a district boundary change ("DBC") from GU (Interim District) to EU-2 (Five-Acre Single Family Estate District) (hereinafter, the "Rezoning Request"); (2) an unusual use to permit a lake excavation (hereinafter, the "Lake Excavation Request"); (3) an unusual use to permit a private recreational facility; (4) a variance of the zoned rights-of-way for theoretical S.W. 182 Avenue and theoretical S.W. 128th Street; (5) variance to allow three parcels with reduced lot frontage; and (6) a variance to allow access to the parcels by means of private drives.

~~While the underlying GU zoning allows the development of up to ninety-three (93) farm residences as a matter of right, the original plans submitted indicate fifty-eight (58) 5-gross acre farm residences and an ancillary fish-stocked lake. Moreover, under the terms of a proposed Declaration of Restrictions introduced at the public hearing, the Applicant sought to further reduce the density to forty-eight (48) 5-gross acre farm residences, a permitted density reduction of 52%. Each homestead will be improved with a farm residence and be permitted every customary incidental use, but not necessarily limited to, a guesthouse, servant's quarters, and~~

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208-417
JUL 11 2008
ZONING PERMITS SECTION
MIAMI-DADE COUNTY PLANNING AND ZONING DEPT
BY [Signature]

27

recreational amenities such as swimming pools, boat piers or slips for the docking of privately owned watercraft, and stables for livestock and the keeping of horses including horse boarding. Agricultural uses such as raising of poultry and fowl, horses and livestock, truck gardening, and beekeeping will also be permitted. Access to the homesteads will be provided by private roadways and an equestrian path. The proposed equestrian path is ideally situated in close proximity to the Everglades Trail, a designated public trail for hikers, bikers, and equestrians which forms part of the South Dade Greenway Network. The trail is approximately 24-miles (38.6 km) in length and spans from S.W. 136th Street southward to S.R. 9336

We hereby submit that the denial of the Application was not based on substantial competent evidence inasmuch as the CZAB 11 based its decision on incorrect statements by objectors and on the report prepared by the Department of Planning and Zoning (the "DP&Z Report") which contained an analysis that was flawed, based on mere speculation with regard to its finding that the Application would be incompatible with the surrounding area, an incorrect interpretation of a principal use vs. an ancillary uses in the Agricultural land use designation, and an incorrect interpretation and application of the goals, policies, and objectives of the Miami-Dade County Comprehensive Development Master Plan (CDMP) as they pertain to the Agricultural land use designation. The incorrect interpretation of the CDMP, including, but not limited to, land use policy LU-3F, resulted in an incorrect voting requirement of the CZAB 11. In effect, the incorrect voting requirement reversed a 4-3 vote by the CZAB 11 to approve the Application subject to revised standard conditions and acceptance of the proffered covenant.

Additionally, the DP&Z Report is flawed as to the Rezoning Request, Lake Excavation Request and accompanying variances. The Rezoning Request's proposed EU-2 zoning district is compatible and consistent with the Agricultural land use designation which allows 5-acre residences. The EU-2 zoning classification allows certain agricultural uses that are also permitted within the Agricultural zoning district, as per Miami-Dade County Code Sec. 33-279. Staff fails to recognize this compatibility and offers no analysis as to why it concludes otherwise.

The DP&Z Report, while acknowledging that the proposed community would be compatible and consistent with the CDMP, indicated that limited agricultural uses would be incompatible with the unlimited agricultural uses permitted in the surrounding area. Yet, the DP&Z Report provided no evidence that limited agriculture and unlimited agriculture are incompatible with one another. It is a well known that: (1) there is no spacing requirement in the Code of Miami-Dade County (the "Code) between parcels that is applicable to the Agriculture areas, and (2) the Agriculture areas contain parcels of land with varying yard dimensions and sizes, many of which are improved with farm residences on parcels that are smaller than 5 gross acres due to road rights-of-way and other reservations upon their properties, the creation of the parcels prior to the adoption of the 5-gross acre standard lot size in 1974, or the approval of non-use variances of the lot area and lot frontage regulations pursuant to zoning actions at public hearings. As such, farm residences with varying degrees of agricultural activities can and do occur on both large and small parcels of land throughout the Agriculture areas, such combinations are often contiguous and compatible with one another.

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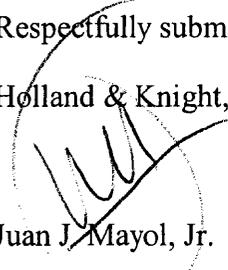
We further submit that the DP&Z Report and decision by the CZAB 11 with regard to the Lake Excavation Request was based upon an incorrect interpretation of the goals, policies, and objectives of the Miami-Dade County Comprehensive Development Master Plan (CDMP) as they pertain to the Agricultural land use designation. The proposed lake use is ancillary to the proposed rural residential community and not a principal use. Unlike the draft report, the final DP&Z Report failed to acknowledge that the lake excavation is ancillary to and necessary to support the development of residences on the Property as evidenced by the report prepared by the staff of the Department of Environmental Resources Management (DERM) (the "DERM Report"). The DERM Report not only approved the Application, having satisfied all environmental code requirements, but also noted that the lake satisfied stormwater management regulations which require at least 28.5% of the total land for a lake, and recognized that the lake helped to alleviate the insufficient flood protection in the area. As such, the DERM Report acknowledges that the lake provides a water management area designed to retain the rainfall generated by a 100-year/3-day storm event.

CZAB 11's decision must observe the essential requirements of the law and be supported by substantial competent evidence. Florida courts have described substantial competent evidence as such evidence that will establish a substantial basis of fact from which the fact at issue can be reasonably inferred. It is such relevant evidence that a reasonable mind would accept as adequate to support a conclusion. CZAB 11's decision to deny the Application neither observed the essential requirements of the law nor was based on substantial competent evidence. The evidence used by CZAB 11 to support its decision fails to adequately support the conclusion.

Based on the foregoing, we respectfully request the Department's favorable consideration of this Petition of Appeal. Thank you for your considerate attention to this matter. As always, should you have any questions or require additional information, please do not hesitate to contact me at (305) 789-7787.

Respectfully submitted,

Holland & Knight, LLP.

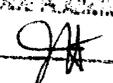

Juan J. Mayol, Jr.

cc: Mr. Armando Guerra
Mr. Sergio Pino
Jorge A. Lima, Esq.

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ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

BY 

29

RESOLUTION NO. CZAB11-14-08

WHEREAS, KROME GOLD RANCHES II L. L. P. applied for the following:

- (1) GU to EU-2
- (2) UNUSUAL USE to permit a lake excavation.
- (3) UNUSUAL USE to permit a private recreational facility; to wit: a clubhouse, including stables and boat storage.
- (4) To waive the zoning regulations requiring half-section line rights-of-way to be 70' in width; to permit no dedication for theoretical S.W. 182 Avenue and theoretical S.W. 128 Street.
- (5) To permit Lots 33, 34 and 35 with frontages varying from 94.52' to 138.02' (200' required).
- (6) To waive the zoning and subdivision regulations requiring non-residential lots to have frontage on a public street; to permit a lot containing the private recreation facility with no frontage on a public street (200' required) and to have access to the said lot by means of a private easement.

Upon demonstration that the applicable standards have been satisfied, approval of requests #4 and #5 may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance) and approval of request #6 must be considered under Chapter 28 §19(A) of the Public Works Code.

Plans are on file and may be examined in the Department of Planning and Zoning entitled "Paradise Lake Ranches, Krome Gold Ranches II, LLLP," as prepared by Perez, Pascual and Kiliddjian and Assocs., consisting of 25 sheets and dated stamped received 2/29/08.

SUBJECT PROPERTY: The south ¾ of Section 13, Township 55 South, Range 38 East, less the following parcels:

The east ½ of the SW ¼ of the SW ¼ of the SW ¼ of Section 13, Township 55 South, Range 38 East, less the south 40' thereof for right-of-way purposes; A/K/A: Lot 74 of CIARA INVESTMENTS, INC. AND: The west ½ of the SE ¼ of the SW ¼ of the SW ¼ of Section 13, Township 55 South, Range 38 East, less the south 40' thereof for right-of-way purposes; A/K/A: Lot 75 of CIARA INVESTMENTS, INC.; AND: The east ½ of the SE ¼ of the SW ¼ of the SW ¼ of Section 13, Township 55 South, Range 38 East, less the south 40' thereof for right-of-way purposes; A/K/A: Lot 76 of CIARA INVESTMENTS, INC.

LOCATION: Lying north of S.W. 136 Street, between S.W. 177 Avenue and S.W. 178 Avenue, Miami-Dade County, Florida, and

WHEREAS, a public hearing of the Miami-Dade County Community Zoning Appeals

Board 11 was advertised and held, as required by law, and all interested parties concerned

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 ZONING HEARINGS
 BY *[Signature]*

in the matter were given an opportunity to be heard, at which time the applicant proffered a Declaration of Restrictions, and

WHEREAS, upon due and proper consideration having been given to the matter, it is the opinion of this Board that the requested district boundary change to EU-2 (Item #1) would not be compatible with the neighborhood and area concerned and would be in conflict with the principle and intent of the plan for the development of Miami-Dade County, Florida, and should be denied, and that the requested unusual uses to permit a lake excavation (Item #2) and a private recreational facility; to wit: a clubhouse, including stables and boat storage (Item #3), and the requests to waive the zoning regulations requiring half-section line rights-of-way to be 70' in width; to permit no dedication for theoretical S.W. 182 Avenue and theoretical S.W. 128 Street (Item #4), to permit Lots 33, 34 and 35 with frontages varying from 94.52' to 138.02' (Item #5) and to waive the zoning and subdivision regulations requiring non-residential lots to have frontage on a public street; to permit a lot containing the private recreation facility with no frontage on a public street and to have access to the said lot by means of a private easement (Item #6), would not be compatible with the area and its development and would not be in harmony with the general purpose and intent of the regulations and would not conform with the requirements and intent of the Zoning Procedure Ordinance, and that the requested unusual uses (Items #2 & 3) would have an adverse impact upon the public interest and should be denied, and

WHEREAS, a motion to deny Items #1 through 6 without prejudice, was offered by Ileana R. Vazquez, seconded by Jay Reichbaum, and upon a poll of the members present the vote was as follows:

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COMMISSIONER OF PLANNING
AND ZONING DEPARTMENT

BY: 

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

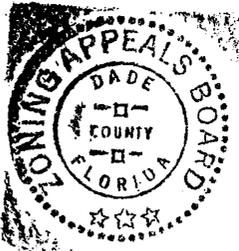
I, Earl Jones, as Deputy Clerk for the Miami-Dade County Department of Planning and Zoning as designated by the Director of the Miami-Dade County Department of Planning and Zoning and Ex-Officio Secretary of the Miami-Dade County Community Zoning Appeals Board 11, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Resolution No. CZAB11-11-08 adopted by said Community Zoning Appeals Board at its meeting held on the 8th day of July, 2008.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 16th day of July, 2008.



Earl Jones, Deputy Clerk (3230)
Miami-Dade County Department of Planning and Zoning

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ZONING HEARING SECTION
MIAMI-DADE COUNTY PLANNING AND ZONING DEPT

BY 

Memorandum



Date: 16-JAN-08
To: Subrata Basu, Interim Director
Department of Planning and Zoning
From: Herminio Lorenzo, Fire Chief
Miami-Dade Fire Rescue Department
Subject: Z2007000417

Fire Prevention Unit:

APPROVAL

Fire Engineering and Water Supply Bureau has no objection to plans date stamped December 19, 2007. Any changes to the vehicular circulation must be resubmitted for review and approval.

This plan has been reviewed only to assure compliance with the MDFR Access Road Requirements for zoning hearing applications. Please be advised that during the platting and permitting stages of this project, the proffered site plan must adhere to corresponding MDFR requirements.

Service Impact/Demand:

Development for the above Z2007000417 located at LYING NORTH OF S.W. 136 STREET AND SOUTH OF S.W. 123 ST, BETWEEN SW 177 AVE & 187 AVE in Police Grid 1975 is proposed as the following:

<u>58</u> residential	dwelling units	<u>N/A</u> industrial	square feet
<u>N/A</u> Office	square feet	<u>N/A</u> institutional	square feet
<u>N/A</u> Retail	square feet	<u>N/A</u> nursing home/hospitals	square feet

Based on this development information, estimated service impact is: 16.27 alarms-annually.
The estimated average travel time is: 14:24 minutes

Existing services:

The Fire station responding to an alarm in the proposed development will be:

Station 36 - Hammocks - 10001 Hammock Blvd.
Rescue, ALS 50' Squrt, Battalion

Planned Service Expansions:

The following stations/units are planned in the vicinity of this development:

None.

Fire Planning Additional Comments:

Current service impact calculated based on letter of intent date stamped December 19, 2007. Substantial changes to the letter of intent will require additional service impact analysis.

TEAM METRO

ENFORCEMENT HISTORY

KROME GOLD RANCHES II, LLLP

LYING NORTH OF SW 136 STREET,
BETWEEN SW 177 AVENUE AND
SW 187 AVENUE, MIAMI-DADE
COUNTY, FLORIDA.

APPLICANT

ADDRESS

Z2007000417

HEARING NUMBER

CURRENT ENFORCEMENT HISTORY:

No violations observed on 09-30-08

Jose Lopez

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 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>
_____	_____
_____	_____
_____	_____

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: _____

<u>NAME AND ADDRESS</u>	<u>Percentage of Interest</u>
_____	_____
_____	_____
_____	_____

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: KROME GOLD RANCHES II, LLLP, 1390 South Dixie Highway, Suite 2120, Coral Gables, Florida, 33146-2927

<u>NAME AND ADDRESS</u>	<u>Percentage of Ownership</u>
Please see attached	_____
_____	_____

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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 similar entities, further disclosure shall be made to identify natural persons having ultimate ownership interests].

NAME OF PURCHASER: _____

NAME AND ADDRESS (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:

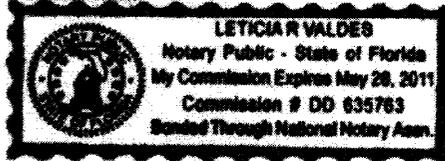
NOTICE: For changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final closing, the applicant shall file a separate application with the City of Miami.

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

Signature: _____
(Applicant)

Sworn to and subscribed before me this 13 day of December 2007. Affiant is personally known to me or has produced _____ as identification.

Leticia R. Valdes
(Notary Public)



My commission expires _____

*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.

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KGR II Percentage Ownership (Breakdown)

Company Name	Members	% Ownership in KGR II LLLP
My Refuge LLP	John McClure	0.174166610%
	Tomas F. Gamba	0.174166610%
	Angel Berisiartu	0.174166610%
	Daniel E. Thomas	0.174166610%
	Robert E. Chisholm	0.174166610%
	Robert M. Chisholm	0.03483390%
	Alberto A. Latour	0.174166610%
	Inter-Vivos Trust of Antonio Prado	0.174166610%
	Otis Wragg	0.174166610%
	Ramon F. Casas	0.174166610%
Francisco R. Angones	0.174166610%	
Total		1.7765000%
ALA II LLC	Concepcion Perdomo	1.1321000%
Total		1.1321000%
Di.D Investments Inc	Daniel F. Valdes	0.3773655%
	Leticia R. Valdes	0.3773690%
	David L. Valdes	0.3773655%
Total		1.1321000%
First Southeast Equities Inc	James Dorsy	1.7208000%
Total		1.7208000%
General Real Estate Corp	Agustin Herran	4.5284000%
Total		4.5284000%
Fortune Gold Ranches, LLC	Miguel Poyastro	6.3600370%
	Ezra Katz	2.7666630%
Total		11.1467000%
Reys Investment, Inc.	Jose & Maria Herran	0.6883167%
	Jose A & Lourdes Herran	0.3441608%
	Ana Mary Herran & Alexander Ynastrilla	0.3441608%
	Daniel Herran & Nancy San Emeterio Herran	0.3441608%
		0.3441608%
Total		1.7208000%
US Investments LLC	Alexander Ynastrilla	0.7315000%
	Ana Mary Herran	0.7315000%
Total		1.4630000%
Machado Krome Investments, LLC	Jose Luis Machado III, Revocable Trust	1.3899820%
	Vivian M Isem	0.0332788%
	Jose Luis Machado Jr, Grandchildrens Irrev Trust #1	0.0316939%
	Jose Luis Machado Jr, Grandchildrens Irrev Trust #2	0.0316939%
	Jose Luis Machado Jr, Grandchildrens Irrev Trust #3	0.0332788%
	Jose Luis Machado Jr, Grandchildrens Irrev Trust #4	0.0332788%
	Jose Luis Machado III, Irrevocable Trust #3	0.0316938%
		0.0316938%
Total		1.5849000%
Pedrena Development, Corp	Manuel A Herran	9.0567000%
Total		9.0567000%
Prime Site Investments LLC	Antonio E Placeres & Yolanda J Placeres	0.3773655%
	Angel Diaz Norman	0.3773655%
	Daisy M Diaz & Jose F Diaz	0.3773690%
Total		1.1321000%
GARSH Investments LLLP	Jose & Ileana Garcia	4.1905461%
	Jose A Garcia Retained Annuity Trust #1	0.8427249%
	Jose A Garcia Retained Annuity Trust #2	0.8427249%
	Ileana Garcia Retained Annuity Trust #1	0.8427249%
	Ileana Garcia Retained Annuity Trust #2	0.8427249%
	Garcia Family Trust FBO Gillian Garcia	0.7023455%
	Garcia Family Trust FBO Alejandro Garcia	0.7023455%
		0.7023455%
Total		9.0567000%
Puente Land Holding, LLC	Jim Puente	0.6531498%
	Michael E Stein	0.6531498%
Total		1.3063000%
J.I.R Investments, LLC	Jirasak Prasertum	0.6792577%
	Ileana Ramirez	0.2284211%
	Ricardo Rodriguez	0.2284212%
Total		1.1321000%

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37

The Pros at Okeechobee, LLC	Seti Benes Ailan Benes Michael Wittels Howard Wittels Joel Benes	0.0338512% 0.0338512% 0.5835951% 0.1221544% 0.3586483%
Total		1.1321000%
Tres Hermanos LLP	Adrianna J Guerra Trust Corinne M Guerra Trust Eric A Guerra Trust	0.5225000% 0.5225000% 0.5225000%
Total		1.5675000%
Seventeen Holdings LLC	Antonio R Gonzalez Joaquin A Gonzalez Orlando Delgado Maria Delgado	0.5660483% 0.3396300% 0.11321170% 0.11321170%
Total		1.1321000%
Summit Group Properties, inc	Armando J & Maria C Guerra	1.7417000%
Total		1.7417000%
C M G Holdings, LLC	Carlos M Garcia	2.2642000%
Total		2.2642000%
Phi Alpha Holdings LLC	Ana Diaz Cordero L Frank Cordero	0.4528350% 0.4528350%
Total		0.9056700%
Biosis Gift Limited Liability Company	Alejandro Diaz Ana Diaz Cordero	0.4528350% 0.4528350%
Total		0.9056700%
Rodney Barreto	Rodney Barreto	4.5284000%
Total		4.5284000%
Steven M Henriques, Katherine V Henriques & Rebecca A Henriques, Joint Tenants in Common	Steven M Henriques Katherine V Henriques Rebecca A Henriques	0.3018911% 0.3018911% 0.3018878%
Total		0.9056700%
Bernardo Goenaga	Bernardo Goenaga	3.3962000%
Total		3.3962000%
Ezequiel Herran as Trustee of the Ezequiel Herran Revocable Trust and Nancy Herran as Trustee of the Nancy Herran Revocable Trust	Ezequiel Herran Revocable Trust Nancy Herran Revocable Trust	0.5660500% 0.5660500%
Total		1.1321000%
Sergio Pino	Sergio Pino	4.5284000%
Total		4.5284000%
The Sasha and Natasha Andrade Irrevocable Trust	The Sasha and Natasha Andrade Irrevocable Trust	0.9056700%
Total		0.9056700%
Daniel R Valdes	Daniel R Valdes	2.3095000%
Total		2.3095000%
Jorge Guerra Revocable Trust	Jorge Guerra Revocable Trust	1.1321000%
Total		1.1321000%
Antolin G Herran Revocable Trust	Antolin G Herran Revocable Trust	1.1321000%
Total		1.1321000%
Henry Quintana, Mercedes Quintana as tenants in common	Henry Quintana Mercedes Quintana	0.4528350% 0.4528350%
Total		0.9056700%
Maria C Guerra Irrevocable Trust	Maria C Guerra Irrevocable Trust	15.0896000%
Total		15.0896000%
Krome Gold Ranches Management, LLC	Armando J Guerra Maria C Guerra Maria C Guerra Irrevocable Trust	0.0290356% 0.0290322% 0.0290322%
Total		0.0871000%
Karl Garcia Irrevocable Trust	Karl Garcia Irrevocable Trust	0.9056700%
Total		0.9056700%
Krome Gold Ranches Investors, LLC.	Total	5.5036800%

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38

KROME GOLD RANCHES INVESTORS

Carlos F Arazoza as Trustee of the Carlos F Arazoza Revocable Trust	Carlos F Arazoza as Trustee of the Carlos Farazoza Revocable Trust	0.0694253%
CALE Investments LLC c/o Maria Chacon	Manuel Chacon Maria Chacon Juan C Ledesma Suzett Ledesma	0.0086782% 0.0086782% 0.0086782% 0.0086782%
Bnelan Corp	Alberto Guerra Vivian Guerra	0.3471266% 0.3471266%
Siberio Investments LLC	Daniel & Ana Sibero Frank & Patricia Siberio Nicholas Sibero	0.0867816% 0.0781035% 0.0086782%
Ten Talents Investments, LLC	Howard Todd Mckinnis Deborah Sue Mckinnis	0.0347127% 0.0347127%
ENS Consulting	Emiliano Herran Emiliano E Herran	0.2082760% 0.2082760%
Veneziana Investments, LLC	Claudia Puig Richard Amundsen	0.0867816% 0.0867816%
Jorge E Alvarno	Jorge E Alvarno	0.2256323%
Alberto Guerra Irrevocable Child's Trust Agreement #1	Alberto Guerra Irrevocable Child's Trust Agreement #1	0.5206838%
Alberto Guerra Irrevocable Child's Trust Agreement #2	Alberto Guerra Irrevocable Child's Trust Agreement #2	0.5206838%
Armando J Guerra Revocable Trust & Maria C Guerra Revocable Trust, as tenants in common	Armando J Guerra Revocable Trust Maria C Guerra Revocable Trust	0.3471266% 0.3471266%
Eric Arman Guerra	Eric Arman Guerra	0.0242989%
Corinne Guerra	Corinne Guerra	0.0329770%
Adrienne Guerra	Adrienne Guerra	0.0381840%
Leticia R Valdes	Leticia R Valdes	0.0902529%
Donald Fritch & Marta Fritch	Donald Fritch Marta Fritch	0.1041380% 0.1041380%
Belinda Money	Belinda Money	0.1041380%
Lawrence Money III	Lawrence Money III	0.0694253%
Laurie A Money I.T.F. Britani Alexandra Small	Laurie A Money I.T.F. Britani Alexandra Small	0.0173563%
Carlos M Garcia	Carlos M Garcia	0.3471266%
Daniel F Valdes Revocable Trust	Daniel F Valdes Revocable Trust	0.0451265%
David L Valdes Revocable Trust	David L Valdes Revocable Trust	0.0451265%
Emma M Guerra Revocable Trust	Emma M Guerra Revocable Trust	0.0902529%
Ramon E Rasco & Ana Lauda Rasco	Ramon E Rasco Ana Lauda Rasco	0.1579426% 0.1579426%
Gabriel M & Maria C Bustamante as tenants by the entirety	Gabriel M Bustamante Maria C Bustamante	0.1735633% 0.1735633%
Cristina L Rasco	Cristina L Rasco	0.0451265%
Richard A Rasco	Richard A Rasco	0.0451265%
Ramon A Rasco	Ramon A Rasco	0.0451265%
Total: Krome Gold Ranches II Investors		5.503680%

Total: Krome Gold Ranches II LLLP 100.000000%

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MIAMI-DADE PLANNING AND ZONING DEPT.
BY _____

PASCUAL PEREZ KILIDDJIAN & ASSOCIATES, INC.
ARCHITECTS - PLANNERS

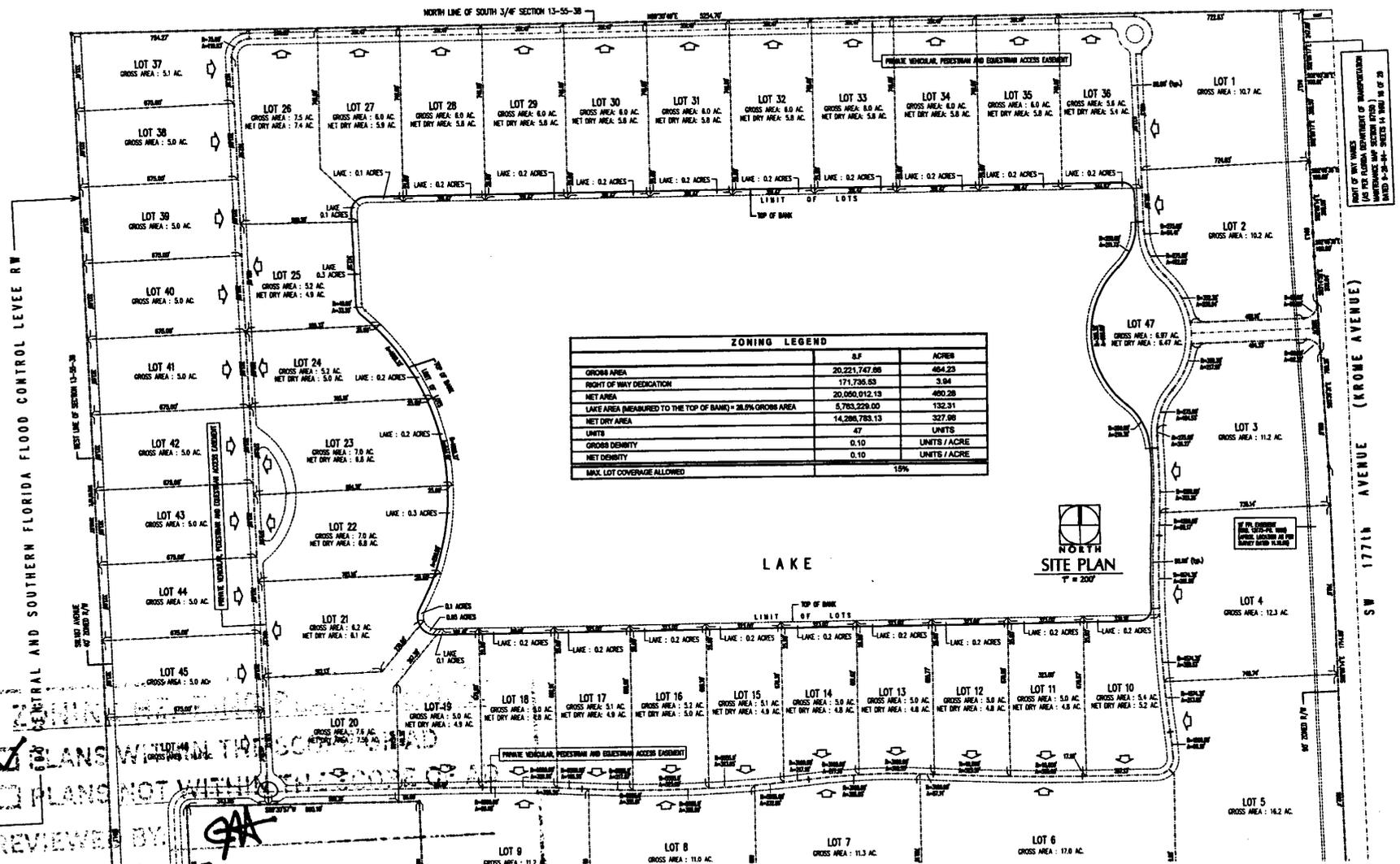
REGISTERED PROFESSIONAL ARCHITECTS
REGISTERED PROFESSIONAL PLANNERS
REGISTERED PROFESSIONAL LANDSCAPE ARCHITECTS
REGISTERED PROFESSIONAL ENGINEERS

AT THE BEACON CENTER
3000 NW 84th AVENUE
CORAL GABLES, FLORIDA 33164
TELEPHONE: (305) 552-0353
FACSIMILE: (305) 552-0885
http://www.ppkiliddjian.com

REVISIONS:
1 - 02.28.2008
2 - 08.22.2008
3 - 09.09.2008

Paradise Lake Ranches
Krome Gold Ranches II LLLP
MIAMI DADE COUNTY, FLORIDA

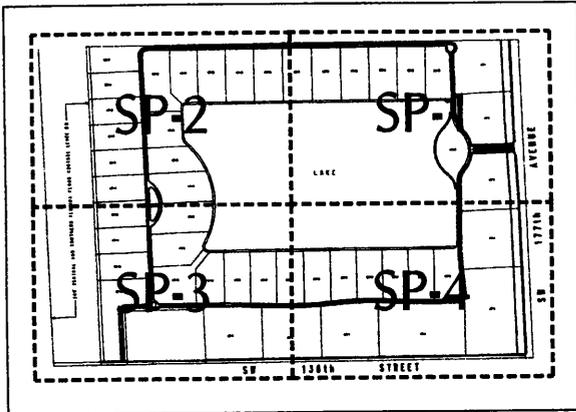
10/13/08
SITE PLAN



REVIEWED BY: *GA*
DATE: 10/03/08
ZONING EVALUATOR
 PLANS ACCEPTABLE
 NOT ACCEPTABLE
BY: *llc* 10/3/08

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207-417
SEP 12 2008

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY: *GA*



NOTES:

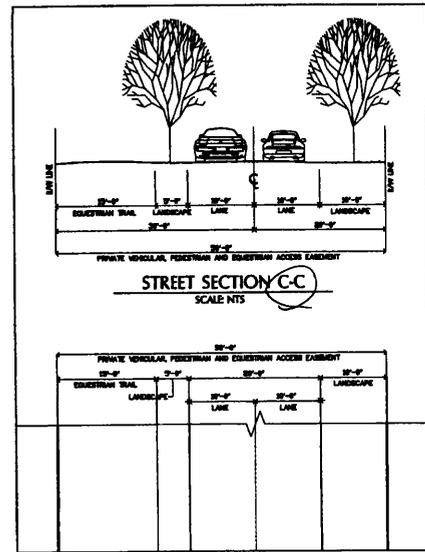
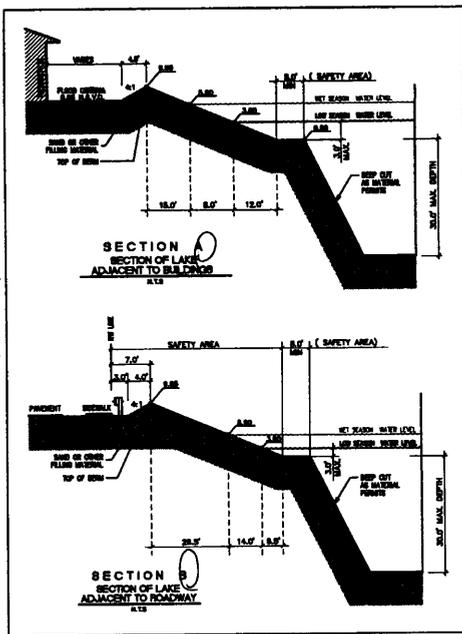
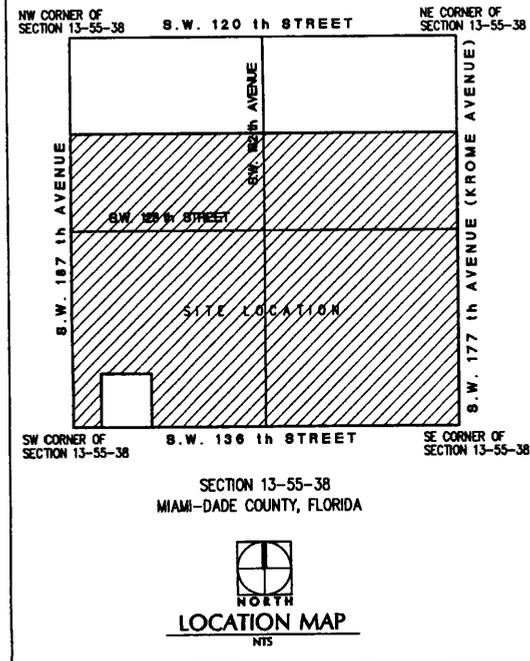
-The boat house, including the room labeled "country store," and the stables, boat storage and pavilion, and marina are all ancillary to the residential project and form an integral part of the proposed private recreational facility. These uses will only be accessible to the residents of this private community, their guests and assigns. Said uses will not be open to the general public and do not, in any way, constitute a commercial marina. For all of the aforementioned reasons, we respectfully disagree that a zone change to a BU commercial designation or a "use variance" would be necessary.

-The entrance feature detail on Sheet SA-1 is conceptual. Currently, the entrance feature consists of a combination of decorative walls, trellises, a guardhouse, and landscaping. All of the structures shown will conform to the applicable height regulations. An entrance feature application may be approved at a public hearing as an "unusual use" pursuant to Section 33-13 of the Code of Miami-Dade County, or pursuant to an entrance feature application that is administratively approved by the Miami-Dade County Plat Committee (the "Plat Committee"). Entrance features do not entail a "use variance." We are not seeking the approval of an "unusual use" to permit an entrance feature at this time. Instead, we intend to submit an entrance feature application and detailed entrance feature plans to the Plat Committee after the project is approved. We will note the plans accordingly.

-The structures will conform to the height regulations of the proposed EU-2 district. As such, structures will not exceed a height of two stories and/or 35 feet as measured

-The plans of the residential amenities are conceptual so that the adopting Board will understand and appreciate the project theme. All amenities will conform to the regulations of the proposed EU-2 zoning district. Detailed drawings of the amenities will be submitted at time of building permit since the actual design may vary between property owners. We will note the plans accordingly.

-Water service to be provided by individual wells.
 -Sewer service to be provided by individual septic tanks.



ZONING HEARING PLANS REVIEW

- PLANS WITHIN THE SCOPE OF AD
- PLANS NOT WITHIN THE SCOPE OF AD

REVIEWED BY: JK

ON: 10/03/08

ZONING EVALUATOR

- PLANS ACCEPTABLE
- NOT ACCEPTABLE

By: lee 10/3 SPEED SHEETS

SP-5 FOR WALK & STREETS SECTION

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ZONING HEARINGS SECTION
 MIAMI-DADE PLANNING AND ZONING DEPT.

BY: JK

PASCUAL PEREZ KILIDDJIAN & ASSOCIATES, INC.
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 MARIO P. PEREZ, AN
 LICENSE NO.: 748 08024

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REVISIONS:
 1 - 02.28.2008
 2 - 06.22.2008
 3 - 09.09.2008

Paradise Lake Ranches
 Krome Gold Ranches II LLLP
 MIAMI DADE COUNTY, FLORIDA

DATE: 12.03.2007
 SCALE: IND.
 DRAWN: ID
 JOB NO.:

C-2

SHEET NO.:

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43

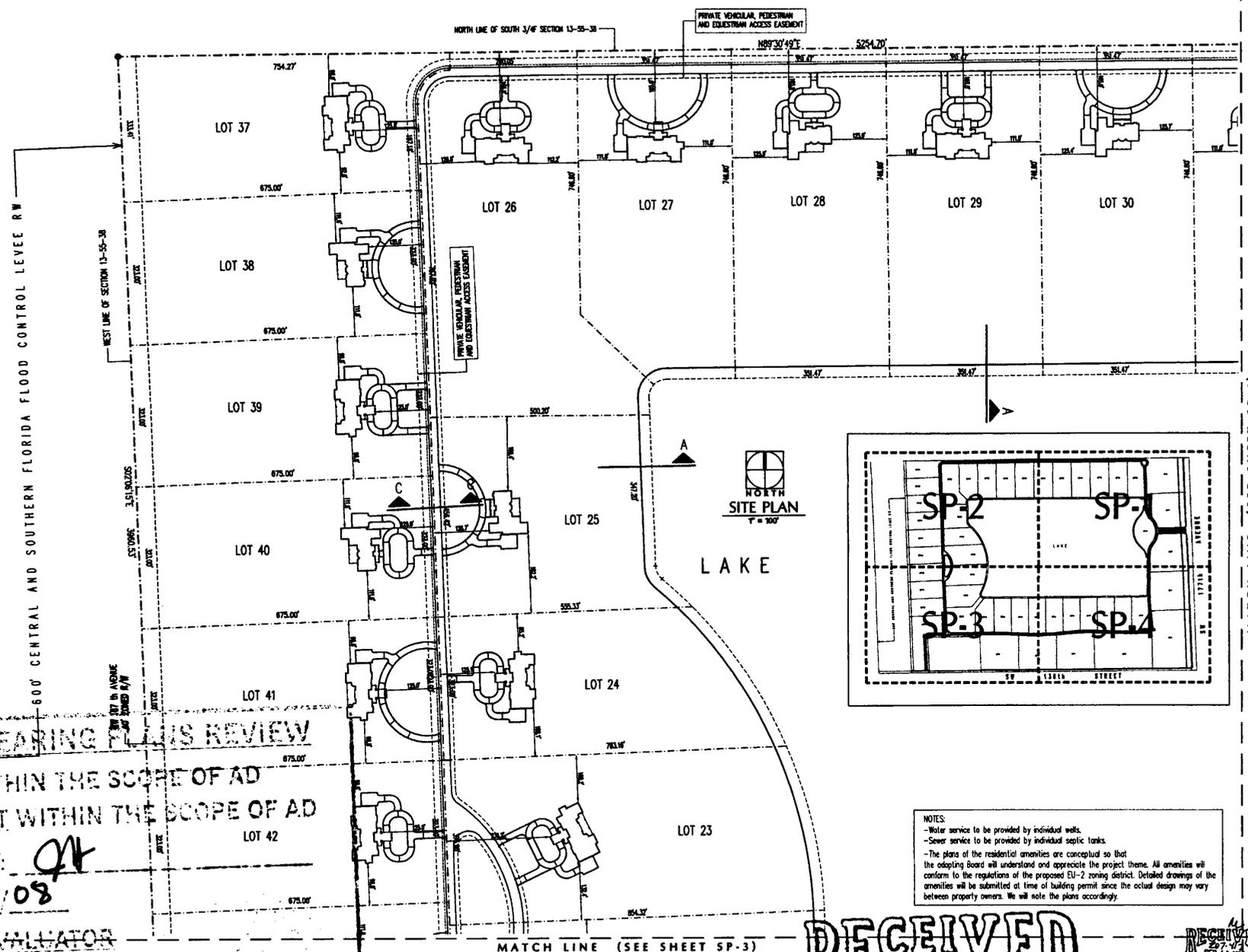
FASCUAL
PEREZ
KILUDDJIAN
& ASSOCIATES, INC.
ARCHITECTS - PLANNERS

RECORDED FILE # 11
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JAMES P. FASCUAL, JR.
LEWIS 101, 20

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3 - 09.09.2008

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Krome Gold Ranches II LLLP
MIAMI DADE COUNTY, FLORIDA



ZONING HEARING PLANS REVIEW

PLANS WITHIN THE SCOPE OF AD
 PLANS NOT WITHIN THE SCOPE OF AD
REVIEWED BY: QK
ON: 10/03/08
ZONING EVALUATOR
 PLANS ACCEPTABLE
 NOT ACCEPTABLE
By: [Signature] 10, 3, 08

NOTES:
-Water service to be provided by individual wells.
-Sewer service to be provided by individual septic tanks.
-The plans of the residential amenities are conceptual so that the adopting Board will understand and appreciate the project theme. All amenities will conform to the regulations of the proposed EU-2 zoning district. Detailed drawings of the amenities will be submitted at time of building permit since the actual design may vary between property owners. We will note the plans accordingly.

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ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

BY: [Signature]

SITE PLAN
DATE: 02/28/2007
SCALE: 1"=100'
DRAWN: ID
JOB NO.:
SP-2
SHEET NO.:

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ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

44

10 03 08

10 3 08

MATCH LINE (SEE SHEET SP-2)

6.00' CENTRAL AND SOUTHERN FLORIDA FLOOD CONTROL LEVEE R/W



SW CORNER SECTION 13-55-38

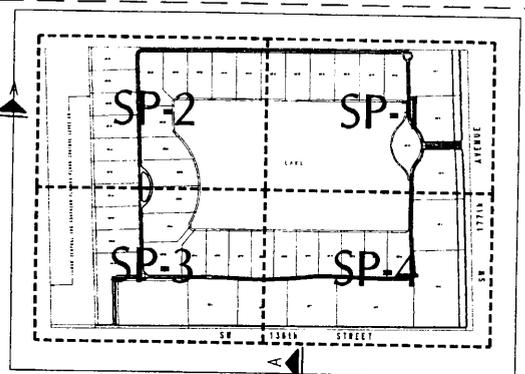
40.0' R/W RESERVATION 10.0' LANDSCAPE BUFFER

NOTES:

- Water service to be provided by individual wells.
- Sewer service to be provided by individual septic tanks.
- The plans of the residential amenities are conceptual so that the adopting Board will understand and appreciate the project theme. All amenities will conform to the regulations of the proposed EU-2 zoning district. Detailed drawings of the amenities will be submitted at time of building permit since the actual design may vary between property owners. We will note the plans accordingly.

NOT A PART

SW 136th



PASCUAL PEREZ KILIDDJIAN & ASSOCIATES, INC.
ARCHITECTS - PLANNERS

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MARIO P. PASQUALE, AIA
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- 1 - 02.28.2008
- 2 - 08.22.2008
- 3 - 09.09.2008

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Krome Gold Ranches II LLLP
MIAMI DADE COUNTY, FLORIDA



SITE PLAN
DATE: 03/13/2007
SCALE: 1"=40'
DRAWN: JG
JOB NO.:

SP-3

SHEET NO.:

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SEP 12 2008

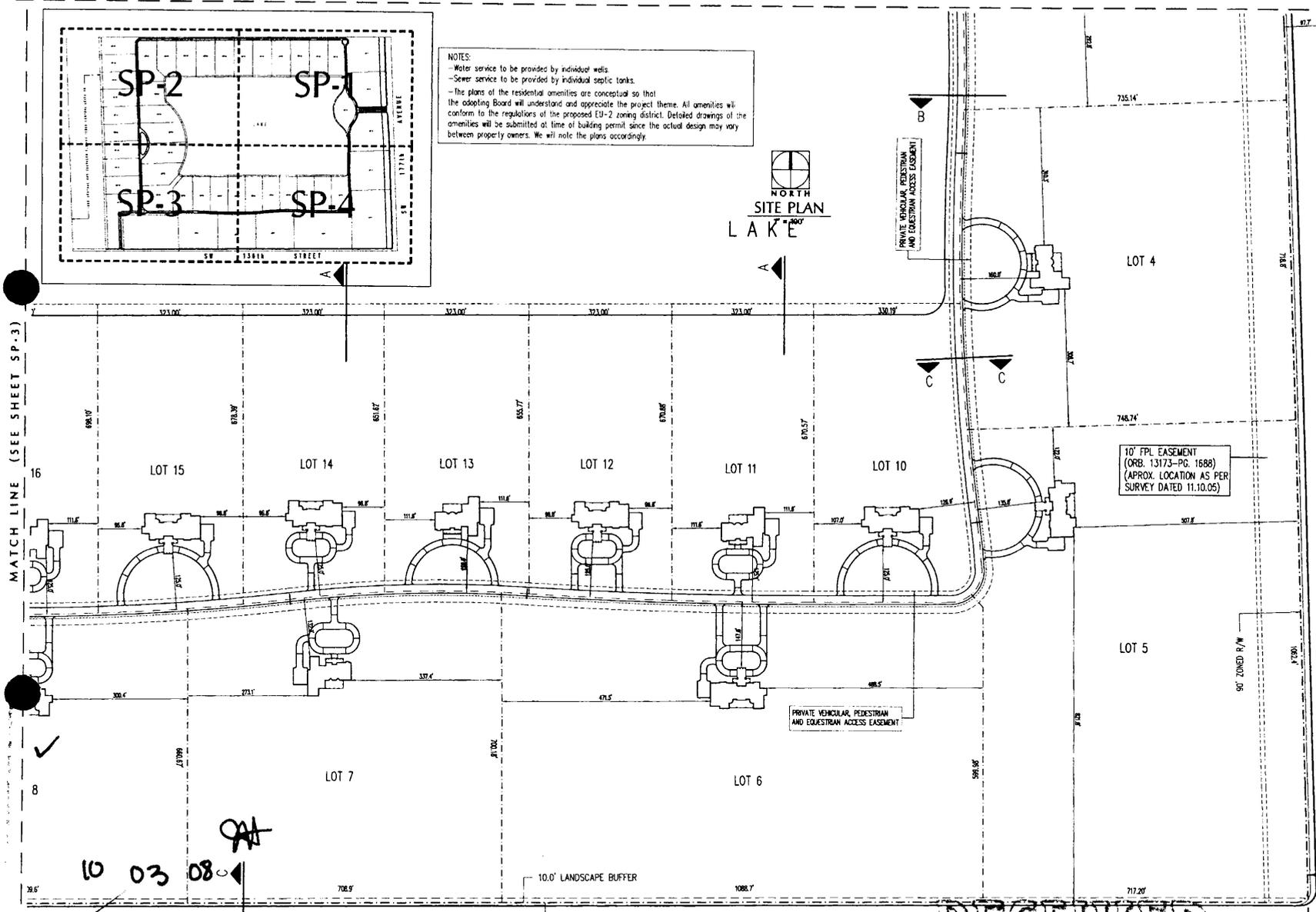
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ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT

4/5

MATCH LINE (SEE SHEET SP-1)

NOTES:
 -Water service to be provided by individual wells.
 -Sewer service to be provided by individual septic tanks.
 -The plans of the residential amenities are conceptual so that the adopting Board will understand and appreciate the project theme. All amenities will conform to the regulations of the proposed EU-2 zoning district. Detailed drawings of the amenities will be submitted at time of building permit since the actual design may vary between property owners. We will note the plans accordingly.



MATCH LINE (SEE SHEET SP-3)

10 03 08

Handwritten signature and date: 10 3 08

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ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT

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REVISIONS:
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 2 - 08.22.2008
 3 - 09.09.2008

Paradise Lake Ranches⁹⁹
 Krome Gold Ranches II LLLP
 MIAMI DADE COUNTY, FLORIDA

RIGHT OF WAY VARIES
 (AS PER FLORIDA DEPARTMENT OF TRANSPORTATION
 MAINTENANCE MAP SECTION 87150)
 DATED 9-26-84- SHEETS 14 THRU 18 OF 29

SITE PLAN
 DATE: 12/23/2007
 SCALE: 1"=50'
 DRAWN: ID
 JOB NO.:

SP-4

SHEET NO.:

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 MIAMI-DADE PLANNING AND ZONING DEPT

REVIEW

SCOPE OF AD

SCOPE OF AD

10 03 09

9/11

PLANS ACCEPTABLE

NOT ACCEPTABLE

10 13 08

703.0' PROPERTY LINE

678.0'

TYPICAL LOT AREAS

	SF	ACRES
GROSS AREA	217,800.0	5.0
RIGHT OF WAY	8,079.31	0.185
NET AREA	209,720.69	4.815
L A K E	8,075.03	0.185
NET DRY AREA	201,645.66	4.630
LOT COVERAGE	8,208.18 SF - 4.0 % (Based on net dry area)	

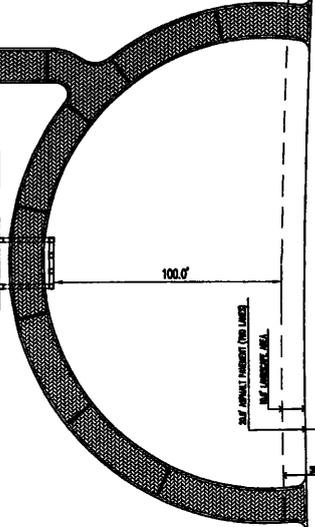
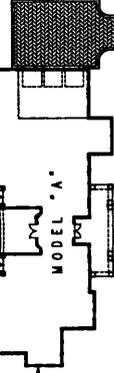
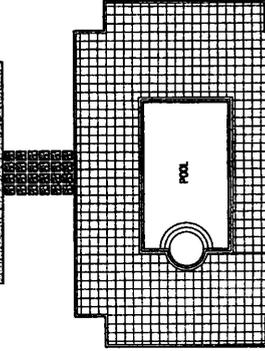
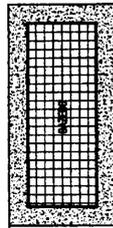
323.0' PROPERTY LINE
25.0'
LAKE
TOP OF BANK

280.5'

455.0'

674.3'

699.3' PROPERTY LINE



100.0'

323.17' PROPERTY LINE

TYP. LOT
1" = 30'

NOTE: THIS PLOT PLAN REPRESENTS THE LARGEST CONCEPTUAL FLOOR PLAN IN THE SMALLEST LOT.

NOTE: FLOOR PLANS OF INDIVIDUAL UNITS ARE CONCEPTUAL
FINAL FLOOR PLANS OF UNITS FOR CONSTRUCTION MUST COMPLY WITH A 15% MAX LOT COVERAGE.

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ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

PASCUAL
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& ASSOCIATES, INC.
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REVISIONS:
1 - 02.28.2008
2 - 08.22.2008
3 - 09.09.2008

Paradise Lake Ranches
Krome Gold Ranches II LLLP
MIAMI DADE COUNTY, FLORIDA

TYPLOT

DATE: 12.03.2007

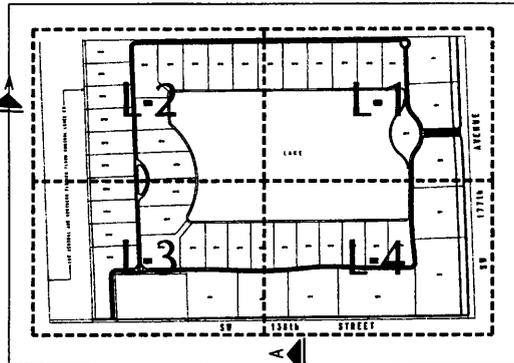
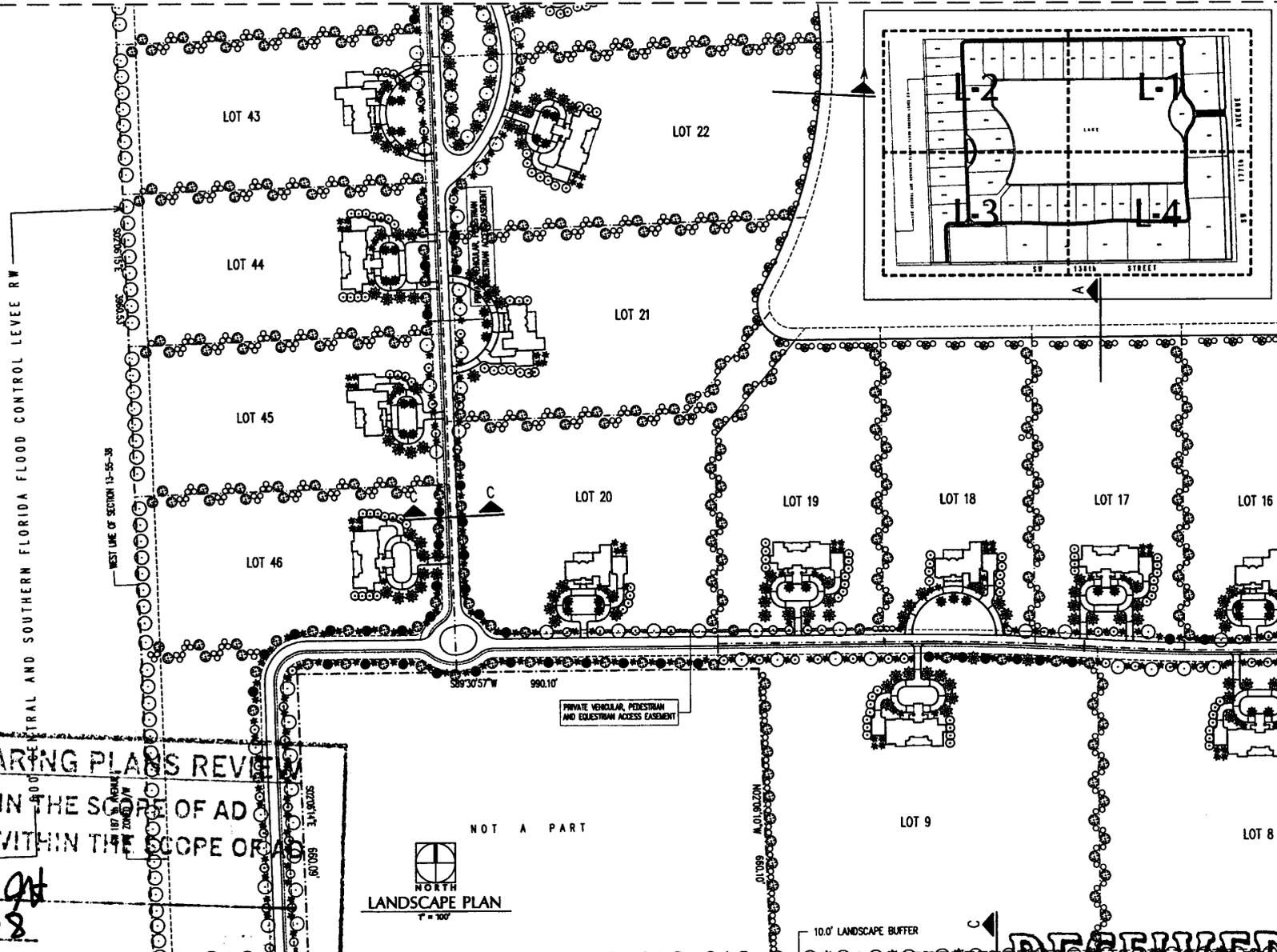
SCALE: IND.

DRAWN: ID

JOB NO.:

49

MATCH LINE (SEE SHEET L-2)



ZONING HEARING PLANS REVIEW

PLANS WITHIN THE SCOPE OF AD
 PLANS NOT WITHIN THE SCOPE OF AD

REVIEWED BY: *GH*

ON: 10/03/08

ZONING EVALUATOR

PLANS ACCEPTABLE
 NOT ACCEPTABLE

By: *[Signature]* 10/31/08

PASCUAL PEREZ KILUDDIAN & ASSOCIATES, INC.
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 SCOTT MCGEE, LEED AP
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REVISIONS:
 1 - 02.28.2008
 2 - 06.22.2008
 3 - 09.09.2008

Paradise Lake Ranches
 Krome Gold Ranches II LLLP
 MIAMI DADE COUNTY, FLORIDA

LANDSCAPE PLAN

DATE: 10/03/08

SCALE: 1" = 100'

DRAWN: ID

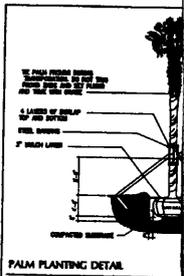
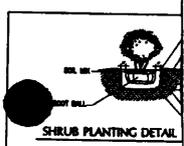
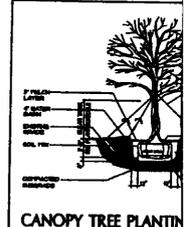
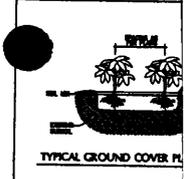
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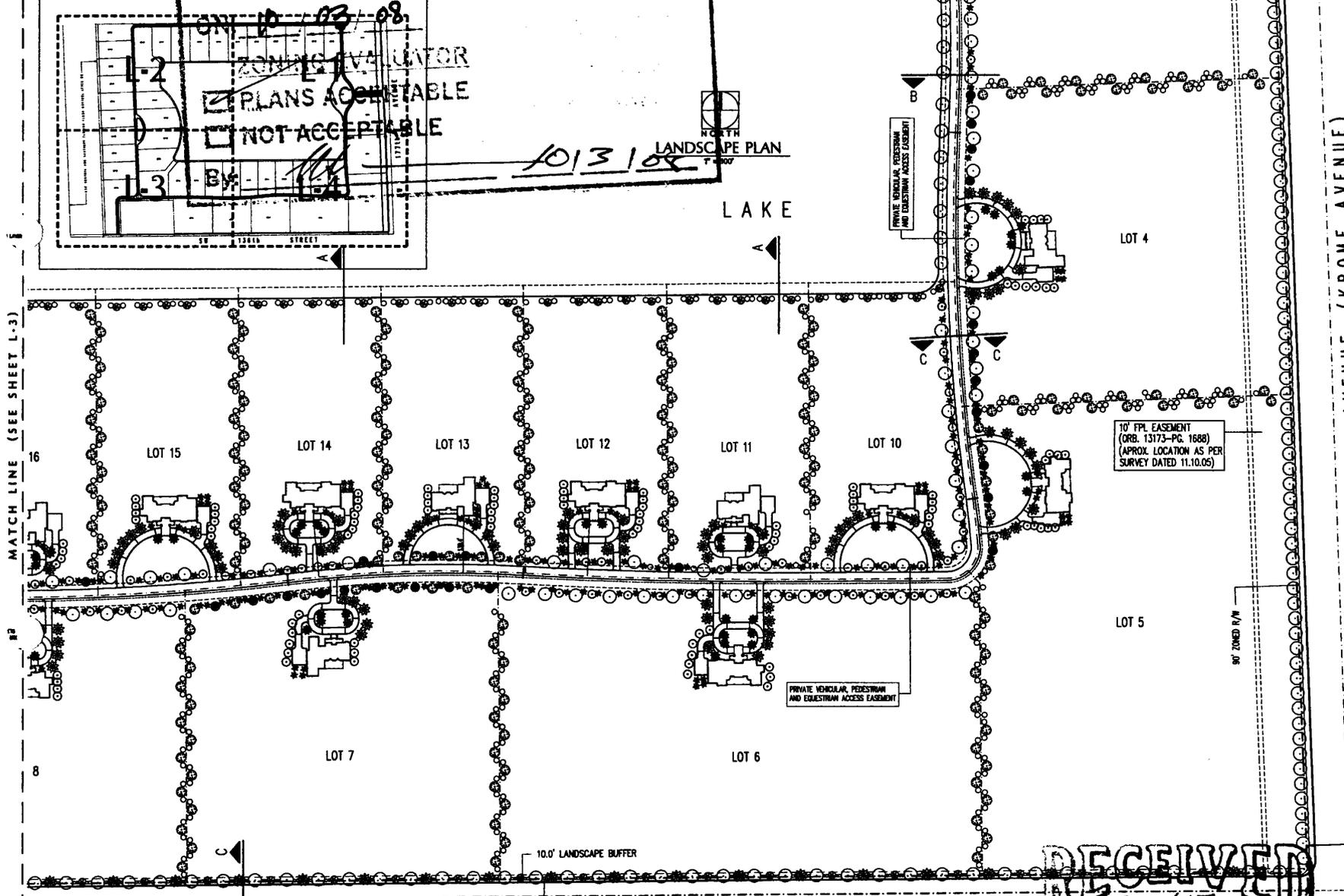
ZONING HEARINGS SECTION
 MIAMI-DADE PLANNING AND ZONING DEPT.

BY: *[Signature]*

ZONING
 PLANS
 PLANS
 REVIEWED
 ON: 10/
 ZONING
 PLANS
 NOT A
 BY: *[Signature]*



ZONING HEARING PLANS REVIEW
 PLANS WITHIN THE SCOPE OF AD
 PLANS NOT WITHIN THE SCOPE OF AD
 REVIEWED BY: *[Signature]* MATCH LINE (SEE SHEET L-1)



RIGHT OF WAY VARIES
 (AS PER FLORIDA DEPARTMENT OF TRANSPORTATION
 MAINTENANCE MAP SECTION 87150)
 DATED 9-26-04 - SHEETS 14 THRU 18 OF 29

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ZONING HEARINGS SECTION
 MIAMI-DADE PLANNING AND ZONING DEPT.

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Paradise Lake Ranches
 Krome Gold Ranches II LLLP
 MIAMI DADE COUNTY, FLORIDA

LANDSCAPE PLAN
 DATE: 10/3/08
 SCALE: 1" = 40'
 DRAWN: JH
 JOB NO.:

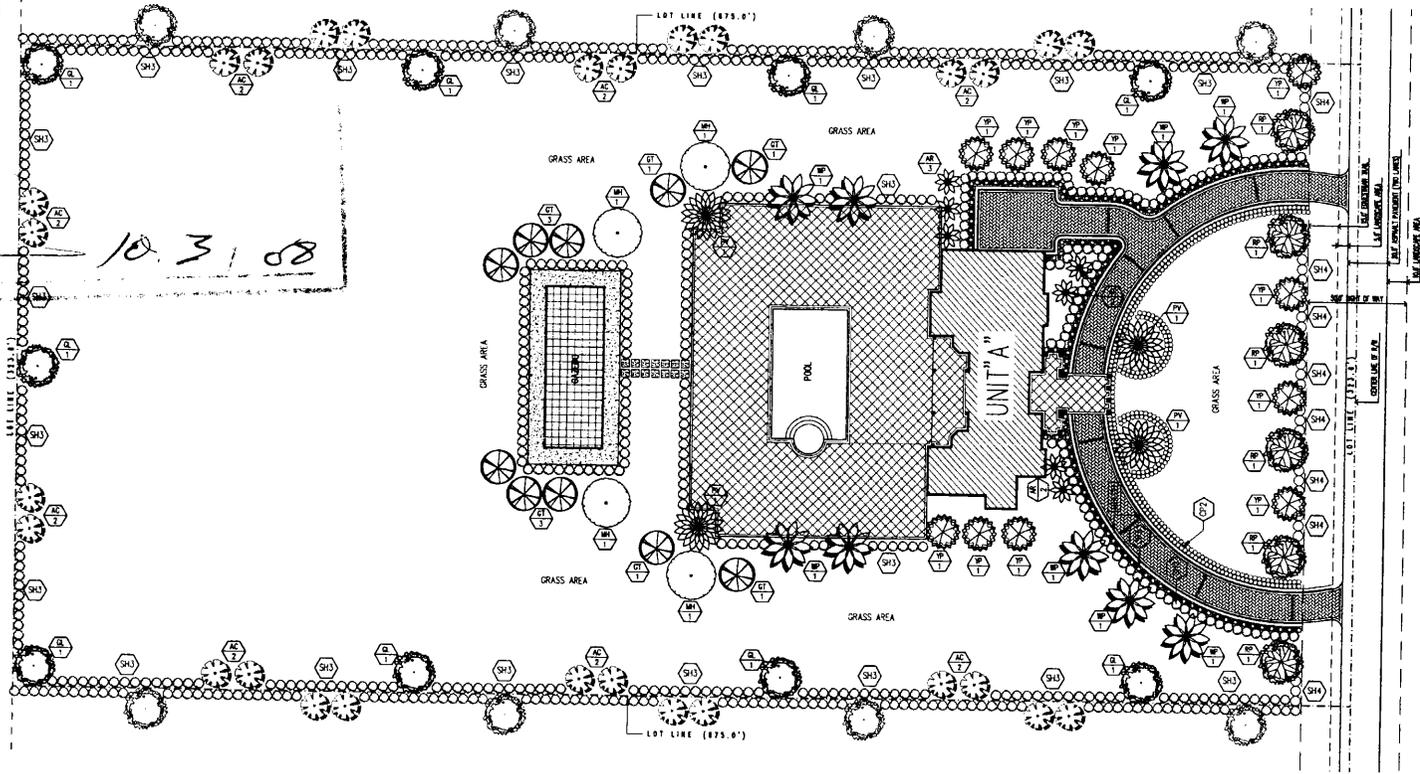
50

BY: *[Signature]*

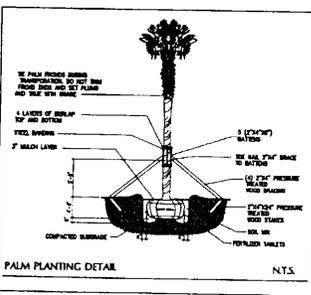
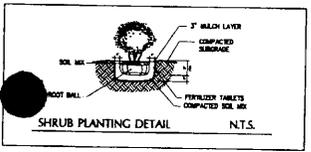
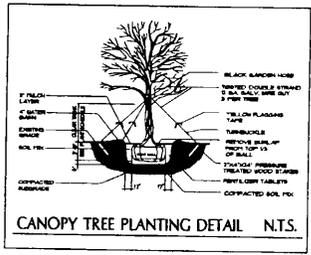
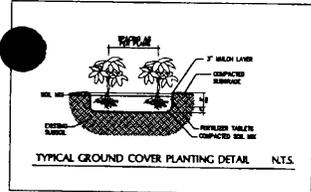
10 03 09

MS

10.31.08



TYP. LOT (LANDSCAPE PLAN)
1" = 30'



GENERAL NOTES

- PLANT QUALITY**
ALL PLANT MATERIAL SHALL BE EQUAL TO OR BETTER THAN FLORIDA NO. 1 AS CLASSIFIED BY GRASSES AND STANDARDS FOR HERBACEOUS PLANTS BY THE DIVISION OF PLANT INDUSTRY, FLORIDA DEPARTMENT OF AGRICULTURE. THEY SHALL HAVE A GROWTH HABIT THAT IS NORMAL FOR THE SPECIES. HEALTHY, VIGOROUS, FREE FROM INSECTS, DISEASE AND INJURY.
- PLANTING SOIL**
ALL PLANT MATERIAL WITH THE EXCEPTION OF PLANT TREE AND BLACK MATTER, SHALL BE PLANTED WITH THE FOLLOWING SOIL: ONE SAND AND SOIL MIXTURE. THERE MUST BE SUFFICIENT REACTION TO FRAGILE CONDITION. ANY OTHER SOIL MIXTURE MUST BE SUBMITTED TO AND APPROVED BY THE LANDSCAPE ARCHITECT.
- FERTILIZER**
THE FERTILIZER SHALL BE UNIFORM IN COMPOSITION, DRY AND FREE FLOWING AND SHALL BE DELIVERED TO THE SITE IN THE ORIGINAL UNOPENED CONTAINERS, BEARING THE MANUFACTURER'S GUARANTEED ANALYSIS.
FERTILIZER FOR TREES, SHRUBS, CONTAINERIZED GROUNDCOVERS AND WILDS SHALL BE AS FOLLOWS: 5 LBS. FFC-5-24-0 #1005 AS MANUFACTURED BY FLORIDA EAST COAST FERTILIZER CO., HONOLULU, HAWAII, AND 2 LBS. FFC-11-8-0 #1004 OR 1.004L PER CUBIC YARD OF SOIL FERTILIZER FOR GROUNDCOVER SEEDING BEDS. BROADCAST 1/2 OF THE ABOVE MIX FOR EACH 500 SQUARE FEET OF BED AREA. FERTILIZER FOR TREE ESTABLISHMENT: BROADCAST 1/2 OF FFC-7-11-0 ON EQUAL PER SQUARE FEET (E50# PER ACRE).
- MULCH**
SHALL BE SHEKEDDED PINE OR EUCALYPTUS MULCH, AND MUST BE APPROVED BY THE LANDSCAPE ARCHITECT.
PLANTING AREAS NOT COVERED BY GRASS SHALL BE MULCHED TO A DEPTH OF TWO INCHES TO PRESENT A FINISHED APPEARANCE. THIS INCLUDES, BUT NOT LIMITED TO, ALL SHRUBS AND GROUND COVER AREAS.
- ALL AREAS INDICATED AS "SOIL" SHALL BE COVERED WITH ST. AUGUSTINE "VEGETATION" SOIL. SOIL CAN OPEN FINELY GRADED 7" SOIL BLANKET.**

LANDSCAPE LEGEND

- ALL PLANT MATERIAL SHALL BE F, NO. 1 OR BETTER IN GRADE AND QUALITY
- THE SOIL MATERIAL TO BE PLANTED SHALL BE ST. AUGUSTINE VEGETATION
- A MINIMUM OF 30% OF THE REQUIRED TREES AND/OR PALMS SHALL BE NATIVE SPECIES
- A MINIMUM OF 30% OF THE NATIVE TREES CAN BE SMALL PALMETTO (CARABEA PALM)
- A MINIMUM OF 30% OF THE REQUIRED SHRUBS SHALL BE NATIVE SPECIES

TREE SCHEDULE

SYMBOL	NEW/EXIST	BOTANICAL	PLANT NAME	NATIVE		CALIPER	HEIGHT	CANOPY
				Yes	No			
⊙	X	Swainson Mahogany	Mahogany	X	5"	12' Min	35'-60'	15'-25'
⊙	X	Bursera Spicata	Guano Limbo	X	4"	12' Min	40'-80'	25'-35'
⊙	X	Delonix Regia	Royal Poinciana	X	4"	12' Min	10'-20'	25'-35'
⊙	X	Acacia Farnesiana	Sweet Acacia	X	3"	12' Min	40'-50'	15'-30'
⊙	X	Corba sabotiana	Gogge Tree	X	3"	12' Min	40'-50'	15'-30'
⊙	X	Petalotium pterocarpum	Yellow Ironwood	X	3"	12' Min	25'-40'	40'-50'

PALM SCHEDULE

SYMBOL	NEW/EXIST	BOTANICAL	PLANT NAME	NATIVE		CALIPER	HEIGHT	CANOPY
				Yes	No			
⊙	X	Washingtonia robusta	Washington Palm	X	12"	Min	50'-70'	-
⊙	X	Syagrus romanzoffiana	Queen Palm	X	12"	Min	10'-40'	-
⊙	X	Florea decussata	Tule Palm	X	12"	Min	50'-70'	-
⊙	X	Chrysalidocarpus Cabalea	Acacia Palm	X	12"	Min	50'-70'	-
⊙	X	Roystonia alata	Florida Royal Palm	X	12"	Min	50'-70'	-

SHRUB SCHEDULE

SYMBOL	NEW/EXIST	BOTANICAL	PLANT NAME	NATIVE		SIZE	HEIGHT	SPACING
				Yes	No			
⊙	X	Geophila Gracilis	Thrives	X	1 Gal	20"	4'-0"	20" O.C.
⊙	X	Lorax	Yucca	X	1 Gal	24"	3'-6"	24" O.C.
⊙	X	Conocarpus Erectus	Sweet Bottomwood	X	1 Gal	18"	3'-6"	18" O.C.

GROUND COVERS

SYMBOL	NEW/EXIST	BOTANICAL	PLANT NAME	NATIVE		SIZE	HEIGHT	SPACING
				Yes	No			
⊙	X	r/s	Red Top Coccinifer	X	1 Gal	24"	10'-0"	O.C.
⊙	X	Helianthus Debilis	Beach Sunflower	X	1 Gal	12"	8'-0"	O.C.
⊙	X	Tuberosa Volcanica	Society Garlic	X	1 Gal	12"	18'-0"	O.C.

LANDSCAPE LEGEND (FOR A TYPICAL LOT)

ZONING DISTRICT	TYPICAL LOT NET AREA	TOTAL	ACRES
		217,800.00	5.00

OTHER SPACE	REQUIRED	PROVIDED
A SQUARE FEET OF OPEN SPACE PROVIDED BY CHAPTER 33 AS INDICATED ON SITE PLAN		
NET LOT AREA: 217,800.00 SQ. FT. (76,200 SF)	76,200.00	173,762.00
B SQUARE FEET OF PARKING LOT OPEN SPACE REQUIRED BY CHAPTER 33 AS INDICATED ON SITE PLAN	N/A	N/A
% PARKING SPACES: 0.10 SF-10'	76,200.00	173,762.00
C TOTAL SF OF LANDSCAPE OPEN SPACE REQUIRED BY CHAPTER 33 AS INDICATED ON SITE PLAN	76,200.00	173,762.00
LAWN AREA CALCULATION		
A TOTAL SF OF LANDSCAPE OPEN SPACE REQUIRED BY CHAPTER 33	76,200.00	173,762.00
B MAXIMUM LAWN AREA (500 PERMITTED - 80%) 76,200.00	45,720.00	45,083.20

TREES	REQUIRED	PROVIDED
A NO TREES REQUIRED PER NET LOT ACRE (IF TREES NET LOT AREA)	45.0	46
LEAF COVERING NUMBER OF TREES MEETING MINIMUM REQUIREMENTS		
Number Serrano (Cactus Limbo)		8
Chrysalidocarpus Cabalea (Queen Palm)		7
Acacia Farnesiana (Sweet Acacia)		16
Delonix Regia (Royal Poinciana)		10
Swainson Mahogany		4
B % PALMS ALLOWED (NO PALMS PROVIDED): 30%	16.5	20
% PALMS PERMITTED TO COUNT AS STREET TREES ON 1/4 BASH: 30%	4	10.0
TOTAL PALMS = 2 PALMS COUNT AS 1 TREE		10.0
Washingtonia robusta (Washington Palm)		8
Swainson Mahogany (Swainson Mahogany)		7
Chrysalidocarpus Cabalea (Queen Palm)		4
C NATIVES REQUIRED (NO TREES PROVIDED): 30%	19.0	29
D STREET TREES (MINIMUM LEAF COVERING SPACING OF 30' O.C.)	30%	42%
Geophila Gracilis (Thrives)		10.0
Lorax (Yucca)		4
Conocarpus Erectus (Sweet Bottomwood)		6.0
E TOTAL NATIVES PROVIDED: 20%	83.25	88.00
F TOTAL TREES PROVIDED: 100%	83.25	88.00
G TOTAL TREES PROVIDED: 100%	83.25	88.00
H TOTAL TREES PROVIDED: 100%	83.25	88.00
I TOTAL TREES PROVIDED: 100%	83.25	88.00
J TOTAL TREES PROVIDED: 100%	83.25	88.00

RECEIVED
SEP 17 2008

ZONING PLANNING SECTION
MIAMI DADE PLANNING AND ZONING DEPT

52

PASCUAL PEREZ KILUDDIAN & ASSOCIATES, INC.
ARCHITECTS/PLANNERS

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REVISIONS:
1 - 02.28.2008

Paradise Lake Ranches
Krome Gold Ranches II LLLP
MIAMI DADE COUNTY, FLORIDA

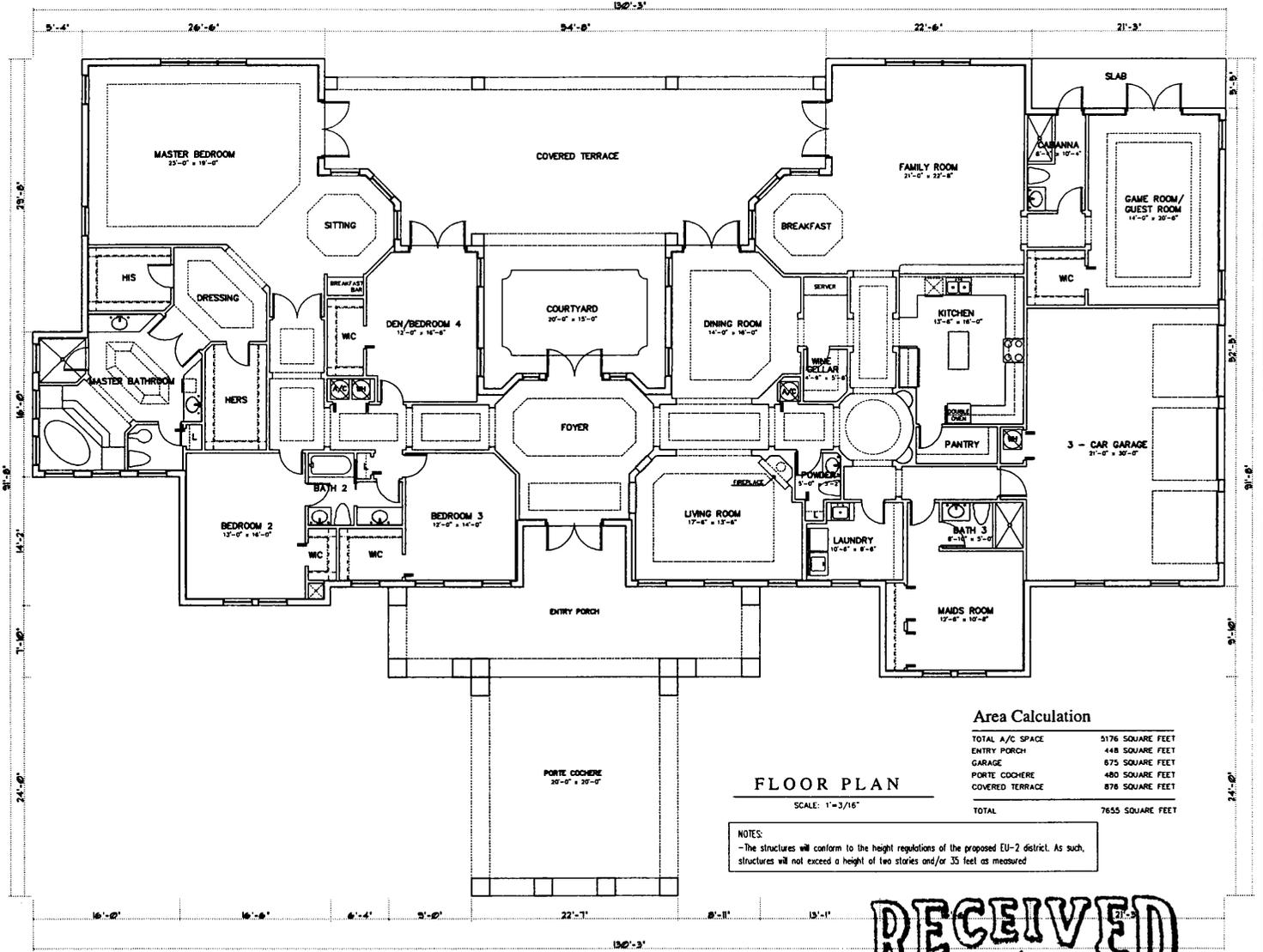
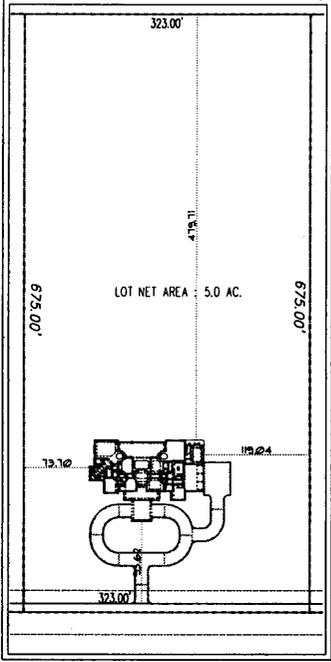
UNIT 'A'

FLOOR PLAN

DATE: 12/03/07
SCALE: 1/8" = 1'-0"
DRAWN: D
JOB NO.:

A-1

SHEET NO.:



Area Calculation

TOTAL A/C SPACE	5176 SQUARE FEET
ENTRY PORCH	448 SQUARE FEET
GARAGE	875 SQUARE FEET
PORTE COCHERE	480 SQUARE FEET
COVERED TERRACE	876 SQUARE FEET
TOTAL	7655 SQUARE FEET

FLOOR PLAN

SCALE: 1"=3/16"

NOTES:
-The structures will conform to the height regulations of the proposed EU-2 district. As such, structures will not exceed a height of two stories and/or 35 feet as measured

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ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

BY *[Signature]*

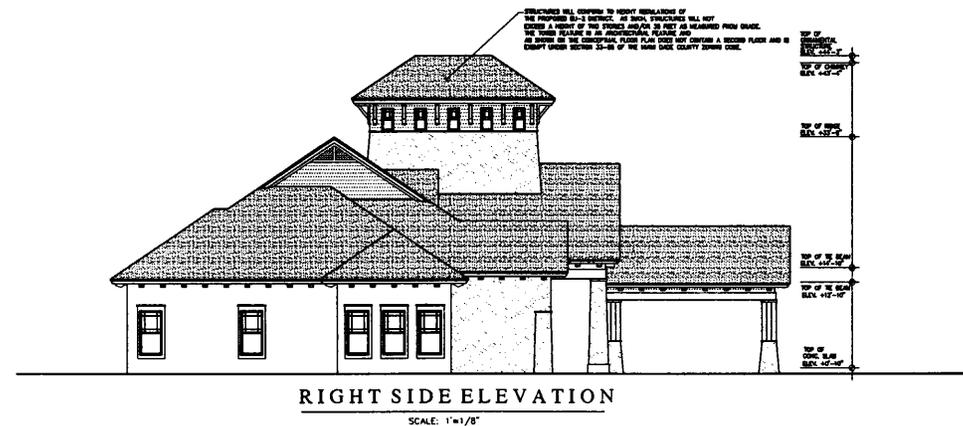
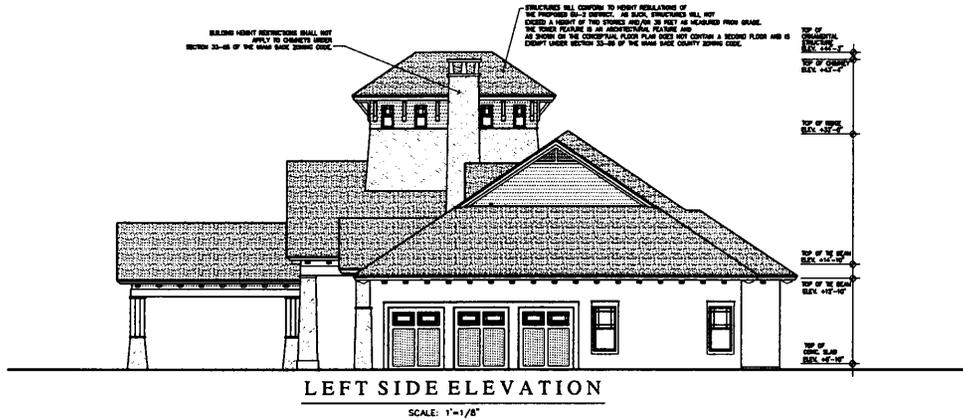
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 THE ARCHITECT'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL, STATE AND FEDERAL STATUTES.

55

The architect shall be responsible for obtaining all necessary permits and complying with the applicable codes and regulations of the local authority having jurisdiction.

These drawings were prepared by the architect. They are for informational purposes only and do not constitute a contract. The architect is not responsible for any errors or omissions.

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REVISIONS:
 1. 02.28.2008

Paradise Lake Ranches
 Krome Gold Ranches II LLP
 MIAMI DADE COUNTY, FLORIDA

UNIT "F"
 RIGHT & LEFT SIDE ELEVATIONS
 DATE: 12/28/2007
 SCALE: INCH
 DRAWN: D
 JOB NO.:

A-3
 SHEET NO.:

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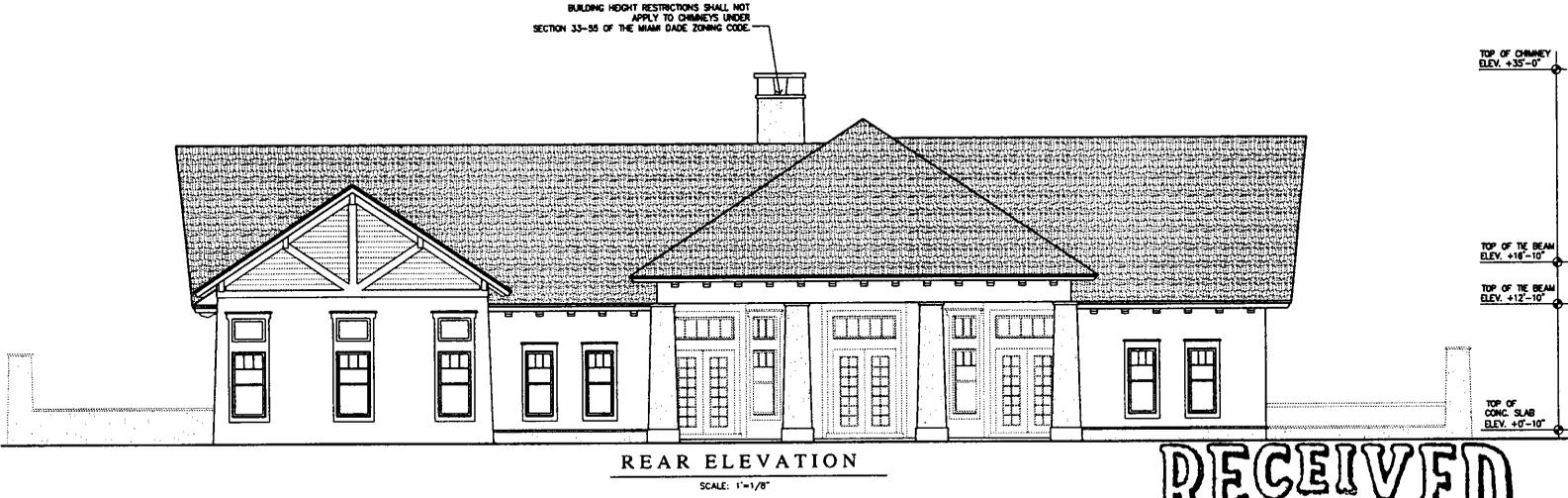
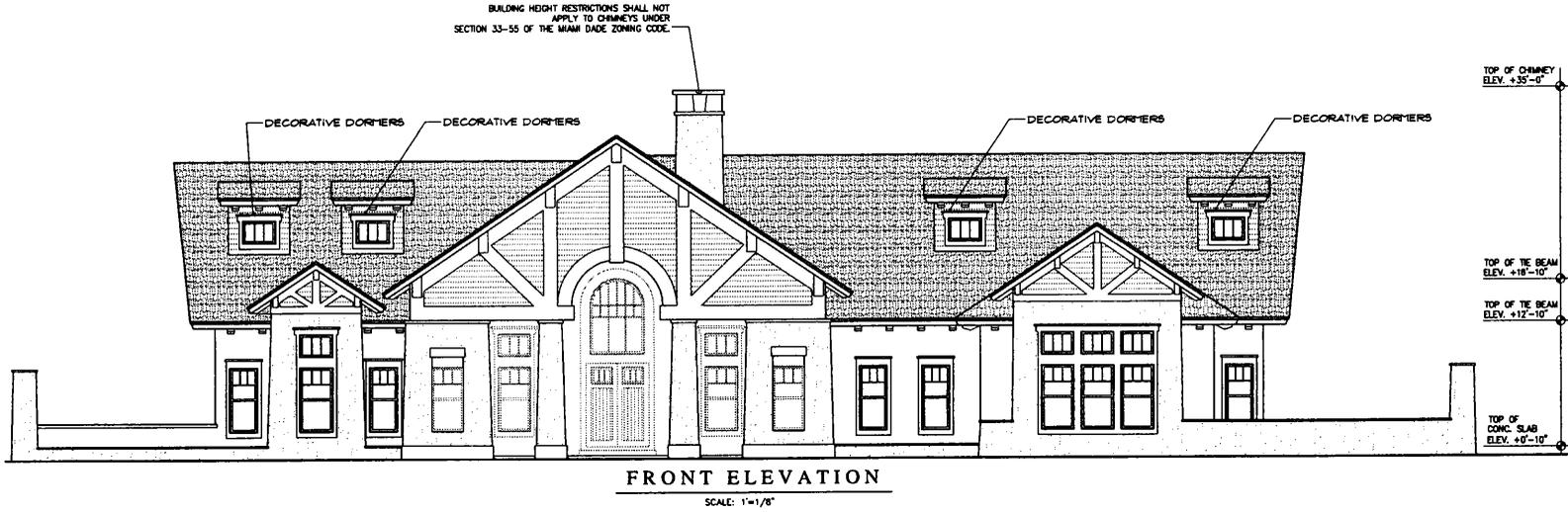
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Paradise Lake Ranches
Krome Gold Ranches II LLLP
MIAMI DADE COUNTY, FLORIDA

UNIT "B"
FRONT & REAR ELEVATION
DATE: 12/23/07
SCALE: 1/8" = 1'-0"
DRAWN BY: JH
JOB NO.:
A-5
SHEET NO.:

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5

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REVISIONS:
1 - 02.28.2008

Paradise Lake Ranches
Krome Gold Ranches II LLP
MIAMI DADE COUNTY, FLORIDA

UNIT "F"

RIGHT & LEFT SIDE ELEVATIONS

DATE: 02/28/08
SCALE: 1/8"
DRAWN: ID
JOB NO.:

A-6

SHEET NO.:

BUILDING HEIGHT RESTRICTIONS SHALL NOT APPLY TO CHIMNEYS UNDER SECTION 33-55 OF THE MIAMI DADE ZONING CODE.



RIGHT SIDE ELEVATION

SCALE: 1/8"

BUILDING HEIGHT RESTRICTIONS SHALL NOT APPLY TO CHIMNEYS UNDER SECTION 33-55 OF THE MIAMI DADE ZONING CODE.



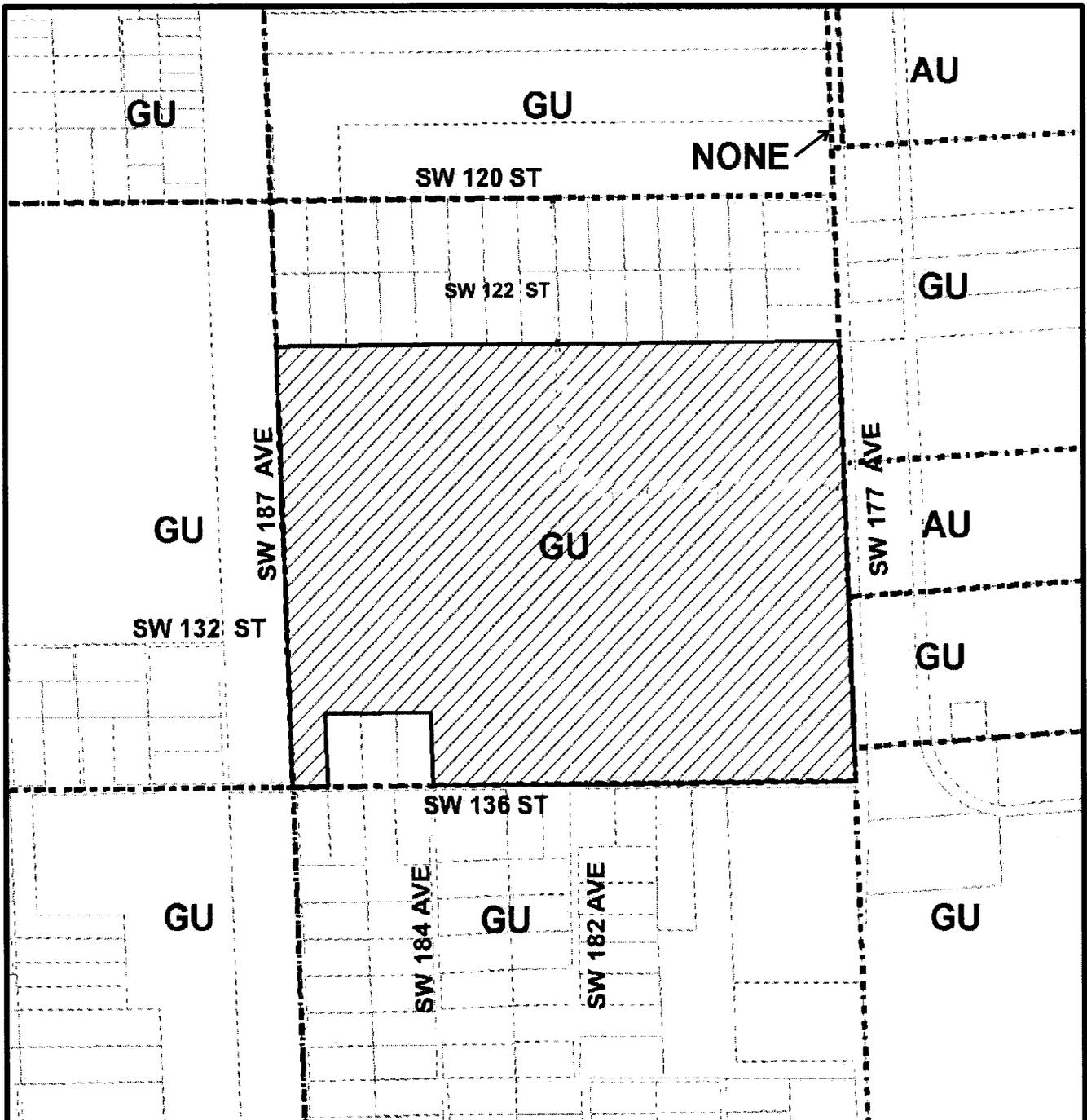
LEFT SIDE ELEVATION

SCALE: 1/8"

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MIAMI-DADE PLANNING AND ZONING DEPT.

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**MIAMI-DADE COUNTY
HEARING MAP**

Process Number
07-417



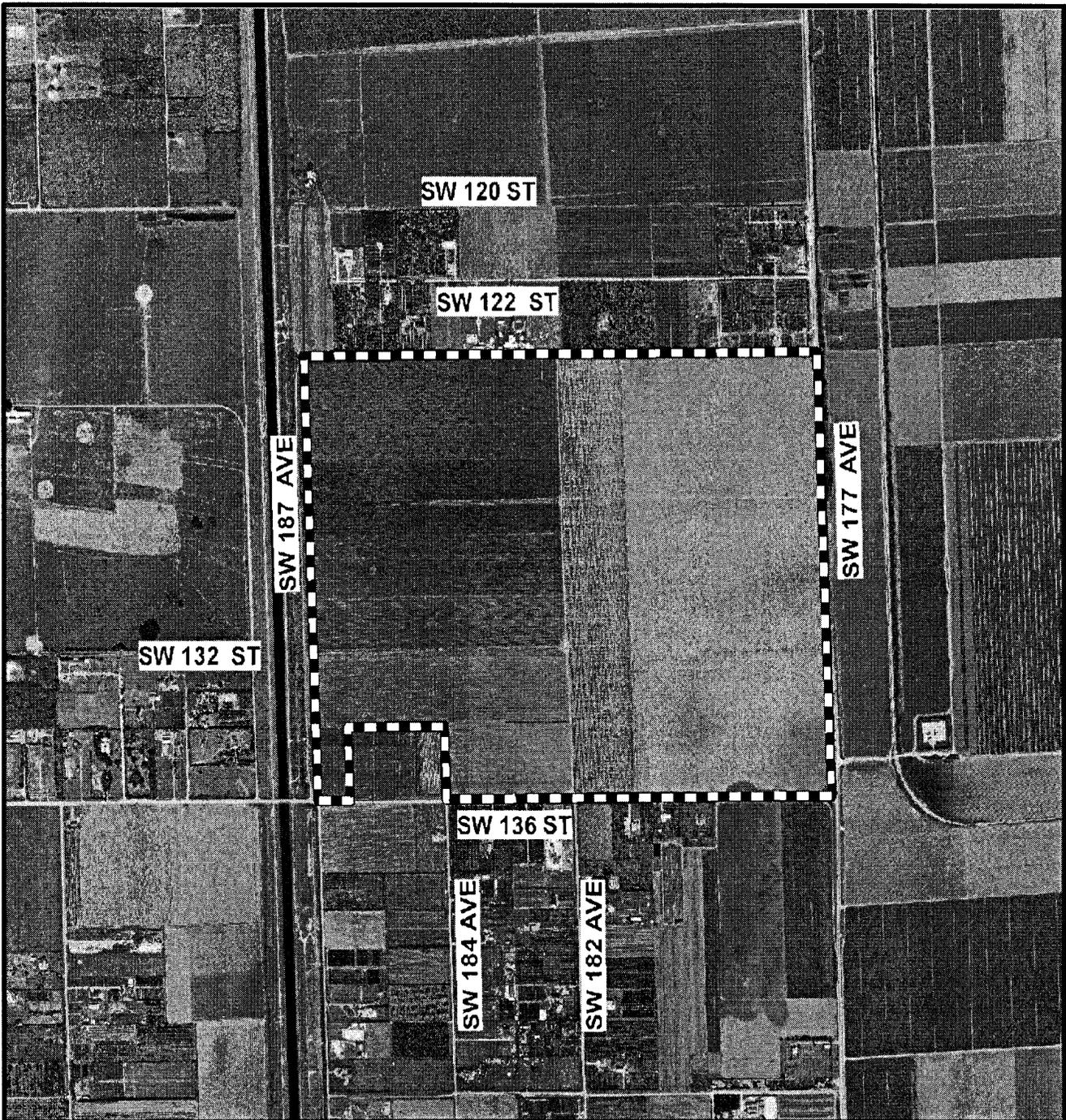
SUBJECT PROPERTY

Section: 13 Township: 55 Range: 38
 Applicant: KROME GOLD RANCHES II, LLLP
 Zoning Board: BCC
 District Number: 09
 Drafter ID: KEELING
 Scale: NTS



REVISION	DATE	BY
Remove Zone & Zone Line Change Board to BCC	01/23/08	KWS

58



MIAMI-DADE COUNTY
AERIAL

Process Number
07-417



SUBJECT PROPERTY

Section: 13 Township: 55 Range: 38
 Applicant: KROME GOLD RANCHES II, LLLP
 Zoning Board: BCC
 District Number: 09
 Drafter ID: KEELING
 Scale: NTS



CREATED ON: 01/14/08

REVISION	DATE	BY
Remove Sign & Zoning Line Change Board to SCC	6/12/08	RS (09/2005) WVS

B. KROME GOLD RANCHES II, LLLP
(Applicant)

08-6-CZ11-3 (07-417)
Area 11/District 9
Hearing Date: 7/8/08

Property Owner (if different from applicant) **Same**

Is there an option to purchase /lease the property predicated on the approval of the zoning request? Yes No

Disclosure of interest form attached? Yes No

Previous Zoning Hearings on the Property:

<u>Year</u>	<u>Applicant</u>	<u>Request</u>	<u>Board</u>	<u>Decision</u>
--------------------	-------------------------	-----------------------	---------------------	------------------------

Action taken today does not constitute a final development order, and one or more concurrency determinations will subsequently be required. Provisional determinations or listings of needed facilities made in association with this Initial Development Order shall not be binding with regard to future decisions to approve or deny an Intermediate or Final Development Order on any grounds.

**MIAMI-DADE COUNTY
COMMUNITY ZONING APPEALS BOARD - AREA 11
MOTION SLIP**

3

APPLICANT'S NAME: KROME GOLD RANCHES II, LLLP

REPRESENTATIVE: **JUAN MAYOR (attorney)**

HEARING NUMBER	HEARING DATE	RESOLUTION NUMBER	
08-6-CZ11-3 (07-417)	JUNE 11, 2008	CZAB11	08

REQ: (1) GU to EU-2 (2) UU lake exc (3) UU priv. rec fac.; to wit: Clubhouse, w/stables & boat storage
 (4) Waive Z regs: 1/2 sec. line R-O-W 70' width; no dedication for theo S.W. 182 Ave & 128 St.
 (5) Lots 33-35 w/frontages 94.52' to 138.02'. (6) Waive Z & Sub regs req'g non-res lots
 frontage on public st; permit priv rec fac no frontage on public st & access to lot by pvt easement.

REC: DWOP

WITHDRAW: APPLICATION ITEM(S): _____

DEFER: INDEFINITELY TO: JULY 08, 2008 W/LEAVE TO AMEND

DENY: WITH PREJUDICE WITHOUT PREJUDICE

ACCEPT PROFFERED COVENANT ACCEPT REVISED PLANS

APPROVE: PER REQUEST PER DEPARTMENT PER D.I.C.
 WITH CONDITIONS

NOTES:

- PREVIOUS VOTE FOR APPROVAL FAILED 4-3 AS SUPERMAJORITY VOTE IS REQUIRED
- CONDITIONS PROFFERED BY APPLICANTS NOTED AS EXHIBIT 3-2

TITLE	M/S	NAME	YES	NO	ABSENT
VICE-CHAIRMAN		Miguel CERVERA		X	
COUNCILWOMAN	M	Patricia G. DAVIS	X		
COUNCILMAN	S	Jay REICHBAUM	X		
COUNCILWOMAN		Beatriz SUAREZ		X	
COUNCILWOMAN		Ileana R. VAZQUEZ		X	
COUNCILMAN		Jeffrey WANDER	X		
CHAIRMAN		Domingo CASTILLO	X		
VOTE:			4	3	

EXHIBITS: YES NO

COUNTY ATTORNEY: EDUARDO SANCHEZ

**MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING
RECOMMENDATION TO COMMUNITY COUNCIL No. 11**

APPLICANT: Krome Gold Ranches II L.L.L.P.

PH: Z07-417 (08-6-CZ11-3)

SECTION: 13-55-38

DATE: July 8, 2008

COMMISSION DISTRICT: 9

ITEM NO.: B

=====

A. INTRODUCTION

o **REQUESTS:**

- (1) GU to EU-2
- (2) UNUSUAL USE to permit a lake excavation.
- (3) UNUSUAL USE to permit a private recreational facility; to wit: a clubhouse, including stables and boat storage.
- (4) Applicant is requesting to waive the zoning regulations requiring half-section line rights-of-way to be 70' in width; to permit no dedication for theoretical S.W. 182 Avenue and theoretical S.W. 128 Street.
- (5) Applicant is requesting to permit Lots 33, 34 and 35 with frontages varying from 94.52' to 138.02' (200' required).
- (6) Applicant is requesting to waive the zoning and subdivision regulations requiring non-residential lots to have frontage on a public street; to permit a lot containing the private recreation facility with no frontage on a public street (200' required) and to have access to the said lot by means of a private easement.

Upon a demonstration that the applicable standards have been satisfied, approval of request #4 and #5 may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance) and approval of request #6 must be considered under Chapter 28 §19(A) of the Public Works Code.

Plans are on file and may be examined in the Department of Planning and Zoning entitled "Paradise Lake Ranches, Krome Gold Ranches II, LLLP," as prepared by Perez, Pascual and Kliddjian and Assocs., consisting of 25 sheets and dated stamped received 2/29/08. Plans may be modified at public hearing.

o **SUMMARY OF REQUESTS:**

This application would allow the rezoning of the property from GU, Interim District, to EU-2, Single-Family 5 Acre Estate District, and an Unusual Use to permit a lake excavation and to permit a private recreational facility. Additional requests are being sought by the applicant, to waive the zoning regulations requiring half-section line roads to be 70' wide, to permit 3 lots with reduced frontage and permit a non-residential lot to have 0' frontage on a public street.

o **LOCATION:**

Lying north of S.W. 136 Street, between S.W. 177 Avenue and S.W. 187 Avenue, Miami-Dade County, Florida.

o **SIZE:** 466 acres

o **IMPACT:**

The approval of a proposed 58-unit single-family residential development with a lake will allow the applicant to provide additional housing and a recreational water amenity for the community, and will allow the applicant to waive the zoning regulations to allow less road dedication than required for half-section line roads and less lot frontages for both residential and non-residential lots. However, the additional units will increase traffic in the area. Additionally, approval of the requests to waive the road dedications for half-section roads could also impact traffic. The lake will provide fill, enhance the water management areas and provide an amenity for the residents and their guests.

B. ZONING HEARINGS HISTORY: None

C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):

1. The Adopted 2015 and 2025 Land Use Plan designates the subject property as being 1.5 miles west of and **outside the Urban Development Boundary (UDB)** for **Agriculture** use. The area designated as "Agriculture" contains the best agricultural land remaining in Miami-Dade County. As stated in the Miami-Dade County Strategic Plan, approved in 2003 by the Board of County Commissioners, protection of viable agriculture is a priority. The principal uses in this area should be agriculture, uses ancillary to and directly supportive of agriculture such as packing houses, and farm residences. Uses ancillary to, and necessary to support the rural residential community of the agricultural area may also be approved, including houses of worship; however, schools shall not be approved in Agriculture areas but should be located inside the UDB in accordance with Policy EDU-2.A.

2. In order to protect the agricultural industry, uses incompatible with agriculture, and uses and facilities that support or encourage urban development are not allowed in this area. Residential development that occurs in this area is allowed at a density of no more than one unit per five acres. Creation of new parcels smaller than five acres for residential use may be approved in the Agriculture area only if the immediate area surrounding the subject parcel on three or more contiguous sides is predominately and lawfully parcelized in a similar manner, and if a division of the subject parcel would not precipitate additional land division in the area. No business or industrial use should be approved in the area designated Agriculture unless the use is directly supportive of local agricultural production, and is located on an existing arterial roadway, and has adequate water supply and sewage disposal in accordance with Chapter 24 of the County Code, and the development order specifies the approved use(s); however, packing houses for produce grown in Florida are not restricted to locating on an

arterial roadway. Other uses compatible with agriculture and with the rural residential character may be approved in the Agriculture area only if deemed to be a public necessity, or if deemed to be in the public interest and the applicant demonstrates that no suitable site for the use exists outside the Agriculture area. Existing quarrying and ancillary uses in the Agriculture area may continue operation and be considered for approval of expansion.

3. **Urban Development Boundary.** The Urban Development Boundary (UDB) is included on the LUP map to distinguish the area where urban development may occur through the year 2015 from areas where it should not occur. Development orders permitting urban development will generally be approved within the UDB at some time through the year 2015 provided that level-of-service standards for necessary public facilities will be met. Adequate countywide development capacity will be maintained within the UDB by increasing development densities or intensities inside the UDB, or by expanding the UDB, when the need for such change is determined to be necessary through the Plan review and amendment process
4. **Uses and Zoning Not Specifically Depicted.** Some existing lawful uses and zoning are not specifically depicted on the LUP map. However, all such existing lawful uses and zoning are deemed to be consistent with this Plan as provided in the section of this chapter titled "Concepts and Limitations of the Land Use Plan Map."
5. **Other Land Uses Not Addressed.** Certain uses are not authorized under any LUP map category, including many of the uses listed as "**unusual uses**" in the Zoning Code. Uses not authorized in any LUP map category may be requested and approved in any LUP category that authorizes uses substantially similar to the requested use. Such approval may be granted only if the requested use is consistent with the objectives and policies of this Plan, and provided that the use would be compatible and would not have an unfavorable effect on the surrounding area: by causing an undue burden on transportation facilities including roadways and mass transit or other utilities and services including water, sewer, drainage, fire, rescue, police and schools; by providing inadequate off-street parking, service or loading areas; by maintaining operating hours, outdoor lighting or signage out of character with the neighborhood; by creating traffic, noise, odor, dust or glare out of character with the neighborhood; by posing a threat to the natural environment including air, water and living resources; or where the character of the buildings, including height, bulk, scale, floor area ratio or design would detrimentally impact the surrounding area. However, this provision does not authorize such uses in Environmental Protection Areas designated in this Element.
6. **LU-3F. Super-Majority Vote:** Any zoning action or amendment to the CDMP that would approve any use other than direct production and permitted residential uses of property, in an area designated as Agriculture, whether as a primary use or as an accessory or subordinated use to an agricultural use, or action that would liberalize standards or allowances governing such other uses on land that is, a) outside the Urban Development Boundary (UDB), and b) within one mile of the right-of-way line of any portions of Krome Avenue designated in this Plan for improvement to 4-lanes, shall require an affirmative vote of not less than five members of the affected Community Zoning Appeals Board and two-thirds of the total membership of the Board of County Commissioners then in office, where such Community Zoning Appeals Board or Board of County Commissioners issues a decision. The term "direct

agricultural production" includes crops, livestock, nurseries, groves, packing houses, and barns but not uses such as houses of worship, schools, sale of produce and other items, and outdoor storage vehicles. This policy is not intended to permit any use not otherwise permitted by the CDMP. Any modification to this section to allow additional uses within the one mile distance from Krome Avenue shall require an affirmative vote of not less than two-thirds of the Board of County Commissioners then in office.

- 7. **TC-2D.** The section line, half section-line, and quarter section-line road system should form a continuous network within developed areas, interrupted only when it would destroy the integrity of a neighborhood or development. The County shall not approve vacation of zoned rights-of-way unless it is determined that the right-of-way is not required for present or future public use, or unless the zoned right-of-way is within that portion of the Northwest Wellfield Protection Area located west of the Homestead Extension of the Florida Turnpike, and the CDMP Guidelines for Urban Form will be reflected.

D. NEIGHBORHOOD CHARACTERISTICS:

ZONING

LAND USE PLAN DESIGNATION

Subject Property:

GU; vacant

Agriculture

Surrounding Properties:

NORTH: GU; single-family residences, vacant parcels

Agriculture

SOUTH: GU; vacant parcels, single-family residences

Agriculture

EAST: GU & AU; vacant parcels

Agriculture

WEST: GU; vacant parcels, Single-family residences

Agriculture

The subject property is located north of S.W. 136 Street, between S.W. 177 Avenue and S.W. 187 Avenue. The surrounding area is mainly characterized by vacant agricultural parcels and a few single-family residences located to the south, west and north of the subject property.

E. SITE AND BUILDINGS:

Site Plan Review:

(Site plan submitted)

Scale/Utilization of Site:

Unacceptable

Location of Buildings:

Unacceptable

Compatibility:

Unacceptable

Landscape Treatment:

Acceptable

Open Space:

N/A

Buffering:	N/A
Access:	Acceptable
Parking Layout/Circulation:	N/A
Visibility/Visual Screening:	N/A
Energy Considerations:	N/A

F. PERTINENT REQUIREMENTS/STANDARDS:

In evaluating an application for a **district boundary change, Section 33-311** provides that the Board shall take into consideration, among other factors the extent to which:

- (1) The development permitted by the application, if granted, conforms to the Comprehensive Development Master Plan for Miami-Dade County, Florida; is consistent with applicable area or neighborhood studies or plans, and would serve a public benefit warranting the granting of the application at the time it is considered;
- (2) The development permitted by the application, if granted, will have a favorable or unfavorable impact on the environmental and natural resources of Miami-Dade County, including consideration of the means and estimated cost necessary to minimize the adverse impacts; the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment; and whether any irreversible or irretrievable commitment of natural resources will occur as a result of the proposed development;
- (3) The development permitted by the application, if granted, will have a favorable or unfavorable impact on the economy of Miami-Dade County, Florida;
- (4) The development permitted by the application, if granted, will efficiently use or unduly burden or affect public transportation facilities, including mass transit, roads, streets and highways which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, streets or highways.
- (5) The development permitted by the application, if granted, will efficiently use or unduly burden or affect public transportation facilities, including mass transit, roads, streets and highways which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, streets or highways.

Section 33-311(A)(3) Special Exceptions, Unusual Uses and New Uses. The Board shall hear an application for and grant or deny special exceptions; that is, those exceptions permitted by regulations only upon approval after public hearing, new uses and **unusual uses** which by the regulations are only permitted upon approval after public hearing; provided the applied for exception or use, including exception for site or plot plan approval, in the opinion of the Community Zoning Appeals Board, would not have an unfavorable effect on the economy of Miami-Dade County, Florida, would not generate or result in excessive noise or traffic, cause undue or excessive burden on public facilities, including water, sewer, solid waste disposal, recreation, transportation, streets, roads, highways or other such facilities which have been constructed or which are planned and budgeted for construction, are accessible by private or public roads, streets or highways,

tend to create a fire or other equally or greater dangerous hazards, or provoke excessive overcrowding or concentration of people or population, when considering the necessity for and reasonableness of such applied for exception or use in relation to the present and future development of the area concerned and the compatibility of the applied for exception or use with such area and its development.

Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations.

Upon appeal or direct application in specific cases, the Board shall hear and grant applications for **non-use variances** from the terms of the zoning and subdivision regulations and may grant a non-use variance upon a showing by the applicant that the non-use variance maintains the basic intent and purpose of the zoning, subdivision and other land use regulations, which is to protect the general welfare of the public, particularly as it affects the stability and appearance of the community and provided that the non-use variance will be otherwise compatible with the surrounding land uses and would not be detrimental to the community. No showing of unnecessary hardship to the land is required.

Section 33-311(A)(4)(c) Alternative Non-Use Variance Standard. Upon appeal or direct application in specific cases to hear and grant applications from the terms of the zoning and subdivision regulations for non-use variances for setbacks, minimum lot area, frontage and depth, maximum lot coverage and maximum structure height, the Board (following a public hearing) may grant a non-use variance for these items, upon a showing by the applicant that the variance will not be contrary to the public interest, where owing to special conditions, a literal enforcement of the provisions thereof will result in unnecessary hardship, and so the spirit of the regulations shall be observed and substantial justice done; provided, that the non-use variance will be in harmony with the general purpose and intent of the regulation, and that the same is the minimum non-use variance that will permit the reasonable use of the premises; and further provided, no non-use variance from any airport zoning regulation shall be granted under this subsection.

Sec. 28-19. Variances of the Public Works Code.

(a) Authority of Community Zoning Appeals Board. The County's Community Zoning Appeals Board may authorize a variance from these regulations. The Community Zoning Appeals Board may vary the regulations so that substantial justice may be done, provided that such variance will not have the effect of nullifying the intent and purpose of the overall community plan. In granting any variance, the County's Community Zoning Appeals Board shall prescribe any conditions that are deemed necessary to or desirable for the public interest. In making its findings, the Community Zoning Appeals Board shall take into account among other things the nature of the proposed use of the land and the existing use of the land in the vicinity, the number of persons to reside or work in the proposed subdivision and the probable effect of the proposed subdivision upon traffic conditions in the vicinity. No variance shall be granted unless the County's Community Zoning Appeals Board finds, among other things, that all three (3) of the following conditions exist in regard to the land concerned:

- (1) That there are special circumstances or conditions affecting the property and that the strict application of the provisions of this chapter would deprive the applicant of the reasonable use of the land.

- (2) That the variance is necessary for the preservation and enjoyment of a substantial property right of the applicant.
- (3) That the granting of the variance will not be detrimental to the public welfare or injurious to the other property in the territory in which the property is situated.

G. NEIGHBORHOOD SERVICES:

DERM	No objection*
Public Works	No objection*
Parks	No objection
MDT	No objection
Fire Rescue	No objection
Police	No objection
Schools	No objection

*Subject to conditions indicated in their memoranda.

H. ANALYSIS:

The item was deferred from the June 11, 2008, meeting date by Community Zoning Appeals Board #11 (CZAB-11), to allow the applicant to meet with the neighbors. The vacant 466-acre subject property is located north of S.W. 136 Street, between S.W. 177 Avenue (Krome Avenue) and S.W. 187 Avenue, approximately 1.5 miles west of and outside the Urban Development Boundary (UDB). The subject property is currently zoned GU, Interim District, in an area that has an Agricultural trend. The applicant, Krome Gold Ranches II L.L.L.P., is requesting a zone change from GU, Interim District, to EU-2, Single-Family 5 Acre Estate District (request #1). The applicant is also seeking Unusual Uses to permit a lake excavation (request #2) and to develop a private recreational facility for the development providing a clubhouse, boathouse and horse stables (request #3). Additionally, the applicant seeks to waive the zoning regulations requiring half-section line roads to be 70' in width; to permit no dedication for theoretical SW 182 Avenue and SW 128 Street (request #4); to permit 3 lots with frontages varying from 94' to 138.02' (200' required) (request #5) and to waive the zoning and subdivision regulations requiring non-residential lots to have frontage on a public street, to permit a lot containing the private recreation facility with no frontage on a public street (200' required) and to have access to said lot by means of a private easement (request #6). The applicant has submitted plans, which have subsequently been revised to show the removal of the abovementioned boathouse from the recreational facility parcel. The plans depict an essentially square shaped 466-acre parcel with 58 proposed lots ranging in size from 5.0 gross acres to 7.5 gross acres. The submitted plans also show 34 of the proposed 58-lot development abutting the proposed lake, containing net dry areas ranging from a minimum of 3.3 to 6.5 net acres in area. The lots on the submitted plans have been configured to surround the proposed lake as a focal point of the development, with a private clubhouse and horse stables also abutting the lake at its eastern end. The revised plans also show the private recreational facility containing only a clubhouse and horse stables with now adequate frontage on Krome Avenue, which would therefore allow for the withdrawal of request #6. The residences and the clubhouse have been designed with elevations that mimic the characteristics of ranch-style rural residential homes designed with architecturally pleasing fenestrations such as decorative dormers and

decorative brick facings on the chimneys. The landscape plans for the proposed development show abundant landscaping surrounding the development, the clubhouse and the individual residences consisting of Mahogany, Gumbo Limbo and Royal Poinciana trees among others, as well as continuous hedges consisting of Ixora, and Silver Buttonwood. The site plans submitted for this application also reflect a 173.55-acre lake located central to the site with lake elevation plans showing a gradual 4:1 ratio slope. The lake elevation plans also depict a 9.65' high berm surrounding the entire excavation site. The applicant has voluntarily proffered a covenant restricting the development of the subject property to the submitted plans and restricting the ownership and maintenance of the private recreational facility to include the clubhouse and horse stables to a homeowner's association or similar entity. The voluntarily proffered covenant also restricts the use of the private recreational facility, including the clubhouse and horse stables, to only the residents of the proposed residential development.

The Department of Environmental Resources Management (**DERM**) **does not object** to this application and indicates that it meets the minimum requirements of Chapter 24 of the Code of Miami-Dade County. Their memorandum states that the subject property is within feasible distance for connection to public water, therefore, connection of the proposed development to the public water supply system shall be required in accordance with Section 43.1(3) of the Code. Their memorandum also indicates that the proposed development order, if approved, will not result in a reduction of the LOS standards for flood protection set forth in the CDMP, subject to compliance with the conditions required by DERM for this proposed development order. The DERM memorandum states that, among other things, the applicant will have to provide water management areas adequately designed to retain rainfall generated by a 100-year/3-day storm event, which shall be subject to review by the DERM Water Control Section. Additionally, the applicant will have to comply with all DERM conditions as set forth in their memorandum pertaining to this application. The **Public Works Department does not object** to this application. They, however indicate in their memorandum that a wall will be required at time of platting along the north and southwest boundary of the property as a buffer to the proposed road abutting the adjacent properties. This application meets traffic concurrency criteria and will generate **66** additional PM daily peak hour **vehicle trips**. The distribution of these trips to the adjacent roadways does not exceed the acceptable levels of service (LOS) of area roadways, which are currently operating at LOS "B" and "C". Miami-Dade Fire Rescue Department (**MDFR**) **has no objections** to this application and indicates that their estimated response time is **14:24 minutes**. Miami-Dade County Public Schools (**MDCPS**) also has **no objections** to this application and indicates that the proposed 58-unit development is below the maximum of 93 allowed on the site and, therefore, no additional students are generated.

The applicant is requesting a zone change from GU to EU-2 to develop the aforementioned 58-unit residential development surrounding a lake. The Land Use Plan (LUP) Map of the Comprehensive Development Master Plan (CDMP) designates the subject property for **Agriculture** use. The Master Plan's interpretative text provides that the principal uses in the Agricultural area should be agriculture, uses ancillary to and directly supportive of agriculture such as packing houses, and farm residences. Furthermore, the interpretative text of the CDMP provides that in order to protect the agricultural industry, uses incompatible with agriculture, and uses and facilities that support or encourage urban development are not allowed in this area. However, the Master Plan further indicates that residential development can occur in this area at a

density of no more than one unit per five acres. The 58-unit residential development is proposed on lots ranging from a minimum lot area of 5 gross acres to a maximum of 7.5 gross acres, which is consistent with the Master Plan's minimum lot area requirement of 5 acres. However, in staff's opinion, the approval of the EU-2 zoning could encourage urban development in this area. Furthermore, although the EU-2 zoning regulations allow very limited agricultural uses such as a maximum of 6 horses or cows on a 5 acre lot and limited truck gardening, staff notes that these uses are only allowed as ancillary uses to single-family estate residences in the EU-2 zone and are, therefore, **incompatible** with the unlimited agricultural uses that are allowed in the surrounding agriculturally zoned and trended area that is predominantly zoned GU but trended AU, Agricultural uses. Additionally, staff also notes that the property lies outside the UDB, which according to the interpretative text of the CDMP, is the boundary beyond which development is not being encouraged through the year 2015. Therefore, in staff's opinion, the zone change to EU-2 is **inconsistent** with the LUP Map designation of the Master Plan. Nonetheless, staff further notes that the current GU zoning regulations allow the applicant to build one single-family residence on 5 gross acres. Therefore, the proposed residences could be developed under the current GU zoning regulations without the need for a zone change to EU-2. As such, staff opines that approval of the proposed zone change to EU-2 is precedent setting and out of character with the surrounding GU zoned area with the agricultural trend in uses and the AU zoned lots in the area and, therefore, is **incompatible** with same. Staff further opines that the requested EU-2 zoning is **inconsistent** with the intent of the Master Plan's interpretative text, which states that in order to protect the agricultural industry, uses **incompatible** with agriculture, and uses that encourage urban development are not allowed in the Agricultural area. Therefore, the requested zone change to EU-2 is both **incompatible** with the area and **inconsistent** with the LUP Map designation of the CDMP.

Further, when considering district boundary changes, the Board shall hear and grant or deny applications by taking into consideration whether the proposed development will have a favorable or unfavorable impact on the environmental and natural resources of Miami-Dade County, including consideration of the means and estimated cost necessary to minimize the adverse impacts, the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment, and whether any irreversible or irretrievable commitment of natural resources will occur as a result of the proposed development. The Board shall consider whether the development will have a favorable or unfavorable impact on the economy of Miami-Dade County, if it will efficiently use or unduly burden water, sewer, solid waste disposal, recreation, education, public transportation facilities which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, streets or highways. As previously mentioned, if granted, the zone change would allow a development on lots that will be consistent with the minimum 5-acre lot area requirement for the Agriculture area of the interpretative text of the CDMP but will be **inconsistent** with the Agriculture LUP Map designation of the CDMP as explained above. The subject property is located at the northwest corner of two section line roads, SW 177 Avenue and SW 136 Street. Staff notes that the Public Works Department's memorandum states that the proposed development will not result in a reduction of the Levels Of Service (LOS) for the area roadways as set forth in the CDMP and further, they do not object to the 0' of dedication proposed for SW 182 Avenue and SW 128 Street (both half-section line roads), or to the waiver of the subdivision and zoning regulations requiring lots to have frontage on a public street. Furthermore, the DERM memorandum

indicates that the application meets all applicable LOS standards for an initial development order and that the development of the site will have to comply with all other DERM requirements. However, although the range of sizes of the proposed lots, from 5 gross acres to 7.5 gross acres, is consistent with the minimum lot area requirements of the CDMP, which requires that residential developments can occur in this area at a density of no more than one unit per five acres, as previously mentioned, staff is of the opinion that the requested zone change to EU-2 is out of character and **incompatible** with the surrounding GU zoning with the agricultural trend and AU zoned properties in the area and would set a precedent for the approval of residential zone changes in the area. Further, staff opines that, based on the size of the lots in the submitted site plans, the applicant could develop the property on 5-acre lots under the current GU zoning. Staff therefore recommends that the applicant's request for a zone change to EU-2 (request #1) be denied without prejudice.

The applicant is also requesting approval for an Unusual Use to permit a lake excavation (request #2) under Section 33-311(A)(3), Standards For Special Exceptions, Unusual Uses And New Uses. Staff is of the opinion that the approval of this request would not have an unfavorable effect on the economy of Miami-Dade County, would not generate or result in excessive noise or traffic, cause undue or excessive burden on public facilities, including water, sewer, solid waste disposal, recreation, transportation, streets, roads, highways or other such facilities which have been constructed or which are planned and budgeted for construction, are accessible by private or public roads, streets or highways as indicated in the memoranda submitted by DERM, the Public Works Department and MDFR. However, staff is of the opinion that the requested unusual use for a lake excavation is not consistent with certain provisions of the Master Plan. The interpretative text of the CDMP indicates that certain uses are not authorized under any LUP map category, including many of the uses listed as "**unusual uses**" in the Zoning Code. However, the interpretative text does allow for the approval of uses that are substantially similar to those uses permitted in the land use category provided the proposed use are deemed to be consistent with the objectives and policies of this plan and would be compatible and would not have an unfavorable effect on the surrounding area. Further, the CDMP states that the principal uses in this area should be agriculture, uses ancillary to and directly supportive of agriculture such as packing houses, and farm residences. Uses ancillary to, and necessary to support the rural residential community of the agricultural area may also be approved, including houses of worship. Additionally, it states that other uses compatible with agriculture and with the rural residential character may be approved in the Agriculture area only if deemed to be a public necessity, or if deemed to be in the public interest and the applicant demonstrates that no suitable site for the use exists outside the Agriculture area. The applicant has not provided staff with information which indicates that the approval of the Unusual Use to permit a lake is ancillary to and necessary to support the rural residential community, which surrounds the subject property or the houses proposed in this development. Similarly, the applicant also has not provided staff with information that would prove that the approval of the lake could be deemed a public necessity or that it would be in the public interest. As such, staff opines that the applicant's request to permit a lake excavation on this site is **inconsistent** with the interpretative text of the CDMP. Based on the aforementioned, staff therefore, recommends that the applicant's request for an Unusual Use to permit a lake excavation (request #2) be denied without prejudice.

The applicant also seeks an Unusual Use to permit a private recreational facility; to wit: a clubhouse including horse stables and boat storage (request #3). The recreational facility is located on a 5.8-acre tract, Tract "A", located at the eastern end of the lake and extending on a narrow strip to Krome Avenue to the east. Staff notes that the applicant has amended the plans to withdraw the portion of the request pertaining to the boat storage. As a result, the recreational facility now consists of a 17,332 sq. ft. building consisting of the clubhouse and stables. Similar to the previous request for the lake excavation, this request is not an authorized use under any LUP map category of the CDMP but may be requested and approved in any LUP category of the CDMP that authorizes uses substantially similar to the requested use. Such approval may be granted only if the requested use is consistent with the objectives and policies of the Master Plan, and provided that the use would be compatible and would not have an unfavorable effect on the surrounding area: by causing among other things, an undue burden on transportation facilities including roadways and mass transit or other utilities and services including water, sewer, drainage, fire, rescue, police and schools; by posing a threat to the natural environment including air, water and living resources; or where the character of the buildings, including height, bulk, scale, floor area ratio or design would detrimentally impact the surrounding area. Staff opines that the recreational facility, including clubhouse and horse stables, based on the memoranda from the Public Works and Fire Departments and DERM would not create an undue burden on transportation facilities or other services including fire or pose a threat to the natural environment. Further, in staff's opinion, the applicant has designed the recreational facility, including the clubhouse and horse stables, with ranch style buildings that match the rural architectural style of the surrounding area. Further, staff opines that the recreational facility is not a use that, according to the interpretative text of the CDMP, is ancillary to and necessary to support the rural agricultural community. Additionally, the scale of the recreational facility with clubhouse building and horse stables, in staff's opinion, could be viewed as similar to a commercial use which according to the CDMP, should not be approved in the area designated Agriculture as it is not necessary to support the rural residential community. Staff therefore opines that the approval of the request for an Unusual Use to permit the recreational facility, including clubhouse and horse stables, is **inconsistent** with the intent of the interpretative text of the Master Plan.

When the applicant's request for approval of an Unusual Use to permit the clubhouse and stables is analyzed under Section 33-311(A)(3), Standards For Special Exceptions, Unusual Uses and New Uses, staff opines that, notwithstanding a previous approval of a private recreational equestrian club, pursuant to Resolution #4-ZAB-363-93, in October 1993, on a property north of the subject property, when considering the necessity for and reasonableness of such applied for use in relation to the present and future development of the area and the compatibility of the applied for use with this area and its development, approval would be **incompatible** with the surrounding area. The applicant has designed the clubhouse and horse stables to match the rural residential character of the surrounding area and the houses in the proposed residential development. However, staff opines that the proposed recreational facility is out of scale with the proposed residential development and is therefore **incompatible** with same, and that it could potentially be developed to serve residents outside of this community. Furthermore, as previously mentioned, staff opines that the recreational facility is not ancillary to and necessary to support the rural residential agricultural community and is, therefore, **inconsistent** with the interpretative text of the Master Plan. As such, staff recommends denial without prejudice of request #3, to permit a private recreational facility with the

clubhouse and stables, under Section 33-311(A)(3), Standards For Special Exceptions, Unusual Uses and New Uses.

When requests #4, to waive the zoning regulations to permit 0' dedication for SW 182 Avenue and SW 128 Street, and request #5, to permit Lots 33, 34 and 35 with frontages varying from 94.52' to 138.02' (200' required), are analyzed under Section 33-311(A)(4)(b), the Non-Use Variance (NUV) Standards, staff opines that these requests are germane to the applicant's request for a zone change to EU-2 for the residential development on this site, and to the request for an Unusual Use to permit a lake excavation, the approval of which, in staff's opinion, are central to this application. Staff therefore, opines that approval of these requests would not maintain the basic intent and purpose of the zoning, subdivision and other land use regulations, would be incompatible with the surrounding area and would be detrimental to same. Notwithstanding the fact that the Public Works Department does not object to these requests, staff recommends that requests #4 and #5 be denied without prejudice under the NUV Standards.

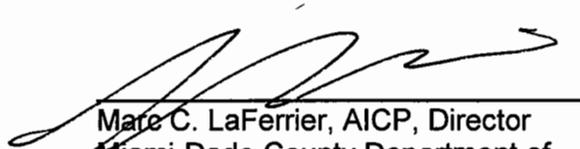
When requests #4 and #5 are analyzed under the Alternative Non-Use Variance (ANUV) Standards, Section 33-311(A)(4)(c), the applicant would have to prove that the requests are due to unnecessary hardship and that, should the requests not be granted, such denial would not permit the reasonable use of the premises. Staff notes that the property can be utilized in accordance with the GU zoning regulations. Therefore, staff recommends denial without prejudice of requests #4 and #5 under the ANUV Standards.

Request #6 requests to waive the zoning and subdivision regulations requiring non-residential lots to have frontage on a public street; to permit the lot containing the private recreational facility with no frontage on a public street (200' required) and to have access to said lot by means of a private easement. However, the applicant has revised the plans to show the required lot frontage for the recreational facility on Krome Avenue. As such, staff opines that request #6 is unnecessary and should be withdrawn.

Although the lot areas in the proposed development are consistent with the Master Plan's minimum lot area requirement of 5 acres, staff opines that the EU-2 zoning district is incompatible with agricultural uses in the surrounding GU and AU-zoned area, could encourage residential rezoning in the area and, as such, should be denied without prejudice. Additionally, staff opines that the requests for an Unusual Use for a lake excavation (request #2) and to permit a private recreational facility (request #3), are both not necessary to support the rural agricultural community. Furthermore, regarding the lake and the recreational facility, the applicant has not provided staff with information that indicates that they are ancillary to and necessary to support the rural residential community or deemed to be a public necessity in the agricultural community. Therefore, staff is of the opinion that the requests are **inconsistent** with the interpretative text of the CDMP. Staff also opines that requests #4, to waive the dedication of the half section-line roadways and request #5, to permit 3 lots with less lot frontages than required, are germane to the applicant's request for a zone change and the Unusual Use requests, which staff does not support and should also be denied without prejudice. Accordingly, staff recommends denial without prejudice of this application.

- I. **RECOMMENDATION:** Denial without prejudice.
- J. **CONDITIONS:** None

DATE INSPECTED: 01/28/08
DATE TYPED: 05/16/08
DATE REVISED: 05/22/08, 05/23/08, 05/30/08, 06/02/08, 06/03/08, 06/04/08, 06/05/08,
06/26/08
DATE FINALIZED: 06/26/08
MCL:MTF:LVT:CH



Marc C. LaFerrier, AICP, Director
Miami-Dade County Department of
Planning and Zoning

Memorandum



Date: March 7, 2008

To: Subrata Basu, AIA, AICP, Interim Director
Department of Planning and Zoning

From: Jose Gonzalez, P.E., Assistant Director
Environmental Resources Management

A handwritten signature in black ink, appearing to read "Jose Gonzalez". The signature is written in a cursive, flowing style.

Subject: C-11 #Z2007000417
Krome Gold Ranches II, LLLP
Northwest Corner of S.W. 177th and S.W. 136th Street
District Boundary Change from GU to EU-2, Unusual Use to Permit a
Lake Excavation and Request to Waive the Right-of-Way
(GU) (446 Acres)
13-55-38

The Department of Environmental Resources Management (DERM) has reviewed the subject application and has determined that it meets the minimum requirements of Chapter 24 of the Code of Miami-Dade County, Florida (the Code). Accordingly, DERM may approve the application, and the same may be scheduled for public hearing.

Potable Water Service

The closest public water main is located approximately 8,100 feet from the subject property. Based on the proposed request, the subject property is within feasible distance for connection to public water. Therefore, connection of the proposed development to the public water supply system shall be required in accordance with Section 43.1(3) of the Code.

However, the subject property is located outside of the UDB; therefore, connection to the public water supply system may not be feasible. In the event that connection to public water is not feasible, the applicant shall be required to obtain a variance from the above noted code section from the Environmental Quality Control Board (EQCB).

Existing public water facilities and services meet the Level of Service (LOS) standards set forth in the Comprehensive Development Master Plan (CDMP). Furthermore, the proposed development order, if approved, will not result in a reduction in the LOS standards subject to compliance with the conditions required by DERM for this proposed development order.

Wastewater Disposal

Public sanitary sewers are not located within feasible distance for connection to the subject property. Consequently, any proposed development would have to be served by a septic tank and drainfield as a means for the disposal of domestic liquid waste. DERM has no objection to the interim use of a septic tank and drainfield, provided that the maximum sewage loading allowed by Section 24-43.1(3) of the Code is not exceeded. Based on available information, the proposed single-family residence or duplex served by a septic tank would not exceed the maximum allowable sewage loading for the subject property.

Stormwater Management

The subject property is located outside of the Urban Development Boundary (UDB), where the primary canal system has been found to have insufficient storage capacity to provide flood protection for land uses other than agriculture. DERM does not object to the requested zoning change from GU to EU-2, provided that the following conditions are complied with, in any proposed development:

Cut and Fill shall be enforced to provide water management areas adequately designed to retain the rainfall generated by a 100-year/3-day storm event. Said water management areas shall be equivalent to 28.5 % of the total land for a lake; or 39% of the total land for dry retention area and shall be subject to review and approval by the DERM Water Control Section.

A Class II Permit from DERM will be required for the construction of any drainage system with an overflow outfall into the lake.

Site grading and development shall comply with the requirements of Chapter 11C of the Code.

Any proposed development shall comply with County and Federal flood criteria requirements. The proposed development order, if approved, will not result in a reduction in the LOS standards for flood protection set forth in the CDMP, subject to compliance with the conditions required by DERM for this proposed development order.

Wetlands

The subject property does not contain jurisdictional wetlands as defined by Chapter 24-5 of the Code; therefore, a Class IV Wetland Permit will not be required.

The applicant is advised that permits from the Army Corps of Engineers (305-526-7181), the Florida Department of Environmental Protection (561-681-6600) and the South Florida Water Management District (1-800-432-2045) may be required for the proposed project. It is the applicant's responsibility to contact these agencies.

Tree Preservation

There are no tree resources issues on the subject property.

Enforcement History

DERM has found no open or closed enforcement records for the subject property.

Concurrency Review Summary

DERM has conducted a concurrency review for this application and has determined that the same meets all applicable LOS standards for an initial development order, as specified in the adopted CDMP for potable water supply, wastewater disposal, and flood protection. Therefore, the application has been approved for concurrency, subject to the comments and conditions contained herein.

This concurrency approval does not constitute a final concurrency statement and is valid only for this initial development order, as provided for in the adopted methodology for concurrency review. Additionally, this approval does not constitute any assurance that the LOS standards would be met by any subsequent development order applications concerning the subject property.

This memorandum shall constitute DERM's written approval, as required by the Code.

If you have any questions concerning the comments, or wish to discuss this matter further, please contact Enrique A. Cuellar at (305) 372-6764.

PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Names:KROME GOLD RANCHES II, LLLP

This Department has no objections to this application.

This Department has no objections to the request to permit 0 feet of dedication for SW 182 Avenue and 0 feet for SW 128 Street.

This Department has no objections to the request to waive the subdivision regulations requiring lots to have frontage on a public street.

Entrance Features are not part of this application and must be filed separately.

A wall will be required along the north and southwest boundary of the property as a buffer to the proposed road abutting the adjacent properties.

This land requires platting in accordance with Chapter 28 of the Miami-Dade County Code. The road dedications and improvements will be accomplished thru the recording of a plat.

Lake slopes are to comply with Miami-Dade County Code requirements and the Public Works Manual of Miami-Dade County.

Additional improvements may be required at time of platting.

Since this development abuts a State maintained road (SW 177 Avenue), the applicant must contact the district office at 305-470-5367, certain restrictions may apply.

This application does meet the traffic concurrency criteria for an Initial Development Order. It will generate 66 PM daily peak hour vehicle trips. The traffic distribution of these trips to the adjacent roadways reveal that the addition of these new trips does not exceed the acceptable level of service of the following roadways:

Sta.#		LOS present	LOS w/project
F-682	SW 177 Ave. s/o SW 88 St.	C	C
9880	SW 184 St. e/o SW 177 Ave.	B	B

The request herein, constitutes an Initial Development Order only, and one or more traffic concurrency determinations will subsequently be required before development will be permitted.

A handwritten signature in black ink, appearing to read "Raul A Pino". The signature is fluid and cursive, with a prominent loop at the beginning and a long, sweeping tail.

Raul A Pino, P.L.S.

04-JUN-08

Memorandum



Date: 16-JAN-08
To: Subrata Basu, Interim Director
Department of Planning and Zoning
From: Herminio Lorenzo, Fire Chief
Miami-Dade Fire Rescue Department
Subject: Z2007000417

Fire Prevention Unit:

APPROVAL

Fire Engineering and Water Supply Bureau has no objection to plans date stamped December 19, 2007. Any changes to the vehicular circulation must be resubmitted for review and approval.

This plan has been reviewed only to assure compliance with the MDRF Access Road Requirements for zoning hearing applications. Please be advised that during the platting and permitting stages of this project, the proffered site plan must adhere to corresponding MDRF requirements.

Service Impact/Demand:

Development for the above Z2007000417

located at LYING NORTH OF S.W. 136 STREET AND SOUTH OF S.W. 123 ST, BETWEEN SW 177 AVE & 187 AVE
in Police Grid 1975 is proposed as the following:

<u>58</u> residential	dwelling units	<u>N/A</u> industrial	square feet
<u>N/A</u> Office	square feet	<u>N/A</u> institutional	square feet
<u>N/A</u> Retail	square feet	<u>N/A</u> nursing home/hospitals	square feet

Based on this development information, estimated service impact is: 16.27 alarms-annually.
The estimated average travel time is: 14:24 minutes

Existing services:

The Fire station responding to an alarm in the proposed development will be:

Station 36 - Hammocks - 10001 Hammock Blvd.
Rescue, ALS 50' Sqrt, Battalion

Planned Service Expansions:

The following stations/units are planned in the vicinity of this development:

None.

Fire Planning Additional Comments:

Current service impact calculated based on letter of intent date stamped December 19, 2007. Substantial changes to the letter of intent will require additional service impact analysis.

TEAM METRO

ENFORCEMENT HISTORY

KROME GOLD RANCHES II, LLLP

LYING NORTH OF SW 136 STREET,
BETWEEN SW 177 AVENUE AND
SW 187 AVENUE, MIAMI-DADE
COUNTY, FLORIDA.

APPLICANT

ADDRESS

Z2007000417

HEARING NUMBER

CURRENT ENFORCEMENT HISTORY:

05-19-08 No violation observed.

No prior cases at this vacant property.

Jose Lopez

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 similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

CORPORATION NAME: _____

NAME AND ADDRESS	Percentage of Stock
_____	_____
_____	_____
_____	_____

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
_____	_____
_____	_____
_____	_____

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: KROME GOLD RANCHES II, LLLP, 1390 South Dixie Highway, Suite 2120, Coral Gables, Florida, 33146-2927

NAME AND ADDRESS	Percentage of Ownership
Please see attached	_____
_____	_____

RECEIVED
207487
DEC 19 2007

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT
BY _____

KGR II Percentage Ownership (Breakdown)

Company Name	Members	% Ownership in KGR II LLLP
My Refuge LLP	John McClure	0.174166610%
	Tomas F. Gamba	0.174166610%
	Angel Berisiartu	0.174166610%
	Daniel E. Thomas	0.174166610%
	Robert E. Chisholm	0.174166610%
	Robert M. Chisholm	0.03483390%
	Alberto A. Latour	0.174166610%
	Inter-Vivos Trust of Antonio Prado	0.174166610%
	Otis Wragg	0.174166610%
	Ramon F. Casas	0.174166610%
Francisco R. Angones	0.174166610%	
Total		1.7765000%
ALA II LLC	Concepcion Perdomo	1.1321000%
Total		1.1321000%
DLD Investments Inc	Daniel F. Valdes	0.3773655%
	Leticia R. Valdes	0.3773655%
	David L. Valdes	0.3773655%
Total		1.1321000%
First Southeast Equities Inc	James Dorsy	1.7208000%
Total		1.7208000%
General Real Estate Corp	Agustin Herran	4.5284000%
Total		4.5284000%
Fortune Gold Ranches, LLC	Miguel Poyastro	8.3600370%
	Ezra Katz	2.7866630%
Total		11.1467000%
Hays Investment, Inc.	Jose & Maria Herran	0.6883167%
	Jose A & Lourdes Herran	0.3441608%
	Ana Mary Herran & Alexander Ynastriila	0.3441608%
	Daniel Herran & Nancy San Emeterio Herran	0.3441608%
Total		1.7208000%
US Investments LLC	Alexander Ynastriila	0.7315000%
	Ana Mary Herran	0.7315000%
Total		1.4630000%
Machado Kröme Investments, LLC.	Jose Luis Machado III, Revocable Trust	1.3899820%
	Vivian M. Isern	0.0332788%
	Jose Luis Machado Jr. Grandchildrens Irrev Trust #1	0.0316939%
	Jose Luis Machado Jr. Grandchildrens Irrev Trust #2	0.0316939%
	Jose Luis Machado Jr. Grandchildrens Irrev Trust #3	0.0332788%
	Jose Luis Machado Jr. Grandchildrens Irrev Trust #4	0.0332788%
	Jose Luis Machado III, Irrevocable Trust #3	0.0316938%
Total		1.5849000%
Pedrena Development, Corp	Manuel A. Herran	9.0567000%
Total		9.0567000%
Prime Site Investments LLC	Antonio E. Placeres & Yolanda J. Placeres	0.3773655%
	Angel Diaz Norman	0.3773655%
	Daisy M. Diaz & Jose F. Diaz	0.3773690%
Total		1.1321000%
GARSH Investments LLLP	Jose & Ileana Garcia	4.1905461%
	Jose A. Garcia Retained Annuity Trust #1	0.8427249%
	Jose A. Garcia Retained Annuity Trust #2	0.8427249%
	Ileana Garcia Retained Annuity Trust #1	0.8427249%
	Ileana Garcia Retained Annuity Trust #2	0.8427249%
	Garcia Family Trust FBO Gillian Garcia	0.7023455%
	Garcia Family Trust FBO Alejandro Garcia	0.7023455%
Total		9.0567000%
Puente Land Holding, LLC	Jim Puente	0.6531498%
	Michael E. Stein	0.6531498%
Total		1.3063000%
J.I.R. Investments, LLC	Jirasak Prasertlum	0.6792577%
	Ileana Ramirez	0.2264211%
	Ricardo Rodriguez	0.2264212%
Total		1.1321000%

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MIAMI-DADE PLANNING AND ZONING DEPT
BY _____

The Pros at Okeechobee, LLC	Seth Benes Allan Benes Michael Wittels Howard Wittels Joel Benes	0.0338512% 0.0338512% 0.5835851% 0.1221544% 0.3586483%
Total		1.1321000%
Tres Hermanos LLP	Adrienne J Guerra Trust Corinne M Guerra Trust Eric A Guerra Trust	0.5225000% 0.5225000% 0.5225000%
Total		1.5675000%
Seventeen Holdings LLC	Antonio R Gonzalez Joaquin A Gonzalez Orlando Delgado Maria Delgado	0.5660453% 0.3396300% 0.11321170% 0.11321170%
Total		1.1321000%
Summit Group Properties, Inc	Armando J & Maria C Guerra	1.7417000%
Total		1.7417000%
C.M.G. Holdings, LLC	Carlos M Garcia	2.2642000%
Total		2.2642000%
Phi Alpha Holdings, LLC	Ana Diaz Cordero L Frank Cordero	0.4528350% 0.4528350%
Total		0.9056700%
Brcsis Gift Limited Liability Company	Alejandro Diaz Ana Diaz Cordero	0.4528350% 0.4528350%
Total		0.9056700%
Rodney Barreto	Rodney Barreto	4.5284000%
Total		4.5284000%
Steven M Henriques, Katherine V Henriques & Rebecca A Henriques, Joint Tenants in Common	Steven M Henriques Katherine V Henriques Rebecca A Hennques	0.3018911% 0.3018911% 0.3018878%
Total		0.9056700%
Bernardo Goenaga	Bernardo Goenaga	3.3962000%
Total		3.3962000%
Ezequiel Herran as Trustee of the Ezequiel Herran Revocable Trust and Nancy Herran as Trustee of the Nancy Herran Revocable Trust	Ezequiel Herran Revocable Trust Nancy Herran Revocable Trust	0.5660500% 0.5660500%
Total		1.1321000%
Sergio Pino	Sergio Pino	4.5284000%
Total		4.5284000%
The Sasha and Natasha Andrade Irrevocable Trust	The Sasha and Natasha Andrade Irrevocable Trust	0.9056700%
Total		0.9056700%
Daniel R Valdes	Daniel R Valdes	2.3095000%
Total		2.3095000%
Jorge Guerra Revocable Trust	Jorge Guerra Revocable Trust	1.1321000%
Total		1.1321000%
Antolin G Herran Revocable Trust	Antolin G Herran Revocable Trust	1.1321000%
Total		1.1321000%
Henry Quintana, Mercedes Quintana as tenants in common	Henry Quintana Mercedes Quintana	0.4528350% 0.4528350%
Total		0.9056700%
Maria C Guerra Irrevocable Trust	Maria C Guerra Irrevocable Trust	15.0896000%
Total		15.0896000%
Krome Gold Ranches Management, LLC	Armando J Guerra Maria C Guerra Maria C Guerra Irrevocable Trust	0.0290355% 0.0290322% 0.0290322%
Total		0.0871000%
Karl Garcia Irrevocable Trust	Karl Garcia Irrevocable Trust	0.9056700%
Total		0.9056700%
Krome Gold Ranches investors, LLC.	Total	5.5036800%

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BY _____

24

KROME GOLD RANCHES INVESTORS

Carlos F Arazoza as Trustee of the Carlos F Arazoza Revocable Trust	Carlos F Arazoza as Trustee of the Carlos Faragoza Revocable Trust	0.0694253%
CALE Investments LLC, c/o Maria Chacon	Manuel Chacon Maria Chacon Juan C Ledesma Suzett Ledesma	0.0086782% 0.0086782% 0.0086782% 0.0086782%
Brialan Corp	Alberto Guerra Vivian Guerra	0.3471266% 0.3471266%
Sibero Investments LLC	Daniel & Ana Sibero Frank & Patricia Sibero Nicholas Sibero	0.0867816% 0.0781035% 0.0086782%
Ten Talents Investments, LLC	Howard Todd Mckinnis Deborah Sue Mckinnis	0.0347127% 0.0347127%
ENS Consulting	Emiliano Herran Emiliano E Herran	0.2082760% 0.2082760%
Veneçiana Investments, LLC	Claudia Puig Richard Amundsen	0.0867816% 0.0867816%
Jorge E Alvarino	Jorge E Alvarino	0.2256323%
Alberto Guerra Irrevocable Child's Trust Agreement #1	Alberto Guerra Irrevocable Child's Trust Agreement #1	0.5206838%
Alberto Guerra Irrevocable Child's Trust Agreement #2	Alberto Guerra Irrevocable Child's Trust Agreement #2	0.5206838%
Armando J Guerra Revocable Trust & Maria C Guerra Revocable Trust, as tenants in common	Armando J Guerra Revocable Trust Maria C Guerra Revocable Trust	0.3471266% 0.3471266%
Eric Arman Guerra	Eric Arman Guerra	0.0242989%
Corinne Guerra	Corrine Guerra	0.0329770%
Adrienne Guerra	Adrienne Guerra	0.0381840%
Leticia R Valdes	Leticia R Valdes	0.0902529%
Donald Fritch & Marta Fritch	Donald Fritch Marta Fritch	0.1041380% 0.1041380%
Belinda Money	Belinda Money	0.1041380%
Lawrence Money III	Lawrence Money III	0.0694253%
Laure A Money I, T.F. Brittani Alexandra Small	Laurie A Money I, T.F. Brittani Alexandra Small	0.0173563%
Carlos M Garcia	Carlos M Garcia	0.3471266%
Daniel F Valdes Revocable Trust	Daniel F Valdes Revocable Trust	0.0451265%
David L Valdes Revocable Trust	David L Valdes Revocable Trust	0.0451265%
Emma M Guerra Revocable Trust	Emma M Guerra Revocable Trust	0.0902529%
Ramon E Rasco & Ana Lauda Rasco	Ramon E Rasco Ana Lauda Rasco	0.1579426% 0.1579426%
Gabriel M & Maria C Bustamante as tenants by the entirety	Gabriel M Bustamante Maria C Bustamante	0.1735633% 0.1735633%
Cristina L Rasco	Cristina L Rasco	0.0451265%
Richard A Rasco	Richard A Rasco	0.0451265%
Ramon A Rasco	Ramon A Rasco	0.0451265%
Total: Krome Gold Ranches II Investors		5.503680%

Total, Krome Gold Ranches II LLLP 100.000000%

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ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY _____

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 similar entities, further disclosure shall be made to identify natural persons having ultimate ownership interests].

NAME OF PURCHASER: _____

NAME AND ADDRESS (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 changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final

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

Signature: _____

(Applicant)

Sworn to and subscribed before me this 13 day of December 2007. Affiant is personally known to me or has produced _____ as identification.

Leticia R. Valdes
(Notary Public)



My commission expires _____

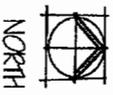
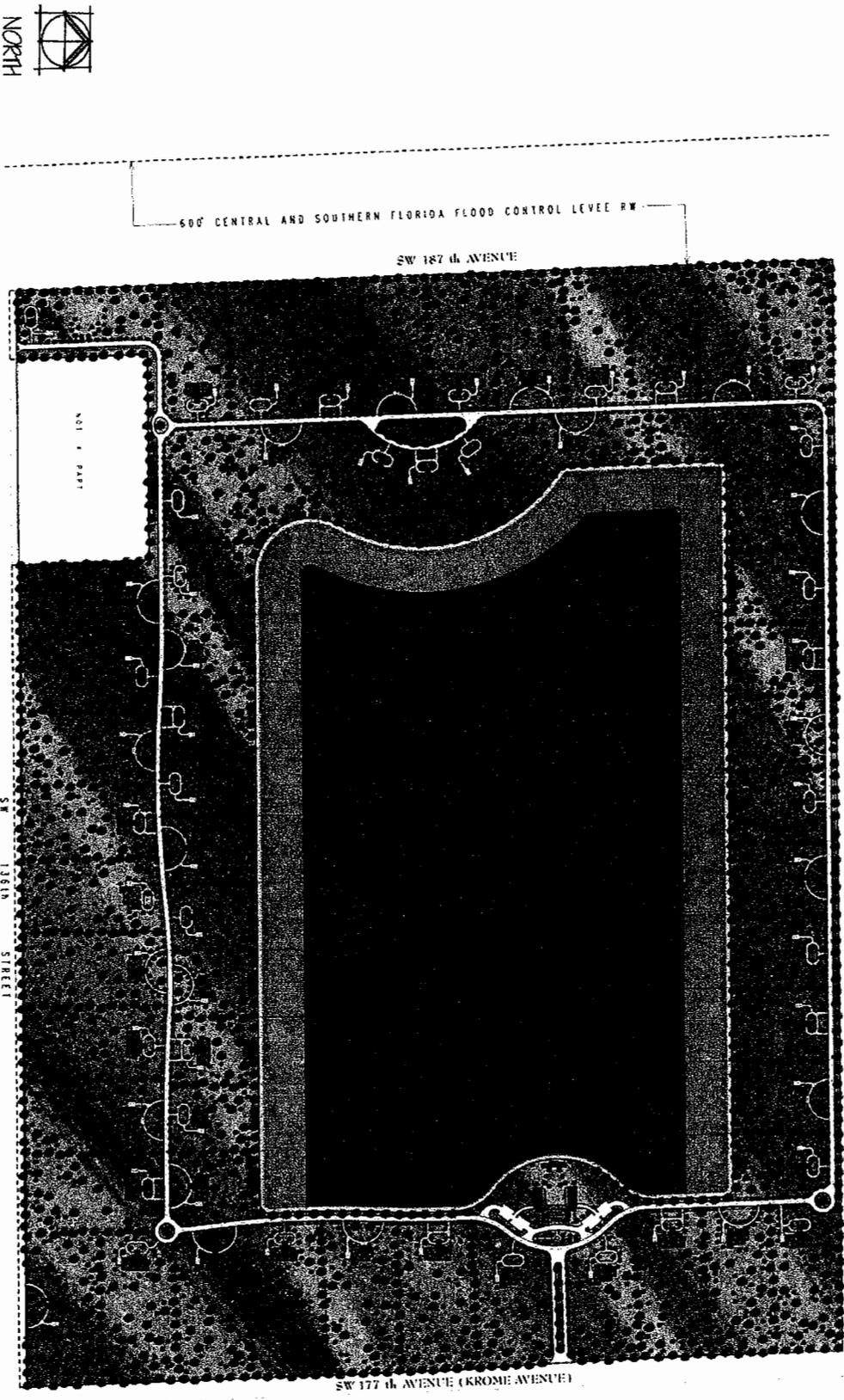
*Disclosure shall not be required of: 1) any entity, the equity interests in which are regularly traded on an established securities market in the United States or another country; or 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) any entity where ownership 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.

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DEC 19 2007

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT
BY _____

PARADISE LAKE RANCHES^{LLP}

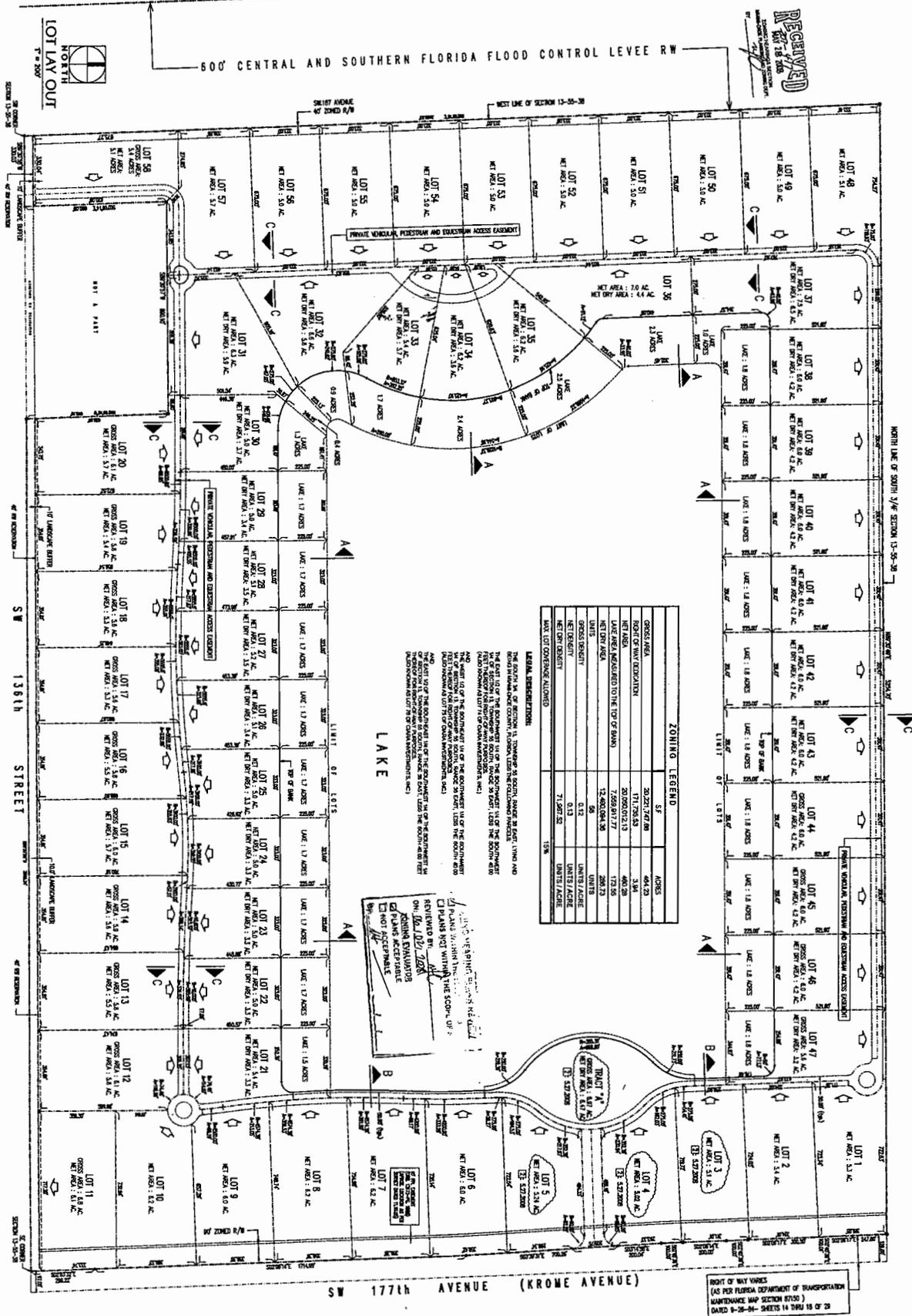
K R O M E G O L D R A N C H E S I I L L L P



PASCUAL, PEREZ, KLIDDJIAN & ASSOCIATES
Architects - Planners

SITE PLAN
FEB 28 2008



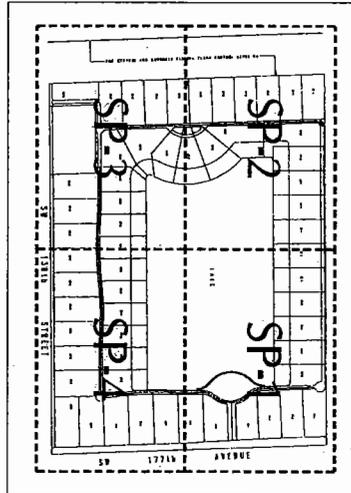


C-1

DATE: 10/20/05
 SCALE: AS SHOWN
 DRAWN: P
 SHEET NO.: 1

Paradise Lake Ranches
 Krome Gold Ranches II LLLP
 MIAMI DADE COUNTY, FLORIDA

PASCUAL PEREZ KLIDDJIAN & ASSOCIATES, INC.
 ARCHITECTS - PLANNERS
 1100 BAYVIEW BLVD., SUITE 1000
 MIAMI, FLORIDA 33133
 TEL: 305.371.1100
 FAX: 305.371.1101
 WWW.PPPAK.COM



NOTES:

-The pool house, including the room labeled "country store," and the stairs, boat storage and porch, are minor or ancillary to the residential project and shall be subject to the rules and regulations of the Miami-Dade County Board of Adjustment. The pool house and stairs shall be open to the general public and do not, in any way, constitute a commercial motive. For all of the aforementioned reasons, as respectfully alleged that a more change to a BU commercial designation or a "use variance" would be necessary.

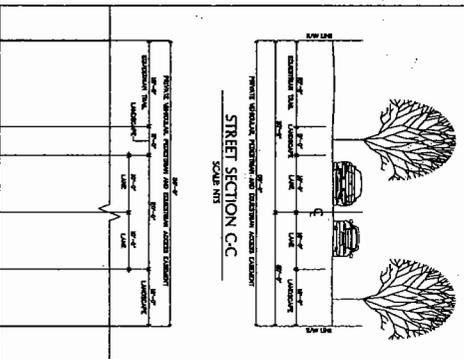
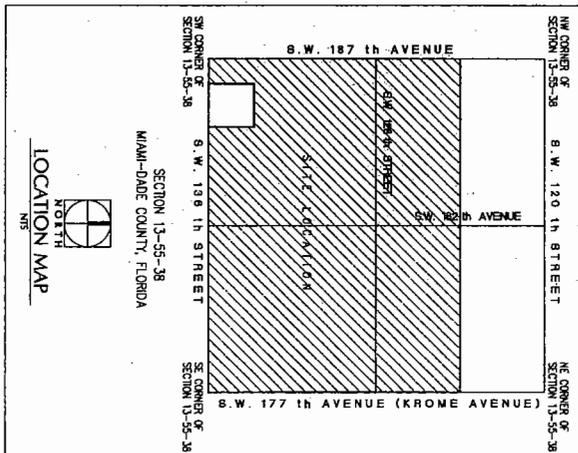
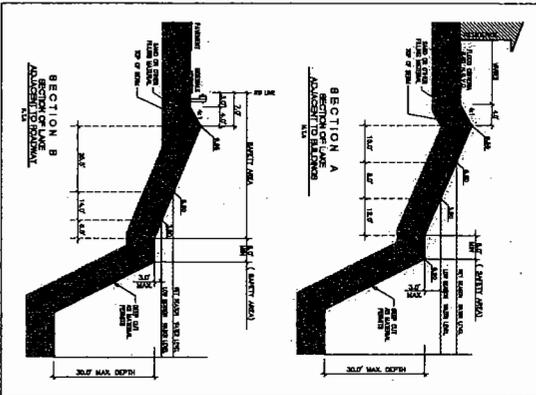
-The entrance feature detail on Sheet SP-1 is approved. Generally, the entrance feature consists of a combination of elevation with lighting, a pergola, and landscaping. All of the structures shown will conform to the applicable height regulations. An entrance feature application may be approved at a public hearing as an "unrated use" pursuant to Section 33-13 of the Code of Miami-Dade County, or pursuant to an entrance feature application that is administratively approved by the Miami-Dade County Planning Committee. Entrance features do not entail a "use variance." We are not seeking the approval of "unrated use" to permit an entrance feature of the type, instead, we intend to submit an entrance feature application and obtain entrance feature plans to the Planning Committee after the project is approved. We will note the plans accordingly.

-The structure will conform to the height regulations of the proposed DU-2 district. As such, structures will not exceed a height of ten stories and/or 35 feet as measured.

-The plots of the residential premises are contiguous as that shown on the site plan. The proposed project will conform to the requirements of the applicable zoning ordinance. All structures shall conform to the requirements of the applicable zoning ordinance. The setbacks of the structures will be identified at line of building permit, since the actual design may vary between property owners. We will note the plans accordingly.

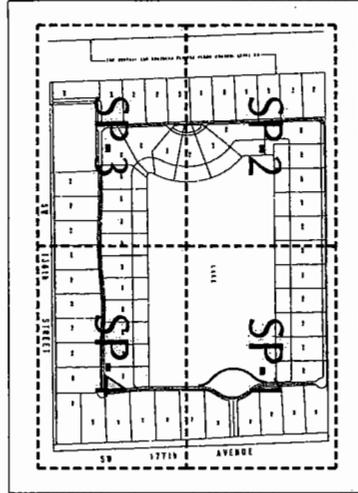
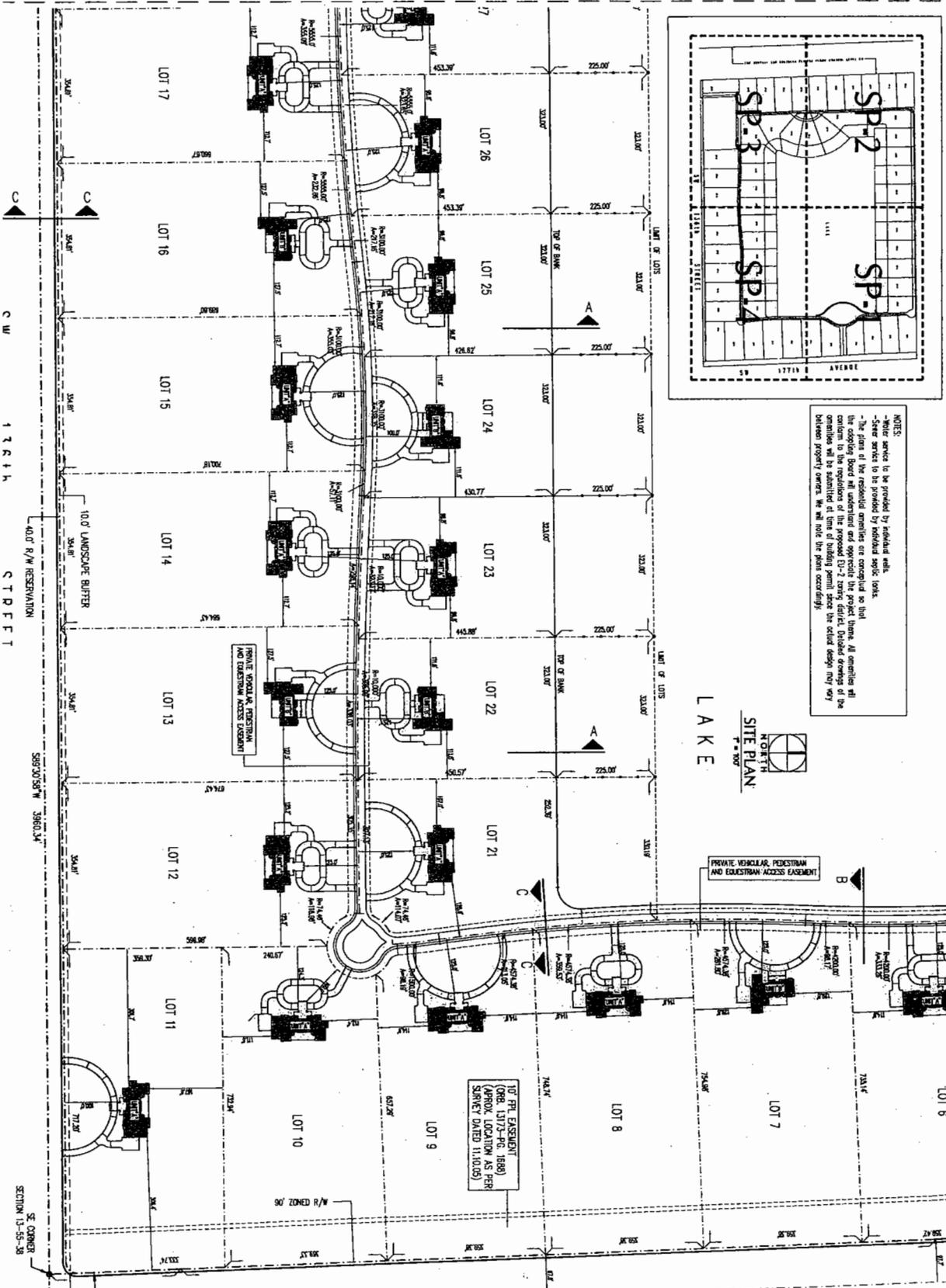
-Other services to be provided by individual units.

-Shower services to be provided by individual units.



30

MATCH LINE (SEE SHEET SP-3)



NOTES:
 -Water service to be provided by individual wells.
 -Sewer service to be provided by individual septic tanks.
 -The plans of the residential entities are conceptual so that the adopting board will understand and approve the project theme. All entities will be required to submit separate site plans for their respective lots. The final design of the building services in the actual design may vary between property owners. We will note the same accordingly.



PRIVATE VEHICULAR, PEDESTRIAN AND EQUESTRIAN ACCESS EASEMENT

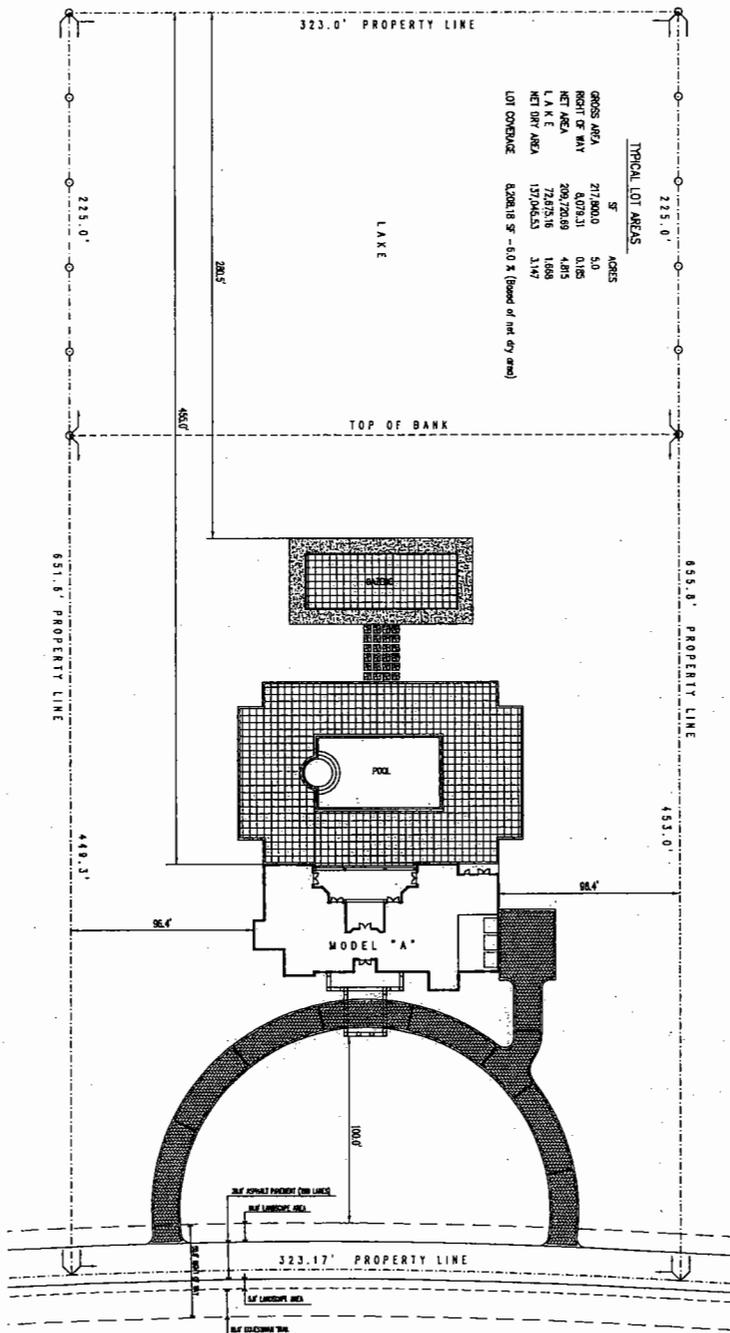
TO PPL EASEMENT (ORLA 13173-PG-1888) (APPROX. LOCATION AS PER SURVEY DATED 11.10.05)

RIGHT OF WAY VARIES (AS PER FLORIDA DEPARTMENT OF TRANSPORTATION MAINTENANCE MAP SECTION 87150) DATED 8-26-04 SHEETS 14 THRU 18 OF 29

MATCH LINE (SEE SHEET SP-1)

SW 177th AVENUE (KROME AVENUE)

34



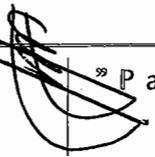
TYPICAL LOT AREAS

ACRES	SF
0.0	217,000.0
0.185	8,079.31
4.815	209,200.69
1.888	72,825.18
3.147	137,046.53
LOT COVERAGE: 8,208.18 SF - 6.0% (based of net dry area)	

NOTE THIS LOT PLAN REPRESENTS THE LARGEST CONCEPTUAL FLOOR PLAN IN THE SMALLEST LOT.
 NOTE FLOOR PLANS OF INDIVIDUAL UNITS ARE CONCEPTUAL
 FINAL FLOOR PLANS OF UNITS FOR CONSTRUCTION MUST COMPLY WITH A 15% MAX LOT COVERAGE.

TYP. LOT
 1/8" = 1'-0"

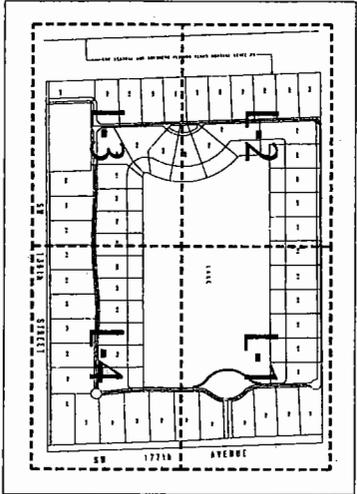
FEB 27 2008



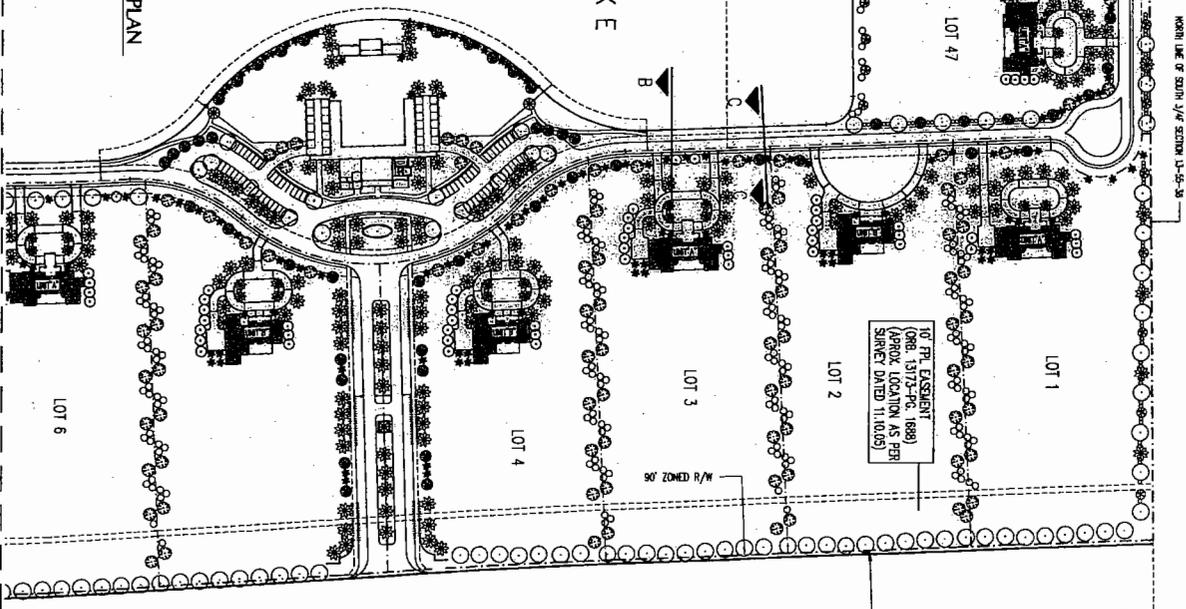
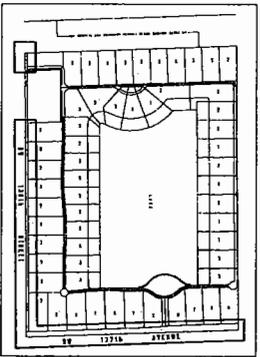
Paradise Lake Ranches
 Krome Gold Ranches II LLLP
 MIAMI DADE COUNTY, FLORIDA

PASCUAL
 PEREZ
 KILIDJIAN
 & ASSOCIATES, INC.
 ARCHITECTS - PLANNERS
 1000 NW 107th Avenue
 Suite 100
 Miami, FL 33177
 TEL: (305) 555-1111
 FAX: (305) 555-1112
 WWW: www.pkaonline.com

MATCH LINE (SEE SHEET L-2)



NO.	DESCRIPTION	AMOUNT	UNIT	TOTAL
1	PLANTING MATERIALS	1,100	sq. ft.	1,100
2	PLANTING MATERIALS	1,100	sq. ft.	1,100
3	PLANTING MATERIALS	1,100	sq. ft.	1,100
4	PLANTING MATERIALS	1,100	sq. ft.	1,100
5	PLANTING MATERIALS	1,100	sq. ft.	1,100
6	PLANTING MATERIALS	1,100	sq. ft.	1,100
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98	PLANTING MATERIALS	1,100	sq. ft.	1,100
99	PLANTING MATERIALS	1,100	sq. ft.	1,100
100	PLANTING MATERIALS	1,100	sq. ft.	1,100



FOR PERMIT ESTABLISHMENT
 (PER 13172-FC, 1898)
 (APPROX. LOCATION AS PER
 SURVEY DATED 11.10.05)

RIGHT OF WAY VARIES
 (AS PER FLORIDA DEPARTMENT OF TRANSPORTATION
 MAINTENANCE MAP SECTION 67150)
 DATED 9-26-84- SHEETS 14 THRU 18 OF 29

SW 177th AVENUE (KROME AVENUE)

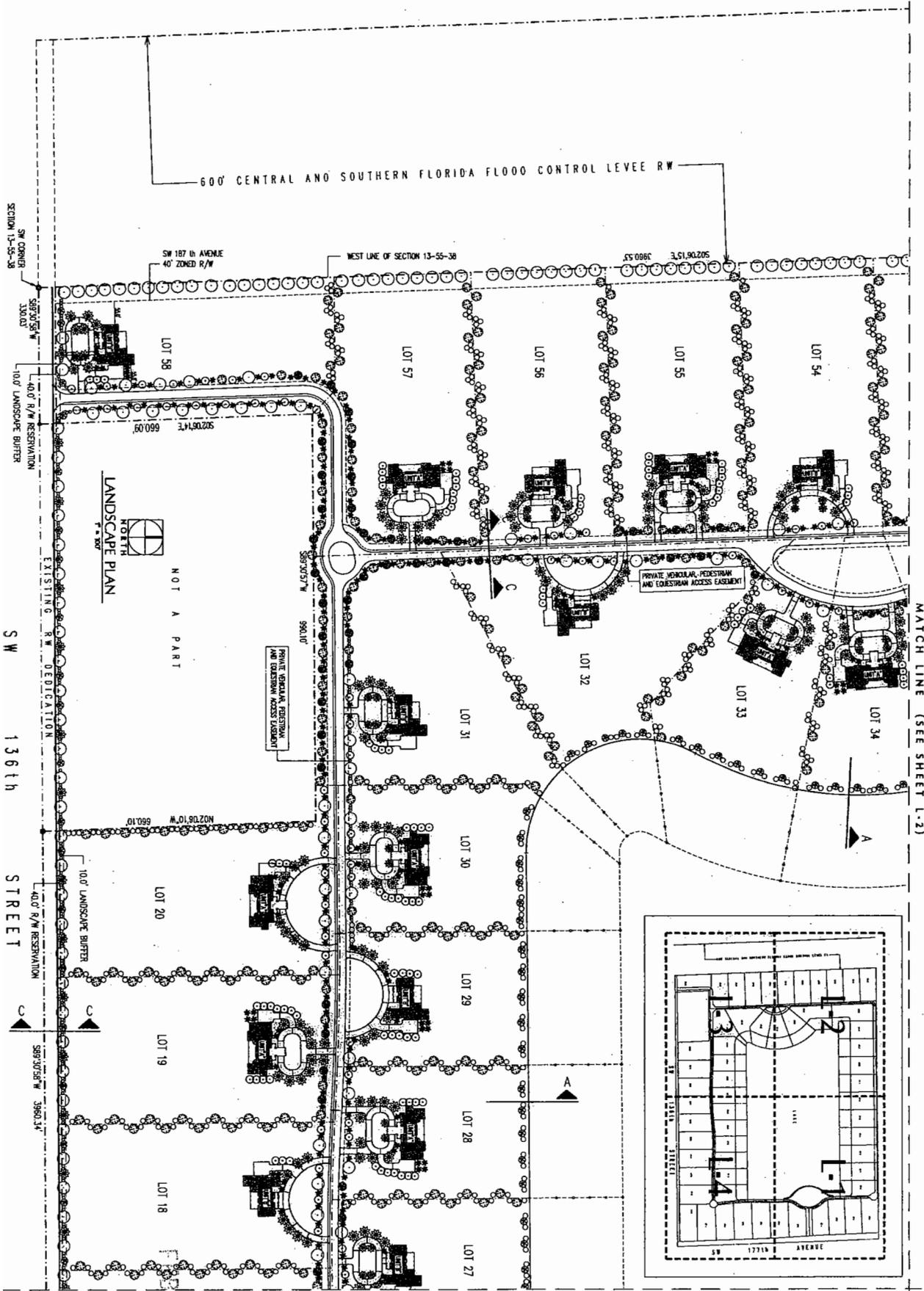
SHEET NO. L-1

DATE: 02/28/2008
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]

Paradise Lake Ranches
 Krome Gold Ranches II LLLP
 MIAMI DADE COUNTY, FLORIDA

PASCUAL PEREZ KLIDDJIAN & ASSOCIATES, INC.
 ARCHITECTS - PLANNERS
 11750 SW 15th Avenue, Suite 100
 Miami, Florida 33185
 TEL: 305.444.1111
 FAX: 305.444.1112
 WWW: www.pascualperez.com

36



MATCH LINE (SEE SHEET L-4)

L-3

DATE: 2/2008

SCALE: AS SHOWN

DRAWN: [Signature]

CHECKED: [Signature]

DESIGNED: [Signature]

PROJECT NO.: [Number]

"Paradise Lake Ranches"

Krome Gold Ranches II LLLP

MIAMI DADE COUNTY, FLORIDA

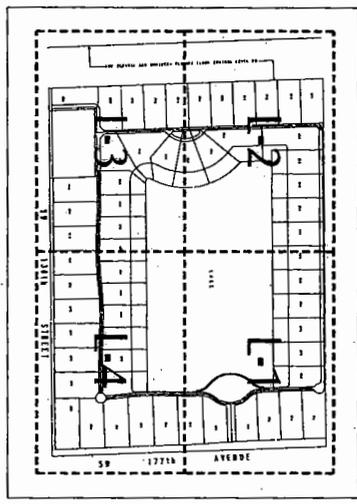
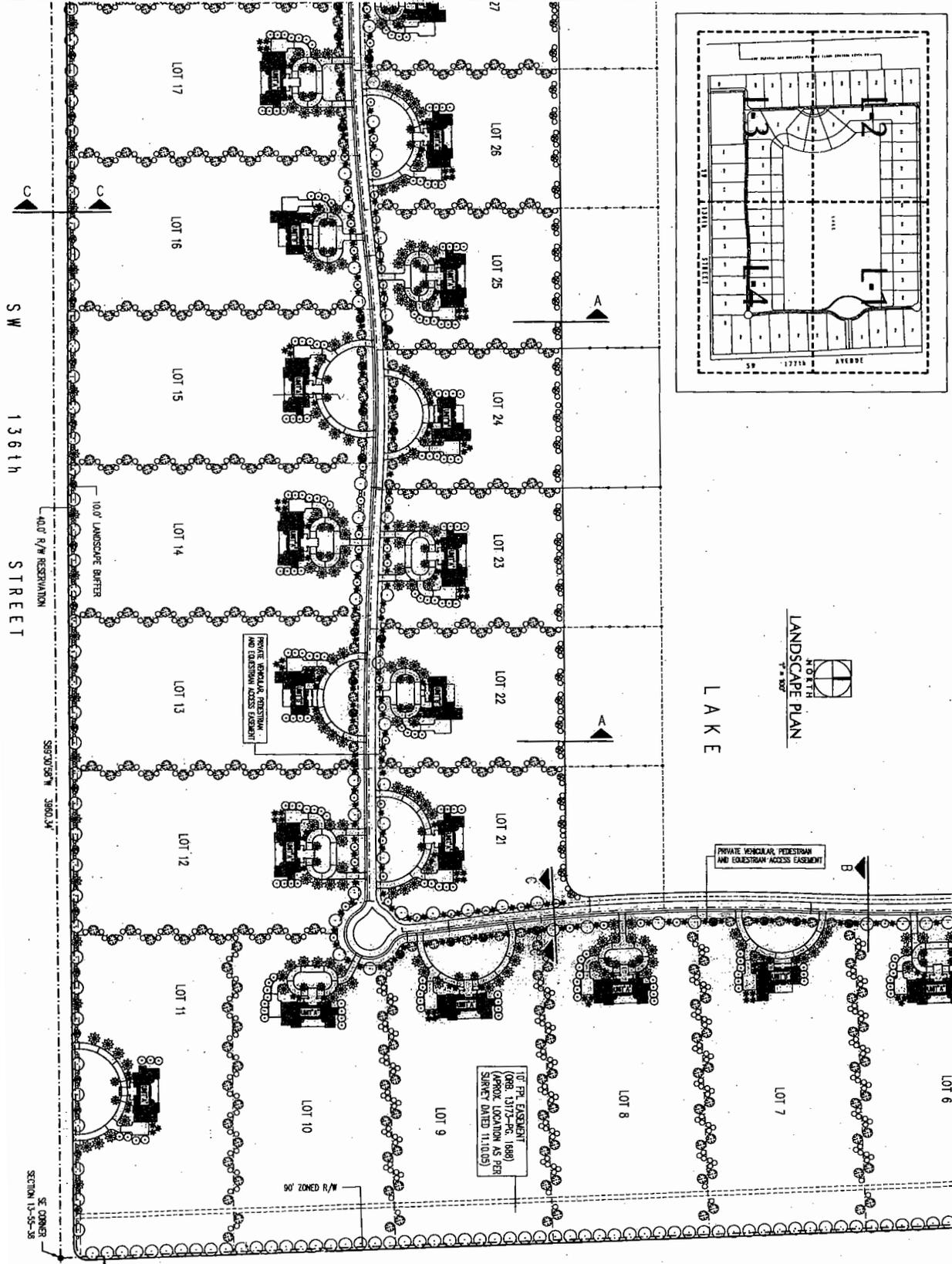
PASCUAL
 PEREZ
 KLUDDIJIAN
 & ASSOCIATES, INC.
 ARCHITECTS - PLANNERS

17711th AVENUE
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 MIAMI, FLORIDA 33177
 PHONE: (305) 555-1111
 FAX: (305) 555-1112
 WWW.PASCUALPEREZKLUDDIJIAN.COM

RESPONSE: 1 - (2) 28 2008

38

MATCH LINE (SEE SHEET L-3)



MATCH LINE (SEE SHEET L-1)

SW 136th STREET

SW 177th AVENUE (KROME AVENUE)

RIGHT OF WAY-VARIABLES
 (AS PER FLORIDA DEPARTMENT OF TRANSPORTATION
 MAINTENANCE MAP SECTION 87150)
 DATED 9-26-04 - SHEETS 14 THRU 18 OF 29

L-4

DATE: 9/2008

SCALE: 1/8" = 1'-0"

DRAWN BY: [Signature]

CHECKED BY: [Signature]

DESIGNED BY: [Signature]

PROJECT: Paradise Lake Ranches

Paradise Lake Ranches[®]
 Krome Gold Ranches II LLLP
 MIAMI DADE COUNTY, FLORIDA

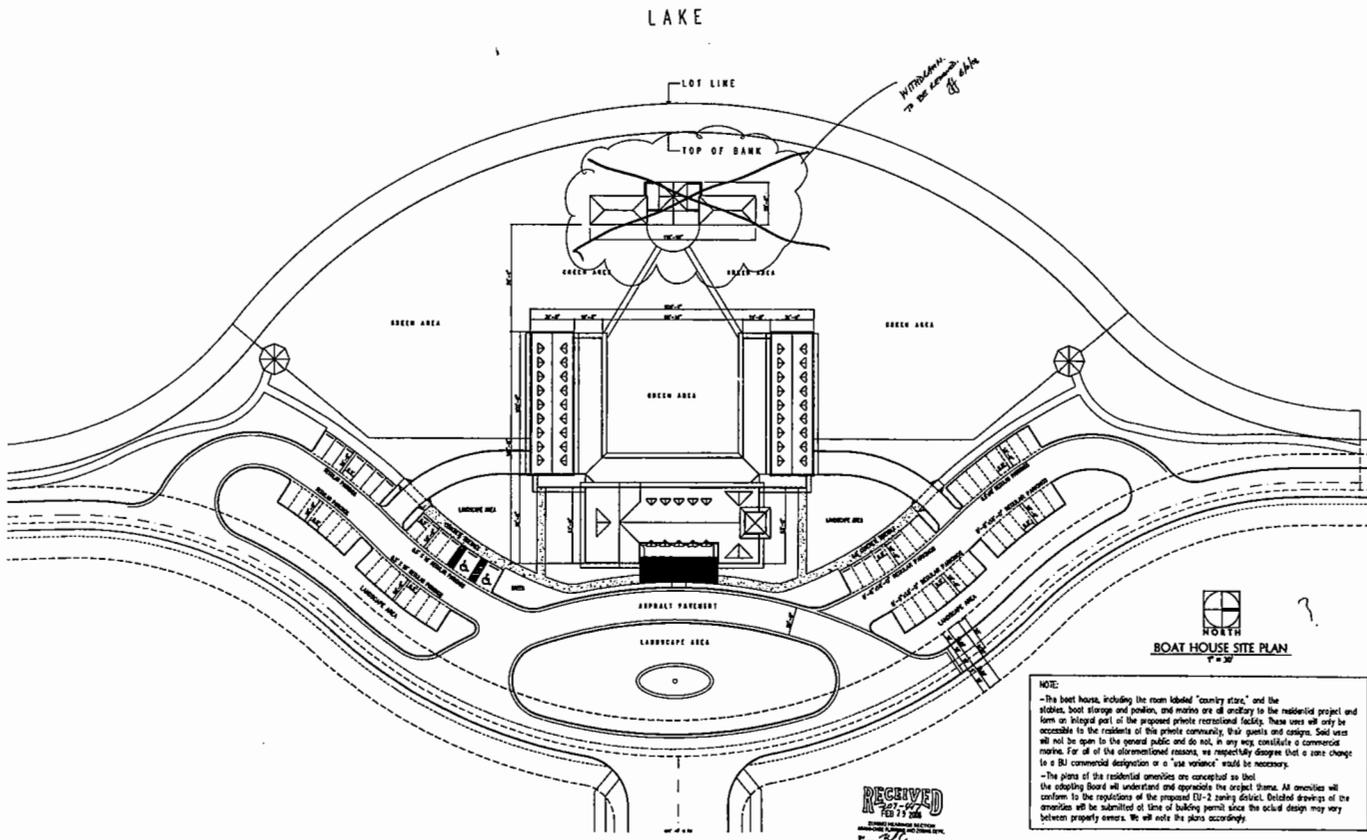
PASCUAL
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 & ASSOCIATES, L.P.
 ARCHITECTS - PLANNERS

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1 - 02.29.2008

39

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NOTE:

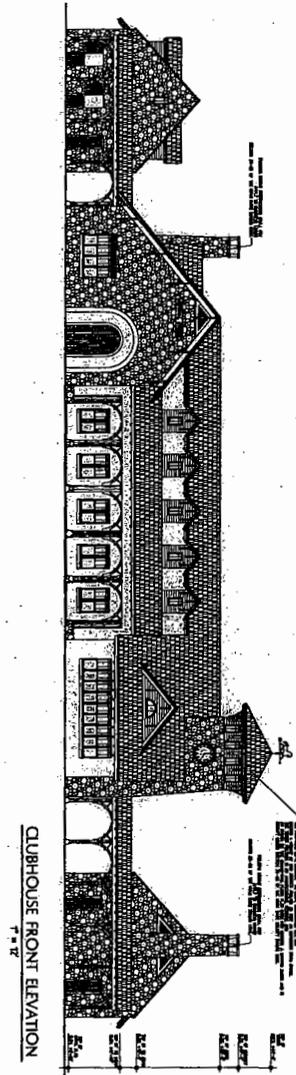
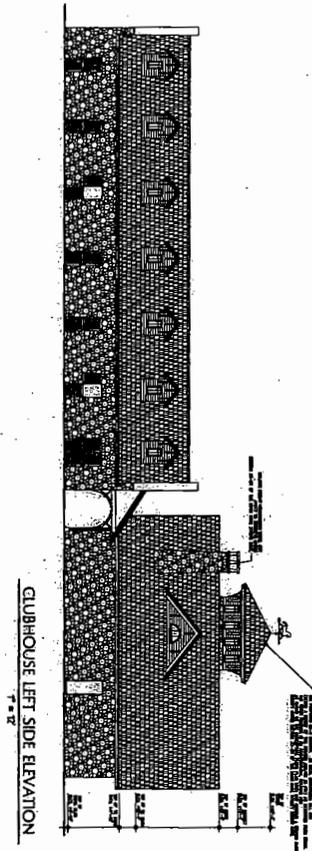
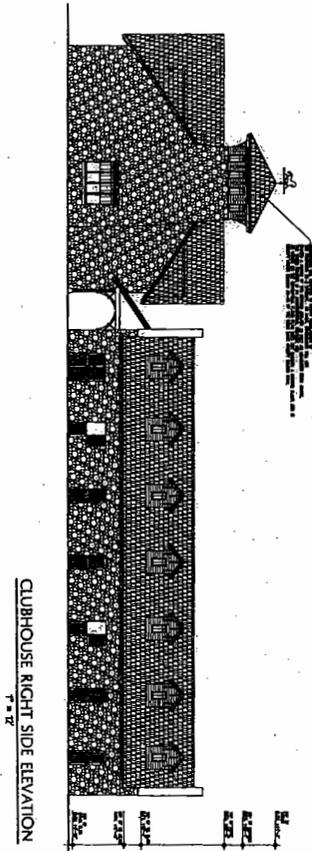
- The boat house, including the room labeled "country store," and the stairs, boat storage and podium, and moorings are all ancillary to the residential project and form an integral part of the proposed private recreational facility. These uses will only be accessible to the residents of the private community, their guests and company. Said uses will not be open to the general public and do not, in any way, constitute a commercial moorage. For all of the aforementioned reasons, we respectfully disagree that a zone change to a B1 commercial designation or a "use variance" would be necessary.
- The plans of the residential amenities are conceptual in kind. All amenities will conform to the regulations of the proposed EU-2 zoning district. Detailed drawings of the amenities will be submitted at time of building permit since the actual design may vary between property owners. We will note the plans accordingly.

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Paradise Lake Ranches
 Krome Gold Ranches II LLLP
 MIAMI DADE COUNTY, FLORIDA

BOAT HOUSE SITE PLAN
 SHEET: 1000000
 SCALE: 1/8" = 1'-0"
 DRAWN: [Signature]
 DATE: 10/10/08

SA-1



SA-3

DATE: 2/28/06
 SCALE: 1/8" = 1'-0"
 DRAWN: [Signature]
 BY: [Signature]

2006

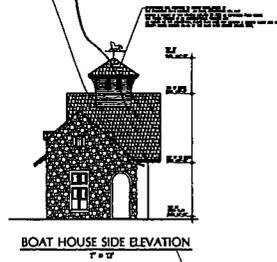
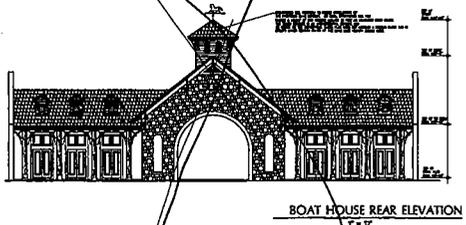
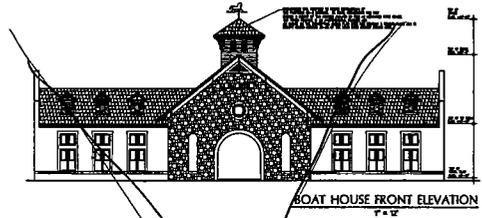
Paradise Lake Ranches
 Krome Gold Ranches II LLLP
 MIAMI DADE COUNTY, FLORIDA

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 PEREZ
 KLIDDJIAN
 & ASSOCIATES
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RECEIVED
 FEB 25 2006
 4/6

SHEET SA-4
 WITHDRAWN
 6/6/10



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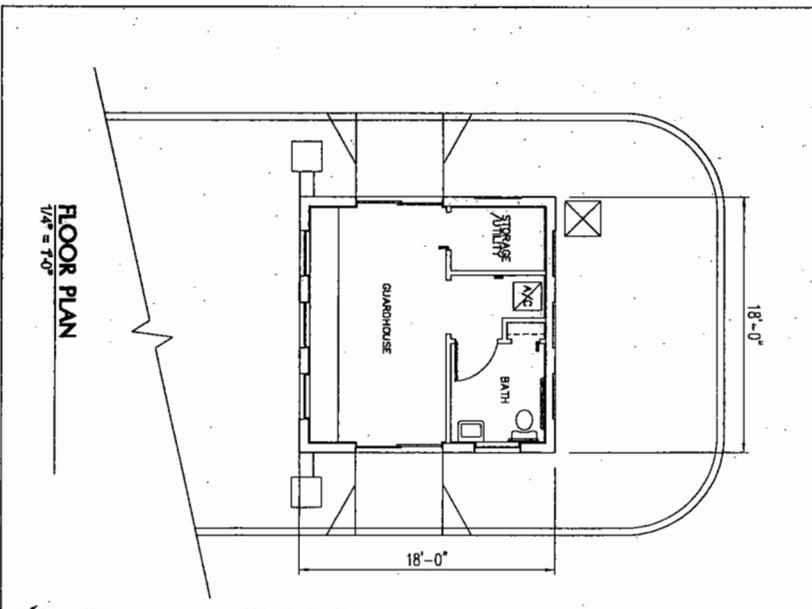
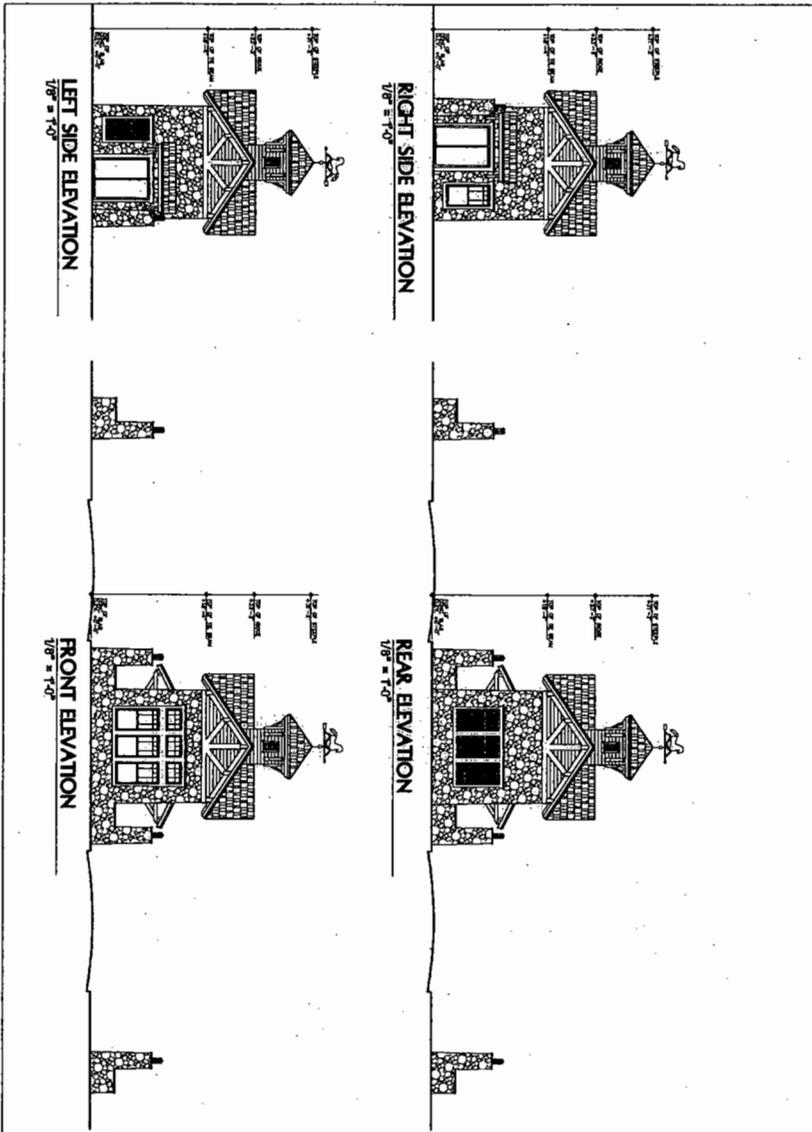
REVISIONS:
 1 - 02.28.2006

Paradise Lake Ranches
 Krome Gold Ranches II LLLP
 MIAMI DADE COUNTY, FLORIDA

BOAT HOUSE ELEVATIONS
 DATE: 12/15/05
 SCALE: 1/8\"/>

SA-4

SHEET NO. 1



FEB 2

SHEET NO. 1
 SA-5

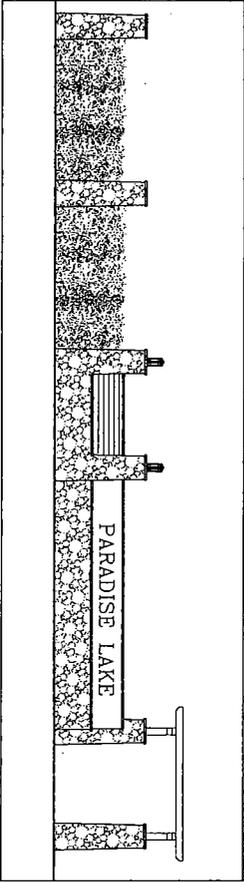
DATE: FEB 2005
 SCALE: AS SHOWN
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]

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 PEREZ
 KLIDDJIAN
 & ASSOCIATES, INC.**
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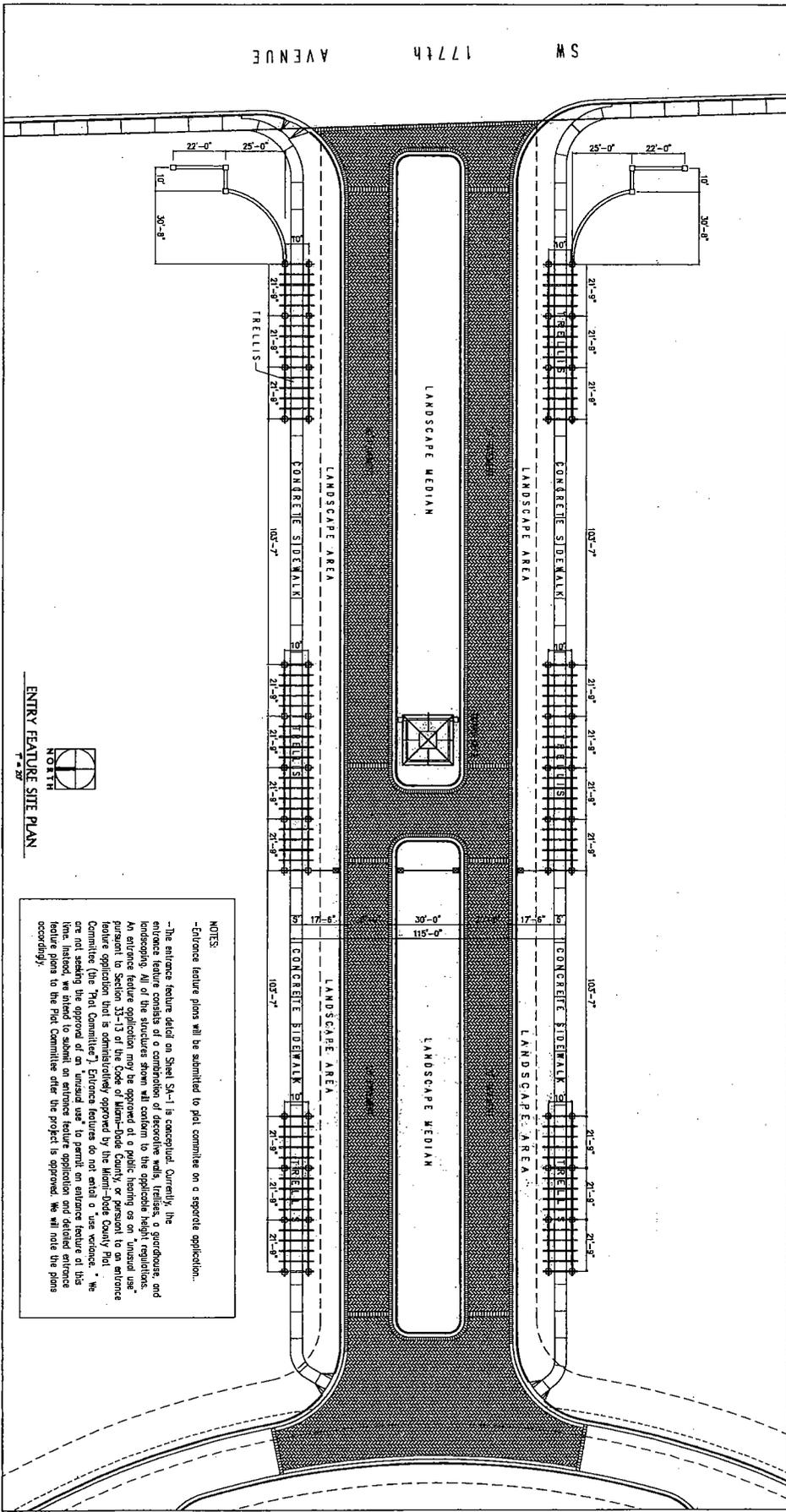
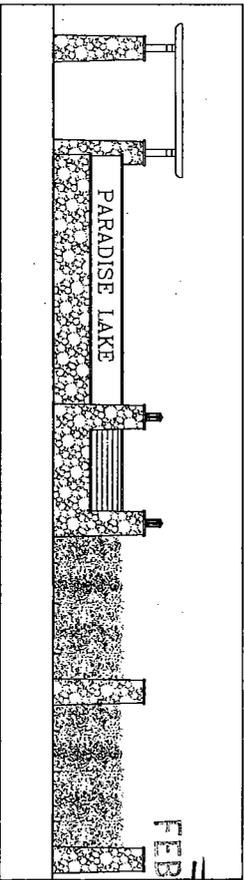
Paradise Lake Ranches
 &
 Krome Gold Ranches II LLLP
 MIAMI DADE COUNTY, FLORIDA

REVISIONS:
 1 - 02.26.2005

45



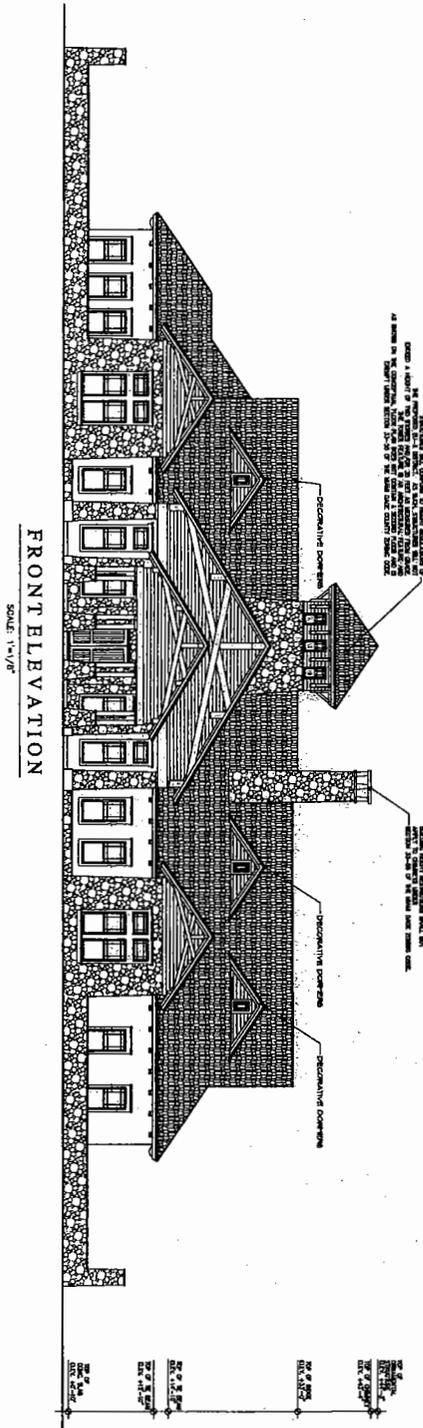
ENTRY FEATURE FRONT ELEVATION
 1" = 3/8"



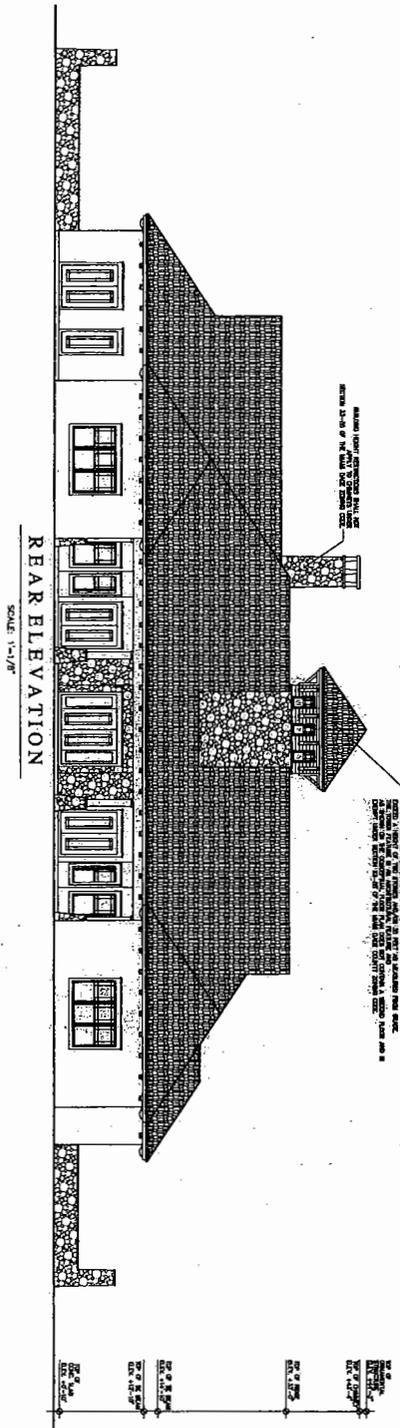
ENTRY FEATURE SITE PLAN
 1" = 3/8"

NOTES:
 -Entrance feature plans will be submitted to plat committee on a separate application.
 -The entrance feature detail on Sheet SA-1 is conceptual. Currently, the entrance feature consists of a combination of decorative walls, trellises, a guardhouse, and landscaping. All of the structures shown will conform to the applicable height regulations. An entrance feature application may be approved at a public hearing on an unusual use pursuant to Section 33-13 of the Code of Miami-Dade County, or pursuant to an entrance feature application (and is automatically approved by the Miami-Dade County Plat Committee (the Plat Committee). Entrance features do not relate to use variance. We are not seeking the approval of an unusual use to permit an entrance feature of this type. However, we are seeking approval of this entrance feature pursuant to the Plat Committee after the project is approved. We will note the plans accordingly).

46



FRONT ELEVATION
 SCALE: 1/4\"/>



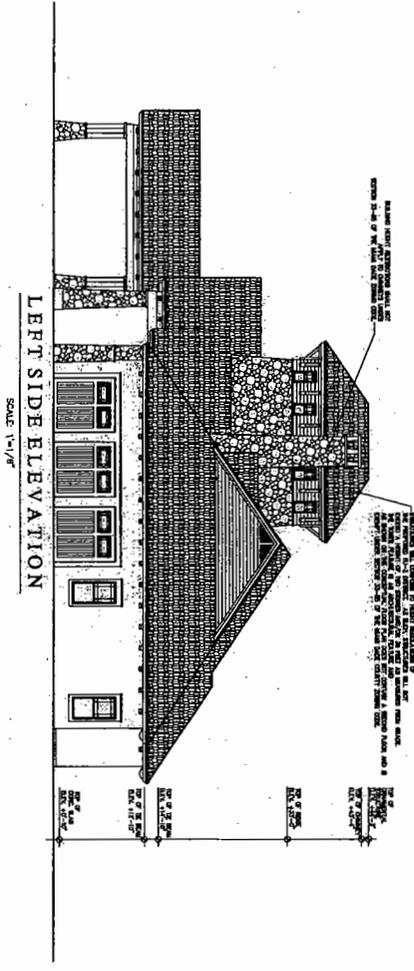
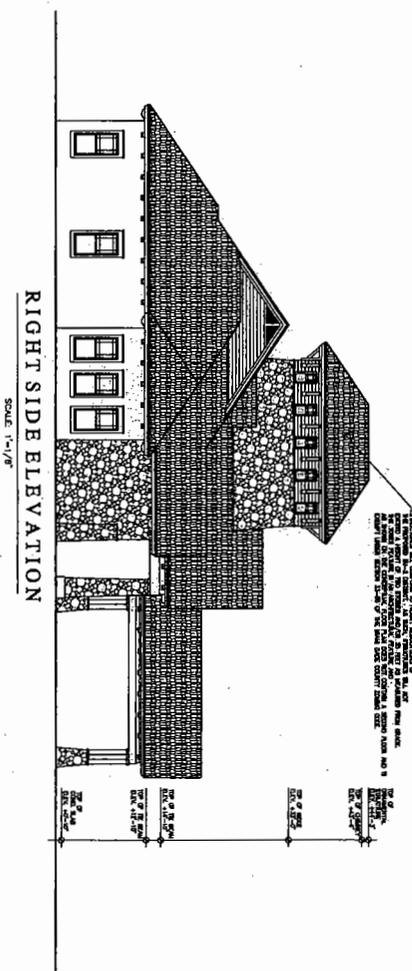
REAR ELEVATION
 SCALE: 1/4\"/>

FEB 28 2008

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"Paradise Lake Ranches"
 Krome Gold Ranches II LLLP
 MIAMI DADE COUNTY, FLORIDA

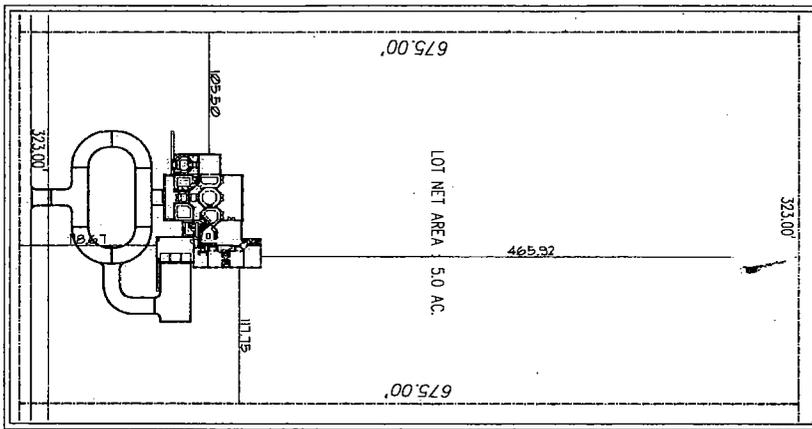
PASCUAL
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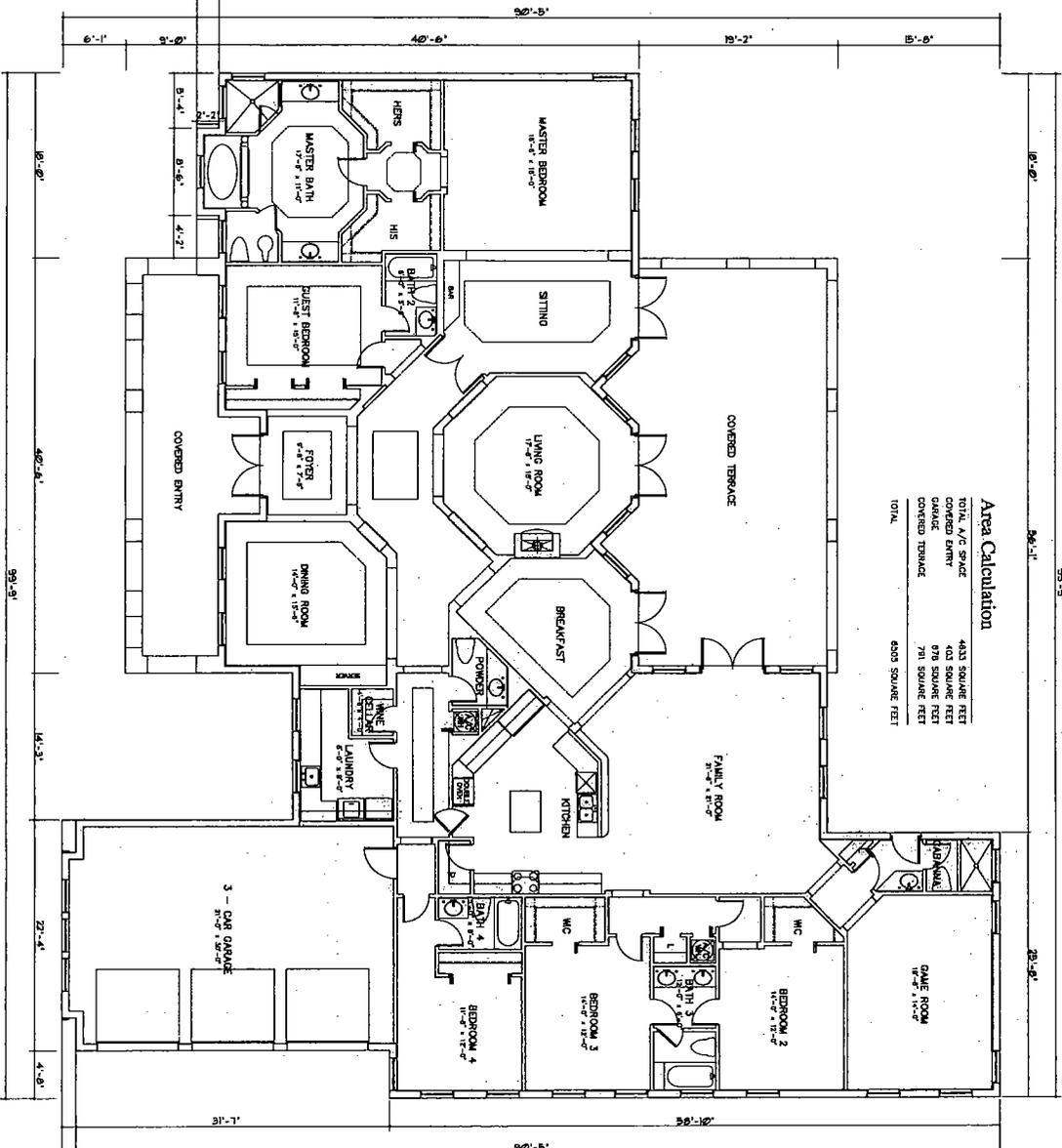
DATE: FEB 28 2008
 SHEET NO.: A-3

"Paradise Lake Ranches"
 Krome Gold Ranches II LLLP
 MIAMI DADE COUNTY, FLORIDA

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 FAX: 305-552-4444
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FLOOR PLAN



Area Calculation

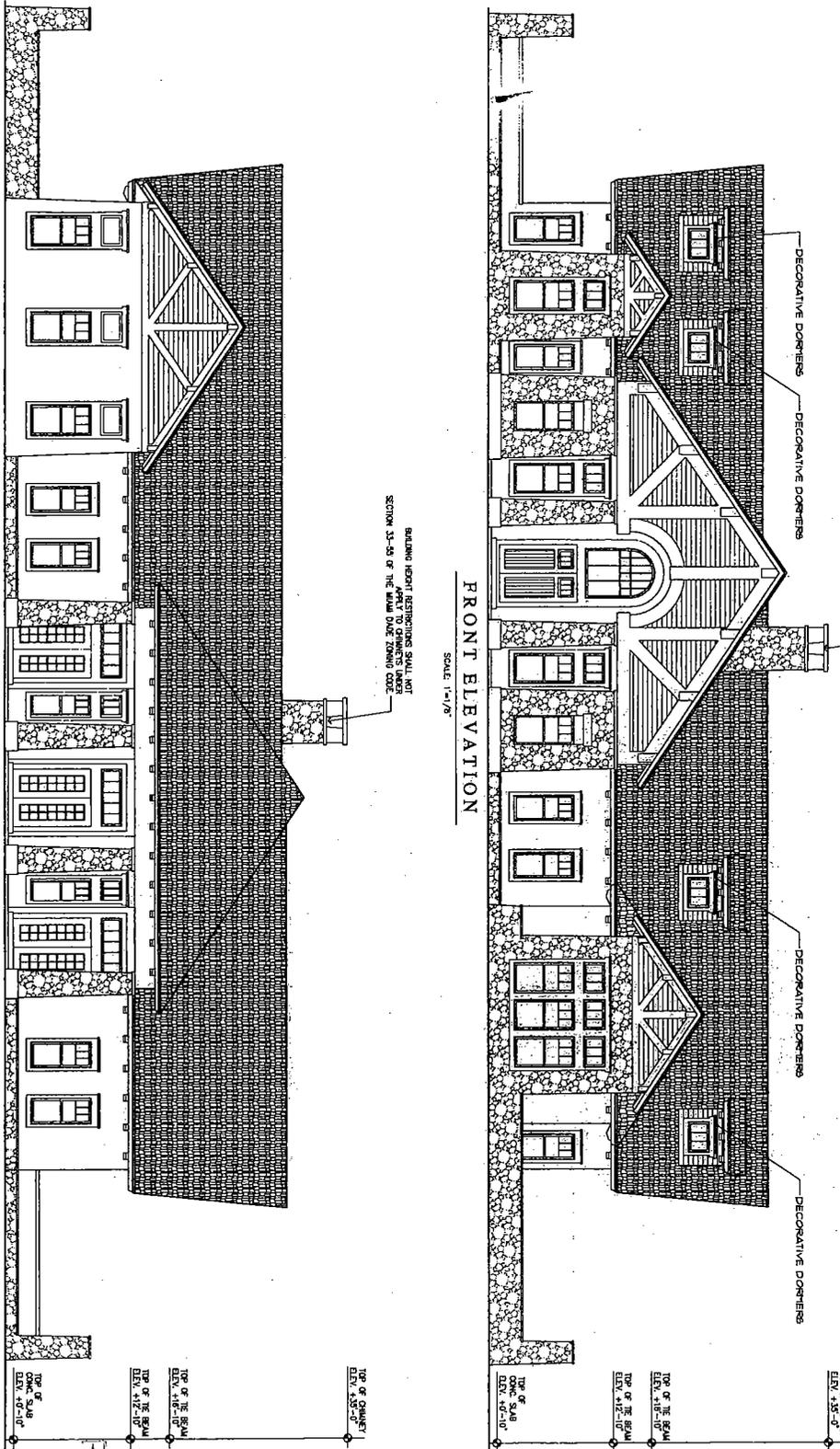
TOTAL A/C SPACE	4433 SQUARE FEET
COVERED ENTRY	423 SQUARE FEET
GARAGE	878 SQUARE FEET
COVERED TERRACE	741 SQUARE FEET
TOTAL	6935 SQUARE FEET

FLOOR PLAN

SCALE: 1/8" = 1'-0"

NOTES
 -The structures will conform to the height regulations of the proposed CU-2 district. As such, structures will not exceed a height of two stories and/or 35 feet as measured

50

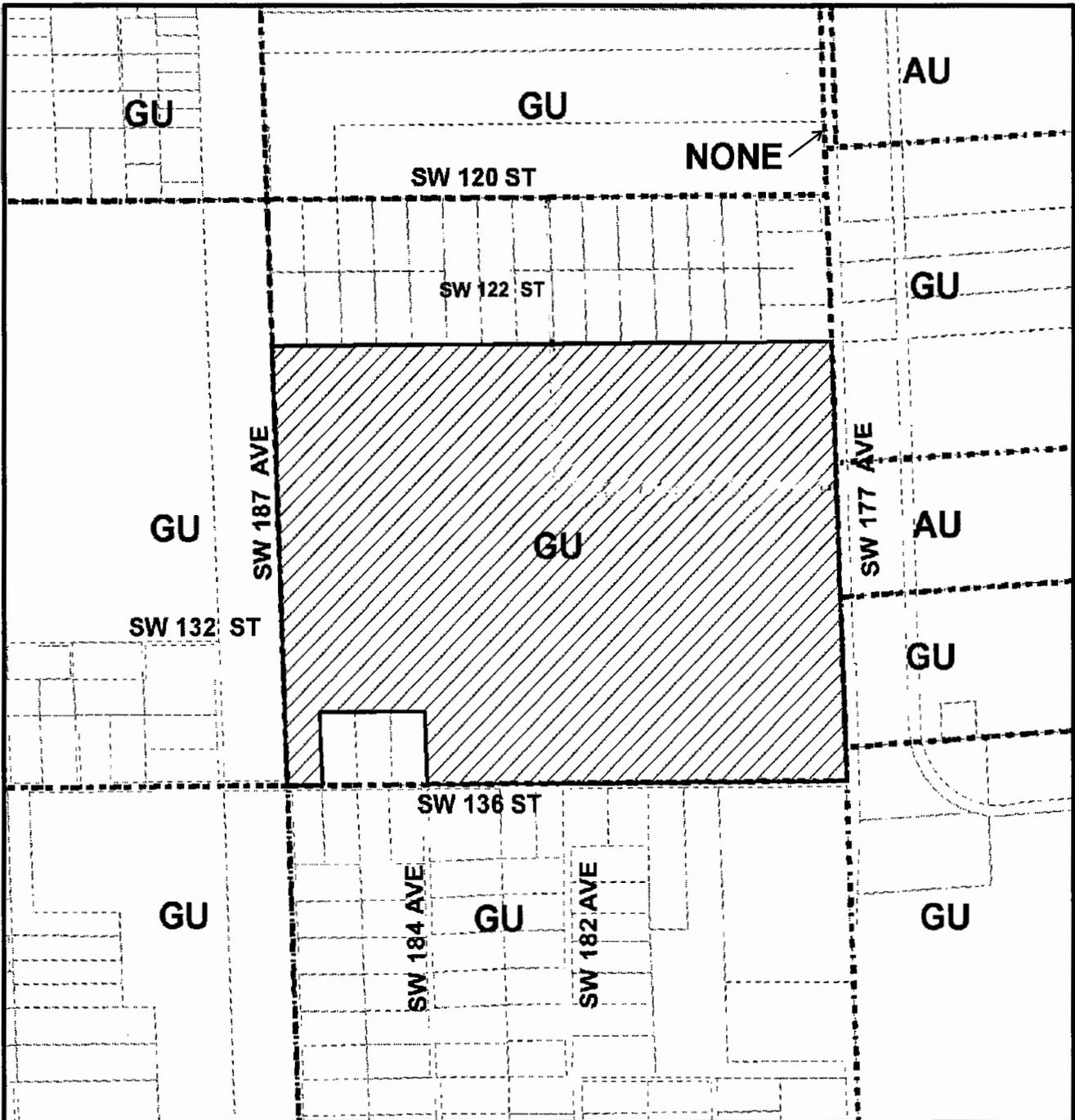


51

PASCUAL PEREZ KLIDDJIAN & ASSOCIATES, INC.
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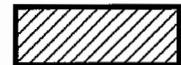
"Paradise Lake Ranches"
 Krome Gold Ranches II LLLP
 MIAMI DADE COUNTY, FLORIDA

FEB 28 2006
 FRONT & REAR ELEVATION
 SHEET NO. A-5



**MIAMI-DADE COUNTY
HEARING MAP**

Process Number
07-417



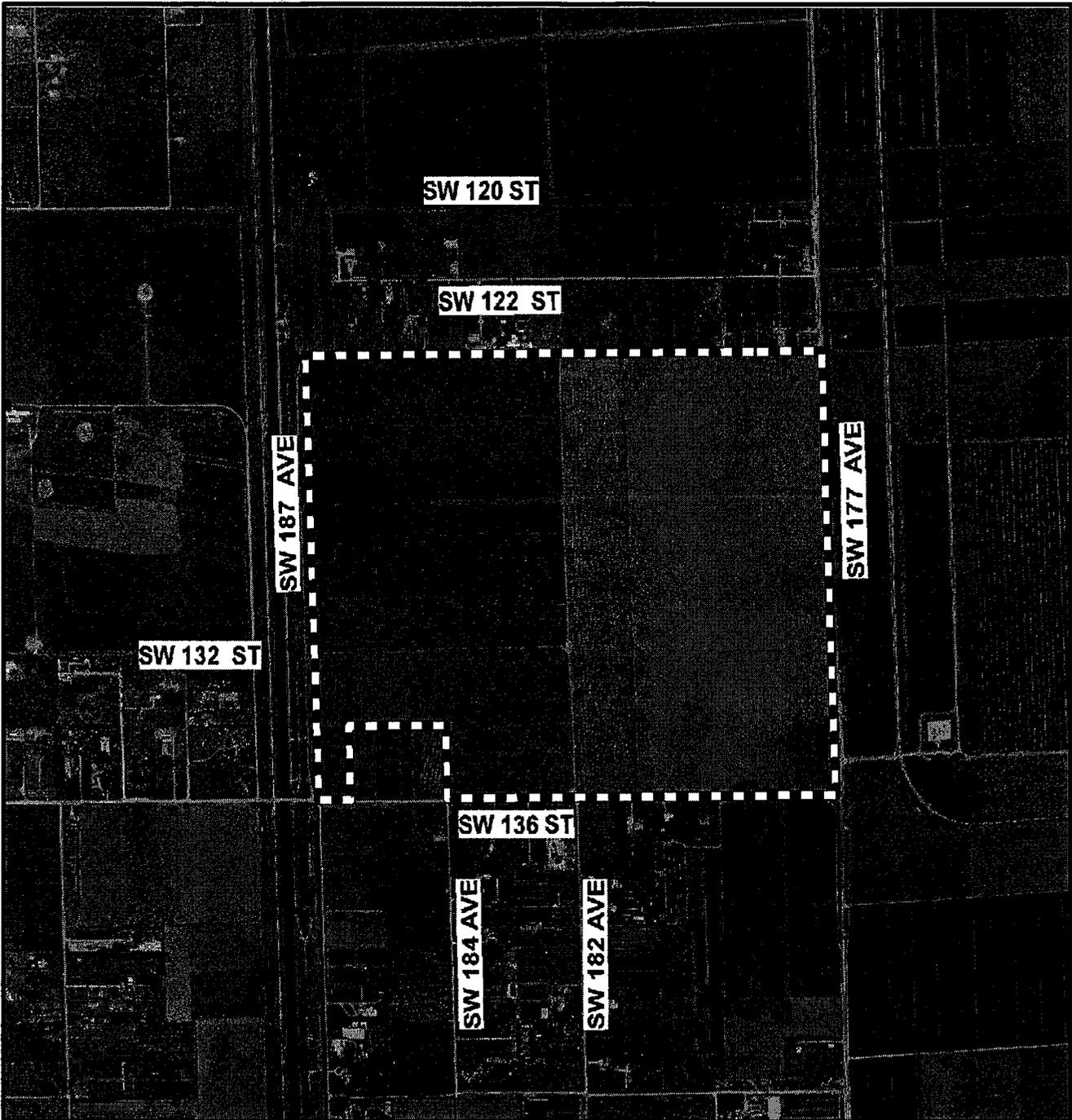
SUBJECT PROPERTY

Section: 13 Township: 55 Range: 38
 Applicant: KROME GOLD RANCHES II, LLP.
 Zoning Board: C11
 District Number: 09
 Drafter ID: KEELING
 Scale: NTS



REVISION	DATE	BY
Remove Zone & Zone Line	01/28/08	KJ

53



MIAMI-DADE COUNTY
AERIAL

Process Number
07-417



SUBJECT PROPERTY

Section: 13 Township: 55 Range: 38
 Applicant: KROME GOLD RANCHES II, LLP.
 Zoning Board: C11
 District Number: 09
 Drafter ID: KEELING
 Scale: NTS



CREATED ON: 01/14/08

REVISION	DATE	BY
Remove Zone & Zone Line	01/14/08	KJ