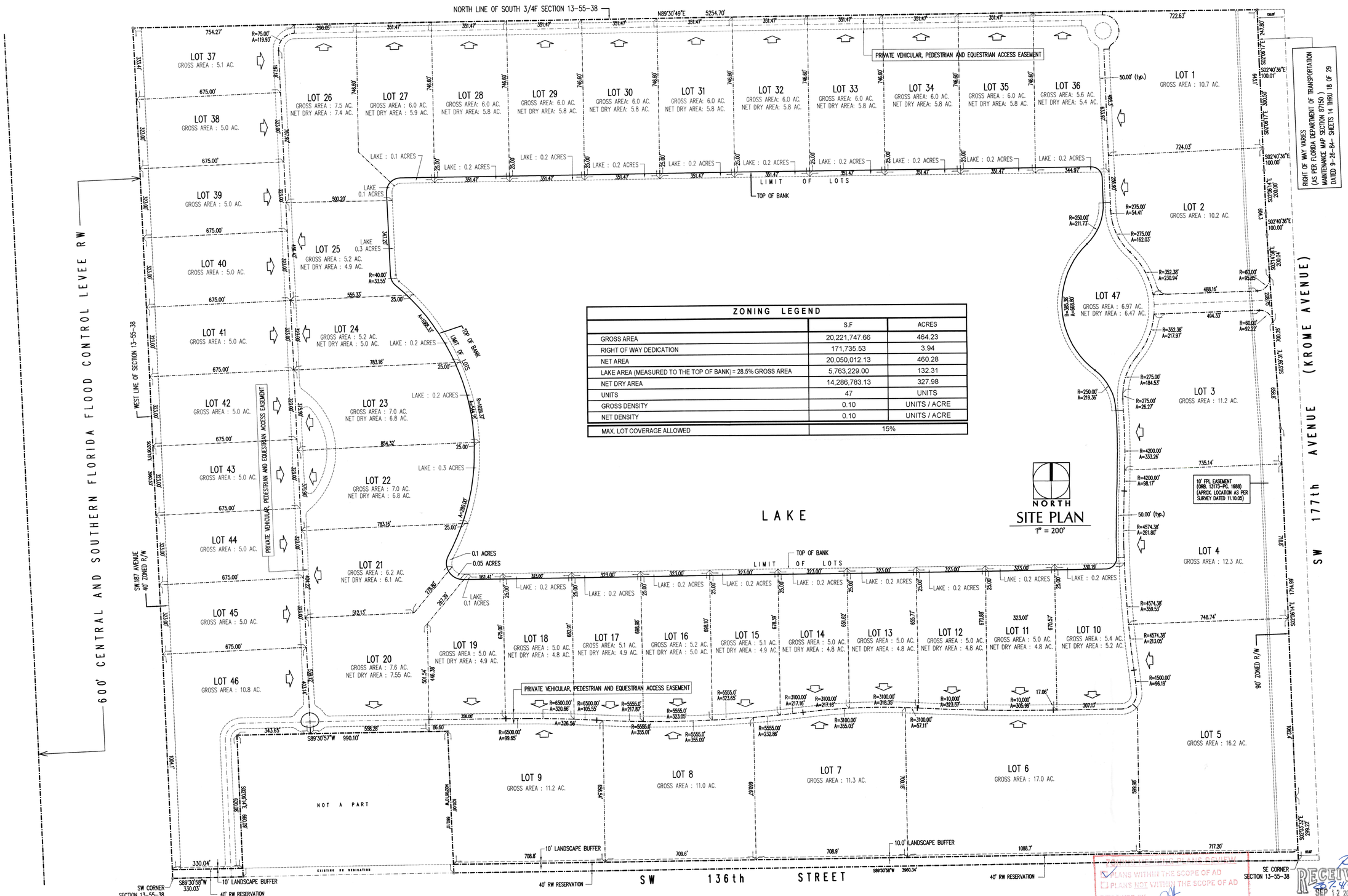

ZONING LEGEND		
	S.F	ACRES
GROSS AREA	20,221,747.66	464.23
RIGHT OF WAY DEDICATION	171,735.53	3.94
NET AREA	20,050,012.13	460.28
LAKE AREA (MEASURED TO THE TOP OF BANK) = 28.5% GROSS AREA	5,763,229.00	132.31
NET DRY AREA	14,286,783.13	327.98
UNITS	47	UNITS
GROSS DENSITY	0.10	UNITS / ACRE
NET DENSITY	0.10	UNITS / ACRE
MAX. LOT COVERAGE ALLOWED	15%	

PLANS WITHIN THE SCOPE OF AD
☐ PLANS NOT WITHIN THE SCOPE OF AD
REVIEWED BY:
DATE: 10.03.08
ZONING EVALUATOR
☑ PLANS ACCEPTABLE
☐ NOT ACCEPTABLE
By: 10.3.08

RECEIVED
SEP 12 2008
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

PASCUAL PEREZ KILIDDJIAN & ASSOCIATES, INC.
ARCHITECTS · PLANNERS

EDGARDO PEREZ , AIA
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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

SEP 09 2008

SITE PLAN

DATE : 08.11.2008

SCALE : IND.

DRAWN : ID

JOB NO. :

SHEET NO. : C-1

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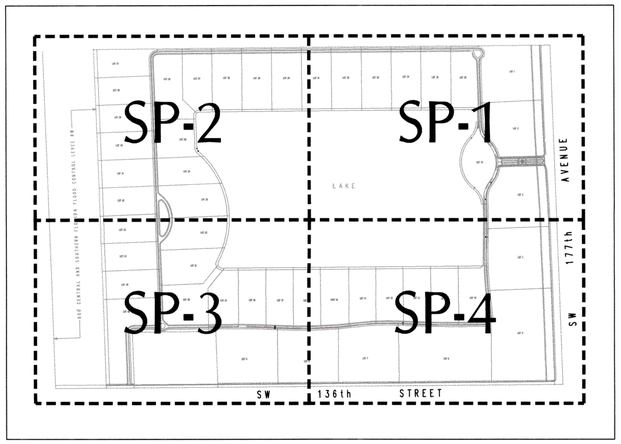
The architectural design and detail drawings for this building and / or overall project are the legal property of and all rights are reserved by the Architect. Their use for reproduction, construction or distribution is prohibited unless authorized in writing by Architect.
TO THE BEST OF THE ARCHITECT'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITIES IN ACCORDANCE WITH THIS SECTION (105.13.4) AND 633 FLORIDA STATUTES.



NOTES:

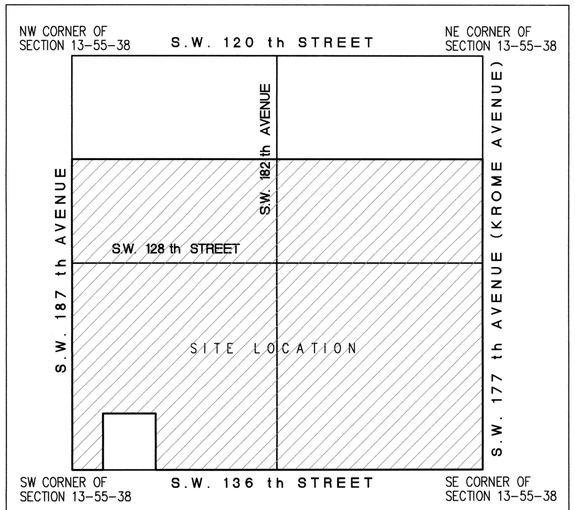
-The boat house, including the room labeled "country store," and the stables, boat storage and pavilion, and marina are all ancillary to the residential project and form an integral part of the proposed private recreational facility. These uses will only be accessible to the residents of this private 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

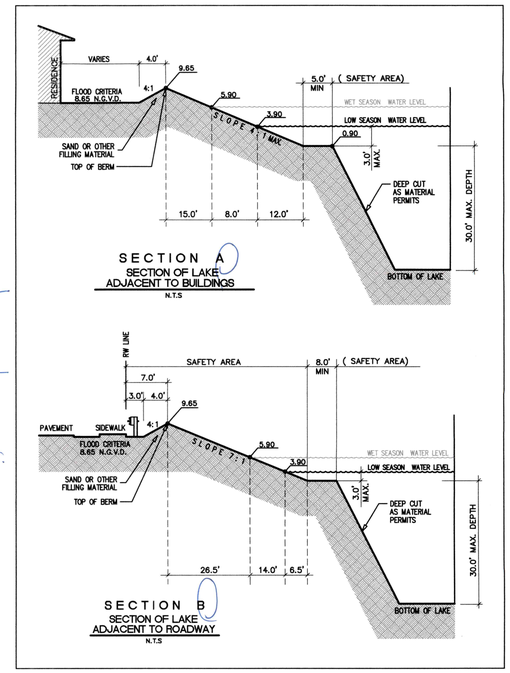
-The plans of the residential amenities are conceptual so that the adopting Board will understand and appreciate the project theme. All amenities will conform to the regulations of the proposed EU-2 zoning district. Detailed drawings of the amenities will be submitted at time of building permit since 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.



SECTION 13-55-38
MIAMI-DADE COUNTY, FLORIDA

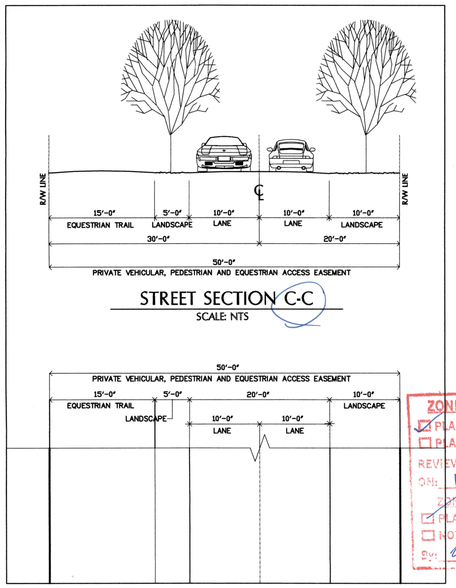
NORTH
LOCATION MAP
NTS



SECTION A
SECTION OF LAKE ADJACENT TO BUILDINGS
N.T.S

SECTION B
SECTION OF LAKE ADJACENT TO ROADWAY
N.T.S

SEE SHEETS SP-1 THROUGH SP-5 FOR LAKE & STREET SECTIONS.



STREET SECTION C-C
SCALE: NTS

ZONING HEARING PLANS REVIEW
☑ PLANS WITHIN THE SCOPE OF AD
☐ PLANS NOT WITHIN THE SCOPE OF AD
REVIEWED BY:
ON: 10/03/08
ZONING EVALUATOR
☑ PLANS ACCEPTABLE
☐ NOT ACCEPTABLE
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Paradise Lakes
Krome Gold Ranches II LLLP
MIAMI DADE COUNTY, FLORIDA

SEP 0 2 2008

DETAILS

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

C-2

SHEET NO. :