

**Note: The following case(s) is/are included in this ad.
Click on the process number or applicant's name to go directly to the ad.**

Process No.	Applicant Name
<u>04-384</u>	<u>SHOMA DEV. CORP.</u>
<u>04-456</u>	<u>VILLA CAPRI ASSOCIATES LTD.</u>

THE FOLLOWING HEARING WAS DEFERRED & REVISED FROM 5/12/05

HEARING NO. 05-4-CZ15-2 (04-384)

3-56-40
Council Area 15
Comm. Dist. 8

APPLICANT: SHOMA DEV. CORP.

- (1) Applicant is requesting to permit single-family residences in the EU-M zone with lot coverages of 35% (30% permitted).

REQUEST #1 ON EXHIBIT "B"

- (2) Applicant is requesting to permit single-family residences in the RU-1 zone with lot coverages of 49.8% (40% permitted/48% previously approved).

REQUEST #2 ON EXHIBIT "A"

- (3) Applicant is requesting to permit single-family residences in the EU-M and RU-1 zones setback 20' (25' required) from the rear property lines.

REQUEST #3 ON EXHIBITS "A" & "B"

Upon a demonstration that the applicable standards have been satisfied, approval of these requests may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Cutler Cay by Shoma Homes," as prepared by Pascual, Perez, Kiliddjian & Associates, Architects-Planners, dated received 2/23/05 and an untitled site plan, preparer unknown, dated received 2/23/05 and consisting of a total of 4 pages. Plans may be modified at public hearing.

SUBJECT PROPERTY: EXHIBIT "A": Lot 6, Block 12, Lots 11 and 34 through 36, Block 13; Lots 4, 8, 12, 14, 31 through 33, 35-40, Block 14; Lots 2, 5, 7 through 9, 12 & 13, 26, 28 through 30 & 32, Block 15; Lot 4, Block 16; Lot 25, Block 17 and Lots 16, 35, 38, 42 & 45, Block 18, PLAT OF CUTLER CAY, Plat book 162, Page 23 AND: EXHIBIT "B": Lots 1-6 of Block 1; Lots 2-5 & 7-12 of Block 2 and Lots 28-31 of Block 4, PLAT OF CUTLER CAY, Plat book 162, Page 23. OVERALL PROPERTY: CUTLER CAY, Plat book 162, Page 23.

LOCATION: The Northeast corner of S.W. 196 Street & Old Cutler Road, Miami-Dade County, Florida.

SIZE OF PROPERTY: 275 Acres

PRESENT ZONING: EU-M (Estates Modified 1 Family 15,000 sq. ft. net)
RU-1 (Single Family Residential)
GU (Interim)

APPLICANT: VILLA CAPRI ASSOCIATES LTD.

MODIFICATION of Conditions #1 & #2 of a Declaration of Restrictions in Official Records Book 23207, Pages 1385 through 1390, reading as follows:

FROM: "1. That said property shall be developed substantially in accordance with the plan previously submitted, prepared by Mouriz, Salazar & Associates entitled 'Villa Capri,' dated the 14th day of May, 2003; said plans being on file with the Miami-Dade County Department of Planning and Zoning, and by reference made a part of this agreement."

TO: "1. That said property shall be developed substantially in accordance with the plan previously submitted, prepared by Mouriz, Salazar & Associates entitled 'Villa Capri,' dated received 2/10/05 and consisting of 23 sheets."

FROM: "2. That said property shall be restricted to 476 residential units at a density of 12.4 units per acre."

TO: "2. That said property shall be restricted to 479 residential units at a density of 12.49 units per gross acre."

The purpose of this request is to allow the applicant to revise the site plan and increase the number of units for a previously approved multi-family apartment development.

Upon a demonstration that the applicable standards have been satisfied, approval of the request may be considered under §33-311(A)(7) (Generalized Modification Standards) or §33-311(A)(17) (Modification or Elimination of Conditions or Covenants After Public Hearing).

The aforementioned plans are on file and may be examined in the Zoning Department. Plans may be modified at public hearing.

SUBJECT PROPERTY: The NW ¼ of the NW ¼, less the west 40' and less the north 40' and less the east 25', all in Section 3, Township 57 South, Range 39 East.

LOCATION: 14500 S.W. 280 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 36.88 Acres

PRESENT ZONING: RU-4L (Limited Apartment House 23 units/net acre)