

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>02-248</u>	<u>GREEN DADELAND HOTEL LTD.</u>

APPLICANT: GREEN DADELAND HOTEL LTD.

- (1) TO MAKE A SUBSTANTIAL DEVIATION DETERMINATION pursuant to §380.06(19) of the Florida Statutes with respect to the following amendments and requests.
- (2) MODIFICATION of Condition #2 of Resolution Z-13-86, passed and adopted by the Board of County Commissioners and last modified by Z-26-98 and Z-27-98, passed and adopted by the Board of County Commissioners, only as it applies to the subject property, and reading as follows:

FROM: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Site Plan for Wyndham Garden Hotel and Dadeland Centre Office Building,' as prepared by James Deen, AIA, Architect Planner and Associates, dated 9-4-98, consisting of 14 sheets, along with plans entitled 'Datran Center,' as prepared by Witkin Design Group, dated last revised 9-8-98, consisting of 3 sheets, for a total of 17 sheets."

TO: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Dadeland Centre II,' as prepared by J. Scott Architecture, P. A., dated August 9, 2004, consisting of 11 pages, along with plans entitled 'Dadeland Centre II,' as prepared by Witkin Design Group, dated March 16, 2004, consisting of 3 sheets and a site plan as prepared by J. Scott Architecture, P. A., and dated July 9, 2004."

- (3) MODIFICATION of Condition #23 of Resolution Z-14-86, last modified by Z-27-98, passed and adopted by the Board of County Commissioners only as it applies to the subject property and reading as follows:

FROM: "23. The effectiveness of the Development Order shall be stayed and no development permits thereunder shall be granted, until such time as an Amended ADA, providing updated information, is submitted to the Council, County, and State and an Amended Development Order is issued, if 757,000 gross square feet of floor area (Phases I, II, and III as shown in Exhibit 4A) on-site, including the existing office building, are not under construction within three (3) years from the effective date of the Development Order. Should the Development Order be stayed pursuant to this condition, nothing herein shall be constructed (sic) to limit Condition 26 below that this Development Order runs with the land, and its terms and conditions are binding on the Applicant, its successors, and/or assigns."

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PAGE TWO

EXHIBIT 4A

PROPOSED DEVELOPMENT AND PHASING

Phase	Office GFA	Hotel GFA	Retail GFA	Walkways GFA	Total GFA	Parking Spaces
I (Existing)	199,000		58,000	40,000	297,000	650
II (1985-86)		200,000			200,000	200
III (1986-87)	250,000		10,000		260,000	620
IV (1988-99)	<u>152,000</u>	<u>130,660</u>	<u> </u>	<u> </u>	<u>282,660</u>	<u>505</u>
Total	601,000	330,660	68,000	40,000	1,039,660	1,975

TO: "23. The effectiveness of the Development Order shall be stayed and no development permits thereunder shall be granted, until such time as an Amended ADA, providing updated information, is submitted to the Council, County, and State and an Amended Development Order is issued, if 757,000 gross square feet of floor area (Phases I, II, and III as shown in Exhibit 4A) on-site, including the existing office building, are not under construction within three (3) years from the effective date of the Development Order. Should the Development Order be stayed pursuant to this condition, nothing herein shall be construed to limit Condition 26 below that this Development Order runs with the land, and its terms and conditions are binding on the Applicant, its successors, and/or assigns."

EXHIBIT 4A

PROPOSED DEVELOPMENT AND PHASING

Phase	Office GFA	Hotel GFA	Retail GFA	Walkways GFA	Total GFA	Parking Spaces
I (Existing)	199,000		58,000	40,000	297,000	650
II (1985-86)		200,000			200,000	200
III (1986-87)	250,000		10,000		260,000	620
IV (1988-09)	<u>277,031</u>	<u> </u>	<u> </u>	<u> </u>	<u>277,031</u>	<u>686</u>
Total	726,031	200,000	68,000	40,000	1,034,031	2,156

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PAGE THREE

- (4) MODIFICATION of Condition #23 of Resolution Z-14-86, passed and adopted by the Board of County Commissioners and last modified by Resolution Z-12-00 passed and adopted by the Board of County Commissioners only as it applies to the subject property and reading as follows:

FROM: "23. The effectiveness of the Development Order shall be stayed and no development permits thereunder shall be granted, until such time as an Amended ADA, providing updated information, is submitted to the Council, County, and State and an Amended Development Order is issued, if 757,000 gross square feet of floor area (Phases I, II, and III as shown in Exhibit 4A) on-site, including the existing office building, are not under construction within three (3) years from the effective date of the Development Order. Should the Development Order be stayed pursuant to this condition, nothing herein shall be constructed (sic) to limit Condition 26 below that this Development Order runs with the land, and its terms and conditions are binding on the Applicant, its successors, and/or assigns."

EXHIBIT 4A

PROPOSED DEVELOPMENT AND PHASING

Phase	Office GFA	Hotel GFA	Retail GFA	Walkways GFA	Total GFA	Parking Spaces
I (Existing)	199,000		58,000	40,000	297,000	650
II (1985-86)		200,000			200,000	200
III (1986-87)	250,000		10,000		260,000	620
IV (1988-01)	<u>152,000</u>	<u>130,660</u>	<u> </u>	<u> </u>	<u>282,660</u>	<u>505</u>
Total	601,000	330,660	68,000	40,000	1,039,660	1,975

TO: "23. The effectiveness of the Development Order shall be stayed and no development permits thereunder shall be granted, until such time as an Amended ADA, providing updated information, is submitted to the Council, County, and State and an Amended Development Order is issued, if 757,000 gross square feet of floor area (Phases I, II, and III as shown in Exhibit 4A) on-site, including the existing office building, are not under construction within three (3) years from the effective date of the Development Order. Should the Development Order be stayed pursuant to this condition, nothing herein shall be construed to limit Condition 26 below that this Development Order runs with the land, and its terms and conditions are binding on the Applicant, its successors, and/or assigns."

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EXHIBIT 4A**PROPOSED DEVELOPMENT AND PHASING**

Phase	Office GFA	Hotel GFA	Retail GFA	Walkways GFA	Total GFA	Parking Spaces
I (Existing)	199,000		58,000	40,000	297,000	650
II (1985-86)		200,000			200,000	200
III (1986-87)	250,000		10,000		260,000	620
IV (1988-09)	<u>277,031</u>	<u> </u>	<u> </u>	<u> </u>	<u>277,031</u>	<u>686</u>
Total	<u>726,031</u>	<u>200,000</u>	<u>68,000</u>	<u>40,000</u>	<u>1,034,031</u>	<u>2,156</u>

- (5) MODIFICATION of Condition #2 of Resolution Z-12-00, passed and adopted by the Board of County Commissioners and reading as follows:

FROM: "2. That December 31, 2001 is hereby established as the build-out date for the project."

TO: "2. That December 31, 2009 is hereby established as the build-out date for the project."

The purposes of the requests are to provide a revised plan of the development, extend the build-out date for the Development of Regional Impact governing the development of the property and to amend the allowed type and level of the development.

Upon a demonstration that the applicable standards have been satisfied, approval of requests #2 through #5 may be considered under §33-311(A)(7) 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: PARCEL "A": A portion of Tract "C" of PALMETTO-KENDAL HEIGHTS, Plat book 70, Page 47, being more particularly described as follows:

Commence at the SW/ly corner of said Tract "C"; thence run N87°41'31"E along the S/ly line of said Tract "C" for a distance of 78.41' to the Point of beginning of the herein described parcel; thence continue N87°41'31"E along said S/ly line of Tract "C" for a distance of 75.19' to a point on the W/ly right-of-way line of South Dadeland Boulevard; thence run N2°15'22"W along said

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PAGE FIVE

W/ly right-of-way line of South Dadeland Boulevard and its N/ly extension for a distance of 62.88' to a point; thence run S47°48'20"W for a distance of 98.06' to the Point of beginning. TOGETHER WITH: PARCEL "B": A portion of DADELAND SOUTH STATION, Plat book 122, Page 28, and being more particularly described by metes and bounds as follows:

Begin at the most S/ly corner of DADELAND SOUTH STATION; thence N47°48'20"E along the boundary of said DADELAND SOUTH STATION and its NE/ly extension thereof for 212.86'; thence N42°11'40"W for 312.06' to a point on the boundary of said DADELAND SOUTH STATION; thence S87°41'31"W along the boundary of said DADELAND SOUTH STATION for 170.14'; thence S30°58'48"E along the boundary of said DADELAND SOUTH STATION for 423.24'; thence S42°11'40"E along the boundary of said DADELAND SOUTH STATION for 6' to the Point of beginning. LESS THEREFROM: PARCEL "C": A portion of Tract "C" of DADELAND SOUTH STATION, Plat book 122, Page 28, being more particularly described as follows:

Begin at the most W/ly corner of said Tract "C" of DADELAND SOUTH STATION, Plat book 122, Page 28; thence run N87°41'31"E along the N/ly line of said Tract "C" of DADELAND SOUTH STATION for a distance of 78.41' to a point; thence run S47°48'20"W for a distance of 70.13' to a point on the SW/ly boundary of said Tract "C"; thence run N30°58'48"W along the SW/ly boundary of said Tract "C" for a distance of 51.26' to the Point of beginning.

LOCATION: South of theoretical South Dadeland Boulevard and Northeasterly of the Northbound Limited Access Right-of-Way for the Palmetto Expressway, Miami-Dade County, Florida.

SIZE OF PROPERTY: 1.52 acres net

PRESENT ZONING: DKUC (Downtown Dadeland Urban Center)