

CODE TEXT AMENDMENT STRIKETHROUGH AND UNDERLINE

Sec. 115-40. - Schedule of permitted uses.

Restaurant, fast food [~~including outdoor seating subject to section 115-80~~]

Sec. 115-80. - Outdoor fast food restaurant seating.

Outdoor fast food restaurant seating is permitted as an accessory use to an indoor fast food restaurant containing at least five hundred (500) square feet of gross floor area. in accordance with the following requirements:

- (A) Outdoor seating as an accessory use to an indoor fast food restaurant shall require a special exception in the industrial zoning districts listed in section 100-60(d).
- (B) A minimum five hundred-foot separate between outdoor seating and residential use or zoned land is required.
- (C) Music shall not be permitted to be performed or amplified within outdoor seating areas.
- (D) Outdoor seating requires its own certificate of use.

July 24, 2015

RE: Wendy's #11614
2109 Griffin Road
Dania Beach, Florida

To Whom It May Concern:

This letter is to authorize and acknowledge that, with respect to the Wendy's site plan attached hereto,

Corporate Property Services, Inc.
1239 East Newport Center Drive, Suite 113
Deerfield, FL 33442

is to act as agent for Griffin Road Three LLC in all matters related to the Site Plan Approval and all government regulations, approvals and permitting activities with the State of Florida, the County of Broward, and the City of Dania Beach for the aforementioned location. This letter of authorization may be revoked at any time.

Sincerely,

GRIFFIN ROAD THREE, LLC

Nicholas Economos, Jr.

Nicholas Economos, Jr.
Authorized Agent

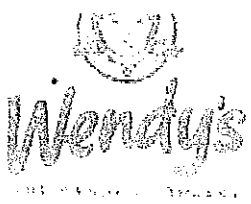
STATE OF FLORIDA
COUNTY OF

The foregoing instrument was acknowledged before me this 24 day of July, 2015 by Nicholas Economos, Jr., as Authorized Agent on behalf of the company. He is personally known and did not take an oath.

Debra A. Livingston
Signature of Notary Public



My Commis



July 24, 2015

RE: Wendy's #11614
2109 Griffin Road
Dania Beach, Florida

To Whom It May Concern:

This letter is to authorize and acknowledge that
Corporate Property Services, Inc.
1239 East Newport Center Drive, Suite 113
Deerfield, FL 33442

is to act as agent for The Wendy's Company in all matters related to the Site Plan Approval and all government regulations, approvals and permitting activities with the State of Florida, the County of Broward, and the City of Dania Beach for the aforementioned location.

Sincerely,

Victor Everingham
Construction Manager

STATE OF FLORIDA
COUNTY OF

The foregoing instrument was acknowledged before me this 24th day of July, 2015 by Victor Everingham as Construction Manager on behalf of the corporation. He is personally known and did not take an oath.

Signature of Notary Public

My Commission Expires



EXHIBIT "A"

LEGAL DESCRIPTION:

A PORTION OF PARCEL "A", "AIRPORT COMMERCE CENTER PLAT", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 175, PAGE 38, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE MOST SOUTHERLY SOUTHWEST CORNER OF SAID PARCEL "A"; THENCE NORTH 01°31'44" WEST ON A WEST LINE OF SAID PARCEL "A" AND ITS NORTHERLY EXTENSION 175.90 FEET; THENCE NORTH 88°29'24" EAST 147.26 FEET TO THE INTERSECTION WITH THE NORTHERLY EXTENSION OF THE WEST LINE OF THE 40.00 FOOT WIDE INGRESS/EGRESS EASEMENT DEPICTED ON SAID PLAT; THENCE SOUTH 02°34'21" EAST ON SAID NORTHERLY EXTENSION AND ON SAID WEST LINE 173.14 FEET TO THE INTERSECTION WITH THE SOUTH LINE OF SAID PARCEL "A", ALSO BEING THE NORTH RIGHT-OF-WAY LINE OF GRIFFIN ROAD (STATE ROAD NO. 818) AS DEPICTED ON SAID PLAT; THENCE SOUTH 87°25'39" WEST ON SAID SOUTH LINE AND ON SAID RIGHT-OF-WAY LINE 150.44 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA, AND CONTAINING 25,976 SQUARE FEET, 0.5963 ACRES.



City of Dania Beach, Florida
 Department of Community Development
 Planning and Zoning Division
 (954) 924-6805 X3643
 (954) 922-2687 Fax

Standard Development Application

- Administrative Variance
- Land Use Amendment
- Plat
- Rezoning
- Site Plan
- Special Exception
- Variance
- Other: Text Amendment Section 625.40 (SEE APPLICATION TYPE SCHEDULE ON PAGES 3 & 4)

RECEIVED
 Date Received: OCT 09 2015
 Petition No.: TX-108-15

THIS APPLICATION WILL NOT BE ACCEPTED UNTIL IT IS COMPLETE AND SUBMITTED WITH ALL NECESSARY DOCUMENTS. Refer to the application type at the top of this form and "Required Documentation" checklist to determine the supplemental documents required with each application. For after the fact applications, the responsible contractor of record shall be present at the board hearing. Their failure to attend may impact upon the disposition of your application. As always, the applicant or their authorized legal agent must be present at all meetings. All projects must also obtain a building permit from the City Building Division. For more information please reference the **Dania Beach Land Development Code Part 6, Development Review Procedures and Requirements.**

Location Address: 2071 Griffin Road

Lot(s): _____ Block: _____ Subdivision: _____

Recorded Plat Name: Airport Commerce Center Plat

Folio Number(s): 5042 28 17 0030 Legal Description: See Attached Exhibit "A"

Applicant/Consultant/Legal Representative (circle one) Corporate Property Services, Inc. - Agent

Address of Applicant: 1239 East Newport Center Drive - Suite 113 Deerfield Beach, FL 33442

Business Telephone: 954-426-5144 Home: _____ Fax: 954-570-3391

E-mail address: craig@corporatepropertyservices.net

Name of Property Owner: Griffin Road Three LLC %Nicholas Econmos Sr.

Address of Property Owner: 400 Federal Highway, Suite 206 Boca Raton, FL 33431

Business Telephone: 561-361-2586 Home: _____ Fax: 561-361-3945

Explanation of Request: ~~Variance for 50,000 s.f. Bldg & Common Wall for a Fast Food Restaurant~~
 For **Plats** please provide proposed **Plat Name** for **Variations** please attach **Criteria Statement** as per **Section 625.40 of the Land Development Code.**

Prop. Net Acreage: 25,976 s.f. Gross Acreage: 37,673 s.f. Prop. Square Footage: 3,425.55 s.f.

Existing Use: Vacant/Parking Lot Proposed Use: Wendy's Restaurant with a Drive-Thru

Is property owned individually, by a corporation, association, or a joint venture? Corporation

AUTHORIZED REPRESENTATIVE

I/we are fully aware of the request being made to the City of Dania Beach. If I/We are unable to be present, I/we hereby authorize Corporate Property Services, Inc. (individual/firm) to represent me/us in all matters related to this application. I/we hereby acknowledge that the applicable fee was established to offset administrative costs and is not refundable.

I/we are fully aware that all approvals automatically expire within 12 months of City of Dania Beach Planning and Zoning Board or City Commission approval, or pursuant to the expiration timeframe listed in Part 6 of the Dania Beach Land Development Code.

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument
was acknowledged

By: [Signature]
(Owner / Agent signature*)

BEFORE ME THIS 8th DAY OF October, 2015

By:
Craig McDonald
(Print name of person acknowledging)

(Joint owner signature if applicable)

Notary [Signature]
(Signature of Notary Public – State of _____)



Personally known or Produced Identification _____

Type of identification produced: _____ or Drivers License _____

***If joint ownership, both parties must sign. If partnership, corporation or association, an authorized officer must sign on behalf of the group. A notarized letter of authorization from the owner of record must accompany the application if an authorized agent signs for the owner(s).**

NO APPLICATION WILL BE AUTOMATICALLY SCHEDULED FOR A MEETING.

ALL APPLICATIONS MUST BE DETERMINED COMPLETE BY STAFF BEFORE PROCESSING OCCURS.