



**CITY OF DANIA BEACH  
COMMUNITY DEVELOPMENT DEPARTMENT  
STAFF REPORT**

**DATE:** November 24, 2015

**TO:** Robert Baldwin, City Manager

**VIA:** Marc LaFerrier, AICP, Director *[Signature]*

**FROM:** Corinne Lajoie, AICP, Planning and Zoning Manager, LEED G.A. *Cl Lajoie*  
Mariluz Maldonado, City Planner *[Signature]*

**SUBJECT: VA-103-15 & OT-111-15:** The applicant, Clovermint Café & Market, on behalf of the property owner, Griffin Investment Realty, LLC, is requesting a variance and a waiver of the distance separation requirements for the sale of alcohol for a property located at 3433 Griffin Road.

**REQUEST**

**VARIANCE**

To allow for the sale of alcohol to be located 866 feet from a place of worship and 75 feet from a meeting hall; Land Development Code (LDC) Section 110-50 (B) requires 1,000 foot.

**WAIVER**

To allow the sale of alcohol located 636 feet from another establishment serving alcohol; LDC, Section 110-50 (B) requires 1,000 foot minimum separation.

**PROPERTY INFORMATION**

**EXISTING ZONING:** Commercial (C-2)  
**LAND USE DESIGNATION:** Commercial

The subject site is improved with an existing multitenant shopping center. The applicant, Clovermint Café & Market, which is a vegan restaurant, obtained a Certificate of Use to be one of the tenants at the location.

The applicant is requesting a waiver of the alcohol distance separation requirements from another establishment selling alcohol. In addition, a variance to waive the distance separation requirements from a place of worship and meeting hall is also being requested.

**VARIANCE**

The location of the Clovermint Café & Market is 866 feet from a place of worship, the Nahar Shalom Jewish Temple and 75 feet from a meeting hall, the Jewish Center. The code requires establishment selling alcohol to be a minimum of 1,000 feet away from places of worship and meeting halls. Therefore, the applicant is requesting a variance from Section 110-50 (B) to waive these requirements.

The provided distance separations were obtained from the signed and sealed distance separation map provided by the applicant and dated 10/5/15, which is in compliance with the distance separation measurements established in code section 110-50.

The applicant would like to serve beer and wine to its customers. "Serving beer and wine will allow a competitive menu and the success of our business model requires the higher profit margins provided by beer and wine", as provided by the applicant.

Article 625 of the LDC states the City Commission or Planning and Zoning Board, if applicable, shall hold its public hearing and, after consideration of staff's recommendation and public input, if any, may deny, approve or approve with conditions the application for variance, based upon its determination that the request meets the criteria identified in Section 625-40, which is identified below.

**(1) That the requested variance maintains the basic intent and purpose of the subject regulations, particularly as it affects the stability and appearance of the city.**

The request maintains the basic intent and purpose of the commercial district which is to provide services, in this case a restaurant that would provide a service to the surrounding community. The proposed vegan restaurant will be one of the first of its kind in the city. The applicant's request to waive the alcohol distance separation requirements is needed to ensure the success and competitiveness of the restaurant, as indicated by the applicant in their justification statement.

**(2) That the requested variance is otherwise compatible with the surrounding land uses and would not be detrimental to the community.**

The request is compatible with the surrounding land uses. The use of the property is not changing and will continue to remain commercial. A new business is being proposed in the community which is requesting to sell alcohol for consumption on premises. As provided by the distance separation maps, the proposed use would be similar to those already established in the neighborhood.

**(3) That the requested variance is consistent with, and in furtherance of, the goals, objectives and policies of the adopted Comprehensive Plan, as amended from time to time, and all other similar plans adopted by the city.**

The subject property is located in a Commercial zoning district and has an underlying Future Land Use designation of Commercial. A restaurant establishment serving alcohol is consistent with the city's Comprehensive Plan.

**(4) That the plight of the petitioner is due to unique circumstances of the property or petitioner which would render conformity with the strict requirements of the subject regulations unnecessarily burdensome.**

The property's unique circumstance relates to its proximity to a place of worship, a meeting hall and a few restaurants that currently serve alcohol. This commercial area provides different services to the community which includes an accumulation of several restaurants which serve alcohol. As indicated by the applicant, they would need to serve alcohol to maintain the level of competitiveness and market appeal require for the restaurant to survive.

**(5) That the variance requested is the minimum variance that is necessary to afford relief to the petitioner, while preserving the character, health, safety and welfare of the community.**

The requested variance is the minimum amount necessary, as the existing business and property in question will not be relocating.

#### **WAIVER**

The applicant is requesting a waiver from the distance separation requirements of 1,000 foot minimum separation required between establishments serving alcohol. The location of Clovermint Café & Market is 636 feet from the Big Fat Greek Restaurant. In addition, Rookies Ale House is located 946 feet and there is an Express gas station located within 166 feet. Each of these existing establishments currently serves or sells alcohol. As previously mentioned, the code requires a minimum separation of 1,000 foot.

Again, the provided distance separations were obtained from the signed and sealed distance separation map provided by the applicant and dated 10/5/15, which is in compliance with the distance separation measurements established in LDC, Section 110-50 (B).

The applicant would like to serve beer and wine to its customers. "Serving beer and wine will allow a competitive menu and the success of our business model requires the higher profit margins provided by beer and wine", as provided by the applicant.

Section 110-50 (E) of the City's LDC states that each application for a waiver of the proximity requirements shall be referred to the Planning and Zoning Board for recommendation to the City Commission, who determines if the waiver application meets the criteria below and approves a resolution granting the request and imposing any appropriate safeguards.

**(1) That the waiver maintains the stability and appearance of the community.**

As previously discussed, the request will not affect the stability and appearance of the community by allowing a new restaurant with alcohol to service the surrounding community. The proposed vegan restaurant will be one of the first of its kind in the city. The applicant's request to waive the alcohol distance separation requirements is needed to ensure the success and competitiveness of the restaurant, as indicated by the applicant in their justification statement.

**(2) That the waiver will not adversely impact the public interest or adjacent property and all necessary alternative measures shall be taken by the applicant to prevent any such impact.**

The existing businesses provide different types of uses which seem to work for the neighborhood. As such, allowing another restaurant to serve alcohol is not likely to impact the public interest. Once again, the applicant's request to waive the alcohol distance separation requirements is needed to ensure the success and competitiveness of the restaurant, as indicated by the applicant.

**(3) That the sale of liquor in addition to beer and wine at the requested location will not cause a detrimental impact to the value of existing contiguous uses, to uses in the general area and to the zoning district where the sale is to be located.**

The new restaurant/market is different from the existing restaurant types with the exception the applicant is requesting to also serve alcohol in order to maintain the competitiveness. The proposed restaurant should not be detrimental to the existing uses or area. On the contrary, it will help create or expand a commercial area which provides different kinds or services and different types of restaurants.

**(4) Any applicant for a waiver of the proximity requirement must be enrolled in the Florida Responsible Vendor Program administered by the Division of Alcoholic Beverages and Tobacco, and must continue to be a member in the responsible vendor program as a condition of obtaining the waiver.**

The applicant has acknowledged these requirements and will continue to comply should the waiver be approved.

#### **STAFF RECOMMENDATION**

Approve the requested distance separation variance and waiver.





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

RECEIVED  
 SEP 30 2015  
 Planning Department

Standard Development Application

- Administrative Variance
- Land Use Amendment
- Plat
- Rezoning
- Site Plan
- Special Exception
- Variance
- Other: \_\_\_\_\_

Date Rec'd: \_\_\_\_\_

Petition No.: VA-103-15

(SEE APPLICATION TYPE SCHEDULE ON PAGES 3 & 4)

**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: 3433 Griffin Rd. Dania Beach, FL 33312.

Lot(s): \_\_\_\_\_ Block: \_\_\_\_\_ Subdivision: \_\_\_\_\_

Recorded Plat Name: \_\_\_\_\_

Folio Number(s): 504230-08-0061 Legal Description: Avon Isles 40-31 B, Parcel C Less S 8 For CO RD & Less W 15 For CO RD  
 Applicant/Consultant/Legal Representative (circle one) Clovesmint Cafe + Market

Address of Applicant: 3031 SW 87th Ave. Cooper City, FL 33328

Business Telephone: (954) 512-4097 Home: (954) 610-7727 Fax: (954) 441-4210

E-mail address: annienack@gmail.com

Name of Property Owner: Joseph Cohen / Griffin Investment Realty LLC

Address of Property Owner: 45 NW 21st Street, Miami, FL 33127

Business Telephone: (305) 532 6992 Home: \_\_\_\_\_ Fax: (305) 532 3524

Explanation of Request: Variance for Wine + Beer license  
 For Plats please provide proposed Plat Name for Variances please attach **Criteria Statement** as per Section 625.40 of the Land Development Code.

Prop. Net Acreage: \_\_\_\_\_ Gross Acreage: \_\_\_\_\_ Prop. Square Footage: 1200

Existing Use: Restaurant Proposed Use: Restaurant



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 \_\_\_\_\_ (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 24<sup>th</sup> DAY OF September, 2015

By:

Joseph Cohen  
(Print name of person acknowledging)

(Joint owner signature if applicable)

Notary [Signature]  
(Signature of Notary Public – State of Florida  
Commission # 856637)



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.**

V Food Enterprises Inc.

Dbas Clovermint Café & Market

Application for Wine & Beer Distance Waiver

Clovermint Café & Market's mission is to bring healthy vegan comfort food to the community. We have established relationships throughout the health conscious community including many healthcare providers. We expect to draw customers from western Broward, Ft. Lauderdale, Miami and our local community in Dania Beach. Our health conscious clientele will enjoy wine & beer as an enhancement to their dining experience. We are a small café, not a drinking establishment. Wine & Beer need to be on our menu to be competitive with our restaurant neighbors along the north side of Griffin Rd. (The Field, My Big Fat Greek Restaurant, Royal India & Mineo's). The success of our business model requires the higher profit margins provided by wine & beer. For the above reasons we believe this will bring an economic benefit to the community while maintaining the standards of quiet enjoyment.

The following addresses Sec110-50 E Waiver of distance requirements for establishments

1.a) The waiver maintains the stability and appearance of the community

Clovermint Café is located in an older plaza with numerous long term vacancies. The restored café is an enhancement and improvement at its current location. Our customers will bring new interest to the area providing greater economic stability to the community. Allowing wine and beer is necessary for the economic success of the café and by extension, the community.

1.b) The waiver will not adversely impact the public interest or adjacent property

The serving of wine & beer to our health conscious customers will not adversely impact the public interest. To the contrary, it will elevate our customer experience and our business image to that of a higher end eatery. Our customers will enjoy wine & beer with their meals. This will not be a drinking establishment.

1.c) The sale of beer and wine at the requested location will not cause a detrimental impact to the value of existing contiguous uses, to uses in the general area and to the zoning district where the sale is to be located.

The concept of whole, vegan, gluten free comfort food is in great demand. There are no other restaurants with the same concept in the area. By bringing new customers, adjacent businesses will benefit from the exposure. We believe, this will have a synergistic effect for business community bringing economic benefit to all. This northern section of Griffin Rd. could be envisioned as a local restaurant district with current offerings such as The Field, My Big Fat Greek Restaurant, Royal India and Mineo's all offering wine and beer. The sale of wine and beer is critical to our viability and profitability and by extension our economic contribution to the community.

1.d) Any applicant for a waiver of the proximity requirement must be enrolled in the Florida Responsible Vendor Program administered by the Division of Alcoholic Beverages and Tobacco, and must continue to be a member in the responsible vendor program as a condition of obtaining the waiver.

Clovermint Café will enroll in the highly successful responsible vendor program when we receive our wine and beer license which is required for enrollment.





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

Standard Development Application

**RECEIVED**  
 OCT 16 2015

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

Date Rec'd: \_\_\_\_\_

Petition No.: VA-111-15

**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: 3433 Griffin Rd Dania Beach, FL 33312

Lot(s): \_\_\_\_\_ Block: \_\_\_\_\_ Subdivision: \_\_\_\_\_

Recorded Plat Name: ~~504230-08-001~~

Folio Number(s): 504230-08-001 Legal Description: Avon Isles 40-31B, Parcel C Less S 8 For CO RD & LESS W 15' for CO RD

Applicant/Consultant/Legal Representative (circle one) Clovermint Café + Market

Address of Applicant: 5031 SW 87th Ave Cooper City, FL 33328

Business Telephone: 954-572-4097 Home: 954-610-7727 Fax: 954-441-4210

E-mail address: annienack@gmail.com

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

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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 \_\_\_\_\_ (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.

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The foregoing instrument  
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By:

Joseph Cohen  
(Print name of person acknowledging)

\_\_\_\_\_  
(Joint owner signature if applicable)

Notary \_\_\_\_\_  
(Signature of Notary Public - State of Florida  
Commission # 856637)



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.**

Application for Wine & Beer Distance Variance

Clovermint Café & Market's mission is to bring healthy vegan comfort food to the community. We have established relationships throughout the health conscious community including many healthcare providers. We expect to draw customers from western Broward, Ft. Lauderdale, Miami and our local community in Dania Beach. Our health conscious clientele will enjoy wine & beer as an enhancement to their dining experience. We are a small café, not a drinking establishment. Wine & Beer need to be on our menu to be competitive with our restaurant neighbors along the north side of Griffin Rd. (The Field, My Big Fat Greek Restaurant, Royal India & Mineo's). The success of our business model requires the higher profit margins provided by wine & beer. For the above reasons we believe this will bring an economic benefit to the community while maintaining the standards of quiet enjoyment.

The following addresses Sec. 625-40 A 1-5 Distance variance review criteria

A (1) That the requested variance maintains the basic intent and purpose of the subject regulations, particularly as it affects the stability and appearance of the city.

Clovermint Café is located in an older plaza with numerous long term vacancies. The restored café is an enhancement and improvement at its current location. Our customers will bring new interest to the area providing greater economic stability to the community. Allowing wine and beer is necessary for the economic success of the café and by extension, the community.

(2) That the requested variance is otherwise compatible with the surrounding land uses and would not be detrimental to the community.

Offering wine and beer to our health conscious customers is compatible with surrounding land uses as demonstrated by the numerous other restaurants offering alcohol. This will not be detrimental to the community. To the contrary, it will elevate our customer experience and our business image to that of a higher end eatery. Our customers will enjoy wine & beer with their meals. This will not be a drinking establishment.

(3) That the requested variance is consistent with, and in furtherance of, the goals, objectives and policies of the adopted Comprehensive Plan, as amended from time to time, and all other similar plans adopted by the city.

The concept of whole, vegan, gluten free comfort food is in great demand. There are no other restaurants with the same concept in the area. By bringing new customers, adjacent businesses will benefit from the exposure. We believe, this will have a synergistic effect for business community bringing economic benefit to all. This northern section of Griffin Rd. could be envisioned as a local restaurant district with current offerings such as The Field, My Big Fat Greek Restaurant, Royal India and Mineo's all offering wine and beer. The sale of wine and beer is critical to our viability and profitability and by extension our economic contribution to the community.

(4) That the plight of the petitioner is due to unique circumstances of the property or petitioner which would render conformity with the strict requirements of the subject regulations unnecessarily burdensome.

The success of our business model requires the higher profit margins provided by wine and beer. We must offer wine and beer in order to be competitive with our restaurant neighbors along the north side of Griffin Rd (The Field, My Big Fat Greek Restaurant, Royal India & Mineo's). The sale of wine & beer is critical to our viability and profitability and by extension, our economic contribution to the community.

(5) That the variance requested is the minimum variance that is necessary to afford relief to the petitioner, while preserving the character, health, safety and welfare of the community.

The granting of the variance will provide our economic success and bring new interest & economic vitality to the area. Our health conscious menu and customers will improve the character, health, safety & welfare of the community.



# SITE DISTANCE SURVEY

## "CLOVERMINT CAFE" BEER AND WINE PERMIT

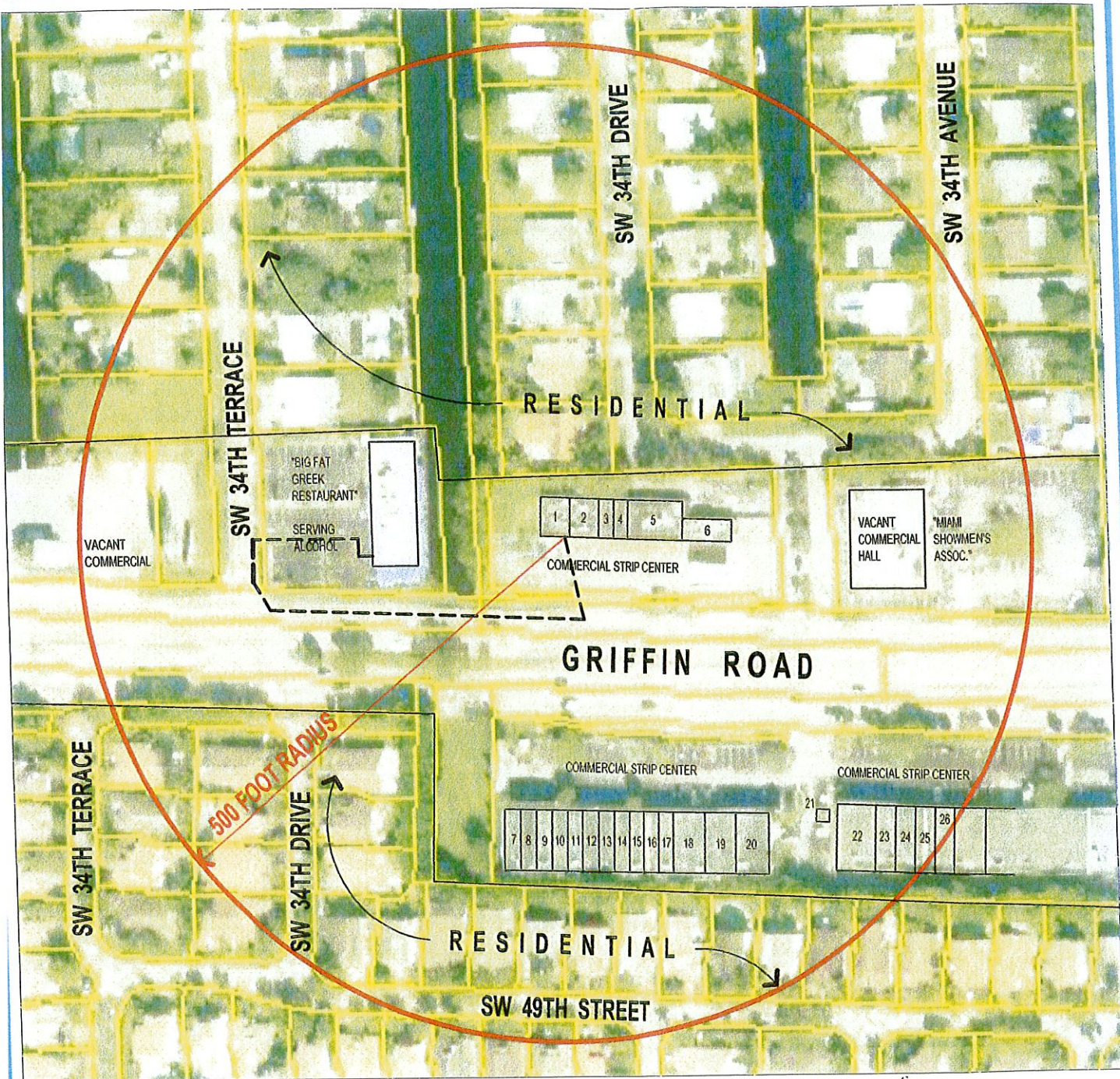
SURVEY PREPARED FOR:  
ANN NACKNOUCK

SUBJECT SITE ADDRESS:  
3433 GRIFFIN ROAD  
DANIA BEACH, FL. 33312

SEE SHEET 3 OF 3 FOR PARCEL INDEX  
AND SURVEY NOTES



SCALE: 1"=150'



*Andrew Snyder* 10/05/2015  
 ANDREW SNYDER, P.S.M. LS#5639 DATE

Landtec Surveying offers services throughout the State of Florida. Please refer to our website at [www.LandtecSurveying.com](http://www.LandtecSurveying.com) for up to date information about our locations and coverage area.  
 This survey has been issued by the following Landtec Surveying office:  
 600 Fairway Drive - Ste. 101  
 Deerfield Beach, FL. 33441  
 Office: (561) 367-3587 Fax: (561) 465-3145  
[www.Landtecsurvey.com](http://www.Landtecsurvey.com)

Invoice Number : 01-66569  
 Drawn By : A. SNYDER  
 Date of Field Work : 09/15/2015  
 Revision :  
 Revision :  
 Revision :

**LANDTEC**  
 LAND SURVEYING - RESIDENTIAL SERVICES  
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# SITE DISTANCE SURVEY

'CLOVERMINT CAFE'  
BEER AND WINE PERMIT

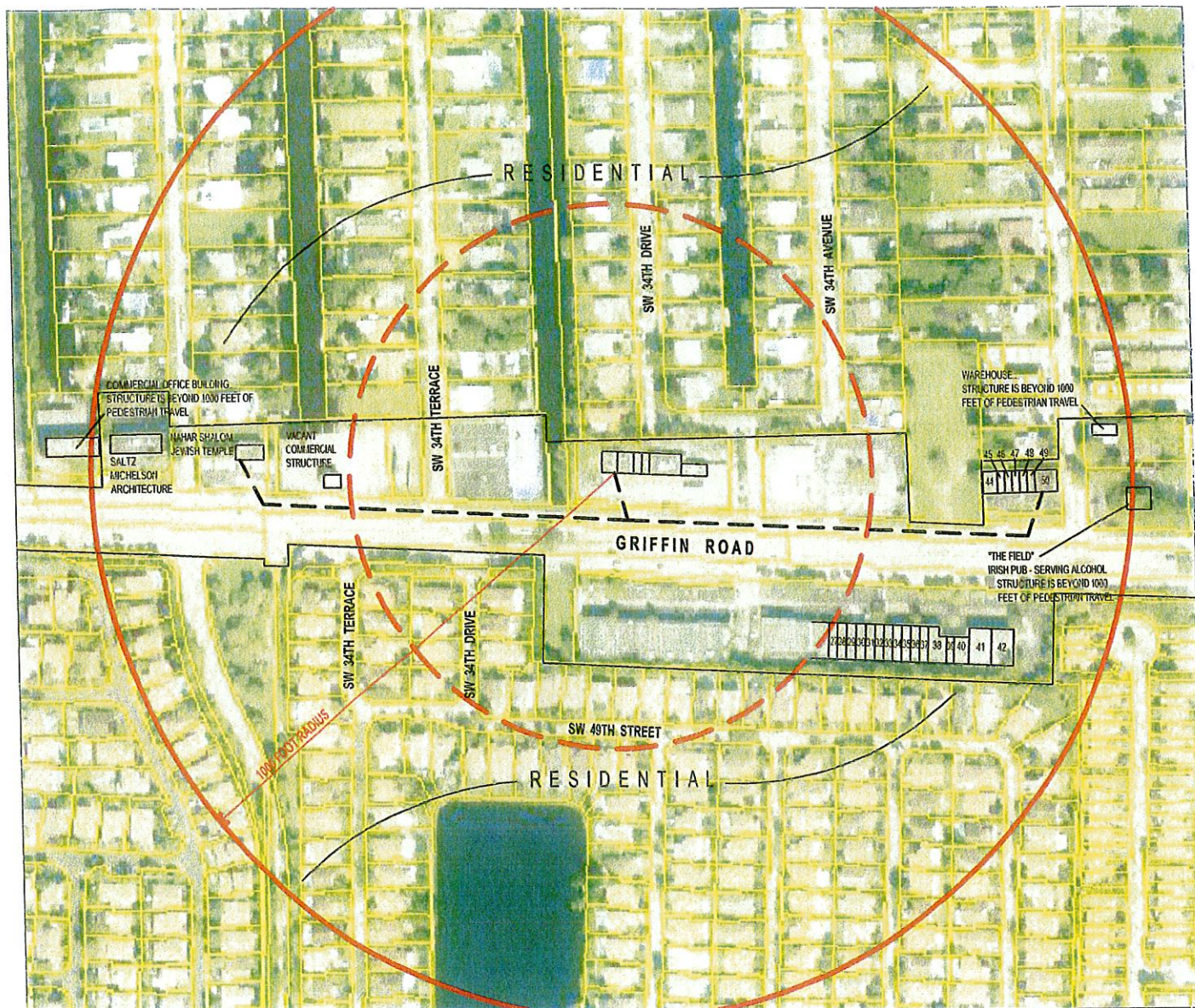
SURVEY PREPARED FOR:  
ANN NACKNOUCK

SUBJECT SITE ADDRESS:  
3433 GRIFFIN ROAD  
DANIA BEACH, FL. 33312

SEE SHEET 3 OF 3 FOR PARCEL INDEX  
AND SURVEY NOTES



SCALE: 1"=300'



*Andrew Snyder*

ANDREW SNYDER, P.S.M. LS#6639

10/05/2015

DATE

Landtec Surveying offers services throughout the State of Florida. Please refer to our website at [www.LandtecSurveying.com](http://www.LandtecSurveying.com) for up to date information about our locations and coverage area.

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Deerfield Beach, FL. 33441

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# LANDTEC

LAND SURVEYING - RESIDENTIAL SERVICES

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# SITE DISTANCE SURVEY

## "CLOVERMINT CAFE" BEER AND WINE PERMIT

**PARCEL INDEX:**

- SUBJECT PARCEL - CLOVERMINT CAFE
- VACANT COMMERCIAL UNIT
- "THE FLAG STORE" - COMMERCIAL UNIT
- "AUTO TAG AND TITLE" - COMMERCIAL UNIT
- "THE JEWISH CENTER" COMMUNITY CENTER - COMMERCIAL UNIT
- "EXPRESS GAS" - COMMERCIAL GAS STATION/CONVENIENCE STORE - **SELLING ALCOHOL**
- "AMCO PEST SERVICES" - COMMERCIAL UNIT
- FLORIDA BOOK STORE" - COMMERCIAL UNIT
- "WINDOOR" - COMMERCIAL UNIT
- 0. VACANT - COMMERCIAL UNIT
- 1. VACANT - COMMERCIAL UNIT
- 2. VACANT - COMMERCIAL UNIT
- 3. VACANT - COMMERCIAL UNIT
- 4 "AMOUR 7 SKIN CARE" - COMMERCIAL UNIT
- 15. "CHIROPRACTOR" - COMMERCIAL UNIT
- 16. "MASSAGE PARLOR" - COMMERCIAL UNIT
- 17. "US-IL INVESTIGATIONS - COMMERCIAL UNIT
- 18. "ONCE UPON A QUILT" - COMMERCIAL UNIT
- 19. "ACCU PUNCTURE OFFICE" - COMMERCIAL UNIT
- 20. "THE BIERMAN GROUP" - COMMERCIAL UNIT
- 21. "DRIVE THRU COFFEE SHACK" - COMMERCIAL STRUCTURE
- 22. VACANT - COMMERCIAL UNIT
- 23. VACANT - COMMERCIAL UNIT
- 24. "POV INVESTMENTS" - COMMERCIAL UNIT
- 25. VACANT - COMMERCIAL UNIT
- 26. "APPROVED FUNDING" - COMMERCIAL UNIT
- 27. "BELLA'S HAIR SALON" - COMMERCIAL UNIT
- 28. "Z. ZAREEFA KAHN, PA - ATTORNEY'S OFFICE
- 29. "VAPOR LIFE E-CIGARETTES" - COMMERCIAL UNIT
- 30. "HYDROPONICS PLANT LIGHTING" - COMMERCIAL UNIT
- 31. "FAST SIGNS" - COMMERCIAL UNIT
- 32. "AMERICAN CUSTOM RUGS" - COMMERCIAL UNIT
- 33. "AMERICAN CUSTOM RUGS" - COMMERCIAL UNIT
- 34. "AMERICAN CUSTOM RUGS" - COMMERCIAL UNIT
- 35. "BAMBOO KITCHEN CHINESE FOOD" - COMMERCIAL UNIT - **NOT SERVING ALCOHOL**
- 36. "A&H INSURANCE" - COMMERCIAL UNIT
- 37. "ACTIVE TRADE CELL PHONES" - COMMERCIAL UNIT
- 38. "TOBY ZACK DESIGNS" - COMMERCIAL UNIT
- 39. "REAL ESTATE LAW OFFICE" - COMMERCIAL UNIT
- 40. "LePETITE FRENCH CAFE" - COMMERCIAL UNIT - **NOT SERVING ALCOHOL**
- 41. "SALON CENTRIC HAIR SALON" - COMMERCIAL UNIT
- 42. "MEDICAL CENTER CLINIC" - COMMERCIAL UNIT
- 44. "ALL DISCOUNT PRINTING" - COMMERCIAL UNIT
- 45. VACANT - COMMERCIAL UNIT
- 46. VACANT - COMMERCIAL UNIT
- 47. VACANT - COMMERCIAL UNIT
- 48. "U.S. PACK & SHIP" - COMMERCIAL UNIT
- 49. "HAIRSTYLING FOR MEN" - COMMERCIAL UNIT
- 50. "ROOKIES ALE HOUSE" - COMMERCIAL UNIT - **SERVING ALCOHOL**

**SURVEY NOTES:**

SURVEY PREPARED FOR:  
ANN NACKNOUCK

SUBJECT SITE ADDRESS:  
3433 GRIFFIN ROAD  
DANIA BEACH, FL. 33312

**THERE ARE NO BUILDINGS ASSOCIATED WITH ANY:**

- ACADEMIC SCHOOLS
- THEATERS
- PLAYHOUSES
- LODGE HALLS
- PRIVATE CLUBS or
- AMUSEMENT ARCADES

LOCATED WITHIN 1000 FEET OF PEDESTRIAN TRAVEL, AS MEASURED ALONG PUBLIC RIGHTS-OF-WAY, OF SUBJECT SITE.

THERE IS A BUILDING ASSOCIATED WITH A PLACE OF WORSHIP LOCATED 866 FEET OF PEDESTRIAN TRAVEL TO THE WEST:

"NAHAR SHALOM JEWISH TEMPLE"

THERE IS A UNIT ASSOCIATED WITH A MEETING HALL LOCATED 75 FEET OF PEDESTRIAN TRAVEL TO THE EAST:

"THE JEWISH CENTER"

THERE ARE 3 BUILDINGS ASSOCIATED WITH SELLING OR SERVING ALCOHOL LOCATED WITHIN 1000 FEET OF PEDESTRIAN TRAVEL:

- "BIG FAT GREEK RESTAURANT" - 636 FEET TO THE WEST
- "ROOKIES ALE HOUSE" - 940 FEET TO THE EAST
- "EXPRESS GAS STATION" - 166 FEET TO THE EAST

IMAGES SHOWN HEREON PROVIDED BY THE BROWARD COUNTY PROPERTY APPRAISER WEBSITE.

DISTANCE DETERMINATIONS ARE BASED UPON BOTH A FIELD INVESTIGATION OF THE SUBJECT SITE AND SURROUNDING AREA AND UPON GOOGLE EARTH.



Digitally signed by Andrew Snyder, P.S.M.  
DN: cn=Andrew Snyder, P.S.M., o=Landtech Surveying, ou,  
email=asnyder@landtechsurvey.com, c=US  
Date: 2015.10.05 12:55:04 -04'00'

Landtec Surveying offers services throughout the State of Florida. Please refer to our website at [www.LandtecSurvey.com](http://www.LandtecSurvey.com) for up to date information about our locations and coverage area. This survey has been issued by the following Landtec Surveying office:

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Office: (561) 367-3587 Fax: (561) 465-3145  
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