

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

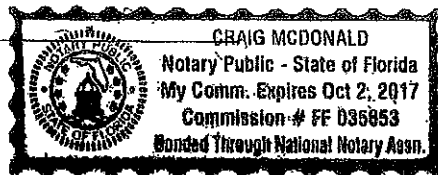


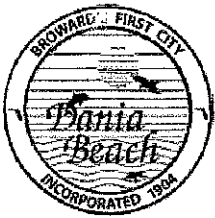
EXHIBIT "A"

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 Sec 115.20 (SEE APPLICATION TYPE SCHEDULE ON PAGES 3 & 4)

RECEIVED
 Date Rec'd: 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 **Variances** 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.

LETTER OF TRANSMITTAL

CORPORATE PROPERTY SERVICES, INC.

1239 E NEWPORT CENTER DRIVE, SUITE 113

DEERFIELD BEACH, FLORIDA 33442

TELEPHONE: (954) 426-5144

FACSIMILE: (954) 570-3391

E-MAIL: craig@corporatepropertyservices.net

October 8, 2015

To: City of Dania Beach
Department of Community Development
Planning and Zoning Division
100 W Dania Beach Boulevard
Dania Beach, FL 33004

Job No.:	1309-07
Attention:	Ms. Corrine Lajoie
Re:	Wendy's #11614
	2109 Griffin Road Dania Beach, FL Site Plan/Special Exception/Variances

Via: U.S. Mail Overnight Delivery Hand Delivery

We are sending you the following items:

Copies	Description
1	Text Amendment Application, Legal Description, Letters of Authorization, and Fees
7	Signed and sealed sets of corrected plans for Site Plan, Special Exception, and Variance Approvals, Comment Response Letter, Colored & Dimensioned Signage Plans, Traffic Study/Trip Generation Analysis, New Address Assignment Letter, Broward County Planning Council Platting Determination Letter, Broward County Aviation Dept. Review Letter, Application for Approval of the Fire Protection Water Supply Design and Statement of Verification Letter, & Water and Sewer Average Daily Demand Calculations
1	CD of all items listed above
1	\$2,500.00 Check for the City Attorney Cost Recovery

These are transmitted as checked below:

For approval

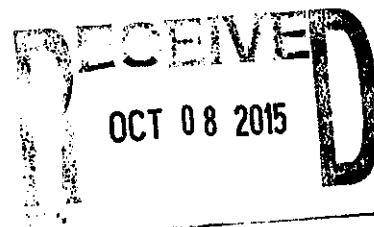
For your use

For review and comment

Remarks:

Thanks for your assistance and please let me know if you need anything else or if you have any questions.

Signed: Craig McDonald
Corporate Property Services, Inc.
1239 E Newport Center Drive - Suite 113
Deerfield Beach, FL 33442
Tel: (954) 426-5144
Fax: (954) 570-3391
Cell: (954) 698-7972



CORPORATE PROPERTY SERVICES, INC.

1239 E. NEWPORT CENTER DRIVE • SUITE 113 • DEERFIELD BEACH, FLORIDA 33442

October 9, 2015

Ms. Corinne Lajoie
Principal Planner
City of Dania Beach
100 W Dania Beach Blvd.
Dania Beach, FL 33004

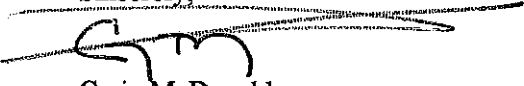
RE: Wendy's Store #11614
2071 Griffin Road
Dania Beach, FL
VA-082-15

Dear Ms. Lajoie:

On behalf of The Wendy Company, I would like to respectfully withdraw Variance Application VA-082-15, to allow outdoor seating associated with the proposed Wendy's restaurant. Would you please credit the fees paid for said variance application towards the Text Amendment Application, TX-108-15, submitted yesterday.

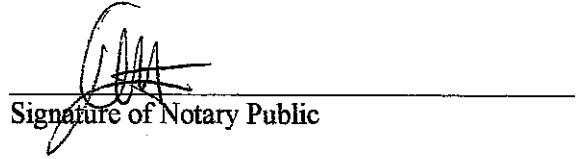
Thank you for your consideration with this matter. Please call me if you have any questions at (954) 426-5144.

Sincerely,



Craig McDonald
Agent for The Wendy's Company

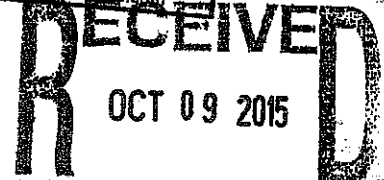
The foregoing instrument was acknowledged before me this 9th day of Oct, 2015 by Craig McDonald as Agent for The Wendy's Company on behalf of the corporation. He is personally known and did not take an oath.



Signature of Notary Public

1/23/19

My Commission Expires



BY: _____



CITY OF DANIA BEACH
COMMUNITY DEVELOPMENT
Payment Receipt

No: 000640

Date: 10/9/15

RECEIVED FROM:

Name: CORPORATE PROPERTY SERVICES , INC

Address: 1239 E NEWPORT CENTER DRIVE

Address 2: STE 113

City/St/ZIP: DEERFIELD BEACH, FL 33442

Service or Item	Amount
PCR - Application Review - Cost Recovery - Rebill	\$4000.00

P/Z ITEM # SP-80-15

LOCATION: #2042-28-17-0030
2071 Griffin Road
Wendy's International

APPLICANT: CORPORATE PROPERTY SERVICES

PREPARED BY: Anne-Christine Carrie

TOTAL DUE: \$4000.00

PAYMENT DATE
10/09/2015

COLLECTION STATION
City Hall Window 1

RECEIVED FROM
CORPORATE PROPERTY
SERVICES

DESCRIPTION
2071 GRIFFIN RD

City of Dania Beach
100 W. Dania Beach Blvd.
Dania Beach, FL 33004

BATCH NO.
2016-01000033

RECEIPT NO.
2016-00001743

CASHIER
fincashier1

PAYMENT CODE	RECEIPT DESCRIPTION	TRANSACTION AMOUNT
PCR	Appl Review - Additional/Rebills	\$4,000.00
	Payments:	
	Type	Amount
	Check	\$4,000.00
	28069	
	Total Amount:	\$4,000.00

Customer Copy

Carrie, Anne-Christine

From: Carrie, Anne-Christine
Sent: Thursday, October 08, 2015 5:12 PM
To: 'Craig McDonald'
Cc: Lajoie, Corinne; Kirby, Donna; Wray, Macee
Subject: City of Dania Beach- Items missing from Wendy's Application
Attachments: SP-80-15.pdf

Mr. McDonald:

- Please find attached your receipt for the "City attorney cost recovery" check.
- Please correct the Location Address on the first page of your applications for a site plan review(SP-080-15), a special exception (SE-081-15), a text amendment (TX-108-15), and 3 variances (VA-82-15; VA-83-15; VA-84-15).
- A letter is required from you/the applicant, requesting that variance VA-082-15 be withdrawn, and allowing us to apply the credit towards the Text Amendment application.
- Per Corinne, in addition to the Text Amendment application that you submitted today, 2 of your 3 variance applications are still required to proceed. The variance that will no longer be needed was for the "Outdoor seating associated with a Wendy's Restaurant" which has a file number of VA-082-15. The fee for a Text Amendment application is \$6000. With the credit from your withdrawn application, the **remaining balance is of \$4000** for the text amendment application.

Please do not hesitate to call with any questions.

Cordially,

Anne-Christine Carrie

Planning Associate

City of Dania Beach

100 W. Dania Beach Blvd.

Dania Beach, Florida 33004

(954)924-6800 Ext. 3654

ACarrie@ci.dania-beach.fl.us

"Established in History, Preparing for Tomorrow"



Please Note: Florida has a very broad public records law. Most written communications to or from City Officials regarding City business are public records available to the public and media upon request. Your e-mail communications may therefore be subject to public disclosure.

CORPORATE PROPERTY SERVICES, INC.
1239 E. NEWPORT CENTER DR., STE 113
DEERFIELD BEACH, FL 33442
954-426-5144

PAY TO THE ORDER OF City of Dania Beach

Four Thousand Dollars and 00/100

\$ 4,000.00

DOLLARS

63-9138-2631

DATE

10/8/15

28069

BR&T
BRANCH BANKING CENTER COMPANY
FLORIDA

FOR 1309-07 Text Amendment TX-108-15

⑆00028069⑆ ⑆263191387⑆⑆100003988293⑆

Norm McDaniel

RECEIVED
OCT 09 2015
BY: _____

LETTER OF TRANSMITTAL

CORPORATE PROPERTY SERVICES, INC.

1239 E NEWPORT CENTER DRIVE, SUITE 113

DEERFIELD BEACH, FLORIDA 33442

TELEPHONE: (954) 426-5144

FACSIMILE: (954) 570-3391

E-MAIL: craig@corporatepropertyservices.net

October 9, 2015

To: City of Dania Beach
Department of Community Development
Planning and Zoning Division
100 W Dania Beach Boulevard
Dania Beach, FL 33004

Job No.:	1309-07
Attention:	Ms. Corrine Lajoie
Re:	Wendy's #11614
	2109 Griffin Road Dania Beach, FL Site Plan/Special Exception/Variances

Via: U.S. Mail Overnight Delivery Hand Delivery

We are sending you the following items:

Copies	Description
1	Updated First Page of the Text Amendment Application with the correct site address
7	Fire Flow Test Results
1	Letter withdrawing Variance Application VA-082-15
1	\$4,000.00 Check for the remaining Text Amendment Fee

These are transmitted as checked below:

For approval

For your use

For review and comment

Remarks:

Thanks for your assistance and please let me know if you need anything else or if you have any questions.

Signed: Craig McDonald
Corporate Property Services, Inc.
1239 E Newport Center Drive - Suite 113
Deerfield Beach, FL 33442
Tel: (954) 426-5144
Fax: (954) 570-3391
Cell: (954) 698-7972

RECEIVED
OCT 09 2015
BY: _____

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

P	Permitted
A	Permitted accessory use only
#, #	(Ex: 1, 2) Permitted subject to the conditions of use numbered 1 and 2 found in section 115-50
SE	Permitted special exception use only, pursuant to article 630
SE(#, #)	(Ex: 1, 2) Permitted as a special exception only, and subject to conditions of use numbers 1 and 2 found in section 115-50.
NP	not permitted
Legend	

GENERAL BUSINESS USES								
Restaurant, fast food [including outdoor seating subject to section 115-80]	SE 6, 63	SE 6, 63	SE 6, 63	NP	A 6, 70	NP	66	

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 foot 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 [REDACTED]
- (B) A minimum five hundred (500) 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.