



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: \_\_\_\_\_

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

Petition No.: VA-087-15

(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: 2070 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 a Drive-thru Facility Use associated with a Wendy's 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. 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 5 DAY OF August, 20 15

By: Craig McDonald  
(Print name of person acknowledging)

(Joint owner signature if applicable)

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



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.***

**City of Dania Beach  
APPLICATION TYPE AND FEE SCHEDULE**

**INCOMPLETE SUBMITTALS ARE NOT ACCEPTABLE FOR REVIEW AND PROCESSING.**

The following fees shall apply to all applications for land use plan amendments, rezoning, special exception use, variances, site plans and other zoning related applications. These fees are used to defray staff cost in the evaluation of the proposal made and provide for the required notices and public advertisements according to Florida State Statute and the Dania Beach Land Development Code. Should any applicant have more than one type of request to the City, the applications involved should be submitted at the same time. The present City policy is to have concurrent reviews being processed before the final review and actions by the Planning and Zoning Board and/or City Commission. It is the obligation of all applicants to review the appropriate City Codes and design standards related to their proposal before making any application to the City. The standard review process for all development applications are two (2) review cycles. **Any additional review or public notice required by staff or professional consultants due to the incorrect interpretation of the Land Development Code will be charged to the applicant as per "Section 685-10 Cost Recovery for Development Review" of the Dania Beach Land Development Code.**

APPLICATION TYPE	FEE
<b>LAND USE</b>	
Assignment of Flex Units or Acreage	Filing fee = \$4,000.00 plus \$5.00 per flex, reserve or LAC/RAC unit or hotel room or \$100 per acre or portion of such area <i>Includes Staff processing, 2 review cycles, advertising and notice costs</i>
Change of Land Use	Filing fee = \$7,000.00, plus \$500.00 per acre or portion of area <i>Includes Staff processing, 2 review cycles, advertising and notice costs</i>
<b>ZONING</b>	
Change of Zoning (Rezoning)	Less than 2 acres - \$2,500.00 Greater than 2 acres - \$6,000.00 <i>Includes Staff processing, 2 review cycles, advertising and notice costs</i>
Zoning Code Text Change	Changing the list of Permitted Uses - \$6,000.00 General Text - \$2,000.00 <i>Includes Staff processing, 2 review cycles, advertising and notice costs</i>
PLAT	(Perimeter) Filing fee = \$2550.00 plus \$50.00 per acre or portion of such area (Subdivision) Filing fee = \$2550.00 plus \$100 per acre or portion of such area <i>Includes Staff processing, 2 review cycles, advertising and notice costs</i>
Delegation Request	\$1,500.00 <i>Includes Staff processing, 2 review cycles, advertising and notice costs</i>
<b>SITE PLAN</b>	
Residential, Hotel, Condo-Hotel, Time-Share, Motel	<b>Filing fee</b> = \$1,000.00 <b>PLUS</b> \$10.00 per unit <b>Plus</b> retainer for staff/consultant review, administrative and notice cost \$5,000.00 <b>Minimum fee = \$6,100.00</b> <i>Includes Staff processing, 2 review cycles, advertising and notice costs</i>
All other uses	<b>Filing fee</b> = \$1,000.00 <b>PLUS</b> the following: \$5.00 : 100 s.f. for 1 <sup>st</sup> 10,000 s.f., \$2.00 : 100 s.f. in excess of 10,000 s.f. <b>Plus</b> retainer for staff/consultant review, administrative and notice cost \$4,000.00 <b>Minimum fee = \$5,500.00</b> <i>Includes Staff processing, 2 review cycles, advertising and notice costs</i>
Site Plan Revisions	\$2,500.00 - <i>Includes staff processing and up to 2 review cycles.</i> <i>Additional variances associated with any revision to a site plan are charged according to the associated variance type.</i>
Extension of Approval(s) (Site plan, variance, special exception requests)	\$1,250.00 – Single Extension ( <b>PLUS</b> ) an additional \$ 250.00 for each associated approval

**City of Dania Beach  
APPLICATION TYPE AND FEE SCHEDULE**

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<b>SPECIAL EXCEPTION</b>	
SPECIAL EXCEPTION (Excluding cell towers)	Filing fee = \$3,700.00 plus \$200.00 per acre or portion of such area <i>Includes Staff processing, 2 review cycles, advertising and notice costs</i>
<b>SPECIAL EXCEPTION</b> (Cellular Towers)	Filing fee = \$4,000 <i>Includes Staff processing, 2 review cycles, advertising and notice costs</i>
<b>Additional Resubmittal</b> (In addition to the standard (2) review cycles)	Any additional review or public notice required by staff or professional consultants due to the negligence of the applicant will be charged to the applicant as per Article 685-10 Cost recovery for Development Review of the Dania Beach Land Development Code.
<b>VARIANCES, APPEALS &amp; WAIVERS</b>	
Administrative, Single Family	\$ 300.00
Administrative, all other	\$ 500.00
Single Family/Community Facility	\$ 490.00
Duplex	\$1,050.00
Triplex	\$1,150.00
Multifamily, Hotel, Condo-Hotel (per variance)	\$2,300.00
Nonres. (per variance)	\$2,000.00
Wall Sign	\$ 700.00
Monument Sign	\$1,200.00
Pole Sign (As permitted)	\$2,400.00
Appeal (single family & comm fac)	\$ 650.00
Appeal (all other uses)	\$1,925.00
Dumpster Appeal to Com. Dev. Dir.	\$ 200.00
Dumpster Appeal to City Com.	\$ 500.00
Alcoholic Beverage Variance	\$1,250.00
Mobility	\$1,400.00
Trafficway Waiver	\$4,000.00
Vacation – Road/Easement	\$3,500.00
Alcohol Extended Hours License Application	\$2,250.00
Alcoholic Beverage Waiver	\$1,000.00
Zoning Review: State Liquor License	\$ 50.00
Outdoor Seating/Dinning	\$ 100.00
Assisted Living Facility	\$ 65.00
CRA Grant Application	\$ 800.00 <i>(up to this amount based on scope of work)</i>
UNSPECIFIED	\$ 500.00 <b>PLUS</b> any outside costs incurred by the city as per "Section 685-10"

Revised – 8-23-11 As per City Commission Approval Resolution #2011-090

## 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.



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,

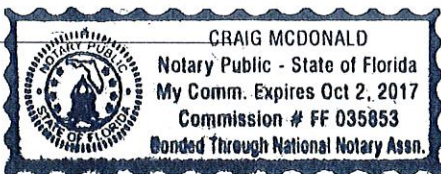
Victor Everingham  
Construction Manager

STATE OF FLORIDA  
COUNTY OF

The foregoing instrument was acknowledged before me this 24<sup>th</sup>,  
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



July 24, 2015

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

To Whom It May Concern:

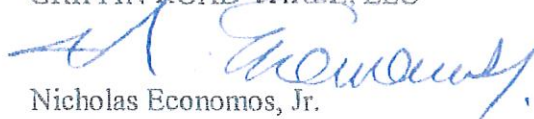
This letter is to authorize and acknowledge that, with respect to the Wendy's site plan attached hereto,

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



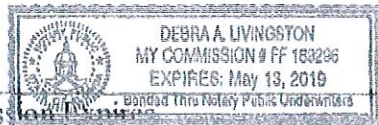
Nicholas Economos, Jr.  
Authorized Agent

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.



Signature of Notary Public



My Commission Expires

**Drive Through Facility Use Variance**  
**Wendy's**  
**2071 Griffin Road**  
**Dania Beach, Florida**  
**July 30, 2015**

**Historical Background**

The subject 0.596 acre site is located on the north side of Griffin Road, just west of I-95; more specifically at the northeast quadrant of Ravenswood Road and Griffin Road. The property is currently a vacant outparcel to the "Griffin Road Mixed Use Project", which includes an existing Fairfield Inn Suites and Homewood Suites just north of the outparcel. To the east of the outparcel is surplus parking for the development and to the west is an abandoned gas station.

The site is zoned Industrial, Research, Office, Marine (IROM), with a Future Land Use Designation of Industrial. The property is also subject to a Hotel Overlay District. This outparcel was previously approved for a 64,517 square foot office building. However, The Wendy's Company is now requesting Special Exception use approval, pursuant to Section 115-40 of the Dania Beach Land Development Code, as well as Site Plan Development approval, for a 3,426 square foot fast food restaurant with a drive thru on this outparcel.

This property is incorporated within the "Airport Commerce Center Plat", as recorded in Plat Book 175, Page 28, of the public records of Broward County, Florida. The plat is restricted to 165,000 square feet of commercial use and a 285 room hotel. The proposed scope of work will not necessitate any further platting action.

As a result of today's hectic lifestyles, current market demands necessitate convenient and economical places to eat. The proposed restaurant will meet these demands for residents and visitors, as well as for those who work in the surrounding area. Wendy's is proposing a drive through facility as an accessory use to this restaurant, in order to provide convenient and expedited service, in a competitive marketplace.

**Variance Request**

Pursuant to the Dania Beach Land Development Code, Section 115-40 "Schedule of Permitted Uses", a fast food restaurant is a Special Exception use in the IROM zoning district. Furthermore, Section 115-50 63 "Conditions of Use", stipulates that "fast food restaurants in the IROM, IROM-AA and IROC districts must be physically attached by a common wall to a shopping center containing in excess of fifty thousand (50,000) square feet of gross floor area, with no drive-in or drive through facility". The drive through plays an integral role with the restaurant operation and dining experience and therefore, The Wendy's Company does hereby request a variance to Section 115-50 63, in order to permit a "drive through facility" at this restaurant.



### **Variance Justification**

Pursuant to Chapter 28, Article 625-40 (A) of the Dania Beach Land Development Code, the requested variance satisfies the variance criteria as stipulated 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 intent and purpose of the "Conditions of Use" regulation is to restrict objectionable activity and to promote aesthetics and traffic safety, in specific zoning districts. While these conditions enforce legitimate limitations, in some instances, deviation from these conditions can be beneficial to the proposed, principal use. The drive through function will not detract from the appearance of the project, but rather provide patrons with an alternate option to purchase a meal. The drive through facility will provide convenient, accessory support to the overall restaurant operations. Without a drive through, this restaurant will be unable to operate efficiently and provide patrons will optimal customer service. This ancillary use will certainly not be in conflict with the intent or purpose of IROM regulations.

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

The abutting land uses to the "Griffin Road Mixed Use Project" are predominantly industrial and commercial in nature. There is no residential property or use directly abutting the proposed outparcel. The restaurant itself, as well as the drive through facility, will be in scale with the needs of the surrounding community. The drive through will only serve to further enhance the dining convenience. The drive through itself will be setback significantly from the right-of-way. Visibility of the drive through will be buffered by the landscape material abutting the Griffin Road. The function of the drive through will certainly not be detrimental to the living or working conditions of the community, but will only service to improve the efficiency and convenience of the restaurant.

- 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 intent and purpose of the IROM district is to provide "for marine, office, light industrial, and research uses with limited commercial uses." Commercial uses, with limited placement, can frequently provide support services to typical industrial, office, and hotel uses in a community. This district "implements the Industrial category of the comprehensive plan." Fast food restaurants, with an accessory drive through, are typically classified as commercial uses. There is no existing restaurant in the surrounding area. Therefore, approval of the variance request to permit a drive through in the IROM zoning district, as an accessory use to the principal special exception use, would be consistent with the objective of "limited commercial use" within this zoning district.

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.*

There are two existing hotels within the "Griffin Road Mixed Use Project". Many of the hotel guests will be visiting from out of town and arriving at odd hours of the day. A drive through at this restaurant will offer an added convenience for these travelers, who may want to pick up a meal, for off-site consumption in their hotel. As established above, the restaurant itself will function as a support service to the many existing uses in the area, since there are no eating establishments nearby. This is a unique circumstance which affects the subject property. Strict application of the Land Development Code, to prohibit a drive through facility, would prevent The Wendy's Company from providing the most convenient eating experience to those would reside, work and visit this area.

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 variance request is a reasonable use for this property. The drive through will not results in a use that is too intense for this zoning district. Variance approval will promote quality of life. A drive through in the IROM zoning district, is the minimum variance request necessary in order to provide an efficient and convenient dining experience at this restaurant. Safety and aesthetics are elements that have all been incorporated in the design intent.

**PAYMENT DATE**  
08/07/2015

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

**BATCH NO.**  
2015-11001005

**COLLECTION STATION**  
City Hall Window 2

**RECEIPT NO.**  
2015-00046438

**RECEIVED FROM**  
CRAIG MCDONALD

**CASHIER**  
fincashier2

**DESCRIPTION**  
CORPORATE PROTERTY SERVICES 1239 E NEWPORT CTR. DR. STE.#113 DEERFIELD BEACH FL 33442

PAYMENT CODE	RECEIPT DESCRIPTION	TRANSACTION AMOUNT																
PSP	Appl Review - Standard	\$6,000.00																
PSP	Appl Review - Standard	\$3,900.00																
PLP	Appl Review - Exeptional/Large P/Z ITEM# 5042-28-17-0030 VA-82-15; 84-15 2109 GRIFFIN RD, DB	\$5,500.00																
	<table border="1"> <thead> <tr> <th data-bbox="397 651 535 724">Payments:</th> <th data-bbox="535 651 1006 724">Type</th> <th data-bbox="1006 651 1153 724">Detail</th> <th data-bbox="1153 651 1534 724">Amount</th> </tr> </thead> <tbody> <tr> <td></td> <td>Check</td> <td>27753</td> <td>\$5,500.00</td> </tr> <tr> <td></td> <td>Check</td> <td>27754</td> <td>\$3,900.00</td> </tr> <tr> <td></td> <td>Check</td> <td>27755</td> <td>\$6,000.00</td> </tr> </tbody> </table>	Payments:	Type	Detail	Amount		Check	27753	\$5,500.00		Check	27754	\$3,900.00		Check	27755	\$6,000.00	
Payments:	Type	Detail	Amount															
	Check	27753	\$5,500.00															
	Check	27754	\$3,900.00															
	Check	27755	\$6,000.00															
	<b>Total Amount:</b>	<b>\$15,400.00</b>																

Customer Copy

27753

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

ESB® Check Fraud  
Protection for Business  
63-9138-2631

DATE 8/6/15

PAY TO THE ORDER OF City of Dania Beach \$ 550.<sup>00</sup>  
Five Thousand Five Hundred Dollars & 00/100

BB&T  
BRANCH BANKING AND TRUST COMPANY  
FLORIDA  
*[Signature]*

FOR 1309-07 Site Plan submittal fee  
⑈00027753⑈ ⑆263191387⑆ ⑆100003988293⑈

27754

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

ESB® Check Fraud  
Protection for Business  
63-9138-2631

DATE 8/6/15

PAY TO THE ORDER OF City of Dania Beach \$ 390.<sup>00</sup>  
Three Thousand Nine Hundred Dollars & 00/100

BB&T  
BRANCH BANKING AND TRUST COMPANY  
FLORIDA  
*[Signature]*

FOR 1309-07 Special Exception  
⑈00027754⑈ ⑆263191387⑆ ⑆100003988293⑈

27755

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

ESB® Check Fraud  
Protection for Business  
63-9138-2631

DATE 8/6/15

PAY TO THE ORDER OF City of Dania Beach \$ 6,000.<sup>00</sup>  
Six Thousand Dollars and 00/100

BB&T  
BRANCH BANKING AND TRUST COMPANY  
FLORIDA

27755

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

Check Fraud  
Protection for Business  
63-9138-2631

DATE 8/6/15

PAY TO THE ORDER OF City of Ocala Beach \$ 6,000<sup>00</sup>  
Six Thousand Dollars and 00/100 DOLLARS

Security Features  
Increased  
Printed on Back

**BB&T**  
BRANCH BANKING AND TRUST COMPANY  
FLORIDA

*Dawn W. Daulton*

FOR 1309-07 Variance fee for DIT,  
Outdos printing  
& fast copy

⑆00027755⑆ ⑆263191387⑆ ⑆100003988293⑆

MP

54



**CITY OF DANIA BEACH**  
**COMMUNITY DEVELOPMENT**  
**Payment Receipt**

No: 000607

Date: 8/6/15

**RECEIVED FROM:**

Name: Craig McDonald

Address: Corporate Property Services

Address 2: 1239 E Newport Ctr. Dr., Suite 113

City/St/ZIP: Deerfield Beach, FL 33442

Service or Item	Amount
<u>PSP - Standard Develop/Variance etc Application Fee</u>	<u>\$6000.00</u>
<u>PSP - Standard Develop/Variance etc Application Fee</u>	<u>\$3900.00</u>
<u>PLP - Large - Site Plan Review Application Fee</u>	<u>\$5500.00</u>
_____	_____

P/Z ITEM # 5042-28-17-0030 Ck.#27753 \$5500/SP-80-15; Ck#27754 \$3900/SE-81-15;  
Ck-#27755 \$6000/VA-82-15; 83-15; 84-15

LOCATION: 2109 Griffin Road, DB

APPLICANT: Same as above

**PREPARED BY:**

**TOTAL DUE: \$15400.00**



**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
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- Variance
- Other: \_\_\_\_\_

RECEIVED  
 AUG 06 2015  
 Planning  
 Department  
 Date Rec'd: \_\_\_\_\_  
 Petition No.: VR-083-15

(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.**

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

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

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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. 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 5 DAY OF August, 2015

By: [Signature]  
Craig McDonald  
(Print name of person acknowledging)

(Joint owner signature if applicable)

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



Personally known X 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.***



**City of Dania Beach  
APPLICATION TYPE AND FEE SCHEDULE**

**INCOMPLETE SUBMITTALS ARE NOT ACCEPTABLE FOR REVIEW AND PROCESSING.**

The following fees shall apply to all applications for land use plan amendments, rezoning, special exception use, variances, site plans and other zoning related applications. These fees are used to defray staff cost in the evaluation of the proposal made and provide for the required notices and public advertisements according to Florida State Statute and the Dania Beach Land Development Code. Should any applicant have more than one type of request to the City, the applications involved should be submitted at the same time. The present City policy is to have concurrent reviews being processed before the final review and actions by the Planning and Zoning Board and/or City Commission. It is the obligation of all applicants to review the appropriate City Codes and design standards related to their proposal before making any application to the City. The standard review process for all development applications are two (2) review cycles. **Any additional review or public notice required by staff or professional consultants due to the incorrect interpretation of the Land Development Code will be charged to the applicant as per "Section 685-10 Cost Recovery for Development Review" of the Dania Beach Land Development Code.**

APPLICATION TYPE	FEE
<b>LAND USE</b>	
Assignment of Flex Units or Acreage	Filing fee = \$4,000.00 plus \$5.00 per flex, reserve or LAC/RAC unit or hotel room or \$100 per acre or portion of such area <i>Includes Staff processing, 2 review cycles, advertising and notice costs</i>
Change of Land Use	Filing fee = \$7,000.00, plus \$500.00 per acre or portion of area <i>Includes Staff processing, 2 review cycles, advertising and notice costs</i>
<b>ZONING</b>	
Change of Zoning (Rezoning)	Less than 2 acres - \$2,500.00 Greater than 2 acres - \$6,000.00 <i>Includes Staff processing, 2 review cycles, advertising and notice costs</i>
Zoning Code Text Change	Changing the list of Permitted Uses - \$6,000.00 General Text - \$2,000.00 <i>Includes Staff processing, 2 review cycles, advertising and notice costs</i>
PLAT	(Perimeter) Filing fee = \$2550.00 plus \$50.00 per acre or portion of such area (Subdivision) Filing fee = \$2550.00 plus \$100 per acre or portion of such area <i>Includes Staff processing, 2 review cycles, advertising and notice costs</i>
Delegation Request	\$1,500.00 <i>Includes Staff processing, 2 review cycles, advertising and notice costs</i>
<b>SITE PLAN</b>	
Residential, Hotel, Condo-Hotel, Time-Share, Motel	<b>Filing fee</b> = \$1,000.00 <b>PLUS</b> \$10.00 per unit <b>Plus</b> retainer for staff/consultant review, administrative and notice cost \$5,000.00 <b>Minimum fee = \$6,100.00</b> <i>Includes Staff processing, 2 review cycles, advertising and notice costs</i>
All other uses	<b>Filing fee</b> = \$1,000.00 <b>PLUS</b> the following: \$5.00 : 100 s.f. for 1 <sup>st</sup> 10,000 s.f., \$2.00 : 100 s.f. in excess of 10,000 s.f. <b>Plus</b> retainer for staff/consultant review, administrative and notice cost \$4,000.00 <b>Minimum fee = \$5,500.00</b> <i>Includes Staff processing, 2 review cycles, advertising and notice costs</i>
Site Plan Revisions	\$2,500.00 - <i>Includes staff processing and up to 2 review cycles.</i> <i>Additional variances associated with any revision to a site plan are charged according to the associated variance type.</i>
Extension of Approval(s) (Site plan, variance, special exception requests)	\$1,250.00 – Single Extension ( <b>PLUS</b> ) an additional \$ 250.00 for each associated approval

**City of Dania Beach  
APPLICATION TYPE AND FEE SCHEDULE**

**INCOMPLETE SUBMITTALS ARE NOT ACCEPTABLE FOR REVIEW AND PROCESSING.**

The following fees shall apply to all applications for land use plan amendments, rezoning, special exception use, variances, site plans and other zoning related applications. These fees are used to defray staff cost in the evaluation of the proposal made and provide for the required notices and public advertisements according to Florida State Statute and the Dania Beach Land Development Code. Should any applicant have more than one type of request to the City, the applications involved should be submitted at the same time. The present City policy is to have concurrent reviews being processed before the final review and actions by the Planning and Zoning Board and/or City Commission. It is the obligation of all applicants to review the appropriate City Codes and design standards related to their proposal before making any application to the City. The standard review process for all development applications are two (2) review cycles. **Any additional review or public notice required by staff or professional consultants due to the incorrect interpretation of the Land Development Code will be charged to the applicant as per "Section 685-10 Cost Recovery for Development Review" of the Dania Beach Land Development Code.**

<b>SPECIAL EXCEPTION</b>	
SPECIAL EXCEPTION (Excluding cell towers)	Filing fee = \$3,700.00 plus \$200.00 per acre or portion of such area <i>Includes Staff processing, 2 review cycles, advertising and notice costs</i>
<i>SPECIAL EXCEPTION (Cellular Towers)</i>	Filing fee = \$4,000 <i>Includes Staff processing, 2 review cycles, advertising and notice costs</i>
<b>Additional Resubmittal</b> (In addition to the standard (2) review cycles)	Any additional review or public notice required by staff or professional consultants due to the negligence of the applicant will be charged to the applicant as per Article 685-10 Cost recovery for Development Review of the Dania Beach Land Development Code.
<b>VARIANCES, APPEALS &amp; WAIVERS</b>	
Administrative, Single Family	\$ 300.00
Administrative, all other	\$ 500.00
Single Family/Community Facility	\$ 490.00
Duplex	\$1,050.00
Triplex	\$1,150.00
Multifamily, Hotel, Condo-Hotel (per variance)	\$2,300.00
Nonres. (per variance)	\$2,000.00
Wall Sign	\$ 700.00
Monument Sign	\$1,200.00
Pole Sign (As permitted)	\$2,400.00
Appeal (single family & comm fac)	\$ 650.00
Appeal (all other uses)	\$1,925.00
Dumpster Appeal to Com. Dev. Dir.	\$ 200.00
Dumpster Appeal to City Com.	\$ 500.00
Alcoholic Beverage Variance	\$1,250.00
Mobility	\$1,400.00
Trafficway Waiver	\$4,000.00
Vacation – Road/Easement	\$3,500.00
Alcohol Extended Hours License Application	\$2,250.00
Alcoholic Beverage Waiver	\$1,000.00
Zoning Review: State Liquor License	\$ 50.00
Outdoor Seating/Dinning	\$ 100.00
Assisted Living Facility	\$ 65.00
CRA Grant Application	\$ 800.00 <i>(up to this amount based on scope of work)</i>
UNSPECIFIED	\$ 500.00 <b>PLUS</b> any outside costs incurred by the city as per "Section 685-10"

Revised – 8-23-11 As per City Commission Approval Resolution #2011-090

## 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.



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,

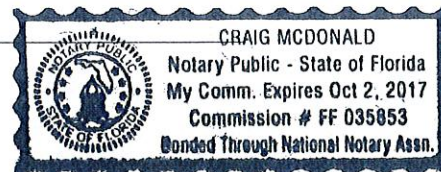
Victor Everingham  
Construction Manager

STATE OF FLORIDA  
COUNTY OF

The foregoing instrument was acknowledged before me this 24<sup>th</sup>,  
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



July 24, 2015

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

To Whom It May Concern:

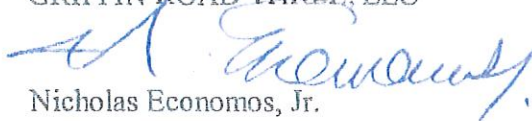
This letter is to authorize and acknowledge that, with respect to the Wendy's site plan attached hereto,

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.  
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.



Signature of Notary Public



My Commission Expires

**Common Wall Variance  
Wendy's  
2071 Griffin Road  
Dania Beach, Florida  
August 3, 2015**

**Historical Background**

The subject 0.596 acre site is located on the north side of Griffin Road, just west of I-95; more specifically at the northeast quadrant of Ravenswood Road and Griffin Road. The property is currently a vacant outparcel to the "Griffin Road Mixed Use Project", which includes an existing Fairfield Inn Suites and Homewood Suites just north of the outparcel. To the east of the outparcel is surplus parking for the development and to the west is an abandoned gas station.

The site is zoned Industrial, Research, Office, Marine (IROM), with a Future Land Use Designation of Industrial. The property is also subject to a Hotel Overlay District. This outparcel was previously approved for a 64,517 square foot office building. However, The Wendy's Company is now requesting Special Exception use approval, pursuant to Section 115-40 of the Dania Beach Land Development Code, as well as Site Plan Development approval, for a 3,426 square foot fast food restaurant with a drive thru on this outparcel.

This property is incorporated within the "Airport Commerce Center Plat", as recorded in Plat Book 175, Page 28, of the public records of Broward County, Florida. The plat is restricted to 165,000 square feet of commercial use and a 285 room hotel. The proposed scope of work will not necessitate any further platting action.

As a result of today's hectic lifestyles, current market demands necessitate convenient and economical places to eat. The proposed restaurant will meet these demands for residents and visitors, as well as for those who work in the surrounding area. Wendy's is proposing a drive through facility as an accessory use to this restaurant, in order to provide convenient and expedited service, in a competitive marketplace.

**Variance Request**

Pursuant to the Dania Beach Land Development Code, Section 115-40 "Schedule of Permitted Uses", a fast food restaurant is a Special Exception use in the IROM zoning district. Furthermore, Section 115-50 63 "Conditions of Use", stipulates that "fast food restaurants in the IROM, IROM-AA and IROC districts must be physically attached by a common wall to a shopping center containing in excess of fifty thousand (50,000) square feet of gross floor area...". The "Griffin Road Mix Use Project" is composed of a 77,956 square foot Fairfield Inn and a 102,879 square foot Homewood Suites. As such, the gross floor area component of this "Condition of Use" is within the parameters of the code. However, the layout of the "Griffin Road Mixed Use Project" is not conducive to the construction of a common wall connecting the fast food restaurant with either of the existing hotel buildings. Therefore, The Wendy's Company does hereby request a variance to Section 115-50 63, in order to permit a fast food restaurant without the necessity to provide a common wall with the adjacent hotels.

### **Variance Justification**

Pursuant to Chapter 28, Article 625-40 (A) of the Dania Beach Land Development Code, the requested variance satisfies the variance criteria as stipulated 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 intent and purpose of the "Conditions of Use" regulation is to restrict objectionable activity and to promote aesthetics and traffic safety, in specific zoning districts. While these conditions enforce legitimate limitations, in some instances, deviation from these conditions can be beneficial to the proposed use. The establishment of a fast food restaurant on this outparcel will serve to compliment the primary hotel uses on this development. The intent of the "Conditions of Use" standard is to better serve and define development. However, in this case, a common wall between the Wendy's restaurant and the hotels, will not benefit the overall development. Without the common wall attaching the two structures, access to this outparcel will therefore be as direct as possible, avoiding excessive movement across parking aisles and queuing across surrounding parking and driving aisles. Architectural continuity with the principal design features of the two principal hotels and the outparcel restaurant can still be established without the construction of a common wall. Elimination of the requirement for a common wall will certainly not be in conflict with the intent or purpose of IROM regulations.

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

The abutting land uses to the "Griffin Road Mixed Use Project" are predominantly industrial and commercial in nature. There is no residential property or use directly abutting the proposed outparcel. The restaurant itself will be in scale with the needs of the surrounding community and construction of an expansive common wall will not serve to benefit the development or surrounding land uses. Deviation from the common wall requirement will result in the ability to provide more landscape materials on site, as well as to provide direct access to the restaurant, thereby eliminating excessive movement across the property.

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 intent and purpose of the IROM district is to provide "for marine, office, light industrial, and research uses with limited commercial uses." Commercial uses, with limited placement, can frequently provide support services to typical industrial, office, and hotel uses in a community. This district "implements the Industrial category of the comprehensive plan." Fast food restaurants, with an accessory drive through, are typically classified as commercial uses. There is no existing restaurant in the surrounding area. Therefore, approval of the variance request to permit the restaurant, without the construction of a connective common wall, in the IROM zoning district, would be consistent with the objective of "limited commercial use" within this zoning district.

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.*

Mandating construction of a common wall within the "Griffin Road Mixed Use Project" will not serve to better the overall development, but rather will result in a diversion of the on-site traffic flow. Wall buffering from adjacent residential property and or use is not applicable in this instance. Therefore, strict application of the Land Development Code, to require a common connecting wall, will result in a less than desirable traffic pattern within the development.

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 variance request is a reasonable for this property. The overall development will function in a more efficient manner, without the connecting common wall. The stand alone fast food restaurant is not a use that is too intense for this zoning district. Variance approval will promote quality of life. Elimination of the wall requirement is the minimum variance request necessary in order to provide an efficient and convenient traffic pattern within the overall development.



**PAYMENT DATE**  
08/07/2015

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

**BATCH NO.**  
2015-11001005

**COLLECTION STATION**  
City Hall Window 2

**RECEIPT NO.**  
2015-00046438

**RECEIVED FROM**  
CRAIG MCDONALD

**CASHIER**  
fincashier2

**DESCRIPTION**  
CORPORATE PROTERTY SERVICES 1239 E NEWPORT CTR. DR. STE.#113 DEERFIELD BEACH FL 33442

PAYMENT CODE	RECEIPT DESCRIPTION	TRANSACTION AMOUNT												
PSP	Appl Review - Standard	\$6,000.00												
PSP	Appl Review - Standard	\$3,900.00												
PLP	Appl Review - Exceptional/Large P/Z ITEM# 5042-28-17-0030 VA-82-15; 84-15 2109 GRIFFIN RD, DB	\$5,500.00												
	<b>Payments:</b>													
	<table border="1"><thead><tr><th>Type</th><th>Detail</th><th>Amount</th></tr></thead><tbody><tr><td>Check</td><td>27753</td><td>\$5,500.00</td></tr><tr><td>Check</td><td>27754</td><td>\$3,900.00</td></tr><tr><td>Check</td><td>27755</td><td>\$6,000.00</td></tr></tbody></table>	Type	Detail	Amount	Check	27753	\$5,500.00	Check	27754	\$3,900.00	Check	27755	\$6,000.00	
Type	Detail	Amount												
Check	27753	\$5,500.00												
Check	27754	\$3,900.00												
Check	27755	\$6,000.00												
<b>Total Amount:</b>		<b>\$15,400.00</b>												

Customer Copy

27753

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

ESSENTIAL® Check Fraud  
Protection for Business  
63-9138-2631

DATE 8/6/15

PAY TO THE ORDER OF City of Dania Beach \$550.<sup>00</sup>  
Five Thousand Five Hundred Dollars & 00/100 DOLLARS

BB&T  
BRANCH BANKING AND TRUST COMPANY  
FLORIDA  
*Dawn McDonald*

FOR 1309-07 Site Plan submittal fee  
⑈00027753⑈ ⑆263191387⑆ ⑈00003988293⑈

27754

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

ESSENTIAL® Check Fraud  
Protection for Business  
63-9138-2631

DATE 8/6/15

PAY TO THE ORDER OF City of Dania Beach \$3,900.<sup>00</sup>  
Three Thousand Nine Hundred Dollars & 00/100 DOLLARS

BB&T  
BRANCH BANKING AND TRUST COMPANY  
FLORIDA  
*Dawn McDonald*

FOR 1309-07 Special Exception fee  
⑈00027754⑈ ⑆263191387⑆ ⑈00003988293⑈

27755

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

ESSENTIAL® Check Fraud  
Protection for Business  
63-9138-2631

DATE 8/6/15

PAY TO THE ORDER OF City of Dania Beach \$6,000.<sup>00</sup>  
Six Thousand Dollars and 00/100 DOLLARS

BB&T

27755

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

ESBANK® Check Fraud  
Protection for Business  
63-9138-2631

DATE 8/6/15

PAY TO THE ORDER OF City of Dania Beach \$ 6,000<sup>00/100</sup> DOLLARS

Security Features  
Included  
Check or Blank

**BB&T**  
BRANCH BANKING AND TRUST COMPANY  
FLORIDA

*Dann W. Dandall*

FOR 1309-07 Variance fee for DIT,  
Outside seating  
& fast use

⑆00027755⑆ ⑆263191387⑆ ⑆100003988293⑆

MP

54



**CITY OF DANIA BEACH**  
**COMMUNITY DEVELOPMENT**  
**Payment Receipt**

No: 000607

Date: 8/6/15

**RECEIVED FROM:**

Name: Craig McDonald

Address: Corporate Property Services

Address 2: 1239 E Newport Ctr. Dr., Suite 113

City/St/ZIP: Deerfield Beach, FL 33442

Service or Item	Amount
<u>PSP - Standard Develop/Variance etc Application Fee</u>	<u>\$6000.00</u>
<u>PSP - Standard Develop/Variance etc Application Fee</u>	<u>\$3900.00</u>
<u>PLP - Large - Site Plan Review Application Fee</u>	<u>\$5500.00</u>

P/Z ITEM # 5042-28-17-0030 Ck.#27753 \$5500/SP-80-15; Ck#27754 \$3900/SE-81-15; Ck-#27755 \$6000/VA-82-15; 83-15; 84-15

LOCATION: 2109 Griffin Road, DB

APPLICANT: Same as above

**PREPARED BY:**

**TOTAL DUE: \$15400.00**

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

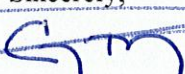
RE: Wendy's Store #11614  
2071 Griffin Road  
Dania Beach, FL  
VA-082-15

Dear Ms. Lajoie:

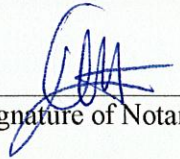
On behalf of The Wendy Company, I would like to respectfully withdraw Variance Application VA-082-15, to allow outdoor seating associated with the proposed Wendy's restaurant. Would you please credit the fees paid for said variance application towards the Text Amendment Application, TX-108-15, submitted 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 9<sup>th</sup> 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

NOTARY PUBLIC  
STATE OF FLORIDA  
LILIANE D. GUIMARAES  
MY COMMISSION #FF185522  
EXPIRES January 23, 2019  
(407) 398-0153  
FloridaNotaryService.com

RECEIVED  
OCT 09 2015  
BY: \_\_\_\_\_



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

RECEIVED  
 AUG 06 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-082-15

(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: 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@corporatopropertyservices.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 Outdoor Seating associated with a Wendy's 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. 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

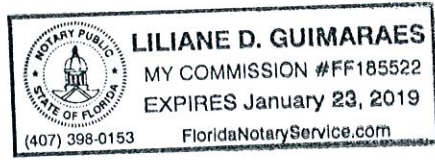
By: [Signature]  
(Owner / Agent signature\*)

BEFORE ME THIS 5 DAY OF August, 20 15

By: [Signature]  
(Print name of person acknowledging)

(Joint owner signature if applicable)

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



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.***

**City of Dania Beach  
APPLICATION TYPE AND FEE SCHEDULE**

**INCOMPLETE SUBMITTALS ARE NOT ACCEPTABLE FOR REVIEW AND PROCESSING.**

The following fees shall apply to all applications for land use plan amendments, rezoning, special exception use, variances, site plans and other zoning related applications. These fees are used to defray staff cost in the evaluation of the proposal made and provide for the required notices and public advertisements according to Florida State Statute and the Dania Beach Land Development Code. Should any applicant have more than one type of request to the City, the applications involved should be submitted at the same time. The present City policy is to have concurrent reviews being processed before the final review and actions by the Planning and Zoning Board and/or City Commission. It is the obligation of all applicants to review the appropriate City Codes and design standards related to their proposal before making any application to the City. The standard review process for all development applications are two (2) review cycles. **Any additional review or public notice required by staff or professional consultants due to the incorrect interpretation of the Land Development Code will be charged to the applicant as per "Section 685-10 Cost Recovery for Development Review" of the Dania Beach Land Development Code.**

APPLICATION TYPE	FEE
<b>LAND USE</b>	
Assignment of Flex Units or Acreage	Filing fee = \$4,000.00 plus \$5.00 per flex, reserve or LAC/RAC unit or hotel room or \$100 per acre or portion of such area <i>Includes Staff processing, 2 review cycles, advertising and notice costs</i>
Change of Land Use	Filing fee = \$7,000.00, plus \$500.00 per acre or portion of area <i>Includes Staff processing, 2 review cycles, advertising and notice costs</i>
<b>ZONING</b>	
Change of Zoning (Rezoning)	Less than 2 acres - \$2,500.00 Greater than 2 acres - \$6,000.00 <i>Includes Staff processing, 2 review cycles, advertising and notice costs</i>
Zoning Code Text Change	Changing the list of Permitted Uses - \$6,000.00 General Text - \$2,000.00 <i>Includes Staff processing, 2 review cycles, advertising and notice costs</i>
PLAT	(Perimeter) Filing fee = \$2550.00 plus \$50.00 per acre or portion of such area (Subdivision) Filing fee = \$2550.00 plus \$100 per acre or portion of such area <i>Includes Staff processing, 2 review cycles, advertising and notice costs</i>
Delegation Request	\$1,500.00 <i>Includes Staff processing, 2 review cycles, advertising and notice costs</i>
<b>SITE PLAN</b>	
Residential, Hotel, Condo-Hotel, Time-Share, Motel	<b>Filing fee</b> = \$1,000.00 <b>PLUS</b> \$10.00 per unit <b>Plus</b> retainer for staff/consultant review, administrative and notice cost \$5,000.00 <b>Minimum fee = \$6,100.00</b> <i>Includes Staff processing, 2 review cycles, advertising and notice costs</i>
All other uses	<b>Filing fee</b> = \$1,000.00 <b>PLUS</b> the following: \$5.00 : 100 s.f. for 1 <sup>st</sup> 10,000 s.f., \$2.00 : 100 s.f. in excess of 10,000 s.f. <b>Plus</b> retainer for staff/consultant review, administrative and notice cost \$4,000.00 <b>Minimum fee = \$5,500.00</b> <i>Includes Staff processing, 2 review cycles, advertising and notice costs</i>
Site Plan Revisions	\$2,500.00 - <i>Includes staff processing and up to 2 review cycles.</i> <i>Additional variances associated with any revision to a site plan are charged according to the associated variance type.</i>
Extension of Approval(s) (Site plan, variance, special exception requests)	\$1,250.00 – Single Extension ( <b>PLUS</b> ) an additional \$ 250.00 for each associated approval



**City of Dania Beach  
APPLICATION TYPE AND FEE SCHEDULE**

**INCOMPLETE SUBMITTALS ARE NOT ACCEPTABLE FOR REVIEW AND PROCESSING.**

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<b>SPECIAL EXCEPTION</b>	
SPECIAL EXCEPTION (Excluding cell towers)	Filing fee = \$3,700.00 plus \$200.00 per acre or portion of such area <i>Includes Staff processing, 2 review cycles, advertising and notice costs</i>
<b>SPECIAL EXCEPTION</b> (Cellular Towers)	Filing fee = \$4,000 <i>Includes Staff processing, 2 review cycles, advertising and notice costs</i>
<b>Additional Resubmittal</b> (In addition to the standard (2) review cycles)	Any additional review or public notice required by staff or professional consultants due to the negligence of the applicant will be charged to the applicant as per Article 685-10 Cost recovery for Development Review of the Dania Beach Land Development Code.
<b>VARIANCES, APPEALS &amp; WAIVERS</b>	
Administrative, Single Family	\$ 300.00
Administrative, all other	\$ 500.00
Single Family/Community Facility	\$ 490.00
Duplex	\$1,050.00
Triplex	\$1,150.00
Multifamily, Hotel, Condo-Hotel (per variance)	\$2,300.00
Nonres. (per variance)	\$2,000.00
Wall Sign	\$ 700.00
Monument Sign	\$1,200.00
Pole Sign (As permitted)	\$2,400.00
Appeal (single family & comm fac)	\$ 650.00
Appeal (all other uses)	\$1,925.00
Dumpster Appeal to Com. Dev. Dir.	\$ 200.00
Dumpster Appeal to City Com.	\$ 500.00
Alcoholic Beverage Variance	\$1,250.00
Mobility	\$1,400.00
Trafficway Waiver	\$4,000.00
Vacation – Road/Easement	\$3,500.00
Alcohol Extended Hours License Application	\$2,250.00
Alcoholic Beverage Waiver	\$1,000.00
Zoning Review: State Liquor License	\$ 50.00
Outdoor Seating/Dinning	\$ 100.00
Assisted Living Facility	\$ 65.00
CRA Grant Application	\$ 800.00 <i>(up to this amount based on scope of work)</i>
UNSPECIFIED	\$ 500.00 <b>PLUS</b> any outside costs incurred by the city as per "Section 685-10"

Revised – 8-23-11 As per City Commission Approval Resolution #2011-090

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.



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,

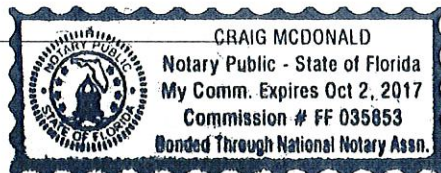
Victor Everingham  
Construction Manager

STATE OF FLORIDA  
COUNTY OF

The foregoing instrument was acknowledged before me this 24<sup>th</sup>,  
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



July 24, 2015

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

To Whom It May Concern:

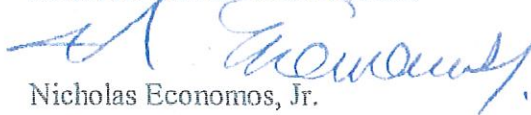
This letter is to authorize and acknowledge that, with respect to the Wendy's site plan attached hereto,

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

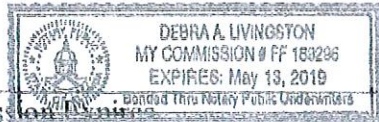


Nicholas Economos, Jr.  
Authorized Agent

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.

  
Signature of Notary Public



My Commis

**Outdoor Restaurant Seating Accessory Use Variance**  
**Wendy's**  
**2071 Griffin Road**  
**Dania Beach, Florida**  
**July 30, 2015**

**Historical Background**

The subject 0.596 acre site is located on the north side of Griffin Road, just west of I-95; more specifically at the northeast quadrant of Ravenswood Road and Griffin Road. The property is currently a vacant outparcel to the "Griffin Road Mixed Use Project", which includes an existing Fairfield Inn Suites and Homewood Suites just north of the outparcel. To the east of the outparcel is surplus parking for the development and to the west is an abandoned gas station.

The site is zoned Industrial, Research, Office, Marine (IROM), with a Future Land Use Designation of Industrial. The property is also subject to a Hotel Overlay District. This outparcel was previously approved for a 64,517 square foot office building. However, The Wendy's Company is now requesting Special Exception use approval, pursuant to Section 115-40 of the Dania Beach Land Development Code, as well as Site Plan Development approval, for a 3,426 square foot fast food restaurant with a drive thru on this outparcel.

This property is incorporated within the "Airport Commerce Center Plat", as recorded in Plat Book 175, Page 28, of the public records of Broward County, Florida. The plat is restricted to *165,000 square feet of commercial use and a 285 room hotel*. The proposed scope of work will not necessitate any further platting action.

Wendy's is proposing an outdoor patio area as an accessory use to this restaurant, in order to support the objective to create an inviting and lasting impression for their customers. This patio area will be enclosed with a decorative fence and will have a collection of four picnic style tables, which will be located at the front of the restaurant. A total of 16 seats will be provided within this outside seating area. Each table will incorporate an aesthetically pleasing umbrella, in an effort to shield patrons from the South Florida elements. The tables, waste receptacles and umbrellas are all constructed of recycled materials. Who would not want to enjoy a wonderful meal in tropical South Florida outdoor atmosphere?

**Variance Request**

Pursuant to the Dania Beach Land Development Code, Section 110-200 (A) "Outdoor Restaurant Seating", "Outdoor seating as an accessory use to an indoor restaurant is permitted without a special exception in the commercial zoning districts listed in section 100-60(c), provided that the subject project is not adjacent to any residential use or any property located within a residential district or mixed-use zoning district as listed in section 100-60(a) and (b)." Since the subject property is zoned IROM, rather than commercial, The Wendy's Company does *hereby request a variance to Section 110-200 (A), in order to permit "outdoor restaurant seating"* as an accessory use to this restaurant, within the IROM zoning district.

## Variance Justification

Pursuant to Chapter 28, Article 625-40 (A) of the Dania Beach Land Development Code, the requested variance satisfies the variance criteria as stipulated 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 intent and purpose of the "Outdoor Restaurant Seating" regulation is to restrict objectionable activity outside of the enclosed building, in zoning districts other than commercial. The innovative patio design of this project incorporates the use of environmentally stabilizing, recycled materials. The picnic table theme and canvas umbrellas will compliment the design theme of the restaurant, and only enhance the appearance of the surrounding hotel, commercial, office and industrial uses. The outdoor patio area is an integral design element of this project, which offers another dining option to patrons that visit this establishment. Even though the property is not zoned commercial, the restaurant itself and the outdoor seating area, will provide an accessory support service to the existing industrial, marine, research, office and hotel uses in the surrounding area. This type of outdoor accessory use will certainly not be in conflict with the intent or purpose of IROM regulations.

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

The abutting land uses to the "Griffin Road Mixed Use Project" are predominantly industrial and commercial in nature. There is no residential property or use directly abutting the proposed outparcel. The restaurant itself, as well as the outdoor dining area, will be in scale with the needs of the surrounding community. The outdoor patio area will only serve to further enhance the dining options of this restaurant. The design intent is to provide and create an inviting and lasting impression for customers, which is certainly not detrimental to the living or working conditions of the community.

- 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 intent and purpose of the IROM district is to provide "for marine, office, light industrial, and research uses with limited commercial uses." Commercial uses, with limited placement, can frequently provide support services to typical industrial, office, and hotel uses in a community. This district "implements the Industrial category of the comprehensive plan." Fast food restaurants, with an accessory outdoor seating area, are typically classified as commercial uses. There is no existing restaurant in the surrounding area. Therefore, approval of the variance request to permit outdoor restaurant seating in the IROM zoning district, as an accessory use to the principal special exception use, would be consistent with the objective of "limited commercial use" within this zoning district.

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.*

There are two existing hotels within the "Griffin Road Mixed Use Project". Many of the hotel guests will be visiting from out of town, with the intent to enjoy the wonderful South Florida weather. There is no better way to experience the tropical atmosphere, than to enjoy a meal outside. As established above, the restaurant itself will function as a support service to the many existing uses in the area, since there are no eating establishments nearby. This is a unique circumstance which affects the subject property. Strict application of the Land Development Code, to only permit accessory outdoor restaurant seating in a commercial zoning district, would prevent The Wendy's Company from providing the most optimal eating experience to those would reside, work and visit this area.

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 variance request is a reasonable use for this property. The outdoor seating area will not results in a use that is too intense for this zoning district. Variance approval will promote quality of life. An accessory, outdoor patio seating area in the IROM zoning district, is the minimum variance request necessary in order to provide an inviting and lasting dining experience. This outdoor patio area will not only preserve but enhance the character of the community. Safety and renewability are elements that have all been incorporated in the design intent.

**PAYMENT DATE**  
08/07/2015

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

**BATCH NO.**  
2015-11001005

**COLLECTION STATION**  
City Hall Window 2

**RECEIPT NO.**  
2015-00046438

**RECEIVED FROM**  
CRAIG MCDONALD

**CASHIER**  
fincashier2

**DESCRIPTION**  
CORPORATE PROTERTY SERVICES 1239 E NEWPORT CTR. DR. STE.#113 DEERFIELD BEACH FL 33442

PAYMENT CODE	RECEIPT DESCRIPTION		TRANSACTION AMOUNT
PSP	Appl Review - Standard		\$6,000.00
PSP	Appl Review - Standard		\$3,900.00
PLP	Appl Review - Exeptional/Large P/Z ITEM# 5042-28-17-0030 VA-82-15; 84-15 2109 GRIFFIN RD, DB		\$5,500.00
<b>Payments:</b>			
	<b>Type</b>	<b>Detail</b>	<b>Amount</b>
	Check	27753	\$5,500.00
	Check	27754	\$3,900.00
	Check	27755	\$6,000.00
<b>Total Amount:</b>			<b>\$15,400.00</b>

Customer Copy



27753

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

BB&T Check Fraud  
Protection for Business  
63-9138-2631

DATE 8/6/15

PAY TO THE ORDER OF City of Dania Beach \$ 550.<sup>00</sup>  
Five Thousand Five Hundred Dollars & <sup>00</sup>/<sub>100</sub> DOLLARS

*[Signature]*

**BB&T**  
BRANCH BANKING AND TRUST COMPANY  
FLORIDA

FOR 1309-07 Site Plan submittal fee  
⑈00027753⑈ ⑆263191387⑆ ⑆100003988293⑈

MP

27754

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

BB&T Check Fraud  
Protection for Business  
63-9138-2631

DATE 8/6/15

PAY TO THE ORDER OF City of Dania Beach \$ 390.<sup>00</sup>  
Three Thousand Nine Hundred Dollars & <sup>00</sup>/<sub>100</sub> DOLLARS

*[Signature]*

**BB&T**  
BRANCH BANKING AND TRUST COMPANY  
FLORIDA

FOR 1309-07 Special Exemption fee  
⑈00027754⑈ ⑆263191387⑆ ⑆100003988293⑈

MP

27755

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

BB&T Check Fraud  
Protection for Business  
63-9138-2631

DATE 8/6/15

PAY TO THE ORDER OF City of Dania Beach \$ 6,000.<sup>00</sup>  
Six Thousand Dollars and <sup>00</sup>/<sub>100</sub> DOLLARS

**BB&T**

MP

27755

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

 63-9138-2631

DATE 8/6/15

PAY TO THE ORDER OF City of Dania Beach \$ 6,000.00  
Six Thousand Dollars and 00/100 DOLLARS

**BB&T**  
BRANCH BANKING AND TRUST COMPANY  
FLORIDA

*Daniel D. Dault*

FOR 1309-07 Variance fee for DT,  
outdoor seating  
& fast food  
at fast food

⑆00027755⑆ ⑆263191387⑆ ⑆00003988293⑆

MP 5\*

Check Features  
Included  
Details on Back



**CITY OF DANIA BEACH**  
**COMMUNITY DEVELOPMENT**  
**Payment Receipt**

No: 000607

Date: 8/6/15

**RECEIVED FROM:**

Name: Craig McDonald

Address: Corporate Property Services

Address 2: 1239 E Newport Ctr. Dr., Suite 113

City/St/ZIP: Deerfield Beach, FL 33442

Service or Item	Amount
<u>PSP - Standard Develop/Variance etc Application Fee</u>	<u>\$6000.00</u>
<u>PSP - Standard Develop/Variance etc Application Fee</u>	<u>\$3900.00</u>
<u>PLP - Large - Site Plan Review Application Fee</u>	<u>\$5500.00</u>

P/Z ITEM # 5042-28-17-0030 Ck.#27753 \$5500/SP-80-15; Ck#27754 \$3900/SE-81-15; Ck-#27755 \$6000/VA-82-15; 83-15; 84-15

LOCATION: 2109 Griffin Road, DB

APPLICANT: Same as above

**PREPARED BY:**

**TOTAL DUE: \$15400.00**



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  
NOV 24 2015

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

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

Petition No.: OT-124-15

(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: 2109 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:** Waiver to allow 5 Exterior Building Colors where only 3 are permitted  
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\*)  
Craig McDonald

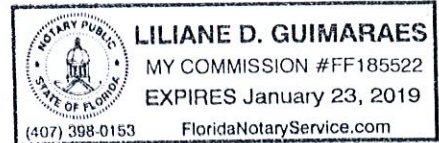
BEFORE ME THIS 23<sup>rd</sup> DAY OF November, 20 15

By:

Craig McDonald  
(Print name of person acknowledging)

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

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



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.***



July 24, 2015

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

To Whom It May Concern:

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1239 East Newport Center Drive, Suite 113  
Deerfield, FL 33442

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Sincerely,

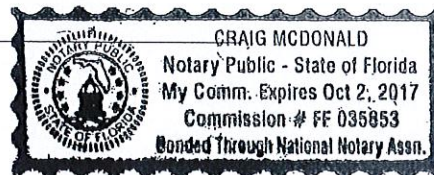
Victor Everingham  
Construction Manager

STATE OF FLORIDA  
COUNTY OF

The foregoing instrument was acknowledged before me this 24<sup>th</sup>, 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



July 24, 2015

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

To Whom It May Concern:

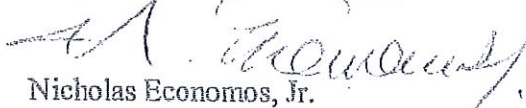
This letter is to authorize and acknowledge that, with respect to the Wendy's site plan attached hereto,

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,

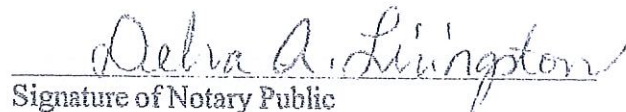
GRIFFIN ROAD THREE, LLC



Nicholas Economos, Jr.  
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.

  
Signature of Notary Public

My Commis  


**INDUSTRIAL DESIGN STANDARDS WAIVER**

**Wendy's  
2071 Griffin Road  
Dania Beach, Florida  
November 24, 2015**

The subject 0.596 acre site is located on the north side of Griffin Road, just west of I-95; more specifically at the northeast quadrant of Ravenswood Road and Griffin Road. The property is currently a vacant outparcel to the "Griffin Road Mixed Use Project", which includes an existing Fairfield Inn Suites and Homewood Suites just north of the outparcel. To the east of the outparcel is surplus parking for the development and to the west is an abandoned gas station.

The site is zoned Industrial, Research, Office, Marine (IROM), with a Future Land Use Designation of Industrial. The property is also subject to a Hotel Overlay District. This outparcel was previously approved for a 64,517 square foot office building. However, The Wendy's Company is now requesting Special Exception use approval, pursuant to Section 115-40 of the Dania Beach Land Development Code, as well as Site Plan Development approval, for a 3,426 square foot fast food restaurant with a drive thru on this outparcel. Wendy's is also proposing an outdoor patio area, as an accessory use to this restaurant, in order to support the objective to create an inviting and lasting impression for their customers. This patio area will be enclosed with a decorative fence and will have a collection of four picnic style tables, which will be located at the front of the restaurant. A total of 13 seats will be provided within this outside seating area. Each table will incorporate an aesthetically pleasing umbrella, in an effort to shield patrons from the South Florida elements.

This property is incorporated within the "Airport Commerce Center Plat", as recorded in Plat Book 175, Page 28, of the public records of Broward County, Florida. The plat is restricted to 165,000 square feet of commercial use and a 285 room hotel. The proposed scope of work will not necessitate any further platting action.

As a result of today's hectic lifestyles, current market demands necessitate convenient and economical places to eat. The proposed restaurant will meet these demands for residents and visitors, as well as for those who work in the surrounding area.

Wendy's is proposing to utilize five building colors on the main building along with building trim and accent areas. Wendy's is requesting a Waiver to Chapter 28, Section 511-30 (J) in order to allow five colors, where a maximum of three colors are permitted. The following are the responses to the five objectives, Section 511-10, of the Industrial Design Standards, which will justify the five main building colors, building trim and accent areas.



## INDUSTRIAL DESIGN STANDARDS OBJECTIVES

- (A) **The following standards are established for industrial development to ensure that such uses shall be compatible with other uses permitted in the same district and to protect the public health, safety and welfare of the community.**

RESPONSE: The proposed building colors are all earth tone colors with red accent on the signature blade walls. These colors work well together to present an aesthetically pleasing design, which will enhance the area. The proposed Wendy's with a drive-thru and outdoor seating uses will certainly be compatible with the other uses in the surrounding area and will not result in harm to the public health, safety and welfare of the community. The proposed building will be an asset to the community and will help to establish a superior architectural design that will help set the tone for future projects.

- (B) **The purpose of the standards in this article is to promote design which is architecturally compatible with the surrounding area and achieves the design goals of the City of Dania Beach.**

RESPONSE: The proposed architectural design and colors will certainly promote a design theme that is architecturally compatible with the surrounding area and achieves all of the goals of the City of Dania Beach. The proposed Wendy's will raise the bar in the IROM Zoning District and help to establish a higher architectural design standard in the surrounding area.

- (C) **These standards are designed to promote development and redevelopment where the physical, visual and spatial characteristics are established and reinforced through the consistent use of compatible urban design elements. Such elements shall relate the design characteristics of an individual building or project to the other existing and planned structures in a harmonious manner, resulting in a coherent overall development pattern and streetscape.**

RESPONSE: The Wendy's building image is relevant in today's marketplace. This design has been well received by their customers, as well as other South Florida communities. This new Dania Beach restaurant will be a visually appealing asset with a cohesive architectural theme, complimenting the other structures within the development.

- (D) **The standards in this article are intended to discourage generic industrial box development which do not further the design goals of the city.**

RESPONSE: The proposed Wendy's architectural design does not reflect a generic industrial box design. The proposed architecture is a new, contemporary design that provides relevant exterior design elements, interior décor and an amenity package. This project will strengthen the visual expression of the overall development, while enhancing the customer experience by providing an appealing environment which is relevant to the customers and surrounding community.



**CITY OF DANIA BEACH**  
**COMMUNITY DEVELOPMENT**  
**Payment Receipt**

No: 000660

Date: 11/24/15

**RECEIVED FROM:**

Name: CORPORATE PROPERTY SERVICES

Address: 1239 E NEWPORT CENTER DR.

Address 2: STE 113

City/St/ZIP: DEERFIELD BEACH, FL 33442

Service or Item	Amount
<u>PSP - Standard Develop/Variance etc Application Fee</u>	<u>\$3900.00</u>
<u>PSP - Standard Develop/Variance etc Application Fee</u>	<u>\$500.00</u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>

P/Z ITEM # SE-123-15; OT-124-15

LOCATION: #5042-28-17-0030  
WENDY'S

APPLICANT: CORPORATE PROPERTY SERVICES, INC.

**PREPARED BY:** Anne-Christine Carrie

**TOTAL DUE:** \$4400.00

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

28282

DATE 11/24/15

ESNOR Check Fraud  
63-9138-2631

PAY TO THE ORDER OF City of Dora Beach

Seven Thousand Four Hundred Dollars + 00/100 DOLLARS

\$ 4,400.00

BRBT  
BRANCH BANK & TRUST COMPANY  
FLORIDA

*Dawn Woodard*

1309-02 Special Exemption for carbon  
110002828211 : 26319138 P: 1100003988 29311

SI-123-15  
+  
SI-124-15

## Lajoie, Corinne

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**From:** Craig McDonald <craig@corporatepropertyservices.net>  
**Sent:** Thursday, November 19, 2015 9:53 AM  
**To:** Lajoie, Corinne  
**Subject:** FW: Wendy's #11614 - 2109 Griffin Road, Dania Beach

Corrine,

Please see Chief Brown's email below.

### **Craig McDonald**

Corporate Property Services, Inc.  
1239 E. Newport Center Drive, Suite 113  
Deerfield Beach, FL 33442  
Office Phone: 954-426-5144  
Facsimile: 954-570-3391  
Cell Phone: 954-698-7972

---

**From:** Brown, Kenneth [mailto:KENNETHSEAN\_BROWN@sheriff.org]  
**Sent:** Wednesday, November 18, 2015 2:16 PM  
**To:** Craig McDonald  
**Cc:** Ross, Frank  
**Subject:** RE: Wendy's #11614 - 2109 Griffin Road, Dania Beach

Good afternoon Mr. McDonald,

I just left you a voice message on your cell and a message with your receptionist. All looks good. The only thing needed is the Fire Flow Calcs need to bear the seal of the Engineer of Record.

*Sean Brown*



**Sheriff Scott Israel**

**(Kenneth) Sean Brown**

**Battalion Chief, Fire Marshal's Office**

Broward Sheriff Fire Rescue & Emergency Services Dept.

Dania Beach District

103 West Dania Beach Boulevard

Dania Beach, Florida 33004

Tel: 954-342-4262

Fax: 954-342-4265

[Kennethsean\\_brown@sheriff.org](mailto:Kennethsean_brown@sheriff.org)  
[www.sheriff.org](http://www.sheriff.org)

The largest accredited public safety agency in America



Center for  
Public Safety  
Excellence

Please note that Florida has a broad public records law, and that all correspondence sent to me via email may be subject to disclosure.

---

**From:** Craig McDonald [<mailto:craig@corporatepropertyservices.net>]  
**Sent:** Tuesday, November 17, 2015 2:52 PM  
**To:** Ross, Frank; Brown, Kenneth  
**Subject:** RE: Wendy's #11614 - 2109 Griffin Road, Dania Beach

Gentlemen,

I just wanted to follow up to see if the corrections were satisfactory as we are trying to get signed off in order to be on the January 12, City Commission Agenda. Thanks.

**Craig McDonald**

Corporate Property Services, Inc.  
1239 E. Newport Center Drive, Suite 113  
Deerfield Beach, FL 33442  
Office Phone: 954-426-5144  
Facsimile: 954-570-3391  
Cell Phone: 954-698-7972

---

**From:** Craig McDonald  
**Sent:** Friday, November 13, 2015 2:37 PM  
**To:** [frank\\_ross@sheriff.org](mailto:frank_ross@sheriff.org); [kennethsean\\_brown@sheriff.org](mailto:kennethsean_brown@sheriff.org)  
**Subject:** Wendy's #11614 - 2109 Griffin Road, Dania Beach

Kenneth/Frank,

Attached is the updated site plan that depicts the 3' wide Fire Lane striping (#55) and painted yellow curb (#56) along the west curb adjacent to the outdoor dining. I have also provided the adjusted calculations for Fire Flow Demand and Application for Fire flow water supply. Would you please review and let me know if you can approve the plans and attachments or if you have further comments? Thanks for your assistance and have a great weekend.

**Craig McDonald**

Corporate Property Services, Inc.  
1239 E. Newport Center Drive, Suite 113  
Deerfield Beach, FL 33442  
Office Phone: 954-426-5144  
Facsimile: 954-570-3391  
Cell Phone: 954-698-7972

**From:** Alejandro Vasquez [mailto:avasquez@ckegroup.com]  
**Sent:** Monday, November 09, 2015 9:52 AM  
**To:** Craig McDonald  
**Cc:** Eduardo Carcache  
**Subject:** Dania - Adjusted Calculations and Application for Fire flow water supply

Craig - As per our phone conference, attached please find attached the adjusted Fire flow calculations sheet and the Fire Dept Fire Flow Water Supply Application.

Kind regards;

Alejandro

--

Alejandro Vasquez

Project Manager

**CKE Group, Inc.**

Architects & Engineers

15500 New Barn Road - Suite 106

Miami Lakes, Florida 33014

Tel (305) - 558-4124

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No virus found in this message.

Checked by AVG - [www.avg.com](http://www.avg.com)

Version: 2016.0.7227 / Virus Database: 4460/10956 - Release Date: 11/06/15

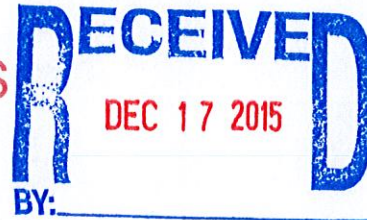
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No virus found in this message.

Checked by AVG - [www.avg.com](http://www.avg.com)

Version: 2016.0.7227 / Virus Database: 4460/11016 - Release Date: 11/17/15

## COMMENT RESPONSES



### 1. SIGNS:

Per Section 505-120(O) one sign permitted per street frontage (south and west). Remove sign on the north building elevation or request a variance. **The north sign has been removed.** Please see the updated black and white and colored elevations.

### 2. PARKING:

Parking calculations on Sheet C-0 do not identify outdoor seating area or bicycle parking. Revise so calculations match those identified on Sheet C-1. **Please see the revised parking calculations on Sheet C-0 that match Sheet C-1.**

~~3.~~ **The proximity to the airport will require FAA/BCAD review.** 3<sup>rd</sup> time requested. We provided the letter from the BCAD which was originally requested. They suggested that we also submit to the FAA which we will do and we will provide their response prior to Building Permit review. We are clearly lower than the two buildings immediately adjacent to us on site so this requirement should be N/A.

4. Must provide latest revised set of plans on disk prior to going to public hearing. **A CD with the latest plans was most definitely provided on 11/24/15 resubmittal. A CD with the revised sheets has been provided with this resubmittal.**

### 5. Industrial Design Standards, Per Section 511-30(I):

(I) Provide calculations of glass face for south and north building façades. May require a waiver if minimum is not provided. 3<sup>rd</sup> time requested.

(P)"A minimum distance of 8' shall be maintained between the front of any building, including any walkway immediately adjacent thereto, and the parking area. This space is to be reserved for landscaping, either existing or planned and is required to have a minimum 3' wide strip for plant material. No such space is required at the sides or rear of the building unless there is an adjoining residential use." Revise to show provided landscaping as required or request that the City Commission make an exception with the site plan approval. Must provide a written justification statement addressing the criteria identified in Section 511-20(B) of the City's LDR's. May require a waiver if minimum is not provided. 3<sup>rd</sup> time requested. **We have discussed this on several occasions and this requirement does not apply to this site since this Section refers specifically to a corner site which we are not. We have complied with Section P.**

6. Pervious Area: Sheet C-1 identifies 24.41% pervious area, while Sheet L-1 identifies 23.10% pervious. Clarify. **The Landscape Plan was never updated after removing parking spaces.**
7. Sheet L-1 "Parking Analysis" table identifies 30 parking spaces to be provided by adjacent development. Per Section 265-80, entitled Off-Site Parking Facilities:
  - C – "a written agreement shall be executed by the parties concerned, approved as to form by the City Attorney and files with the application for a building permit along with proof of proper recordation in Broward County Public Records". See additional regulations in LDC. 3<sup>rd</sup> time requested. **This will be provided prior to the Bldg Permit issuance.**
8. Dumpster not provided on site. Per Section 290-70(E), provide restrictive covenant providing for perpetual joint use and maintenance of enclosure. Must be recorded in Broward County Public Records prior to issuance of building permit. 3<sup>rd</sup> time requested. **This will be provided prior to Building Permit issuance.**
9. Provide fire flow calculations, which must bear the seal of the engineer of record (BSO Fire). **One signed and sealed application for the Approval of the Fire Protection Water Supply Design was provided along with a signed and sealed set of Fire Flow Calculations on the November 24, 2015 resubmittal.**



# LETTER OF TRANSMITTAL

## CORPORATE PROPERTY SERVICES, INC.

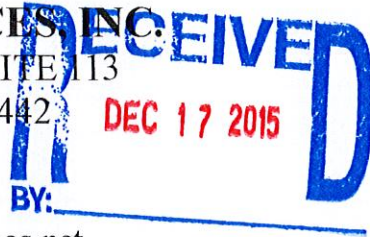
1239 E NEWPORT CENTER DRIVE, SUITE 113

DEERFIELD BEACH, FLORIDA 33442

TELEPHONE: (954) 426-5144

FACSIMILE: (954) 570-3391

E-MAIL: craig@corporatepropertyservices.net



December 17, 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
	2071 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	24" x 36" Master Site Plan, Bldg Elevations, Landscape Plan, & 11" x 17" Colored Elevations
1	11" x 17" Master Site Plan, Bldg Elevations, Landscape Plan, & Colored Elevations
1	CD of the Plans & Colored Elevations

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



**BROWARD SHERIFF'S OFFICE  
DEPARTMENT OF FIRE RESCUE AND EMERGENCY SERVICES  
FIRE MARSHAL'S BUREAU  
DANIA BEACH DISTRICT  
103 West Dania Beach Boulevard  
Dania Beach, FL 33004  
Phone: (954) 342-4262  
Fax: (954) 342-4265**



**APPLICATION FOR APPROVAL OF THE FIRE PROTECTION WATER SUPPLY DESIGN**

Date of Application: 10/8/15  
 Application #: SP-080-15  
 Name of Project/Development: Wendy's #11614  
 Address of Project/Development: TBD 2071 Griffin Road, Dania Beach, FL, 33315  
 Owner/Agent: Craig McDonald - Agent  
 Design Professional of Record: Eduardo Carcache  
 Water Purveyor: Broward County Water and Wastewater Services  
 Water Purveyor Address: 2555 W. Copans Road, Pompano Beach, FL 33069

In order for the Broward Sheriff's Office, Department of Fire Rescue, Fire Marshal's Bureau to provide an approval letter for the adequacy of the fire protection water supply design for the above referenced project, the following information must be provided:

**Affirmation of Compliance with Fire Protection Water Supply Design Requirements:**

1. The Type of Construction" is V-(000) in accordance with NFPA 220.
2. The total fire protection water supply needed for manual firefighting (fire flow) and fire sprinkler/standpipe operations is 1500 gallons per minute. ( In compliance with water supply requirements for manual firefighting operations in accordance NFPA 1 (2012 Ed.), Chapter 18, Section 18.4 and the Broward County Land Development Code; and the water supply necessary for fire sprinkler and standpipe operations in accordance with the currently adopted editions of NFPA 13 and NFPA 14).
3. **Statement of verification from the design professional of record, on official company letterhead, that the proposed water main sizing, fire hydrant spacing, and fire hydrant locations, are in compliance with the Broward County Land Use Code and the Florida Fire Prevention Code. (Attach signed and sealed document).**

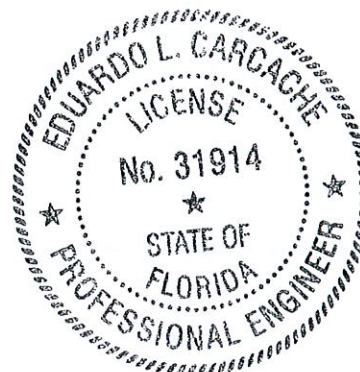
This will affirm that the above stated information and attached statement of verification for this project/development is accurate and can be relied on for the requested approval letter to the applicable water purveyor.

Signature - Owner/Agent/Occupant:

11/24/15  
 Date

Signature - Design Professional of Record

11/3/15  
 Date



**FIRE FLOW CALCULATIONS  
WENDY'S RESTAURANT AT DANIA BEACH**

1-Story  
Joisted Masonry Restaurant 21 ft  
3,425 sq ft  
No exposures or communications  
69 ft

**CONSTRUCTION TYPE**

Construction Class 2 (Joisted Masonry)  
Construction type coefficient (F) = 1.0  
Effective area (A) = 3,425

$$C = 18 * (F) * \text{SQR}(A)$$
$$C = 18 * 1.0 * \text{sqr}(3425)$$
$$C = 1,250 \text{ gpm (rounded to nearest 250gpm)}$$

**OCCUPANCY TYPE**

Restaurant  
Occupancy combustibility class C-3 (Combustible)  
**Occupancy factor (O) = 1.0**

**EXPOSURE AND COMMUNICATIONS**

None  
Exposure and communication factor (X + P) = 0.00

**CALCULATION**

$$\text{NFF} = (C)(O)(1+(X+P))$$
$$\text{NFF} = (1,250)(1.00)(1+(0.00))$$
$$\text{NFF} = 1,250 \text{ gpm}$$

**Per NFPA 1, Table 18.4.1.1 for Required Fire Flow**

From this table, the corresponding Fire Flow required for this 3,425s.f. [VB construction type] restaurant building is 1,500 gpm for a 2 hours flow duration.

**NFF=1500 gpm is required for this project**

*Eduardo L. Carcache 11/3/15*

Eduardo L. Carcache, P.E.  
Florida Reg. 31914

