

DEVELOPMENT PERMIT APPLICATION

The type of development permits for which this form is used and a fee schedule are listed on page 5. Application requirements and required separate attachments for each request type are on page 8. **Prior to the application submission contact the Planning and Zoning Division for an appointment at 954-630-4339.**

| STAFF USE ONLY | |
|--|---------------------------|
| Date Submitted: 1/5/17 | Application No. CD17-01 P |
| Project Name: Wendy's 1040 E. Commercial Plat Note Amendment | |
| Folio No(s). | |

| GENERAL DATA – Please type or print information - COMPLETE ALL SECTIONS | |
|---|--|
| Address of property: 1040 E. Commercial Blvd. Oakland Park, FL | |
| Legal Description: (or attach description) See exhibit "A" attached | |
| Gross Acres: 22,733 square feet / 0.52 acres | Net Acres: 22,733 square feet / 0.52 acres |
| Title to this Property has been held since: Platted 4/2/1985 Existing Zoning: B-2 | |
| Existing Use of Property (include no. and sq. ft. of existing structure(s): Existing retail development | |
| Proposed Use of Property (include no. and sq. ft. of proposed structure(s): Existing retail development no change | |
| Section, Township, Range: Sec. 14 Township 49 South Range 42 East | |
| Type of Development Permit(s) requested: Delegation request to amend the plat restriction note for Parcel "C" C.D. Plat as recorded in Plat Book 123, Page 40; of the public records of Broward County, Florida. The application package has existing & proposed plat restriction note. | |

| OWNER/APPLICANT INFORMATION | | |
|---|----------------|----------------------------|
| (The undersigned has reviewed all instructions concerning the application and understands the application must be complete and accurate prior to staff review or Public Hearing(s). <u>Attach proof of ownership and owner's authorization for representative.</u> Authorized Agent: CORPORATE PROPERTY SERVICES, INC. | | |
| Name of Property Owners: Edward P. Ploski AICP | | Title: Project Coordinator |
| Address: 1239 E. Newport Center Drive, Suite 113 | | |
| City: Deerfield Beach | State: Florida | Zip Code: 33442 |
| Phone: 954-426-5144 | Fax: | |
| Signature:  | Signature: | |
| Email Address: ed@corporatepropertieservices.net | Email Address: | |
| Name of Applicant's Representative: | | |
| Address: | | |
| City: | State: | Zip Code: |
| Office Phone: | Cell Phone: | Fax: |
| Email Address: | | |

EXHIBIT "A"

Legal Description:

C.D. Plat, according to the plat thereof, as recorded in Plat Book 123, Page 40, of the public records of Broward County, Florida.

CURRENT PLAT NOTE:

This plat is restricted as follows:

1. Parcel A to 140,000 sq. ft. of general industrial use. Commercial/retail Uses are not permitted without the approval of the Board of County Commissioners.
2. Parcel B to 6,000 sq. ft. of commercial use. Restaurants are not permitted without the approval of the Board of County Commissioners.
3. All development permits for the 2,200 sq. ft. of fast food restaurant on Parcel C shall be in compliance with the City of Oakland Park Land Use Plan.

PROPOSED PLAT NOTE:

This plat is restricted as follows:

1. Parcel A to 140,000 sq. ft. of general industrial use. Commercial/retail Uses are not permitted without the approval of the Board of County Commissioners.
2. Parcel B to 6,000 sq. ft. of commercial use. Restaurants are not permitted without the approval of the Board of County Commissioners.
3. Parcel C is restricted to 4,000 sq. ft. of fast food restaurant.

DELEGATION REQUEST NARRATIVE

We are requesting the current plat restriction note for Parcel C which is restricted to 2,200 square feet of fast food restaurant to be amended. The new proposed plat restriction note for Parcel C is restricted to 4,000 square feet of fast food restaurant. The existing Wendy's restaurant is 2,502 square feet. Any additional square footage added to the building requires a plat note amendment. In the future the Wendy's restaurant may be redeveloped and a new larger restaurant constructed. This delegation request to increase the plat restriction note for Parcel C will insure that any additions or redevelopment of the parcel has adequate building area available.