

February 7, 2017

Ms. Kristen Nowicki, AICP Senior Planner
Engineering & Community Development
5399 N. Dixie Highway, Suite #3
Oakland Park, Florida 33334

RE: C.D. Plat - Delegation Request to Amend Plat Restriction Note
Corporate Property Service Project Number: 1609-09

Dear Kristen:

This letter will follow up on our recent phone conversation concerning the reasons for our delegation request to Broward County concerning the existing plat restriction note. 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 existing Wendy's restaurant is 2,502 square and already exceed the plat restriction note on the plat. Any additional square footage added to the building requires a plat restriction note amendment. In the future the Wendy's restaurant may be remodeled or a new larger restaurant constructed. Since we need to amend the plat restriction note for any future additions to the restaurant we are requesting the plat note to be increased to a 4,000 square foot restaurant. This plat restriction note delegation request for parcel C will insure that any additions or redevelopment of the parcel has adequate building area available.

We understand that additions or redevelopment of Wendy's restaurant will require site plan and building permit review and approval. Broward County requires plat restriction note to insure that impacts of development are addressed, which include road impact fees or roadway improvements based on the level of development. Wendy's does not have current plans to construct a brand new restaurant on the site, but since we need to amend the plat restriction note, we thought that we would include building square footage that would provide for a new restaurant in the future. We understand that a new Wendy's on the property will need to address all the requirements for development including parking, setbacks, landscaping and all other criteria required for site plan and building permit approval.

Contact me if you need anything else, my phone (954) 426-5144 and email: ed@corporatepropertieservices.net

Sincerely,



Edward P. Ploski AICP Project Coordinator