

# WENDY'S

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# VARIANCE APPLICATION

City Commission Meeting

February 10, 2025

# Project Location

Address: 5517-5577 W  
Oakland Park Boulevard

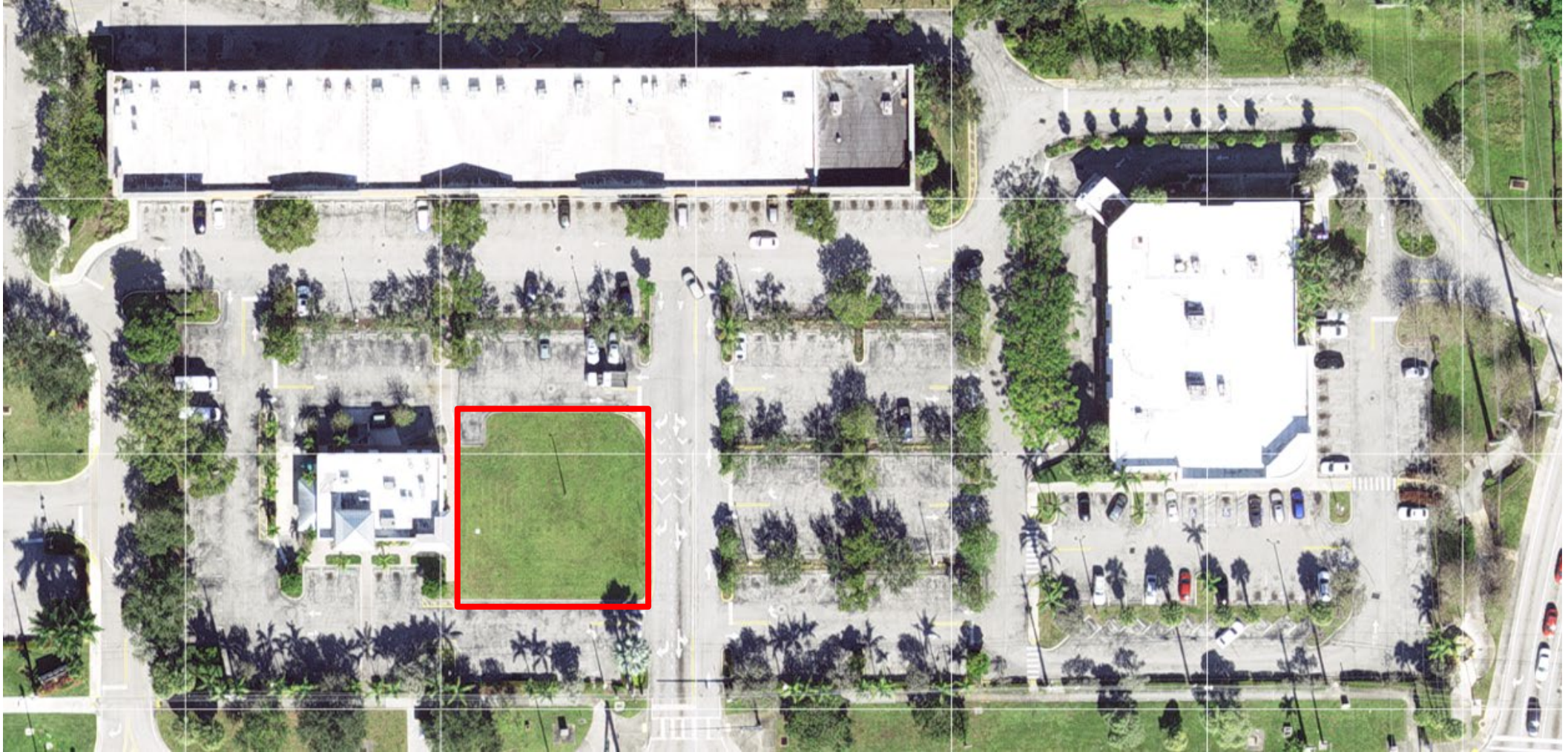
Parcel Size: +/- 4.81 acres

Zoning: CG, Commercial  
General

Land Use: Commercial



# Project Location



# Request

- Variance approval to allow a fourth fast food and high turnover with drive-through restaurant within one-thousand (1,000) feet of three others.

## Section 3.1.3 Variance Criteria

- A. That there are unique and special circumstances or conditions applying to the property in question, or to the intended use of the property, that do not apply generally to other properties in the same district. The matter of economic hardship shall not constitute a basis for the granting of a variance.
- B. That any alleged hardship is not self-created by any person having an interest in the property nor is the result of mere disregard for or ignorance of the provisions of these regulations or any pertinent Code section.
- C. That strict application of the provisions of these regulations or any pertinent Code section would deprive the property owner of reasonable use of the property for which the variance is sought.
- D. That the variance proposed is the minimum variance that makes possible the reasonable use of the property.
- E. That granting the variance will be in harmony with the general purpose and intent of existing regulations, will not be injurious to the neighborhood or area, or otherwise detrimental to the public welfare.

# Current Location vs Proposed Location



# Current Location Dangers

- Access Road causes dangerous driving and walking conditions
- Heavy Vehicle Traffic
- Sharp Turns
- Blind Spots
- Lack of Pedestrian Facilities

# Existing Conditions



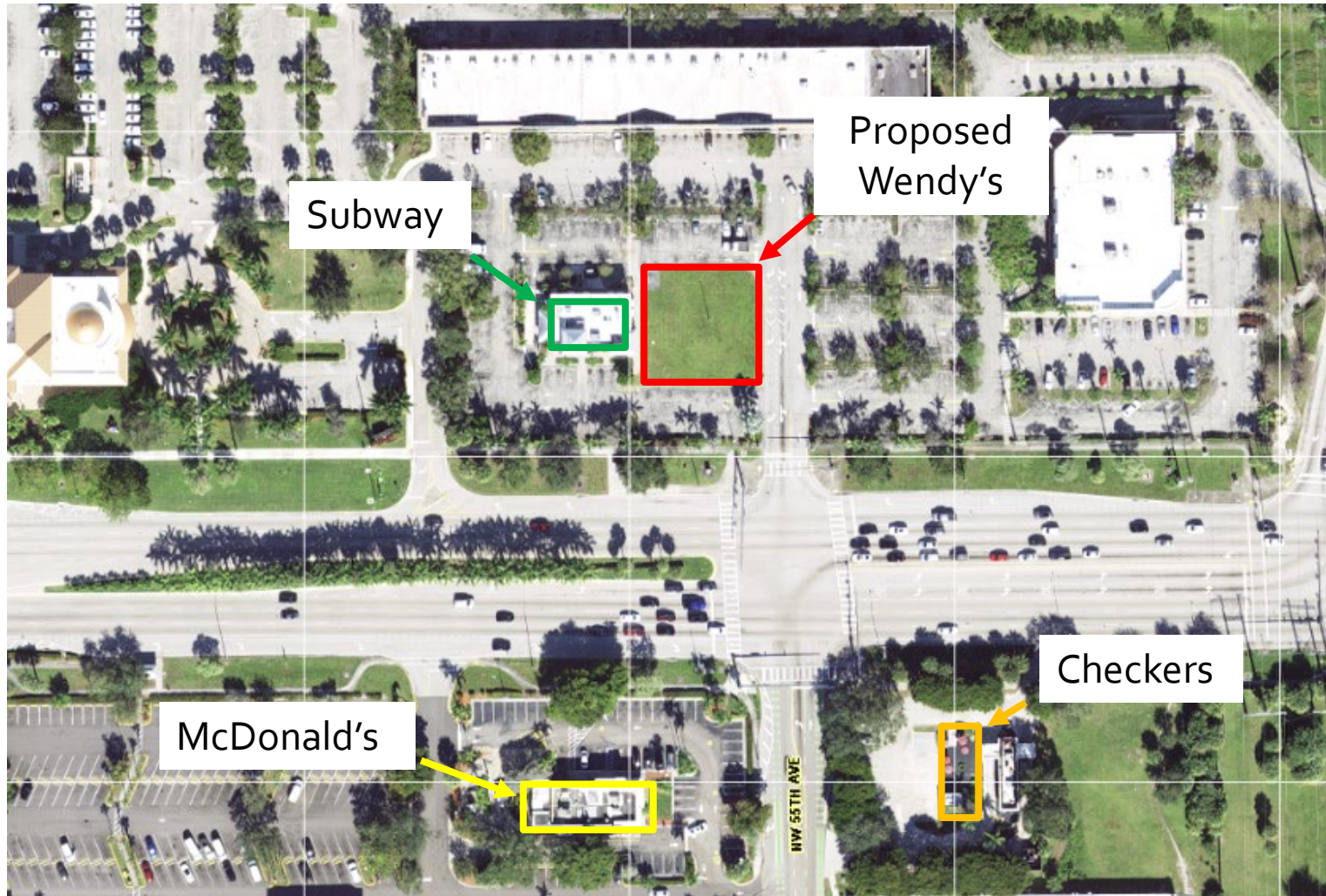
# Proposed Location Benefits

- City previously deemed property suitable for proposed use: Approved for fast food and high turnover with drive-through restaurant in 2012
- Controlled Access
- Enhanced Security
- Dedicated Parking Areas
- Speed Control Measures
- Planned Traffic Flow Patterns

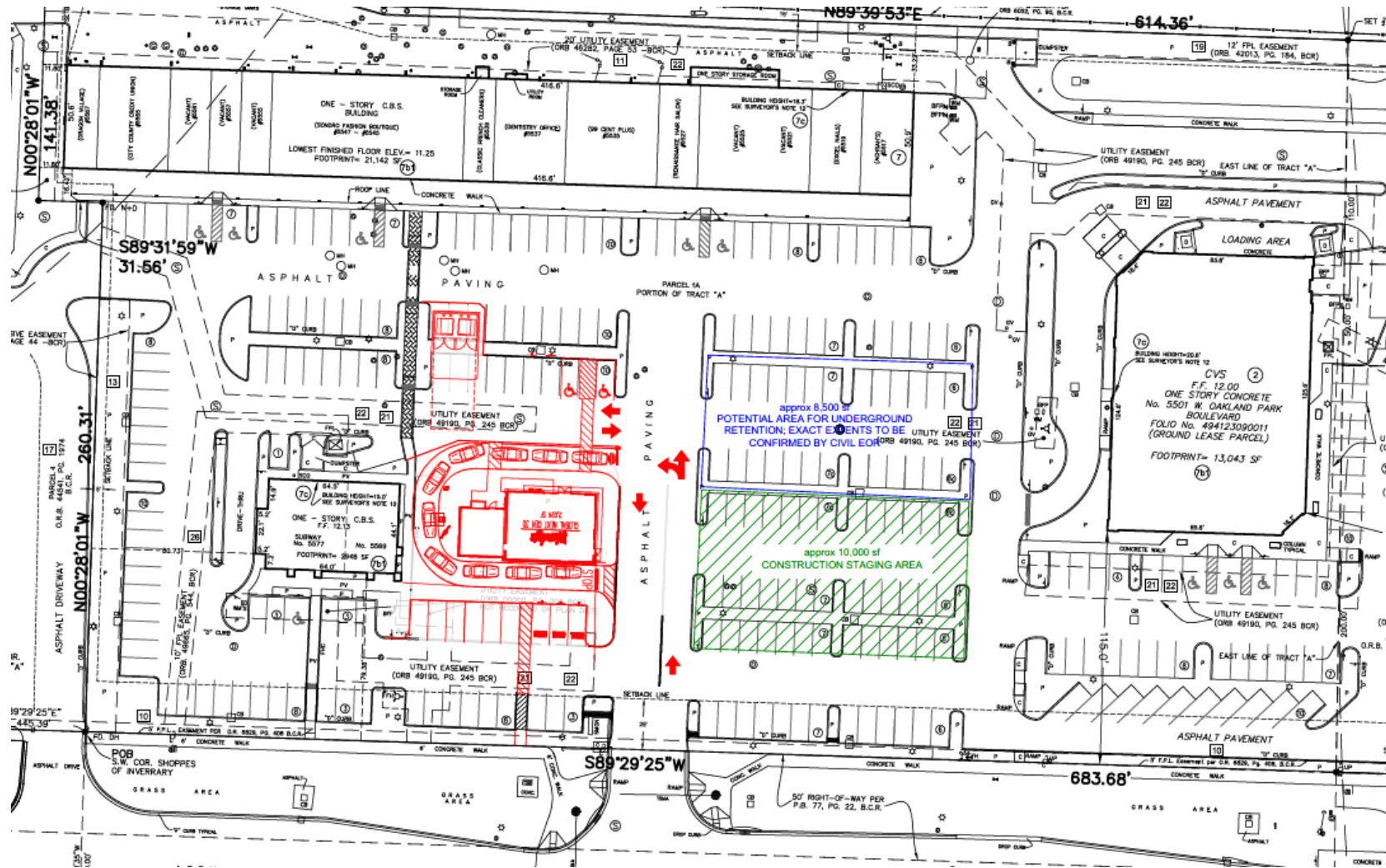
# Proposed Location



# Fast Food and High Turnover with Drive-Through Restaurant



# Proposed Site Plan



**THANK YOU**