



100 W. Atlantic Blvd Pompano Beach, FL 33060
 Phone: 954.786.4679 Fax: 954.786.4666

Administrative Adjustment

| Administrative Adjustment | |
|--------------------------------|---|
| <input type="checkbox"/> Minor | <input checked="" type="checkbox"/> Major |

| | | |
|--|---|---|
| Street Address: 2250 N Federal Highway | Folio Number: 4843 3045 0010 | Zoning District: B-3 ▼ |
| Subdivision: Wellens Family Trust Property 178-150 | Block: Parcel A | Lot: |
| Project Name: Chick-Fil-A Drive Thru Modification | | |
| Applicant's interest in property (Owner, Lessee, Etc.) | Owner | |
| Has any previous application(s) been filed? | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> | |
| If Yes, give date of hearing and finding: | | |

| Owner's Representative or Agent | Landowner (Owner of Record) |
|---|--|
| Business Name (if applicable): <small>Bowman Consulting Group Ltd.</small> | Business Name (if applicable): The David R Wellens revocable trust U/A 06/01/05 |
| Print Name and Title: Jenny Baez, Branch Manager | Print Name and Title: David R. Wellens, Trustee. |
| Signature: | Signature: |
| Date: June 30, 2021 | Date: 7/2/2021 |
| Street Address: 910 SE 17th Street, Suite 300 | Street Address: 616 Rosa Court |
| Mailing Address City/ State/ Zip: <small>Fort Lauderdale, FL 33316</small> | Mailing Address City/ State/ Zip: Palm Beach Gardens, FL 33410 |
| Phone Number: 954-814-8468 | Phone Number: 561.801-0605 |
| Email: jbaez@bowman.com | Email: davidwellens@aol.com |
| Email of ePlan agent (if different): jbaez@bowman.com | |





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OWNER'S CERTIFICATE

This is to certify that I am the owner of the subject lands described in this application and that I have authorized the filing of the aforesaid application.

By signing below, I acknowledge that development applications must have a determination by the governing municipality of approved, approved with conditions, or denied within 120 days from a complete submittal for projects that do not require final action through a quasi-judicial hearing or a public meeting and within 180 days from a complete submittal for projects that do require final action through a quasi-judicial hearing or a public meeting per FL Stat § 166.033 and the Pompano Beach Code Section 155.2303.F.3. It is the responsibility of the applicant to receive all final Development Orders and receive this determination within the allotted timeframe. If the applicant fails to resubmit an application within 30 calendar days after being first notified of deficiencies of the submittal, the application shall be considered withdrawn and a \$100 non-refundable administrative fee will apply (155.2303.F.2.b). Additionally, if all required approvals are not received within the allotted timeframe the application will automatically be denied unless both the City and the applicant agree to an extension of time (155.2303.I).

Owner's Name: The David R Wellens revocable trust U/A 06/01/05, David R. Wellens, Trustee
(Print or Type)

Address: 616 Rosa Court
Palm Beach Gardens, FL 33410
(Zip Code)

Phone: 561-801-0605

Email address: davidwellens@aol.com

David R Wellens, Trustee
(Signature of Owner or Authorized Official)

SWORN AND SUBSCRIBED before me this 9th day of July, 2021 by means of
 physical presence or online notarization.

J. Pena
NOTARY PUBLIC, STATE OF FLORIDA *maine*

J. Pena
(Name of Notary Public: Print, stamp, or Type as Commissioned.)



Personally know to me, or
 Produced identification: FL DL
(Type of Identification Produced)



July 6, 2021

LETTER OF AUTHORIZATION

RE: Chick-fil-A Pompano Beach
2250 N Federal Highway, Pompano Beach FL 33062
Folio number: 4843 3045 00010

TO WHOM IT MAY CONCERN:

This letter is to designate the following Parties are to act as authorized agent/applicants on behalf of the property owner associated with the proposed improvements at the existing Chick-fil-A restaurant in the City of Pompano Beach – located at 2250 N Federal Highway. David R. Wellens, Trustee of The David R Wellens revocable trust U/A 06/01/05 (hereinafter the "Property Owner"):

Bowman Consulting Group, Ltd
Jenny Baez, Kristhian Morales
910 SE 17th Street, Suite 300, Fort Lauderdale FL 33316

The Property owner grants the above-mentioned Parties authorization to make application submittals and negotiate conditions in matters related to government regulations and permitting activities with City of Pompano, Broward County, State of Florida and other government entities in relation to the above-mentioned site (associated with Parcel ID # 4843 3045 00010).

David R. Wellens
Trustee
Signature

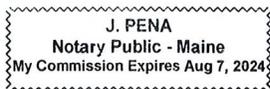
David R. Wellens, Trustee
The David R Wellens revocable trust U/A 06/01/05
616 Rosa Court, Palm Beach Gardens, FL 33410
davidwellens@aol.com

STATE OF ME
COUNTY OF Lincoln

Sworn to and subscribed before me, the undersigned Notary Public, this 9th day of July, 2021.

J. Pena
Notary Public

J. Pena
Printed Name



DRC

PZ21-1650001
8/4/21



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REVIEW STANDARDS

(Each standard MUST be addressed in writing.)

An application for a Major Administrative Adjustment shall be approved only on a finding that the Adjustment:

- a. Achieves the intent of the subject standard to the same or a higher degree than the subject standard;
- b. Is consistent with the comprehensive plan and advances the goals of this Code to the same or a higher degree than the subject standard;
- c. Imposes no greater impacts on adjacent lands than would occur through compliance with the specific requirements of this Code; and
- d. Provides one or more of the following public benefits to an extent sufficient to compensate for the requested modification of standards:
 - 1. Deed-restricted workforce and/or affordable housing;
 - 2. Permanent conservation of natural areas or lands;
 - 3. Preservation of protected trees in addition to that required by this Code's tree preservation standards;
 - 4. Protection against flood damage in addition to that required by the floodplain management requirements in Chapter 152 (Buildings) of the Code of Ordinances;
 - 5. Permanent protection of scenic views;
 - 6. Public parks and recreational facilities;
 - 7. Public trails and trail linkages;
 - 8. Public art;
 - 9. Cultural or historic facilities deeded to the city or qualified not-for-profit agencies; or
 - 10. Other benefits approved by the P&Z.

PROCEDURE

- 1. Pre-Application Meeting with Principal Planner.
- 2. DRC review and comment.
- 3. Recommendation by the Development Service Director.
- 4. Final decision by the P&Z, following a quasi-judicial public hearing.



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DEADLINE: Initial paper submission and fee must be received by 4:00 PM each business day.

For Major Administrative Adjustments ONLY: electronic file submission must be uploaded into the ePlan system within 24 hours of this deadline. Refer to the "Meeting Schedules and Deadlines" document provided on the City website for DRC submission dates.

Application Review Process:

| Application Type | Step 1 | Step 2 | Step 3 | Step 4 |
|--|------------------------------------|--------------|--------------------------------|--------------------------------|
| Minor Administrative Adjustment (Pg. 2) | Pre-Application Meeting (Optional) | Staff Review | Development Order from the DSD | - |
| Major Administrative Adjustment (Pg. 4) | Pre-Application Meeting (Optional) | DRC Review | P&Z Review | Development Order from the P&Z |

MINOR APPLICATION SUBMISSION PROCESS: *BOTH* the paper and the digital submission (see below) shall be submitted to the Zoning Inquires counter. The digital submission shall be submitted via a flash drive. There will not be an ePlan link sent to the applicant for a Minor Administrative Adjustment.

MAJOR APPLICATION SUBMISSION PROCESS: Upon reception of the **PAPER SUBMISSION** (see below) at the Zoning Inquires counter, an email will be sent to the agent with a link to ePlan where all project drawings and documents listed in the **DIGITAL SUBMISSION** section (see below) shall be uploaded.

Initial Application Checklist:

| | | |
|---------|-------------------------------------|---|
| PAPER | <input checked="" type="checkbox"/> | One (1) completed application with original signatures. (pg. 6)* |
| | <input checked="" type="checkbox"/> | Owner's Certificate (must be completed by the Landowner). (pg. 7)* |
| | <input checked="" type="checkbox"/> | Application Fee as established by resolution of the City Commission. See Appendix C - Fee Schedule in the Information section of the P&Z webpage. |
| DIGITAL | <input checked="" type="checkbox"/> | Written Narrative with list of each requested Minor Administrative Adjustment and point-by-point response to each Review Standards/ Narratives must be on letterhead, dated, and with author indicated. (Digital copy in WORD) |
| | <input checked="" type="checkbox"/> | Legal Description (Digital copy in WORD) |
| | <input checked="" type="checkbox"/> | Current survey. <i>Surveys to be recent and must show all improvements on the property.</i> |
| | <input checked="" type="checkbox"/> | Conceptual Site Plan demonstrating requested Administrative Adjustment. |

*Updated copies of the application, proof of ownership, or narrative may be required if information has changed. For example, if the property ownership changes, the owner's certificate and application will need to be revised with the City file.



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155.2421. Administrative Adjustment (Minor)

(Below is a summary of Section 155.2421. For the complete language, please refer to the Zoning Code)

APPLICABILITY

Developments located within any Zoning District are eligible to apply for a Minor Administrative Adjustment as listed in the below table:

| STANDARD | ADJUSTMENT | | STANDARD | ADJUSTMENT | |
|---|-------------------|-------------------|--|-------------------|-------------------|
| | AOD or Brownfield | Other Development | | AOD or Brownfield | Other Development |
| Minimum yard setback, minimum lot width | 30% | 20% | Minimum vehicular use area landscaped median width | 20% | 10% |
| Maximum Lot Coverage | n/a | 20% | Minimum landscaping area width between vehicular use areas and buildings | 20% | 10% |
| Maximum yard encroachment | 30% | 20% | Minimum spacing of building base shrubs | 20% | 10% |
| Minimum stacking lane distance | 20% | 10% | Minimum perimeter buffer width or planting rate | 20% | 10% |
| Minimum or maximum number of off-street parking or loading spaces | 20% | 10% | Minimum street tree planting rate or spacing | 20% | 10% |
| Maximum percentage of shared or valet or tandem off-street parking spaces | 20% | 10% | Minimum screening height | 1 Ft. | 1 Ft. |
| Minimum walking distance between shared or off-site parking spaces and pedestrian entrances of buildings they serve | 20% | 10% | Maximum fence or wall height | 1 Ft. | 1 Ft. |
| Minimum number of off-street bicycle spaces | 20% | 10% | Maximum lighting height | 10% | 5% |
| Minimum height of vegetation at planting | 20% | 10% | Minimum or maximum illumination level | 10% | 5% |
| Minimum number of site landscaping plantings | 20% | 10% | Maximum multifamily building size | 10% | 5% |
| Minimum vehicular use area perimeter landscaping strip width, plant height, or plant spacing | 20% | 10% | Maximum percentage of street frontage occupied by off-street parking beside a building | 10% | 5% |
| Minimum pervious area of lot or Minimum pervious are of required front yard | 30% | 20% | Maximum percentage of large retail establishment off-street parking located between building and street it faces | 10% | 5% |
| TO: Maximum Building Length of 300-Feet | 10% | 10% | TO: Ground Floor Active Use Liner Minimum Depth (20-feet) | 10% | 10% |
| TO: Front Property Line Access: 1 Per 250 Feet | 10% | 10% | TO: Minimum Lot Depth and Width | n/a | n/a |
| TO: Floor Plate Size Above 5 th Floor | 10% | 10% | TO/EOD: Active Use Required on Tertiary Streets in the Core and Center | n/a | n/a |
| TO: Maximum Block Length and Perimeter | n/a | n/a | | - | - |
| TO/EOD: Minimum open space size of 4,800 SF (not applicable to density bonus provision) | n/a | n/a | | - | - |

DRC



Administrative Adjustment

REVIEW STANDARDS

(Each standard MUST be addressed in writing.)

An application for a Minor Administrative Adjustment shall be approved only on a finding that the Adjustment:

- a. The requested Administrative Adjustment is not inconsistent with the character of development in the surrounding area, and will not result in incompatible uses.
- b. Any adverse impacts resulting from the Administrative Adjustment will be mitigated to the maximum extent practicable.
- c. The Administrative Adjustment is of a technical nature (i.e., relief from a dimensional or design standard), and is either:
 1. Required to compensate for some unusual aspect of the development site or the proposed development that is not shared by landowners generally;
 2. The proposed adjustment will provide an alternative which will achieve the purposes of the requirement through clearly superior design; or
 3. Proposed to protect sensitive natural resources or save healthy existing trees.
- d. The Administrative Adjustment will not substantially interfere with the convenient and enjoyable use of adjacent lands, and will not pose a danger to the public health or safety.
- e. The Administrative Adjustment is supporting an objective from the General Purpose statements of the base zoning districts where located, as specified in Sections 155.3201, 155.3301, 155.3401, or within a Purpose statement of a Special Base Zoning District, a Planned Development Zoning District, or an Overlay Zoning District.
- f. The Administrative Adjustment is consistent with the comprehensive plan.

PROCEDURE

1. Pre-Application Meeting with Principal Planner (optional).
2. Final decision by the Development Service Director.



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155.2421. Administrative Adjustment (Major)

(Below is a summary of Section 155.2421. For the complete language, please refer to the Zoning Code)

APPLICABILITY

Developments located within the Atlantic Boulevard Overlay district (AOD), Transit-Oriented (TO) district, Community Redevelopment Area Overlay (CRAO) district, and any Non-Residential District, are eligible to apply for a Major Administrative Adjustment as listed in the below table:

| STANDARD | ADJUSTMENT | STANDARD | ADJUSTMENT |
|---|------------|--|------------|
| Minimum yard setback, minimum lot width | 40% | Minimum vehicular use area landscaped median width | 30% |
| Maximum Lot Coverage | 40% | Minimum landscaping area width between vehicular use areas and buildings | 30% |
| Maximum yard encroachment | 40% | Minimum spacing of building base shrubs | 30% |
| Minimum stacking lane distance | 30% | Minimum perimeter buffer width or planting rate | 30% |
| Minimum or maximum number of off-street parking or loading spaces | 40% | Minimum street tree planting rate or spacing | 30% |
| Maximum percentage of shared or valet or tandem off-street parking spaces | 30% | Minimum screening height | 3 Ft. |
| Minimum walking distance between shared or off-site parking spaces and pedestrian entrances of buildings they serve | 30% | Maximum fence or wall height | 3 Ft. |
| Minimum number of off-street bicycle spaces | 30% | Maximum lighting height | 20% |
| Minimum height of vegetation at planting | 30% | Minimum or maximum illumination level | 20% |
| Minimum number of site landscaping plantings | 30% | Maximum multifamily building size | 20% |
| Minimum vehicular use area perimeter landscaping strip width, plant height, or plant spacing | 30% | Maximum percentage of street frontage occupied by off-street parking beside a building | 20% |
| Minimum pervious area of lot or Minimum pervious are of required front yard | 40% | Maximum percentage of large retail establishment off-street parking located between building and street it faces | 20% |
| TO: Maximum Building Length of 300-Feet | 20% | TO: Ground Floor Active Use Liner Minimum Depth (20-feet) | 20% |
| TO: Front Property Line Access: 1 Per 250 Feet | 15% | TO: Minimum Lot Depth and Width | 10% |
| TO: Floor Plate Size Above 5th Floor | 15% | TO/EOD: Active Use Required on Tertiary Streets in the Core and Center | 20% |
| TO: Maximum Block Length and Perimeter | 10% | | |
| TO/EOD: Minimum open space size of 4,800 SF (not applicable to density bonus provision) | 20% | - | - |

