

Lauren Gratzer

From: Alto Nimbus <mwier79@gmail.com>
Sent: Thursday, September 16, 2021 2:11 PM
To: Lauren Gratzer
Subject: Re: Chick-fil-A

Lauren,

I understand, car fires are rare. But, GM sent me a letter telling me not to put my car in the garage because it could burn down my house. Things change.

Could you see the text of my e mails is appended to the file for the hearing on this matter.

Thanks

Mike

On Sep 16, 2021, at 7:58 AM, Lauren Gratzer
<Lauren.Gratzer@copbfl.com> wrote:

Good morning,

As the Zoning reviewer, car fires are not typically something that we consider when looking at plans. The Fire department would be reviewing with things like this in mind. The Fire reviewer determined that the proposal will meet all of their requirements and would have sufficient space for an event of an emergency.

<image001.jpg>

Please be advised:Effective August 1, 2019 the Hours of **City Hall** will be open: Monday – Thursday, 7 AM – 6 PM and will be **Closed on Fridays**.

From: Alto Nimbus <mwier79@gmail.com>
Sent: Wednesday, September 15, 2021 6:56 PM
To: Lauren Gratzer <Lauren.Gratzer@copbfl.com>
Subject: Re: Chick-fil-A

Lauren,

What precautions are in place in event of a car fire? The vehicles are packed pretty close together, forward they are funneled into a single lane, reversing they have to back around a turn in a narrow lane and then exit through the 20 foot wide easement. Presently, I can only imagine access by the fire department is pretty limited. There's a lot of grease there to burn.

M

On Sep 15, 2021, at 3:10 PM, Lauren Gratzer
<Lauren.Gratzer@copbfl.com> wrote:

No. It could also potentially be the private utility companies in the area that mark where their infrastructure is in the ground.

<image001.jpg>

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From: Alto Nimbus <mwier79@gmail.com>
Sent: Wednesday, September 15, 2021 2:43 PM
To: Lauren Gratzer <Lauren.Gratzer@copbfl.com>
Subject: Re: Chick-fil-A

Thanks, it goes for blocks on 25th Ave. I thought they might be planting widen the road.

M

On Sep 15, 2021, at 1:12 PM, Lauren Gratzer <Lauren.Gratzer@copbfl.com> wrote:

Hi Mike,

These markings on the grass do not have anything to do with the Chick-Fil-A project or their property. I'm honestly not sure who put those markings there but I believe it has something to do with the utilities in the ground. It may have been done by either the Utility Department or possibly the Engineering Department. But I believe it is a common practice around all cities.

<image001.jpg>

Please be advised:Effective August 1, 2019 the Hours of City Hall will be open: Monday – Thursday, 7 AM – 6 PM and will be Closed on Fridays.

From: Alto Nimbus <mwier79@gmail.com>
Sent: Wednesday, September 15, 2021 8:17 AM
To: Lauren Gratzer
<Lauren.Gratzer@copbfl.com>
Subject: Re: Chick-fil-A

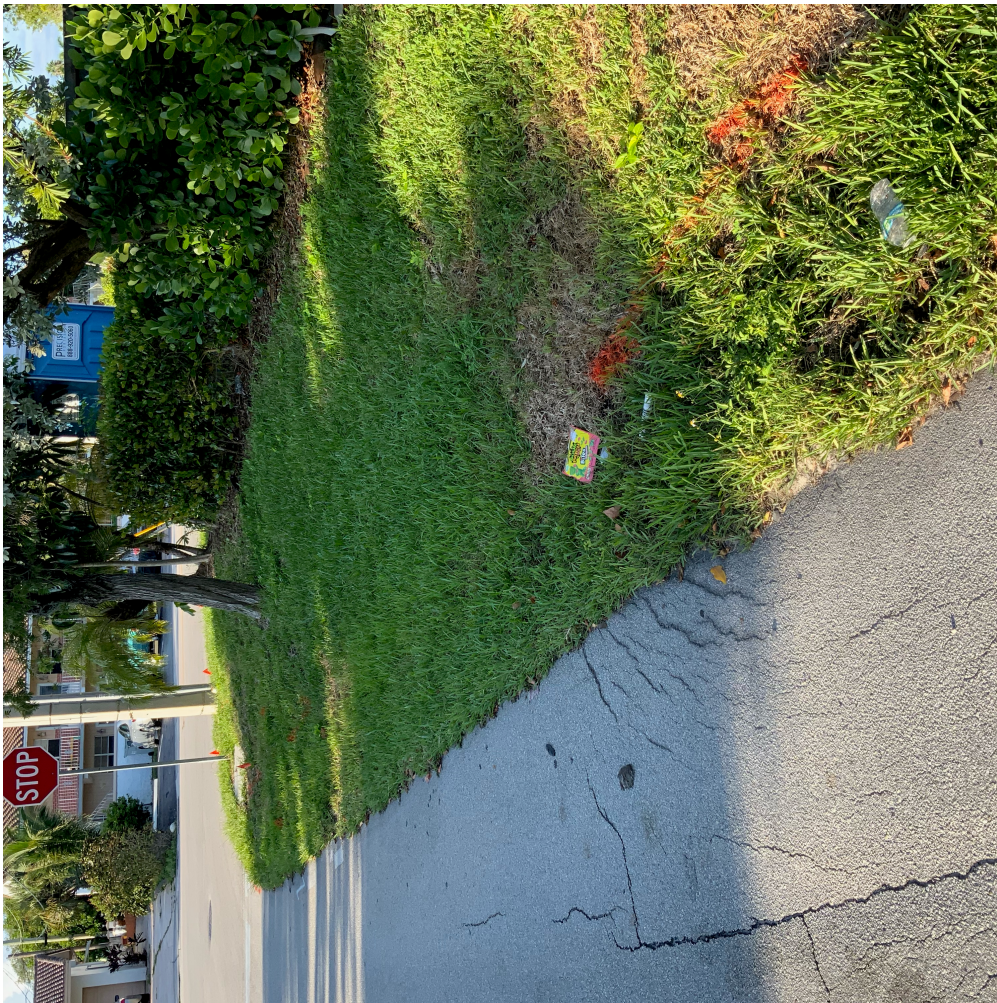
EXTERNAL Email: Do not reply, click links, or open attachments unless you recognize the sender's EMAIL ADDRESS as legitimate and know the contents are safe.

Lauren,

Thanks.

Here's a photo of the markings that led me to believe the city has a street project planned.

<image002.jpg> M



> On Sep 14, 2021, at 6:04 PM, Lauren Gratzer
<Lauren.Gratzer@copbfl.com> wrote:

>

> Hi Mike,

>

> The easement to the south of the property is a recorded agreement between the Chick-Fil-A property and the property south of it that shares the drive-aisle. Attached is the official recorded document from 1981. It allows all users of the property (owners, tenants, and invitees) to use this easement access.

>

> As for 25th Avenue, I am not quite sure what you are referencing. If you can perhaps provide a screenshot of the area on the plans you are concerned about, I can discuss it with you. However, the property does not have access to 25th Ave. There is no work proposed outside of the subject property nor is there any work proposed in the city right-of-way. There is no

plans to change anything about the surrounding roadways.

>

> Please feel free to call me tomorrow with any concerns you may want to discuss.

>

>

> Lauren Gratzer

> Planner

> P| 954.545.7792

> W| pompanobeachfl.gov

>

>

> -----Original Message-----

> From: Daniel Keester

> <Daniel.Keester@copbfl.com>

> Sent: Tuesday, September 14, 2021 11:32 AM

> To: Lauren Gratzer

> <Lauren.Gratzer@copbfl.com>

> Cc: Alto Nimbus <mwier79@gmail.com>

> Subject: FW: Chick-fil-A

>

> Mike, Thanks for your email. I'm forwarding your email to Lauren (Project Planner) to review your questions & follow-up with you.

>

> Daniel Keester-O'Mills

> P| 954.786.5541

> W| pompanobeachfl.gov

> Please be advised the hours of operation for City Hall is: Monday – Thursday, 7 AM – 6

PM.

>
> -----Original Message-----
> From: Alto Nimbus <mwier79@gmail.com>
> Sent: Tuesday, September 14, 2021 11:30 AM
> To: Daniel Keester
> <Daniel.Keester@copbfl.com>
> Subject: Re: Chick-fil-A

>
> Daniel,
>
> Thank you. I received the plan link from
Lauren.

>
> Examination of the Plans caused concern the
city in accommodation of this business will
encourage traffic flow onto 25 th Ave and make

the primary entrance to the property and drive through on the south east
corner of the property. That is not a public easement. Who owns it?

> > I see utility markings have been placed on the westbound side of
25th Ave. I'm afraid the city will encourage more traffic to the
detriment of home owners who reside here by adding an additional
traffic lane to 25 th Ave. What's going on? Is this the plan?

>

> Mike

>

>> On Sep 13, 2021, at 7:55 AM, Daniel Keester
<Daniel.Keester@copbfl.com> wrote:

>> Mr. Wier, thank you for your email. I'm
sorry to hear about the negative impact that
Chick-Fil-A's business has had on you & your
neighborhood. I've copied on this email the
Planner (Lauren Gratzer) who has been
reviewing the proposal from Chick-Fil-A
specifically as it relates to the City's Zoning
regulations. Generally speaking, the proposal for
Chick-Fil-A is to increase the capacity of their
drive-through, allowing more cars to be in queue
to order & wait for food in the car, in an attempt
to prevent cars from stacking onto NE 25th
Avenue & Federal Highway. After reviewing the
plans, should you have any questions, please let
us know.

>>

>> Lauren, please forward Mr. Wier a copy of the plans/application that has been submitted by Chick-Fil-A for him to review.

>>

>> Daniel Keester-O'Mills

>> P| 954.786.5541

>> W| pompanobeachfl.gov

>> Please be advised the hours of operation for City Hall is: Monday – Thursday, 7 AM – 6 PM.

>>

>> -----Original Message-----

>> From: Alto Nimbus <mwier79@gmail.com>

>> Sent: Sunday, September 12, 2021 4:44 AM

>> To: Daniel Keester

>> <Daniel.Keester@copbfl.com>

>> Subject: Chick-fil-A

>>

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>>

>>

>>

>> I'm inquiring about the notice of hearing sent to me in regard to allowing a drive through modification at 2250 N Federal Highway. Please send me plans and diagrams so I may prepare for this event.

>>

>> This business has been a nuisance to the area, and an example of where planing and zoning has allowed a business to degrade nearby residential neighborhoods.

>>

>> This business has substantially increased traffic on NE 25th Ave, posing a danger to pedestrians in the area. Traffic frequently backs up onto 25th Ave and 22nd court. At peak times the street is frequently completely blocked to through traffic.

>>

>> The business operates on a parcel too small to accommodate the traffic it receives. It has inadequate parking. Patrons park on the lawns of nearby houses to eat their meal, often discarding it's packaging and uneaten food onto

the street. Outdoor trash receptacles accessible to people in cars are not positioned in a useful way. The business makes no effort to clean the litter from the neighborhood it's customers cause. A wind from the West causes the nearby residential area to be permeated with the smell of greasy chicken.

>>

>> The city does not enforce existing ordinances that would negatively impact the business. Making further accommodation to the business to permit more of the same is not in the interest of the city. Planning and Zoning should encourage strict adherence to regulations that would encourage the business to relocate to a parcel more suitable to its operations.

>>

>> Mike Wier

>> 2200 NE 25th Ave

>> Pompano Beach, FL

>>

>> M

> <Access Easement to South.pdf>