



May 10, 2022

Project: FRANCO'S WAREHOUSE

PRE-APP-21-12000036

Property: 140 SW 5CT POMPANO BEACH. FL, 33060

Folio: 494202151000

ADMINISTRATIVE ADJUSTMENT NARRATIVE

We are submitting (2) major administrative adjustments for the property location mentioned above. One involves the adjustments for the setbacks to meet code requirements at the north end. The second pertains to the adjustment needed to the landscape buffer from 4' - to 5' as required by code.

1.) Major Adjustment- REAR SETBACKS

Requesting 40%. This is would allow us to be at 18'-0" rear setback rather than 30'-0" if approved.

- a. Achieves the intent of the subject standard to the same or a higher degree than the subject standard.
 - The rear adjustment will allow some space to be gained, but to also ensure that we are meeting stacking and parking compliance. Relative to the neighboring buildings setbacks, we are above and beyond compliance to the front setback and meet the requirements for the sides.
- 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.
 - The rear setback adjustments improve on the front entrance stacking, still maintains parking requirement, and far exceeds front setbacks from 0 ft. to 50 ft.
- c. Imposes no greater impacts on adjacent lands than would occur through compliance with the specific requirements of this code.
 - The adjacent properties will not be affected by this adjustment.
- d. Provides one or more of the following public benefits to an extent sufficient to compensate for the requested modification of standards
 - The scope includes to add landscape/ curbing outside of the property, which will define the edge of drive lane.

Thanks,

Rafael Diaz