



City of Pompano Beach
Department of Development Services
Planning & Zoning Division

P&Z#: 22-11000019

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

Development Application

Project Type: Variance

Submission #: VAR-2022-17

Site Data

Project Name:	Take 5 Oil Change @ Pompano Beach	Size of property:	20137.0
Street Address:	4791 N Federal Highway	Number of units (Residential):	
Folio Number(s):	4843 18 00 0091	Total square feet of the building* (Non-Residential):	1421.0
Project Narrative:	New 1,421 SF quick lube service station with associated special exception request		

Applicant			Landowner (Owner of Record)		
Name:			Business Name (if applicable):		
Troy Carter			4791 N FEDERAL HWY LLC		
Title:			Print Name:		
P.E.			Douglas Thieme		
Street Address:			Street Address:		
2600 Cypress Ridge Boulevard, STE I			2881 NE 26th Place		
Mailing Address City/ State/ Zip:			Mailing Address City/ State/ Zip:		
Wesley Chapel FL 33544			Ft. Lauderdale FL 33306		
Phone Number:			Phone Number:		
813-295-4551			954-629-9426		
Email:			Email:		
troy@suncoastcivil.com			dvet83@gmail.com		
ePlan agent (if different):					
Name of ePlan agent:					
Email of ePlan agent:					
Phone Number of ePlan agent:					



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Owner's Certificate
Variance

OWNER'S CERTIFICATE

VAR-2022-17

This is to certify that:

- I am the owner of the property, or
- I am authorized by the owner of the property to submit this application on their behalf and (if I am not the owner of the property) I will submit documentation that confirms my authority.

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 agree that if the proposed development is found not in compliance with the applicable standards and minimum requirements of this Code then no building permit will be issued until those conditions the Development Services Director finds reasonably necessary to ensure compliance are met.

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).

By signing below, I acknowledge that lying or misrepresentation in the application can lead to revocation. (155.8402. B. *Revocation of Approval*).

Name: Troy F Carter 12/19/2022

Signature: Troy F Carter

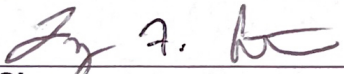
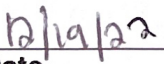


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Phone: 954.786.4634 Fax: 954.786.4666

Variance Application

STREET ADDRESS		Zoning District
4791 US-1, Lighthouse Point, FL		
Subdivision	Block	Lot
Representative or Agent's interest in property (Owner, Lessee, Etc)	Representative for Lessee	
Has any previous application(s) been filed?	Yes _____ No <u>X</u>	
If Yes, give date of hearing and finding		

Owner's Representative or Agent	Landowner (Owner of Record)
Suncoast Civil LLC	
Business Name (if applicable)	Business Name (if applicable)
Troy F. Carter, P.E.	
Print Name and Title	Print Name and Title
	
Signature	Signature
	
Date	Date
2600 Cypress Ridge Boulevard, STE I	
Street Address	Street Address
Wesley Chapel, FL, 33544	
Mailing Address City/ State/ Zip	Mailing Address City/ State/ Zip
813-295-4551	
Phone Number	Phone Number
troy@suncoastcivil.com	
Email	Email
Indicate your preferred medium to receive agendas and notifications: _____ Mail <u>✓</u> E-Mail	Indicate your preferred medium to receive agendas and notifications: _____ Mail _____ E-Mail



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Variance Application

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. I further certify that this request is not related to any existing violation of the zoning code.

Note: If this request is related to an existing zoning violation, please submit documentation as to the Special Master's disposition of the matter.

Owner's Name: Douglas A. Thieme DVM
(Print or Type)
Address: 2881 NE 26 Place
Fort Lauderdale, Florida 33306
(Zip Code)
Phone: 954-629-9426
Email address: dvet83@gmail.com
D Thieme
(Signature of Owner or Authorized Official)

SWORN AND SUBSCRIBED before me this 13 day of December, 2022.

Laurel Spalding

NOTARY PUBLIC, STATE OF FLORIDA

Laurel Spalding

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

☐ Personally know to me, or

☒ Produced identification: F2DL

(Type of Identification Produced)





Agent of Record Authorization Form

To whom it may concern,

I Douglas A Thieme, hereby designate and appoint Suncoast Civil, as agent to submit and process any and all development applications and permits to the City, County, Federal and related agencies as well as represent Owner and Contract Purchaser at any public hearings necessary for approval and development for intended use.

My Agent of Record is hereby vested with authority to make any representations, agreements, or promises which are necessary or desirable in conjunction with the review process. My Agent of Record is also authorized to accept or reject any conditions imposed by any reviewing board or entity.

Dated this 13 day of December, 2022.

Douglas A Thieme
Applicant/Owner Signature

Douglas A Thieme
Printed Name of Applicant/Owner

Troy F. Carter
Applicant's(s') Representative Signature

Troy F. Carter, P.E.
Printed Name of Applicant's(s') Representative
904 Tomlinson Drive

Representative's Address
Lutz, FL, 33549

City, State, Zip Code
813-295-4551

Telephone Number

State of Florida

County of Broward

I HEREBY CERTIFY that on this day, personally appeared before me, an officer duly qualified to administer oaths and take acknowledgements, to me known to be the person(s) described in and who executed the above and foregoing Agent of Record Letter and who acknowledged before me that (s)he executed the same for the purposes therein expressed. Douglas A. Thieme

WITNESS my hand on an official seal in the _____ and State last aforesaid this 13 day of December, 2022..



Laurel Spalding

NOTARY PUBLIC

State of Florida at Large

My Commission Expires: 3/28/26

2022 FLORIDA LIMITED LIABILITY COMPANY ANNUAL REPORT

DOCUMENT# L21000190090

Entity Name: 4791 N FEDERAL HWY, LLC

Current Principal Place of Business:

2881 NE 26TH PLACE
FORT LAUDERDALE, FL 33306

Current Mailing Address:

2881 NE 26TH PLACE
FORT LAUDERDALE, FL 33306 US

FEI Number: 86-3776844

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

THIEME, ERIN H
2881 NE 26TH PLACE
FORT LAUDERDALE, FL 33306 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE:

Electronic Signature of Registered Agent

Date

Authorized Person(s) Detail :

Title MGR
Name THIEME HOLDINGS, LLC
Address 2881 NE 26TH PLACE
City-State-Zip: FORT LAUDERDALE FL 33306

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am a managing member or manager of the limited liability company or the receiver or trustee empowered to execute this report as required by Chapter 605, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: ERIN H THIEME

AGENT

03/28/2022

Electronic Signature of Signing Authorized Person(s) Detail

Date

2022 FLORIDA LIMITED LIABILITY COMPANY ANNUAL REPORT

DOCUMENT# L10000101342

Entity Name: THIEME HOLDINGS, LLC**Current Principal Place of Business:**2881 NE 26TH PLACE
FORT LAUDERDALE, FL 33306**Current Mailing Address:**2881 NE 26TH PLACE
FORT LAUDERDALE, FL 33306**FEI Number:** 27-3561048**Certificate of Status Desired:** No**Name and Address of Current Registered Agent:**THIEME, ERIN H
2881 NE 26TH PLACE
FORT LAUDERDALE, FL 33306 US*The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.***SIGNATURE:** ERIN H THIEME

03/28/2022

Electronic Signature of Registered Agent

Date

Authorized Person(s) Detail :

Title	MGRM
Name	THIEME, ERIN
Address	2881 NE 26TH PLACE
City-State-Zip:	FORT LAUDERDALE FL 33306

Title	MGR
Name	THIEME, DOUGLAS A
Address	2881 NE 26TH PLACE
City-State-Zip:	FORT LAUDERDALE FL 33306

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am a managing member or manager of the limited liability company or the receiver or trustee empowered to execute this report as required by Chapter 605, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: ERIN H THIEME

MGRM

03/28/2022

Electronic Signature of Signing Authorized Person(s) Detail

Date

Prepared by and return to:

Marianna R. Seiler, Esq.
Tripp Scott, P.A.
110 SE 6th Street, Fifteenth Floor
Fort Lauderdale, FL 33301

File Number: 100625.0003

Parcel ID Number: 484318000091

[Space Above This Line For Recording Data]

Quit Claim Deed

This Quit Claim Deed made this 1st day of June, 2021 by and between **The Thieme Family, LLC**, a Florida limited liability company, whose post office address is 2881 NE 26th Place, Fort Lauderdale, Florida 33306, grantor, and **4791 N Federal Hwy, LLC**, a Florida limited liability company, whose post office address is whose post office address is 2881 NE 26th Place, Fort Lauderdale, Florida 33306, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

WITNESSETH, that said grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, does hereby remise, release, and quitclaim to the said grantee, and grantee's heirs and assigns forever, all the right, title, interest, claim and demand which grantor has in and to the following described land, situate, lying and being in Broward County, Florida, to-wit:

Address: 4791 North Federal Highway, Pompano Beach, FL 33064

Parcel ID: 484318000091

(Parcel A-I) A Parcel of land in the NW ¼ of Section 18, Township 48 South, Range 43 East, more particularly described as follows:

Commencing at the Northeast corner of said NW ¼; thence run North 89°59'06" West, 134.21 feet along the North line of said NW ¼; thence run South 00°00'54" West, 35.00 feet to the Point of Beginning, said point being the intersection of a line 35 feet South of and parallel to the North line of said NW ¼ with the West right-of-way line of the Federal Highway, (State Road No.5); thence run Southwesterly 136.00 feet along said west right-of-way line being the arc of a curve to the left, having a radius of 43,004.80 feet and a long chord bearing of South 08°47'56" West, thence run North 89°59'06" West, 151.74 feet to a point of intersection with the arc of a circular curve running Northeasterly to the right, said curve being parallel to 150 feet from and concentric with the aforescribed curve to the left; thence run Northeasterly 135.99 feet along the arc of said curve to the right, having a radius of 43,154.80 feet to a point of intersection with a line 35 feet South of and parallel to said North line of NW ¼; thence runs South 89°59,06" East, along said parallel line to the Point of Beginning. Said lands situate in Broward County, Florida.

Also known as: All that part of the following described property beginning at the Northeast corner. South of the South right-of-way line of the Northeast 48th Street and West of the West right-of-way line of Federal Highway (State Road N #5)

and running in a Southerly direction along the end adjacent to the Westerly right-of-way line of Federal Highway (State Road #5) and a distance of 136 feet; thence Westerly and parallel to the South right-of-way line of the Northeast 48th Street, a distance of 150 feet; thence Northerly to the South right-of-way line of the Northeast 48th Street and continue Easterly along said right-of-way line a distance of 150 feet to a Point of Beginning. The above described property being that part of Section 18, Township 48 South, Range 43, East, Broward County records, Broward County, Florida.

(Parcel A-2) Less that part of the NE ¼ of the NW ¼ of Section 18, Township 48 South, Range 43 East, said part being more particularly described as follows:

Commence at the Northeast corner of said NW ¼; thence Westerly along the North line of said Section 18, a distance of 134.21 feet; thence Southerly to a point of intersection of a line 35.00 feet South of and parallel with the North line of said Section 18 with the Westerly right-of-way line of State Road 5 (Federal Highway), to the Point of Beginning; said point being a point on a curve concave Easterly, having a radius of 43,004.80 feet and a central angle of 01°16'24" and having a tangent bearing of South 07°54'56" West, through said point; thence Southerly along said curve through an angle of 00°01'52" an arc distance of 23.35 feet; thence North 41°32'16" West, a distance of 30.38 feet to a point on the South line of NE 48th Street; thence Easterly along the South line of said NE 48th Street, a distance of 23.36 feet to the Point of Beginning.

Subject to taxes for 2021 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any, without the intention of reimposing same.

This instrument has been prepared without benefit of a title search, title examination or attorney's opinion of title and no title insurance is being issued to or insuring any property hereto. Preparer is making no representations or warranties whatsoever regarding title marketability or conditions of the property. Parties hereto agree to hold harmless and indemnify Preparer regarding any liability arising from this conveyance as it affects the parties involved in this conveyance or anyone claiming title or any interest in the property under the parties to this conveyance.

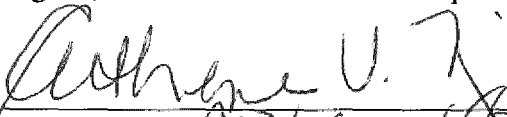
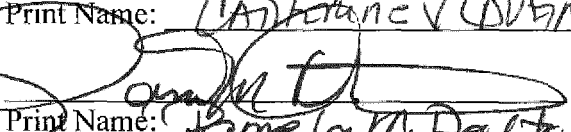
To Have and to Hold, the same together with all and singular the appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of grantors, either in law or equity, for the use, benefit and profit of the said grantee forever.

NOTE TO RECORDER: Pursuant to *Crescent Miami Center, LLC v. Department of Revenue*, 903 So. 2d 913 (Fla. 2005), THERE ARE NO DOCUMENTARY STAMPS DUE IN CONNECTION WITH THIS CONVEYANCE AS SUCH TRANSFER IS A CHANGE IN THE FORM OF THE OWNERSHIP OF THE PROPERTY WITHOUT AN EXCHANGE OF VALUE.

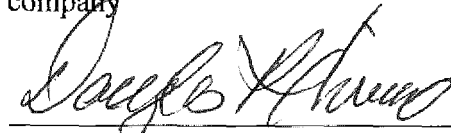
[Signatures to appear on the following page.]

IN WITNESS WHEREOF, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

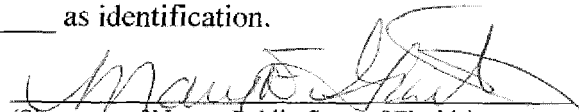

Print Name: Anthony V. Thieme

Print Name: Pamela M. Dalton

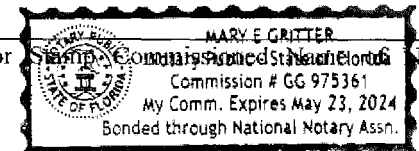
The Thieme Family, LLC, a Florida limited liability company

By: 
Douglas A. Thieme, Manager

STATE OF FLORIDA)
COUNTY OF BROWARD)

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 25 day of May, 2021, by **Douglas A. Thieme**, as Manager of The Thieme Family, LLC, a Florida limited liability company, who is ☒ personally known or ☐ produced _____ as identification.


(Signature of Notary Public-State of Florida)

Type, or (Print,
Public)  Notary
MARY E GRITTER
Commission # GG 975361
My Comm. Expires May 23, 2024
Bonded through National Notary Assn.