



Re: Nelson's Diner - Narrative

Date: May 12, 2021

Subject: Zoning Board of Appeals Application

To whom it may concern,

The following narrative will review each of the following code violations in a detailed point by point review.

The business in submitting this application is Nelsons Diner, located at 438 S Cypress Road, Pompano Beach FL, 33060.

*Legal Description A Portion of Tract "D" Garden Isles Section Two P.B. 49, PG. 6 B.C.R.*

Mid to end of March, a residential neighbor living in the condos to the North of Nelsons complained Nelsons security light was too bright and our hood fan was too loud. Nelsons was cited for both issues, both issues were addressed in a timely manner. Since these issues were addressed, Nelsons has been cited for violation of Florida Building Code. Case #2104058. In Nelsons back lot, there is an enclosure, located on an existing unused slab (non parking spot) that stores paper and dry goods. On the NE corner of the building Nelsons has an accordion door securing 4 refrigerator/freezers from being vandalized during both the day and night. Both of these items, the enclosure and the accordion need to be permitted.

- Nelsons is proposing to build a permitted enclosed she-enclosure structure, which will be dressed with flower boxes, borders with accent colors which will offset the building, steel doors, nice textured hardy board finish. Please see sample she-enclosures on SK-3. Nelsons is only proposing to encroach the approximate 42" x 15' it has currently encroached with its accordion shutters, no more space is being requested than we have used since obtaining the business.
- Nelsons is proposing to remove its current individual coolers/freezers from the property. On the current slab, (non parking spot) to permit and install a walk in cooler. The walk in cooler would meet current FBC and Miami/Dade Hurricane ratings. The enclosed structure will be blocked in and stuccoed to match the current building. Please refer to SK-1 and the survey, please note the existing enclosed dumpster pad which extends approximately 23' from the building. The building is also approximately 23' from the property line, the current slab (where the proposed walk in cooler will be placed) is approximately 12' behind the enclosed dumpster pad. This ensures there will be no traffic or life safety/response issues as the approved enclosed enclosure extends a good amount past the proposed walk in cooler.
- Nelsons has obtained permission from the owner of the building to proceed with property enhancements

Thank you for your consideration

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