

Jae Eun Kim

From: Jae Eun Kim
Sent: Thursday, June 17, 2021 10:02 AM
To: 'Grant Galuppi'
Cc: Alec Blotnick; Martha Lawson; Daniel Keester
Subject: RE: Variance - Nelson_438-470 S CYPRESS RD_21-11000010_June ZBA

Understood.

The Variance request will be placed on the July ZBA agenda.

Regards,



From: Grant Galuppi <grantg@galuppis.com>
Sent: Thursday, June 17, 2021 10:00 AM
To: Martha Lawson <Martha.Lawson@copbfl.com>
Cc: Jae Eun Kim <JaeEun.Kim@copbfl.com>; Alec Blotnick <gardenislescenter@gmail.com>
Subject: Re: Variance - Nelson_438-470 S CYPRESS RD_21-11000010_June ZBA

Hey Jae,

I think it's best we postpone till next month.

Thank you.

Grant Galuppi
President/GM
Galuppi's Restaurant & Banquets
www.Galuppis.com
954-785-0226
954-414-0466 F

On Jun 17, 2021, at 8:20 AM, Martha Lawson <Martha.Lawson@copbfl.com> wrote:

6pm in City Chamber

From: Grant Galuppi <grantg@galuppis.com>
Sent: Thursday, June 17, 2021 8:19 AM
To: Jae Eun Kim <JaeEun.Kim@copbfl.com>
Cc: Alec Blotnick <gardenislescenter@gmail.com>; Martha Lawson <Martha.Lawson@copbfl.com>
Subject: RE: Variance - Nelson_438-470 S CYPRESS RD_21-11000010_June ZBA

Is the meeting at 5 or 6pm?

From: Jae Eun Kim <JaeEun.Kim@copbfl.com>
Sent: Monday, June 14, 2021 1:51 PM
To: Grant Galuppi <grantg@galuppis.com>
Cc: Alec Blotnick <gardenislescenter@gmail.com>; Martha Lawson <Martha.Lawson@copbfl.com>
Subject: RE: Variance - Nelson_438-470 S CYPRESS RD_21-11000010_June ZBA

Good Afternoon,

The meeting will be held in person and please bring any supporting documents and plans if you have other than what you already submitted.

Regards,
<image001.jpg>

From: Grant Galuppi <grantg@galuppis.com>
Sent: Monday, June 14, 2021 1:48 PM
To: Jae Eun Kim <JaeEun.Kim@copbfl.com>
Cc: Alec Blotnick <gardenislescenter@gmail.com>; Scott Reale <Scott.Reale@copbfl.com>
Subject: Re: Variance - Nelson_438-470 S CYPRESS RD_21-11000010_June ZBA

Hi.

Just confirming there's nothing else needed from the Nelson's side for the variance meeting.

Also wanted to confirm that the meeting is in person at the commission chambers.

Grant Galuppi
President/GM
Galuppi's Restaurant & Banquets
www.Galuppis.com
954-785-0226
954-414-0466 F

On Jun 8, 2021, at 5:11 PM, Jae Eun Kim <JaeEun.Kim@copbfl.com> wrote:

I just received the message from the Dinner. The phone number 561-305-4726 is not taking any voice messages.

Please contact me for a question.

Regards,
<image001.jpg>

From: Grant Galuppi <grantg@galuppis.com>
Sent: Tuesday, June 8, 2021 4:30 PM
To: Jae Eun Kim <JaeEun.Kim@copbfl.com>
Cc: Alec Blotnick <gardenislescenter@gmail.com>; Scott Reale <Scott.Reale@copbfl.com>
Subject: RE: Variance - Nelson_438-470 S CYPRESS RD_21-11000010_June ZBA

Here you go, thank you.

From: Jae Eun Kim <JaeEun.Kim@copbfl.com>
Sent: Monday, June 7, 2021 8:02 PM
To: Grant Galuppi <grantg@galuppis.com>
Cc: Alec Blotnick <gardenislescenter@gmail.com>; Scott Reale <Scott.Reale@copbfl.com>
Subject: RE: Variance - Nelson_438-470 S CYPRESS RD_21-11000010_June ZBA

Dear Mr. Galuppi,

It appears that we never received the formal response letter. Please see the sample attached. it will help you to prepare the letter. Please be advised that the response letter addressing the Variance Review Standards is not for staff, but for the ZBA members who will make a determination of your Variance request.

Please let me know for any questions.

Regards,

<image001.jpg>

From: Grant Galuppi <grantg@galuppis.com>
Sent: Monday, June 7, 2021 6:53 PM
To: Jae Eun Kim <JaeEun.Kim@copbfl.com>; Scott Reale <Scott.Reale@copbfl.com>
Cc: Alec Blotnick <gardenislescenter@gmail.com>
Subject: RE: Variance - Nelson_438-470 S CYPRESS RD_21-11000010_June ZBA

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.

I did respond to those already, shall resend?

From: Jae Eun Kim <JaeEun.Kim@copbfl.com>
Sent: Monday, June 7, 2021 6:32 PM
To: Scott Reale <Scott.Reale@copbfl.com>; Grant Galuppi <grantg@galuppis.com>
Cc: Alec Blotnick <gardenislescenter@gmail.com>
Subject: Variance - Nelson_438-470 S CYPRESS RD_21-11000010_June ZBA

Dear Mr. Galuppi,

We need your letter responding the Standards below no later than 4pm tomorrow. Please see the sample attached.

Scott,

Do you know Mr. Galuppi email us the letter responding the Variance Review Standards? I don't think that we have the response letter for the ZBA meeting.

VARIANCE REVIEW STANDARDS

A Variance application shall be approved only on a finding that there is competent substantial evidence in the record that all of the following standards are met:

- a) There are extraordinary and exceptional conditions (such as topographic conditions, narrowness, shallowness, or the shape of the parcel of land) pertaining to the particular land or structure for which the Variance is sought, that do not generally apply to other lands or structures in the vicinity;
- b) The extraordinary and exceptional conditions referred to in paragraph a., above, are not the result of the actions of the landowner;
- c) Because of the extraordinary and exceptional conditions referred to in paragraph a., above, the application of this Code to the land or structure for which the Variance is sought would effectively prohibit or unreasonably restrict the utilization of the land or structure and result in unnecessary and undue hardship;
- d) The Variance would not confer any special privilege on the landowner that is denied to other lands or structures that are similarly situated.
- e) The extent of the Variance is the minimum necessary to allow a reasonable use of the land or structure;
- f) The Variance is in harmony with the general purpose and intent of this Code and preserves its spirit;
- g) The Variance would not adversely affect the health or safety of persons residing or working in the neighborhood, be injurious to property or improvements in the neighborhood, or otherwise be detrimental to the public welfare; and
- h) The Variance is consistent with the comprehensive plan.

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