



BOARD OF ADJUSTMENT MEETING NOTICE:

JUNE 23, 2021

A Public Hearing will be held before the Board of Adjustment on Wednesday, **July 14, 2021 at 6:00 P.M.**

This meeting will be held in the City Commission Chambers, City Hall, 1st Floor, 100 North Andrews Avenue, to determine whether the following application should be granted:

CASE: PLN-BOA-21060001
OWNER: HOLMAN AUTOMOTIVE INC.
AGENT: DEENA GRAY, ESQ. FOR GREENSPOON MARDER LLP
ADDRESS: 1441 SOUTH FEDERAL HIGHWAY, FORT LAUDERDALE, FL 33316

LEGAL DESCRIPTION: CROISSANT PARK 4-28 B LOTS 4 THRU 12,15 E 18'&LOTS 16 THRU 21 BLK 51-L, & LOTS 22 THRU 32 OF CROISSANT PARK RESUB IN BLK 51-L 10-50B & TOGETHER WITH 15' VACATED ALLEY LYING WITHIN SAID LOTS PER ORD C-82-29 OR 10277/786

ZONING: B-1
COMMISSION DISTRICT: 4
REQUESTING: Sec. 47-22.4.A.1 - Maximum number of signs at one location and special requirements in zoning districts.

Whereas the ULDR states: Single business buildings. The total number of signs on any one (1) lot or plot shall not exceed four (4). The applicant is requesting a variance to increase the total number of signs on this development lot from four (4) to six (6) signs, by adding a ground sign and a free standing sign, a total increase of two (2) signs.

If you have any questions, please feel free to contact me directly at 954-828-6342.

**MOHAMMED MALIK
ZONING ADMINISTRATOR**

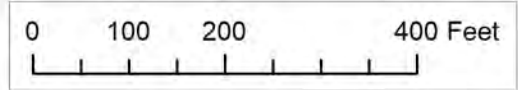
Florida Statutes, Sec. 286.0105

NOTE: If any person decides to appeal any decision made with respect to any matter considered at this public meeting or hearing, he/she will need a record of the proceedings, and for such purpose, he/she may need to ensure that a verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is to be based.





PLN-BOA-21060001



Graphic Scale



CITY OF FORT LAUDERDALE
PUBLIC NOTICE

BOARD OF ADJUSTMENTS MEETING

DATE: JULY 14, 2021

TIME: 6:00 PM

CASE: PLN-BOA-21060001

Requesting: Sec. 47-22.4.A.1 - Maximum number of signs at one location and special requirements in zoning districts.

Requesting: Whereas the ULDR states: Single business buildings. The total number of signs on any one (1) lot or plot shall not exceed four (4). The applicant is requesting a variance to increase the total number of signs on this development lot from four (4) to six (6) signs, by adding a ground sign and a free standing sign, a total increase of two (2) signs.

LOCATION: CITY COMMISSION CHAMBERS
CITY HALL, 100 N ANDREWS AVENUE

INFORMATION: CONTACT (954) 828-6506
<http://www.fortlauderdale.gov>

This Notice is the property of the City of Fort Lauderdale. In accordance with City Code Section 16-29, It shall be unlawful for any person to injure, cut, break or destroy in any manner any building or other thing belonging to or under the control of the City. Persons marring or removing the Notice may be subject to fine and/or imprisonment.

In accordance with City Code Section 47-27.2A. H The sign shall remain on the property until final disposition of the application. This shall include any deferral, rehearing, appeal, request for review or hearing by another body. The sign information shall be changed as provided in subsection A.3.a



BOA

DATE: 07/14/2021

AGENDA ITEM:

CASE: 1

PLN-BOA-21060001



SUSTAINABLE DEVELOPMENT – URBAN DESIGN & PLANNING

BOARD OF ADJUSTMENT (BOA) APPLICATION

Rev: 2 | Revision Date: 10/2/2020 | Print Date: 10/2/2020
I.D. Number: Z&L-BOA

BOARD OF ADJUSTMENT (BOA) Application

Cover:	Deadline, Notes, and Fees
Page 1:	Applicant Information Sheet
Page 2:	Variance Request Criteria
Page 3:	Required Documentation & Mail Notice Requirements
Page 4:	Sign Notice Requirements & Affidavit
Page 5:	Technical Specifications

DEADLINE: Submittals must be received prior to 4:00 PM each business day. Pursuant to Section 47-24.12, the Department will review all applications to determine completeness within five (5) business days. Applicants will be notified via e-mail, if plans do not meet the submittal requirements and if changes are required.

NOTES: Prior to formal submittal of applications, applicants are encouraged to schedule an appointment with Urban Design & Planning Division staff to obtain feedback regarding proposals. The meetings provide an opportunity for applicants to obtain feedback and general direction, prior to expending significant effort on preparation of submittal documents.

FEES: All applications for development permits are established by the City Commission, as set forth by resolution and amended from time to time. In addition to the application fee, any additional costs incurred by the City including review by a consultant on behalf of the City, or special advertising costs shall be paid by the applicant. Any additional costs, which are unknown at the time of application, but are later incurred by the City, shall be paid by the applicant prior to the issuance of a development permit.

- Variance/Special Exception/Interpretation: Before \$2,200
- Variance/Special Exception/Interpretation: After \$2800
- Parking Variance (per space) \$2600
- Variance/Special Exception/Interpretation Before- Residential Homesteaded Only- Accessory Structures & Existing Non-Conforming Structures \$650
- Variance/Special Exception/Interpretation After- Residential Homesteaded Only- Accessory Structures & Existing Non-Conforming Structures \$850
- Request for Continuance \$900
- Rehearing before the Board \$1150
- Request for Rehearing \$300


Page 1: BOA - Applicant Information Sheet

INSTRUCTIONS: The following information is requested pursuant to the City's Unified Land Development Regulations (ULDR). While the information requested in this application is the minimum required to proceed please be aware additional information may be required to fully address the variance requested. The application must be filled out accurately and completely. Please print or type and answer all questions. Indicate N/A if does not apply.

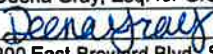
NOTE: To be filled out by Department

Case Number	
Date of complete submital	

NOTE: For purpose of identification, the **PROPERTY OWNER** is the **APPLICANT**

Property Owner's Name	Holman Automotive Inc.
Property Owner's Signature	
Address, City, State, Zip	911 NE 2 AVE FORT LAUDERDALE FL 33304
E-mail Address	jkeasling@holmanauto.com
Phone Number	(954) 658-0649
Proof of Ownership	<input checked="" type="checkbox"/> Warranty Deed or <input type="checkbox"/> Tax Record

NOTE: If AGENT is to represent OWNER, notarized letter of consent is required

Applicant / Agent's Name	Deena Gray, Esq. for Greenspoon Marder LLP
Applicant / Agent's Signature	
Address, City, State, Zip	200 East Broward Blvd., Suite 1800, Fort Lauderdale, FL 33301
E-mail Address	deena.gray@gmlaw.com
Phone Number	(954) 527-2443
Letter of Consent Submitted	Please see attached agent authorization letter.

Development / Project Name	Holman BMW MINI Sign Variance	
Existing / New	Existing: <input type="checkbox"/>	New: <input type="checkbox"/>
Project Address	Address: 1441 South Federal Highway, Fort Lauderdale, FL 33316	
Legal Description	CROISSANT PARK 4-28 B LOTS 4 THRU 12, 15 E 18' & LOTS 16 THRU 21 BLK 51-L, & LOTS 22 THRU 32 OF CROISSANT PARK RESUB IN BLK 51-L 10-50B & TOGETHER WITH 15' VACATED ALLEY LYING WITHIN SAID LOTS PER ORD C-82-29 OR 10277786	
Tax ID Folio Numbers (For all parcels in development)	5042-15-10-3610	
Request / Description of Project	Sign Variance	
Applicable ULDR Sections	Section 47-22.4(A)(1)	

Current Land Use Designation	South Regional Activity Center
Current Zoning Designation	B-1 Boulevard Business District
Current Use of Property	Auto Sales
Site Adjacent to Waterway	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Setbacks (Indicate direction N,S,E,W)	Required	Proposed
Front [E]	5 ft.	N/A - No Proposed Change
Side [N]	0	N/A - No Proposed Change
Side [S]	0	N/A - No Proposed Change
Rear [W]	0	N/A - No Proposed Change

Page 2: Board of Adjustment (BOA) Criteria for Variance Request

This page must be filled in. An attached narrative may be included if additional space is required.

SPECIFIC REQUEST: State the specific request according to the ULDR or other provisions of the Code.

The City's Unified Land Development Code Section 47-22.4(A)(1) states that "the total number of signs on any one (1) lot or plot shall not exceed four (4)." As the property is surrounded by four (4) streets and one (1) or more vehicle travelways, the Section 47-22.4(A)(1) table states that the maximum number of signs is "Four (4) signs, no more than two (2) being freestanding signs".

The Applicant is proposing to increase the total number of signs on this development lot from four (4) to six (6) signs, by adding a ground sign and a freestanding sign, for a total increase of two (2) signs.

CRITERIA: Applicant must demonstrate a unique hardship attributable to the land by proving by a preponderance of the evidence for all of the following criteria. Please answer the following criteria completely. While some criteria may seem duplicative the response should be tailored specifically to each. Per section 47-24.12.A.4,

a. Special conditions and circumstances affect the property at issue which prevent the reasonable use of such property; and

Please see attached justification narrative letter.

b. Circumstances which cause the special conditions are peculiar to the property at issue, or to such a small number of properties that they clearly constitute marked exceptions to other properties in the same zoning district; and:

Please see attached justification narrative letter.

c. Literal application of the provisions of the ULDR would deprive the applicant of a substantial property right that is enjoyed by other property owners in the same zoning district. (It shall be of no importance to this criterion that a denial of the variance sought might deny to the owner a more profitable use of the property, provided the provisions of the ULDR still allow a reasonable use of the property; and

Please see attached justification narrative letter.

d. The unique hardship is not self-created by the applicant or his predecessors, nor is it the result of mere disregard for, or ignorance of, the provisions of the ULDR or antecedent zoning regulations; and

Please see attached justification narrative letter.

e. The variance is the minimum variance that will make possible a reasonable use of the property and that the variance will be in harmony with the general purposes and intent of the ULDR and the use as varied will not be incompatible with adjoining properties or the surrounding neighborhood or otherwise detrimental to the public welfare.

Please see attached justification narrative letter.

AFFIDAVIT: I, Kenneth J. Loiseau for Holman Automotive, Inc the Owner/Agent of said property ATTEST that I am aware of the following:

1. In order to be entitled to the relief requested in the application an affirmative vote of a majority plus one of the Board of Adjustment is required;
2. That in granting the relief requested, the Board of Adjustment is limited to the authority vested in the Board by the ULDR and that the Board may not grant the relief requested unless the applicant proves all the criteria specified in the ULDR have been met;
3. That the granting of relief by the Board does not exempt the applicant or owner of record from the responsibilities of obtaining all applicable permits or approvals as may be required by law for both new and existing structures;
4. That if the relief requested is granted by the Board, the applicant must secure a building permit to implement the relief requested within one hundred eighty (180) days of the entry of the final order of the Board, or within such lesser time as the Board may proscribe and that failure to procure the necessary permits within the time so proscribed shall render the variance or special exception null and void;
5. That if the Board denies the request for relief, then no additional application for the same or substantially the same relief may be entertained by the Board within two (2) years of the date of entry of the final order of denial.

(Signature)

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this 24 day of June, 2021

(SEAL)



NOTARY PUBLIC
MY COMMISSION EXPIRES:

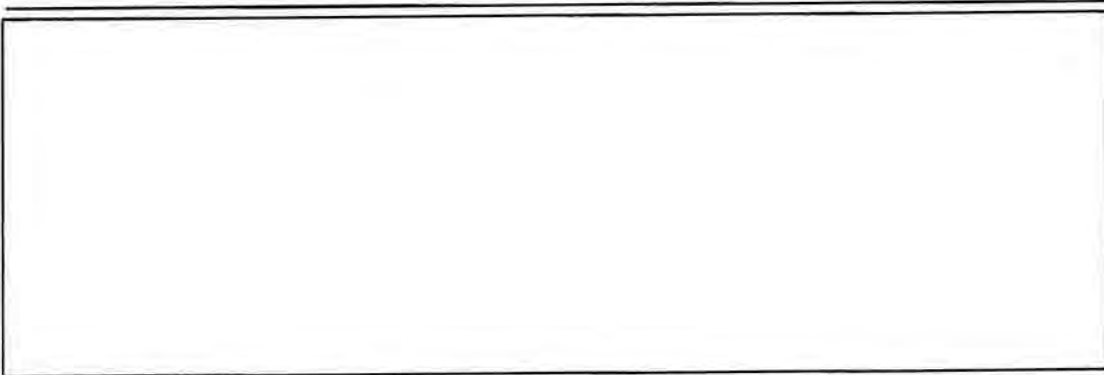
Page 3: Required Documentation & Mail Notice Requirements

One (1) original set, signed and sealed, with plans at 24" x 36"
One (1) electronic version (CD or USB) of complete application and plans in PDF format
Fourteen (14) copy sets of each item below and plans at half-size scale 11" x 17"

- Completed application (all pages must be filled out where applicable)
- Mail notification documents (mail notification instructions at bottom of page)
- Proof of ownership (warranty deed or tax record), including corporation documents if applicable
- Property owners notarized signature and/or notarized agent letter signed by the property owner (if applicable).
- Color photographs of the entire property and all surrounding properties, dated and labeled and identified as to orientation.
- Narrative describing specific request and outlining ULDR sections that are applicable. Narratives must be on letterhead, dated, and with author indicated.
- Cover sheet on plan set to state project name and table of contents.
- Current survey(s) of property, signed and sealed, showing existing conditions; survey must be As-Built with Right-of-Way and Easement Vacations Excluded. The survey should consist of the proposed project site alone. Do not include adjacent properties or portions of lands not included in the proposed project unless specifically requested by the City. If the survey is not signed and sealed, a zoning affidavit is required and shall only be used for the structures listed in the affidavit.
- Aerial photo indicating all properties within 700 ft. of the subject property. Must be clear and current with site highlighted.
- Site Plan (a survey may be substituted if the requested variance is clearly indicated)
 - Landscape Plan (if applicable)
 - Elevations (if applicable)
 - Additional plan details as needed

Note: All copy sets must be clear and legible.

Note: Plans must be folded to 8 ½" x 11". All non-plan documents should be 8 ½" x 11".



MAIL NOTIFICATION: Pursuant to Section 47-27.2 Types of Public Notice and 47-27.9 Variance, Special Exception, Temporary Non-Conforming Use, Interpretation requires the following notice:

- **MAIL NOTICE:** Mail notice shall be given to owners of land within three hundred (300) feet of the subject site ten (10) days prior to the date set for the public hearing.
 - **TAX MAP:** Applicant shall provide a tax map from the Broward County Property Appraiser of all property within a three hundred (300) foot radius, with each property clearly shown and delineated. Each property within the notice area must be numbered (by Folio ID) on the map to cross-reference with property owners notice list.
 - **PROPERTY OWNERS NOTICE LIST:** Applicant shall provide a property owners notice list with the names, property control numbers (Folio ID) and complete addresses for all property owners within the required three hundred (300) foot radius. The list shall also include all homeowners associations, condominium associations, municipalities and counties noticed, as indicated on the tax roll.
 - **ENVELOPES:** The applicant shall provide business size (#10) envelopes with first class postage attached (stamps only, metered mail will not be accepted). Envelopes must be addressed to all property owners within the required three hundred (300) foot radius, and mailing addresses must be typed or labeled; no handwritten addresses will be accepted. The return address shall be listed on all envelopes as follows:

City of Fort Lauderdale
Urban Design & Development -BOA
700 NW 19th Avenue, Fort Lauderdale, FL 33311.
 - **DISTRIBUTION:** The City of Fort Lauderdale, Urban Design & Development will mail all notices prior to the public hearing meeting date, as outlined in Section 47-27.

Page 4: Sign Notification Requirements and Affidavit

SIGN NOTICE

Applicant must **POST SIGNS** (for Board of Adjustment) according to Sec. 47-27.2 Types of Public Notice and 47-27.9 Variance, Special Exception, Temporary Non-Conforming Use, Interpretation requires the following notice:

- Sign Notice shall be given by the applicant by posting a sign provided by the City stating the time, date and place of the Public Hearing on such matter on the property which is the subject of an application for a development permit. If more than one (1) public hearing is held on a matter, the date, time and place shall be stated on the sign or changed as applicable.
- The sign shall be posted at least fifteen (15) days prior to the date of the public hearing.
- The sign shall be visible from adjacent rights-of-way, including waterways, but excepting alleys.
- If the subject property is on more than one (1) right-of-way, as described above, a sign shall be posted facing each right-of-way.
- If the applicant is not the owner of the property that is subject of the application, the applicant shall post the sign on or as near to the subject property as possible subject to the permission of the owner of the property where the sign is located or, in a location in the right-of-way if approved by the City.
- If the sign is destroyed or removed from the property, the applicant is responsible for obtaining another sign from the City and posting the sign on the property.
- The sign shall remain on the property until final disposition of the application. This shall include any deferral, rehearing, appeal, request for review or hearings by another body. The sign information shall be changed as above to reflect any new dates.
- The applicant shall, five (5) days prior to the public hearing, execute and submit to the department an affidavit of proof of posting of the public notice sign according to this section. If the applicant fails to submit the affidavit the public hearing will be postponed until the next hearing after the affidavit has been supplied.

AFFIDAVIT OF POSTING SIGNS

STATE OF FLORIDA

BROWARD COUNTY

BOA CASE NO. PLN-BOA-21060001

APPLICANT: Deena Gray, Esq. for Greenspoon Marder LLP

PROPERTY: 1441 South Federal Highway, Fort Lauderdale, FL 33316

PUBLIC HEARING DATE: July 14, 2021

BEFORE ME, the undersigned authority, personally appeared _____, who upon being duly sworn and cautioned, under oath deposes and says:

1. Affiant is the Applicant in the above cited City of Fort Lauderdale Board or Commission Case.
2. The Affiant/Applicant has posted or has caused to be posted on the Property the signage provided by the City of Fort Lauderdale, which such signage notifies the public of the time, date and place of the Public Hearing on the application for relief before the Board or Commission.
3. That the sign(s) referenced in Paragraph two (2) above was posted on the Property in such manner as to be visible from adjacent streets and waterways and was posted at least fifteen (15) days prior to the date of the Public Hearing cited above and has remained continuously posted until the date of execution and filing of this Affidavit. Said sign(s) shall be visible from and within twenty (20) feet of streets and waterways, and shall be securely fastened to a stake, fence, or building.
4. Affiant acknowledges that the sign must remain posted on the property until the final disposition of the case before the Board or Commission. Should the application be continued, deferred or re-heard, the sign shall be amended to reflect the new dates.
5. Affiant acknowledges that this Affidavit must be executed and filed with the City's Urban Design & Development five (5) calendar days prior to the date of Public Hearing and if the Affidavit is not submitted, the Public Hearing on this case shall be cancelled.
6. Affiant is familiar with the nature of an oath or affirmation and is familiar with the laws of perjury in the State of Florida and the penalties therefore.

NOTE: I understand that if my sign is not returned within the prescribed time limit as noted in Sec. 47.27.2.j of the City of Fort Lauderdale ULDR, I will forfeit my sign deposit _____ (initial here)

Affiant

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this _____ day of _____, 20__

(SEAL)

NOTARY PUBLIC
MY COMMISSION EXPIRES:

Page 5: Technical Specifications

A. SITE PLAN

1. Title Block including project name and design professional's address and phone number
2. Scale (1" = 30' min., must be engineer's scale)
3. North indicator
4. Location map showing relationship to major arterials
5. Drawing and revision dates, as applicable
6. Full legal description
7. Site Plan Data Table
 - Current use of property
 - Land Use designation
 - Zoning designation
 - Site area (sq. ft. and acres)
 - Setback table (required vs. provided)
 - Open space
8. Site Plan Features (graphically indicated)
 - Setbacks and building separations (dimensioned)
 - Project signage (if applicable)
 - Easements (as applicable)

(Please note additional site plan information may be necessary to fully address the requested variance)

B. BUILDING ELEVATIONS (as applicable)


1. All building facades with directional labels (ie. North, South) and building names if more than one building
2. Dimensions, including height and width of all structures
3. Dimensions of setbacks and required setbacks from property lines
4. Dimension grade at crown of road, at curb, sidewalk, building entrance, and finished floor
5. Include proposed signage

June 8, 2021

To Whom It May Concern:

We hereby authorize Greenspoon Marder LLP to act as lobbying agents in connection with obtaining governmental permits and approvals necessary, including Board of Adjustment application case number PLN-BOA-21060001, for the property located in the City of Fort Lauderdale, Florida.

Holman Automotive Inc.



By:

Kenneth J. Loiseau

Print Name

UP at Southern Operations

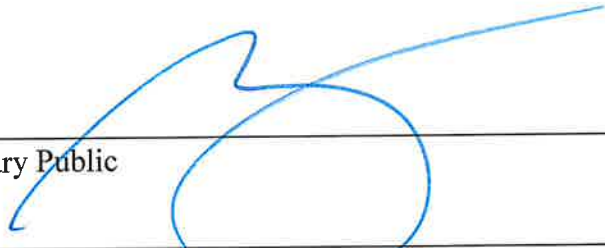
Title

STATE OF) ss
COUNTY OF)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, the foregoing instrument was acknowledged before me by KENNETH J. LOISEAU by means of { } physical presence or { } online notarization, and who is personally known to me or who has produced _____ as identification.

WITNESS my hand and official seal in the County and State last aforesaid this 8 day of JUNE, 2021.

Notary Public



Typed, printed or stamped name of Notary Public

My Commission Expires:



June 17, 2021

Via E-mail and LauderBuild

Mr. Mohammed Malik
Zoning Administrator
Department of Sustainable Development
City of Fort Lauderdale
700 N.W. 19th Avenue
Ft. Lauderdale, FL 33301

Re: Sign Variance Justification Narrative - Holman BMW MINI – Fort Lauderdale

Dear Mohammed:

Holman Automotive, Inc. (“Applicant”) is the owner of the parcel located at 1441 South Federal Highway (“Property”) in the City of Fort Lauderdale (“City”). The Property is zoned B-1 Boulevard Business District and can be further identified by Broward County folio number 5042-15-10-3610. The Property contains an existing auto sales and service dealership, “BMW of Fort Lauderdale”, with four (4) existing BMW signs.

Pursuant to Section 47-22.4(A)(1) of the Unified Land Development Regulations (“ULDR”), the total number of signs on any one (1) lot or plot shall not exceed four (4). As the Property is surrounded by four (4) streets and one (1) or more vehicle travelways, the table in Section 47-24(A)(1) states that the maximum number of signs at one location is “four (4) signs, no more than two (2) being freestanding signs.” The Applicant is proposing to expand two (2) of the four (4) existing signs on the Property to include the proposed MINI signage and to add a new ground MINI sign as well as a new detached freestanding MINI sign as shown on the attached plans. Therefore, at this time, the Applicant is requesting a variance from Section 47-22.4(A) (1) of the ULDR to increase the total number of signs on this development lot from four (4) to six (6) signs, by adding a ground sign and a freestanding sign, for a total increase of two (2) signs. The variance criteria of the ULDR is met as set forth below.

Variance Criteria Statement pursuant to Section 47-24.12.A.4

- a. Special conditions and circumstances affect the property at issue which prevent the reasonable use of such property**

It is the Applicant's goal to maintain reasonable use of the Property while supporting the intent of the B-1 zoning district. Per the ULDR, the B-1 zoning district "is intended to provide for the location of commercial business establishments dependent upon high visibility and accessibility to major traffic ways, in a manner which maintains and improves the character of the major arterials of the city through landscaping and setback requirements." The Property was constructed in 2017 and provides the City and its residents with exceptional automotive sales and service through the operation of the "BMW of Fort Lauderdale" dealership. The Applicant is moving their MINI operations into the existing BMW showroom on the Property. As such, additional signage is needed to adequately reflect the additional operations being added to the showroom. As stated above, Property contains four (4) existing BMW signs. The Applicant is proposing to expand two (2) of the four (4) existing BMW signs on the Property to include the proposed MINI signage, as well as to add a new ground MINI sign and a new detached freestanding MINI sign. Other than the maximum sign count, the proposed signage has been designed to comply with the City's ULDR design requirements. The current maximum sign count restriction would require the Applicant to remove existing BMW signage in order to add the additional proposed MINI signs, thereby hindering their ability to sufficiently provide adequate signage within the Property. This constraint renders it impossible for the Applicant to strictly comply with ULDR while providing sufficient signage for their business.

b. Circumstances which cause the special conditions are peculiar to the property at issue, or to such a smaller number of properties that they clearly constitute marked exceptions to other properties in the same zoning district

The Property is surrounded by four (4) travel ways including South Federal Highway, SE 14 Court, SE 4 Avenue, and SE 15 Street which requires an appropriate amount of signage to display the operations of business to the neighboring area. Additional signage is vital in order for the Applicant to be able to identify the new additional MINI automotive brand within the dealership. Automotive dealerships that represent multiple automotive brands represent a special circumstance as to signage requirements in order to effectively recognize the operations of multiple brands. As discussed above, the intent of the B-1 is to provide for the location of commercial business establishments dependent upon high visibility and accessibility to major trafficways. Accordingly, the requested variances are in line with the purpose and intent of the B-1 zoning district by promoting adequate business identification and way-finding signage that is visible from the roadway.

c. Literal application of the provision of the ULDR would deprive the applicant of the substantial property right that is enjoyed by other property owners in

the same zoning district. (It shall be of no importance to this criterion that a denial of the variance sought might deny to the owner a more profitable use of the property, provided the provisions of the ULDR still allow a reasonable use of the property)

As discussed above, the current maximum sign count restriction would require the Applicant to remove existing BMW signage in order to add the additional proposed MINI signs, thereby hindering visibility of their operations within the Property. This constraint renders it impossible for the Applicant to strictly comply with ULDR while providing adequate signage for their business. The Applicant would be deprived of a substantial property right shared by others in the surrounding area. The Property is located along one of the busiest roads in the City and is virtually surrounded by commercial and retail shopping centers. The proposed signage is not distracting or visually obtrusive; the relief requested from the literal application of the ULDR will allow better communication with patrons, thereby enhancing the overall public safety and general welfare of the community. The proposed signs are all moderate in size and meet the size requirements of the Code.

- d. The unique hardship is not self-created by the applicant or his predecessors, nor is it the result of mere disregard for, or ignorance of the provisions of the ULDR or antecedent zoning regulations.**

The unique hardship is not a mere disregard or ignorance of the ULDR. Federal Highway is a major roadway that necessitates adequate signage that protects traffic safety and serve the needs of the land uses as intended by the City's signage regulations. The primary function of the proposed signage is to identify the location of the new brand for vehicles and pedestrians travelling along Federal Highway. The proposed signage will allow for passing motorist to easily view the signs while causing the least amount of distraction as well as wayfinding. Quick and efficient recognition substantially enhances motorist safety and greatly improves traffic circulation. Other than the maximum sign count, the proposed signage has been designed to comply with the City's ULDR design requirements.

- e. The Variance is the minimum variance that will make possible a reasonable use of the property and that the variance will be in harmony with the general purposes and intent of the ULDR and the use as varied will not be incompatible with adjoining properties or the surrounding neighborhood or otherwise detrimental to the public welfare.**

The requested variance represents the minimum variance required as it is a conservative solution providing visibility of the multiple brands on the Property. This is the minimum variance that will allow for the Applicant to adequately

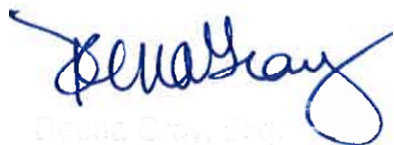
identify the new brand at the Property. The proposed signage ensures sufficient identification for the new MINI brand at the Property. Utilization of signage helps with brand identification for residents and visitors to the City. The property owners in the surrounding neighborhood will not be materially affected by the proposed sign variance. In fact, the surrounding retail uses be benefitted by the existence of the new brand as customers may then visit the other surrounding businesses. Furthermore, adequate signage is advantageous to the property owners in the vicinity and the City community itself in that it aides increased business and business profits, promoting a healthier tax base for the City and its residents.

The requested sign variance is consistent with the standards of granting a variance as set forth by the City in Section 47-24.12.A.4 of the ULDR. The Applicant have demonstrated that 1) special conditions and circumstances affect the Property at issue which prevent the reasonable use of such Property; 2) circumstances which cause the special conditions are peculiar to the Property at issue, or to such a smaller number of properties that they clearly constitute marked exceptions to other properties in the same zoning district; 3) literal application of the provision of the ULDR would deprive the Applicant of the substantial Property right that is enjoyed by other property owners in the same zoning district; 4) the unique hardship is not self-created by the Applicant or his predecessors, nor is it the result of mere disregard for, or ignorance of the provisions of the ULDR or antecedent zoning regulations; and 5) the variance is the minimum variance that will make possible a reasonable use of the Property and that the variance will be in harmony with the general purposes and intent of the ULDR and the use as varied will not be incompatible with adjoining properties or the surrounding neighborhood or otherwise detrimental to the public welfare. The Applicant respectfully requests the City grant the requested variance.

If you need additional information, please let me know.

Sincerely,

GREENSPOON MARDER LLP



Deena Pacelli Gray, Esq.
For the Firm

Enclosures

cc: Burt Ford
Chakila Crawford

1	A	B	C	D	E	F	G	H
	FOLIO_NUMB	NAME	ADDRESS_LI	CITY	STATE	ZIP	ZIP4	LEGAL
2	504214031250	BENJOYING LIFE LLC	2531 KEY LARGO LN	FORT LAUDERDALE	FL	33312		EVERGLADE LAND SALES CO FIRSTADD TO LAUDERDALE CORR PL 2-15 DLOT 13 BLK 7
3	504214031260	NVFL HOLDINGS LLC	1400 S FEDERAL HWY	FORT LAUDERDALE	FL	33316		EVERGLADES LAND SALES CO FIRSTADD TO LAUDERDALE CORR PL 2-15LOTS 14-21 TOG WITH 16' ALLEYLYING BETWEEN SAID LOTS 14-21,LESS LOT 21 E 2 BLK 7,LESS RDR/W FOR US HWY NO.1 & LESS POROF SAID LOTS 14,21 & ALLEY DESCAS:COMM SE COR LOT 14,N 135 TOPOB,N 16,NWLY 31.42,N 2,W 20,S 60,E 20,N 2,NELY 31.41 TO POB
4	504214031261	CITY OF FORT LAUDERDALE	100 N ANDREWS AVE	FORT LAUDERDALE	FL	33301		EVERGLADES LAND SALES CO FIRSTADD TO LAUDERDALE CORR PL 2-15POR OF LOTS 14,21 & 16' ALLEYDESC AS:COMM SE COR LOT 14,N 135TO POB,N 16,NWLY 31.42,N 2,W 20,S 60,E 20,N 2,NELY 31.41 TO POB
	504214031720	FREDERICK W SCHMID JR TRSCHMID,FREDERICK W JR TRSTEE	1630 SE 14 ST	FORT LAUDERDALE	FL	33316		EVERGLADE LAND SALES CO FIRSTADD TO LAUDERDALE CORR PL 2-15 DLOT 16 BLK 10
6	504214031730	BLUE BELL APARTMENTS LLC	613 SE 15 ST	FORT LAUDERDALE	FL	33316		EVERGLADE LAND SALES CO FIRSTADD TO LAUDERDALE CORR PL 2-15 DLOT 17,18 BLK 10
7	504214031740	NVFL 1440 HOLDINGS LLC	1400 S FEDERAL HWY	FORT LAUDERDALE	FL	33316		EVERGLADE LAND SALES CO FIRSTADD TO LAUDERDALE CORR PL 2-15 DLOT 19,20 LESS W 25 FOR ST RDBLK 10
8	504214031750	NVFL 1440 HOLDINGS LLC	1400 S FEDERAL HWY	FORT LAUDERDALE	FL	33316		EVERGLADE LAND SALES CO FIRSTADD TO LAUDERDALE CORR PL 2-15 DLOT 21 LESS W 25 FOR ST RD,22BLK 10
9	504214031760	COLANER,ANITA M EST	PO BOX 480021	FORT LAUDERDALE	FL	33348	0021	EVERGLADE LAND SALES CO FIRSTADD LAUDERDALE CORR PL 2-15 DLOT 23 BLK 10
10	504214031990	RICHARD JOHN WARD REV TR	1151 SW 32 CT	FORT LAUDERDALE	FL	33315		EVERGLADE LAND SALES CO FIRSTADD LAUDERDALE CORR PL 2-15 DLOT 18,LOT 19 N 70,20 N 70 LESSW 25 FOR ST RD BLK 11
11	504214032000	MSG PROPERTIES LLC% MARK GOLD	2298 S DIXIE HWY	MIAMI	FL	33133		EVERGLADE LAND SALES CO FIRSTADD TO LAUDERDALE CORR PL 2-15 DLOT 19 S 65,20 S 65 LESS W 25FOR ST RD BLK 11
	504214032010	WILLIAM JOSEPH FARRUGIA REV TRFARRUGIA,WILLIAM JOSEPH TRSTEE	4761 NE 27 AVE	FORT LAUDERDALE	FL	33308	4818	EVERGLADE LAND SALES CO FIRSTADD LAUDERDALE CORR PL 2-15 DLOT 21 LESS W 25 FOR ST RD,22,23,24 BLK 11
13	504214034360	FLORIDA DEPT OF TRANSPORTATIONOFFICE OF RIGHT OF WAY	3400 W COMMERCIAL BLVD	FORT LAUDERDALE	FL	33309	3421	EVERGLADE LAND SALES CO FIRSTADD TO LAUDERDALE CORR PL 2-15 DTHAT POR OF US HWY 1 LYING INSEC 14-50-42 AS PER R/W MAP 4-37
14	504214580010	HARBOR DALE DEVELOPMENT LLC	200 SW 1 AVE # 970	FORT LAUDERDALE	FL	33301		EVERGLADES LAND SALES CO FIRSTADD LAUDERDALE CORR PL 2-15 DA PORTION OF LOT 25 BLK 11 DESCAS:BEG AT NW COR OF SAID LOT 25,E ON N/L 32.75, S 64.90, W 6.95,S 5,W 25.80,N ON W/L OF SAIDLOT 25, 69.90 TO POBAKA:#630-1HARBOR VISTA
15	504214DB0020	DRUMMOND,MARK S	1201 TANGELO ISLE	FORT LAUDERDALE	FL	33315		CASA BAYVIEW III CONDOUNIT 2PER CDO BK/PG: 6470/953
16	504214DB0030	MCCASLIN,SHARON A	610 SE 14 CT UNIT 3	FORT LAUDERDALE	FL	33316	2680	CASA BAYVIEW III CONDOUNIT 3PER CDO BK/PG: 6470/953

	A	B	C	D	E	F	G	H
17	504214DB0040	KUMLE,MICHAEL E	610 SE 14 CT APT 4	FORT LAUDERDALE	FL	33316	2680	CASA BAYVIEW III CONDOUNIT 4PER CDO BK/PG: 6470/953
18	504214DB0050	EVAN J SLATKIN REV LIV TRLORENZO,YAQUELIN	610 SE 14 CT #5	FORT LAUDERDALE	FL	33316		CASA BAYVIEW III CONDOUNIT 5PER CDO BK/PG: 6470/953
19	504214DB0060	EPSTEIN,DARREN L	610 SE 14 CT UNIT 6	FORT LAUDERDALE	FL	33316		CASA BAYVIEW III CONDOUNIT 6PER CDO BK/PG: 6470/953
20	504214DB0070	MANNING,MARJORIE EMARJORIE E MANNING REV TR	610 SE 14 CT #7	FORT LAUDERDALE	FL	33316		CASA BAYVIEW III CONDOUNIT 7PER CDO BK/PG: 6470/953
21	504214DB0080	CLOWE,BARBARA ANN	610 SE 14 CT #8	FORT LAUDERDALE	FL	33316		CASA BAYVIEW III CONDOUNIT 8PER CDO BK/PG: 6470/953
22	504214DB0090	PETLEY,BRYAN CBRYAN C PETLEY LIV TR	610 SE 14 CT #9	FORT LAUDERDALE	FL	33316		CASA BAYVIEW III CONDOUNIT 9PER CDO BK/PG: 6470/953
23	504214DB0100	RUSSELL,JULIA	610 SE 14 CT	FORT LAUDERDALE	FL	33316		CASA BAYVIEW III CONDOUNIT 10PER CDO BK/PG: 6470/953
24	504215012530	FLL CENTER LLC	100 N FEDERAL HWY #817	FORT LAUDERDALE	FL	33301		LAUDERDALE 2-9 DLOT 11 BLK 50
25	504215012540	FLL CENTER LLC	100 N FEDERAL HWY #817	FORT LAUDERDALE	FL	33301		LAUDERDALE 2-9 DLOT 12 BLK 50
	504215012550	FLL CENTER LLC	100 N FEDERAL HWY #817	FORT LAUDERDALE	FL	33301		LAUDERDALE 2-9 DLOT 13,14,15 LESS E 37 FT4 INCHES BLK 50
27	504215012570	FLL CENTER LLC	100 N FEDERAL HWY #817	FORT LAUDERDALE	FL	33301		LAUDERDALE 2-9 DLOT 15 E 37 FT 4 IN,16 LESS E 28BLK 50
28	504215012580	FLL CENTER LLC	100 N FEDERAL HWY #817	FORT LAUDERDALE	FL	33301		LAUDERDALE 2-9 DLOT 16 E 28,17 LESS E 18 FT 8 INBLK 50
29	504215018060	FLORIDA DEPT OF TRANSPORTATIONOFFICE OF RIGHT OF WAY	3400 W COMMERCIAL BLVD	FORT LAUDERDALE	FL	33309	3421	LAUDERDALE 2-9 D 15-50-42THAT PORTION OF US HWY 1 LYINGWITHIN SEC 15 AS PER R/W MAP4 37, LESS THAT PT WITHIN DAVIEBLVD R/W
30	504215101650	VALLEJO,RUBEN & GLORIA	1320 MANDARIN ISLE	FORT LAUDERDALE	FL	33315	1649	CROISSANT PARK 4-28 BLOT 1 LESS W 60,2 LESS W 60BLK 28
31	504215101660	PROPERTIES BY JAR INC	308 SE 14 ST	FORT LAUDERDALE	FL	33316		CROISSANT PARK 4-28 BLOT 1 W 60,2 W 60 BLK 28
32	504215101670	VALLEJO,RUBEN B & GLORIA	1320 MANDARIN ISLE	FORT LAUDERDALE	FL	33315	1649	CROISSANT PARK 4-28 BLOT 3 BLK 28
33	504215101680	VALLEJO,ADRIANA	1415 SE 4 AVE	FORT LAUDERDALE	FL	33316	1915	CROISSANT PARK 4-28 BLOT 4 BLK 28
34	504215101690	ITZLAND INC	920 SE 8 ST	FORT LAUDERDALE	FL	33316		CROISSANT PARK 4-28 BLOT 5,6 BLK 28
35	504215101700	THIRD AVENUE HOLDINGS LLC	1414 SE 3 AVE	FORT LAUDERDALE	FL	33316	1910	CROISSANT PARK 4-28 BLOT 7 TO 10 BLK 28
36	504215101710	MESSING,HOWARD R & JEAN ANN RRYAN,JEAN ANN	308 SE 14 ST	FORT LAUDERDALE	FL	33316	1930	CROISSANT PARK 4-28 BLOT 11 LESS W 70,12 LESS W 70BLK 28
	504215101900	NORTH BROWARD HOSPITAL DISTRICTATTN:REAL ESTATE	1800 NW 49 ST	FORT LAUDERDALE	FL	33309		CROISSANT PARK 4-28 BLOT 1 BLK 33-A
38	504215101910	NORTH BROWARD HOSPITAL DISTRICTATTN:REAL ESTATE	1800 NW 49 ST	FORT LAUDERDALE	FL	33309		CROISSANT PARK 4-28 BLOT 2 BLK 33-A
39	504215101920	NORTH BROWARD HOSPITAL DISTRICTATTN:REAL ESTATE	1800 NW 49 ST	FORT LAUDERDALE	FL	33309		CROISSANT PARK 4-28 BLOT 3 BLK 33-A
40	504215101930	NORTH BROWARD HOSPITAL DISTRICTATTN:REAL ESTATE	1800 NW 49 ST	FORT LAUDERDALE	FL	33309		CROISSANT PARK 4-28 BLOT 4,5 N1/2 BLK 33-A
41	504215101940	NORTH BROWARD HOSPITAL DISTRICTATTN:REAL ESTATE	1800 NW 49 ST	FORT LAUDERDALE	FL	33309		CROISSANT PARK 4-28 BLOT 5 S1/2,6 BLK 33-A
42	504215101950	NORTH BROWARD HOSPITAL DISTRICTATTN:REAL ESTATE	1800 NW 49 ST	FORT LAUDERDALE	FL	33309		CROISSANT PARK 4-28 BLOT 7,8 BLK 33-A
43	504215101980	WAGNER,BRUCE E & FLORENCE G	2331 SEA ISLAND DR	FORT LAUDERDALE	FL	33301	1574	CROISSANT PARK 4-28 BLOT 11 LESS ST BLK 33-A
44	504215102000	NORTH BROWARD HOSPITAL DISTRICTATTN:REAL ESTATE	1800 NW 49 ST	FORT LAUDERDALE	FL	33309		CROISSANT PARK 4-28 BLOT 13 LESS ST PER OR 3059/322 &LOT 12 LESS ST PER OR 20865/46BLK 33-A

	A	B	C	D	E	F	G	H
45	504215102010	EMD PROPERTIES LLC	1508 SE 3 AVE	FORT LAUDERDALE	FL	33316		CROISSANT PARK 4-28 BLOT 14 LESS ST BLK 33-A
46	504215102020	NORTH BROWARD HOSPITAL DISTRICTATTN:REAL ESTATE	1800 NW 49TH ST	FORT LAUDERDALE	FL	33309		CROISSANT PARK 4-28 BLOT 15 E 65,16 E 65 BLK 33-A
47	504215102030	NORTH BROWARD HOSPITAL DISTRICTATTN:REAL ESTATE	1800 NW 49 ST	FORT LAUDERDALE	FL	33309		CROISSANT PARK 4-28 BLOT 16 LESS E 65 & LESS ST,15LESS E 65 & LESS ST BLK 33-A
48	504215103610	HOLMAN AUTOMOTIVE INC	911 NE 2 AVE	FORT LAUDERDALE	FL	33304		CROISSANT PARK 4-28 BLOTS 4 THRU 12,15 E 18'&LOTS 16THRU 21 BLK 51-L, & LOTS 22 THRU32 OF CROISSANT PARK RESUB INBLK 51-L 10-50B & TOGETHER WITH15' VACATED ALLEY LYING WITHINSAID LOTS PER ORD C-82-29 OR10277/786
49	504215103680	DORIC LODGE NO 140	401 SE 15 ST	FORT LAUDERDALE	FL	33316		CROISSANT PARK 4-28 BLOT 13,14,15 LESS E 18 BLK 51-L
	504215104840	FRANZBLAU TRUST HOLDINGS%SMITH MOSES MORRIS & ASSOC	PO BOX 460507	FORT LAUDERDALE	FL	33346		CROISSANT PARK 4-28 BLOT 1 LESS R/W FOR U.S. 1,LOTS 2,3,21,22 & 23,LOT 24 LESSR/W FOR U.S. 1 BLK 62-L
51	504215104870	500 TARPON LLC% SERBER & ASSOCIATES PA EDWARD W SHERBURNE REV	2875 NE 191 ST STE 801	AVENTURA	FL	33180		CROISSANT PARK 4-28 BLOTS 4,5,6 & 7 BLK 62-L
52	504215104880	TRSHERBURNE,EDWARD W TRSTEE	416 SE 15 ST	FORT LAUDERDALE	FL	33316		CROISSANT PARK 4-28 BLOT 8 BLK 62-L
53	504215104890	MICHNIEWICZ,SEAN C	16850-112 COLLINS AVE #252	SUNNY ISLES BEACH	FL	33160		CROISSANT PARK 4-28 BLOT 9 BLK 62-L
54	504215104900	FISCHER,THERESE C	408 SE 15 ST	FORT LAUDERDALE	FL	33316	1942	CROISSANT PARK 4-28 BLOT 10 BLK 62-L
55	504215104910	CASSIS,JIMMY PETERRODRIGUES,ANA CRISTINA	5841 NE 21 WAY	FORT LAUDERDALE	FL	33308		CROISSANT PARK 4-28 BLOT 11 BLK 62-L
56	504215104920	400 J & J LLC	6235 WINDING LAKE DR	JUPITER	FL	33458	3991	CROISSANT PARK 4-28 BLOT 12 BLK 62-L
57	504215104930	MIGUEL A GONZALEZ TRGONZALEZ,MIGUEL A TRSTEE	401 SE 16 ST	FORT LAUDERDALE	FL	33316		CROISSANT PARK 4-28 BLOT 13 BLK 62-L
58	504215104940	MIGUEL A GONZALEZ TRGONZALEZ,MIGUEL A TRSTEE	316 WEST PARK DR	FORT LAUDERDALE	FL	33315		CROISSANT PARK 4-28 BLOT 14 BLK 62-L
59	504215104950	EDWARD W SHERBURNE REV LIV TRSHERBURNE,EDWARD W TRSTEE	416 SE 15 ST	FORT LAUDERDALE	FL	33316		CROISSANT PARK 4-28 BLOT 15 BLK 62-L
60	504215104960	SALT AIR INVESTORS #8 INC%ROBERT E GIVEN JR	1719 SE 10 ST	FORT LAUDERDALE	FL	33316		CROISSANT PARK 4-28 BLOT 16 BLK 62-L
61	504215104970	EDWARD SHERBURNE W REV TRSHERBURNE,EDWARD W TRSTEE	416 SE 15 ST	FORT LAUDERDALE	FL	33316		CROISSANT PARK 4-28 BLOT 17 BLK 62-L
62	504215104980	PECKMAN,DANIEL	3111 N 52 AVE	HOLLYWOOD	FL	33021	2329	CROISSANT PARK 4-28 BLOT 18 BLK 62-L
	504215104990	PECKMAN,DANIEL	3111 N 52 AVE	HOLLYWOOD	FL	33021	2329	CROISSANT PARK 4-28 BLOT 19 BLK 62-L
64	504215105000	PECKMAN,DANIEL	3111 N 52 AVE	HOLLYWOOD	FL	33021	2329	CROISSANT PARK 4-28 BLOT 20 BLK 62-L
65	504215105550	FORT LAUDERDALE BANK & TRUST CODDCTD PUBLIC %CITY OF FORT LAUD	100 N ANDREWS AVE	FORT LAUDERDALE	FL	33301		CROISSANT PARK 4-28 BROAD RIGHTS OF WAY AS DEDICATEDPER PLAT,LESS VAC'D RDS, LESSRE- PLATTED RDS & LESS R/W FORUS HWY 1 & DAVIE BLVD, AND LESSPORTIONS VAC'D IN ORS 31283/1638,31283/1643 & 39206/169 BCR
66	504215430010	NORTH BROWARD HOSPITAL DISTRICTATTN: REAL ESTATE	1800 NW 49 STREET	FORT LAUDERDALE	FL	33309		CADILLAC RE-SUB 61-45 BPARCEL 1
67	504215430020	FLL CENTER LLC	100 N FEDERAL HWY #817	FORT LAUDERDALE	FL	33301		CADILLAC RE-SUB 61-45 BPARCEL 2

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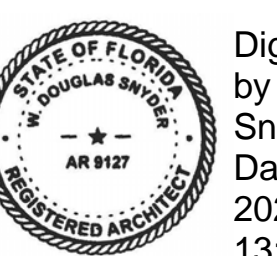


REVISIONS

DATE:	COMM:
06.04.21	19005

LAUDERDALE MINI @
BMW

1441 SOUTH FEDERAL HIGHWAY
FORT LAUDERDALE FLORIDA



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by W. Douglas
Snyder
Date:
2021.06.04
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COVER SHEET

BOA APPLICATION

_G-001



MINI OF FORT LAUDERDALE - SIGNAGE BOA APPLICATION

INDEX - SIGNAGE

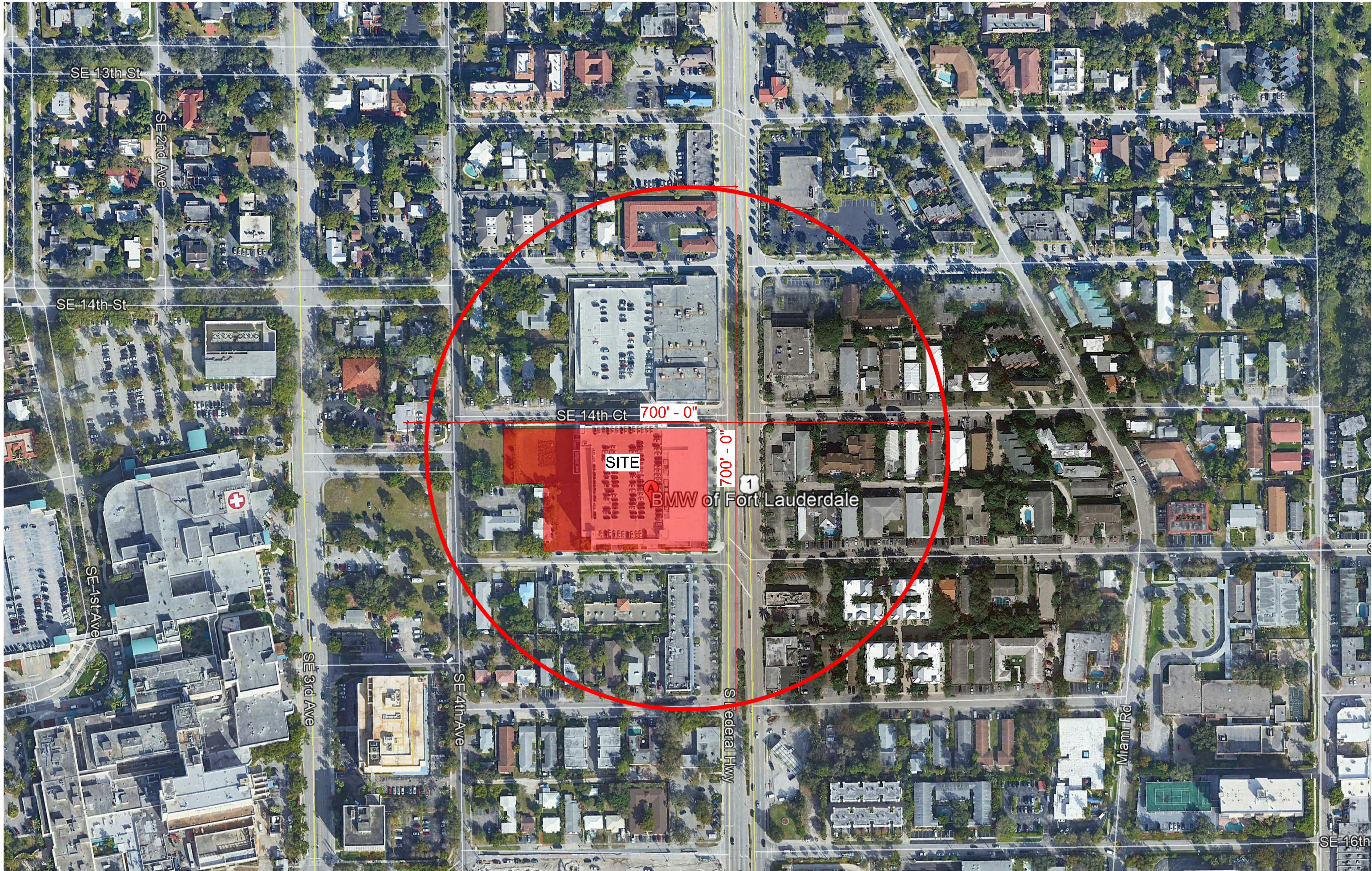
_G-001	COVER SHEET
_G-002	AERIAL 700' RADIUS
-	SURVEY
A-101	SITE PLAN
A-201	EXTERIOR ELEVATIONS
A-202	EXTERIOR ELEVATIONS
A-203	EXTERIOR SIGNAGE
A-901	SITE PHOTOS

HOLMAN AUTOMOTIVE GROUP
911 NE 2nd Avenue
Fort Lauderdale, Florida 33304
954.335.2200

MILLER CONSTRUCTION
614 South Federal Highway
Fort Lauderdale, FL 33301
954.847.0634

FSMY ARCHITECTS
888 South Andrews Avenue
Fort Lauderdale, FL 33316
954.764.6575

DESIGNED	DRAWN	CHECKED
NB	NB	DS



REVISIONS

DATE:	COMM:
06.04.21	19005

LAUDERDALE MINI @
BMW

1441 SOUTH FEDERAL HIGHWAY
FORT LAUDERDALE FLORIDA

Digitally signed
by W. Douglas
Snyder
Date:
2021.06.04
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AERIAL 700' RADIUS

BOA APPLICATION

1
G-002 AERIAL - 700' RADIUS
1" = 60'-0"

LEGAL DESCRIPTION

LOTS 4 THROUGH 10, INCLUSIVE, LOTS 18 THROUGH 21, INCLUSIVE, TOGETHER WITH THE ALLEY LYING EAST OF LOTS 4 AND 21, BLOCK 51-L OF CROISSANT PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4 AT PAGE 28, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. AND LOTS 22, 23, 24, 25, 26, 27, 28, 29, 30, 31 AND 32, OF A RESUBDIVISION OF BLOCK 51-L IN CROISSANT PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, AT PAGE 50, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

FSMY
ARCHITECTS • PLANNERS
FALKANGER SNYDER MARTINEAU & YATES

888 SOUTH ANDREWS AVE. SUITE 300
FORT LAUDERDALE, FLORIDA 33316
PH: (954)764-6575 FAX: (954)764-8622

**JEFF FALKANGER, DOUG SNYDER
LARRY MARTINEAU, JIRO YATES**

DESIGNED DRAWN CHECKED
NB NB DS

CA # AAC000447

SITE PLAN DATA TABLE

A. LAND USE DESIGNATION	SOUTH REGIONAL ACTIVITY CENTER
B. ZONING DESIGNATION	B-1
C. WATER/WASTE WATER SERVICE PROVIDED BY	CITY OF FORT LAUDERDALE
D. SITE AREA	115,560.89 SQ.FT. (2.653 ACRES)
E. BUILDING FOOTPRINT COVERAGE	70,839.80 SQ.FT.
SHOWROOM + OFFICE	22,003.05 + 14,561.62 = 36,564.67 SQ.FT.
GARAGE	241,893.83 SQ.FT.
SHOWROOM LEVEL 01	22,003.05 SQ.FT.
SHOWROOM LEVEL 02	14,561.62 SQ.FT.
GARAGE LEVEL 01	46,836.75 SQ.FT.
GARAGE LEVEL 02	49,034.25 SQ.FT.
GARAGE LEVEL 03	48,747.93 SQ.FT.
GARAGE LEVEL 04	48,747.93 SQ.FT.
GARAGE LEVEL 05	48,747.93 SQ.FT.
TOTAL BUILDING SQUARE FOOTAGE	280,679.46 SQ.FT.

PARKING DATA

F. PARKING DATA	
REQUIRED PARKING	
CUSTOMER AREA (36,564.67 SQ.FT./500)	74 SPACES
DISPLAY (7,224 SQ.FT./4,500)	2 SPACES
TOTAL REQUIRED PARKING	76 SPACES
HC PARKING SPACES REQUIRED	4 SPACES
PROVIDED PARKING	
GARAGE LEVEL 01	66 SPACES
GARAGE LEVEL 02	87 SPACES
GARAGE LEVEL 03	119 SPACES
GARAGE LEVEL 04	119 SPACES
GARAGE LEVEL 05	122 SPACES
TOTAL PROVIDED PARKING (INCLUDES 3 HC PARKING SPACES)	513 SPACES

LANDSCAPE REQUIREMENTS

J. LANDSCAPE REQUIREMENTS	
IMPERVIOUS	16,557.04 SQ.FT.
PERVIOUS	27,580.05 SQ.FT.
VUA	584 SQ.FT.
K. PROPOSED LINEAL FEET OF SIDE WALK	
FRONT SIDE WALK - EAST	287'-0"
SIDE FACING NORTH	422'-0"
SIDE FACING SOUTH	330'-0"
REAR YARD (WEST)	NA

BUILDING

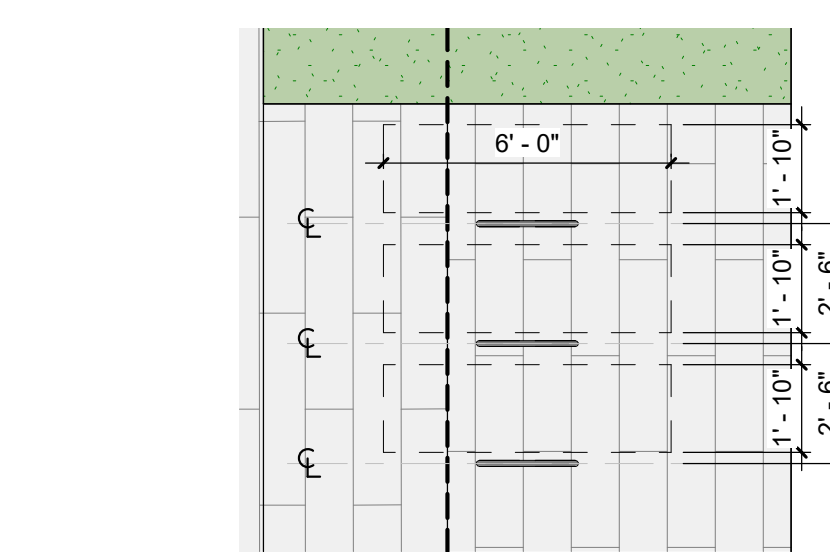
G. BUILDING HEIGHT	66'-6"	
SHOWROOM AND GARAGE LEVEL 01	LEVEL 01	
OFFICE AND GARAGE LEVEL 02	LEVEL 02	
GARAGE LEVEL 03	LEVEL 03	
GARAGE LEVEL 04	LEVEL 04	
GARAGE LEVEL 05	LEVEL 05	
H. STRUCTURE LENGTH	287'-9"	
I. SETBACKS		
SETBACK	REQUIRED	PROVIDED
FRONT YARD (EAST)		
TO BUILDING FACE	5'-0"	40'-3"
TO BUILDING OVERHANG	5'-0"	33'-4"
SIDE YARD (NORTH)		
TO SHOWROOM	0'-0"	10'-6"
TO GARAGE	0'-0"	11'-6"
SIDE YARD (SOUTH)		
REAR YARD (WEST)	0'-0" (ABUTTING RESIDENTIAL)	6'-10"

POLICE

- ALL EXTERIOR WINDOWS AND DOORS TO BE IMPACT RATED
- STAIRWELLS EGRESS ONLY ON FIRST LEVEL
- BUILDING TO BE FITTED WITH INTERCOM/VIDEO ACCESS CONTROL SYSTEM AT ENTRY/EXIT POINTS, ELEVATORS, PARKING GARAGE AND COMMON AREAS
- ALL FENCING TO BE ACCESS CONTROLLED
- EMERGENCY COMMUNICATION DEVICES SHALL BE PLACED IN THE PARKING LEVELS

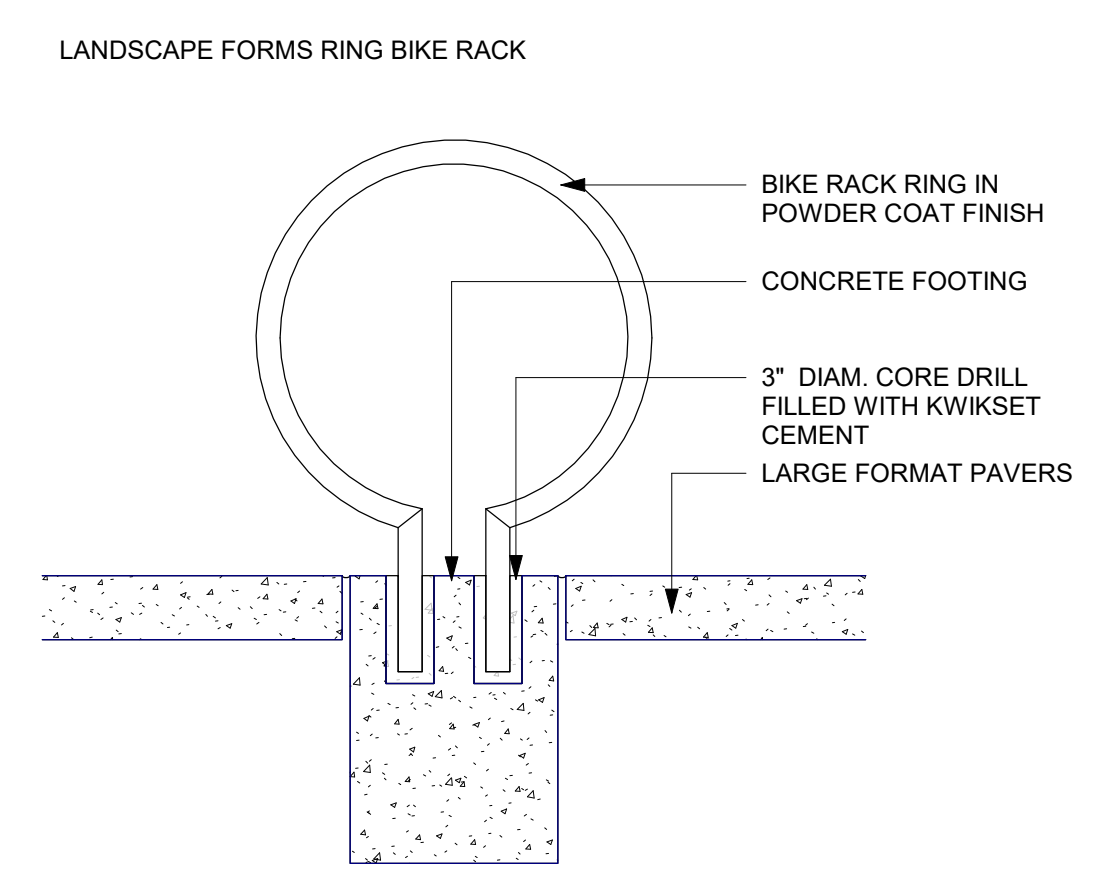
FIRE PROTECTION

- PROJECT SHALL COMPLY WITH ALL APPLICABLE SECTIONS OF NFPA AND THE FLORIDA BUILDING CODE
- PER FBC 903.2.11.3 BUILDING WILL HAVE FIRE SPLINKLERS



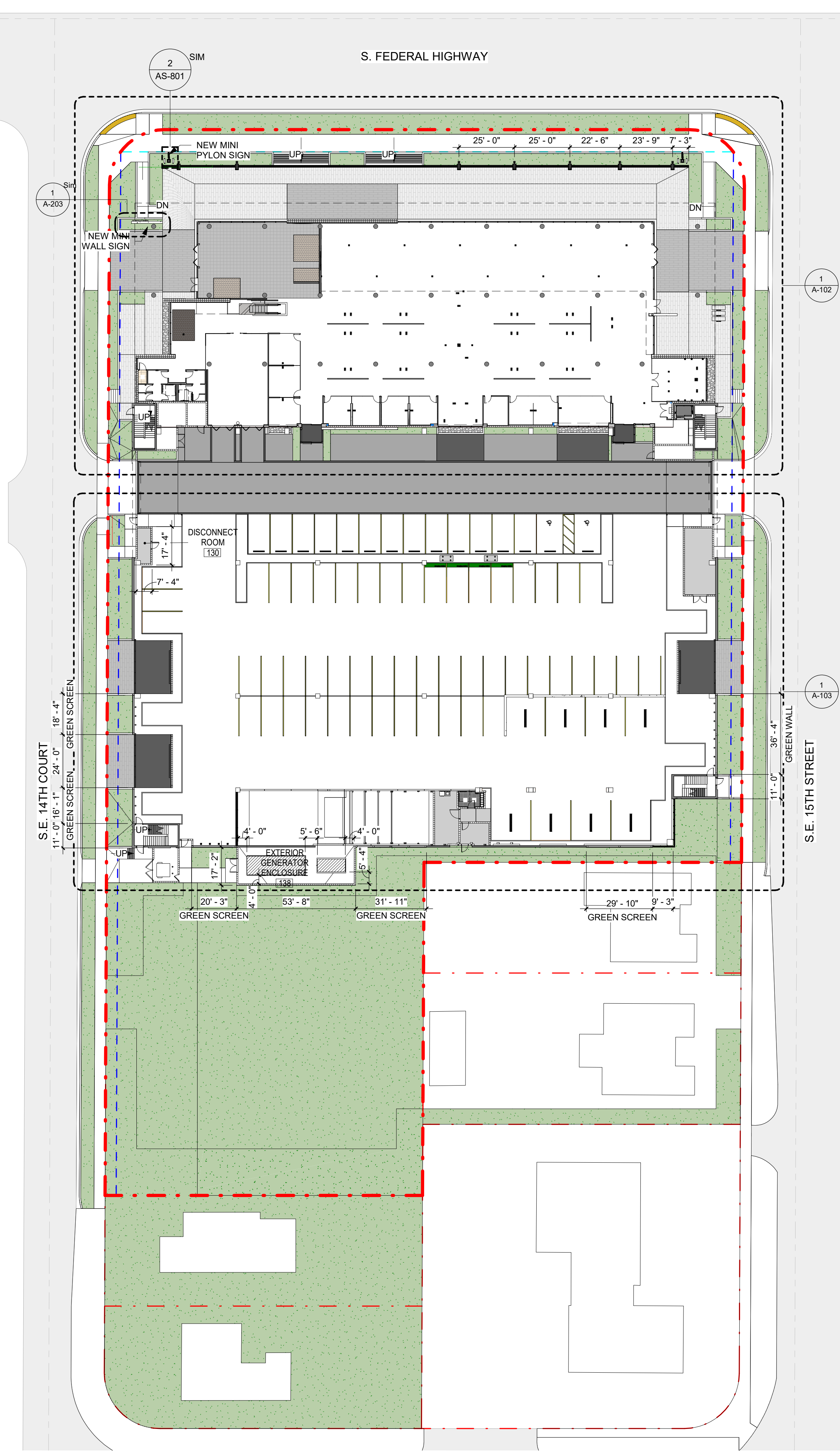
BICYCLE RACK LAYOUT

1/4" = 1'-0"



BICYCLE RACK DETAIL

1" = 1'-0"



SITE PLAN

1" = 30'-0"

1 SIGNAGE 04.23.21

REVISIONS

DATE:	COMM:
06.04.21	19005

LAUDERDALE MINI @ BMW

1441 SOUTH FEDERAL HIGHWAY
FORT LAUDERDALE FLORIDA

Digitally signed by W. Douglas Snyder
Date: 2021.06.04 13:41:46-04'00'

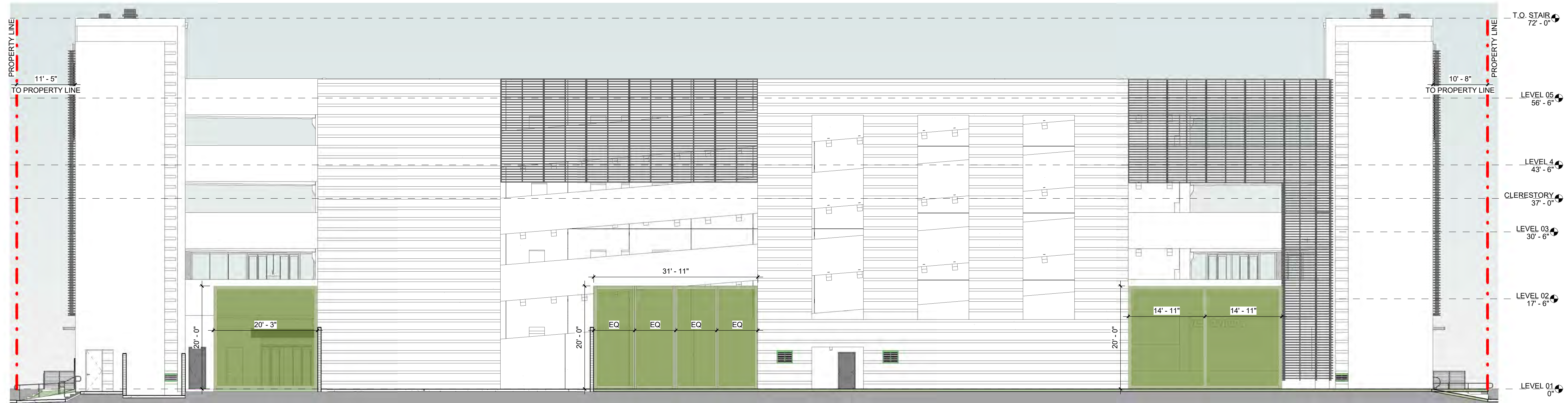
SITE PLAN

BOA APPLICATION

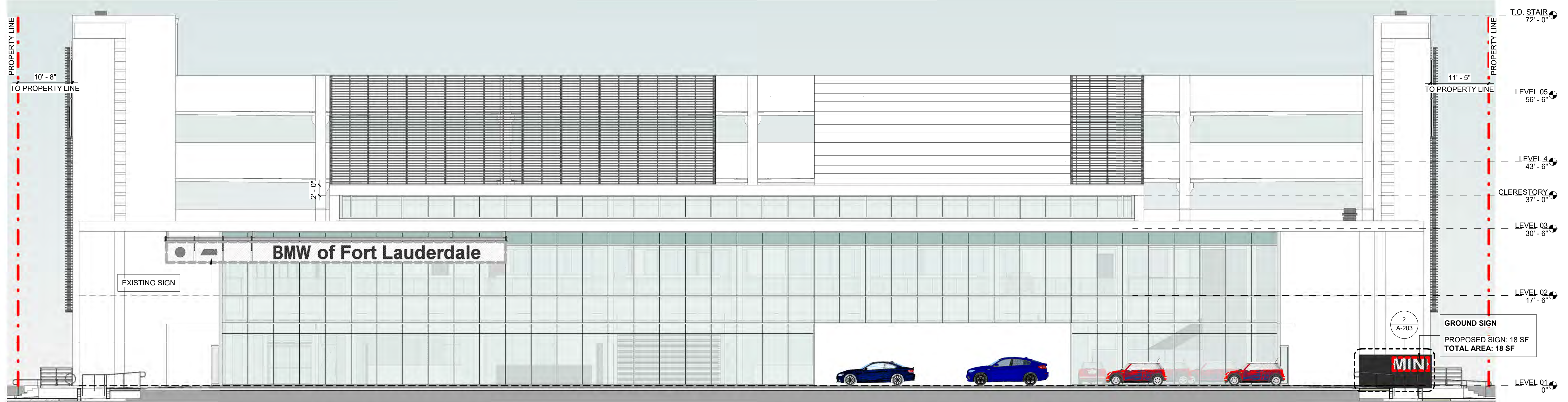
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NB	NB	DS



1 WEST ELEVATION
 3/32" = 1'-0"



2 EAST ELEVATION
 3/32" = 1'-0"

1 SIGNAGE 04.23.21

R E V I S I O N S

DATE: 06.04.21 COMM: 19005
LAUDERDALE MINI @ BMW

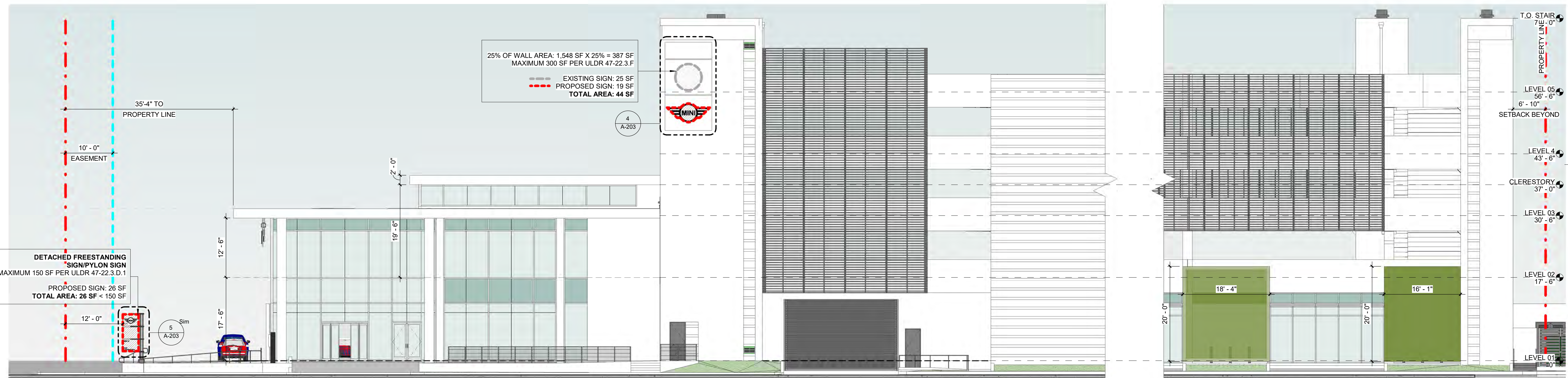
1441 SOUTH FEDERAL HIGHWAY
 FORT LAUDERDALE FLORIDA

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 by W. Douglas
 Snyder
 Date: 2021.06.04
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EXTERIOR ELEVATIONS
 BOA APPLICATION

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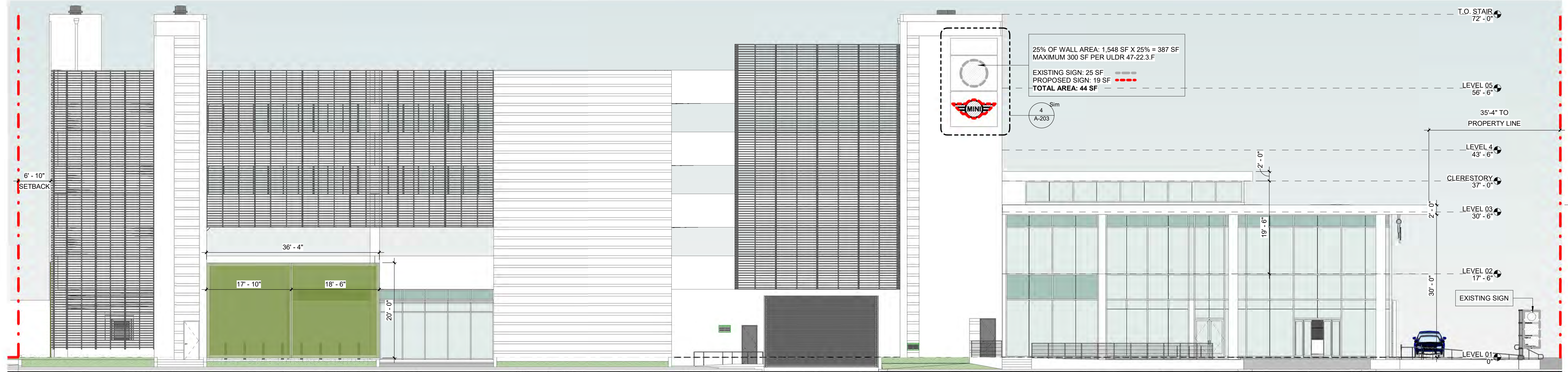
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1 NORTH ELEVATION
3/32" = 1'-0"

1 SIGNAGE 04.23.21

REVISIONS



2 SOUTH ELEVATION
3/32" = 1'-0"

DATE: 06.04.21 COMM: 19005

LAUDERDALE MINI @ BMW

1441 SOUTH FEDERAL HIGHWAY
FORT LAUDERDALE FLORIDA

Digitally signed by W. Douglas Snyder
Date: 2021.06.04 13:42:56-04'00'

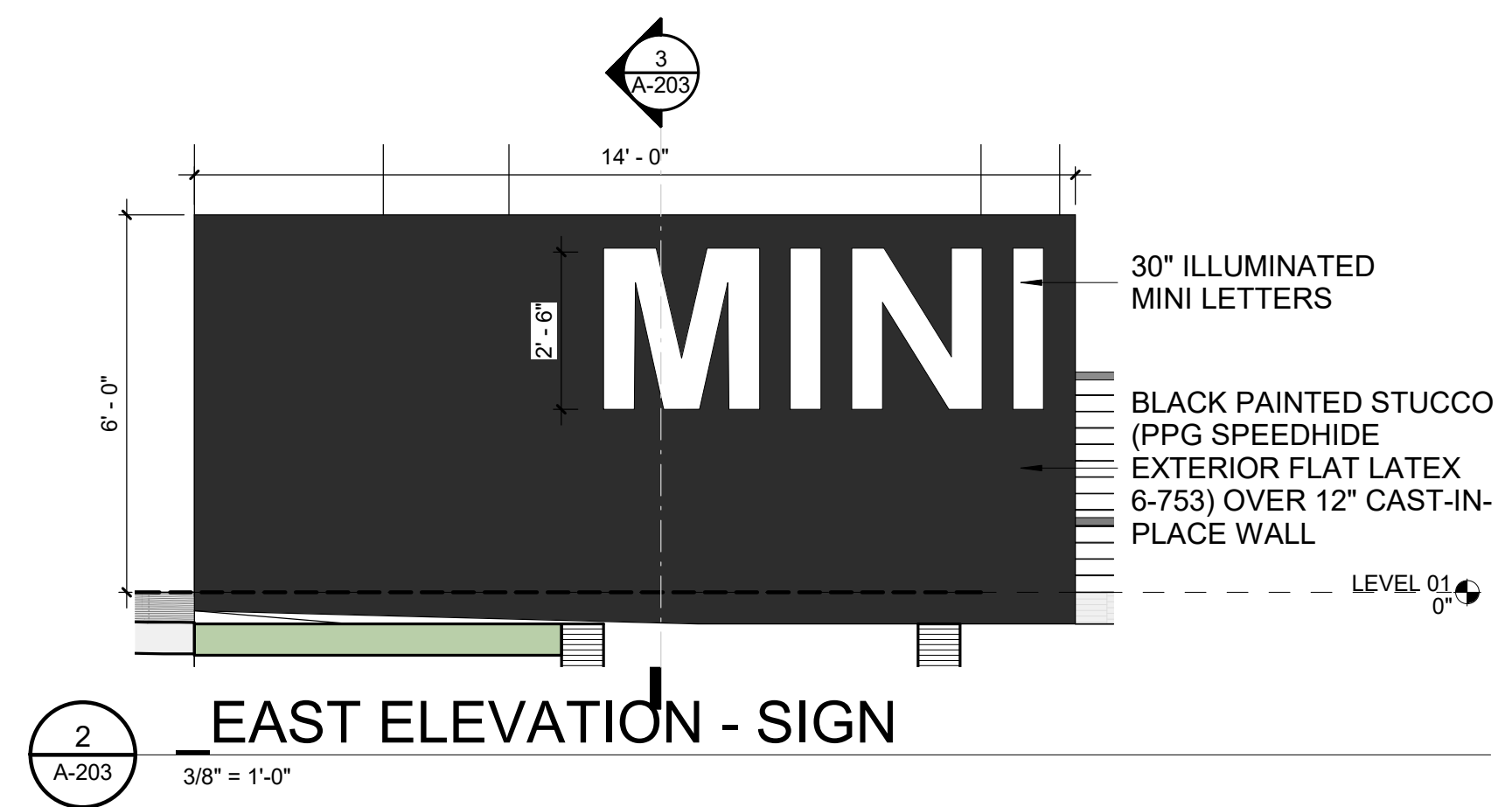
EXTERIOR ELEVATIONS

BOA APPLICATION

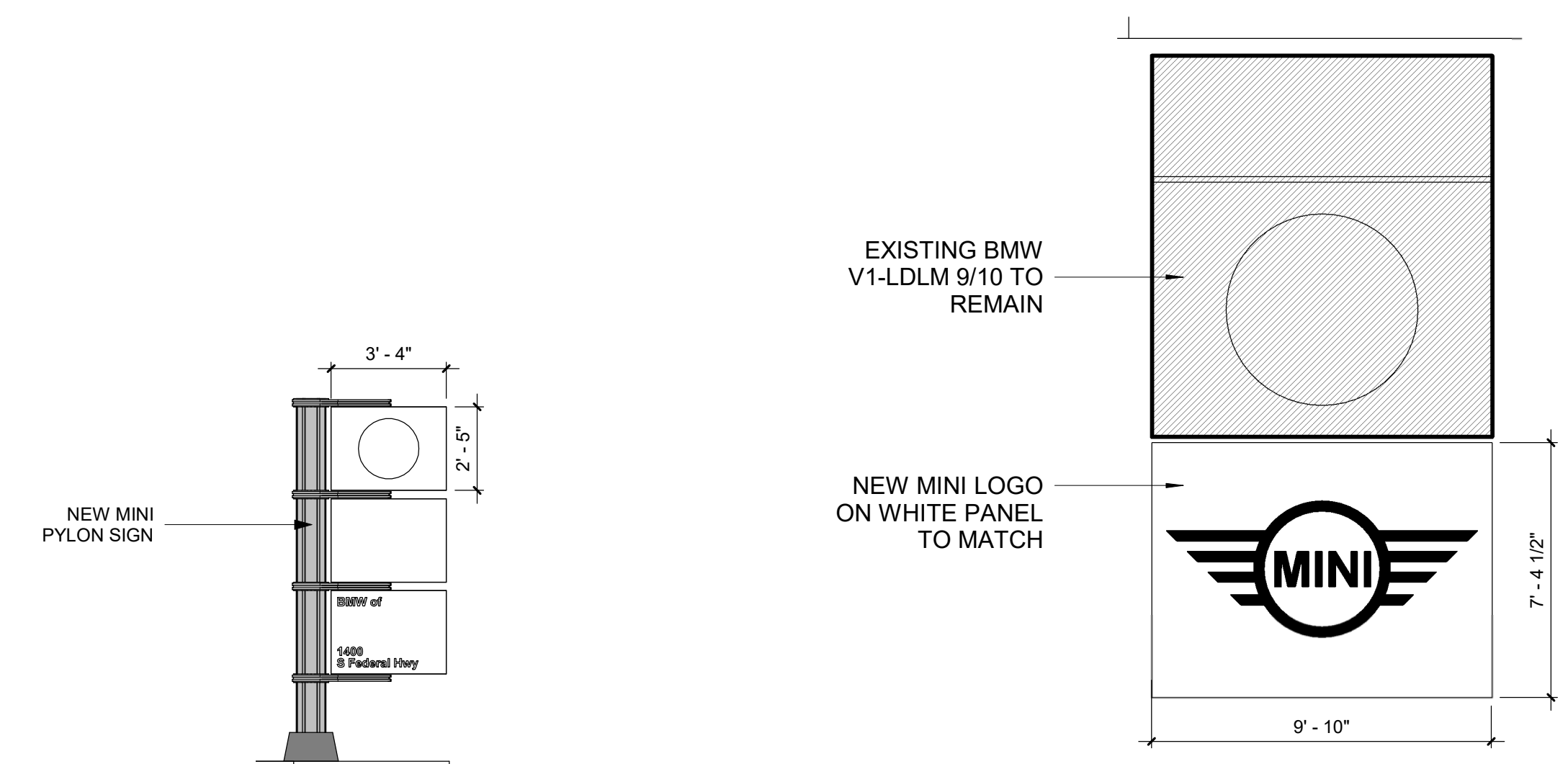
A-202

6/1/2021 10:13:00 AM

DESIGNED	DRAWN	CHECKED
NB, BL	NB, BL	DS

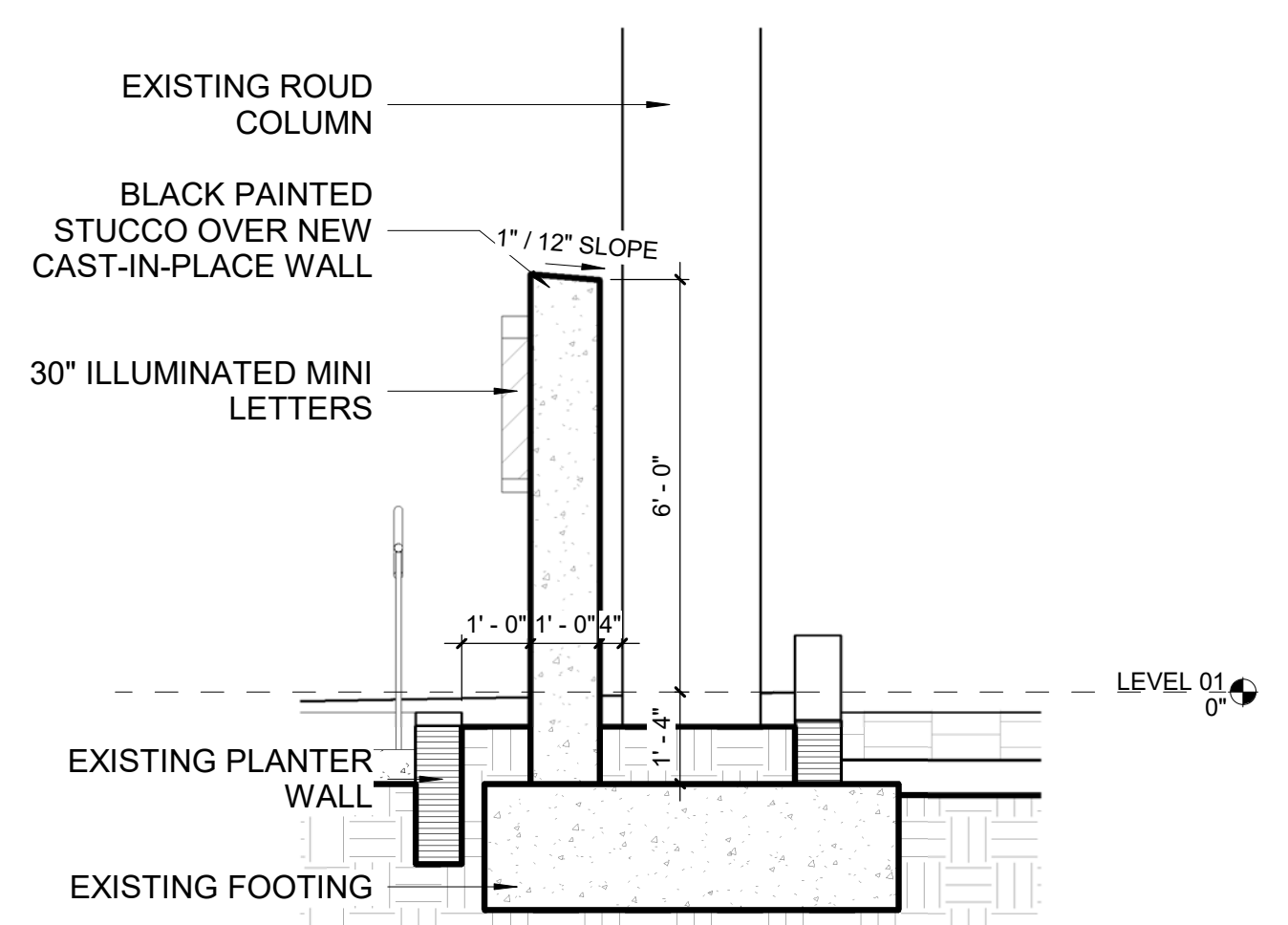


2 EAST ELEVATION - SIGN
3/8" = 1'-0"

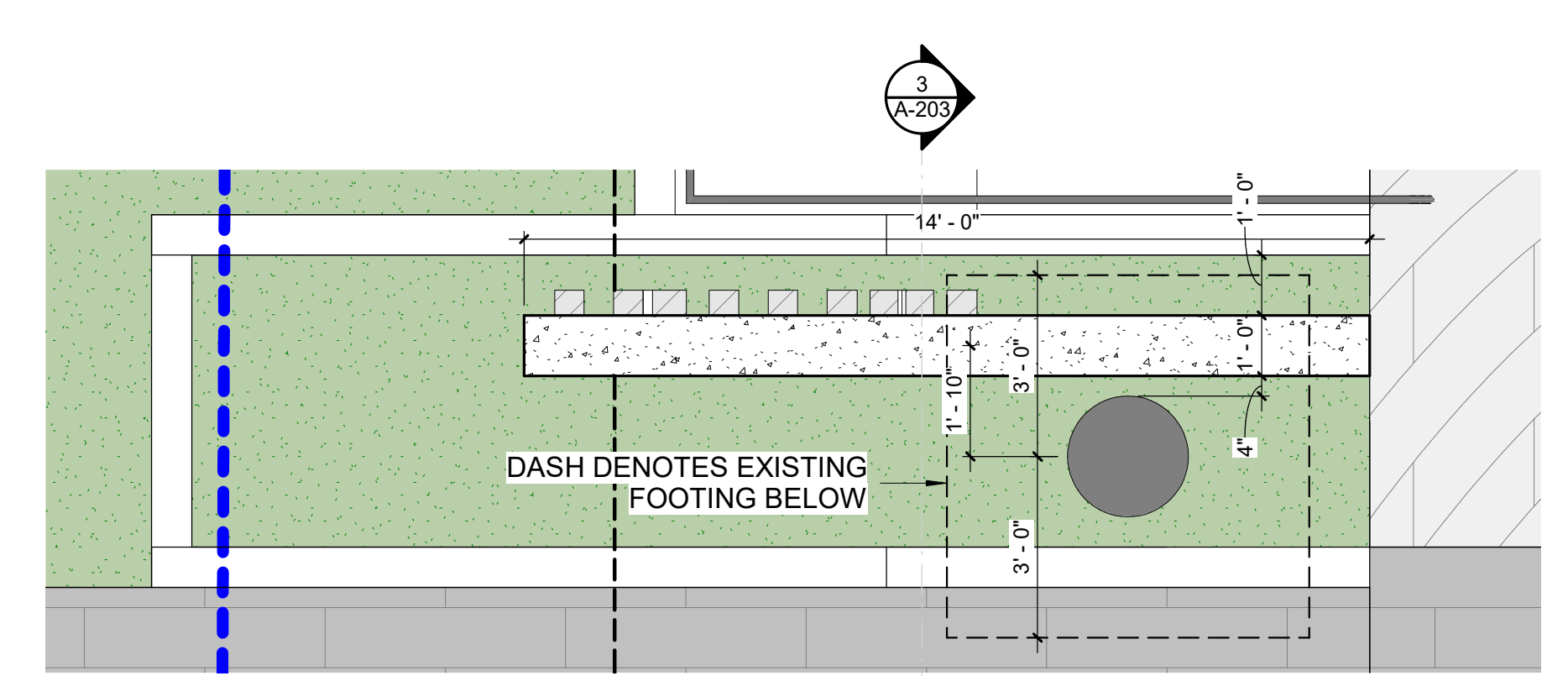


5 SIGN - PYLON
1/4" = 1'-0"

4 SIGN - LDLM
1/4" = 1'-0"



3 SIGN WALL - SECTION
3/8" = 1'-0"



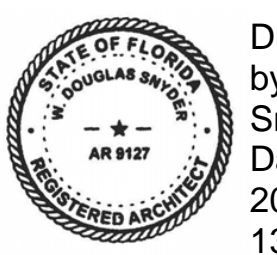
1 MINI SIGN - PLAN
3/8" = 1'-0"

REVISIONS

DATE:	COMM:
06.04.21	19005

LAUDERDALE MINI @ BMW

1441 SOUTH FEDERAL HIGHWAY
FORT LAUDERDALE FLORIDA



Digitally signed by W. Douglas Snyder
Date: 2021.06.04 13:43:36-04'00'

EXTERIOR SIGNAGE

BOA APPLICATION

A-203

6/12/2021 10:13:01 AM



CORNER OF S.E. 14TH COURT AND S.E. 4TH AVENUE LOOKING SW



CORNER OF S.E. 14TH COURT AND S.E. 4TH AVENUE LOOKING E



S.E. 14TH COURT AND S.E. 4TH AVENUE LOOKING E



S.E. 14TH COURT LOOKING NORTH



CORNER OF S.E. 14TH COURT AND SOUTH FEDERAL HIGHWAY



CORNER OF S.E. 15TH STREET AND SOUTH FEDERAL HIGHWAY



S.E. 15TH STREET LOOKING WEST



S.E. 15TH STREET LOOKING WEST



SOUTH FEDERAL HWY. LOOKING WEST



S.E. 15TH STREET LOOKING SOUTH

DESIGNED	DRAWN	CHECKED
Designer	Author	Checker

REVISIONS

DATE: 06.04.21 COMM: 19005

LAUDERDALE MINI @ BMW

1441 SOUTH FEDERAL HIGHWAY
 FORT LAUDERDALE FLORIDA

Digitally signed
 by W. Douglas
 Snyder
 Date:
 2021.06.04
 13:44:11-04'00'

SITE PHOTOS
 BOA APPLICATION

A-901

6/12/2021 3:22:37 PM

Sec. 47-22.4.A.1 - Maximum number of signs at one location and special requirements in zoning districts.

Whereas the ULDR states: Single business buildings. The total number of signs on any one (1) lot or plot shall not exceed four (4). The applicant is requesting a variance to increase the total number of signs on this development lot from four (4) to six (6) signs, by adding a ground sign and a free standing sign, a total increase of two (2) signs.



IMPORTANT:

If you are looking to purchase this property, the tax amount shown may have no relationship to the taxes you will pay.
 If you are looking to purchase this property and are not using portability to transfer any capped savings, please use our **Tax Estimator** to determine a more likely estimate of your new amount.
 If you own this home and want to purchase a new home in Florida, try our **Portability Estimator** to see how portability and the additional homestead exemption can help you.
 If you own a home in Florida, and want to see how much portability will save you, try our **Portability Estimator**.

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[Click here to display your 2020 TRIM Notice.](#)

Site Address	1441 S FEDERAL HIGHWAY, FORT LAUDERDALE FL 33316	ID #	5042 15 10 3610
Property Owner	HOLMAN AUTOMOTIVE INC	Millage	0312
Mailing Address	911 NE 2 AVE FORT LAUDERDALE FL 33304	Use	27

Abbreviated Legal Description	CROISSANT PARK 4-28 B LOTS 4 THRU 12,15 E 18'&LOTS 16 THRU 21 BLK 51-L, & LOTS 22 THRU 32 OF CROISSANT PARK RESUB IN BLK 51-L 10-50B & TOGETHER WITH 15' VACATED ALLEY LYING WITHIN SAID LOTS PER ORD C-82-29 OR 10277/786
--------------------------------------	--

The just values displayed below were set in compliance with **Sec. 193.011, Fla. Stat.**, and include a reduction for costs of sale and other adjustments required by **Sec. 193.011(8)**.

Property Assessment Values					
Click here to see 2020 Exemptions and Taxable Values as reflected on the Nov. 1, 2020 tax bill.					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021	\$6,744,350	\$11,043,360	\$17,787,710	\$17,787,710	
2020	\$6,744,350	\$10,855,650	\$17,600,000	\$17,600,000	\$369,648.51
2019	\$6,744,350	\$10,860,480	\$17,604,830	\$17,604,830	\$349,844.49
2021 Exemptions and Taxable Values by Taxing Authority					
	County	School Board	Municipal	Independent	
Just Value	\$17,787,710	\$17,787,710	\$17,787,710	\$17,787,710	\$17,787,710
Portability	0	0	0	0	0
Assessed/SOH	\$17,787,710	\$17,787,710	\$17,787,710	\$17,787,710	\$17,787,710
Homestead	0	0	0	0	0
Add. Homestead	0	0	0	0	0
Wid/Vet/Dis	0	0	0	0	0
Senior	0	0	0	0	0
Exempt Type	0	0	0	0	0
Taxable	\$17,787,710	\$17,787,710	\$17,787,710	\$17,787,710	\$17,787,710

Sales History -- Search Subdivision Sales				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
1/9/2015	WD-E	\$850,000	112749376	\$50.00	134,862	SF
1/23/2015	WD-E	\$320,000	112771819	\$0.10	12,500	SF
1/9/2015	QCD-T	\$100	112749377			
8/16/2011	SWD-D	\$2,305,000	48142 / 464			

					Adj. Bldg. S.F. (Card, Sketch)	223256
					Units/Beds/Baths	2/4/2
					Eff./Act. Year Built: 2018/2017	

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03						F2		
S								
223256						134862		

If you see a factual error on this page, please [click here](#) to notify us.