



City of Sunrise Board of Adjustment Meeting Minutes

Date: Tuesday, January 3, 2023
Time: 6:00 p.m.
Location: City Hall Annex – Osprey Conference Room
Address: 1601 NW 136 Avenue, Building A, Suite 100 – Sunrise, FL 33323

A. Call to Order

Ms. Levin called the meeting to order at 6:00 p.m.

B. Pledge of Allegiance and Moment of Silence

C. Roll Call

Board Members Present: Cheryl Levin – Chairperson
Doreen Albert – Vice Chairperson
Nixon Lebrun
Barry Fox
Danica Tulloch

Board Member(s) Absent: Dorothy Cook
MaryAnn Cassella

City Staff Present: Jim Koeth – Assistant Director/City Planner
Matthue Goldstein – Planning and Zoning Manager
Marianne Edge – Assistant City Planner
Nathalie Augustin – Board Secretary/Administrative Assistant I

D. Open Discussion – Public Participation

There were no members of the public present.

E. Elections

1. Election of Chairperson

Ms. Albert motioned to elect Cheryl Levin Chairperson. Seconded by Mr. Fox. Nominations were closed.

Roll Call:
Cheryl Levin Yea
Barry Fox Yea
Doreen Albert Yea
Danica Tulloch Yea

2. *Election of Vice-Chairperson*

Ms. Levin motioned to elect Ms. Albert as Vice-Chairperson. Seconded by Mr. Fox. Nominations were closed.

Roll Call:

Cheryl Levin	Yea
Barry Fox	Yea
Doreen Albert	Yea
Danica Tulloch	Yea

F. Approval of Minutes – July 5, 2022

Ms. Albert motioned to approve the minutes. Seconded by Mr. Fox. There was no further discussion.

Roll Call:

Cheryl Levin	Yea
Barry Fox	Yea
Doreen Albert	Yea
Danica Tulloch	Yea

G. Old Business

There was no old business brought before the Board.

H. New Business

1. Application:	Golf View Gardens (Variance)
Application Number:	VAR-000453-2022 (94:06002-19)
Applicant:	Golf View Gardens, LTD.
Property Owner:	TCG Golf View Gardens, Inc.
Use:	Multi-Family Residential
Location:	7300 NW 30 Place
Folio(s):	4941.2738.0010
Current Zoning:	RM-25 (Higher Density Multiple-Family Residential District)
City Commission Meeting:	January 24, 2023
C Number:	C22296
Planner:	Matthue Goldstein

Mr. Matthue Goldstein, Planning and Zoning Manager, and Ms. Kaitlin Forbes, Planning Consultant of SEPI, Inc., were present representing the City of Sunrise. Mr. Goldstein summarized the Staff Report with the entire report entered into the record. Mr. Goldstein stated the application is for a variance from right-of-way buffering requirements for the western side of an existing Golf View Gardens multi-family residential development.

Mr. Dennis Mele, Attorney of Greenspoon Marder LLP, Mr. Jimmy Wright, Vice President of CC Homes, and Mr. Matt Edge, Planner of Craven Thompson & Associates, Inc., were present and provided a presentation of the variance proposal.

Ms. Levin asked where the exact location of the proposed park would be. Mr. Goldstein replied the park is proposed to be located south of Golf View Gardens development.

Ms. Levin asked who would the eminent domain be taking the property from. Mr. Goldstein replied it would be from the Golf View Gardens development.

Mr. Lebrun arrived at 6:15 p.m.

Ms. Levin asked if the park would have pavilions. Mr. Mele replied it is expected for the park to have three (3) pavilions and a community building.

Ms. Levin asked about parking availability. Mr. Mele replied that the parking requirement is addressed in the development agreement, where it addresses the parking requirements for both the outdoor recreation amenities and community building.

Ms. Levin asked if the development agreement was recorded and when. Mr. Wright replied the development agreement was recorded on May 25, 2021.

Ms. Levin asked how long will it take to build the park. Mr. Mele explained the various processes that would need to be taken before the park can be built.

Mr. Fox asked about the residential structures proposed to be built. Mr. Wright provided general information regarding the residential structures including the projected architectural features and the square footage ranges. Mr. Wright added that the number of residential structures to be built will be according to the development agreement and can be answered during site plan submittal process.

Mr. Fox asked if the project will be a senior citizen development. Mr. Mele replied the development will be for all-age groups. Mr. Mele added that 15% of the development will be affordable housing.

Mr. Levin asked who recorded the development agreement. Mr. Mele provided a copy of the development agreement and indicated it was sent for recording by the City of Sunrise.

Mr. Fox expressed that another golf course is closing down. Mr. Mele indicated that according to National Golf Foundation, the number of golfers and rounds of golf played are decreasing. Mr. Mele added that many golf courses are closing down nationwide.

Ms. Albert motioned to approve Staff's recommendation. Seconded by Mr. Lebrun. There was no further discussion.

Roll Call:

Cheryl Levin	Yea
Barry Fox	Yea
Doreen Albert	Yea
Danica Tulloch	Yea
Nixon Lebrun	Yea

2. Application:	Sawgrass Mills – The Escape Game (Special Exception)
Application Number:	SE-000438-2022 (87:90002)
Applicant:	The Escape Game Sunrise, LLC
Property Owner:	Sawgrass Mills Phase III Limited Partnership
Use:	Indoor Amusement
Location:	2610 Sawgrass Mills Circle, Unit 1407
Folio(s):	4940.2605.0088
Current Zoning:	B-3 (General Business District) within the Western Sunrise Entertainment District and the Western Sunrise Area
City Commission Meeting:	January 24, 2023
C Number:	C22297
Planner:	Marianne Edge, AICP

Ms. Marianne Edge, Assistant City Planner, summarized the Staff Report with the entire report entered into the record. Ms. Edge indicated the proposal is to convert a 3,110 square feet of existing retail space to an indoor amusement/recreation use.

Ms. Samantha Bischoff, applicant representative from Kimley-Horn and Associates, was present and provided further information about the business concept.

Mr. Fox inquired if additional security would be required depending on the game. Ms. Bischoff responded that no specific additional security was warranted for the business type.

Mr. Lebrun asked if the use is age restricted. Ms. Bischoff replied that the business is not age restricted; and it is expected that customers 13 years old and under must be accompanied with a parent or an adult.

Ms. Levin asked how many rooms will there be. Ms. Bischoff replied it is projected that there will be three (3) rooms. Ms. Edge reminded the Board that the business layout is also included in the Board’s backup documents.

Ms. Levin asked if the space is currently vacant. Ms. Edge replied the space is the former Ron Jon space and it is currently vacant.

Ms. Levin asked if there will be any activities that can occur outside of the business parameters. Ms. Bischoff indicated that all business activities will occur inside the business.

Ms. Levin asked if the neighboring business had to be notified of this project. Ms. Edge explained the notification requirements to the adjacent property owners.

Mr. Fox asked about noise regulations. Ms. Edge provided information about soundproofing requirement and that the applicant indicated they do not anticipate any sound or noise complaints.

Mr. Fox expressed his concerns regarding the age limit and security concerns. Mr. Nixon expressed he has the same concerns. Ms. Edge indicated the City Code does require any specific security features for the business type, and Ms. Bischoff added she is not aware of any additional security features that are necessary for the proposed operations.

Mr. Lebrun motioned to approve Staff’s recommendation. Seconded by Ms. Albert. There was no further discussion.

Roll Call:

Cheryl Levin	Yea
Barry Fox	Yea
Doreen Albert	Yea
Danica Tulloch	Yea
Nixon Lebrun	Yea

J. Board Forum

Mr. Koeth welcomed Ms. Tulloch to the 2023 Board of Adjustment.

The Board had a discussion regarding the appointment process and post Board procedures.

K. Adjournment

Ms. Albert motioned to adjourn the meeting. All were in favor.

The meeting adjourned at 6:43 p.m.

Transcribed by:

Nathalie Augustin
Administrative Assistant I / Board Secretary

Date

NOTE TO READER:

- If these minutes do not bear the date of approval, this indicates that they are not the final approved minutes and will become the official minutes when approved by the Board.
- Approved at the Board of Adjustment Meeting of: _____
- If a person decides to appeal any decision made by the board, agency, or commission with respect to any matter considered at such meeting or hearing, he will need a record of the proceedings, and that, for such purpose, he may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. F.S.S. 286.0105.
- Policy of non-discrimination on the basis of handicapped status; equal opportunity employer.
- Any person who believes he or she has a disability requiring the use of auxiliary aids and services at this meeting may call the Board Secretary, at (954) 746-3281 at least two (2) business days prior to the meeting to advise of his/her special requirements.



STAFF REPORT

COURTYARD DISTRIBUTION CENTER III - SOUTH FLORIDA KYUDO KAI
(SPECIAL EXCEPTION)

Summary

This is an application for a Special Exception use approval for an archery range use known as South Florida Kyudo Kai, located at 5150 NW 109 Avenue, Suite 4, within the Courtyard Distribution Center III, as shown on the location map. The property is zoned I-1 (Light Industrial District) with an underlying land use designation of Industrial on the City's Future Land Use Map. This application requires City Commission approval per Subsection 16-80(c) of the Land Development Code (LDC) for a Special Exception.

General Information

The property's Site Plan was approved on May 27, 1997, via Resolution No. 97-117. Current tenants within the property include office/warehouse uses. The property is surrounded by I-1 zoned properties, which also consist of various office/warehouse uses.

Project Description

The archery range use will operate within an existing office/warehouse building, occupying one unit that is approximately 5,000 square feet known as "South Florida Kyudo Kai".

The applicant explains that South Florida Kyudo Kai is a Japanese archery school where lessons and education on the art of Japanese archery are provided, and students are taught the ritual of shooting a Japanese bow in a manner that cultivates physical and mental awareness and wellbeing.

The use will be contained within a fully enclosed, concrete building. The floor plan illustrates the space divided into an office area, where students view demonstrations and prepare for their class, and a range area within the warehouse section of the unit.

The business proposes to operate Monday through Friday from 5:00 p.m. to 9:00 p.m. and Saturday and Sunday from 9:00 a.m. to 5:00 p.m., which are different hours than the

three other tenants of the building which currently operate Monday through Friday from 8:00 a.m. to 5:00 p.m. The applicant states that South Florida Kyudo Kai's goal is to have a total enrollment of 25 students.

Pursuant to Subsection 16-144(a)(23) of the LDC, the use requires three (3) parking spaces per court (lane), resulting in a parking requirement of fifteen parking spaces based on a floor plan that includes five (5) archery lanes. Based upon the parking requirements for all tenants in the building, and the quantity of existing parking spaces provided on-site, Staff have determined the property has sufficient parking to accommodate this use's parking requirement.

Staff Evaluation

The applicant has addressed the criteria established in Subsection 16-36(d) of the LDC for the granting of a Special Exception use as follows:

IMPACT ON SURROUNDING PROPERTIES: The application indicates that the archery range, located within an office/warehouse building, is not expected to have any impact on the surrounding properties. Visitors that come to the facility prepare for class, take lessons and leave shortly after the class has concluded. The applicant specifies that the use does not generate excessive noise, traffic volumes, parking demand or other negative impacts in or around the neighborhood.

TRAFFIC: The applicant indicates that due to the off-peak operating hours, as well as the "specialized niche" of the use, the traffic generated by the business does not compete with the primarily daytime traffic within the industrial park or generate significant traffic.

COMPREHENSIVE PLAN: The archery range use is consistent with the following goal and policies of the City of Sunrise's Comprehensive Plan:

Policy 5.1.1: Permitted uses in the Industrial land use category will be consistent with the Broward County Land Use Plan (BCLUP).

The proposed use of an archery range is consistent with the uses in the BCLUP for a property with the land use designation of "Commerce", which is the designation of the subject property on the Broward County Land Use Map. These permitted uses include commercial and recreation uses, among others.

Policy 5.2.2 The City of Sunrise Land Development Code (LDC) regulates the use and intensity of industrial developments and addresses the potentially adverse impacts, including noise, vibration, air pollution, glare, heat, solid wastes,

hazardous wastes, fire and explosion by providing for certain prohibited uses and those uses allowed by special exception only.

The applicant is seeking approval for a Special Exception use consistent with the City of Sunrise's LDC.

Policy 5.2.4 Non-industrial uses in Industrial areas are limited to those uses established in Implementation Section of this Element.

The archery range use is consistent with the educational and recreational uses listed as permitted in the Implementation Section of the Future Land Use Element, as long as the location of the uses does not preclude or adversely affect the future use of surrounding areas for industry. The Special Exception application requires the applicant to demonstrate that the use will not interfere with the property rights of adjacent landowners by creating an unreasonable disruption to the area. The applicant has indicated that the use will not generate adverse impacts that impact the surrounding properties.

OTHER FACTORS: The applicant has considered other relevant concerns and indicated that the use does not create any conditions that affect public health, safety and welfare. The applicant provided details regarding the precautions taken within the business operations regarding archery safety, facility design, personnel and student security, as well as site conditions that include parking lot lighting, security cameras and building alarms.

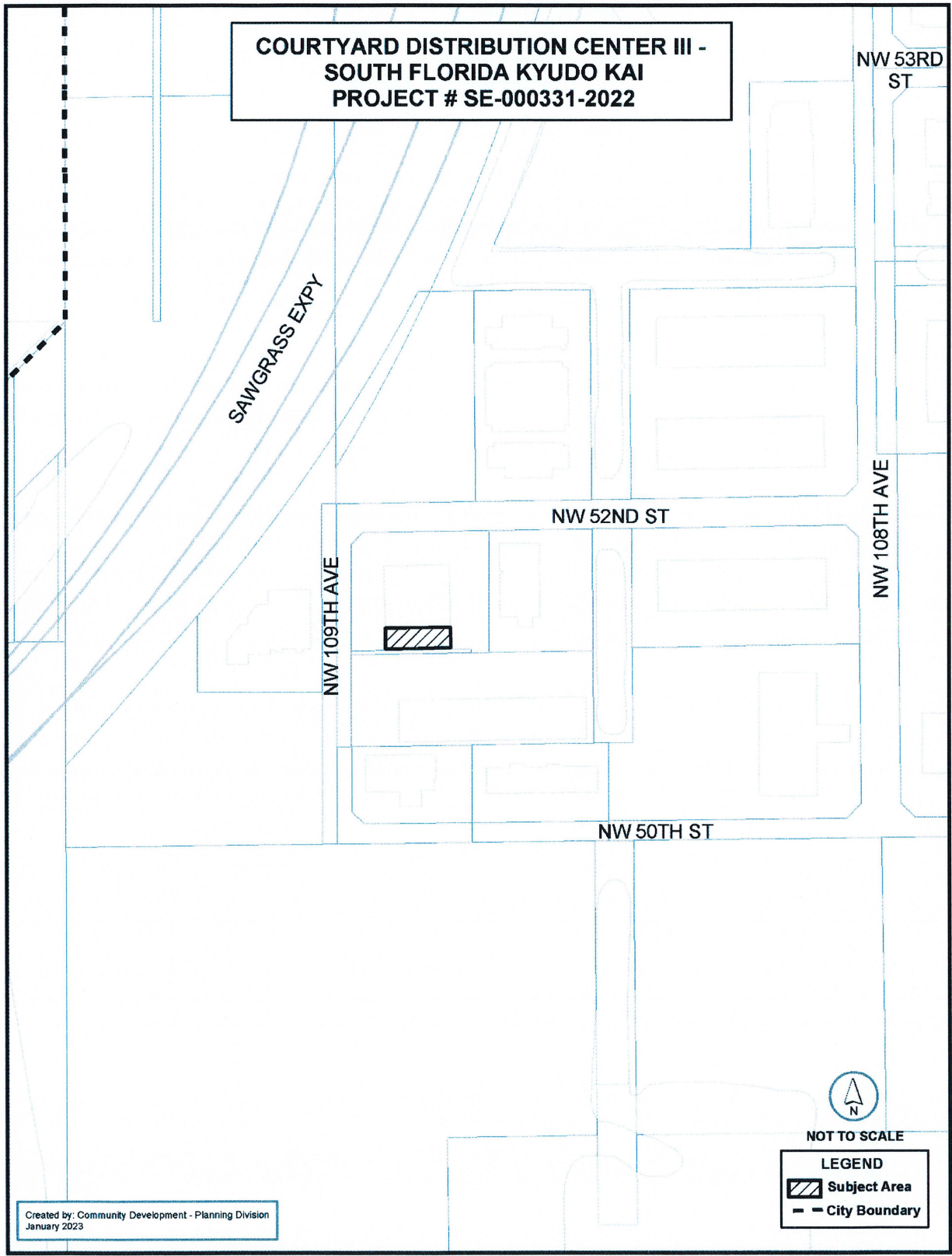
Staff Recommendation to the Board of Adjustment, March 7, 2023

Staff finds this application meets all applicable LDC requirements for the granting of Special Exception use. Therefore, Staff recommends approval.

Planner: Marianne Edge, AICP
File No. SE-000331-2022 (95:090003)



Location Map





December 22, 2022

Ms. Marianne Edge, Assistant City Planner
City of Sunrise
Community Development Department-Planning Division
1601 NW 136th Avenue, Building A
Sunrise, FL 33323

City of Sunrise
Community Development Department

DEC 22 2022

RECEIVED

RE: Letter of Request - South Florida Kyudo Kai (the study of traditional Japanese ceremonial archery) located at 5150 NW 109th Avenue, Sunrise, FL 33351-8013

Dear Ms. Edge,

On behalf of South Florida Kyudo Kai, we would like to request review and approval for a Special Exception for the property located at 5150 NW 109th Avenue Suite 4 ("Subject Property"). More specifically, the Subject Property consists of a total of 1.82 acres and contained on the property is a building consisting of 19,929 +/- SF (inclusive of Suites 1-4). This request only pertains to Suite 4 consisting of a total of 4,951 SF. The Subject Property is located in the I-1 zoning district.

The proposed use for the Subject Property is an archery range. In accordance with Section 16.80(c)(1) and 16.75(b)(1) of the City of Sunrise Land Development Code, the proposed use of an archery range is permitted as a special exception within the Light Industrial (I-1) Zoning District. The archery range use is a permitted use within the Recreation/Open Space District (R/OS) and all uses within the R/OS zoning district are permitted as a special exception within the I-1 zoning district.

Upon review of the resubmittal, please let me know if there is anything further you may need to move us through the approval process. Thank you for your time and consideration.

Sincerely,

Tara-Lynn Patton, AICP
Land Planner
Office 561-736-6642/ Mobile 561-337-0878
Planning and Entitlements, LLC
10805 Gleneagles Road
Boynton Beach, FL 33436
E-mail: pattontnt@earthlink.net

Photographs of the office area, kitchen and bathroom

Main Entrance

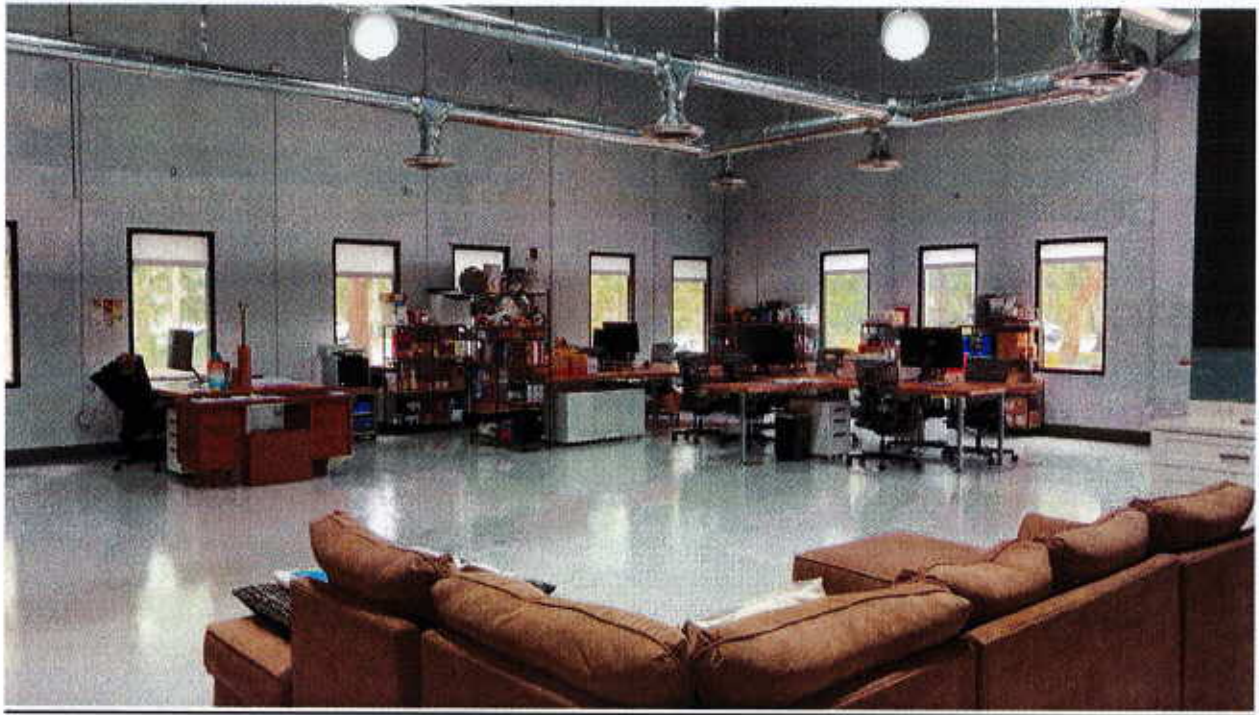


Reception area



Office area





Kitchen

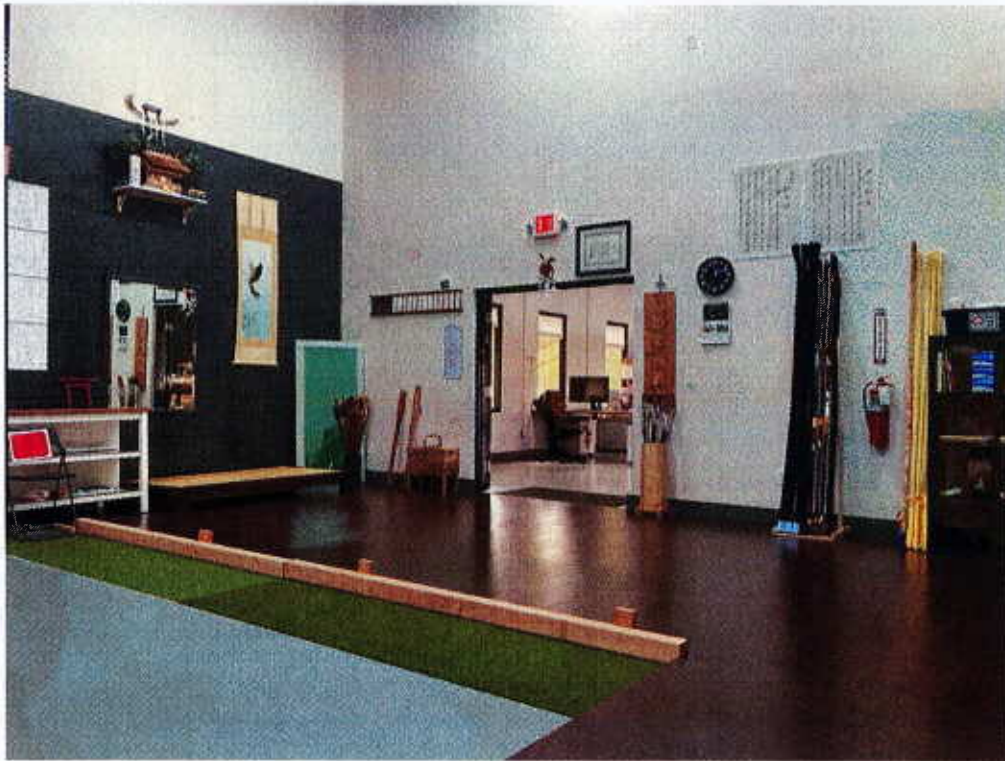


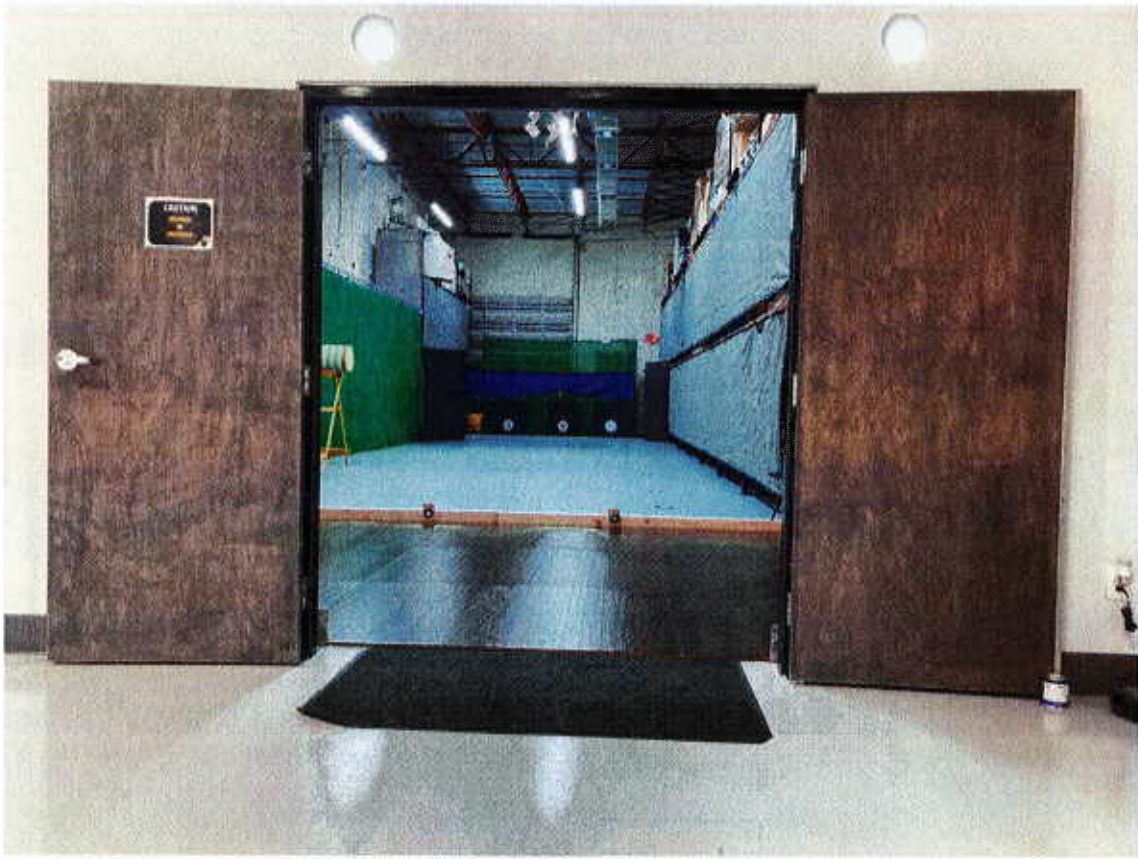
Bathroom



Photographs of the warehouse showing the training area and range setup:

TRAINING AREA



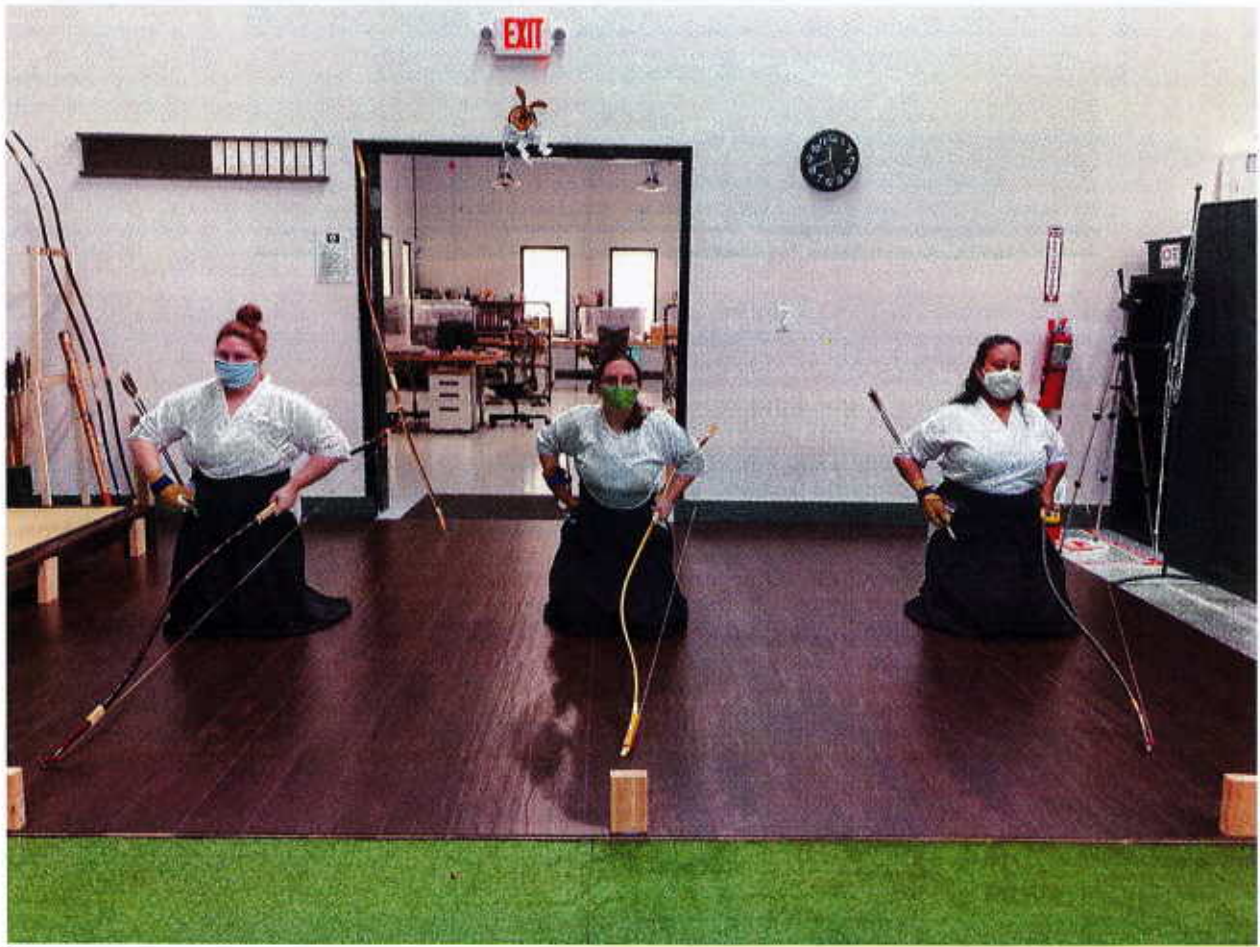
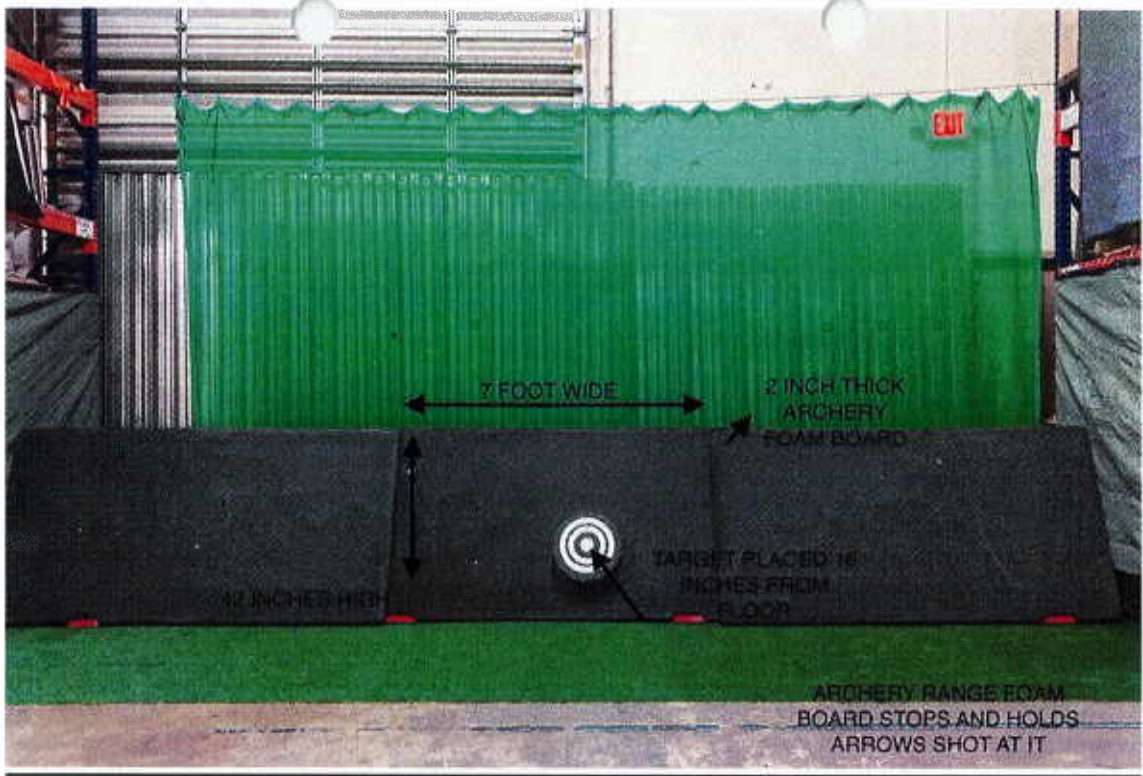


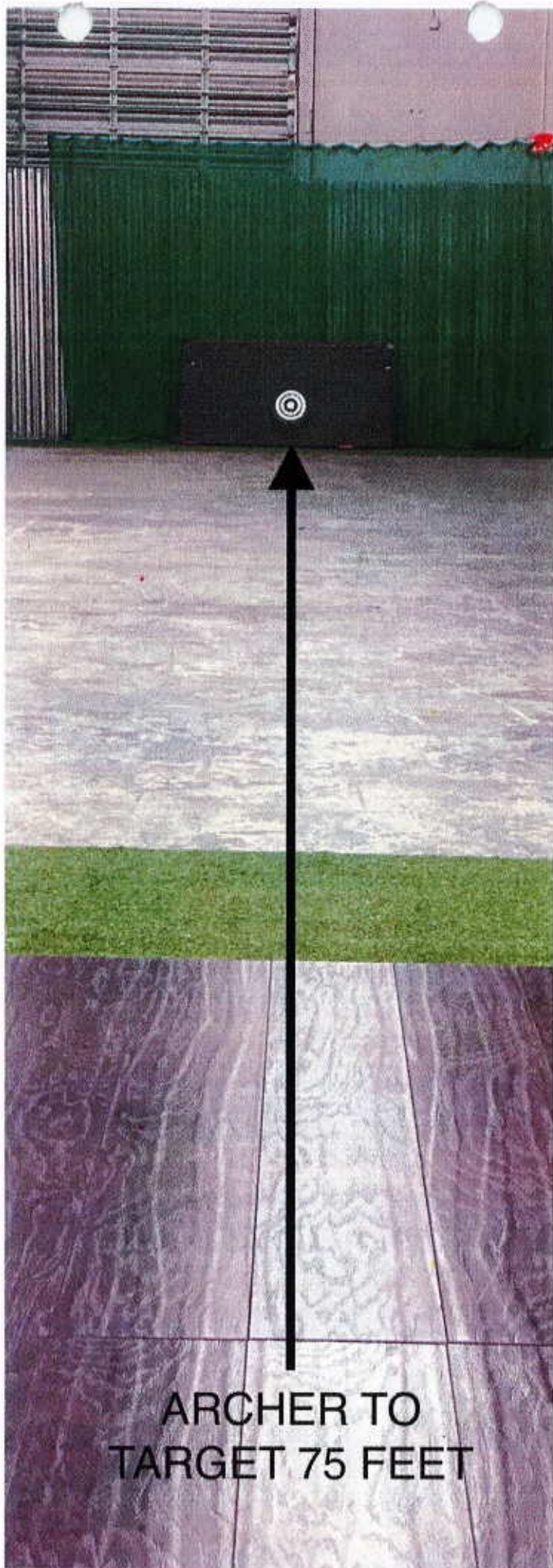
TARGET AREA











ARCHER TO
TARGET 75 FEET

Additional Photographs – South Florida Kyudo Kai



Front of Building – Building Facing West
South Portion of Building



Front of Building-Building Facing West
North Portion of Building



Additional Photographs – South Florida Kyudo Kai



Rear of Building – Building Facing East



Additional Photographs – South Florida Kyudo Kai



South Side of Building – Building Facing South





Kaller Architecture
 AA# 26001212
 2417 Hollywood Blvd.
 Hollywood Florida 33020
 954.920.5746
 joseph@kallerarchitects.com
 www.kallerarchitects.com

SEAL
 This plan has been electronically signed and sealed by Joseph B. Kaller, 2023 (2.17.2022-57.06.00) being a SHA-256 identification code. I am the author of this document.
 JOSEPH B. KALLER
 FLORIDA P.A. # 0009239

PROJECT TITLE
KYUDO KAI SUNRISE
 5150 N.W. 109 AVE., SUITE 4
 SUNRISE FL. 33351

SHEET TITLE
**LIFE SAFETY PLAN
 LEGEND, NOTES**

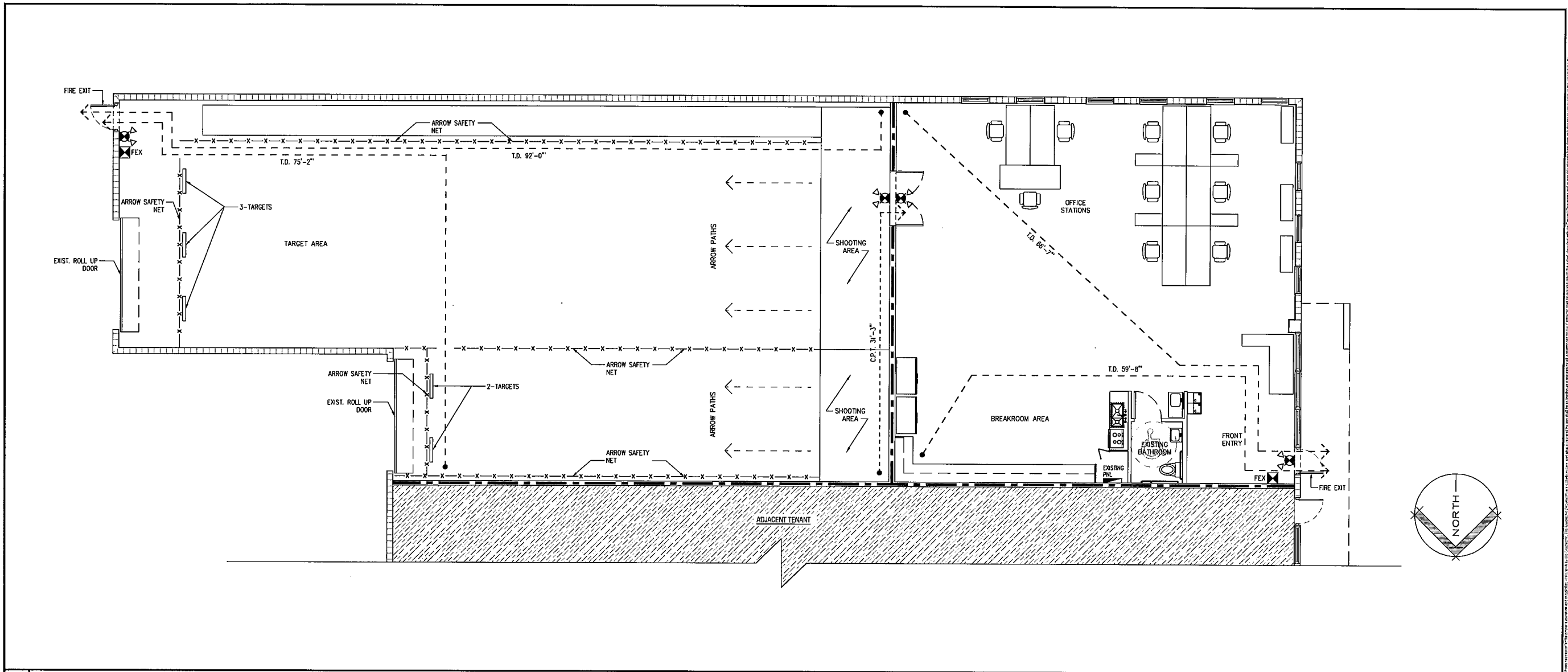
REVISIONS
 No. DATE DESCRIPTION

No.	DATE	DESCRIPTION

This drawing, as an instrument of service, is and shall remain the property of the Architect and shall not be reproduced, published or used in any way without the written consent of the Architect.

PROJECT No.: 22197
 DATE: 09/20/22
 DRAWN BY: JCR
 CHECKED BY: JBK

SHEET
LS-1



1 LIFE SAFETY FLOOR PLAN SCALE: 3/16" = 1'-0"

LIFE SAFETY INFORMATION

OCCUPANCY: 'B' BUSINESS
 CONSTRUCTION TYPE: TYPE II-A
 PROTECTION: BUILDING IS NOT FIRE SPRINKLERED OR PROVIDED WITH A FIRE ALARM SYSTEM

OCCUPANT LOAD CALCULATIONS:
 THE TOTAL AREA OCCUPANT LOAD CALCULATIONS ARE AS FOLLOWS (AS PER NFPA 101 - TABLE 7.3.1.2):

PROPOSED AREA:	AREA:	OCCUPANT LOAD:
BUSINESS	4,951 sq.ft. / 100 gross	50 OCCUPANTS
TOTAL INDOOR LOAD:		50 OCCUPANTS

TRAVEL DISTANCE (MAX):	TRAVEL DISTANCE (PROVIDED):
NONE SPRINKLER'd: 200 FEET	92'-0"

COMMON PATH OF TRAVEL

MAX. REQUIRED:	MAX. PROVIDED:
BUSINESS NONE SPRINKLER'd: 75'	BUSINESS NONE SPRINKLER'd: 31'-3"

REQUIRED EXITS: 2
 PROVIDED EXITS: 2

- LIFE SAFETY NOTES:**
- DOORS SHALL BE ARRANGED TO BE READILY OPENED FROM THE EGRESS SIDE WHENEVER THE BUILDING IS OCCUPIED. LOCKS, IF PROVIDED, SHALL NOT REQUIRE THE USE OF KEY, TOOLS, SPECIAL KNOWLEDGE, OR EFFORT FOR OPERATION FROM THE INSIDE OF THE BUILDING.
 - A DOOR DESIGNED TO NORMALLY BE KEPT CLOSED IN A MEAN OF EGRESS, SUCH A DOOR TO A STAIR ENCLOSURE OR HORIZONTAL EXIT, SHALL BE SELF-CLOSING DOOR & SHALL NOT, AT ANY TIME BE SECURED IN THE OPEN POSITION.
 - THE MINIMUM WIDTH OF ANY EXIT ACCESS SHALL BE AS SPECIFIED FOR INDIVIDUAL OCCUPANCIES BY CHAPTER 8 THRU 30 (NFPA) - BUT IN NO CASE SHALL SUCH WIDTH BE LESS THAN 36"
 - FLOOR SURFACES ON BOTH SIDES OF DOOR SHALL HAVE NO LESS THAN 1/2" CHANGE IN ELEVATION 101-7.2.1.3 NFPA.
 - ALL DOORS ALONG AN ACCESSIBLE ROUTE SHALL HAVE 'U' TYPE LEVER & COMPLY W/ F.A.C. 4.13.9. SEE DOOR SCHEDULE.
 - FIRE EXTINGUISHERS, OWNER TO PROVIDE ONE (1) FIRE EXTINGUISHER 2A 10 BC TYPE FOR EACH 3,000 sq.ft. OF BUILDING AREA W/ A 75' (max) TRAVEL DISTANCE, AS PER THE FBC & NFPA 101, TAGGED & MOUNTED @ 48" off. SEE FLOOR PLAN FOR LOCATIONS.
 - ALL INTERIOR FINISHES INCLUDING WALLS, PARTITIONS, CEILINGS & OTHER EXPOSED INTERIOR SURFACES, COMPRISING BOTH PLASTER, WOOD OR OTHER INTERIOR FINISH MATERIAL & ANY SURFACING MATERIAL SUCH AS PAINT OR WALL PAPER APPLIED THEREOF SHALL HAVE A FLAME SPREAD CLASSIFIED OF CLASS 'A' OR CLASS 'B' (TO BE IN COMPLIANCE W/ NFPA 101 12.3.3 & 10.2)

LIFE SAFETY LEGEND

TRAVEL DISTANCE/COMMON PATH OF TRAVEL	---
EXIT SIGN (NEW)	⊗
EXIT SIGN / EMERGENCY LIGHT COMBO (EXIST.)	⊗⊕
EMERGENCY LIGHT (W BATTERY PACK) (EXIST.)	⊕
FIRE EXTINGUISHER (EXIST.)	FEX ⊗

2 LIFE SAFETY INFORMATION

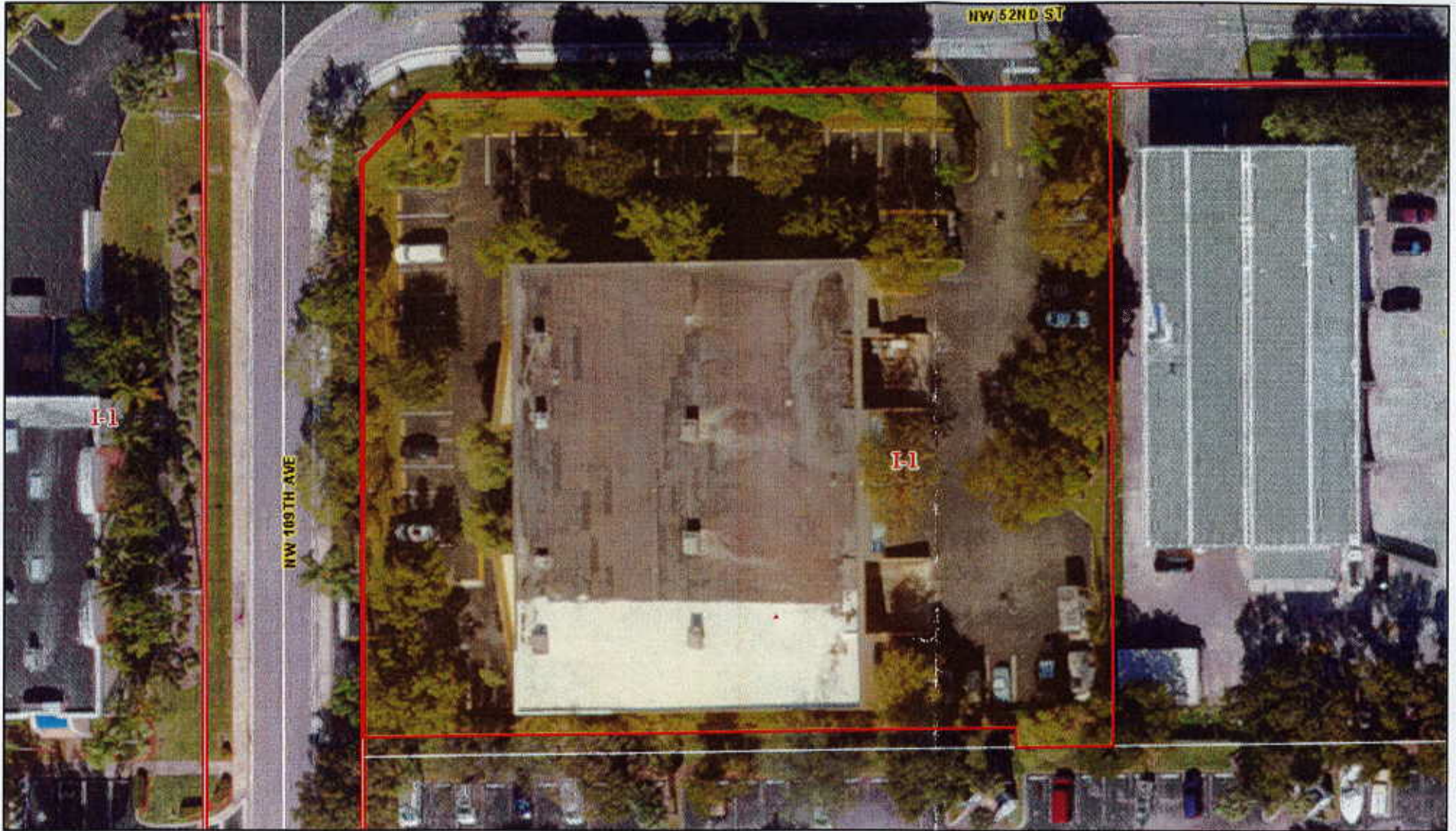
3 LIFE SAFETY NOTES

4 LIFE SAFETY LEGEND

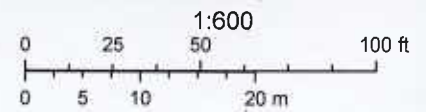
KALLER ARCHITECTURE, ALL RIGHTS RESERVED ©2021

Property Id: 494118070050

**Please see map disclaimer



September 3, 2021

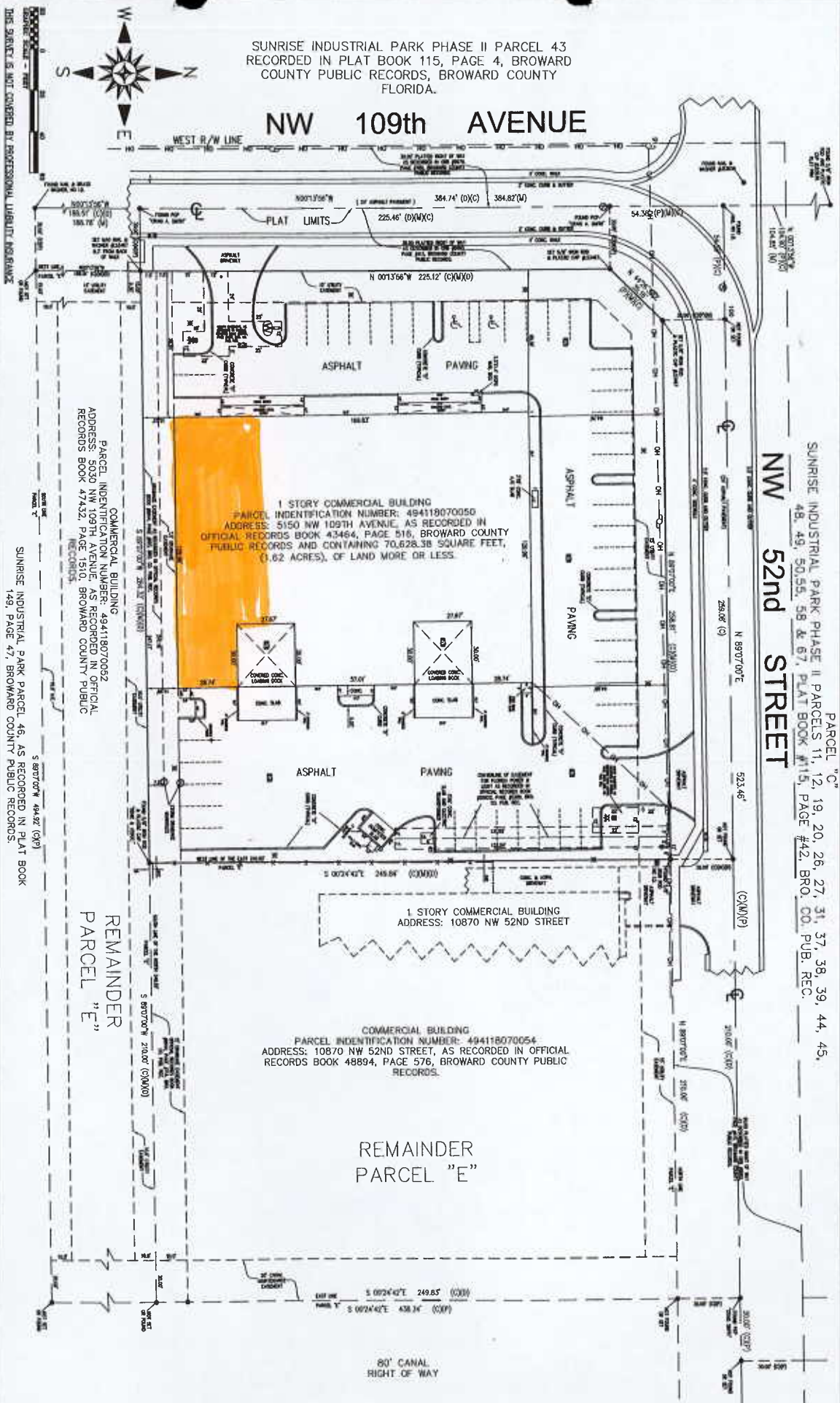


SUNRISE INDUSTRIAL PARK PHASE II PARCEL 43
 RECORDED IN PLAT BOOK 115, PAGE 4, BROWARD
 COUNTY PUBLIC RECORDS, BROWARD COUNTY
 FLORIDA.

NW 109th AVENUE

PARCEL "C"
 SUNRISE INDUSTRIAL PARK PHASE II PARCELS 11, 12, 19, 20, 26, 27, 31, 37, 38, 39, 44, 45,
 48, 49, 50, 55, 58 & 67, PLAT BOOK #115, PAGE #42, BRO. CO. PUB. REC.

NW 52nd STREET



LITTON LAND SURVEYORS, INC.
 2000 WEST PALM BEACH BLVD., SUITE 200
 WEST PALM BEACH, FLORIDA 33411
 PHONE: (561) 833-1111
 FAX: (561) 833-1112
 WWW.LITTONLANDSURVEYORS.COM

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- Bay 4 - Proposed location of Kyudo Kai