



STAFF REPORT

SAWGRASS MILLS MALL – EPIC ATHLETIC CLUB
(SPECIAL EXCEPTION USE)

Summary

This is an application for a Special Exception use approval for a proposed amusement/recreation enterprises (indoor) use known as Epic Athletic Club within the Sawgrass Mills Mall (hereafter "Mall"), located at 12801 W. Sunrise Boulevard, as shown on the location map. The property is zoned B-3 (General Business District) and is located within the Western Sunrise Area and Western Sunrise Entertainment District with an underlying land use designation of Commercial within a Dashed Line Area (2.94 units per acre) on the City's Future Land Use Map. This application requires City Commission approval per Section 16-36 of the Land Development Code (LDC) for a Special Exception.

General Information

The Mall's original Site Plan was approved on January 10, 1989, via Resolution No. 89-11 and has gone through several revisions since that time.

The subject property is also located within the Sawgrass Mills Development of Regional Impact (DRI). The City Commission approved the DRI Development Order on November 12, 2002 via Ordinance No. 893-X.

Project Description

The applicant proposes to convert approximately 55,000 square feet of vacant, retail space within the Mall known as Anchor "G", former Century 21, into an indoor amusement/recreation enterprise use consisting of ten (10) indoor pickleball and seven (7) indoor padel courts along with fitting rooms. Currently the applicant operates an 8,000 square foot retail space, located in a portion of Anchor "G" directly connecting to the Mall's internal circulation area, which sells pickleball and padel equipment. The applicant intends to include sales of non-alcoholic beverages, pre-packaged snacks as well as the option to rent paddle equipment from the storefront in the future.

The business proposes to operate seven (7) days a week (closed only Christmas day), with typical hours from 7:00 a.m. to 11:00 p.m. – except Sundays when the closing time will be 9:00 p.m. It is estimated the facility will host between 350 and 450 players daily with the busiest times for court usage between 7:00 a.m. and 10:00 a.m. and from 5:00 p.m. to 10:00 p.m.

No exterior building or parking area revisions are proposed.

Pursuant to Subsection 16-144(a) of the LDC, each sport court requires three (3) parking spaces. Therefore, a total of fifty-one (51) parking spaces would be required for the seventeen courts proposed. Based on the parking requirements for all previously approved projects at the Mall, Staff has determined sufficient parking is available for this use.

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 the proposed design will enhance the mall's atmosphere by transforming an indoor space into a dynamic athletic hub, attracting both residents and visitors while fostering community engagement. With operating hours from 7:00 a.m. to 11:00 p.m., Monday to Saturday and Sundays from 8:00 a.m. to 9:00 p.m., the applicant states the use demonstrates commitment to flexibility and accessibility. Despite the late hours, the operation remains respectful of surrounding business, ensuring no impact in terms of noise or other disturbances. Moreover, by offering an entrance directly from the outside, this ensures conveniences for patrons while minimizing disruption to other Mall business.

TRAFFIC: The applicant states the indoor athletic club use complements the operational hours of Sawgrass Mills Mall. With the Mall operating from 10:00 a.m. to 9:00 p.m. Monday through Saturday and from 11 a.m. to 8 p.m. on Sundays, the proposed business's extended hours from 7:00 a.m. to 11:00 p.m. align seamlessly. Moreover, the establishment has two entrances. One at the east side of the space, that connects internally with the mall. The other entrance is at the west side of the space which allows patrons to enter directly to the building without having to enter the Mall. This is similar to another store in the Mall, Target, operating under similar conditions every day from 8:00 a.m. to 11:00 p.m.

Epic Athletic Club will be operating two shifts daily with a team of 5 to 10 members with peak activity typically occurring on Saturdays. Despite the extended hours, the applicant anticipates minimal impact on traffic due to the business's strategic placement within the Mall structure. By aligning its operational schedule with the Mall's and providing convenient access points, the applicant ensures a harmonious integration with surrounding businesses.

COMPREHENSIVE PLAN: The proposed use is consistent with the following goals, objectives, and policies of the City of Sunrise's Comprehensive Plan.

Future Land Use Goal 2: “Commercial: Provide for a varied and diverse mix of commercial opportunities to serve the residents of the City of Sunrise and the South Florida Region.”

Applicant Response: The addition of pickleball and padel courts aligns with the commercial category, fostering diverse opportunities. This directly supports Goal 2 by catering to both local and South Florida residents, enriching commercial diversity, and meeting evolving community interests.

Future Land Use Policy 2.1.2: “Permitted uses for the Commercial land use category are as set forth in Implementation Section of this Element.”

Applicant Response: Policy 2.1.2 of the City's Comprehensive Plan dictates that permitted uses for the Commercial land use category are as outlined in the Implementation Section. While the Implementation Section does not explicitly mention "recreational sports facilities," it does encompass retail and commercial recreation uses. Therefore, the installation of pickle ball and padel courts, categorized as commercial recreation, aligns with this policy. Pickleball and padel courts, despite not being explicitly stated, fall under the umbrella of commercial recreation. Pickle ball and padel courts fulfill the objectives of the Commercial land use category, as outlined in Policy 2.1.2. Thus, their inclusion within the proposed project is in compliance with the City's Comprehensive Plan.

Future Land Use Policy 2.2.1: “The City of Sunrise Land Development Code (LDC) further regulates the intensity of commercial use by the establishment of several commercial zoning districts and providing that some commercial uses be allowed by special exception only.”

Applicant Response: The proposed use seeking a Special Exception Use permit which falls under the category of amusement/recreation enterprises (indoor). This aligns with the City's regulations on commercial intensity, as specified in Policy 2.2.1. The request for a special exception for recreational sports facilities corresponds to the objectives of this policy, demonstrating compliance with the City's regulations.

Future Land Use Policy 2.2.5: “Regulate signs in order to promote community aesthetics and scenic beauty in the City and protect the health, safety, and welfare of the City residents.”

Applicant Response: Epic Athletic Club's proposed installation of indoor pickleball and padel courts will adhere to all sign regulations set forth by the City of Sunrise and Sawgrass Mills Mall. By ensuring compliance with these regulations, our project will contribute to the overall visual harmony and well-being of City residents, as specified in Policy 2.2.5.

Property Rights Policy 1.1.2.: The City will consider in its decision-making the right of a property owner to use, maintain, develop, and improve the property owner's

property for personal use or for the use of any other person, subject to state law and local ordinances.

Applicant Response: Recognizing property owners' rights, the proposed installation respects the property owner's ability to use, maintain, develop, and improve their property, all within the framework of state law and local ordinances. In essence, Epic Athletic Club's proposal for pickleball and padel courts at Sawgrass Mills Mall not only complies with the Comprehensive Plan but also actively contributes to the envisioned goals of commercial diversity, regional consistency, regulatory adherence, and respect for property rights.

OTHER FACTORS: The applicant states the east side of the space is exclusively connected to the Mall, with all courts situated at the west side (or rear) of the space, ensuring consistent noise levels similar to those prior to our opening. Committed to fostering community well-being and supporting economic growth in Sunrise, the facility strategically positions itself as a convenient athletic option for residents. This aligns with the City's economic growth objectives and is poised to attract new visitors to the Mall. Epic Athletic Club serves as a dual catalyst, enriching community life by promoting a healthy and active lifestyle while significantly contributing to the economic vibrancy of the Sunrise community. To ensure the safety and security of our patrons, we will deploy both new and existing CCTV cameras throughout the premises. Additionally, external areas of the building are equipped with cameras and lighting during the afternoon and night to deter and minimize opportunities for criminal activity. These security measures underscore our commitment to providing a safe and welcoming environment for all.

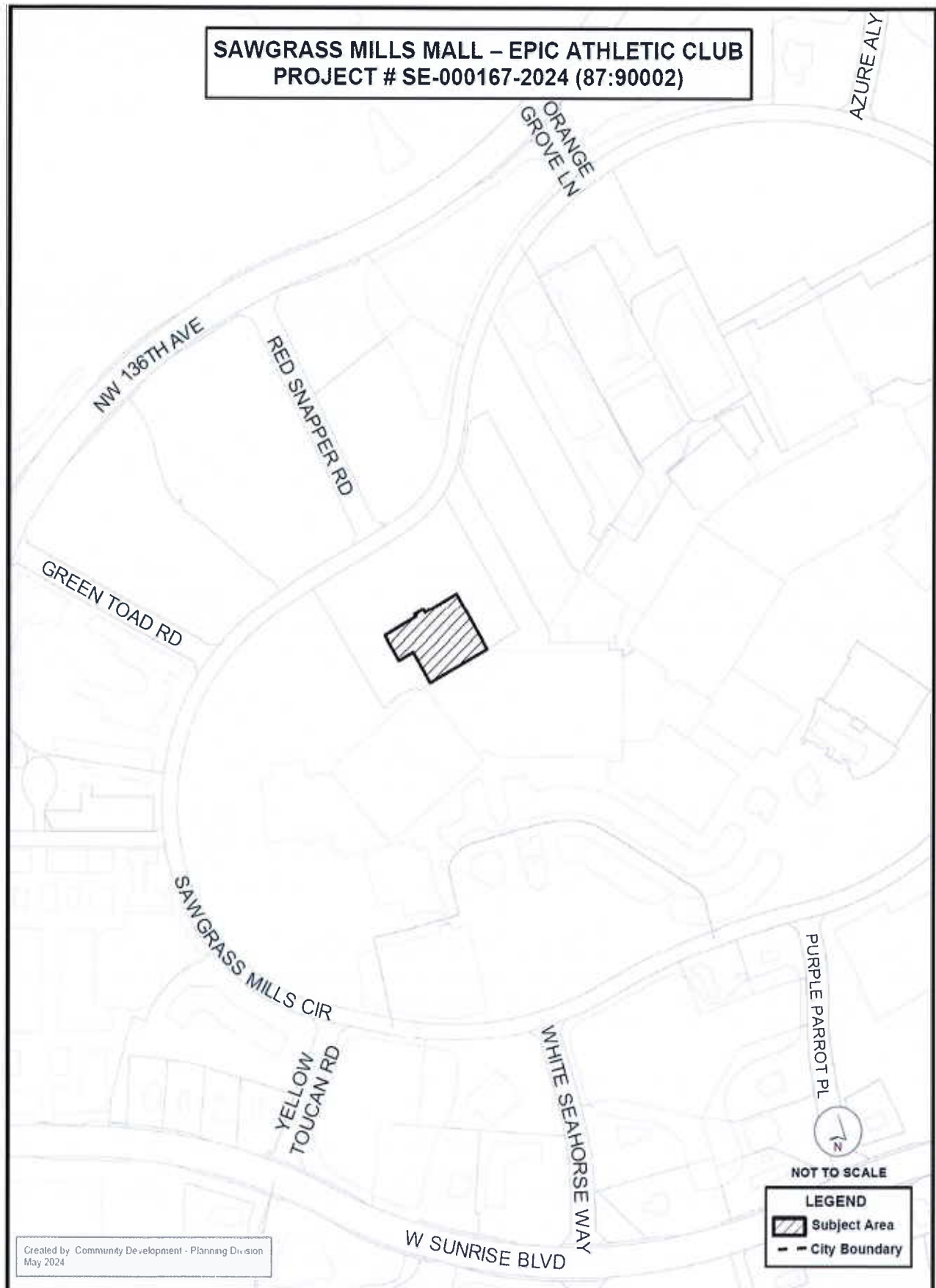
Staff Recommendation to the Board of Adjustment, June 4, 2024

Staff finds this application meets all applicable LDC requirements for granting a Special Exception use. Staff recommends approval subject to the following conditions:

1. The proposed expansion must be soundproofed to a minimum sound transmission class of sixty (60) decibels per LDC Subsection 16-79(d)(1).
2. City Commission approval of a revision to the Sawgrass Mills Mall Uniform Signage Plan is required prior to issuance of a building permit for signage not consistent with the currently approved uniform signage plan.
3. The special exception is limited to 17 courts. Any changes requires an amendment to the special exception.

Planner: Matt Goldstein 
File No.: SE-000167-2022 (87:90002)

Location Map



May 17, 2024

Mr. Mattheu Goldstein, Planning and Zoning Manager
City of Sunrise

Community Development Department – Planning Division
10770 W. Oakland Park Boulevard, Sunrise, Florida 33351

Re: **Special Exception Request**

Project Name: Epic Athletic Club at Sawgrass Mills Mall

Location: 12801 W Sunrise Boulevard, Sunrise, Florida 33323

Dear Community Development Department Staff:

I am submitting this letter, along with the corresponding application and supporting documentation, to formally request a Special Exception for the establishment of Epic Athletic Club Indoor with 10 Pickleball and 7 Padel Courts at the specified location. This request is in accordance with Section 16-79 of the City of Sunrise's Land Development Code. The property, an approximate 87,205 sq ft. space located at 12801 W Sunrise Boulevard, Sunrise, FL 33323, Unit LLO2A, Anchor "G", is currently zoned B-3 and falls within the Western Sunrise Entertainment District of the Western Sunrise Area Overlay, as outlined in the City of Sunrise's Land Development Code.

The east side of the store, constituting approximately 8,000 sq ft., which connects to the mall, is currently operational and will remain dedicated to retailing gear for pickleball and padel sports. Approximately 55,000 sq ft., located at the west side of the space, back of the store, will be utilized for the assembly of the pickleball and padel courts. Importantly, no structural changes are required for this assembly, as the west side of the space is entirely open, and the courts seamlessly fit within the available open areas. The rest of the building will undergo no changes whatsoever, maintaining its existing structure.

Our proposed facility will cater to the diverse recreational needs of our community members, spanning from teenagers to seniors. To ensure a safe and enjoyable experience, minors will be required to be accompanied by an adult. We will offer comprehensive classes and clinics for individuals seeking to learn or enhance their skills in both pickleball and padel. Operating hours will be from 7 am to 11 pm, seven days a week, with a slight adjustment to closing time on Sundays at 9 pm, and we will be closed on Christmas Day. Anticipating higher demand, particularly during peak periods, we project the busiest times for court usage to be from 7 am to 10 am and from 5 pm to 10 pm. It is estimated that our facility will host between 350 and 450 players daily.

Players will have the flexibility to reserve courts for special events such as birthdays or corporate gatherings. Our rate prices will be \$10 per player for an hour of pickleball court and \$20 per player for an hour and a half of padel court. To

streamline court reservations and management, all players will be required to register through the "Play by Point" app. Playbypoint is a leading all-in-one management solution for racquet sports like Pickleball and Padel. With its user-friendly interface, Playbypoint simplifies court operations, making it effortless for players to book their preferred courts and enjoy their favorite sports. Players will also be able to register at the facility if they have not done it when they arrive with the help of our staff member.

In our west side of the space, the retail section, we will offer a variety of well-known brands of pickleball and padel paddles as well as apparel and accessories related to both sports. These reputable brands ensure high-quality equipment for our patrons, enhancing their playing experience and satisfaction. Additionally, we will offer paddle rentals for players in need. For refreshments, we will have grab-and-go refrigerators stocked with beverages such as water, sodas, and energy drinks, alongside protein bars and packaged snacks for our patrons' convenience. It's important to note that there will be no cooking facilities on the premises, ensuring a clean and safe environment for all visitors.

Regarding traffic impact, we do not anticipate that our operation will significantly affect local traffic. Being located within the mall, our operations will align with mall hours, and our peak hours in the morning will not coincide with times when the mall is typically busy. Furthermore, since the space was previously occupied by a retail store, in the afternoon, we do not foresee an increase in traffic compared to the previous tenant. Thus, our presence should not contribute to any notable traffic congestion in the area.

The applicant, a longstanding resident of South Florida with over 25 years of experience in business, has a proven track record of entrepreneurial success within Sawgrass Mills Mall since 1998. With Epic Athletic Club, we aim to introduce a unique recreational experience to the community by focusing on the rapidly growing sports of pickleball and padel. By leveraging our deep ties to the local community and extensive business knowledge, we are committed to enhancing the athletic offerings at Sawgrass Mills Mall and its surrounding areas. Our goal is to promote a healthier and more active lifestyle among residents and visitors alike, aligning with the increasing popularity of these two dynamic sports.

In adherence to the review criteria for a Special Exception, the following is a point-by-point narrative related to each of the review.

-Under subsection 16-36(d)(1) of the Land Development Code:

Our strategic placement of indoor pickleball and padel courts within Sawgrass Mills Mall, as part of the proposed Special Exception, aligns with the intent of subsection 16-36(d)(1). This visionary project is purposefully designed to enhance the mall's atmosphere by transforming an indoor space into a dynamic athletic hub, attracting both residents and visitors while fostering community engagement. With operating

hours from 7 am to 11 pm Monday to Saturday and Sundays from 8 am to 9 pm, we demonstrate our commitment to flexibility and accessibility. Despite our late hours, our operation remains respectful of surrounding businesses, ensuring no impact in terms of noise or other disturbances. Moreover, offering an entrance directly from outside, the east side of the space, this ensures convenience for patrons while minimizing disruption to other mall businesses.

-Under subsection 16-36(d)(2) of the Land Development Code:

Our indoor athletic club use complements the operational hours of Sawgrass Mills Mall. With the mall operating from 10 am to 9 pm Monday through Saturday and from 11 am to 8 pm on Sundays, our extended hours from 7 am to 11 pm align seamlessly. Moreover, our establishment has two entrances. One at the west side of the space, that connects internally with the mall. The other entrance is at the east side of the space. This east side entrances allows patrons to enter directly to our store without having to enter the mall. Similar to another store in the mall, Target, operating under similar conditions every day from 8 am to 11 pm.

Epic Athletic Club will be operating two shifts daily with a team of 5-10 members with peak activity typically occurring on Saturdays. Despite our extended hours, we anticipate minimal impact on traffic due to our strategic placement within the mall structure. By aligning our operational schedule with the mall's and providing convenient access points, we ensure a harmonious integration with surrounding businesses.

-Under subsection 16-36(d)(3) of the Land Development Code:

The proposed installation of pickleball and padel courts at Sawgrass Mills Mall by Epic Athletic Club aligns with the outlined goals and policies of the Comprehensive Plan:

A. Future Land Use Element:

Commercial / Goal 2: *Provide for a varied and diverse mix of commercial opportunities to serve the residents of the City of Sunrise and the South Florida region.*

Alignment: The addition of pickleball and padel courts aligns with the commercial category, fostering diverse opportunities. This directly supports Goal 2 by catering to both local and South Florida residents, enriching commercial diversity, and meeting evolving community interests.

Policy 2.1.2: *Permitted uses for the Commercial land use category are as set forth in the Implementation Section of this Element. [The Implementation Section states that uses permitted in areas designated Commercial include retail uses, as well as commercial recreation uses.]*

Alignment: Policy 2.1.2 of the City's Comprehensive Plan dictates that permitted uses for the Commercial land use category are as outlined in the Implementation Section. While the Implementation Section does not explicitly mention "recreational sports facilities," it does encompass retail and commercial recreation uses. Therefore, the installation of pickleball and padel courts, categorized as commercial recreation, aligns with this policy. Pickleball and padel courts, despite not being explicitly stated, fall under the umbrella of commercial recreation. Pickleball and padel courts fulfill the objectives of the Commercial land use category, as outlined in Policy 2.1.2. Thus, their inclusion within the proposed project is in compliance with the City's Comprehensive Plan.

Policy 2.2.1: The City of Sunrise Land Development Code (LDC) further regulates the intensity of commercial use by the establishment of several commercial zoning districts and providing some commercial uses be allowed by special exception only.

Alignment: The proposed use seeking a Special Exception Use permit falls under the category of amusement/recreation enterprises (indoor). This aligns with the City's regulations on commercial intensity, as specified in Policy 2.2.1 of the LDC. The request for a special exception for recreational sports facilities corresponds to the objectives of this policy, demonstrating compliance with the City's land use regulations.

Policy 2.2.5: Regulate signs in order to promote community aesthetics and scenic beauty in the City and protect the health, safety, and welfare of the City residents.

Alignment: Epic Athletic Club's proposed installation of indoor pickleball and padel courts will adhere to all sign regulations set forth by the City of Sunrise and Sawgrass Mills Mall. By ensuring compliance with these regulations, our project will contribute to the overall visual harmony and well-being of City residents, as specified in Policy 2.2.5.

J. Property Rights Element:

Policy 1.1.2: The City will consider in its decision-making the right of a property owner to use, maintain, develop, and improve the property owner's property for personal use or for the use of any other person, subject to state law and local ordinances.

Alignment: Recognizing property owners' rights, the proposed installation respects the property owner's ability to use, maintain, develop, and improve their property, all within the framework of state

law and local ordinances. In essence, Epic Athletic Club's proposal for pickleball and padel courts at Sawgrass Mills Mall not only complies with the Comprehensive Plan but also actively contributes to the envisioned goals of commercial diversity, regional consistency, regulatory adherence, and respect for property rights.

-Per subsection 16-36(d)(4) of the Land Development Code:

The west side of the space is exclusively connected to the mall, with all courts situated at the east side or rear of the space, ensuring consistent noise levels similar to those prior to our opening. Committed to fostering community well-being and supporting economic growth in Sunrise, our facility strategically positions itself as a convenient athletic option for residents. This aligns with the city's economic growth objectives and is poised to attract new visitors to Sawgrass Mills Mall. Epic Athletic Club serves as a dual catalyst, enriching community life by promoting a healthy and active lifestyle while significantly contributing to the economic vibrancy of the Sunrise community. To ensure the safety and security of our patrons, we will deploy both new and existing CCTV cameras throughout the premises. Additionally, external areas of the building are equipped with cameras and lighting during the afternoon and night to deter and minimize opportunities for criminal activity. These security measures underscore our commitment to providing a safe and welcoming environment for all.

Thank you in advance for your prompt attention and consideration of my request.

Respectfully



Jose M Chediak

mauricio@epicathleticclub.com

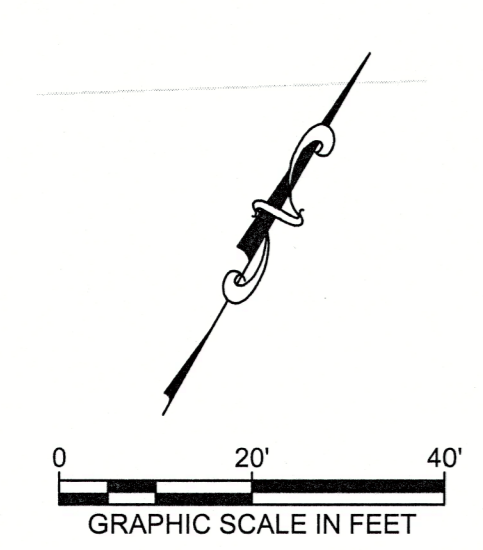
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Manager

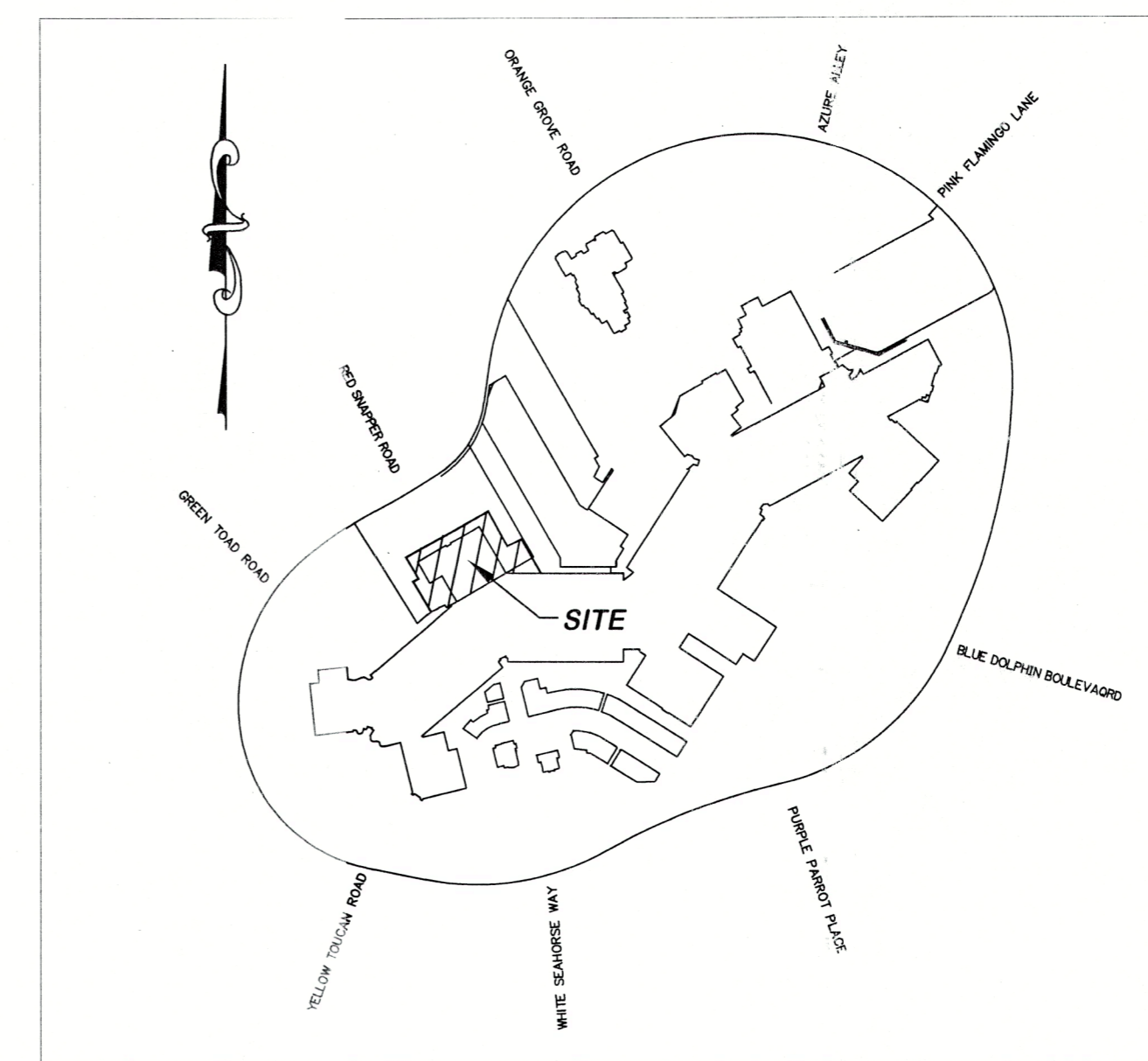


SKETCH OF SURVEY TOPOGRAPHIC SURVEY

NOTE: The undersigned and CRAVEN THOMPSON & ASSOCIATES, INC. make no representations or guarantees as to the information reflected hereon pertaining to easements, right-of-way, set back lines, reservations, agreements and other similar matters, and this instrument is not intended to reflect or set forth all such matters. Such information should be obtained and further confirmed by others through appropriate title verification.
NOTE: Lands shown hereon were not abstracted for right-of-way and/or easements of record.



PARCEL M-1
SAWGRASS MILLS
P.B. 137, PG. 13; B.C.R.



LOCATION SKETCH
(NOT TO SCALE)

DESCRIPTION:

A PORTION OF PARCEL M-1, SAWGRASS MILLS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 137, PAGE 13 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
SAID LANDS LYING IN THE CITY OF SUNRISE, BROWARD COUNTY, FLORIDA.

SURVEYOR'S NOTES:

- ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- THIS SURVEY DRAWING WAS PREPARED FOR THE EXCLUSIVE USE OF KIMLEY-HORN, FOR THE EXPRESS PURPOSE STATED HEREON AND/OR CONTAINED IN THE CONTRACT WITH THE AFOREMENTIONED CLIENT FOR THIS PROJECT.
- THE INTENT OF THIS SURVEY IS TO SHOW THE RELATIONSHIP BETWEEN THE EXISTING ANCHOR G AND THE SURROUNDING SITE IMPROVEMENTS AS DESIGNATED BY THE CLIENT FOR ENGINEERING DESIGN PURPOSES. REUSE OF THIS SURVEY FOR PURPOSES OTHER THAN WHICH IT WAS INTENDED, WITHOUT WRITTEN PERMISSION, WILL BE AT THE RE-USERS SOLE RISK AND WITHOUT LIABILITY TO THE SURVEYOR. NOTHING SHOWN HEREON SHALL BE CONSTRUED TO GIVE RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE CERTIFIED TO.
- THIS SURVEY IS LIMITED TO THE LOCATION OF ABOVE GROUND IMPROVEMENTS ONLY. UNDERGROUND FOUNDATIONS OR OTHER BURIED ENCROACHMENTS WERE NOT LOCATED IN CONNECTION WITH THIS SURVEY UNLESS OTHERWISE NOTED.
- UNDERGROUND UTILITIES WERE LOCATED ON A PORTION OF THIS SITE BY RITZEL MASON. SEE UNDERGROUND UTILITY NOTES AT LEFT.
- THE EXPECTED USE OF THIS SURVEY AND MAP IS FOR COMMERCIAL/HIGH RISK, THEREFORE THIS SURVEY IS CLASSIFIED AS COMMERCIAL/HIGH RISK LINEAR AND EXCEEDS THE MINIMUM RELATIVE DISTANCE ACCURACY OF 1 FOOT IN 10,000 FEET AS REQUIRED BY THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDA.
- THIS SURVEY DRAWING IS INTENDED TO BE DISPLAYED AT A SCALE OF 1"=20' OR SMALLER FOR SHEETS V-1 AND V-2. THE HORIZONTAL FEATURES SHOWN HEREON ARE PLOTTED TO WITHIN 1/20 OF THE MAP SCALE. HORIZONTAL FEATURE LOCATIONS ARE TO THE CENTER OF THE SYMBOL AND MAY BE ENLARGED FOR CLARITY AND MAY NOT REPRESENT THE ACTUAL SIZE OR SHAPE OF THE FEATURE.
- ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND REFERENCED TO NGS BENCHMARK NO. F546: 1/2" STAINLESS ROD IN TUBE, 10' N. OF E. BOUND I-595. ELEVATION = 10.01.
- THE ELEVATIONS SHOWN HEREON ARE FOR THE PURPOSE OF INDICATING THE ELEVATION AT THE POSITION SHOWN AND IN NO WAY INDICATE ELEVATIONS AT ANY OTHER POINT THAN SHOWN HEREON. THE ELEVATIONS IN NO WAY REFLECT THE SOIL CONDITIONS OR SUB-SURFACE CONDITIONS.
- HORIZONTAL AND VERTICAL DATA SHOWN HEREON WERE OBTAINED USING A "TRIMBLE S-SERIES" TOTAL STATIONS AND "TDS" DATA COLLECTION SOFTWARE. THE ACCURACY OF CONTROL SURVEY DATA HAS BEEN VERIFIED BY REDUNDANT MEASUREMENTS OR TRAVERSE CLOSURES.
- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF AN UPDATED TITLE REPORT, EASEMENTS SHOWN HEREON ARE BASED ON THE COMMITMENT FOR THE OVERALL MALL PARCEL. NO INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY, AND/OR OWNERSHIP WAS PROVIDED TO OR PURSUED BY THE UNDERSIGNED. ENCUMBRANCES OTHER THAN SHOWN HEREON MAY EXIST. THIS SURVEY IS SUBJECT TO PERTINENT EASEMENTS, RIGHTS-OF-WAY AND RESTRICTIONS OF RECORD, IF ANY.
- TREE TYPES ARE DETERMINED TO THE BEST OF OUR KNOWLEDGE. EXACT SPECIES SHOULD BE DETERMINED BY A LICENSED BOTANIST, DENDROLOGIST OF OTHER PROFESSIONAL WITH SUCH CAPACITY.

UNDERGROUND UTILITY NOTES

BURIED UTILITIES WERE IDENTIFIED ON THE GROUND AND LOCATED BY RITZEL MASON, A SURVEYING & MAPPING FIRM.
RITZEL - MASON PREPARED A SPECIFIC PURPOSE SURVEY OF THE COLLECTED DATA, DATED: SEPTEMBER 19, 2022 AND SUPPLIED IN AUTOCAD FORMAT TO CRAVEN THOMPSON & ASSOCIATES ON SEPTEMBER 19, 2022. THE NOTES AND LEGEND BELOW ARE NOTES FROM THEIR SPECIFIC PURPOSE SURVEY FOR THIS SITE.

LEGEND:

- (SPW) — BURIED ELECTRIC MARKED BY RITZEL-MASON
- (SSB) — BURIED SANITARY MARKED BY RITZEL-MASON
- (UNK) — BURIED UNKNOWN LINE MARKED BY RITZEL-MASON

REPORT OF SPECIFIC PURPOSE SURVEY:
THE SURVEY HEREON IS A SPECIFIC PURPOSE SURVEY LIMITED TO A SUBSURFACE UTILITY INVESTIGATION INCLUDING TWO (2) PORTIONS OF THE SAWGRASS MILLS MALL PROPERTY AT 12801 WEST SUNRISE BOULEVARD IN SUNRISE, FLORIDA LYING IN SECTION 26, TOWNSHIP 49 SOUTH, RANGE 40 EAST. THE PURPOSE OF THIS SURVEY IS TO DETECT UNDERGROUND UTILITY DESIGNATES MARKED BY RITZEL-MASON. THE FIELD SURVEY WAS PERFORMED ON SEPTEMBER 16 AND 19, 2022 UNDER THE DIRECTION OF DENNIS A RITZEL, PROFESSIONAL SURVEYOR AND MAPPER (PSM). THIS REPORT AND SURVEY ARE VALID ONLY WHEN THE SIGNATURE AND RAISED EMBOSSED SEAL ARE FOUND AT THE END OF THIS REPORT.

ACCURACY:
THE FIELD SURVEY WAS PERFORMED IN ACCORDANCE WITH CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 FLORIDA STATE STATUTES. HORIZONTAL VALUES ARE BASED ON NORTH AMERICAN 1983, 2011 ADJUSTMENT (NAD 83/11).

UTILITY DESIGNATES CONFORM TO ASCE-38 (AMERICAN SOCIETY OF CIVIL ENGINEERS) QUALITY LEVEL B STANDARDS.

MEASUREMENT METHODS:
HORIZONTAL DATA WAS ESTABLISHED UTILIZING REDUNDANT RTK GPS EQUIPMENT USING THE TRIMBLE VRS NETWORK.

LIMITATIONS:
ABOVE GROUND FEATURES ARE NOT ALL INCLUSIVE. ABOVE GROUND FEATURES ARE SHOWN FOR REFERENCE PURPOSES ONLY.

SEE SHEET V-2 FOR TREE LIST, LEGENDS AND REMAINDER OF SITE IMPROVEMENTS
FOR INFORMATION ONLY

DATE: SEP 13 2023

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS TOPOGRAPHIC SURVEY AND OTHER PERTINENT DATA SHOWN HEREON, OF THE ABOVE DESCRIBED PROPERTY WAS MADE ON THE GROUND, CONFORMS TO THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDA, AS OUTLINED IN RULES 5J-17.051 AND 5J-17.052, (FLORIDA ADMINISTRATIVE CODE) AS ADOPTED BY THE DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN SEPTEMBER, 1981, AS AMENDED, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES AND THAT SAID SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED UNDER MY DIRECTION IN SEPTEMBER, 2022.

LAST DATE OF FIELD WORK: SEPTEMBER 14, 2022

THE INFORMATION SHOWN ON THE ATTACHED SKETCH REFLECTS ONLY THE CONDITIONS AND IMPROVEMENTS ON THE DATE OF THIS SURVEY

CRAVEN THOMPSON & ASSOCIATES, INC.
CERTIFICATE OF AUTHORITY
No. 5799
STATE OF FLORIDA
JUL 28 2023
RAYMOND YOUNG-FOR THE FIRM
PROFESSIONAL SURVEYOR & MAPPER IN CHARGE
STATE OF FLORIDA

THIS SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

DATE:	09/14/22
SCALE:	1"=20'
DRAWN BY:	RY
CHECKED BY:	MRM
FIELDBOOK:	3174
DATE:	11/02/22
BY:	RY
DESCRIPTION:	PILOT TEST HOLE LOCATIONS
DATE:	10/21/22
BY:	KM
DESCRIPTION:	PILOT ADDITIONAL TOPO & C.O. INVERTS
DATE:	
BY:	
DESCRIPTION:	

CRAVEN THOMPSON & ASSOCIATES, INC.
ENGINEERS • PLANNERS • SURVEYORS
3563 N.W. 53RD STREET, FORT LAUDERDALE, FLORIDA 33309
TEL.: (954) 739-6400
FAX: (954) 739-6409
FLORIDA LICENSED ENGINEERING, SURVEYING & MAPPING BUSINESS NO. 271
FLORIDA LICENSED LANDSCAPE ARCHITECTURE BUSINESS NO. C00014
CRAVEN THOMPSON & ASSOCIATES, INC. COMPANY # 0322

SAWGRASS MILLS REGIONAL MALL
KOHLS LOADING AREA / ENTRANCE
SUNRISE, FLORIDA
PREPARED FOR:
KIMLEY-HORN
TOPOGRAPHIC SURVEY

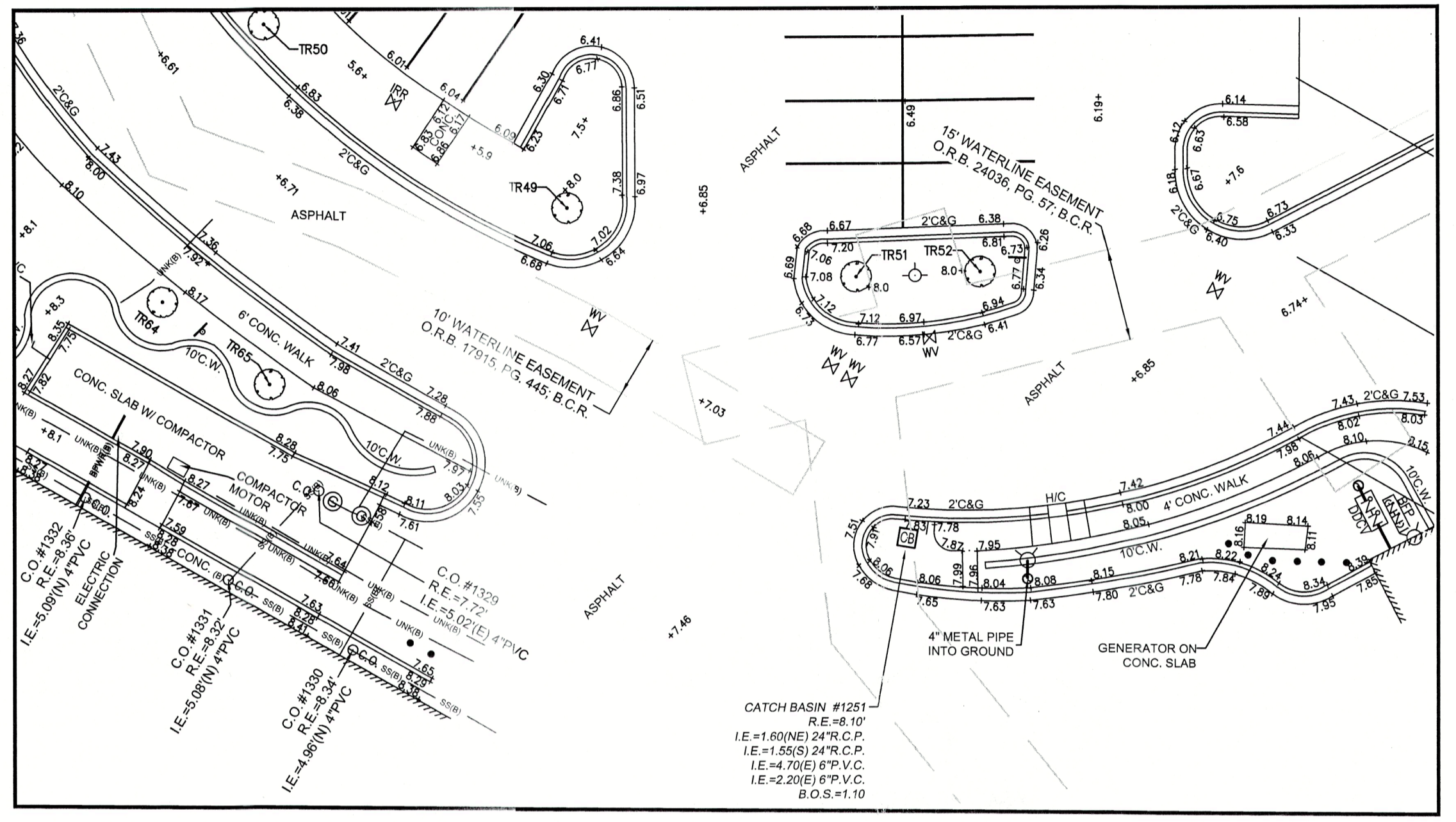
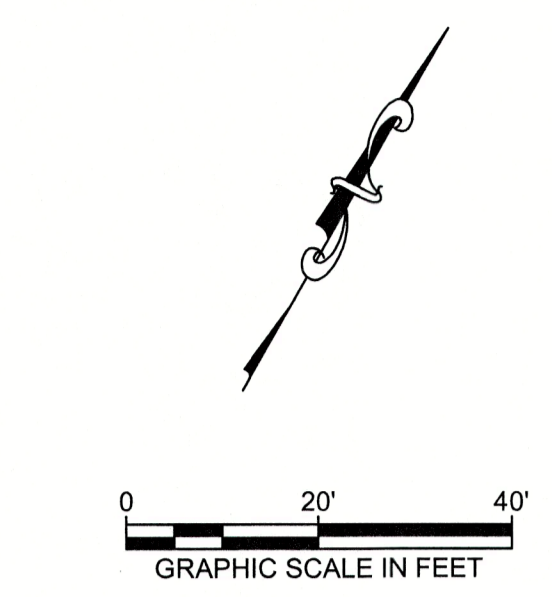
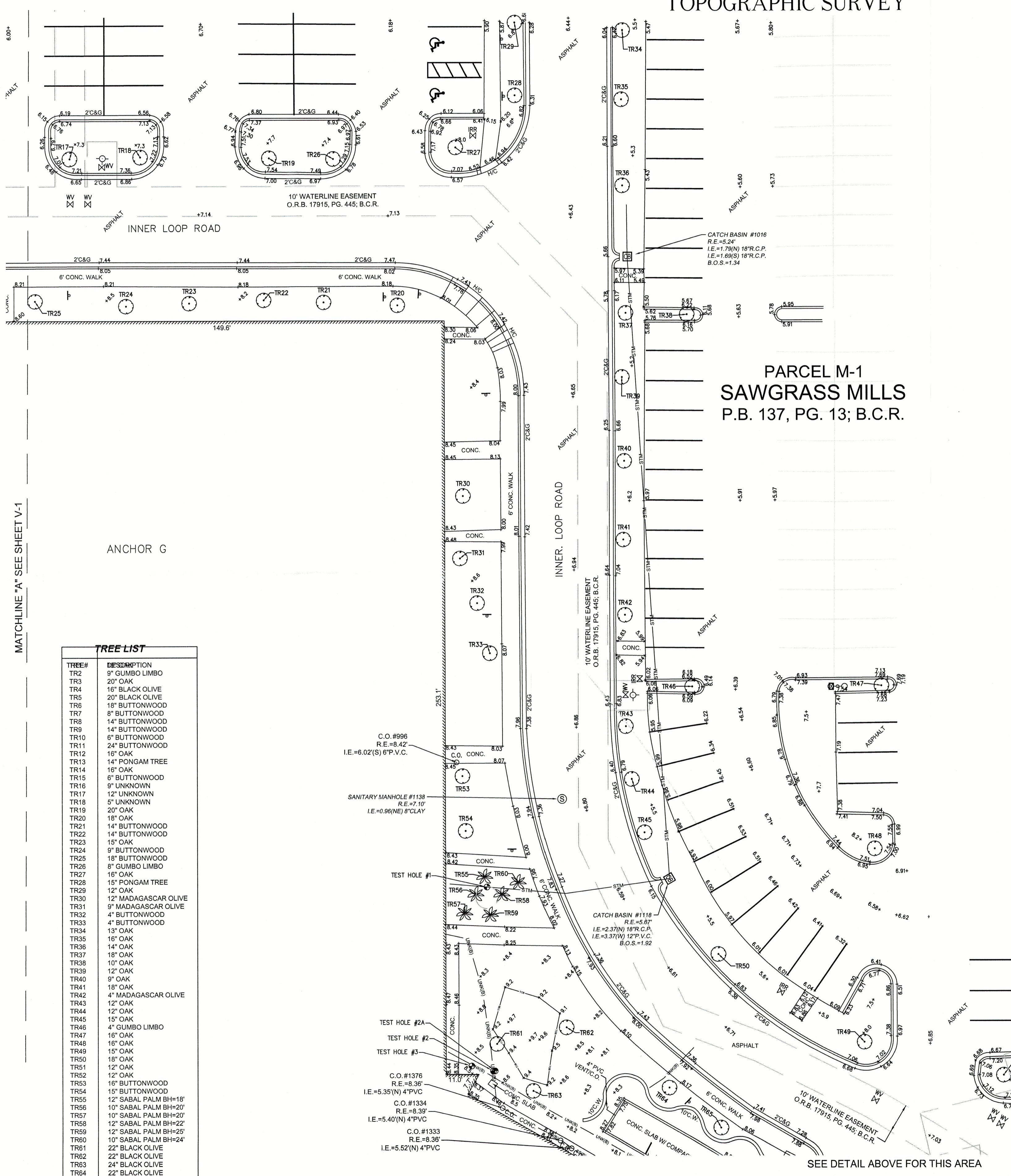
SEAL
PROJECT NO.
93-0041-905-01
V-1
SHEET 1 OF 2

R:\Survey\1993\93-0041-905-01_KOHL'S Drawings\93-0041-905-CALC.dwg [V-1] Jul 19, 2023 4:29pm RYOUNG

SKETCH OF SURVEY TOPOGRAPHIC SURVEY

NOTE: The undersigned and CRAVEN THOMPSON & ASSOCIATES, INC. make no representations or guarantees as to the information reflected herein pertaining to easements, right-of-way, set back lines, reservations, agreements and other similar matters, and this instrument is not intended to reflect or set forth all such matters. Such information should be obtained and further confirmed by others through appropriate title verification.
NOTE: Lands shown herein were not abstracted for right-of-way and/or easements of record.

DATE:	09/14/22
SCALE:	1"=20'
DRAWN BY:	RY
CHECKED BY:	MRM
FIELDBOOK:	3174
PILOT TEST HOLE LOCATIONS:	RY 11/02/22
PILOT ADDITIONAL TOPO & C.O. INVERTS:	KM 10/21/22
DESCRIPTION:	BY: DATE:



DETAIL
(SCALE: 1"=20')

SEE SHEET V-1 FOR DESCRIPTION, SURVEYOR'S NOTES, UNDERGROUND UTILITY NOTES, CERTIFICATION AND REMAINDER OF SITE IMPROVEMENTS

TREE LIST

TREE#	DESCRIPTION
TR2	9' GUMBO LIMBO
TR3	20' OAK
TR4	15' BLACK OLIVE
TR5	20' BLACK OLIVE
TR6	18' BUTTWOOD
TR7	6' BUTTWOOD
TR8	14' BUTTWOOD
TR9	14' BUTTWOOD
TR10	6' BUTTWOOD
TR11	24' BUTTWOOD
TR12	15' OAK
TR13	14' PONGAM TREE
TR14	15' OAK
TR15	6' BUTTWOOD
TR16	9' UNKNOWN
TR17	12' UNKNOWN
TR18	5' UNKNOWN
TR19	20' OAK
TR20	18' OAK
TR21	14' BUTTWOOD
TR22	14' BUTTWOOD
TR23	15' OAK
TR24	9' BUTTWOOD
TR25	18' BUTTWOOD
TR26	6' GUMBO LIMBO
TR27	15' OAK
TR28	15' PONGAM TREE
TR29	12' OAK
TR30	12' MADAGASCAR OLIVE
TR31	9' MADAGASCAR OLIVE
TR32	4' BUTTWOOD
TR33	4' BUTTWOOD
TR34	15' OAK
TR35	10' OAK
TR36	14' OAK
TR37	15' OAK
TR38	10' OAK
TR39	12' OAK
TR40	9' OAK
TR41	15' OAK
TR42	4' MADAGASCAR OLIVE
TR43	12' OAK
TR44	12' OAK
TR45	15' OAK
TR46	4' GUMBO LIMBO
TR47	18' OAK
TR48	15' OAK
TR49	15' OAK
TR50	18' OAK
TR51	12' OAK
TR52	15' BUTTWOOD
TR53	12' SABAL PALM BH#18'
TR54	10' SABAL PALM BH#20'
TR55	10' SABAL PALM BH#20'
TR56	12' SABAL PALM BH#22'
TR57	12' SABAL PALM BH#25'
TR58	10' SABAL PALM BH#24'
TR59	22' BLACK OLIVE
TR60	22' BLACK OLIVE
TR61	22' BLACK OLIVE
TR62	24' BLACK OLIVE
TR63	22' BLACK OLIVE
TR64	22' BLACK OLIVE
TR65	10' BLACK OLIVE

SYMBOL LEGEND

BFP	BACKFLOW PREVENTOR
•	BOLLARD
CB	CATCH BASIN
○	CONCRETE PARKING LIGHT POLE (2 BULBS)
□	DOUBLE DETECTOR CHECK VALVE
⊙	DRAINAGE MANHOLE
⊕	ELECTRIC MANHOLE
⊞	ELECTRIC PULLBOX
FOPB	FIBER OPTIC PULLBOX
⊖	FIRE HYDRANT
FMV	FORCE MAIN VALVE
⊗	GREASE TRAP MANHOLE
⊘	HANDICAP EQUIPPED PARKING SPACE
IRV	IRRIGATION CONTROL VALVE
⊙	PALM TREE
⊙	SANITARY SEWER MANHOLE
⊙	SHADE TREE
⊙	SINGLESE FIRE CONNECTION
⊙	SINGLE POST SIGN
⊙	UNKNOWN MANHOLE
WV	WATER VALVE

ABBREVIATION LEGEND

B.C.R.	BROWARD COUNTY RECORDS
B.O.S.	BOTTOM OF STRUCTURE
C&G	CURB AND GUTTER
C.O.	CLEAN OUT
CONC.	CONCRETE
C.W.	CONCRETE WALL
ELEC.	ELECTRIC
HIC	HANDICAP RAMP
I.E.	INVERT ELEVATION
O/H	OVERHANG
O.R.B.	OFFICIAL RECORDS BOOK
P.B.	PLAT BOOK
PG.	PAGE
P.V.C.	POLY VINYL CHLORIDE PIPE
R.C.P.	REINFORCED CONCRETE PIPE
R.E.	RIM ELEVATION

FOR INFORMATION ONLY
DATE: SEP 13 2023

THE INFORMATION SHOWN ON THE ATTACHED SKETCH REFLECTS ONLY THE CONDITIONS AND IMPROVEMENTS ON THE DATE OF THE SURVEY

CRAVEN THOMPSON AND ASSOCIATES, INC.
ENGINEERS • PLANNERS • SURVEYORS
3563 N.W. 53RD STREET, FORT LAUDERDALE, FLORIDA 33309
TEL: (954) 739-6409
FAX: (954) 739-6409
FLORIDA LICENSED ENGINEERS, SURVEYING & MAPPING BUSINESS NO. 271
FLORIDA LICENSED LANDSCAPE ARCHITECTURE BUSINESS NO. C000114
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**SAWGRASS MILLS REGIONAL MALL
KOHL'S LOADING AREA / ENTRANCE
SUNRISE, FLORIDA**

PREPARED FOR:
KIMLEY-HORN

TOPOGRAPHIC SURVEY

PROJECT NO.
93-0041-905-01

V-2
SHEET 2 OF 2

R:\Survey\1993\93-0041-905-01_KOHL'S Drawings\93-0041-905-CALC.dwg [V-2] Jul 19, 2023 4:30pm RYOUNG

East Facade Of Epic Athletic Club

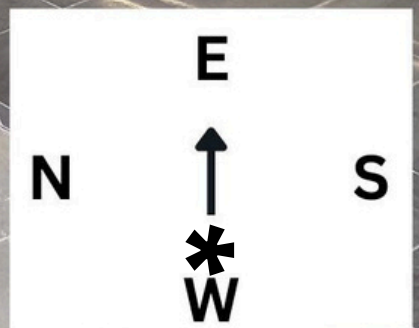


Picture taken from marked*

West retail part of the space



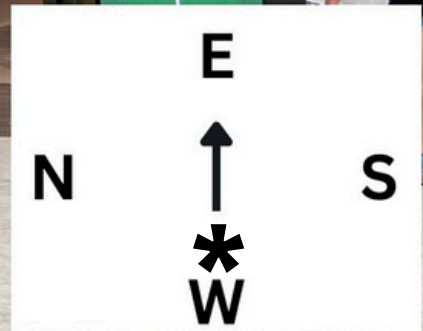
Picture taken from marked *



West facade entrance from the mall

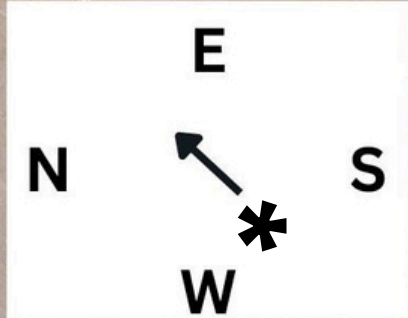


Picture taken from marked*





Picture taken from marked *

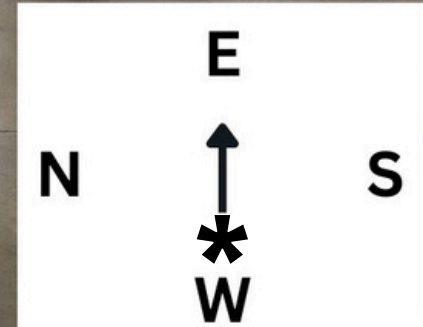


West retail part of the space

East part of the space proposed courts site



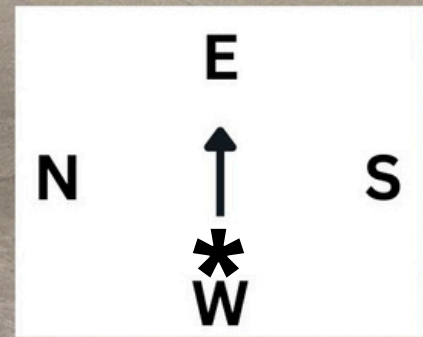
Picture taken from marked*



**East part of the space proposed courts
site**



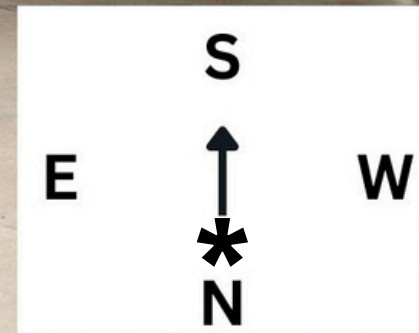
Picture taken from marked*



East part of the space proposed courts
site



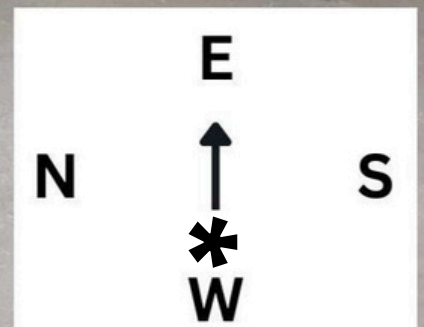
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Picture taken from marked *

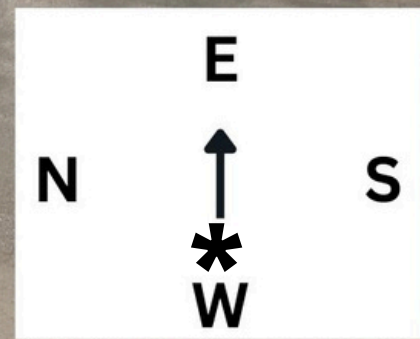
West
Retail section of the space



**East part of the space proposed courts
site**



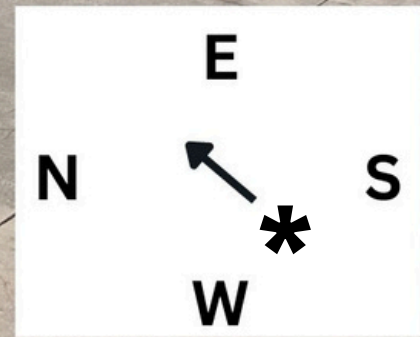
Picture taken from marked*



North East part of the space proposed courts site



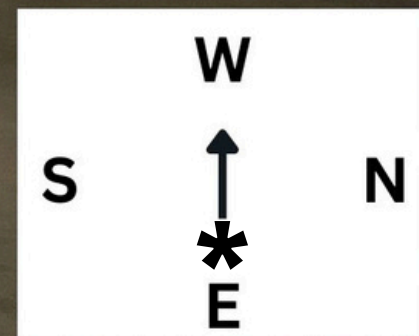
Picture taken from marked*



East part of the space
proposed courts site



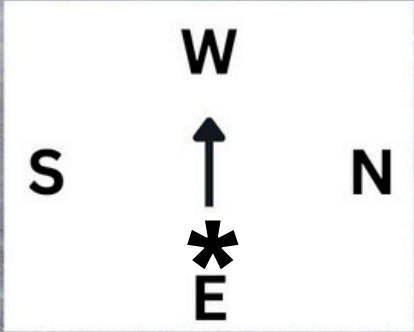
Picture taken from marked*



East entrance of Epic Athletic Club



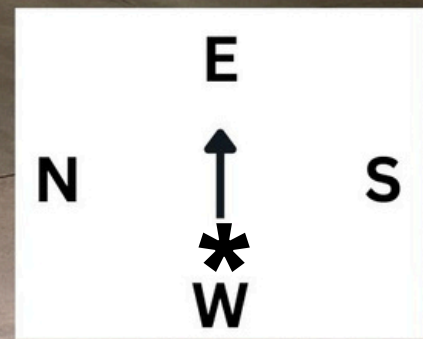
Picture taken from marked*



**East part of the space proposed courts
site**



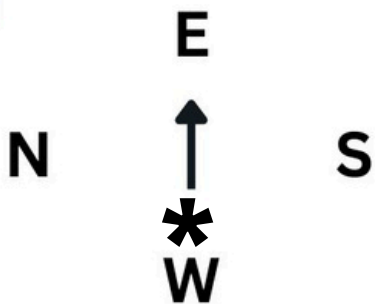
Picture taken from marked*



West facade entrance from the mall



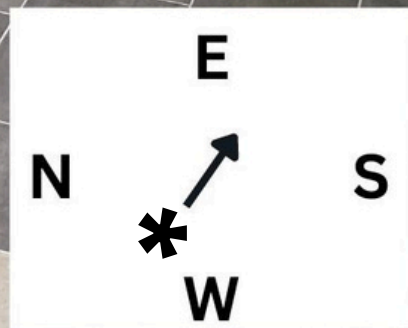
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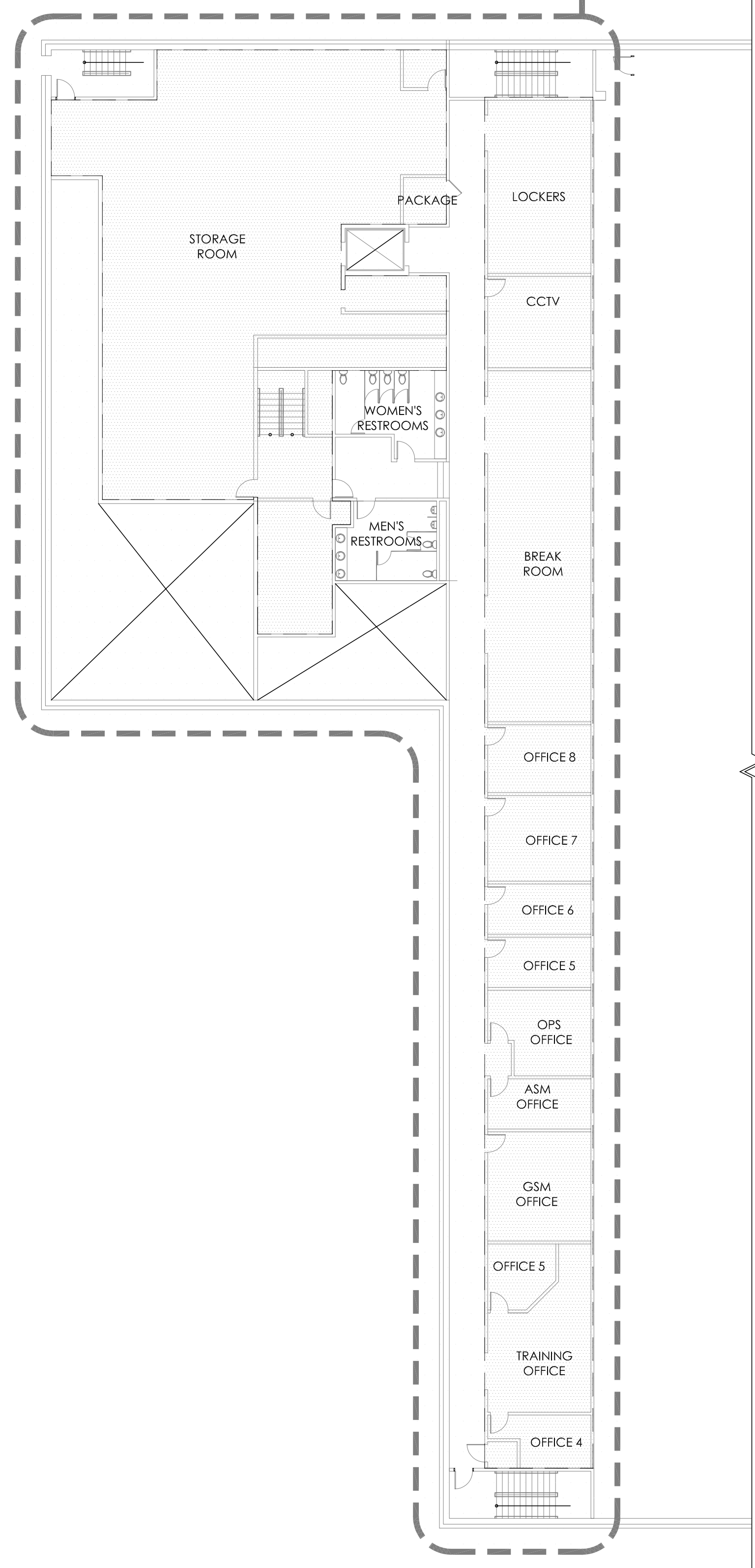


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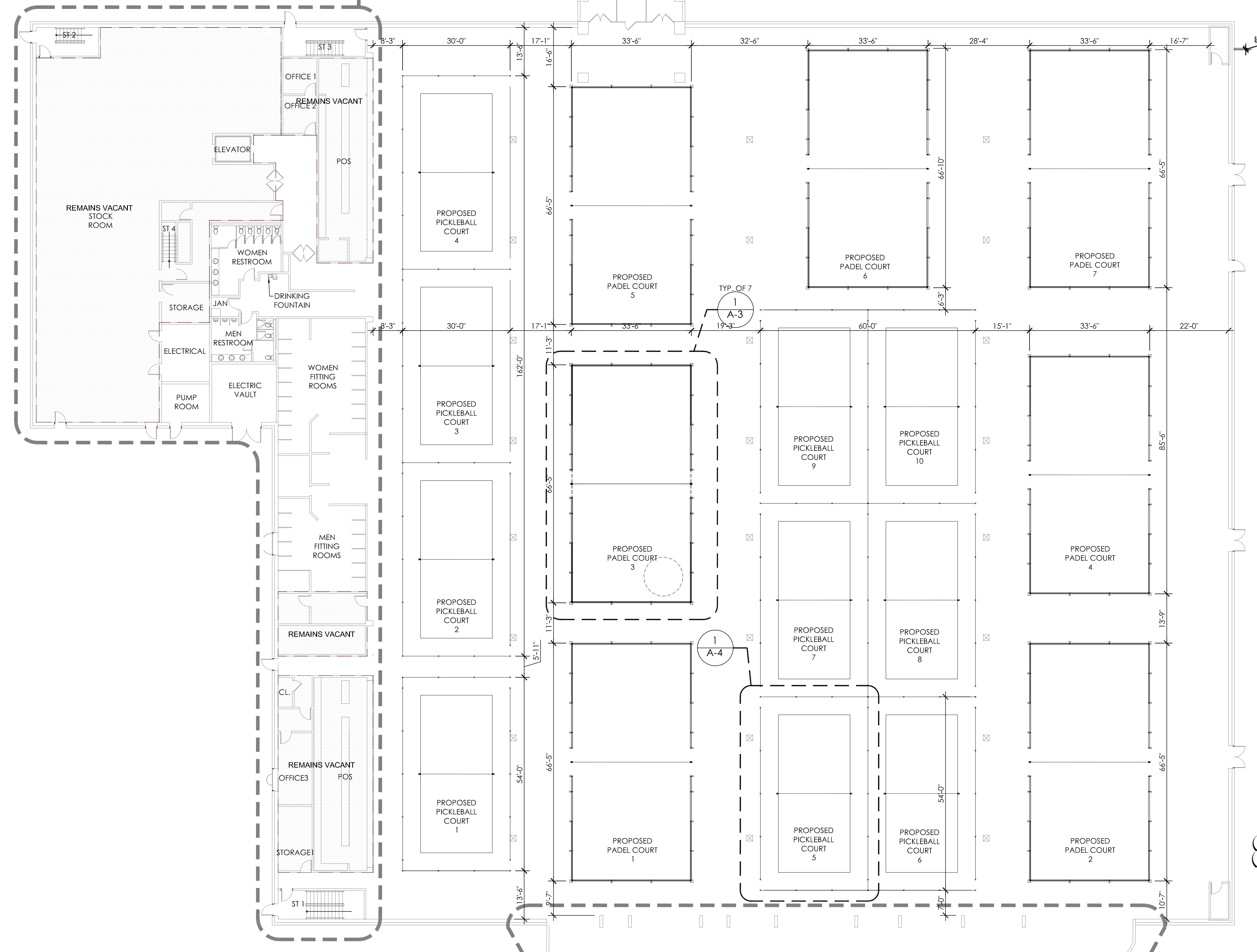
South East retail part of the space



EXISTING MEZZ. TO REMAIN UN-ALTERED.
NO WORK TO BE PERFORMED



EXISTING AREA REMAIN UN-ALTERED.
NO WORK TO BE PERFORMED

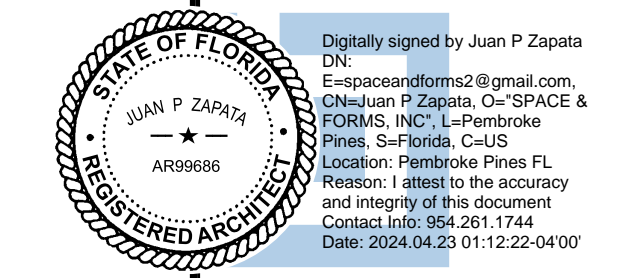


EXISTING RETAIL AREA REMAIN UN-ALTERED.
NO WORK TO BE PERFORMED

2 PROPOSED MEZZANINE LEVEL FLOOR PLAN
A-1 1/16" = 1'-0"

1 PROPOSED GROUND LEVEL FLOOR PLAN
A-1 1/16" = 1'-0"

LEAVE BLANK - FOR CITY USE ONLY



Digitally signed by Juan P. Zapata
DN: cn=Juan P. Zapata, o=SPACE & FORMS, INC., c=United States
Location: Pompano Beach, FL
Reason: I attest to the accuracy and integrity of this document.
Contact info: 954.261.1744
Date: 2024.04.23 01:12:22-0400

No.	Description	Date
1	CITY COMMENTS	04/14/24

EPIC ATHLETIC CLUB
INDOOR PADEL & PICKLEBALL COURTS FURNISHING
SAWGRASS MILLS MALL
12801 WEST SUNRISE BLVD
SUNRISE, FLORIDA 33323-ANCHOR G

PROPOSED GROUND LEVEL
& MEZZANINE PLAN

SEAL	DATE: 03/26/24
STATE OF FLORIDA REGISTERED ARCHITECT JUAN P. ZAPATA AR99686	SITE PLAN SHEET NO. A-2
04-07-2024	