



## City of Sunrise Board of Adjustment Meeting Minutes

Date: Tuesday, June 4, 2024  
Time: 6:00 p.m.  
Location: City Hall – Osprey Conference Room  
Address: 10770 West Oakland Park Boulevard, 2<sup>nd</sup> Floor – Sunrise, FL 33351

### A. Call to Order

Ms. Levin called the meeting to order at 6:03 p.m.

### B. Pledge of Allegiance and Moment of Silence

All meeting attendees recited the Pledge of Allegiance and held a moment of silence.

### C. Roll Call

Board Members Present: Maryann Cassella  
Natalya McFarlane  
Doreen Albert  
Cheryl Levin  
Latoya Clarke

City Staff Present: Matt Goldstein – Planning and Zoning Manager  
Laura Perez – Administrative Assistant I

### D. Open Discussion – Public Participation

Mr. Goldstein introduced Board Secretary, Laura Perez, to the Board. Mr. Goldstein also introduced the newly appointed Board members, Ms. Natalya McFarlane and Ms. Latoya Clarke.

### E. Elections

#### 1. Election of Chairperson of the Board of Adjustment

Ms. Cassella motioned to elect Ms. Levin as Chairperson. Seconded by Ms. Albert. Nominations were closed.

#### Roll Call

Maryann Cassella	Yea
Natalya McFarlane	Yea
Doreen Albert	Yea
Cheryl Levin	Yea
Latoya Clarke	Yea

*2. Election of Vice-Chairperson of the Board of Adjustment*

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

Roll Call

Maryann Cassella	Yea
Natalya McFarlane	Yea
Doreen Albert	Yea
Cheryl Levin	Yea
Latoya Clarke	Yea

**F. Approval of Minutes – December 5, 2023**

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

Roll Call

Maryann Cassella	Yea
Natalya McFarlane	Yea
Doreen Albert	Yea
Cheryl Levin	Yea
Latoya Clarke	Yea

**G. Old Business**

There was no old business brought before the Board.

**H. New Business**

- Application:** Epic Athletic Club at Sawgrass Mills Mall (Special Exception)  
Application Number: SE-000167-2024 (87:90002)  
Applicant: 4 Connection LLC  
Property Owner: Sunrise Mills (MLP) Limited Partnership  
Proposed Use: Indoor Amusement  
Location: 12801 West Sunrise Boulevard  
Folio(s): 4940.2605.0082  
Current Zoning: B-3 (General Business District) within the Western Sunrise Entertainment District and the Western Sunrise Area  
City Commission Meeting: June 25, 2024  
C Number: 24131  
Planner: Matt Goldstein

Mr. Matt Goldstein, Planning and Zoning Manager, summarized the Staff Report with the entire report entered into the record. Mr. Goldstein indicated that the proposal is to approve an amusement/recreation enterprise (indoor) use for a pickleball and padel club within a portion of the Sawgrass Mills Mall.

Mr. Jose Chediak, Manager of Epic Athletic Club, was present and provided further information about the application.

Ms. McFarlane asked if Mr. Chediak has businesses like this in other cities. Mr. Chediak stated that this will be the first pickleball/padel court business he opens, but he plans to open more in the future.

Ms. Clarke asked about the traffic impact to the Sawgrass Mills Mall and its surrounding areas that may be caused by the proposed use. Mr. Chediak stated that he does not expect there to be significant traffic impacts especially early in the day.

Ms. Clarke stated that she is familiar with pickleball and supports the idea of this application. Ms. Clarke asked if there will be some type of medical staff present in the event of an injury during operating hours. Mr. Chediak stated that the facility wont have medical personnel on site, but all of the necessary insurance is in place in the event of an injury.

Ms. Levin asked about the security on the property. Mr. Chediak stated there will be a security guard posted at either entrance during operating hours, as well as a CCTV system.

Ms. Cassella asked what the customers will see when entering from the parking lot. Mr. Chediak stated there will be courts near the parking lot entrance and the retail section is located by the mall entrance.

Ms. Cassella asked if there will be a membership service or if patrons will pay per visit. Mr. Chediak stated that everything will be done through a mobile application. Patrons will be able to create a membership subscription, make court reservations, and provide all necessary payments through this application.

Ms. Albert asked if the courts will be located at the back end of the building (near the parking lot entrance). Mr. Chediak confirmed the courts will be closest to the parking lot entrance.

Ms. Levin asked if they will provide training and instruction on how to play pickleball and padel. Mr. Chediak stated they plan on holding clinics and trainings for customers to learn how to play and better their skills.

Ms. Cassella asked if there is an age limit. Mr. Chediak stated that there is no age limit.

Ms. Levin asked Mr. Chediak to elaborate on what “padel” is. Mr. Chediak directed the Board to the site photographs to provide clarification.

Ms. McFarlane asked what the court flooring will be made of. Mr. Chediak explained the flooring material and that it will be easier on the player’s knees.

Ms. McFarlane asked when they are hoping to open the courts to the public. Mr. Chediak stated he would like to open as soon as possible. They are waiting on the approval of the Special Exception use to assemble the courts and put them in place.

Ms. Cassella asked if there would be a partition between each court. Mr. Chediak stated there would be a small net to separate the courts and ensure balls will not roll into other courts.

Ms. McFarlane asked how loud 60 decibels is. Mr. Goldstein stated it is an engineering standard and a measurement required by the Land Development Code.

Ms. McFarlane asked about the Sawgrass Mills Mall's Uniform Signage Plan. Mr. Goldstein elaborated on the Mall's Uniform Signage Plan and stated that the Mall will have to update the Plan in order to include any new signage being added as a result of the opening of Epic Athletic Club.

Ms. Cassella asked if there is a photo of what the signage will look like. Mr. Chediak stated he does not yet have an image of what the signage will look like but that it will meet all of the Mall's requirements.

Mr. David Gott, General Manager of Sawgrass Mills Mall, stated that the Mall is in strong favor of the approval of this application.

Ms. Albert asked how long that space has been empty. Mr. Gott stated that the building has been vacant since the pandemic.

Ms. Victoria Chediak, daughter of Mr. Jose Chediak, addressed the Board and elaborated on their excitement of the facility's opening.

Ms. Levin asked for clarification about the status of the retail portion. Ms. Chediak stated the retail portion has been open since December selling racquets for pickleball, padel, and tennis.

Ms. Albert motioned to approve subject to Staff conditions. Seconded by Ms. Cassella. There was no further discussion.

### Roll Call

Maryann Cassella	Yea
Natalya McFarlane	Yea
Doreen Albert	Yea
Cheryl Levin	Yea
Latoya Clarke	Yea

## **I. Board Forum**

### **1. Electronic Review**

Mr. Goldstein briefed the Board regarding the electronic review process of Engineering Plans, Engineering Permits, Planning Permits, and Planning Development Applications. He elaborated that the option to submit hard-copies still exists, but that the City is transitioning towards a fully-electronic interface.

Mr. Goldstein asked the Board if they are willing to receive their backup documents electronically. After a brief discussion about electronic application review, the Board stated they would like to receive the backup

documents both physically and electronically to see which method of review they prefer. Ms. Clarke stated she wishes only wishes to receive documents electronically.

Mr. Goldstein indicated that while the City transitions to this online interface, it will also continue to support the Board on how they receive review documents or provide support where the Board may need assistance. Mr. Goldstein added that City Staff welcomes any feedback regarding the electronic submittal process.

Ms. McFarlane stated she was glad to see Mr. Gott attend the meeting and that the Mall’s support of the project helped her decide in favor of the application. Ms. Clarke stated she hasn’t seen any other pickleball courts like this project in Sunrise. Ms. Clarke stated that she has seen many pickleball-related injuries in the healthcare industry and is concerned about the potential injuries that could arise as a result of this application.

**I. Adjournment**

Ms. McFarlane motioned to adjourn the meeting. Seconded by Ms. Clarke. All were in favor. The meeting adjourned at 6:36 p.m.

Transcribed by:

\_\_\_\_\_  
Laura Perez  
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 Planning & Zoning Board 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.