

Community Development Department Planning Division

10770 W. Oakland Park Boulevard, Sunrise, FL 33351

Phone: (954) 746-3271 Fax: (954) 746-3287

www.sunrisefl.gov

AskZoning@sunrisefl.gov



Minutes

Development Review Committee (DRC) Meeting

Date of Meeting: April 10, 2024
Location: Osprey Conference Room
Community Development Department
10770 W. Oakland Park Boulevard, 2nd Floor
Sunrise, FL 33351

Project Information:

1. Public Comment: No members of the public were present.
2. New Business:

Epic Athletic Club at Sawgrass Mills Mall / Special Exception

SE-000167-2024

9:00am - 10:00am

Applicant Name: Jose M. Chediak, 4 Connection LLC
Proposed Use(s): Amusement/recreation enterprises (Pickleball and Padel Courts)
Current Zoning: B-3 (General Business District) within the Western Sunrise Area and Western Sunrise Entertain District overlays
Location: 12801 W. Sunrise Boulevard
Planner: Matt Goldstein

The applicant's team and DRC staff members (see below contact information list) discussed comments for the proposed Special Exception for Epic Athletic Club at the Sawgrass Mills mall.

Mr. Jose Chediak, owner of the proposed Epic pickleball and padel courts, spoke with Ms. Susie Malken, Captain/Fire Plans Examiner regarding both Fire Comments A.1. and A.2. Ms. Malken explained exactly what needed to be provided by the applicant regarding signatures as well as address information. In addition, Ms. Malken stated the applicant should confirm all life-safety equipment/information is up-to-date.

Mr. Jose Chediak asked about timing and processes moving forward. Mr. Matt Goldstein, Planning and Zoning Manager, went over the process moving forward and stated he could not give a specific timeframe for completion as much depends on the applicant's timing/responses.

Mr. Chediak asked if he could install courts for demonstration purposes. Ms. Malken and Mr. Goldstein informed him that could not be done.

Mr. Chediak asked about timing of building permit applications and when he could submit. Mr. Goldstein stated that the building permit application can be submitted at any time, but would not be approved until (at minimum) the Special Exception use was approved.

Mr. Chediak and Ms. Guismaily Findlay, Assistant City Engineer, discussed Engineering comments. Mr. Goldstein stated comments are similar to Planning and responses do not have to be replicated but indicated how they were addressed via the applicant's response letter.

Each one of Planning's comments were discussed and Mr. Goldstein clarified any questions Mr. Chediak had. Specifically, Mr. Chediak asked how Planning Comment A.1. and A.2. should be addressed. Mr. Goldstein identified documentation which must be provided in order to answer each comment separately.

Planning Comment A.4. was discussed. Mr. Goldstein stated that information provided on the lease and application were inconsistent, in addition to information on the Sawgrass Mills Mall Overall Site Plan sheet. Mr. Chediak and Mr. Goldstein agreed to research further to provide consistent information before the next resubmittal.

Mr. Chediak noted that information requested in Planning Comment B.1. was previously discussed with Ms. Marianne Edge (former Planner assigned to this project). Mr. Goldstein requested a copy of the information provided from Ms. Edge and suggested how Mr. Chediak could respond to his (Mr. Goldstein's) comment.

Planning Comment C.2. was discussed and Mr. Goldstein stated that all information is required.

Mr. Goldstein went over information to be provided within the applicant's narrative letter (Planning Comment D.1.), as well as response to comment letter.

Meeting ended at 10:39 a.m.

CITY OF SUNRISE - DEVELOPMENT REVIEW COMMITTEE (DRC)

MEETING DATE: April 10, 2024



Name	Agency/Business Name	Phone number	E-mail address
Victoria Chediak	EPIC Athletic Club	754-246-3456	victoria@epicathleticclub.com
Jose Chediak	↓	754-234-9739	mauricio@epicathleticclub.com
MATT GOLDSTEIN	CITY OF SUNRISE - Planning Div	954-746-3291	mgoldstone@sunrise.fl.gov
Quismaily Findlay	City of Sunrise - Engineering	954-746-3298	qfindlay@sunrise.fl.gov
SUSIE MALKEN	SUNRISE FIRE	954-572-2360	Smalken@sunrise.fl.gov
Michelle Newman	"	954-572-2369	mnewman@sunrise.fl.gov