

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: June 5, 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:

a. Tipico Rinconcito Colombiano # 2/ Special Exception SE-000210-2024

Applicant Name: Luis Fernandez/Green Apron Services, LLC
dba Tipico Rinconcito Colombiano # 2
Proposed Use(s): Restaurant-Nightclub
Current Zoning: B-3 (General Business District)
Location: 3801 N. University Drive, Suite 306
Planner: Ana Parada

The applicant, Luis Fernandez, and DRC staff members (see below contact information list) discussed comments for the proposed Special Exception for Green Apron Services, LLC dba Tipico Rinconcito Colombiano 2.

Engineering Division comments prepared by Guismaily Findlay, Assistant City Engineer. On page 5, comment (A)(1), Ms. Findlay stated that the site plan or property survey should indicate the unit's location. Ms. Parada added that it shall also be denoted on the elevations and pictures of the property.

On page 5, comment (A)(2), Mr. Fernandez confirmed that no exterior or interior modification has been proposed. The equipment installation was previously approved via a building permit, and the work has been completed.

On page 5, comment (D)(1), Mr. Fernandez stated that Leonard Del Percio (Property Owner) confirmed that no cross-access agreement exists with the adjacent properties. In that case, the comment is not applicable, as shall be noted in the written response, per Ms. Findlay.

Fire Department comments prepared by Susie Malken, Captain/Fire Plans Examiner. On page 6, Additional Comments, Ms. Malken explained why Fire cannot support the Special Exception application at this moment. The floor dance area shall be shown, labeled, and dimensioned on the Life Safety Plan. The maximum capacity will be evaluated/calculated based on the most stringent use proposed. Mr. Fernandez agrees to revise the plans and letter of intent to provide the additional information requested by the Fire Department and contact Ms. Malken if further clarification is needed.

Planning comments prepared by Ana Parada, Assistant City Planner. Ms. Parada commented on the following DRC comments:

On page 2, comment (A)(1), the internal traffic circulation system, ingress, and egress from University and Springtree Drive shall be denoted on the Site Plan as required per Section 16-36 of the City's Land Development Code.

On page 2, comment (A)(2), the Parking data table shall be updated to demonstrate that the property has sufficient parking spaces for the proposed nightclub. Per Section 16-144(a)(35) of the LDC, one parking space per 40 feet of gross floor area is required.

On page 2, comment (B)(1), all drawings/documents shall be provided in black and white to facilitate the mitigation of all the documents into ADA compliance for public hearing purposes.

On page 2, comment (C)(1), the Life Safety Plan shall be revised to denote the live entertainment area and show the location of the required signs.

On page 3, comment (4)(i), the language quoted shall be included in the letter of intent.

On page 3, comment (4)(ii), clarify in the letter of intent that catering services will not be provided. The use of "Catering services and food catering" is a special exception use that requires a separate application process.

On page 3, comment (4)(iii), the maximum capacity must be adjusted according to the Fire Department – Life Safety regulations.

On page 3, comment (6), pictures of all the elevations shall be provided, including the plaza's name and identifying the location of the subject restaurant/nightclub.

b. Tipico Rinconcito Colombiano # 2/ Extended Hours License

EH24-000606-2024

Applicant Name:	Luis Fernandez/Green Apron Services, LLC dba Tipico Rinconcito Colombiano # 2
Proposed Use(s):	Restaurant-Nightclub
Current Zoning:	B-3 (General Business District)
Location:	3801 N. University Drive, Suite 306
Planner:	Ana Parada

The applicant, Luis Fernandez, and DRC staff members (see below contact information list) discussed comments for the Extended Hours License application for Green Apron Services, LLC dba Tipico Rinconcito Colombiano 2.

Planning comments prepared by Ana Parada, Assistant City Planner. Ms. Parada commented on the following DRC comments:

On page 2, comment (1)(1), on the LOI (Letter of Intent), the applicant shall explain how the proposed hours will not negatively impact the neighborhood or existing businesses within the plaza. Mr. Fernandez stated that another nightclub has been operating in the Springtree Country Club Plaza for a long time and operates at similar extended hours as he proposes. Mr. Fernandez anticipates no negative impact associated with the Extended Hours License or nightclub use.

On page 2, comment (1)(ii), Mr. Fernandez confirmed that the Springtree Country Club participates in the City of Sunrise Police Department's "No Trespass" program, and Tipico Rinconcito Colombiano also participates in the program since February 2024. Mr. Fernandez agreed to include the information in the letter of intent.

On page 3, comment 9, Mr. Fernandez stated that he provided the original hard copies signed to Gabriela Ruiz, Planning Aided. Ms. Parada will confirm if the Planning staff has received all the required affidavits.

Before concluding the meeting, Mr. Fernandez agreed to revise all the supporting documents for the Extended Hours Application to ensure consistency with the documents provided for the Special Exception Use application.

Meeting ended at 11:29 a.m.

CITY OF SUNRISE - DEVELOPMENT REVIEW COMMITTEE (DRC)

MEETING DATE: June 6, 2024



Name	Agency/Business Name	Phone	Email
JIM KOEHL	CITY OF SUNRISE/PLNG	954 746 3279	JKOEHL@SUNRISEFL.GOV
Erin Smalley Findlay	City of Sunrise/Engineering	954 746 3298	efindlay@sunrisefl.gov
Rubena	COS	954-572-2299	Rubena@sunrisefl.gov
Michele Newman	Sunrise Fire	954-572-2369	mnewman@sunrisefl.gov
SUSIE HALLGREN	SUNRISE FIRE	954-572-2360	smallen@sunrisefl.gov
ANA PARADA	City of Sunrise. Planning Division.	954-321-2119	AParada@Sunrisefl.gov
Luis Fernandez	Tipico Pinceros to Colonia	646-299-3634	Pinceros to Colon bureau@sunrisefl.gov