



## City of Sunrise Board of Adjustment Meeting Minutes

Date: Tuesday, August 6, 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 6:00 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: Cheryl Levin – Chairperson  
Doreen Albert – Vice Chairperson  
Maryann Cassella  
Latoya Clarke  
Rosa Garcia

City Staff Present: Jim Koeth – Assistant Director/City Planner  
Matthue Goldstein – Planning and Zoning Manager  
Aristeus Johns – Zoning Technician  
Laura Perez – Administrative Assistant I

### D. Open Discussion – Public Participation

### E. Approval of Minutes – June 4, 2024

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

#### Roll Call

Cheryl Levin	Yea
Doreen Albert	Yea
Maryann Cassella	Yea
Latoya Clarke	Yea
Rosa Garcia	Yea

### F. Old Business

There was no old business brought before the Board.

## G. New Business

<b>1. Application:</b>	<b>Tipico Rinconcito Colombiano 2 (Special Exception)</b>
Application Number:	SE-000210-2024 (133)
Applicant:	Green Apron Services, LLC
Property Owner:	Delp LLC
Proposed Use:	Nightclub
Location:	3801 N. University Drive, Suite 306
Folio(s):	4941.2103.0190
Current Zoning:	B-3 (General Business District)
City Commission Meeting:	September 10, 2024
C Number:	C24200
Planner:	Ana Parada

Mr. Matt Goldstein, Planning and Zoning Manager, summarized the Staff Report with the entire report entered into the record. Mr. Goldstein indicated the proposal is to open a nightclub featuring live music and multi-cultural entertainment.

Ms. Albert asked for more information about the Sunrise Police Detail Program and how that will be paid for. Mr. Goldstein stated that one of the conditions of approval requires the applicant to pay for police detail.

Ms. Clarke asked about the hours of the establishment next door. Mr. Goldstein stated that it is currently operating the same hours that Mr. Luis Fernandez, Owner of Tipico Rinconcito Colombiano 2, is proposing for his business.

Mr. Luis Fernandez was present and provided more information about the application. Mr. Fernandez stated Tipico Rinconcito Colombiano 2 will operate as a bakery, restaurant and nightclub. He provided the Board with more information regarding Tipico Rinconcito Colombiano's day-to-day operations and his goals for the establishment.

Ms. Cassella asked if there will be any nightclub operations at 7 a.m. Mr. Fernandez stated nightclub operations would begin around 8:00 p.m.

Ms. Levin asked about the size of the bakery. Mr. Fernandez elaborated on some of the menu options available at Tipico Rinconcito Colombiano 2 and that the food will be made on the premises.

Ms. Clarke stated she has visited the restaurant before and she enjoys it. She also stated her concern about the proposed extended hours.

Ms. Levin asked the location getting crowded in the late-night hours (after midnight). Mr. Fernandez stated that he does expect there to be a lot of foot traffic and the desire to have later hours is based off of his customers' requests.

Ms. Levin asked if there any residences located nearby. Mr. Goldstein stated that there are not any residences directly nearby. Mr. Fernandez noted the existing plaza contains commercial businesses.

Ms. Garcia asked why the applicant wants to be open until 3:00 a.m. on Monday – Thursday. Mr. Fernandez stated that he included those days on the application in order to provide more freedom in hosting events and providing services to customers any day of the week.

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

Roll Call

Cheryl Levin	Yea
Doreen Albert	Yea
Maryann Cassella	Yea
Latoya Clarke	Yea
Rosa Garcia	Yea

**2. Application: Sunrise Town Center – Liquor Store (Special Exception)**

Application Number:	SE-000307-2023 (88:60013)
Applicant:	BRE Mariner Sunrise Town Center LLC
Property Owner:	BRE Mariner Sunrise Town Center LLC
Proposed Use:	Retail
Location:	3400 - 3548 N University Drive (Bay #500)
Folio(s):	4941.2103.0114
Current Zoning:	B-3 (General Business District)
City Commission Meeting:	September 10, 2024
C Number:	C24199
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 the proposal is to open a 2,100 square foot liquor store adjacent to a proposed grocery store.

Ms. Sara Thompson, Attorney with Miskel Backman LLP, was present and gave a brief presentation to the Board with more information about the application.

Ms. Cassella asked for the grocery store’s name. Ms. Thompson stated that they cannot disclose the name of the grocery store at this time.

Ms. Clarke requested clarification on the extent of the façade remodel. Ms. Thompson stated that the entire shopping center will be receiving a façade update, but the only structural change will be to the grocery store bay adjacent to the proposed liquor store.

Ms. Clarke stated that there are a few other grocery stores nearby. Ms. Thompson stated that the other stores fill their own roles and this proposal is for a national grocery chain that fills the need of being solely a grocery store.

Ms. Levin asked if this chain is considered affordable. Ms. Thompson stated that she would say so.

Ms. Levin asked how long it will take to build. Ms. Thompson stated she believes the project can be completed in about 12-18 months.

Ms. Levin asked how this would impact the parking. Ms. Thompson stated she does not believe it will impact any other tenants of the plaza as this bay is somewhat isolated from the rest of the plaza.

Ms. Albert asked for clarification about the need for the special exception. Ms. Thompson stated that the liquor store requires a Special Exception Use permit and this liquor store is associated with the grocery store.

Ms. Levin asked if access to the liquor store will be available from inside the grocery store. Ms. Thompson said no.

Ms. Garcia stated that there are no other liquor stores nearby so she believes this is a good addition to the community.

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

Roll Call

Cheryl Levin	Yea
Doreen Albert	Yea
Maryann Cassella	Yea
Latoya Clarke	Yea
Rosa Garcia	Yea

**H. Board Forum**

Mr. Koeth and the Board welcomed Ms. Rosa Garcia.

Ms. Clarke asked for more clarification about the façade of the Sunrise Town Center and the proposed modifications. Mr. Koeth clarified that renderings of the façade were provided by the applicant for context, but that is not what is being voted on by the Board. The applicant is planning to demolish a portion of the existing shopping center and rebuild it for a proposed grocery store. In doing so, they will also make some updates to the remainder of the plaza.

Ms. Cassella asked if they will be removing the end cap of the plaza. Mr. Koeth stated that everything currently in the plaza will remain.

**I. Adjournment**

Ms. Albert motioned to adjourn the meeting. Seconded by Ms. Clarke. All were in favor. The meeting adjourned at 6:45 p.m.

Transcribed by:

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Laura Perez  
Administrative Assistant I / Board Secretary

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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.