



## City of Sunrise Planning and Zoning Board Meeting Minutes

Date: May 2, 2024

Time: 6:00 p.m.

Location: City Hall – Osprey Conference Room

Address: 10770 W. Oakland Park Boulevard – Sunrise, FL 33351

### A. Call to Order

Ms. Storms called the meeting to order at 6:00 p.m.

Mr. Koeth introduced the new Board Secretary, Ms. Laura Perez.

### 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 / Attendance

Board Members Present: Jane Storms - Chairperson  
David Iannacone  
Vivi Assidon  
Athea Antoine  
Elizee Milhomme  
Tasheema Lewis

City Staff Present: Jim Koeth – Assistant Director/City Planner  
Matt Goldstein – Planning and Zoning Manager  
Ana Parada – Assistant City Planner  
Aristeus Johns – Zoning Technician  
Laura Perez – Administrative Assistant I  
Nathalie Augustin – Administrative Assistant II

### D. Open Discussion – Public Participation

There were no members of the public present at this meeting.

### E. Approval of Minutes – February 1, 2024

Mr. Assidon motioned to approve the minutes. Seconded by Ms. Antoine. There was no further discussion.

#### Roll Call

Jane Storms	Yea
David Iannacone	Yea
Vivi Assidon	Yea
Athea Antoine	Yea
Elizee Milhomme	Yea
Tasheema Lewis	Yea

**F. Old Business**

Mr. Koeth indicated there is a meeting scheduled for July 4, 2024 and proposed rescheduling the meeting to July 10, 2024. The Board agreed unanimously.

**G. New Business**

- 1. Application:** Tommy Bahama Marlin Bar Restaurant (Revised Site Plan)
- Application Number: RSP-000294-2023 (87:90002)
- Applicant: Sawgrass Mills Phase IV, L.L.C.
- Property Owner: Sawgrass Mills Phase IV, L.L.C.
- Use: Commercial
- Location: 1840 Sawgrass Mills Circle, #4100
- Folio(s): 4940.2605.0080
- Current Zoning: B-3 (General Business District) within the Western Sunrise Area and Western Sunrise Entertainment District
- City Commission Meeting: May 28, 2024
- C Number: C24098
- Planner: Matt Goldstein

Mr. Matt Goldstein, Planning and Zoning Manager, summarized the Staff Report with the entire report entered into the record. Mr. Goldstein explained the proposal is for a new restaurant at the Colonnades Shoppes located within the Sawgrass Mills Mall and provided further information regarding the design features, the outdoor seating area, and the landscape proposal.

Mr. Paul Janyska, representing Simon Property Group, and Ms. Lillian Hancock, representing Tommy Bahama, provided more information about the design plan for the proposed restaurant.

Ms. Lewis and Mr. Assidon asked for clarification of the proposed use of the business. Mr. Janyska stated that it is a combined retail and restaurant use.

Mr. Assidon asked if there will be a second floor. Mr. Janyska stated there will not be a second floor.

Mr. Milhomme asked if there will be an amendment to Mall’s Uniform Signage Plan specifically related to Tommy Bahama. Mr. Goldstein stated the Mall has a Uniform Signage Plan and all signage within the premises must be included in this signage plan. Should the application for Tommy Bahama be approved, the Mall will have to amend the existing signage plan to include the changes Tommy Bahama will be making. Mr. Janyska added that Tommy Bahama submitted the Uniform Signage Plan for review last week.

Mr. Assidon motioned to approve the application. Seconded by Mr. Milhomme. There was no further discussion.

**Roll Call**

- Jane Storms Yea
- David Iannacone Yea
- Vivi Assidon Yea
- Athea Antoine Yea
- Elizee Milhomme Yea
- Tasheema Lewis Yea

<b>2. Application:</b>	<b>Minyan Plaza North FKA Tamanaco (Exterior Elevation Changes to Site Plan)</b>
Application Number:	EECSP-000310-2023 (5)
Applicant:	MZS Group 5 LLC
Property Owner:	MZS Group 5 LLC
Proposed Use:	Commercial
Location:	2670-2690 North University Drive
Folio(s):	4941.2811.0910
Current Zoning:	B-3 (General Business District)
City Commission Meeting:	May 28, 2024
C Number:	C24105
Planner:	Ana Parada

Ms. Ana Parada, Assistant City Planner, summarized the Staff Report with the entire report entered into the record. Ms. Parada explained the proposal is to revise the elevations and modernize the façade of the existing plaza and elaborated on the proposed design plan.

Meyer Minyan, CEO of Minyan Plaza, and Steve Brandt, Architect, were present and provided more information and photos of the current state of Minyan Plaza North.

Mr. Brandt presented a rendering of the current elevations of Minyan Plaza North to the Board. He stated that the building needs an update to the exterior to make it more appealing to customers and potential tenants. Mr. Brandt stated that no interior or exterior demolition or site work will be done.

Mr. Brandt presented a rendering of the proposed elevation change. He explained that they hope to make the exterior more attractive and contemporary. He also stated that he has worked with Mr. Minyan previously and hopes to make similar changes to Minyan Plaza North.

Mr. Brandt presented a floor plan which showed columns that are to be added. Mr. Brandt also stated that they will be adding screening to the back of the roof.

Ms. Lewis complimented the proposed exterior elevation changes. Ms. Lewis asked for clarification on the color scheme and whether or not green will be added. Ms. Parada clarified that green will not be apart of the color palette.

Mr. Assidon asked if the columns were being added to strengthen the foundation of the plaza. Mr. Brandt stated new structures will have to meet current code and will be strong.

Mr. Iannacone asked if the storefront frames will be painted. Mr. Minyan stated that the windows will be changed to hurricane impact windows. Mr. Minyan also stated that he is in the process of obtaining building permits to renovate the storefronts and implementing new signage.

Mr. Milhomme stated that he agrees this proposed change will give the plaza a facelift. Mr. Milhomme asked if there are any operational or safety concerns for current tenants. Mr. Minyan stated that most tenants are leaving as their leases have terminated and those who are staying are long-time tenants. Mr. Minyan also stated that he plans on acquiring another property and moving some current tenants of Minyan Plaza North into that building.

Ms. Storms asked if they plan to acquire a restriping/resealing permit and if the new landscaping seen in the renderings is a result of the restriping. Mr. Minyan stated that he intends to obtain a permit to

incorporate new landscaping as part of the updates being made to the building. There was a brief discussion about parking and landscaping.

Ms. Storms asked Ms. Parada if she will be the reviewer of the resealing/restriping and landscaping permits. Ms. Parada stated that a separate permit will be required for additional renovations and modifications. At this time, there are no applications for restriping or landscaping. Mr. Koeth stated that the Engineering division and the Urban Forester would need to look at the landscape and restriping plan before any decisions can be made.

Ms. Lewis asked if the parking lot is currently nonconforming. Mr. Koeth stated this application is only for exterior elevation changes – strictly cosmetic – and circulation is not reviewed as it is not a revision to the Site Plan.

Mr. Brandt stated that he plans to keep the exterior elevation change process as simple as possible and plans on handling the parking lot and other changes at a later time.

Mr. Assidon motioned to approve the application with the condition of the Staff's recommendation. Seconded by Mr. Iannacone. There was no further discussion.

### **Roll Call**

Jane Storms	Yea
David Iannacone	Yea
Vivi Assidon	Yea
Athea Antoine	Yea
Elizee Milhomme	Yea
Tasheema Lewis	Yea

## **H. Land Development Code Amendments**

Mr. Koeth indicated to the Board there was an amendment to the Land Development Code. He provided information regarding the signage amendment which was adopted by Ordinance No. 402-24-A. Ms. Storms asked if this amendment will affect the Minyan Plaza signage that currently exists. Mr. Koeth stated it will not affect Minyan Plaza as this amendment was primarily drafted to facilitate the Land Development Code being consistent and compliant with recent case law. Ms. Lewis positively acknowledged Staff on the draft of amendment. Mr. Koeth clarified that the City worked with outside counsel on this amendment.

## **I. Development Project Update**

Mr. Koeth provided the Board with an update regarding the applications reviewed and approved by the Board at its last meeting on February 1, 2024 and which had been brought before City Commission for action. Westerra Master Plan was approved unanimously by City Commission on February 27, 2024.

## **J. Board Forum**

Ms. Lewis asked if all of the applications approved by the Planning and Zoning Board go before City Commission. Mr. Koeth clarified that the Planning and Zoning Board is a recommendation board, not a Local Planning Agency. Most projects, with the exception of a few types of applications, will continue on to City Commission.

Ms. Storms asked if Special Exception applications are heard by the Planning and Zoning Board. Mr. Koeth stated that Special Exception applications are heard by Board of Adjustment.

Ms. Lewis asked about the combined use of retail and restaurant and if this is becoming more common. She also inquired about the parking increase that Tommy Bahama is proposing. Mr. Koeth noted the Sawgrass Mills Mall shares parking with its tenants and there are certain requirements for the Mall based upon parking spaces available. There was a brief discussion about combined use.

Mr. Koeth introduced Aristeus Johns, the City's Zoning Technician, to the Board.

Mr. Milhomme asked about the F-1 form and how often the form needs to be filled out. Mr. Koeth responded yearly and that Staff will inquire on the Board's behalf to confirm the filing frequency.

Ms. Lewis asked about the status of the electronic review process. Mr. Koeth stated that the City has recently hired a program analyst to assist with the electronic review/submittal process. Mr. Koeth also stated that the City will continue to support the Board as this process becomes more developed. There was a brief discussion about electronic submittals.

Ms. Antoine asked about the street work that is happening on Oakland Park Boulevard and Nob Hill Road. Mr. Koeth stated he will communicate with the City's liaison to inquire about the status of the project.

#### K. Adjournment

Mr. Milhomme motioned to adjourn the meeting. Seconded by Ms. Lewis. All were in favor. The meeting adjourned at 6:53 p.m.

Transcribed by:

  
\_\_\_\_\_  
Laura Perez  
Administrative Assistant I / Board Secretary

8 | 5 | 2024  
\_\_\_\_\_  
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: 8 | 1 | 2024
- 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.