



ELEGANT SOIRÉE VENUE – BANQUET HALL (SPECIAL EXCEPTION)

Summary

This is an application for Special Exception use approval of a proposed banquet hall located within the existing Pines Plaza Shoppes shopping center specifically at 4555-4557 N. Pine Island Road, as shown on the location map. The property is zoned B-3 (General Business District) and the underlying land use is C (Commercial) on the City's Future Land Use Map. The proposed banquet hall use requires City Commission approval per Subsection 16-36 of the Land Development Code (LDC) for a Special Exception.

General Information

The Pines Plaza Shoppes ("Plaza"), formerly "Pine Island Plaza" and "Old Florida Plaza", Site Plan was originally approved by the City of Sunrise City Commission on October 8, 1985, via Resolution No. 82-265. The Plaza has received variances for setbacks, landscaping and parking, as well as several Special Exception use approvals for various tenants over the years. Current tenants within the Plaza include a grocery store, retail uses, public assemblies, medical offices, restaurants, a liquor store and beauty salons.

Along the west side of the property is a lake zoned R/OS (Recreation/Open Space District) and a multi-family residential development zoned RM-10 (Low Medium Multifamily Residential District). North of the property is a multi-family residential development zoned RM-10. To the east of the property are single-family dwelling units and a utilities facility all located within the City of Lauderhill. To the south of the property is a gas station/repair shop zoned B-3, lake zoned R/OS, and RM-10 residential across the lake.

The Plaza prohibits nightclubs, adult entertainment, teen night clubs and convenience store uses based upon a recorded restrictive covenant, effective August 26, 2025, via Instrument No. 120443638.

Project Description

Elegant Soirée Venue is a proposed banquet hall, consisting of approximately 3,200 square feet, located within units 4555-4557 of the existing Pines Plaza Shoppes. The proposed hours of operation are Monday through Sunday, from 9:00 a.m. to 1:00 a.m. for

EXHIBIT A

events and between 9:00 a.m. to 5:00 p.m. for office hours. The applicant has represented that at least one of the business owners will be present for all events. At least two (2) security guards will also be present, along with applicable vendors (i.e. catering company staff, DJ, cleaning crew, etc.), for all events. A CCTV system will be installed within the interior and exterior of the establishment to assist in ensuring safety. No cooking is proposed at the venue and the floor plan will include a permanent stage, permanent bar, portable DJ booth and seating for up to 150 guests. The proposed banquet hall will be designed for events such as corporate meetings, weddings, social celebrations, fundraisers and family-oriented gatherings and will not operate as a nightclub, as per the City of Sunrise Land Development Code's definition. The establishment will only be available for private, scheduled events and will not be a public entertainment venue.

Staff Evaluation

The applicant has addressed the criteria established in Section 16-36(d) of the LDC for the granting of a Special Exception use as follows:

IMPACT ON SURROUNDING PROPERTIES: The applicant states the approval of this business will not bring forth any negative effects to nearby neighborhoods, as the location is within an existing shopping plaza, nor will it interfere with the other existing stores in the plaza. The applicant is committed to securing a safe environment for the community. The applicant acknowledges noise levels shall be limited per Chapter 9, Article II of the City's Code and further indicates sound levels will be managed by monitoring decibel levels to ensure compliance with the city ordinances. Speakers will also be strategically placed to distribute sound evenly and thick curtains will be used in the windows to help dampen sound while looking elegant. In addition, sound-dampening insulation will be installed between the wall layers to help control the spread of sound as well as ensuring all gaps, joints, and penetrations in the walls are properly sealed with acoustical sealants to prevent sound leaks. A separate lobby area, which will have a second set of doors, will assist with keeping the noise inside when the main entrance doors are opened.

The venue will be helping to create full-time and part-time jobs for local residents, including positions in security, cleaners, and technical support. Likewise the venue would also create indirect employment for local vendors (caterers, decorators, photographers, DJs) who will benefit from increased business opportunities. Event attendees will bring increased foot traffic to nearby restaurants, gas stations, shops, hotels, etc.

TRAFFIC: The applicant states the venue will not contribute to increased traffic, as most events are usually held on the weekends or after peak traffic hours (usually around 8 pm). Some businesses within the existing plaza do not open and/or close early on weekends, which also helps with traffic reduction and parking. However, when an event is held two (2) security guards will help manage traffic in the parking lot and also the safety of everyone. In addition, the applicant will encourage its guests to carpool, use ride-sharing

EXHIBIT A

or use public transportation to reduce the number of commuters during an event. The applicant will educate its customers about responsible parking and ensure that loitering, or illegal parking, in adjacent areas is strictly prohibited and monitored by security staff. Clients will be required to provide an estimated vehicle count and include a maximum vehicle limit in all contracts. Through these measures, the applicant plans to produce responsible parking management, minimize traffic impact, and maintain a safe, orderly environment for the plaza and the surrounding community.

The proposed establishment will be 3,200 square feet requiring forty-three (43) parking spaces. As such, the Plaza will continue to maintain adequate parking.

COMPREHENSIVE PLAN: The applicant states the proposed banquet hall use is consistent with the following portions of the City of Sunrise Comprehensive Plan:

Future Land Use Goal 2: Provide for a varied and diverse mix of commercial opportunities to serve the residents of the City of Sunrise and the South Florida region.

Applicant's Response: The banquet hall supports Goal 2 by contributing to a varied and diverse mix of commercial opportunities, offering a unique venue that complements existing uses, serves both local residents and the broader South Florida region, attracts regional visitors, and enhances economic activity within the City of Sunrise.

Future Land Use Policy 2.2.1: The City of Sunrise Land Development Code (LDC) further regulates the intensity of commercial use by the establishment of several commercial zoning districts and providing that some commercial uses be allowed by special exception only.

Applicant's Response: Elegant Soirée is consistent with Policy 2.2.1 of the City of Sunrise, Florida LDC, as it represents a regulated commercial use that manages intensity through controlled hours, occupancy, parking, and noise to ensure compatibility with surrounding properties. The LDC further regulates commercial intensity by assigning uses to zoning districts and requiring higher-impact uses, such as banquet halls, to obtain approval through a special exception. As an event venue, Elegant Soirée introduces concentrated, periodic activity, but its impacts are mitigated through these operational controls, aligning with the LDC's objective of balancing commercial intensity with surrounding land uses.

Future Land Use Policy 2.2.5: Regulate signs in order to promote community aesthetics and scenic beauty in the City and protect the health, safety, and welfare of the City residents.

Applicant's Response: Elegant Soirée is consistent with Policy 2.2.5 of the City of Sunrise, Florida Land Development Code, as the proposed signage will be designed and installed in a manner that is architecturally compatible with the site

EXHIBIT A

and surrounding area, fully compliant with applicable code requirements, and intended to enhance community aesthetics while protecting public health, safety, and welfare

OTHER FACTORS: The applicant states this proposal is strictly for a banquet hall and will not be used as a nightclub as defined by the City of Sunrise LDC. Per Section 16-277 of the City of Sunrise Code of Ordinances, the applicant states, Elegant Soirée Venue does not meet the criteria of a nightclub use and is aware of the differences between nightclub and banquet hall uses. Operators will never rent to an individual or organization who will charge a cover/ door charge, as stipulated in the City of Sunrise LDC Section 16-277. For added security, the venue will hire two (2) licensed security guards, one of which will remain at the door during all hours of an event to thoroughly search everyone using a metal detector wand. The second guard will handle the internal flow and parking. Surveillance cameras will be placed inside and outside to ensure the safety and well-being of its guests. The applicant further state a cleaning company will be hired to maintain the cleanliness of the venue before and after each event. Occupancy limits will be enforced in accordance with fire and safety codes. The only change made to the outside of the building will consist of the business name/ logo in the front of the units. No other changes will be made to the building or surrounding area are proposed. The applicant will observe all federal and state regulations, and is prepared to meet all requirements for the City's Special Exception approval.

Staff Recommendation to the Board of Adjustment, September 1, 2026

Staff finds this application meets all applicable LDC requirements for the granting of Special Exception use. Therefore, Staff recommends approval subject to the following conditions prior to issuance of Business Tax Receipt:

1. All establishment doors must remain closed other than for ingress and egress.
2. Outdoor seating and any outdoor activities associated with the establishment are not permitted.
3. Install soundproofing to meet or exceed an STC rating of 60. All required permits must be obtained.

The applicant has voluntarily committed to the following conditions, which will be required as a part of this use's approval, and will be completed prior to issuance of Business Tax Receipt:

4. Adhere to all plaza restrictions in the restrictive covenant recorded via Instrument No. 120443638, prohibiting nightclubs, adult entertainment, teen night clubs and convenience store uses.
5. The venue is restricted to private events and will not operate as an entertainment facility open to the public.

EXHIBIT A

6. Construct a separate lobby area that includes a separate set of doors within the proposed venue. All required plans and permit must be obtained for any construction activity.
7. Install a multi-camera CCTV system.
8. Install a monitored alarm system.
9. Register under the City of Sunrise "Trespass Program."
10. During all events, the venue shall staff a minimum of two (2) licensed security guards.
11. The banquet hall hours are stricted to Monday through Sunday 9:00 a.m. to 1:00 a.m. Any change of hours will require revised Special Exception.

Board of Adjustment Recommendation, September 1, 2026

At its meeting on September 1, 2026, the Board approved the Staff's recommendations subject ot the conditions listed above as well as an additional condition voluntarily proffered by the applicant:

12. To rent the banquet hall for any event, the applicant(s) must be a minimum of twenty-one (21) years old.

Final Recommendation to the City Commission, September 23, 2026

Staff recommends approval of this application subject to the conditions listed above.

Planner: Matt Goldstein

File No. SE-000321-2025 (85:80028)

LOCATION MAP

