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To: City of Sunrise Planning &
Zoning Division
Subject: Special exception
request for a banquet hall



SPECIAL EXCEPTION ELEGANT SOIRÉE VENUE

Capital Multi Services, LLC (“petitioner”) is a tenant of Pine’s Plaza Shops at 4555-4557 North Pine Island Road, Sunrise, FL, 33351. The property is located within the Pine’s plaza shops retail center that currently includes a variety of uses, such as a smoke shop, grocery store, restaurant, amongst others. This letter is written for the application request for special exception approval with the city of Sunrise. The intended purpose of the application is to open an all white and modern banquet hall.

Our proposed location offers an impressive 3,200 square feet of combined space, perfectly suited for hosting a wide range of private events. The operating hours for this banquet hall will be Monday through Sunday (seven days a week), 9:00 AM-1:00AM. (Office hours will be 9:00AM-5:00PM, while a booked event can fall anywhere between 9:00AM-1:00AM). There will be two permanent employees for this company present only during the event hours (two security guards). One bartender from an alcohol catering company may be present during an event if the client requests for the bar. One owner (Stanley/ Stacey) will be present anytime from 9:00 AM- 1:00AM. This venue will feature a permanent stage, permanent bar, portable DJ booth and seating for 150 guests, as well as handicap accessible features. There will not be any cooking at the venue, however, we may partner with nearby restaurants for a catering contract per our client’s request only. It is important to know that this venue will have several safety measures in place. Such as surveillance systems, well trained staff, and safety protocols. We will also hire and sign a contract with a liquor catering company, with professional bartenders who will only serve liquor to our guests who are 21+ and have presented a physical government-issued ID. Our goal is to be the premier choice

for private event venues, delivering an unforgettable and safe experience that leaves a lasting impression on our clients and their guests.

A special exception approval from the city of Sunrise is required for this banquet hall. According to section 16-36 (d) of the city's Land Development Code, the applicant must meet specific criteria:

1. Impact on surrounding properties:

The approval of this business will not bring forth any negative effects to nearby neighborhoods, as the location is within a shopping plaza, nor will it interfere with the other existing stores in the plaza. Capital Multi Services, LLC is committed to securing a safe environment for our community. When it comes to noise, levels shall be limited per Chapter 9 article II of the city's code. We will manage sound levels by monitoring decibel levels to ensure compliance with the city ordinances, while still being enjoyable for our clients and their guests. We will also strategically place speakers to distribute sound evenly, and will also use thick curtains to help dampen the windows while looking elegant. There will be sound-damming insulation installed between the wall layers to help control the spread of sound. We will ensure all gaps, joints, and penetrations in walls are properly sealed with acoustical sealants to prevent sound leaks. We have already added a lobby area to the floor plans, which will have a second set of doors that will help keep the noise inside when the main entrance doors are opened. We will schedule events within city-permitted hours to minimize disruption. Our venue will contribute to the economic growth by contributing to local tax revenue that will likely support public services like schools, parks, and infrastructure. We'd be creating full-time and part-time jobs for local residents, including positions in security, cleaners, and technical support. We'd 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., especially those coming from far, out of state, or overseas to attend the event.

2. Traffic:

Our 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 do not open and/ or close early on weekends, which also helps with traffic reduction and parking. We will always

encourage our guests to carpool or use public transportation to reduce the number of commuters during an event. We will educate our customers about responsible parking and ensure that loitering or illegal parking in adjacent areas are strictly prohibited and monitored by our security staff. We will also inform them that we have limited parking spots in order to encourage ride-sharing services and carpooling. We will require clients to provide an estimated vehicle count and include a maximum vehicle limit in all contracts. Through these measures, Elegant Soirée Venue will ensure responsible parking management, minimize traffic impact, and maintain a safe, orderly environment for the plaza and the surrounding community. Traffic will not be an issue, as the parking chart confirms we have all the required spots and the plaza's existing infrastructure is well equipped to accommodate the traffic flow.

- **Community Policing:** Elegant Soirée Venue will comply with the City of Sunrise, Florida trespass program by registering the property with the City and confirming that any exterior improvements to the building or parking area, if proposed, will be fully permitted and code-compliant. The venue will operate as a non-smoking establishment with required signage posted, prohibit outdoor seating and outdoor activities, and display the mandated alcohol warning signage in a visible location. Elegant Soirée Venue further acknowledges and will adhere to all plaza restrictions, including the prohibition of nightclub activity as defined in LDC §16-244, ensuring operations remain consistent with permitted banquet/event uses.

3. Sunrise Comprehensive Plan: Commercial

- **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.
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.
- **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 provides that some commercial uses be allowed by special exception only.

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.

- **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.

Response: It is consistent with policy 2.2.5 through the use of architecturally compatible, code-compliant signage that enhances community aesthetics while supporting public health, safety, and welfare.

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

The goals, objectives and policies of the Sunrise comprehensive plan, is relevant to the proposed business. The goal of this event space is to contribute positively to the local economy while offering a clean, safe, and inclusive venue that meets the social and cultural needs of the Sunrise community. We will aim to be a "valuable asset by boosting the local economy, enriching cultural experiences, and revitalizing the neighborhood, all while maintaining strict compliance with city regulations. Approving the special exception will provide convenience to the residents and nearby neighborhoods due to its close proximity. Elegant Soirée Venue is more than a venue— it is a vital contributor to the local economy, a bridge between cultures and communities, and a catalyst for

sustainable growth in Sunrise. By creating a space that celebrates diversity, fosters economic opportunity, and enhances community cohesion, we are aligned with the City's vision for inclusive, vibrant development. I am confident that we will contribute positively to the area and reflect the city's values.

4. Other factors:

This project proposal is strictly for a banquet hall and will not be used as a nightclub as defined by the City of Sunrise LDC. Per the City of Sunrise Code section 16-277 compliance, Elegant Soirée Venue does not meet the criteria. We are aware of the differences between a nightclub and banquet hall and will stay within our limit. We 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, we will hire two licensed security guards, one will remain at the door at 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 wellbeing of our guests. We will hire a cleaning company to come before each event in order to maintain the cleanliness of the venue. We will enforce strict occupancy limits in accordance with fire and safety codes. There will be a change made outside of the building, and it's adding the business name/ logo in front of the roof. No other changes will be made. We will also register with Capital Multi Services, LLC will observe all federal and Florida regulations, and are prepared to meet all requirements for the city's special exception approval.

5. B-6 District intensity and density:

This property is located within the B-3 General Business zoning district. Therefore, this criterion is inapplicable.

Thank you for your time and consideration, we look forward to partnering with the city and community to bring this vision to life.

Best Regards,
Stanley Safeus and Stacey Safeus