



## City of Sunrise Planning & Zoning Board Meeting Minutes

Date: Thursday, November 5, 2020  
Time: 6:00 p.m.  
Location: Flamingo Park Meeting Hall  
Address: 12855 NW 8 Street – Sunrise, FL 33323

### Public Participation - Telephonic Attendance

Due to the COVID-19 emergency, the public may attend and participate in the above meeting by telephone by using GoToMeeting Conference Calling as early as fifteen (15) minutes before the start time utilizing the details below:

- a. Dial in number: 1 (224) 501-3412
- b. Access Code: 962-715-829

Attendees will be called upon to speak, one at a time, by the meeting organizer. For technical difficulties, please call (954) 746-3281 or (954) 609-3464.

### A. Call to Order

Mr. Huzar called the meeting to order at 6:20 p.m.

### B. Pledge of Allegiance and Moment of Silence

### C. Roll Call

Board Members Present: Chris Huzar, Jane Storms, Vivi Assidon, Athea Antoine, David Iannacone and James TabEEK.

City Staff Present: Jim Koeth, Sylvia Miller and Nathalie Augustin.

### D. Open Discussion – Public Participation

The member of the public who dialed in for this meeting chose not to speak.

### E. Approval of Minutes for May 7, 2020 Planning and Zoning Board Meeting

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

Roll Call:

Chris Huzar	Yea
Jane Storms	Yea
Vivi Assidon	Yea
James TabEEK	Yea
Athea Antoine	Yea
David Iannacone	Yea

## F. Old Business

There was no old business brought before the board at this time.

## G. New Business

### 1. Application: **Sunrise West Shopping Center (Sign Waiver)**

Application Number: 18:148 (99:04001)  
Applicant: Lisa Snider, McNeill Signs Inc.  
Property Owner: USPA Sunrise West, LLC  
Use: Commercial  
Location: 9010 - 9370 W. Commercial Boulevard  
Folios: 4941.1736.0010  
Current Zoning: B-3 (General Business District)  
Planner: Sylvia Miller, AICP

Ms. Sylvia Miller, Assistant City Planner, summarized the Staff Report with the entire report entered into the record. Ms. Miller advised the proposal is to permit one (1) addition ground sign for the Sunrise West Shopping Center.

Ms. Christina Borrego, Project Manager of McNeill Signs, Inc., was present and provided further information about this application.

Mr. Tabeek asked if the Carvel flag signage shown on Slides 4 through 6 of the application would be removed. Ms. Borrego replied the Carvel sign is temporary and can be removed. Ms. Miller added that due to Covid-19, Sunrise City Commission has provided temporary relief for businesses by permitting flag signage until December 31, 2020.

Mr. Iannacone indicated that although the easternmost sign did not have a permit, signage is necessary for this plaza.

Mr. Iannacone asked if the sign would have lighting for evening and night hours. Ms. Borrego replied yes.

Mr. Huzar asked if New Sign B will have enough space for signage for all tenants. Ms. Borrego replied yes.

Mr. Huzar asked if the monument sign will match others. Ms. Borrego replied yes.

Mr. Tabeek motioned to approve Staff's recommendation. Seconded by Mr. Assidon. There was no further discussion.

#### Roll Call:

Chris Huzar	Yea
Jane Storms	Yea
Vivi Assidon	Yea
James Tabeek	Yea
Athea Antoine	Yea
David Iannacone	Yea

## H. Land Development Code Amendments

Mr. Koeth stated that no amendments to the Land Development Code have been made since the Board's last meeting on May 7, 2020.

## I. Development Project Update

Mr. Koeth provided the Board with an update on the application that was recommended for approval by the Board at its meeting on May 7, 2020, and which had been brought before City Commission for action.

## J. Board Forum

Mr. Huzar asked if there is any progress on the BJ's Plaza development. Mr. Koeth advised revisions to the proposal are being completed at an administrative revision level.

Mr. Iannacone asked if there is any progress on a potential Penn Dutch development. Mr. Koeth advised he is not aware of any progress at this time.

## K. Adjournment

Mr. Iannacone motioned to adjourn the meeting. Seconded by Mr. TabEEK. All were in favor.

The meeting adjourned at 6:49 p.m.

Transcribed by:

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Nathalie Augustin  
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 Planning and Zoning Board 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.



## **STAFF REPORT**

### **WESTGATE BRAVO SUPERMARKET (REVISED SITE PLAN)**

#### **Summary**

This is an application for Revised Site Plan approval for the expansion of an existing Bravo Supermarket. The subject property is located at 15860 W. State Road 84, within the Westgate Square Shopping Center (the "Center"), at the southeast corner of Weston Road and W. State Road 84, as shown on the location map. The applicant is proposing to construct a 2,072 square foot building addition onto the existing 106,082 square foot retail center. 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 Revised Site Plan requires City Commission approval per Section 16-32 of the Land Development Code (LDC).

#### **General Information**

On September 13, 2013, the City of Sunrise City Commission approved the Site Plan for the Center by Resolution No. 83-186. Since 1983, the Center has had multiple Site Plan updates. Specifically, the Bravo Supermarket has undergone several revisions including an Administrative Revision, approved on December 1, 2017, incorporating accessory features (i.e. a dumpster enclosure, a refrigeration rack, a freezer unit and a generator) and a Revised Exterior Elevation, via Resolution No. 18-89, on June 26, 2018.

Properties along the east, south and west of the Center are zoned B-3 (General Business District) and consist of vacant land, a retail building, two (2) existing water bodies for drainage, the City of Sunrise Fire Station #83 and additional retail development. North of the Center, across State Road 84/Sawgrass Expressway (State Road 869), is Markham Park zoned R/OS (Recreation/Open Space District).

The subject property is also located within the 84 South Development of Regional Impact (DRI) and continues to maintain compliance with the underlying DRI.

#### **Project Description**

The applicant proposes to enclose an existing receiving area, located along the rear façade of the existing Bravo Supermarket. This proposed enclosure will consist of a 2,072 square foot addition to the existing building. Currently the area includes a 400' canopy

which offers shade and shelter from the elements. The proposed, fully enclosed, receiving area would reduce visual impacts and help meet the additional needs of the continuous unloading and unpacking of goods. Staff notes the new addition would bring the total square footage of the existing Bravo Supermarket to 23,433 and the overall building area of the Center (including the adjacent outparcel) to 108,154 square feet. As such, the proposed Revised Site Plan does not include any changes to the existing parking areas and the Center will continue satisfying the total amount of parking spaces required by the LDC.

Overall the proposed addition will be consistent with the finish of the existing building. The new exterior walls will be composed of a smooth stucco finish, including stucco score lines, and be painted to match the existing building color. The building addition will also incorporate a new overhead door on the south elevation and a new entry door on the east elevation – both features painted to match the existing building. New wall pack lighting will also be added to improve site lighting levels around the enclosed area.

### **Staff Evaluation**

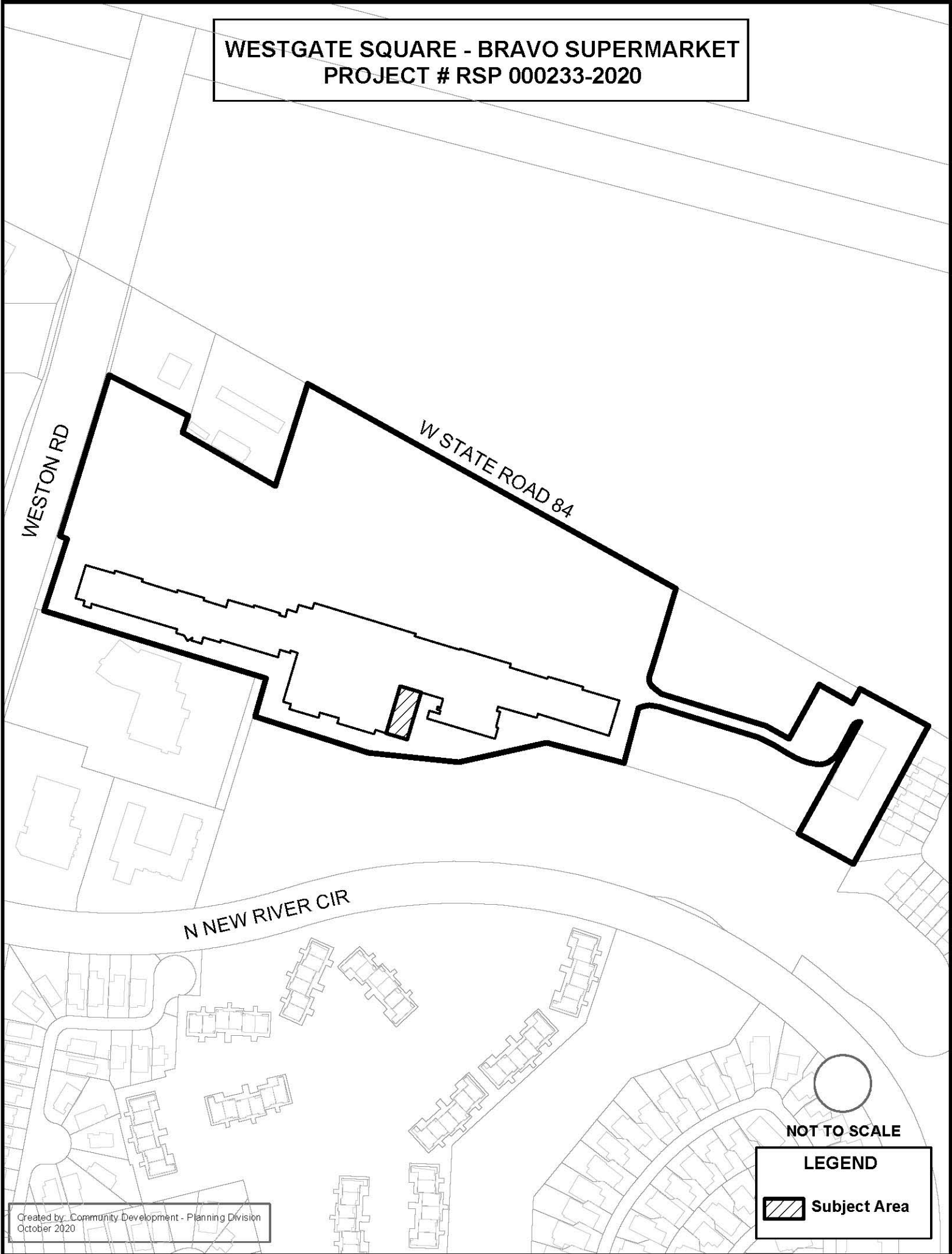
Staff has reviewed the Revised Site Plan and find it consistent with the Land Development Code.

### **Staff Recommendation to the Planning and Zoning Board, December 3, 2020**

This application meets all applicable Land Development Code requirements. Therefore, Staff recommends approval.

Planner: Matthue Goldstein   
File No. RSP-000233-2020 (83:80002)

**WESTGATE SQUARE - BRAVO SUPERMARKET  
PROJECT # RSP 000233-2020**



NOT TO SCALE

**LEGEND**

 **Subject Area**



**GUTIERREZ & LOZANO**  
ARCHITECTS, P.A.

2830 W SR-84 SUITE 117  
FORT LAUDERDALE FL. 33312

Tel: (954)3213442 Fax: (954)3213864

August 14, 2020

City of Sunrise  
Community Development Department  
1601 NW 136 Avenue, Building A  
Sunrise, FL 33323

Re: Bravo Supermarket, Westgate Shopping Center, LLC

Dear Sir /Madam

This letter is to submit to your consideration a proposal for the Revision to Site Plan of the Westgate Shopping Center, specifically for the revision of one of the 2 canopies of approximately 400 square feet each previously approved (under Project # 83:80002 & Energov # 2017-00000108) and to be placed over the existing truck unloading doors located at the rear facade of the Bravo Supermarket located at 15860 West State Road 84. A building permit was obtained (# C-STRU-00487-2020) and the partial construction for the original project is currently underway.

During the construction process the owners of Bravo Supermarket realized that because of the great success of their recently inaugurated supermarket at this location, the size of the truck loading canopies could not meet their needs when unloading, receiving and storing goods. Bravo Supermarket came to the conclusion that they needed a much larger covered receiving and storage area in lieu of one of the currently approved canopies; most specifically the canopy located at the west side.

Bravo Supermarket wants this covered receiving area to have 2,070 square feet approximately and to have enclosing walls with an overhead door to reduce the visual impact of their continuous unloading, unpacking and storing activities. The overhead door will be controlled by the supermarket employees and will be open and unlocked only during the supermarket normal operations hours.

Bravo Supermarket is one of the major tenants of the shopping center. Because a large part of the market's operation depends on the unloading, storing and unpacking of goods, Bravo Supermarket recognizes that their unloading activities will be more reliable and uninterrupted in an enclosed receiving and storage area with a permanent roof offering protection from the harsh South Florida weather. At the same time the solid enclosure will shield the visual impact of their activities.

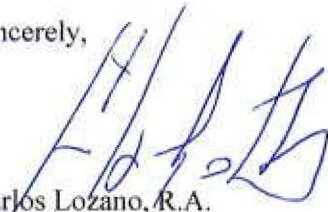
The design of the proposed enclosed receiving yard is consistent with the Shopping Center architectural style, and utilizes materials and colors already present in the existing building.

The proposed design will not affect the any existing utility lines, landscaped areas, irrigation lines or the site lighting photometrics. Exterior lighting was added to this expansion with the idea to improve the site lighting levels around this enclosure area.

The proposed design will not change the existing amount of pervious/impervious areas for the property. The proposed roofed area is designed above an existing asphalted impervious loading yard. The proposed roofed area will not affect the existing drainage system design/function and it will not increase the existing drainage system loads. The same amount of runoff water will discharge into the same existing storm drain collectors.

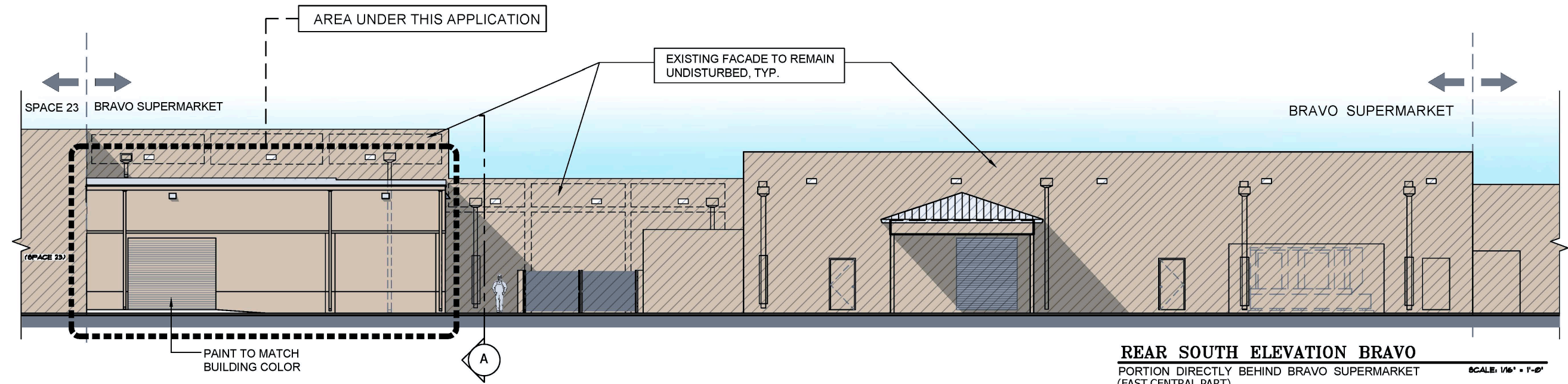
Should you have any questions, please do not hesitate to contact me;

Sincerely,



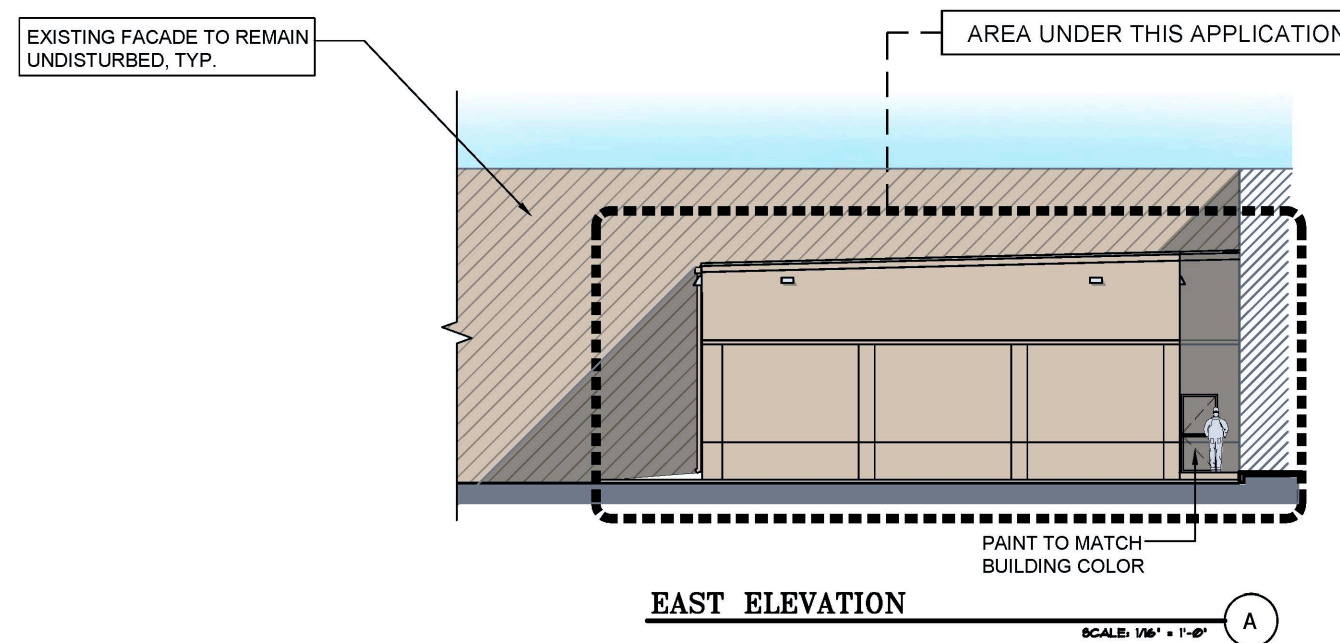
Carlos Lozano, R.A.  
Reg. AR 001472





**REAR SOUTH ELEVATION BRAVO**  
 PORTION DIRECTLY BEHIND BRAVO SUPERMARKET  
 (EAST CENTRAL PART)

SCALE: 1/16" = 1'-0"



**EAST ELEVATION**

SCALE: 1/16" = 1'-0"



**GUTIERREZ  
 & LOZANO  
 ARCHITECTS**  
 2830 W. STATE ROAD 84, SUITE 117  
 FT. LAUDERDALE, FL 33312  
 PHONE: (954) 321-3442  
 FAX: (954) 321-3884  
 WWW.GUTIERREZLOZANO.COM

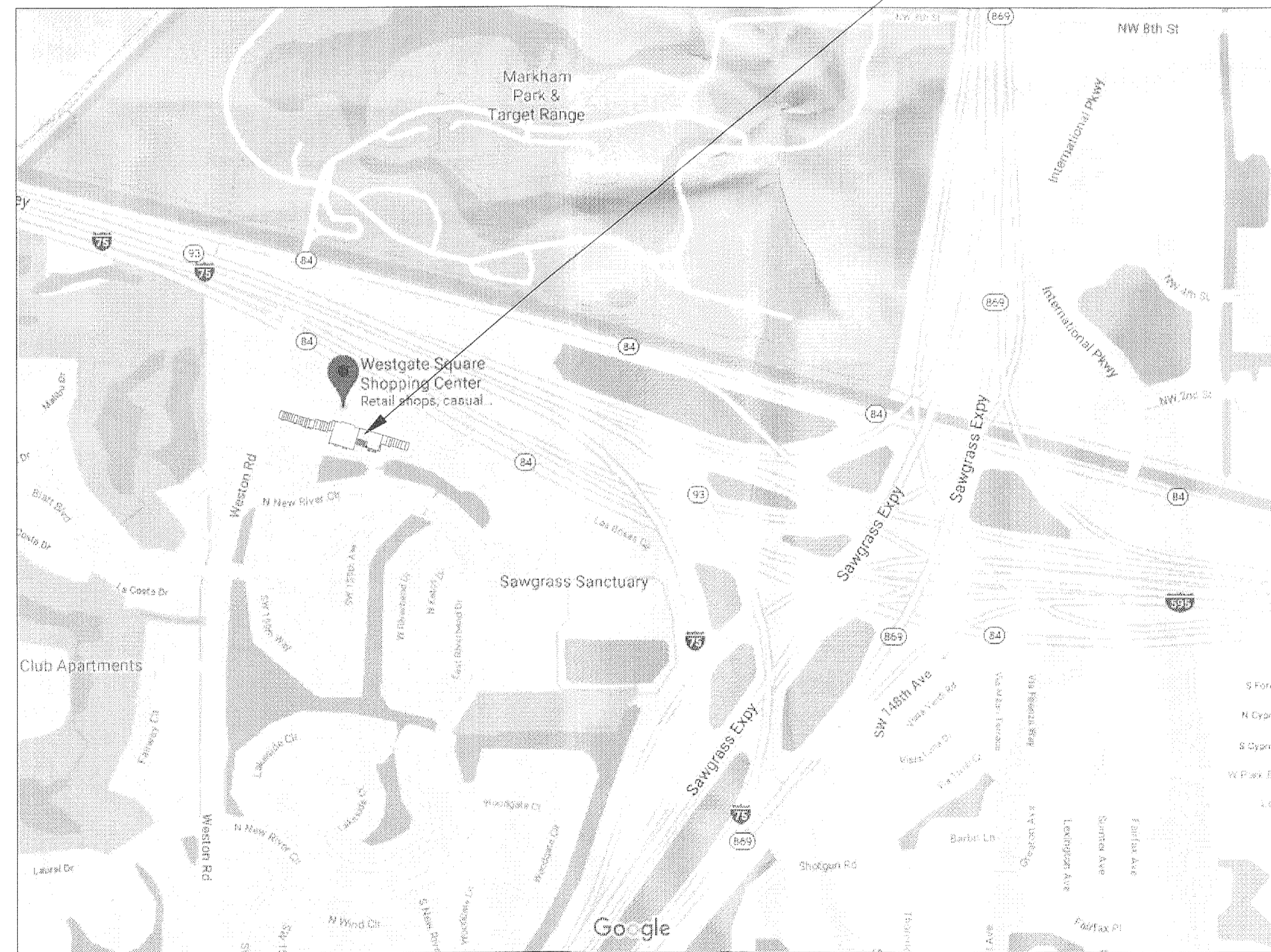
REVISIONS
11-20-20

**WESTGATE SHOPPING CENTER**  
 WESTON RD. & STATE ROAD 84  
 SUNRISE, FL, ZIP 33326

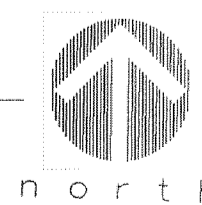
**EXTERIOR COLOR ELEVATIONS**

# WESTGATE SQUARE SHOPPING CENTER - BRAVO SUPERMARKET -

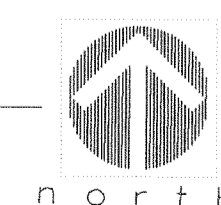
THIS PROJECT



LOCATION PLAN



KEY PLAN



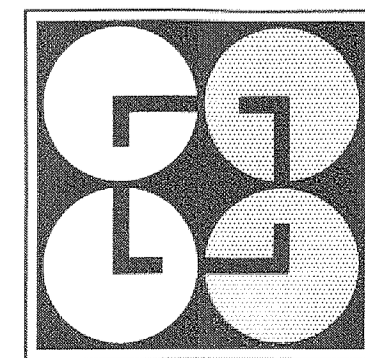
INDEX	
SHEET	SHEET
1	CS-1 COVER SHEET
2	A-1 SITE PLAN
3	A-1.1 PARTIAL SITE PLAN
4	A-2.1 EXTERIOR ELEVATIONS CHANGE
5	PH-1 PARTIAL PHOTOMETRIC PLAN

LEGAL DESCRIPTION

NEW RIVER ESTATES SEC 6 116-37 B PART OF PARCEL C DEBC'D AS COMM AT NW COR OF PAR C SW 115 TO POB SE 175.81Y 26.72ELY 200ONLY 200 TO FT ON N/4ELY 1359.126W 300, NW 255.48NW 300.85,SW 170WLY 175.1WLY 231.30 TO INTERSEC WITH LINE 18.10E OF E/L PAR BNRE # 291.25N 20.41 TO POB LESS FOLIO 03-0032 & 0033 AKA: WESTGATE PARCEL 1

TOWNSHIP: - FL T509R4E  
SECTION: - 4  
RANGE: - 26.0276317, -20.3459611 CENTROID

**ORIGINAL**  
DO NOT REMOVE



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△	REVISION 05-01-18
△	REVISION 07-11-18
△	REVISION 10-11-18
△	REVISION 08-07-20
△	REVISION 10-01-20
△	REVISION 10-27-20

**WESTGATE SHOPPING CENTER**  
WESTON RD. & STATE ROAD 84  
SUNRISE, FL, 33326

COVER SHEET

City of Sunrise  
Community Development Department  
OCT 29 2020  
RECEIVED

SEAL  
MANUEL GUTIERREZ  
STATE OF FLA. REG. No. 8253

CARLOS LOZANO  
STATE OF FLA. REG. No. 0014722

DATE: 04/09/18  
ELEVATIONS SHEET NO. CS-1

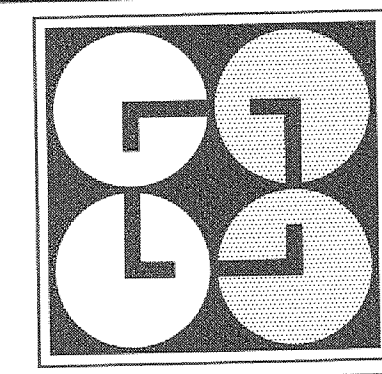
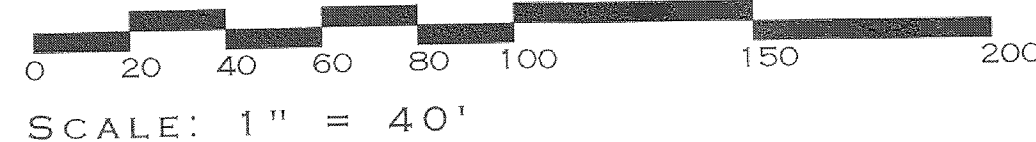
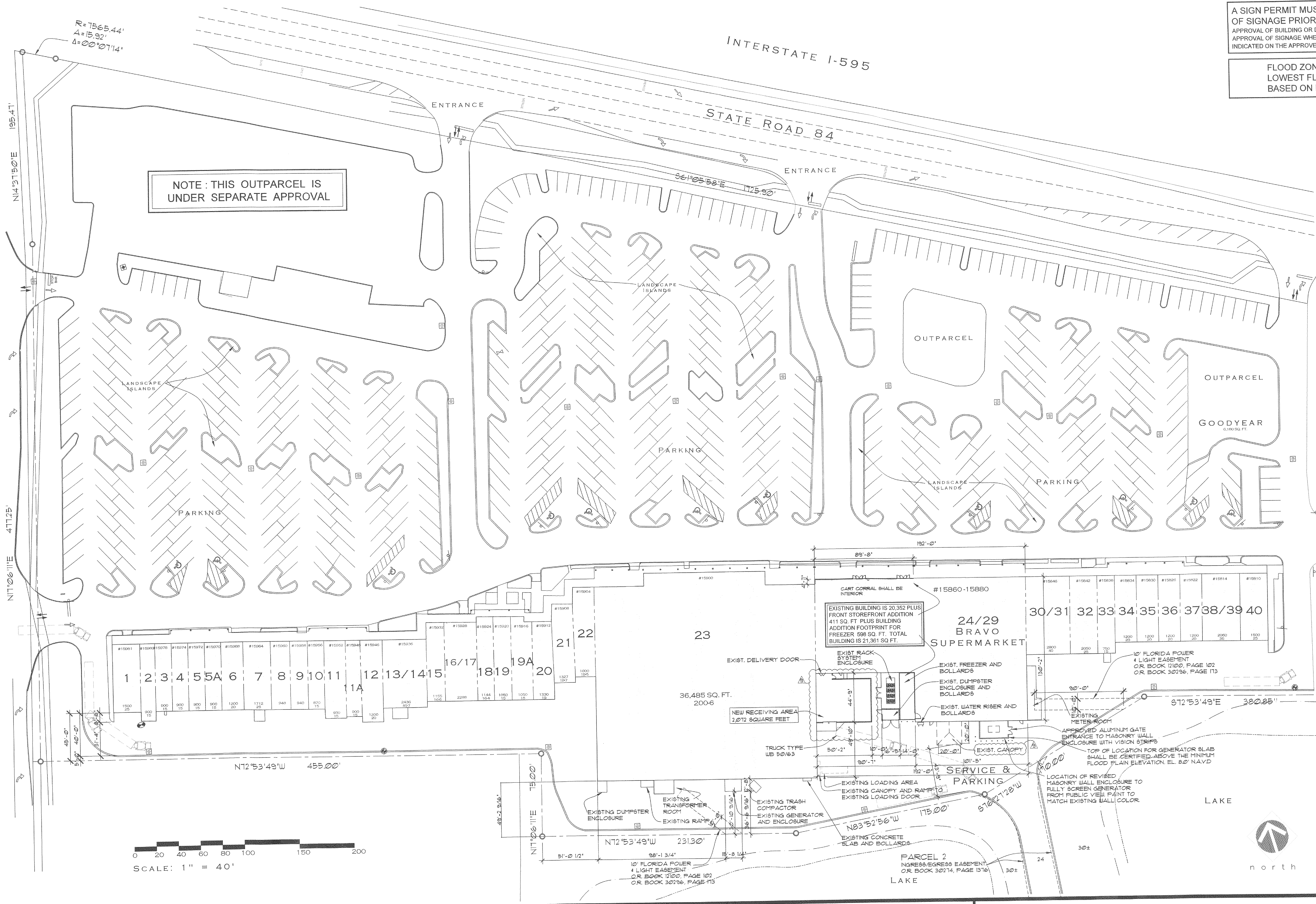
A SIGN PERMIT MUST BE OBTAINED FOR ANY FORM OF SIGNAGE PRIOR TO INSTALLATION.  
 APPROVAL OF BUILDING OR DEVELOPMENT PLANS DOES NOT CONSTITUTE APPROVAL OF SIGNAGE WHETHER OR NOT THE PROPOSED SIGNAGE IS INDICATED ON THE APPROVED PLANS

FLOOD ZONE 0.2 PCT  
 LOWEST FLOOR ELEVATION - 8'  
 BASED ON NAVD 88 ELEVATION = N/A

NOTE: THIS OUTPARCEL IS UNDER SEPARATE APPROVAL

TABULAR SUMMARY	
TOTAL ACREAGE	17.859 AC.
DEVELOPMENT AREA	13.959 AC.
TOTAL SQUARE FEET	607,662 SQ. FT.
<b>BUILDING AREA</b>	
MAIN CENTER	98,893 SQ. FT.
GOOD YEAR	8,180 SQ. FT.
TOTAL SQUARE FEET	105,073 SQ. FT.
<b>BRAVO FRONT ADDITION</b>	
	411 SQ. FT.
<b>BRAVO REAR ADDITION</b>	
	598 SQ. FT.
<b>BRAVO RECEIVING</b>	
	2,072 SQ. FT.
<b>TOTAL SQUARE FEET</b>	
	108,154 SQ. FT.
<b>LAND USE ZONING</b>	
	COMMERCIAL B-3
<b>PARKING</b>	
ALL PARKING SPACES ARE	10' X 20'
HANDICAP PARKING	12' X 20'
PARKING REQUIRED	490
PARKING PROVIDED	594
<b>IMPERVIOUS AREA</b>	
	392,463 SQ. FT. 65%
<b>PERVIOUS AREA</b>	
	109,379 SQ. FT. 18%

NOTE: FOR THE PROPOSED BRAVO SUPERMARKET THE HVAC UNITS AND ROOFTOP EQUIPMENT ARE FULLY SCREENED FROM PUBLIC VIEW BY THE EXISTING PARAPET WALLS



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REVISIONS	
REVISION 12-22-11	REVISION 06-08-20
REVISION 02-19-18	REVISION 08-01-20
RE-SUBMITTAL 04-09-18	REVISION 10-01-20
REVISION 05-07-18	
REVISION 07-17-19	
REVISION 10-11-19	

**WESTGATE SHOPPING CENTER**  
 WESTON RD. & STATE ROAD 84  
 SUNRISE, FL, 33326

**SITE PLAN**

SEAL: MANUEL GUTIERREZ, STATE OF FLA. REG. NO. 8253  
 DATE: 11/22/17  
 ELEVATIONS SHEET NO.  
 CARLOS LOZANO, STATE OF FLA. REG. NO. 0014722  
 A-1

**NOTE**  
ALL LIGHTS UNDER EXTERIOR PATHWAY ARE EXISTING, OPERATIONAL AND REMAIN AND BE USED,

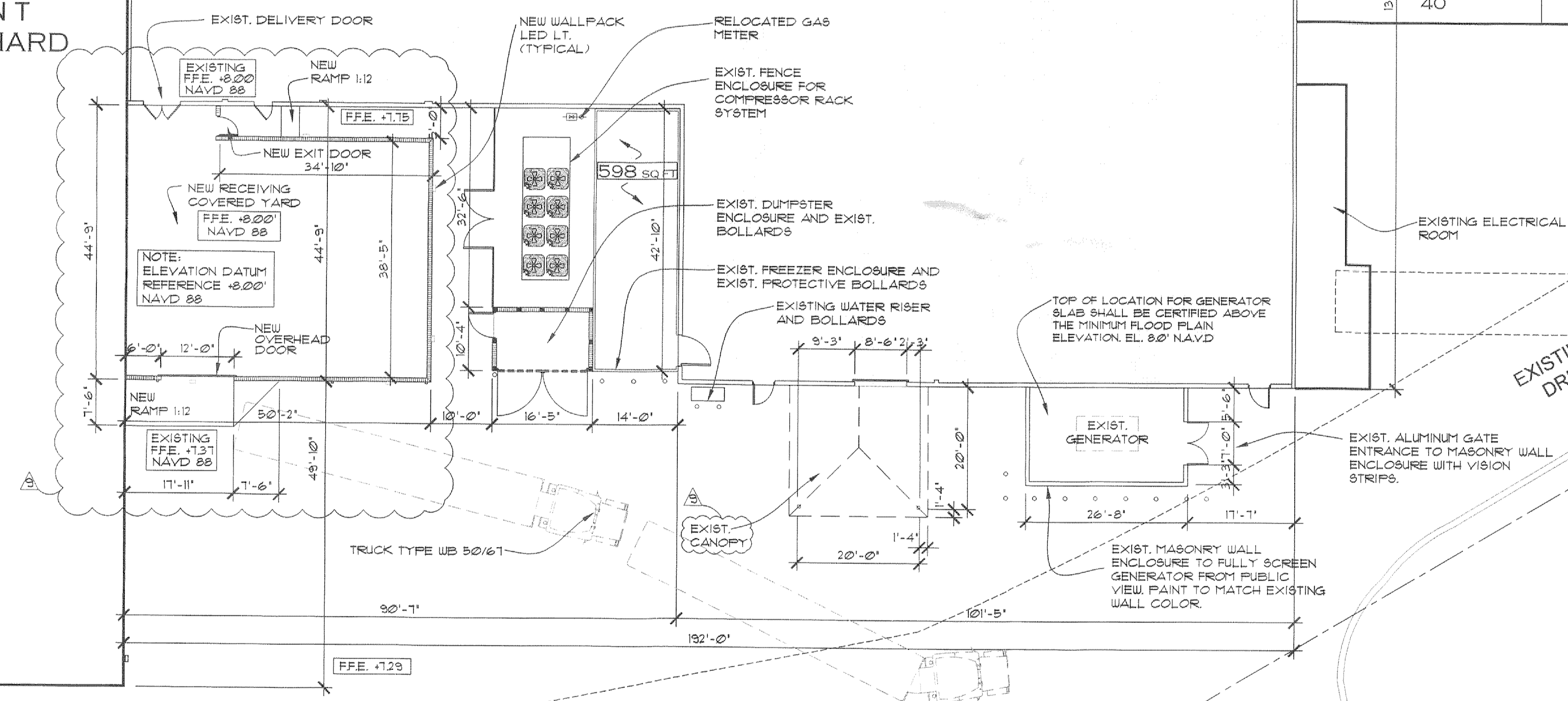
ADJACENT TENANT  
VACANT/FORMER ORCHARD  
SUPPLY HARDWARE  
#15900

23

#15860-15880  
24/29  
BRAVO SUPERMARKET

#15846	#15842	#15838	#15834	#15830	#15826	#15822
30/31	32	33	34	35	36	37
2800 40	2050 25	750 15	1200 20	1200 20	1200 20	1200 20

10' FLORIDA POWER  
4 LIGHT EASEMENT  
O.R. BOOK 12100, PAGE 102  
O.R. BOOK 30296, PAGE 113



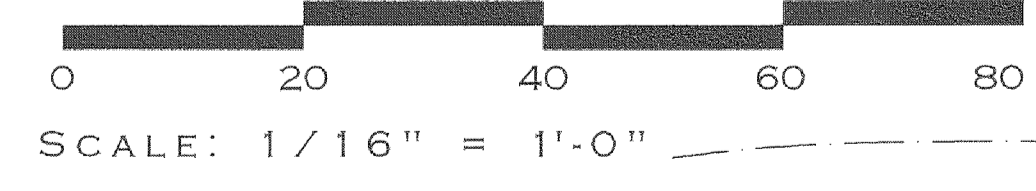
EXISTING REAR ACCESS  
DRIVE - AISLE LANES

**FIRE DEPT. NOTES:**

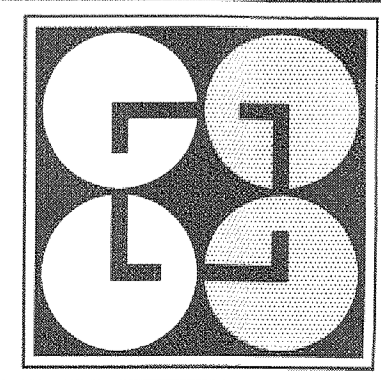
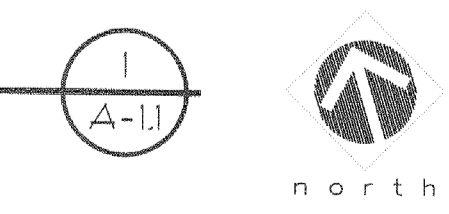
- NEW RECEIVING AREA AND NEW CANOPY AREA (EAST OF RECEIVING AREA) NEED TO BE PROTECTED WITH FIRE SPRINKLERS.
- FIRE ALARM DEVICES WILL BE REQUIRED IN RECEIVING AREA.

LAKE

LAKE



PARTIAL SITE PLAN  
SCALE: 1/16" = 1'-0"



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REVISION 10-1-19

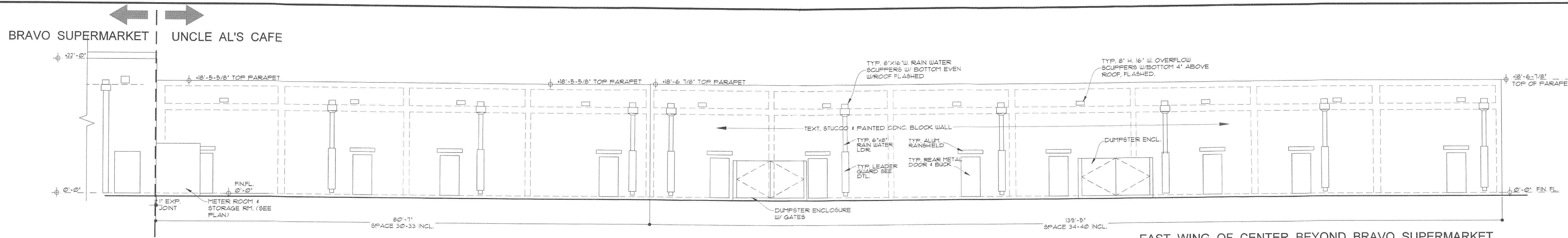
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REVISION 10-27-20

**WESTGATE SHOPPING CENTER**  
WESTON RD. & STATE ROAD 84  
SUNRISE, FL, 33326

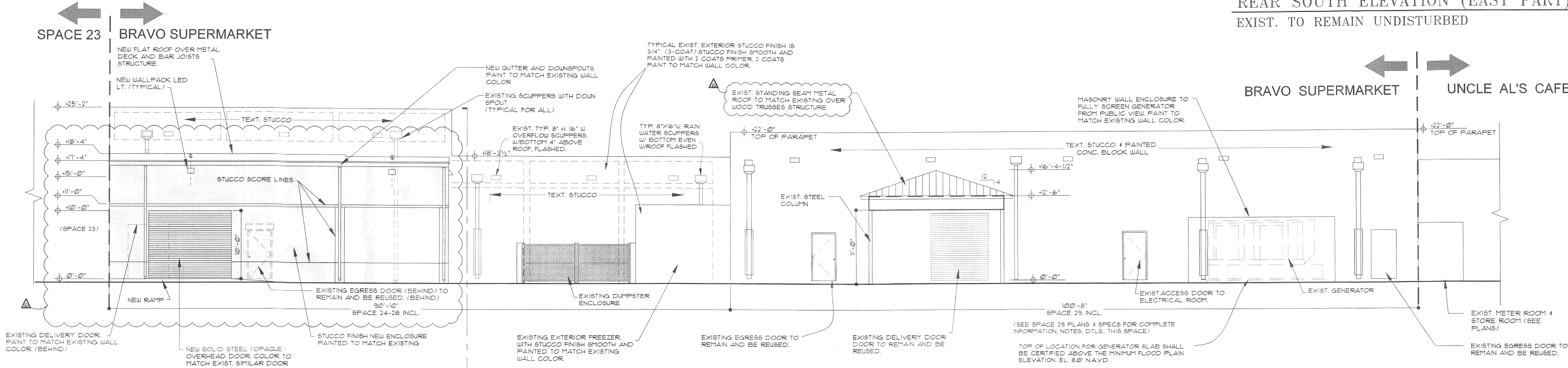
PARTIAL SITE PLAN

SEAL  
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10/28/20

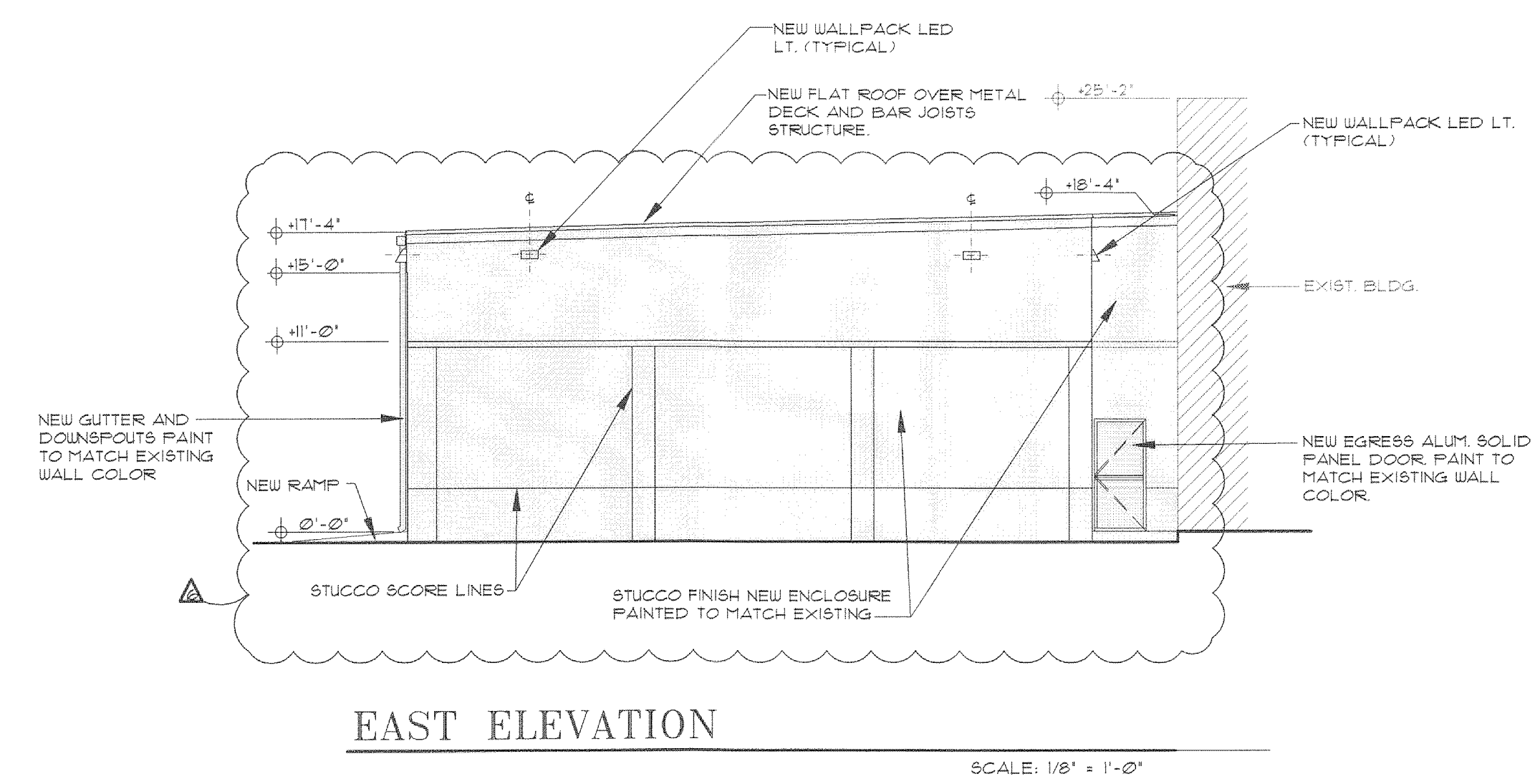
A-1.1



EAST WING OF CENTER BEYOND BRAVO SUPERMARKET  
 REAR SOUTH ELEVATION (EAST PART)  
 EXIST. TO REMAIN UNDISTURBED  
 SCALE: 1/8" = 1'-0"

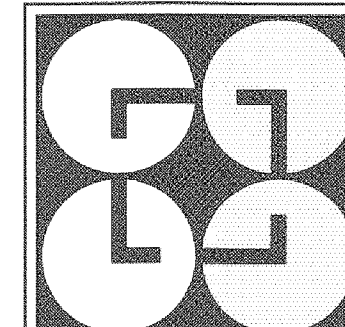


PORTION DIRECTLY BEHIND BRAVO SUPERMARKET  
 REAR SOUTH ELEVATION BRAVO (EAST CENTRAL PART)  
 SCALE: 1/8" = 1'-0"



EAST ELEVATION  
 SCALE: 1/8" = 1'-0"

NOTES:  
 A. ADDRESS NUMBER FOR SMALL BAYS NOT AFFECTED UNDER THIS PERMIT TO REMAIN AT MINIMUM 10' TALL NUMBERS. THIS NOTE APPLIES FOR FRONT & REAR DOORS.  
 B. SIGNS ON ELEVATIONS ARE REPRESENTATIVE, NOT REVIEWED OR APPROVED UNDER THIS SUBMITTAL, AND THAT A SEPARATE PERMIT MUST BE OBTAINED FOR ALL SIGNS.



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REVISIONS	
△	REVISION 11-15-16
△	REVISION 07-17-19
△	REVISION 10-7-19
△	REVISION 06-8-20
△	REVISION 08-07-20
△	REVISION 10-01-20

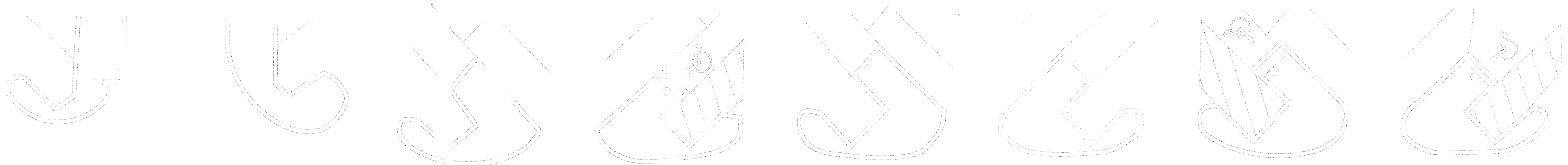
**WESTGATE SHOPPING CENTER**  
 WESTON RD. & STATE ROAD 84  
 SUNRISE, FL, ZIP 33326

EXTERIOR ELEVATIONS

SEAL  
 MANUEL GUTIERREZ  
 STATE OF FLA. REG. No. 8253  
 CARLOS LOZANO  
 STATE OF FLA. REG. No. 0014722

DATE:  
 03/16/16  
 ELEVATIONS SHEET NO.  
 A-8.1

LUMINAIRE SCHEDULE					
Symbol	Label	Qty	Catalog Number	Description	Lamp
	W1	3	Acuity# WDGE3 LED P4 70CRI R3 40K (mounted +/- 16' a.f.g)	WDGE3 LED WITH P4 -PERFORMANCE PACKAGE, 4000K, 70CRI, TYPE 3 OPTIC	LED
	W2	2	Acuity# WDGE3 LED P4 70CRI R4 40K (mounted +/- 16' a.f.g)	WDGE3 LED WITH P4 -PERFORMANCE PACKAGE, 4000K, 70CRI, TYPE 4 OPTIC	LED
	W3	1	Acuity#WDGE1 LED P2 40K 80CRI VW (mounted +/- 16' a.f.g)	WDGE1 LED WITH P2 -PERFORMANCE PACKAGE, 4000K, 80CRI, VISUAL COMFORT WIDE OPTIC	LED

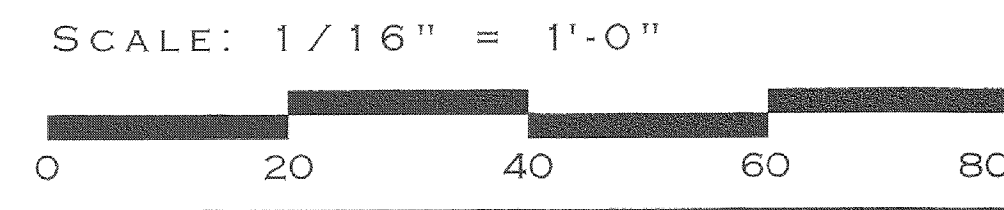
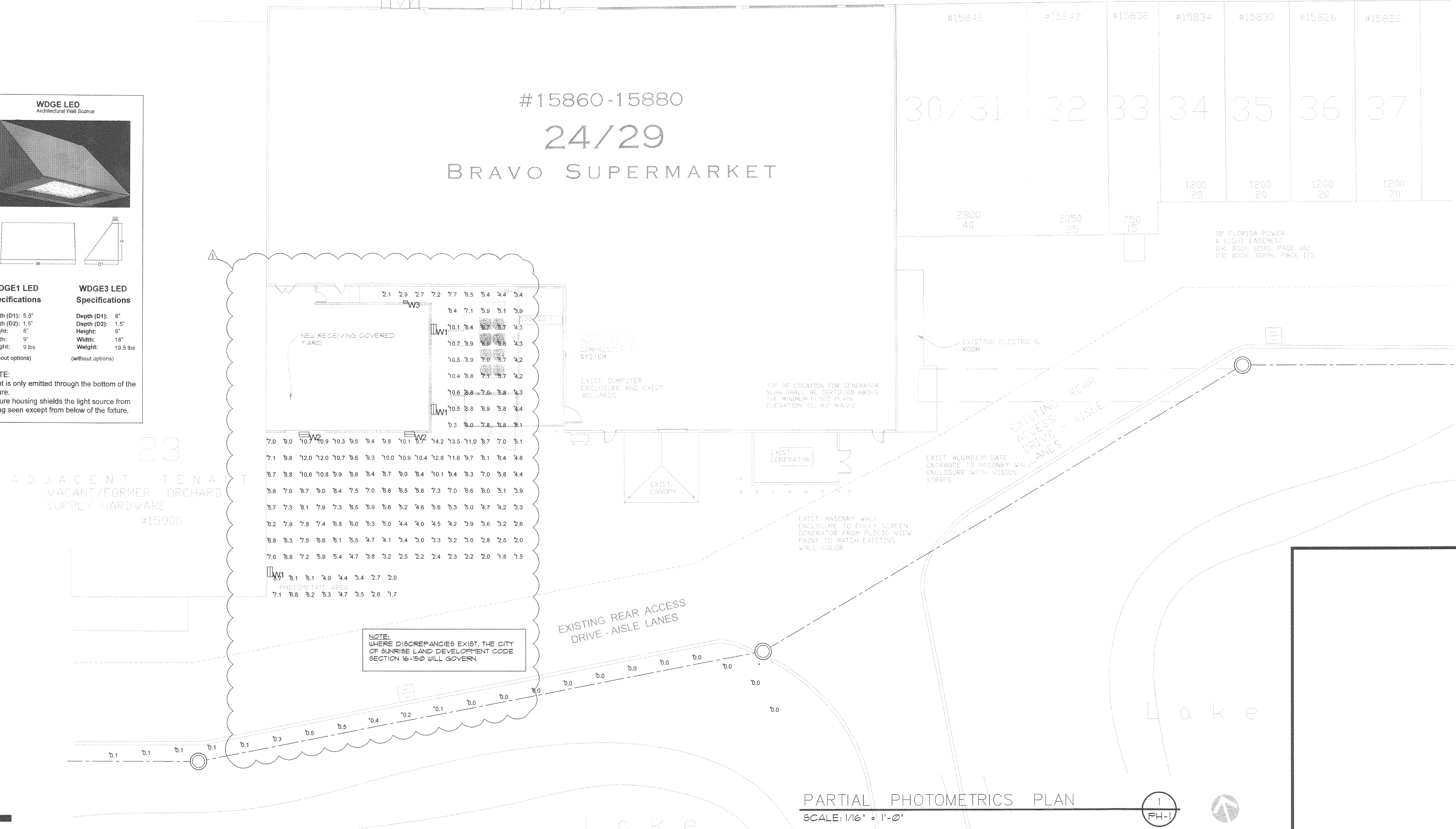


**NOTE**  
ALL LIGHTS UNDER EXTERIOR PATHWAY ARE EXISTING, OPERATIONAL AND REMAIN AND BE USED.

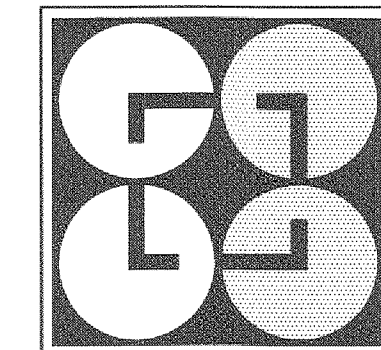
**WDGE LED**  
Architectural Wall Sconce

<b>WDGE1 LED Specifications</b>	<b>WDGE3 LED Specifications</b>
Depth (D1): 5.5"	Depth (D1): 8"
Depth (D2): 1.5"	Depth (D2): 1.5"
Height: 8"	Height: 9"
Width: 9"	Width: 18"
Weight: 9 lbs (without options)	Weight: 19.5 lbs (without options)

**NOTE:**  
Light is only emitted through the bottom of the fixture.  
Fixture housing shields the light source from being seen except from below of the fixture.



PARTIAL PHOTOMETRICS PLAN  
SCALE: 1/16" = 1'-0"



**GUTIERREZ & LOZANO ARCHITECTS**  
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REVISIONS	REVISIONS
REVISION 10-01-20	

**WESTGATE SHOPPING CENTER**  
WESTON RD. & STATE ROAD 84  
SUNRISE, FL, 33326

PARTIAL PHOTOMETRICS PLAN

SEAL  
MANUEL GUTIERREZ  
STATE OF FLA. REG. No. 8253

DATE: 08/07/20

ELEVATIONS SHEET NO. PH-1

10-28-20

CARLOS LOZANO  
STATE OF FLA. REG. No. 0014722