

Community Development Department

1601 NW 136 Avenue, Building A, Sunrise, FL 33323

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AskZoning@sunrisefl.gov



MINUTES

DEVELOPMENT REVIEW COMMITTEE (DRC) MEETING

DATE: January 6, 2021

Due to the COVID-19 emergency, the public may attend the above meeting by telephone by using GoToMeeting Conference Calling utilizing the details below:

VIRTUAL VIA GOTOMEETING

GOTOMEETING DIAL-IN NUMBER: +1 (408) 650-3123

ACCESS CODE: 850-088-861

LOCATION: **IN-PERSON**

Osprey Conference Room
Community Development Department
1601 NW 136 Avenue, Building A
Sunrise, FL 33323

PROJECT INFORMATION:

1. **Approval of DRC Minutes** September 11, September 25, November 6 and December 11, 2019 were approved unanimously.
2. **BB&T Center / Land Use Plan Amendment (LUPA) LUPA-37-2021**

Applicant Name: Broward County Government
Agent Name: Lary Mahoney, Broward County Government
Current Use(s): Arena
Proposed Use(s): Mixed-Use (Arena, Meeting/Function Space, Commercial use, Office/Educational uses, Hotel, Community/Cultural uses, Open Space and Multi-Family Residential)
Current Land Use(s): Commercial, Industrial and Low (5) Residential
Proposed Land Use(s): Transit Oriented Development (TOD)
Location: 1 Panther Parkway
Planner: Matthue Goldstein

The applicant, developers and DRC members (see below contact info list) discussed comments for the proposed Land Use Plan Amendment (LUPA).

The applicant, Broward County, representative Mr. Lary Mahoney discussed comments on pages 2 (item 2) and 3 (items 9, 10 and 15) regarding land use. Mr. Matthue Goldstein, Planning and Zoning Manager, explained how the land use plan amendment (LUPA) must provide maximum allowable density and intensity for only one "proposal" for consideration with the City. Mr. Mahoney understood and stated the application would be revised.

Mr. Mahoney noted that he would contact Ms. Ashley Resta, City Engineer, and Mr. Goldstein to further discuss the comments on pages 4 (items 19-24) and 6 (item 4). In addition, he would contact Ms. Resta and Mr. Goldstein in order to discuss matters with Mr. Karl Peterson, City Traffic Consultant, regarding a traffic comment on page 4 (item 27).

Mr. Mahoney had questions regarding breaking the property up into multiple parcels for future development. Ms. Shannon Ley, Community Development Department Director, discussed a plat note amendment/replat as potential future processes for the site. Mr. Mahoney then noted the upcoming Broward County purchase of land across the street (Panther Parkway) which will eventually include a “park n’ ride”, 800-space parking garage, potential light-rail station, etc. He noted this project would require removal of the property from the existing Development of Regional Impact (DRI) it is currently located within.

Mr. Mahoney noted that he was currently in quarantine and asked for Staff’s understanding for a potential delay in responding to comments. City Staff stated that would not be a problem and they are here to help.

Jim Koeth, City Planner, proceeded to ask if any other discipline present had comments/questions. Ms. Resta again stated she will discuss utility information with Mr. Mahoney and also assist for traffic questions. Mr. Peterson provided more technical information and also indicated he is available for more questions. Mr. William Byrnes, Urban Forester, and Mr. Steve Felicetti, Fire Marshall, noted they had no comments at this time, but are also available for future questions.

Ms. Ley discussed some additional details regarding the proposal to which Mr. Mahoney stated that he planned to submit two (2) Master Plans in the future. Ms. Ley stated, like the land use plan amendment, it is one proposal so one (1) Master Plan only. Mr. Mahoney also provided more clarification on the “cultural/community” and “meeting and function space” uses proposed by the LUPA.

3. Project Lion / Site Plan SP-39-2021

Applicant Name: Pryse Elam, Foundry Commercial Acquisitions, LLC
Agent Name: Joe Arenal, Foundry Commercial, LLC
Proposed Use: Warehouse
Current Zoning: I-1 (Light Industrial District) and B-3 (General Business District)
Location: West side of Hiatus Road, between NW 50 Street and NW 44 Street
Planner: Marianne Q. Edge

The applicant, developers and DRC members (see attached contact list) discussed comments for the proposed Site Plan.

Ms. Shannon Ley, Community Development Department Director, noted to the applicant that the traffic study calculations are still being reviewed by Staff and have not been confirmed or approved, so it is premature to provide calculations at the community meetings. Mr. Dennis Mele, Attorney, agreed and noted that the information will be removed from the current presentations and may be included at later public hearings after Staff review is complete.

Mr. Michael Carr, Civil Engineer, inquired about Planning comment B.1.b, regarding how the “yards” are defined. Ms. Marianne Edge, Assistant City Planner, clarified how the yards are determined based on code definitions. Mr. Mele commented that the concerns regarding the yard designations are related to comments B.4, B.5., and B.6., regarding truck parking and service doors. Mr. Jim Koeth, City Planner, and Ms. Ley, Community Development Department Director explained the code requirements. Mr. Mele inquired about a possible remedy via a code amendment and Ms. Ley acknowledged that Staff will consider a proposal from the applicant according to all applicable procedures.

Ms. Ley noted that the perimeter landscape must be adjacent to the property line. She observed that the current submittal appeared to show perimeter landscaping to be approximately 500 ft. away from the property lines. Mr. Mele agreed and noted the resubmittal will reflect perimeter landscape at the property line as well as increasing the trees and landscaping throughout the area. Mr. Carr said they will provide more detail on those perimeter landscape areas along all sides of the property.

In reference to Planning comment B.1.j., Mr. Carr acknowledged that the building areas shown on the plans will be revised for clarity and consistency. Mr. Mele asked about the provision in LDC 16-144(a)(21) b. that allows for a parking reduction. Ms. Ley acknowledged that Staff will consider a proposal according to all applicable procedures – provide a draft methodology. Mr. Karl Peterson, City Traffic Consultant, added that he (the traffic consultant) ought to be involved early, to ensure appropriate methodology is developed. Mr. Mele replied that he understands and indicated the provided information would identify similar facilities to provide proper explanations.

Mr. Carr referred to Planning comment M.18. Mr. Mele noted that the B-3 parcels may include parking, landscape, public art, etc., but no features which would be prohibited by Broward County. Mr. Carr agreed that the applicant would note all features in the response to comments.

Mr. Mele inquired about the timing of requirements noted in Planning comments M23., 24. and 25. He asked if they could be addressed as a condition of the Site Plan, to be completed prior to permitting. Ms. Ley stated that the applicant may provide Staff with their proposal, which will be considered in accordance with the City's legal counsel. Ms. Ley reminded the applicant that all applicable easements must be added to the Plat. Mr. Mele replied that they will draft easement language and a timing proposal for Staff to review.

Mr. Carr presented a conceptual plan with the modified head-to-head parking showing the proposed increase for the landscape islands between the parking. He asked if the proposal with a sidewalk in the middle would be permissible to address Engineering comment B.20. Mr. Ravi Ramgulam, Assistant City Engineer, noted that the revision appears to address the comment, but the proposed design may generate other comments to consider, particularly regarding landscaping. Mr. William Byrnes, Urban Forester, recommended shifting the sidewalk, and/or plotting it to meandering among the landscaping grouped on one side or the other. Ms. Ashley Resta, City Engineer, confirmed the 8' landscaping requirement be divided by the sidewalk.

Mr. Carr asked for clarification regarding Engineering comment F.2. Mr. Ramgulam and Ms. Resta explained which location would require detailed depictions of turning motions and truck routes. Mr. Mele acknowledged that "truck" in this context would not only refer to the tenant's commercial vehicles, but also to general traffic that may be passing the site -- including fire trucks, utility maintenance trucks, etc.

Mr. Ramgulam explained the purpose of the Conceptual Engineering plans and noted the requirement to resubmit these plans because drainage calculations were not included with this first submittal. He also mentioned that water and sewer layouts must be included. Ms. Ley noted that cross sections for the Site Plan must show enough detail.

Ms. Kelsey Trujeque, Landscape Architect, noted that the wetland conservation area was not shown in plan. She acknowledged that there will be additional landscaping along the south property line. Ms. Ley reiterated that perimeter landscaping must be accounted for.

Mr. Bernard Kinney, City Noise Consultant, indicated that for comment A.6., clarification is needed because there was a different size indicated for the screening wall in the noise report compared to the current site plan application. He noted that hourly reports would likely be appropriate for the study.

Ms. Edge noted Planning comments also refer to building design, height, etc. and she will be available to discuss any proposed redesign.

Mr. Peterson, discussed a concern about trip generation. He recommended the applicant look for sites with characteristics as close as possible to the proposed facility in order to have the idea of how this site will really operate. Mr. John Kim, Traffic Consultant, said that they are in the process of preparing data for an area in close proximity. Mr. Peterson mentioned the facility in Opa-Locka and suggested to Mr. Kim to provide additional sites to compare to. Mr. Peterson noted that it appears that the study may be underestimating the trip generation information. Mr. Mele asked if they find the comparable site(s) for trip analysis, if it will also serve as a good comparison for parking analysis. Mr. Peterson concurred that it likely would. Mr. Kim noted data collection is scheduled for mid-January in Opa-Locka and they will confer with the City about which data from their collection should be used in the analysis.

Mr. Koeth adjourned the meeting and mentioned that if the applicant thinks about any options, or changes, to please bring them up to Staff.

4. Sunrise Foundry AKA Project Lion / Plat

PLAT-39-2021

Applicant Name:	Pryse Elam, Foundry Commercial Acquisitions, LLC
Agent Name:	Elizabeth Tsouroukdissian, Pulice Land Surveyors, Inc.
Proposed Use:	Warehouse
Current Zoning:	I-1 (Light Industrial District) and B-3 (General Business District)
Location:	West side of Hiatus Road, between NW 50 Street and NW 44 Street
Planner:	Marianne Q. Edge

The applicant, developers and DRC members (see below contact info list) discussed comments for the proposed Plat.

Mr. Michael Carr, Civil Engineer, noted there are a number of comments regarding additional notes to be added to the face of the plat. He noted Planning comment A.2 regarding a wetland conservation easement, A.8 regarding development of the commercial parcels, and A.9. regarding restricting the use to not include a “last mile” facility. Mr. Dennis Mele, Attorney, asked if this information can be provided another way. Ms. Shannon Ley, Community Development Department Director, responded that if the applicant believes there is a different wording, or a different instrument that should be used, please respond to the comments accordingly for Staff to consider.

Mr. Carr added that they have similar concerns regarding Engineering comments A.10 regarding the bus shelter and A. 21 regarding the motions of truck traffic. Mr. Mele added that the applicant has no objection to the direction provided in comments but is unsure if the Plat is the appropriate place for the restrictions. In reference to Engineering comment A.23, Ms. Ley noted that with regard to the drainage for example, she believes the place for the information should be on the plat. She added that the applicant should verify that comments from Broward County are addressed and the plat submitted to the City is the same as what is submitted to the City.

Mr. Mele inquired about the timing for the County’s process. Ms. Elizabeth Tsouroukdissian noted that the county has changed its timing, but they (the applicant) may expect an eight-week review.

Ms. Tsouroukdissian referenced Planning comment A.6. regarding the linear park and asked what verbiage should be written in the plat notes. Ms. Ley discussed the intent of the easement being for public access and noted that Staff will review any language proposed by the applicant. Mr. Mele stated the design firm can provide the boundary line and review what language can be proposed for the plat note.

In reference to Planning comment C.1. regarding property ownership, Ms. Tsouroukdissian stated that they can provide opinion of title to show name of Trust.

Regarding Public Works comment B1, Ms. Tsouroukdissian asked if the City has as-built plans that can be provided. Ms. Ashley Resta, City Engineer, noted that the applicant may contact her and Staff will provide any existing as-built plans on file. She noted however that the survey does need to be updated based on the current location of features, if any are existing.

In response to Planning comment A.1., Ms. Tsouroukdissian clarified that the description written under the map is intended to describe the land shown in the location map, not the subject property, which is described in the title. Ms. Edge responded that the applicant could edit the heading of the description or depiction of the map for clarity. Meeting adjourned at 12:47 p.m.

For further information, please contact E. Gabriela Ruiz at (954) 746-3286 or eruiz@sunrisefl.gov

NOTES:

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 or she will need a record of the proceedings, and that, for such purpose, he or she 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 based F.S.S. 286.0105.

The City does not tolerate discrimination in any of its programs, services or activities; and will not exclude participation in, deny the benefits of, or subject to discrimination anyone on the grounds of real or perceived race, color, national origin, sex, gender identity, sexual orientation, age, disability/handicap, religion, family or income status. In compliance with the ADA and F.S.S. 286.26, any individual with a disability requesting a reasonable accommodation in order to participate in a public meeting should contact the City's ADA Coordinator at least 48 hours in advance of the scheduled meeting. Requests can be directed via e-mail to hr@sunrisefl.gov or via telephone to (954) 838-4522; Florida Relay: 711; Florida Relay (TIV/VCO): 1-800-955-8771; Florida Relay (Voice): 1-800-955-8770. Every reasonable effort will be made to allow for meeting participation.

If you plan to distribute written documents at the meeting, you must contact the Board Liaison prior to the meeting to determine the correct number of copies to bring.

BB&T Center LUPA
DRC Meeting Contact Information

Division / Agency / Business Name	Name	Title	Phone	E-Mail Address
Community Development	Shannon Ley	Director	954-746-3288	SLey@sunrisefl.gov
Planning	Jim Koeth	Assistant Director/City Planner	954-746-3279	JKoeth@sunrisefl.gov
Planning	Matt Goldstein	P&Z Manager	954-746-3291	MGoldstein@sunrisefl.gov
Planning	Marianne Q Edge	Assistant City Planner	954-236-2117	MEdge@sunrisefl.gov
Engineering	Ashley Resta	City Engineer	954-746-3285	AResta@sunrisefl.gov
Engineering	Ravi Ramgulam	Assistant City Engineer	954-236-2111	RRamgilam@sunrisefl.gov
Engineering	Samantha Baez	Engineering Aide	954-746-3284	SBaez@sunrisefl.gov
Engineering (Landscaping)	William Byrnes	Urban Forester	954-746-3272	WByrnes@sunrisefl.gov
Fire	Steve Felicetti	Fire Marshal	954-746-3466	SFelicetti@sunrisefl.gov
Traffic	Karl Peterson	Traffic Consultant	954 560-7103	karl@traftech.biz
Broward County	Lary Mahoney	Applicant	954-357-7357	lmahoney@broward.org

DRC Meeting Contact Information

Division / Agency / Business Name	Name	Title	Phone	E-Mail Address
Community Development	Shannon Ley	Director	954-746-3288	SLey@sunrisefl.gov
Planning	Jim Koeth	Assistant Director/City Planner	954-746-3279	JKoeth@sunrisefl.gov
Planning	Matt Goldstein	P&Z Manager	954-746-3291	MGoldstein@sunrisefl.gov
Planning	Marianne Q Edge	Assistant City Planner	954-236-2117	MEdge@sunrisefl.gov
Planning	Brad Swing	Assistant City Planner	954-746-3238	BSwing@sunrisefl.gov
Engineering	Ashley Resta	City Engineer	954-746-3285	AResta@sunrisefl.gov
Engineering	Ravi Ramgulam	Assistant City Engineer	954-236-2111	RRamgilam@sunrisefl.gov
Engineering	Samantha Baez	Engineering Aide	954-746-3284	SBaez@sunrisefl.gov
Engineering (Landscaping)	William Byrnes	Urban Forester	954-746-3272	WByrnes@sunrisefl.gov
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Witkin Hulst + Partners	Kelsey Trujeque	Managing Principal	954-923-9681	Kelsey@witkindesign.com
Langan	John Kim	Senior Project Manager	954-320-2116	Jkim@langan.com
Pulice Land Surveyors	Elizabeth Tsouroukdissian	Platting Assistant	954-572-1777	Elizabeth@pulicelandsurveyors.com