

Community Development Department

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

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MINUTES

DEVELOPMENT REVIEW COMMITTEE (DRC) MEETING

DATE: May 26, 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: 1 877 309 2073

ACCESS CODE: 680-439-933

LOCATION: **IN-PERSON**

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

PROJECT INFORMATION:

1. Sunrise Country Club / LUPA (LUPA-183-2021)

Applicant Names: Windsor Investments (Fairway Isles), LLC
Windsor Investments (Sunrise Golf & Country Club), LLC

Agent Name: Julian Bobilev, AICP, Craven Thompson & Associates, Inc.

Proposed Use(s): Single and multi-family residential development

Current Land Use(s): Commercial Recreation, Low-Medium (10) Residential and Medium-High (25) Residential

Proposed Land Use(s): Commercial Recreation and Irregular (9 du/ac) Residential

Location: South of NW 30 Place, between Aragon Boulevard/Sunrise Lakes Drive (Former Golf Course site)

Planner: Matthue Goldstein

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

Per Planning Comment B.7., Mr. Dario Gerzuny, CC Homes, indicated that the decision to continue with a Commercial Recreation land use designation for a portion of the amendment site was for simplicity and consistency with the previous land use designation. However, changing the proposed Commercial Recreation area to a Recreation and Open Space land use designation would be discussed amongst his team as well as the need to then revise both the LUPA application and Development Agreement accordingly.

Regarding Traffic Comment 3, Mr. Gerzuny stated that he will follow-up with his team's traffic consultant as to why University Drive was not included in the submitted traffic analysis. Mr. Joaquin Vargas, City Traffic Consultant, indicated the omission might have been a simple oversight. Mr. Jim Koeth, City Planner, stated the applicant can speak with Mr. Vargas about this comment further, but they will have to go through the City and that Mr. Matthue Goldstein, Planning and Zoning Manager, must be included on all meetings and correspondence. The applicant agreed and would arrange communications accordingly.

Regarding Traffic Comment 4, Mr. Gerzuny asked for clarification about Inverray Boulevard, north of Oakland Park Boulevard. Mr. Vargas stated this was discussed with Mr. Goldstein and it was agreed upon the link may be adversely impacted by the proposed amendment. This would need further discussion with the team's traffic consultant and possibly Broward County.

Mr. Julian Bobilev, requested clarification on Planning Comment B.13 and Engineering Comments A.2. and B.2. as they seemed to conflict. Mr. Goldstein explained these comments are based off of the maximum intensity of the proposed land use designation. If the applicant wishes to restrict the uses based on the Development Agreement, the maximum intensity for that use would need to be included. Mr. Goldstein also noted that a potential change in land use designation would also require revision to the calculations. Mr. Bobilev understood and would adjust accordingly.

Regarding Planning Comment B.21, Mr. Bobilev stated that the project would be providing 15% of the units as affordable housing and the study provided was per Broward County requirements. Mr. Goldstein stated that any affordable housing commitment must be provided in a legally enforceable mechanism, in a draft format for the City to review. Furthermore, the study provided in the application would be re-reviewed based on the affordable housing commitment. Mr. Bobilev understood and would look into a draft covenant for Staff.

Ms. Ashely Resta, City Engineer, indicated she had already spoken with Mr. Goldstein concerning the proposed LUPA and would be available for any future questions.

Meeting adjourned at 9:30 a.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.

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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.

CITY OF SUNRISE - DEVELOPMENT REVIEW COMMITTEE (DRC)

MEETING DATE: May 26, 2021



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