

# Community Development Department

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

Phone: (954) 746-3271 Fax: (954) 746-3287

AskZoning@sunrisefl.gov



## MINUTES

### DEVELOPMENT REVIEW COMMITTEE (DRC) MEETING

**DATE OF MEETING:** December 22, 2021

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

#### Public Participation - Telephonic Attendance Option

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:

- **Toll Free Number:** 1 866 899 4679
- **Access Code:** 516-989-285

Attendees will be called upon to speak, one at a time, by the meeting organizer. For technical difficulties, please call (954) 746-3286

**Public Access Point:** Interested persons requiring telephone or computer access to attend and participate in the meeting can go to the Community Development Department, Osprey Conference Room, 1601 NW 136 Avenue, Building A, Sunrise, Florida 33323, which is open to the public.

#### PROJECT INFORMATION:

1. DRC Minutes from April 7, 2021, and May 26, 2021, were approved unanimously.
2. Public Comments. No members of the public were present in-person or by phone.
3. **A. JAMCO Warehouse / Site Plan** SP-26-2022

Applicant Name: Alan Goldberg, Diversified Companies, LLC  
Agent Name: Joseph Handley, Craven, Thompson & Associates, Inc.  
Proposed Use(s): Industrial  
Current Zoning: I-1 (Light Industrial)  
Location: 5201 NW 103 Avenue  
Planner: Matthue Goldstein/Trevor Markley

The applicant, developers and DRC members (see below contact information list) discussed comments for the proposed Site Plan. Mr. Joseph Handley asked about Comments B.7. thru B.9. (pages 3 and 4). He noted the proposal did not place service doors on the east/street side of the property but, the other three sides the property are surrounded by canals and the proposal was not greatly different from existing properties in the area. Mr. John Barranco of Barranco Gonzalez Architects, stated the size of the service doors would be reviewed such that LDC 16-140(3) may not be a factor. Furthermore, the Special Exception application would elaborate on aspects of outside storage. Members of the applicant team discussed the intent of these provisions and whether they were to provide screening for the general public from the street as opposed to adjacent properties that exist with similar conditions.

Mr. Trevor Markley, Assistant City Planner, noted that some LDC sections, such as 16-130, require screening from all sides and are implemented that way even from neighboring properties. Mr. Matthue Goldstein, Planning and Zoning Manager, said further review could consider implementation of these aspects including a necessity for a screening wall on the south side of the property. Mr. Goldstein said the proposed screen wall on the east side of the proposed building, that extends south, needs to be architecturally consistent with the proposed building. Mr. Markley asked the applicant team about the wall height as it relates to the screening of trucks in the adjacent loading area. Mr. Chad Edwards of Craven, Thompson and Associates, advised the loading area had truck wells going 4' deep which, combined with the wall being 6' above grade, would provide 10' of screening to completely block the view of the trucks from the street to the east. The applicant team also discussed the trucks being actively loading/unloading and potentially not considered "parked" nor kept overnight. Mr. Goldstein said they need to clearly relate these various aspects.

Mr. Handley discussed with Mr. Ravindra Ramgulam, Assistant City Engineer, the processing for easements. Mr. Handley asked about the comments regarding landscape within canal maintenance easement (CME) (page 12, Comment J.5.). Mr. Handley asked about providing a 20' CME with the other 5' being used for landscaping. Mr. Ramgulam stated the standard is for the CME to be adjacent to the canal/property line. Mr. Casey Graham, Engineering Manager-Utilities for the City, stated shrubs and lower level landscaping could be allowed within the CME, but not trees. Mr. Barranco spoke about pre-application meetings regarding tree grouping and smaller trees. Mr. Handley asked about light poles within the easement. Mr. William Byrnes, City Urban Forester, reviewed with Mr. Handley the spacing of trees and light poles. Additional discussion regarding the condition of existing trees viability for relocation versus removal was had. Mr. Ramgulam stated the discussion at the pre-application meetings had indicated the City would evaluate a proposal where trees were grouped to address requirements and existing conditions. Mr. Ramgulam said the submittal did not appear to particularly group trees; however, upon resubmittal with more clear grouping, the proposal would be further evaluated. Mr. Ramgulam discussed with Mr. Edwards aspects of the canal bank slope.

**B. JAMCO Warehouse / Special Exception** SE-25-2022

Applicant Name: Alan Goldberg, Diversified Companies, LLC  
Agent Name: Julian Bobilev, Craven, Thompson & Associates, Inc.  
Proposed Use(s): Industrial  
Current Zoning: I-1 (Light Industrial)  
Location: 5201 NW 103 Avenue  
Planner: Matthue Goldstein/Trevor Markley

The applicant, developers and DRC members (see below contact information list) discussed comments for the proposed Special Exception. Mr. Handley stated the Broward County letter regarding trips, a narrative of the traffic circulation operations for the site, and information on what would be in the storage area (page 3, Comment B.5.) would be provided. Mr. Barranco confirmed generators are not proposed and only storage, not use, would take place in the proposed storage area. Mr. Ramgulam also confirmed responses to Comments A.2. and A.3. (page 5) could be done via narrative, when asked by Mr. Julian Bobilev of Craven, Thompson and Associates.

**C. JAMCO Warehouse / Plat Note Amendment** PLAT-AMEND 28-2022

Applicant Name: Alan Goldberg, Diversified Companies, LLC  
Agent Name: Julian Bobilev, Craven Thompson & Associates, Inc.  
Proposed Use(s): Industrial  
Current Zoning: I-1 (Light Industrial)  
Location: 5201 NW 103 Avenue  
Planner: Matthue Goldstein/Trevor Markley

Mr. Bobilev reviewed items of County communication that they would submit with Mr. Goldstein. The applicant team stated they had no other substantive concerns with the proposed plat note amendment comments.

Meeting adjourned at 10:38 a.m.

**CITY OF SUNRISE - DEVELOPMENT REVIEW COMMITTEE (DRC)**

**MEETING DATE: December 22, 2021**



Name	Agency/Business Name	Phone number	E-mail address
MEGHAN KAUFOLD	CITY OF SUNRISE	954-746-3292	MKAUFOLD@SUNRISEFL.GOV
MATTHEW GOLDSTEIN	COMMUNITY DEV DEPT - PLANNING	954-746-3291	mgoldstein@sunrisefl.gov
WILLIAM BYRNES	" "		
CHAD EDWARDS	CRAVEN THOMPSON		
NICOLE PASTRE	CRAVEN THOMPSON		
CASEY GRAHAM	CITY OF SUNRISE UTILITY		
JUAN BOBILEV	CRAVEN THOMPSON		
TREVOR MARKLEY	CITY OF SUNRISE PLANNING DIV.	954-746-3228	TMARKLEY@SUNRISEFL.GOV
GIOVANNI CAMPOSANO	BORANCO ARCHITECTURE		
JOHN BORANCO	BORANCO ARCHITECTURE		
Ravindra Ramgulum	City of Sunrise/CDD	954-236-2111	rramgulum@sunrisefl.gov

JOE HANDELY CRAVEN THOMPSON 954-749-6400 jhandely@craven-thompson.com

ALAN GOUBERT	DIVERSIFIED COMPANIES LLC (APPLICANT)		
STEVE FELICETTI	CITY OF SUNRISE FIRE MARSHAL		

Alan Goldberg	Diversified Companies	CEO	954/776-1005	<a href="mailto:alan@diversifiedcos.com">alan@diversifiedcos.com</a>
John Barranco	Barranco Gonzalez Arch.	Principal	954/335-1880	<a href="mailto:john@bgarchitecture.com">john@bgarchitecture.com</a>
Giovanni Campusano	Barranco Gonzalez Arch.	Proj. Architect	954/335-1880	<a href="mailto:giovanni@bgarchitecture.com">giovanni@bgarchitecture.com</a>
Joe Handley	Craven Thompson & Assoc. Inc	VP	954/739-400	<a href="mailto:jhandley@craventhompson.com">jhandley@craventhompson.com</a>
Julian Bobilev	Craven Thompson & Assoc. Inc.	Planner	954/739-6400	<a href="mailto:jbobilev@craventhompson.com">jbobilev@craventhompson.com</a>
Nicole Pastre	Craven Thompson & Assoc. Inc.	LA	954/739-6400	<a href="mailto:npastre@craventhompson.com">npastre@craventhompson.com</a>
Chad Edwards	Craven Thompson & Assoc. Inc.	Senior Sup. Civil Eng.	954/739-6400	<a href="mailto:cedwards@craventhompson.com">cedwards@craventhompson.com</a>