

Community Development Department

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

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MINUTES

DEVELOPMENT REVIEW COMMITTEE (DRC) MEETING

DATE OF MEETING: February 9, 2022

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:** 148-998-077

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 December 22, 2021, will be approved next meeting.
2. Public Comments. No members of the public were present in-person or by phone.
3. **A. Springtree Place / Revised Site Plan** RSP-112-2021

Applicant Name: Stanley Gruber, Oakland Park Florida Associates, LLC
Agent Name: Michael Garrison, Prism Architecture LLC
Proposed Use(s): Multi-tenant plaza with drive-through restaurant
Current Zoning: B-2 (Community Business District)
Location: 8401 W. Oakland Boulevard
Planner: Marianne Edge, AICP

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

Mr. Michael Garrison asked about the location of the fire hydrant in relation to the proposed dumpster. Mr. Steven Felicetti, Fire Marshall, clarified that hydrants must not be obstructed, and the applicant may consider other locations.

Mr. Garrison asked if a noise study is required, as per the comment regarding the proposed outdoor speaker, and Ms. Marianne Edge, Assistant City Planner, confirmed it is.

Mr. Garrison asked about the transit stop. Ms. Edge clarified that there is an existing transit stop located adjacent to this property, and that the applicant should explain if and how that feature will be considered in the design for the site improvements.

Regarding the survey, Mr. Garrison indicated that the survey has been updated, and will be resubmitted with the required date and seal. Mr. Ramgulam noted that they should review all comments regarding the survey, including the need for applicable easements to be shown.

Ms. Edge noted that Staff may review if the “legal nonconforming” code provisions are applicable regarding the requirements for a landscape berm.

In response to the comments about the floor plan and parking requirements, Mr. Garrison stated that the applicant can provide information regarding customer service area, but that the floor plans are not finalized yet. Ms. Edge clarified that the Floor Plan is conceptual only, provided “For Information Only” but that the Customer Service Area stated on the plan relates to the amount of parking required, which must be indicated on the Site Plan. Mr. Jim Koeth, Assistant Director/City Planner, added that it is important not to underestimate the parking requirement, because it isn’t easy to add parking spaces to meet future tenant needs, so the parking provided on site may limit future tenant operations.

Mr. Ravindra Ramgulam, Assistant City Engineer, advised that the grease trap must be connected to the sewer main, not to the man hole as shown. In addition, the applicant shall confirm if the sewer is proposed to be private.

The applicant and Mr. Ramgulam discussed code requirements regarding required pipe size and connection locations. Mr. Garrison noted they will review if it is possible to connect to the sewer main on the south site instead of the east.

Ms. Edge noted that City staff will direct any questions regarding a trash or recycling comment to the reviewer from Republic Services.

Regarding the Landscaping and Irrigation comments, Mr. Brandon White noted the design can provide a future stub out to the City’s forthcoming reuse system. Mr. Ramgulam noted the City expects the system may be accessible from 84th Avenue, but the applicant may inquire at a later date to confirm.

Mr. Garrison inquired about the requirements for the Noise study. Mr. Bernard Kinney, Noise Consultant, said there are many examples of noise studies that have been done, including for Dunkin Donuts, the prospective tenant, at other locations in the region.

B. Springtree Place / 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. Michael Garrison noted that the applicant team did not have additional questions about any particular comments regarding special exception. Ms. Marianne Edge, Assistant City Planner noted that the applicant should update the Special Exception application for consistency with any changes made to the Site Plan.

Meeting adjourned at 10:38 a.m.



CITY OF SUNRISE - DEVELOPMENT REVIEW COMMITTEE

Virtual Meeting Date: February 9, 2022

Name	Agency/Business Name	Phone	Email
Jim Koeth	City of Sunrise/Planning Division	954-746 3279	jkoeth@sunirsefl.gov
Steve Felicetti	City of Sunrise/Fire Department	954- 746 3474	sfelicetti@sunrisefl.gov
Ravi Ramgulam	City of Sunrise/Engineering Division	954-236 2111	rramgulam@sunrisefl.gov
Stanley Edward	City of Sunrise/Utilities Department	954-888 6021	sedwards@sunrsefl.gov
Karl Peterson	Traftec/Traffic City Consultant	954-560 7103	karl@traftec.biz
Bernard Kinney	Bernard Kinney Associates, Inc./Noise City Consultant	561-483 9129	bernardkinney@aol.com
Marianne Edge	City of Sunrise/Planning Division	954-236 2117	medge@sunrisefl.gov
Michael Garrison	Applicant/Prism Architecture	561-719 4224	michael@prismarch.com
Brandon White	Applicant/ Landscaping	772- 834 1357	brandon@las-fl.com
Richard Berrie	Dunkin Donuts/ Architect	954- 605 1062	berrie@berriearchitects.com
Mike Fallah	Dunkin Donuts/ Owner		mikefallah@aol.com
Jim Lion	Dunkin Donuts/ Attorney		jim@jamesblyonlaw.com
Stan Gruber	Applicant / Plaza owner	561-697 6122	gruberinc@aol.com
Marcley Etienne	Applicant/Civil engineer	772-924 4277	marckley.eng@gmail.com