

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: April 6, 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, and February 9, 2022 were approved unanimously.

2. Public Comments. No members of the public were present in-person or by phone.

3. **A. Sunset Strip Square / Site Plan** **SP-178-2022** **9:10am – 10:00am**

Applicant Name: Timothy Hernandez, New Urban Sunset Strip, LLC
Proposed Use(s): Single-family residential development
Current Zoning: CF (Community Facilities District)
Location: 1577 Sunset Strip
Planner: Matthue Goldstein

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

Mr. Tim Hernandez, of New Urban Sunset Strip, LLC, and Mr. Matthue Goldstein, City of Sunrise Planning and Zoning Manager, discussed Comment A.2. and concluded no further revision is required from the applicant.

Regarding Comment B.1., Mr. Hernandez stated that he would reach out to the City Manager's Office for further direction.

Mr. Hernandez discussed several elements of Comment B.2.: iv. Mr. Hernandez will remeasure and may request a waiver for Sunset Strip, vii. Mr. Goldstein agreed that no further update is necessary, viii. Mr. Hernandez may request a waiver, x. Mr. Hernandez will add additional dimensions, xi. Mr. Hernandez, Ms. Shannon Ley, City of Sunrise Community Development Department Director, Mr. Jim Koeth, City of Sunrise Assistant Director/City Planner, Mr. Goldstein and Mr. Ravindra Ramgulam, City of Sunrise Acting City Engineer, discussed parallel parking space sizes. Ms. Ley and Mr. Ramgulam also discussed drive aisle size, curbing along parallel parking spaces as well as the distance between the parallel parking spaces and proposed perimeter landscaping with potential conflicts to opening car doors.

Mr. Karl Peterson, City Traffic Consultant, and Mr. Hernandez discussed the entry gate location and entry/turnaround procedures. Mr. Hernandez offered to move or remove the proposed gates. Mr. Peterson stated that the gates could remain so long as there were automatic openers, but turnaround information will be required from the entry area.

Mr. Hernandez asked for clarification on Comment B.9. Mr. Goldstein stated to provide information on what is the "tot lot" going to be, not necessary to identify type of specific equipment – unless known – at this time.

Mr. Hernandez discussed Comment E.1. and Mr. Goldstein noted that an ALTA Survey was required – signed, sealed and dated. Conversation then went to Plat related comments.

Mr. Hernandez stated that Comments B.13 through B.20. would be no problem and he would be providing the requested information.

Mr. Hernandez and Mr. Goldstein discussed Comment B.21 as well as the proposed bedroom mixes and parking spaces within the garages especially with regards to consistency with Exhibit B of the Agreement of Sale and Purchase. Mr. Hernandez noted that an autoturn analysis might require loss of units or type of units.

For the public art, as noted in Comment B.23, Mr. Hernandez stated an easement will be dedicated.

Regarding Comment B.25., Mr. Hernandez will look into and confirm whether there are any conflicts and adjust information accordingly.

For Comments C.1. and C.2., Mr. Hernandez will be providing the requested details, but will need to discuss further with City Staff the removal of a proposed cabana. With regards to Comment C.8., details will be provided and Mr. Hernandez which would include a fence detail for screening of the garbage/recycle bins.

Mr. Hernandez indicated that he would discuss Comment F.1. with the City Manager's Office for direction, for all other comments under Section F, details and comments would be addressed.

Mr. Hernandez and Mr. Goldstein went over Section G in order to clarify comments and all questions were answered.

Mr. Hernandez stated he will discuss with the City Manager's Office information as requested per Comment H.3.

Mr. Goldstein and Mr. Hernandez discussed Comment L.1. and overall requirements for photometrics. Mr. Hernandez understood and would be revising sheets as necessary.

Off-site improvements were discussed and the possible need for a Demolition sheet. Mr. Hernandez indicated he was not demolishing anything, merely adding. Mr. Goldstein also brought up a cut-out for a left turn lane off of Sunset Strip as well as the parallel parking proposed along Sunset Strip.

Mr. Hernandez asked Mr. Steve Felicetti, City of Sunrise Fire Marshal, about Fire Comment A.5. Mr. Felicetti discussed requirements and detailed required Fire access leading to buildings.

Mr. Hernandez went back to Planning comments and asked which sheets need to be consistent with the City's approved title block, as indicated on Comment M. 2. Mr. Goldstein stated that all sheets must be consistent.

Regarding Comments M.19., Mr. Hernandez asked if Staff can provide him with a previously approved Development Agreement to use as a template. Mr. Goldstein stated he will be providing him with copy.

Mr. Hernandez stated that he will be providing an autoturn analysis for the residences, per Engineering Comment B.29.

Regarding Comment B.30, Mr. Hernandez stated that drainage will be kept onsite. Further discussions will be had regarding water, sewer and drainage easements. Mr. Hernandez also noted that impacts within the right-of-way will be maintained by the municipality.

B. Sunset Strip Square / Rezoning

RZ-189-2022

10:00am – 10:45am

Applicant Name: Timothy Hernandez, New Urban Sunset Strip, LLC
Proposed Use(s): Single-family residential development
Current Zoning: CF (Community Facilities District)
Location: 1577 Sunset Strip
Planner: Matthue Goldstein

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

Mr. Hernandez, Mr. Ramgulam and Mr. Goldstein discussed Engineering Comment E.8. Mr. Ramgulam stated that Staff will have a further discussion about this and follow-up with him.

Mr. Hernandez asked if Mr. Peterson's partner, Mr. Joaquin Vargas, can work as his consultant on this project if Mr. Peterson is consulting for the City. Staff indicated there would be a conflict of interest, but would confirm and get back with him.

C. Sunset Strip Square / Plat

PLAT-204-2022

10:45am – 11:15am

Applicant Name: Timothy Hernandez, New Urban Sunset Strip, LLC
Proposed Use(s): Single-family residential development
Current Zoning: CF (Community Facilities District)
Location: 1577 Sunset Strip
Planner: Matthue Goldstein

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

Mr. Hernandez noted that a waiver may be requested for Comment A.4 and he will look into it.

Mr. Hernandez stated that he will follow-up with Broward County to see what, if any, language is required for the plat note as requested per Comment A.6.

Mr. Hernandez stated that the documents identified within Comment D.4. were previously submitted. Mr. Goldstein noted he would look through submittal documents again to confirm.

Regarding Engineering Comment E.2., Mr. Hernandez asked if existing conditions were really required. Mr. Ramgulam stated that existing conditions should be provided when possible.

CITY OF SUNRISE - DEVELOPMENT REVIEW COMMITTEE (DRC)

MEETING DATE: April 6, 2022



Name	Agency/Business Name	Phone	Email
MATTHEW GOLDSTEIN	CITY OF SUNRISE - PLANNING DIV	954-746-3291	mgoldstein@sunrisefl.gov
Steve Felicit	Sunrise File	(954) 746-3474	sfelicit@sunrisefl.gov
Ravindra Rangulam	City of Sunrise	(954) 236 2111	rrangulam@sunrisefl.gov
JIM KOEHL	" "	" 746 3279	JKOEHL@sunrisefl.gov
Matthew Novack	Craven Thompson + Assoc.	(954) 739-6400	mnovack@craventhompson.com
Gary Tenn	" "	" "	gtenn@craventhompson.com
Tim Hernandez	New Urban	954-610-7400	thernandez@newurbancommunity.com
Karl Peterson	Traftech	954-560-7105	
Csrey Graham	Sunrise Public Works	954-888-6066	
Shannon Ley	City of Sunrise	954-746-3288	sley@sunrisefl.gov