

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: July 13, 2022

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

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:

- From your computer, tablet or smartphone click: <https://meet.goto.com/148998077>
- From your phone, dial 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. Public Comments. No members of the public were present in-person or by phone.
2. **Alexan Sunrise AKA Faith Center / Rezoning** **RZ-000175-2022** **9:10 a.m. – 10:00 a.m.**

Applicant Name:	Jim Berardinelli / Saul Perez, Maple Multi-Family Land SE, L.P.
Agent Name:	Dennis Mele, Greenspoon Marder LLP
Proposed Use(s):	Planned Unit Development (PUD) 20.64 dwelling unit/gross acre
Current Zoning:	B-3 (General Business District)
Folio(s):	4941-1739-0012 and 4941-1701-0110
Planner:	Ana Parada, CFM

The applicant, developers, and DRC members (see below contact information list) discussed comments for the proposed rezoning of the Alexan Sunrise site.

Robert Norona, City Gas Department Representative informed the applicant that gas is available in the area for future use. Cynthia Pasch, Greenspoon Marder planner, verbally requested a document showing the location of the utility lines, and Mr. Norona offered to provide drawings or maps showing where those services are located.

Karl Peterson, City's Traffic Consultant, explained that a traffic methodology and study would be required. Cynthia Pasch mentioned that she would request a meeting with Mr. Peterson to discuss in detail the requirements for the traffic methodology, and Mr. Peterson added that the parking study is needed as a supporting document for the request to reduce the parking ratio to 1.6.

Ravi Ramgulam, Acting City Engineer, said that the Engineering Division is also waiting for the traffic analysis to determine the impact of the proposed access points from Commercial Blvd and Nob Hill Road. The report should include the analysis of turning movement, stacking, and evaluation of any signalization needed.

Saul Perez, Trammell Crow Developer Representative, requested clarifications on the stacking analysis. Ravi Ramgulam responded his question and indicated that further comments would be provided based on the methodology when provided.

Jim Koeth, Assistant Director Community Development Department, added that the revision of the Parking Study is fundamental considering the proposed reduction of the parking ratio.

Saul Perez stated that the total count of parking spaces is low because they are incorporating the required parking spaces within the garage building, and the proposed garage spaces have been subtracted from the required residential units' required parking spaces.

Ravi Ramgulam commented on the proposed reduction of the size of parking spaces and the three (3) feet overhang. The comment has been included within the Planning comment, Section III (E) (12).

Shannon Ley, Community Development Director, commented that the proposed parking ratio is very low and shall not include the Electric Vehicle's charging spaces within the total count of the required standard parking spaces. Additional comments will be provided based on the traffic methodology and study.

Ms. Ley added that the proposed perimeter landscape and pedestrian zones should also be evaluated. The proposed design does not comply with the requirements of the City's Land Development Code and it is not consistent with similar previous developments in the City.

In addition, Ms. Ley stated that the applicant must evaluate the impact on surrounding properties, including HTA-VA and The Faith Center. Modifications to the existing properties shall be designed not to create nonconformities on the other sites.

Cynthia Pasch requested a copy of the existing Traffic Management Plan, and Ana Parada said it will be provided.

Cynthia Pasch requested clarification on comment 7 on page 6. The floor area per dwelling unit shall be increased by 150 sq. ft. for each additional bedroom. Ana Parada clarified that the 150 sq. ft. is not the size of the bedroom, but the required additional floor area.

Ravi Ramgulam asked for additional information related to comment 9 on page 10. Cynthia Pasch will provide a schematic plan showing the pedestrian connectivity from the proposed development with the City's Park on Nob Hill Road.

Jim Koeth mentioned that a Fire Department reviewer was not participating in the DRC meeting, but the fire access must comply with the City's requirement, and further comments might be provided upon additional information being provided.

CITY OF SUNRISE - DEVELOPMENT REVIEW COMMITTEE
Virtual Meeting Date: July 13, 2022



Name	Agency/Business	Phone	Email
Robert Norona	City of Sunrise/ Gas Department	954-572-2296	RNorona@sunrisefl.gov
Shannon Ley	City of Sunrise/Planning Division	954-746-3288	SLey@sunrisefl.gov
Jim Koeth	City of Sunrise/Planning Division	954-746-3279	JKoeth@sunrisefl.gov
Ana Parada	City of Sunrise/Planning Division	954-236-2119	AParada@sunrisefl.gov
Ravi Ramgulam	City of Sunrise/Engineering Division	954-236-2111	RRamgulam@sunrisefl.gov
Karl Peterson	Traf Tech Engineering – City of Sunrise Traffic Consultant	954-560-7103	Karl@traftech.biz
Saul Perez	Applicant/Multi-Family Land SE, L.P.	305-562-4774	Sperez@tcr.com
Cynthia Pasch	Greenspoon Marder LL, Land Planner	954-527-6266	Cynthia.pasch@gmlaw.com
Christopher Wallace	Munilytics /Affordable Housing Applicant’s Consultant	954-593-3023	Munilytics@mac.com