

Community Development Department Planning Division

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Minutes

Development Review Committee (DRC) Meeting

Date of Meeting: August 24, 2022

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

PROJECT INFORMATION:

1. Public Comments. No members of the public were present in-person or by phone.
2. **Popeye's Restaurant / Site Plan** **SP-000311-2022** **9:25 a.m. – 10:45 a.m.**
 - Applicant Name: Heidi Davis Knapik, Gunster
 - Agent Name: Sandra Zumpano, E.I., Bowman Consulting Group, Ltd.
 - Proposed Use(s): Fast food restaurant with drive-through
 - Current Use: Zoning: B-3 (General Business District)
 - Location: NW 136 Avenue (Parcel ID 4940 27 03 0014)
 - Planner: Ana Parada

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

Bill Pfeffer, the applicant's consultant, asked about the maximum number of parking spaces permitted between landscape interior or terminal islands. Ravi Ramgulam, City Engineer, indicated that landscape islands should separate all head-to-head rows of parking spaces, and the grouping of parking spaces shall not exceed eight in a row. Mr. Pfeffer inquired about the variance request criteria and whether the staff supported a variance for the parking requirements. Mr. Koeth, Assistant Director/City Planner, stated that the staff would not support a variance request to reduce the on-site parking spaces nor increase the number of spaces grouped because there was not a demonstrated hardship of the land.

Referring to Planning Comments (B)(3)(iii), Mr. Pfeffer specified that the application demonstrates compliance with the eight stacking parking spaces from the first drive-thru pick-up window as required by Code. Ana Parada, Assistant City Planner, mentioned that plans show eight staking spaces from the second and not from the first drive-thru window.

Mr. Ramgulam indicated that staff would investigate the previous interpretation of the Code section to determine if the required stacking spaces shall be provided from the first window where the order will be placed or from the second window where the customers will pick up the order.

Karl Peterson, City's Traffic Consultant, added that the stacking would be evaluated based on the traffic methodology/study.

In response to the Planning Division comment (B)(xii.), Mr. Pfeffer will revise the configuration of the parking lot, considering mirroring the proposed four parking spaces on the property's east side and providing direct pedestrian connectivity. Mr. Ramgulam will confirm the minimum clearance required by Code for the proposed four (4) back in diagonal spaces.

Mr. Pfeffer mentioned that the applicant is considering relocating the loading zone and dumpster enclosure. Mr. Koeth indicated that the impact on the adjacent residential properties should be evaluated to determine the location and hours of operation of the loading zone and solid waste collection. Ms. Parada added that information should also be included in the applicant's letter of intent.

Mr. Ramgulam added that the cross-access agreement for the West Sunrise Commercial Park should be evaluated to determine if the operation and circulation of the garbage trucks are permitted within the access driveway between both properties. Mr. Peterson indicated that a 30 to 50 feet area for the garbage truck operation is usually provided, and the collection of solid waste shall be provided on the site serviced. Mr. Koeth indicated that he was not aware of any examples in which the use of other private property was used to operate the dumpster.

Heidi Davis, the applicant's attorney, requested a copy of the "Mattress Firm" site plan, property located next to the subject site, to determine how they are operating solid waste collection and if any other cross-access restrictions are in effect.

Ms. Davis asked if the twenty-foot canal maintenance easement is required since the City has access to the Lake through other properties in the area. Mr. Ramgulam clarified that the Association does not own the Lake; the City owns it. Ms. Parada stated that the 20-foot canal maintenance easement is required by Section 16-82(b)(4) and shall be free and clear. Mr. Pfeffer asked if a portion of the 20-foot canal maintenance easement, specifically between 3 to 4 feet, could be used for parking purposes. Mr. Ramgulam will coordinate with Public Works Department staff and confirm if that will be acceptable.

Mr. Pfeffer asked if the existing vegetation within the canal easement can remain or if replacement of the material is required. Mr. Ramgulam will coordinate information with Public Works Department staff and inform the applicant about the landscape requirements. Mr. Ramgulam added that a tree disposition plan should be provided as part of the site plan application.

Robert Norona, City DRC Gas Department Representative, informed the applicant that the gas lines should be installed and inspected before proceeding with the parking pavement, and he provided the specifications for installing the new gas meter.

Susie Malken, City Fire Captain, considered and accepted the applicant's proposal to reduce the width of the bypass lane, providing a minimum width of 10 feet for fire truck circulation.

Mr. Peterson mentioned that the site plan should indicate the area/size for each vehicle in the drive-through lanes. Mr. Pfeffer said that revised plans would be provided, graphically representing the area for each car in the drive-through lanes. Mr. Ramgulum will confirm if the Code requires a minimum size/area for the required stacking spaces.

Mr. Koeth stated that staff would confirm if the City noise consultant has approved the Noise methodology, and Ms. Parada will inform the applicant.

Ms. Parada commented on the design of the building, specifically mentioning that the Code requires articulation of the building facades to avoid the massive effect. The proposed exterior building colors and murals shall be revised, and murals are prohibited.

3. Popeye's Restaurant / Special Exception SE-000314-2022 10:45 a.m. – 11:00 a.m.

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

Bill Pfeffer, the applicant's consultant, and Heidi Davis, the applicant's attorney, had no questions about the Special Exception application. They will coordinate the information provided for both applications (Site Plan and Special Exception) and contact Ana Parada, Assistant City Planner if additional information is required.

CITY OF SUNRISE - DEVELOPMENT REVIEW COMMITTEE

Meeting Date: August 24, 2022



Name	Agency/Business Name	Phone	Email
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