

# Community Development Department Planning Division

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## Minutes

### Development Review Committee (DRC) Meeting

**Date of Meeting:** October 12, 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. New Business:

Broward Health Sunrise / Free Standing Emergency Department / Rezoning RZ-000425-2022

Applicant Name: David J. Clark, North Broward Hospital District  
Agent Name: Robert B. Lochrie III, Esq. and Nectaria Chakas, Esq., Lochrie & Chakas, P.A.  
Proposed Use(s): Hospital  
Current Zoning: B-2 (Community Business District)  
Location: 9001, 9201-9211 W. Oakland Park Boulevard  
Planner: Matthue Goldstein

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

Regarding Planning Comment A.9., Nectaria Chakas, Esq., Lochrie & Chakas, P.A., stated her team would provide relevant material regarding the project's plat information as well as information from the City of Sunrise's Land Development Code (LDC) in order to address this comment. In addition, documentation from the CEO of the hospital would be provided in order to address Planning Comment A.1.

Ms. Chakas stated the applicant will provide the necessary study as requested in Traffic Comment A.1. Matthue Goldstein, Planning and Zoning Manager for the City, and Ravi Ramgulam, City Engineer, stated they would coordinate with the applicant, and the City's Traffic Consultant, to schedule a meeting for the project's traffic methodology to be discussed. Kaitlyn Forbes, SEPI Planning Consultant, will also be involved as she is the project's assigned Planner.

Broward Health Sunrise / Free Standing Emergency Department / Special Exception SE-000424-2022

Applicant Name: David J. Clark, North Broward Hospital District  
Agent Name: Robert B. Lochrie III, Esq. and Nectaria Chakas, Esq., Lochrie & Chakas, P.A.  
Proposed Use(s): Hospital  
Current Zoning: B-2 (Community Business District)  
Location: 9001, 9201-9211 W. Oakland Park Boulevard  
Planner: Matthue Goldstein

The applicant, developers, and DRC members (see below contact information list) requested to discuss comments for the proposed Special Exception next and leave the Site Plan discussion for last.

Ms. Chakas discussed Planning Comment A.4. and how the dumpster was in the most indiscernible location while still maintaining adequate garbage truck circulation. Ms. Forbes discussed the need for further narrative on how and what type of mitigation would be done in order to reduce the effects (sound, fumes, etc.) of the dumpster(s), as well as its compatibility with the surrounding residential area. Mindy Graves, Broward Health, explained the oxygen farm and detailed its primarily use as an area where empty portable oxygen cylinders are stored until replaced by full cylinders. Mr. Goldstein stated a detailed narrative of the “farm’s” operations, number of cylinders stored, etc. would need to be provided for the resubmittal.

Ms. Chakas next discussed Planning Comment B.8. and the utility easement that runs through the middle of property. Mr. Ramgulam and Ms. Chakas discussed submission procedures for Easement Vacations as well as other easements surrounding the property.

Broward Health Sunrise / Free Standing Emergency Department / Site Plan SP-000423-2022

Applicant Name: David J. Clark, North Broward Hospital District  
Agent Name: Robert B. Lochrie III, Esq. and Nectaria Chakas, Esq., Lochrie & Chakas, P.A.  
Proposed Use(s): Hospital  
Current Zoning: B-2 (Community Business District)  
Location: 9001, 9201-9211 W. Oakland Park Boulevard  
Planner: Matthue Goldstein

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

Susie Malken, Acting Fire Marshal, and Stefano Viola, Kimley-Horn and Associates, Inc., discussed Fire Comments A.1. and A.3. with regard to tie-ins. Mr. Viola stated he will have to follow-up with Ms. Malken and perhaps contact the City’s Utility Department.

Ms. Chakas and Mr. Viola discussed the parking space information as noted in Traffic Comment A.1. Ms. Forbes and Mr. Goldstein agreed the parking calculations are to be based upon the “hospital” use and to make sure all calculations were consistent throughout the plan set. Mr. Viola insisted that lowering the amount of provided parking was not desired by the applicant.

Traffic Comment A.2. was discussed by Karl Peterson, City Traffic Consultant, and Mr. Viola. Mr. Peterson asked about garbage truck circulation and to provide further details about the proposed trash pickup. Mr. Peterson

also noted concern for those parking spaces on the westernmost side of the building and backing into the drive aisle. Mr. Viola stated that signage would be introduced to limit who can park there, etc.

The crosswalk on Northwest 90 Terrace was discussed. Mr. Viola noted the City would need to agree to maintain it, if the applicant constructed it.

Mr. Viola noted that there was insufficient space for a twenty-four-foot (24') drive aisle, as noted in Traffic Comment A.4. Priscilla Cuadra, HSK Architects, noted that the ambulances will not be at the facility for long periods of time, nor remain overnight and emergency calls will be routed to a main hospital, not this facility.

Mr. Viola discussed Traffic Comment A.5. and noted the drive aisle would be for fire truck staging when fighting a fire.

Ms. Chakas noted the applicant will provide additional information as required for Traffic Comment A.6.

Mr. Viola, Mr. Ramgulam and Mr. Peterson discussed alignment issues for the east entrance and the drive aisle. Mr. Ramgulam discussed the NVAL and drive aisle along Oakland Park Boulevard. Mr. Viola noted that the Survey may require a revision and, if it cannot be fixed, the applicant will submit for a Plat Note Amendment.

Ms. Chakas and Mr. Goldstein discussed Planning Comment B.17. Ms. Cuadra will provide required information.

Ms. Chakas and Ms. Cuadra discussed Planning Comment B.18. noting pedestrian access may not be desired by nearby residents. In addition, if pedestrian access was provided would a non-accessible vs. accessible sidewalk be approved by City Staff? Ms. Forbes and Mr. Goldstein stated they will discuss and follow-up with the applicant.

Planning Comment B.29. was discussed by Mr. Viola noting safety concerns between the wall and the adjacent residential homes. Mr. Ramgulam recommended the addition of a gate; however, Mr. Viola stated the gate itself would require maintenance along with the possibility of preventing of maintenance between homes and wall. Staff will need to discuss this situation further.

Mr. Ramgulam noted that the sidewalk between the handicapped spaces would be permitted, but would need to be included in a narrative, regarding Planning Comment B.13.

Ms. Chakas and Mr. Goldstein spoke about Planning Comment B.16. and whether the applicant desired a ground monument sign. Ms. Chakas and her team will discuss and follow-up prior to the resubmittal in order to update plans accordingly.

Ms. Chakas noted that Easement Vacations will be submitted, regarding Planning Comment B.20. Ms. Forbes discussed the north portion of the property and the area marked "to be abandoned." Mr. Viola stated that further information would be required regarding the drainage easement in order to address completely.

Regarding Planning Comment B.21., Mr. Viola stated that the setback has been met and he will provide an enlarged visual in order to demonstrate consistency with Code requirements. Ms. Chakas and Ms. Forbes also discussed Planning Comment B.22. and agreed to update the tabular data accordingly.

Mr. Viola asked for clarification regarding Planning Comment G.1. Mr. Goldstein noted that the Plat must be included within the plan set on a 24" x 36" sheet.

Planning Comments regarding the Photometric Plan were discussed between Ms. Cuadra, Ms. Forbes and Mr. Goldstein including the need for additional details and reducing the height of light poles adjacent to the residential neighborhood. The applicant agreed to look into lower height lightpoles.

Mr. Viola noted the sidewalk along the south side of the building would have a different shape and be more consistent with renderings.

Ms. Chakas requested clarification for Planning Comment O.7. Mr. Goldstein stated that all plan sheets must be in black and white, per ADA requirements, but other documents (i.e. letters, renderings, etc.) are permitted to be in color.

Planning Comment O.11. was discussed between Ms. Chakas and Ms. Forbes. Ms. Chakas noted that the Broward County Planning Council provided a Platting Determination letter.

Mr. Viola and Mr. Ramgulam discussed Landscape Comment B.10. Mr. Ramgulam stated that Conceptual Engineering plans will need to have updated calculations.

Ms. Chakas stated she will provide additional narrative in order to address Public Works Comment Sheet C300.2 #2.

Regarding comments from FPL, Mr. Ramgulam suggested a landscape maintenance program – if FPL agrees to it, otherwise a revision to the location of the landscaping would be required.

**CITY OF SUNRISE - DEVELOPMENT REVIEW COMMITTEE**

Meeting Date: October 12, 2022



Name	Agency/Business Name	Phone	Email
Kathryn Salerno	Broward Health	954-473-7181	ksalerno@browardhealth.org
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Kaitlyn Forbes	SEPI, INC/city	954.475.3070	KForbes@sepiinc.com
Matthe Goldstein	City of Sunrise - Planning Division	954-746-3291	mgoldstein@sunrisefl.gov
Karl Peterson	Traf Tech	954-560-7103	Karl@traftech.biz
Ravindra Rangula	City of Sunrise	954-746-3285	rrangula@sunrisefl.gov
SUSIE MALKEN	SUNRISE FIRE RESCUE	954-572-2360	smalken@SunriseFl.gov