

# Community Development Department Planning Division

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## Minutes

### Development Review Committee (DRC) Meeting

**Date of Meeting:** October 5, 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.
2. New Business:

Caroline at Sunrise / Site Plan      SP-000400-2022

Applicant Name: Hugo Pacanins, The Morgan Group, Inc.

Agent Name: Dennis Mele, Esq., Greenspoon Marder LLP

Proposed Use(s): Multi-Family Residential

Current Zoning: B-3 (General Business District)

Location: 3100, 3301, and 3333 NW 90 Terrace, 3363 N. Pine Island Road  
(Parcel IDs 4941.2060.0010, 4941.2060.0012, 4941.2060.0011 and  
4941.2013.0010)

Planner: Sylvia Miller, AICP

The applicant, developers, and DRC members (see below contact information list) discussed comments for the proposed Site Plan application for the multi-family project named "Caroline at Sunrise".

Cynthia Pasch, planner with Greenspoon Marder, asked to go over a few of the comments on the concurrent rezoning application for the property, before going over the comments on the meeting's subject site plan application.

More specifically, Ms. Pasch had questions on the timing of the recordation of the required plat note amendment agreement and of the unified control document. She believed requiring those documents to be recorded before site plan approval not to be feasible. Jim Koeth, City Planner, explained the City would prefer having documents recorded in advance, but that we can look into her concern and contact her at a later date.

Ms. Pasch and the applicant's team proceeded to discuss the Parking Supply Documentation comments from the rezoning application. Ravindra Ramgulam, City Engineer, and Karl Peterson, the City's Traffic Consultant, provided feedback and indicated a study methodology for the parking supply documentation needs to be coordinated between the City and the applicant.

The applicant then discussed questions on bus stops outside the project site, pavers and crosswalks, pedestrian zone landscaping, and tree and vegetation requirements. Sylvia Miller, Principal Planner, Mr. Koeth and later Shannon Ley, Community Development Director, provided clarification on the questions regarding the bus stops, and Mr. Ramgulam went over the applicant's concerns related to landscaping requirements. All meeting participants agreed the site will benefit from the provision of more crosswalks connecting sidewalks through the site, and that those internal crosswalks may be of concrete pavers for a more decorative look in lieu of striping on the asphalt drive aisles.

Questions were then brought up regarding the site plan application.

Robert Norona, from the City's Gas Division, discussed his review of the application and, although his review yielded no comments, he encouraged the applicant to consider natural gas. The applicant understood and had no questions.

The applicant had questions on comment A.4 from Public Works, regarding the current median opening along West Oakland Park Boulevard. Casey Graham, Engineering Manager, provided clarification on the review comment he made, and staff and the applicant discussed the concerns.

The applicant's team discussed multiple items from review comments, including related to the following:

- Perimeter fences: Staff confirmed to the applicant that walls, not fences, should be provided on all property boundaries. The applicant understood, while also bringing up the specified requirement that perimeter landscaping also be placed on the outside side of the wall.
- Site Lighting: Possible significant overspill of lighting from light poles onto adjacent single-family homes to the west of the property needs to be given great consideration. Hugo Pacanins, developer/applicant, explained the light poles will be shorter in height near the single-family homes, and that they analyze the suitability of white versus yellow lighting for each area of the project site.
- Parking spaces: Applicant inquired about carports. Staff explained they must be connected/made part of the building.
- Utilities: Mrs. Ley asked about utilities, and if they will be public or private.
- Building Elevations: Staff explained the comments regarding the design of the townhouse and 4-story apartment buildings, and how there is much room for improvement in order to meet code.
- Parcel Id [494120000020](#): Applicant inquired about the ten-foot strip of land at the southernmost property line, abutting the canal, and how it can be combined with the project site. Staff will look into the inquiry and provide the applicant with feedback.

CITY OF SUNRISE - DEVELOPMENT REVIEW COMMITTEE (DRC)

MEETING DATE: October 05, 2022



Name	Agency/Business Name	Phone	Email
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