

Community Development Department Planning Division

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Minutes

Development Review Committee (DRC) Meeting

Date of Meeting: September 21, 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. Westerra / Revised Development Agreement DEVAG-000363-2022 9:15 a.m. – 1:00 p.m.

Applicant Name: Michael Friedman, Ruby Centre Associates, LLC
Agent Name: Joe Handley & Matt Edge, Craven, Thompson & Associates, Inc
Proposed Use(s): Mixed-Use (Multifamily, Commercial, Office)
Current Zoning: PDD (Planned Development District)
Location: W. Sunrise Boulevard (Parcel ID 4940 34 02 0011)
Planner: Ana Parada

3. Westerra / Revised Master Plan MP-000311-2022 9:15 a.m. – 1:00 p.m.

Applicant Name: Michael Friedman, Ruby Centre Associates, LLC
Agent Name: Joe Handley & Matt Edge, Craven, Thompson & Associates, Inc
Proposed Use(s): Mixed-Use (Multifamily, Commercial, Office)
Current Zoning: PDD (Planned Development District)
Location: W. Sunrise Boulevard (Parcel ID 4940 34 02 0011)
Planner: Ana Parada

The applicant, developers, and DRC members (**see below contact information list**) agreed to discuss comments for the Westerra Revised Development Agreement (Item 2) and Westerra Revised Master Plan (Item 3) combined since DRC Comments for both applications are related to each other.

DRC comments were discussed in the following order:

Public Work comments prepared by Casey Graham, Engineering manager. Mr. Graham indicated that existing utilities are located adjacent to the western edge of the development, and a confirmation that the proposed work will not impact the existing components shall be required. Clarification of the required landscape and street furniture permitted within the western utility easement was provided. The City Engineer, Ravi Ramgulum, confirmed that there is no existing city drainage system within the subject property.

Robert Norona, City DRC Gas Department Representative, did not provide written comments. Mr. Norona attended the meeting to answer any questions the applicant might have. The applicant's team didn't have any questions pertaining to the gas service available for the proposed development.

The Fire Department report prepared by Susie Malken, Acting Fire Marshal, indicated that fire-related items would be addressed during the site plan review. Shannon Ley, Community Development Department Director and Ms. Malken clarified the DRC Development Agreement, planning comment (C)(23), confirming that the minimum width of paved roadways shall be fifteen (15) feet for a one-way street to provide adequate access to the fire trucks.

Engineering comments, prepared by Joaquin Vargas, City's Traffic Consultant. Mr. Vargas explained the DRC Master Plan, planning comment (E)(10)(ii), stating that the letter of intent and traffic study shall be amended to be consistent with the Broward County provisions and DRI, defining high-rise buildings to have a minimum of ten (10) stories.

The applicant proposes a 7-story building that is not considered a high-rise one. Per the applicant's request, Mr. Vargas will confirm if the application complies with the IT Code 232 requirements. In addition, the applicant requested a traffic methodology meeting, which will be held on Friday, September 23, 2022, at 10:30 am. The comments and recommendations provided at that meeting shall be considered for preparing the new trip generation report that will be provided as a supporting document for both applications.

Planning comments, prepared by Ana Parada, Assistant City Planner. Per the applicant's solicitation, Shannon Ley, Community Development Director, Jim Koeth, Assistant Director/City Planner, and Ms. Parada commented on the following DRC Development Agreement, planning comments:

On page 2, comment (A)(8), the property size is inconsistent in all documents. Revise and ensure all references indicate the correct acreage.

On page 3, comment (A)(13), the name used to identify the design guidelines shall be consistent throughout the application.

On page 3, comment (A)(20), the master plan includes the minimum and the maximum number of stories, and the minimum and maximum height of the buildings shall also be included.

On page 4, comment (C)(2), in "Exhibit C" of the Master Development Plan Design and Development Guidelines, the applicant would include the definition of "Private Hotel" in accordance with the proposed use, considering the DRI and PDD permitted uses.

On page 4, comment (C)(4), the applicant shall provide a detailed description of the proposed shuttle services and the operation plan at the time of the site plan.

On page 4, comment (C)(5), the applicant would include the source of information provided in Exhibit C, confirming that the entitlements are accurate.

On page 4, comment (C)(8), the definitions of the proposed uses, such as flight training center and private hotel, shall be provided in Exhibit C.

On page 5, comment (C)(14), the City staff will confirm if the electric vehicle assigned parking spaces can be counted toward the minimum amount of off-street parking required by the Code.

On page 5, comment (C)(17), the applicant will provide details of the removable architectural features that will screen the proposed service doors on the east side of the flight training facility. Section 16-140 of the City's Land Development Code does not allow the placement of service doors fronting a public right of way. Mr. Friedman will contact Ms. Parada to schedule a meeting to review and discuss the architectural screening details within a week of the DRC meeting.

Engineering and Landscape comments, prepared by Ravi Ramgulam, City Engineer. Per the applicant's request, Mr. Ramgulam and Ms. Ley clarified that if the required landscape material cannot be installed in front of a building, the landscape could be relocated to another area of the development as long as the design intent satisfies the requirements of the Code. In addition, they expanded on the following DRC Development Agreement, planning comments:

On page 6, comment (C)(19), the language in Section 9, Item D of the Development Agreement shall be revised to provide the required pedestrian zone landscaping and ensure that the mechanical equipment will be screened by landscape material or architectural features.

On page 6, comment (C)(22), the sidewalks along the primary streets shall be of a minimum of 7 feet in width, and a continuous sidewalk of a minimum of 5 feet in width will be allowed along the secondary or arterial streets.

Coordination between Public Works, Engineering/Landscaping, and the Planning Divisions will be needed to guide the applicant about the spacing and type of canopy trees if permitted within the canal easement.

In response to the DRC Master Plan, comment (C)(14), the size of the proposed community facility parks shall be revised to provide a minimum area of 50-foot depth and width.

The landscaping for the western and eastern entry and drives as identified on Sheet LP-1 (Landscape Phasing Plan) from Sunrise Blvd to the parallel secondary street shall be constructed as part of the first pod.

A plat note will be required to add the hotel use, and the definition of "Private Hotel" shall be included.

CITY OF SUNRISE - DEVELOPMENT REVIEW COMMITTEE
Meeting Date: September 21, 2022



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