

Community Development Department Planning Division

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Minutes

Development Review Committee (DRC) Meeting

Date of Meeting: January 4, 2023

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.
2. New Business:

Shoppes of Sawgrass / Revised Site Plan

Project RSP-000061-2023)

9:15 am – 11:30 am

Applicant Name: Shoppes of Sawgrass
Agent Name: Amanda Warner, The Grand Bazaar Inc.
Proposed Use(s): Multi-tenant plaza
Current Zoning: B-2 (Community Business District)
Location: 3401-3495 N. Hiatus Road
Planner: Ana Parada

The applicant, developers, and DRC members (**see below contact information list**) discussed comments for the Revised Site Plan in the following order:

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

On page 2, comment (A)(5), Mechanical equipment on the rooftop shall be fully screened. The applicant, Amanda Warner, agreed to show the mechanical equipment's location on the rooftop and provide parapets on the north and west elevations to ensure that the equipment will not be visible from adjacent properties.

On page 2, comment (A)(6), the applicant shall provide a fire and garbage truck circulation plan demonstrating compliance with the Planning and Engineering Division requirements. The City Engineer, Ravi Ramgulam, confirmed that the information should be provided in a separate sheet, not on the site plan.

On page 3, comment (B)(2)(c), discrepancies regarding the existing parking spaces have been identified between the previously approved revised site plan and the submittal. The applicant confirmed that the site currently has 374 parking spaces instead of 376, as indicated in the previous approval. The applicant will

provide an updated parking data table showing the total count of parking spaces required by the Code vs. existing.

On page 3, comment (B)(2)(e), no modifications to the existing loading spaces have been proposed. The applicant would update the parking data table to include the number of loading spaces on site.

On page 3, comment (B)(4), all site plans and architectural features shall be labeled and dimensioned. The applicant would revise the plans accordingly.

On page 3, comment (B)(8), the applicant agreed to remove from the drawings all labels and abbreviations not applicable to the site plan currently under review nor used for reference of existing conditions.

On page 3, comment (B)(9), the applicant proposed to provide details of the street furniture later in the process or at the time of the building permit. The planning staff clarified that details/specifications of the street furniture should be provided during the DRC process to demonstrate compliance with the Code requirements.

On page 4, comment (C)(1), the applicant is not proposing a fence or wall along the north and west boundary lines. The applicant stated that the existing chain link fence in bad condition is located outside of the subject property. The Planning Staff will confirm if a perimeter wall or fence shall be required as part of the application.

On page 4, comment (C)(3), the applicant agreed to repair the damaged dumpster enclosures and paint them to match the new look of the principal building.

On page 4, comment (E)(2), No improvement to the West and North facades of the building has been proposed within the first DRC submittal. The Planning staff stated that all building facades should be improved to comply with the requirements of Section 16-140 of the City's land Development Code.

On page 4, comment (E)(4), Susie Malken, Acting Fire Marshal, confirmed that the building addresses are properly identified. The applicant stated that no replacement of the building identification numbers had been proposed, and the Planning staff agreed that comment was no longer applicable.

On page 5, comment (F)(1), per discussion with Mr. Ramgulam and Ms. Warner, the Planning staff agreed that the applicant must identify the fire hydrants, utility/irrigation boxes, and existing/proposed lighting only in the work area.

On page 5, comment (F)(2), Ms. Parada will confirm if the perimeter wall/fence construction will be required as part of the application. If needed, the wall construction will affect the perimeter landscape area and irrigation system. In that case, the landscape and irrigation system shall be brought into compliance with the current City regulations.

On page 5, comment (G)(1), the applicant agreed to revise the photometric plan to indicate the foot candle reading only in the affected area to ensure onsite lighting satisfies the requirements for public safety.

On page 6, comment (G)(5), the elevations indicate that a modern lighting design that has been proposed will not be completely screened as required by Code. The applicant shall provide details for the review of the Planning staff to determine if the proposed light design complies with Section 16-31(b)(12) requirements.

On page 6, comment (H)(4)(e), City staff will confirm with the City attorney's office if the documentation provided to identify the property owners is acceptable and satisfies the application's legal requirements.

On page 6, comment (H)(6), Ms. Parada clarified that hard copies of documents from the title search shall be provided. Electronic files are not acceptable.

On page 7, comment (H)(9), the applicant stated that the property owner's sign vendor is updating the current sign criteria. Wall signs should be shown on elevations for informational purposes only. Ms. Parada stated that a separate building permit application would be required to replace the existing signs demonstrating compliance with the amended property's sign criteria and the City's Land Development Code regulations.

On page 7, comment (H)(11), the required material sample board shall contain small samples of the proposed materials and colors. Ms. Parada confirmed that the applicant is not required to provide full-scale samples or multiple boards.

Development Review Committee (DRC)

Meeting Date: January 4, 2023



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