

# Community Development Department Planning Division

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## Minutes

### Development Review Committee (DRC) Meeting

**Date of Meeting:** February 1, 2023

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

### Project Information:

1. Approval of DRC Minutes: DRC Minutes from January 4, 2023, and February 1, 2023, will be approved at the next DRC Meeting.
2. Public Comments: No members of the public were present.
3. New Business:

#### Sunrise Industrial Venture I / Site Plan

Project SP-000082-2023

9:15 am – 11:30 am

Applicant Name: Zachary Fishelberg, Sunrise Industrial Project LLC  
Proposed Use(s): Warehouse  
Current Zoning: I-1 (Light Industrial District)  
Location: NW 108 Avenue (Parcel ID 4941 1819 0010)  
Planner: Ana Parada

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

Fire comments prepared by Susie Malken, Acting Fire Marshal. On page 25, comment (A)(1), Ms. Malken clarified the comment, and the applicant agreed to indicate the distance between the proposed fire hydrants.

On page 25, comment (A)(3), the location of all FDC bollards shall be shown on the plans. The applicant would revise the plans accordingly.

On page 25, comment (A)(4), Ms. Malken explained that a minimum distance of 40 feet is required from the fire hydrant and FDC to the structure and not the access points of the building. The applicant will provide an updated plan showing the required measurements.

On page 25, comment (C)(1), the applicant would show the location of the building address on the elevations demonstrating compliance with Section 16-249(a)(3)(b) of the City's Land Development Code (LDC) pertinent to the required building identification.

On page 25, comment (C)(3), the applicant agreed to add a note on the plans stating that the Knox box unit will be installed by the control panels close to the office's front door.

Engineering, utilities, and landscape comments, prepared by Ravindra Ramgulam, City Engineer. Referring to page 13, comment (B)(13), Mr. Ramgulam discussed with the applicant the site constraint that might prevent the developer from providing the berm landscaped strip at the development entrance. The applicant will revise the plans to identify the curb's top as the berm's limit.

On page 13, comment (B)(18), the applicant stated that the existing chain link fence would be relocated by FDOT from its current location on private property to the right-of-way.

On page 13, comment (B)(19), the applicant will provide updated landscape plans to Mr. Ramgulam via email for his review. Mr. Ramgulam will provide additional comments and recommendations related to the location of the visual and landscape buffers.

On page 14, comment (E)(4), the applicant will revise the plans to resolve discrepancies regarding the width of the fire lane striping and provide a written response acknowledging the LDC requirements.

On page 23, comment (B)(4), Mr. Ramgulam clarified the requirement of Section 16-169(a)(1). The applicant will identify the limits of the bermed landscaped strip along the Sawgrass Expressway ramp, Commercial Blvd, NW 108<sup>th</sup> Avenue.

Planning comments, prepared by Ana Parada, Assistant City Planner. Per the applicant's request, Ms. Parada confirmed that the project name could include the "Warehouse" word, and "Sunrise Industrial Park Parcel 4" shall be removed from the cover page. The applicant agreed with the changes to the project name and will ensure consistency throughout the application and supporting documents.

On page 2, comment (A)(5), Ms. Parada stated any mechanical equipment that will be installed on the rooftop shall be shown on the roof plan, and the elevations must indicate the parapet's and the mechanical equipment's height to ensure that the equipment will be screened and not be visible from the street or surrounding properties.

On page 3, comment (B)(6), according to Mr. Ramgulam, this comment is no longer applicable per Broward County guidelines.

On page 3, comment (B)(8), the applicant agreed to add the dimensions of the service door on the elevations.

On page 4, comment (B)(10), the applicant stated that the loading zones would not be used as overnight truck parking.

On page 4, comment (B)(11), the plans' revision will graphically indicate the loading spaces' size and location as confirmed by the applicant.

On page 4, comment (B)(14), the applicant stated that FDOT installed the fence and FDOT will relocate the existing chain link fence from the private property to the right-of-way.

On page 4, comment (B)(15), the Planning Staff will confirm whether a wall is required along the property's perimeter.

On page 4, comment (B)(17), Mr. Ramgulam brought to our attention that front-loading garbage trucks are used for garbage collection in commercial properties. Therefore, the applicant does not need to relocate the dumpster or modify the garbage loading circulation plan.

On page 4, comment (B)(18) is no longer applicable.

On page 4, comment (B)(19), Ms. Parada explained that the ground sign's location should be indicated on the plans in compliance with the requirements of Sections 16-252 and 16-255 of the LDC.

On page 5, comment (E)(2), is no longer applicable, per revision with Mr. Ramgulam.

On page 6, comment (G)(3), Jim Koeth, Assistant Director/City Planner, commented on the architectural design of the building, as well as the overhead doors complying with the LDC. The applicant requested a meeting with City staff and the applicant's architect to discuss the requirements of Section 16-140. The meeting has been scheduled for Tuesday, February 21, 2022.

Before concluding the meeting, the applicant agreed to provide a copy of the plat, title search, and letter of no-objection with the next DRC submittal.

**CITY OF SUNRISE - DEVELOPMENT REVIEW COMMITTEE (DRC)**

**MEETING DATE: February 1<sup>st</sup>, 2023**



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