

# Community Development Department Planning Division

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## Minutes

### Development Review Committee (DRC) Meeting

**Date of Meeting:** April 5, 2023

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

### Project Information:

1. Approval of DRC Minutes: January 4, 2023, and February 1, 2023 were approved unanimously.
2. Public Comments: No members of the public were present.
3. New Business:

#### **a. 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 team and DRC staff members (see below contact information list) discussed comments for the proposed Site Plan application for the multi-family project named "Caroline at Sunrise".

The applicant requested clarification on comments from Fire (comments A.1, A.4, A.10, and B.2 on pages 53 and 54 of 69). Clarification was provided by Fire personnel, including that a 15' gate access will be acceptable to address comment A.10.

Related to that access gate on Pine Island Road, landscaping requirements for that entrance were discussed, especially regarding the southeast corner abutting the adjacent property to the south. Staff reminded the applicant that any changes to the site plan proposed in the next resubmittal will need to be consistent with the rezoning application to PUD being reviewed concurrently with the site plan, and vice-versa.

The applicant had a question regarding Traffic comment A.5 on page 67 of 69 – The group discussed the location for the dumpster enclosure for the townhouses submitted with the 2<sup>nd</sup> submittal, and how it will need to be acceptable to the waste management contractor. The applicant also had a question on Planning

comment C.16 (page 12/69) on the need for an additional trash container within the dumpster enclosure for recyclables only. Sylvia Miller, Principal Planner, explained that pursuant to City Code Sec. 16-125(b), that is a requirement.

Certain Engineering comments were discussed per request of the applicant: C.8, C.11, and C.15 on pages 22 and 23 of 69. Ravindra Ramgulam, City Engineer, provided clarification on Engineering comment C.15.c. when the applicant mentioned confusion regarding a requirement for parking spaces to serve the proposed park. The applicant explained that even though the pocket park along West Oakland Park Boulevard will be accessible to the public, there will be no designated parking spaces to serve the park for non-residents.

The applicant expressed confusion on Engineering comment D.2 on page 25 of 69. Mr. Ramgulam listened to their concerns and will follow up at a later date.

Conceptual Engineer plan review comment 1 on page 33 of 69 related to paving, grading & drainage plan was briefly discussed, and comment 7 on page 37 of 69 related to outside agency approvals was brought up, with questions regarding timing. Mr. Ramgulam will verify and provide timing and processing feedback at a later date.

Cynthia Pasch, applicant representative, over the phone, informed everyone she contacted the County and was told the drainage easement along Pine Island Road needs to be vacated before the County will accept the 12' right-of-way dedication along Pine Island Road.

The applicant team and DRC staff discussed Landscaping comment B.16 on page 51. Except for the boundaries of the site abutting a road, all perimeter walls may be installed just inside the property lines, including the west property line abutting the single-family home lots, and the southernmost property line, abutting the canal.

Regarding Planning comment C.6.c, the applicant asked what design features will be desired/acceptable for the perimeter walls along Oakland Park Boulevard and Pine Island Road. Sylvia Miller and Jim Koeth, Assistant Director/City Planner, discussed the comments with the group, and showed two images to the applicant team that provided examples of a acceptable wall and fence design. Clarification by Ms. Miller and Mr. Koeth was also provided on the applicant's questions on Planning comment C.18 on page 12 of 69. Questions related to Planning comment C.8 on page 10 of 69, regarding a Uniform Signage Plan, also came up. Ms. Miller provided answers.

**b. Olive Garden / Site Plan (SP-000167-2023)**

Applicant Name:	Olive Gardens Holdings, LLC
Agent Name:	Linda Nunn, NunnCo, Inc.
Proposed Use(s):	Restaurant
Current Zoning:	B-3 (General Business District), Western Sunrise Area and Western Sunrise Entertainment District (overlay districts)
Location:	13500 W. Sunrise Boulevard
Planner:	Sylvia Miller, AICP

The applicant agent, Linda Nunn, applicant representative, and DRC staff members (see below contact information list) discussed comments for the proposed Site Plan application for the restaurant project named "Olive Garden".

Mrs. Nunn requested to discuss certain Planning comments. Planning comments B.1, B.14, C.2, D.1, E.2, G.2, I.1, I.7, I.8, I.9, and I.10 were discussed. Regarding B.1., Sylvia Miller, Principal Planner, will provide a copy of the latest site plan approval for Sam's Club, to be used for the overall site plan that should be provided. Regarding I.1., staff confirmed one (1) 11"x17" printout of the entire plat book and page will be acceptable, with all amendments to the plat in 8.5"x11" included. Regarding I.7, I.8 and I.9, Mrs. Nunn will clarify, in the revised letter of intent to be provided, that ownership of the Sam's Club site and the subject site are separate, and the applicant will not have to follow Planning comments I.7 and I.8. Regarding I.10, Mrs. Nunn will email us the title search in its electronic format, and print one (1) copy of each linked record listed, to be attached to the 7-page report for the City's records with this application file.

Ravindra Ramgulam, City Engineer, and Ellis Benoit, Engineering Plans Examiner, answered questions Mrs. Nunn had on Engineering comments C.1, C.4, C.8, D.3, K.2, and O.3, and on Conceptual Engineering Plan comments number 2 and 4 on page 12 of 36, 2 under *Below Grade Demolition and Erosion Control Plan* on page 14 of 36, 1, 6, 8, 10, 12, and 14 related to Water & Sewer on pages 15 and 16 of 36, and comment 1 on page 16 of 36 regarding approvals and permits from outside agencies.

Regarding Landscaping comments, multiple concerns were brought up by the applicant, more specifically regarding comments A.2, A.4, A.5, A.9, and A.12. Mr. Ramgulam advised Mrs. Nunn he will look into the concerns brought by her related to comments A.4, A.5, and A.9, and provide her with a final call at a later date.

CITY OF SUNRISE  
COMMUNITY DEVELOPMENT DEPARTMENT  
Meeting Sign in Sheet



DRC

Meeting Date: 4-5-2023

Meeting Type: CAROLINE @ Sunrise

Name	Agency/Business Name	Phone	Email
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CITY OF SUNRISE  
COMMUNITY DEVELOPMENT DEPARTMENT  
Meeting Sign in Sheet



Meeting Date: 4/5/23

Meeting Type: DAC Olive Garden

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