



City of Sunrise Planning and Zoning Board Meeting Minutes

Date: Thursday, July 6, 2023
Time: 6:00 p.m.
Location: City Hall Annex – Osprey Conference Room
Address: 1601 NW 136 Avenue – Sunrise, FL 33323

A. Call to Order

Ms. Storms called the meeting to order at 6:00 p.m.

B. Pledge of Allegiance and Moment of Silence

C. Roll Call / Attendance

Board Members Present: Jane Storms – Chairperson
James Tabeek – Vice Chairperson
David Iannacone
Vivi Assidon
Athea Antoine
Natalie Marino

Board Member(s) Absent: Shanesa Mykoo

City Staff Present: Shannon Ley – Community Development Department Director
Jim Koeth – Assistant Director/City Planner
Matthue Goldstein – Planning and Zoning Manager
Danielle Lima – Economic Development Director
Joaquin Vargas – Traffic Consultant
Nathalie Augustin – Administrative Assistant/Board Secretary

D. Open Discussion – Public Participation

There were no members of the public present at this meeting.

E. Approval of Minutes – June 1, 2023

Mr. Assidon motioned to approve the minutes. Seconded by Mr. Iannacone. There was no further discussion.

Roll Call

Jane Storms	Yea
James Tabeek	Yea
David Iannacone	Yea
Vivi Assidon	Yea
Athea Antoine	Yea
Natalie Marino	Yea

F. Old Business

There was no old business brought before the Board.

G. New Business

1. Application:	Golfview Flats – Clubhouse (Revised Site Plan)
Application Number:	RSP-000399-2022 (110)
Applicant:	Golfview Flats LLC
Property Owner:	GF Sunrise Partners LLC
Use:	Multi-Family Residential (Clubhouse)
Location:	8445 Springtree Drive
Folio(s):	4941.2103.0252
Current Zoning:	RM-16 (Medium Density Multiple-family Residential District)
City Commission Meeting:	August 8, 2023
C Number:	C23293
Planner:	Marianne Edge/Matthue Goldstein

Mr. Matthue Goldstein, Planning and Zoning Manager, summarized the Staff Report with the entire report entered into the record. Mr. Goldstein indicated the proposal is to renovate the exterior of the clubhouse and pool area located at the southeast corner of the existing multi-family residential development. Mr. Goldstein provided a summary of the proposed architectural changes.

Mr. Matthew Scott, of Dunay Miskel and Backman, LLP, was present to provide the Board with further information about the application.

The Board agreed unanimously with the proposal.

Mr. Tabeek motioned to approve the application with Staff's recommendation. Seconded by Mr. Assidon. There was no further discussion.

Roll Call

Jane Storms	Yea
James Tabeek	Yea
David Iannacone	Yea
Vivi Assidon	Yea
Athea Antoine	Yea
Natalie Marino	Yea

The Board unanimously agreed to combine presentations for **Agenda Item G2: Sunset Strip Square (Plat)** and **Agenda Item G3: Sunset Strip Square (Rezoning)** and to vote on each application individually.

2. Application: Sunset Strip Square (Plat)
Application Number: PLAT-000204-2022 (15:103)
Applicant: New Urban Sunset Strip, LLC
Property Owner: City of Sunrise
Proposed Use: Single-Family Residential
Location: 1577 Sunset Strip
Folio(s): 4941.3501.0102
Current Zoning: CF (Community Facilities District)
City Commission Meeting: August 8, 2023
C Number: C23294
Planner: Matthue Goldstein

3. Application: Sunset Strip Square (Rezoning)
Application Number: RZ-000189-2022 (15:103)
Applicant: New Urban Sunset Strip, LLC
Property Owner: City of Sunrise
Proposed Use: Single-Family Residential
Location: 1577 Sunset Strip
Folio(s): 4941.3501.0102
Current Zoning: CF (Community Facilities District)
Proposed Zoning: RM-10 (Low Medium Multifamily Residential District)
City Commission Meeting: August 8, 2023
C Number: C23295
Planner: Matthue Goldstein

Mr. Matthue Goldstein, Planning and Zoning Manager, and Ms. Danielle Lima, Economic Development Director were present and provided further information about the application.

Mr. Goldstein explained the proposal is for an affordable housing residential development, on a 3-acre parcel, allowing twenty (29) single-family residential units. Mr. Goldstein stated flexibility units would be allocated to the project in order to reach the density proposed. Ms. Danielle Lima added that City staff supports this proposal since it is similar to the City's overall vision of the East Sunrise Improvements Master Plan, which would bring more private investment into the area. Ms. Lima indicated there have been public outreach meetings for this proposal in order to receive the communities concerns and support.

Mr. Timothy Hernandez, Principal of New Urban Communities, LLC, and Mr. Leigh Kerr, President of Leigh Kerr and Associates, Inc., were present and provided further information about the application.

Ms. Antoine asked about the selection process for those interested in purchasing a home in the proposed community. Mr. Hernandez explained the affordable housing process. In addition, Mr. Hernandez noted a commitment to give City of Sunrise residents priority to obtain housing within the site, and in partnership with the City of Sunrise, his agency will be establishing a screening process.

Mr. Tabeek asked what are the other developments constructed by New Urban Communities, LLC in Delray. Mr. Hernandez described several projects in Delray.

Ms. Storms asked if these other residential developments were affordable homes. Mr. Hernandez listed which developments were total market and which were affordable homes.

Mr. Assidon asked if the development is intended for first time home-buyers. Mr. Hernandez replied that there are income restrictions, however, it is not intended only for first-time home-buyers. Mr. Assidon asked if a unit can be purchased as an investment property. Mr. Hernandez stated it cannot be.

Mr. Iannacone asked how the number of flexibility units was determined because there are a lot in the proposed development. Mr. Goldstein replied it was the difference between the underlying land use and Broward County allocation flexibility units. Mr. Goldstein further explained how the numbers of units were calculated and determined.

Mr. Iannacone asked what is the oversight process on affordable housing. Mr. Hernandez replied that every unit will have a Declaration of Restrictive Covenant recorded against the unit. Mr. Hernandez added that there will be a deed restriction that will advise how the owners must meet the income regulations. Mr. Hernandez added that if units are transferred, then the new buyer must go through the same process but the seller will get equity.

Ms. Storms asked about the City's stance regarding closing on the property. Mr. Hernandez gave a brief explanation of how the process would take place. Ms. Lima replied that to make certain that this proposal will move forward, the City wants to ensure that all entitlements are approved before closing. Ms. Ley added this also includes approvals of all development applications and development permits.

Ms. Storms asked how many numbers of units will not be restricted. Mr. Hernandez and Ms. Shannon Ley discussed the number of units and added information regarding the Purchase and Sale Agreement, as well as the proposed Development Agreement.

Ms. Storms asked if there will be a Homeowners Owners Association (HOA) for the development. Mr. Hernandez replied that there will be a HOA, in order to maintain the property's landscaping, pool area, common areas, and other amenities. Mr. Hernandez added the fees may be \$300.00 per month, however, the fee will be calculated in the future.

Ms. Storms asked what is the current median income. Ms. Ley replied that Broward County compiles this data yearly and the data is based on the family size. Ms. Ley added the median income is approximately \$70,000 per year, for a family of four (4). Mr. Hernandez explained the units in the proposed development will either be a three (3) or four (4) bedroom home and that there is an income cap contingent on the number of bedrooms.

Ms. Storms indicated that for a three (3) or four (4) bedroom home, then it typically indicates that there will be two (2) vehicles at the unit and asked what is proposed for parking. Mr. Hernandez replied that a one (1) car, or two (2) car garage option will be offered.

Ms. Storms asked about traffic control and the proposed project. Mr. Hernandez discussed the existing complete street program for Sunset Strip. Ms. Ley noted that the City's traffic consultant has reviewed the traffic plan and reviewed the possibility of four-way stops as well as roundabouts. Ms. Ley added that the City's traffic consultant is working with Broward County regarding stop signs going northbound and southbound along Sunset Strip. Ms. Ley added that as a long-term solution, the City is analyzing if a traffic circle, or median opening, will relieve that area.

Mr. Tabeek commented on the stop signs along Sunset Strip which appear to cause traffic congestion during the morning hours. Mr. Joaquin Vargas, City traffic consultant, provided further details regarding the existing traffic calming measures on Sunset Strip adjacent to the project area. Mr. Tabeek and Mr. Vargas further discussed how previous calming measures, the existing complete street and other details will be considered to help alleviate traffic concerns. Ms. Ley added that the City Manager’s Office has committed to looking into traffic relief at that area.

Mr. Assidon motioned to approve **Agenda Item G2: Sunset Strip Square (Plat)** with Staff’s recommendations and conditions. Seconded by Mr. Iannacone. There was no further discussion.

Roll Call

Jane Storms	Yea
James Tabeek	Yea
David Iannacone	Yea
Vivi Assidon	Yea
Athea Antoine	Yea
Natalie Marino	Yea

Mr. Tabeek motioned to approve **Agenda Item G3: Sunset Strip Square (Rezoning)** with Staff’s recommendations and conditions. Seconded by Mr. Assidon. There was not further discussion.

Roll Call

Jane Storms	Yea
James Tabeek	Yea
David Iannacone	Yea
Vivi Assidon	Yea
Athea Antoine	Yea
Natalie Marino	Yea

H. Land Development Code Amendments

Mr. Koeth indicated there are no Land Development Code amendments to present at this time.

I. Development Project Update

Mr. Koeth provided the Board with an update regarding an application reviewed and approved by the Board at its last meeting on June 1, 2023 and which had been brought before City Commission for action at its meeting on June 27, 2023.

Mr. Assidon asked for further details regarding the Broward Health Free Standing Emergency Room’s Site Plan, Rezoning, and Special Exception application when it was heard by the City Commission at the June 27, 2023 public hearing meeting. Staff summarized the residents’ questions, comments, and concerns regarding traffic volume, public outreach, vagrancy, and hospital business operations. Staff indicated these applications have been tabled for the August 8, 2023 City Commission meeting.

J. Board Forum

Mr. Iannacone asked for information regarding status of the former hockey area. Ms. Ley provided the Board with the status and history of that location. The Board also commented on the area as well as potential future uses there.

Mr. Koeth advised the Board that Nathalie Augustin, Administrative Board Secretary, has been promoted but will continue to provide administrative support to the Planning and Zoning Board in the interim. The Board congratulated Ms. Augustin on her eleven (11) years of service to the Board.

The Board briefly discussed their terms of service on the Planning and Zoning Board.

K. Adjournment

Mr. Tabeek motioned to adjourn the meeting. Seconded by Mr. Iannacone All were in favor.

The meeting adjourned at 7:01 p.m.

Transcribed by:

Nathalie Augustin
Administrative Assistant I / Board Secretary

Date

NOTE TO READER:

- If these minutes do not bear the date of approval, this indicates that they are not the final approved minutes and will become the official minutes when approved by the Board.
- Approved at the Planning and Zoning Board Meeting of: _____
- If a person decides to appeal any decision made by the board, agency or commission with respect to any matter considered at such meeting or hearing, he will need a record of the proceedings, and that, for such purpose, he may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. F.S.S. 286.0105.
- Policy of non-discrimination on the basis of handicapped status; equal opportunity employer.
- Any person who believes he or she has a disability requiring the use of auxiliary aids and services at this meeting may call the Board Secretary, at (954) 746-3281 at least two (2) business days prior to the meeting to advise of his/her special requirements.