

# Community Development Department Planning Division

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## Minutes

### Development Review Committee (DRC) Meeting

**Date of Meeting:** September 6, 2023  
**Location:** Osprey Conference Room  
Community Development Department  
10770 W. Oakland Park Boulevard  
Sunrise, FL 33351

#### Project Information:

1. Public Comments: No members of the public were present.
2. New Business:
  - 2a. Caroline at Sunrise / Non-Vehicle Access Line (NVAL) PLAT-AMEND-287-2023

Applicant Name: Humboldt 18, LLC  
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  
Planner: Marianne Edge

The applicant team and DRC staff members (see below contact information list) discussed comments for the proposed Non-Vehicle Access Line (NVAL).

Ms. Cynthia Pasch, AICP, Greenspoon Marder LLP, consultant for the applicant asked about Engineering comment A.2. and Traffic Consultant comment A.2. Mr. Ravindra Ramgulam, City Engineer, noted the circulation needs to be provided on the Site Plan to address lane width concerns. This will also address comments from Mr. Karl Peterson, City traffic consultant's comments. In addition, a circulation sheet must be provided with the Site Plan set. Mr. Ramgulam also noted the City of Sunrise Land Development Code (LDC) Subsection 16-142(c)(2).

Ms. Pasch asked about a potential hearing date. Mr. Matthue Goldstein, Planning and Zoning Manager, stated he will follow-up with her at a later date.

#### 2b. Sawgrass Mills - Tommy Bahama Marlin Bar Restaurant/Revised Site Plan RSP-294-2023

Applicant Name: Mark Lingelbach, Sunrise Mills (MLP) Limited Partnership  
Agent Name: George Balaban, Kimley-Horn and Associates, Inc.  
Proposed Use(s): Commercial  
Current Zoning: B-3 (General Business District) within the Western Sunrise Area and Western Sunrise Entertainment District overlays  
Location: 1840 Sawgrass Mills Circle, Unit #4100  
Planner: Marianne Edge

The applicant team and DRC staff members (see below contact information list) discussed comments for the proposed Revised Site Plan.

Mr. George Balaban, consultant for the applicant with Kimley-Horn and Associates, Inc., asked for clarification on Planning comment F.4. Mr. Goldstein discussed the comment and Mr. Balaban agreed to provide a detail within the plan set of the proposed furnishings as well as a potential “string bulb” feature – which Mr. Goldstein said may be prohibited.

Mr. Balaban discussed the rooftop equipment, with regards to Planning comment G.2. Mr. Goldstein stated all equipment, existing and proposed, must be shown on plans along with dimensions – including height of equipment and surrounding screening.

Mr. Balaban asked about lighting under shade structure, with regards to Planning comment H.8. Mr. Goldstein stated all lighting must be depicted and photometrics provided within the plan set.

Mr. Balaban stated he did not believe the proposed use would be classified as a “nightclub,” per Planning comment K.1. Mr. Goldstein stated a thorough response depicting the proposed restaurant use would need to be provided addressing the City of Sunrise LDC Section 16-277 definition of “nightclub.”

The “standard DRC comment” page of the DRC comments was discussed. Mr. Goldstein stated that this page is for reference purposes and the applicant should do their due diligence to confirm additional measures are not required from Broward County.

Mr. Balaban asked about Engineering comment B.3. Ms. Guismaily Findlay, Engineering Plans Examiner, responded to provide labels as necessary on the plan sheets.

Mr. Balaban and Ms. Findlay discussed Conceptual Engineering comment #7, under Paving Grading and Drainage Plan. Ms. Findlay requested inverts to be provided/identified.

Mr. Balaban and Ms. Findlay discussed the requirements for engineering resubmittals.

Mr. Balaban and Mr. Goldstein discussed Planning comments B.1. and B.2. Mr. Balaban will follow-up with Sawgrass Mills Mall/Simon staff to confirm information required.

Mr. Rob Norona, City of Sunrise Gas Division, noted there was an abandoned gas line adjacent to the proposed restaurant location, if the applicant desired to tap into it. Mr. Balaban stated he would inform the applicant of that option/information.

Ended at 10:15 a.m.

CITY OF SUNRISE - DEVELOPMENT REVIEW COMMITTEE

Meeting Date: September 6, 2023



Name	Agency/Business Name	Phone	Email
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