



## City of Sunrise Planning and Zoning Board Meeting Minutes

Date: Thursday, October 5, 2023  
Time: 6:00 p.m.  
Location: City Hall – Osprey Conference Room  
Address: 10770 W. Oakland Park Boulevard – Sunrise, FL 33351

### A. Call to Order

Ms. Storms called the meeting to order at 6:03 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  
Shanesa Mykoo

Board Member(s) Absent: Natalie Marino

City Staff Present: Jim Koeth – Assistant Director/City Planner  
Marianne Edge – Assistant City Planner  
Nathalie Augustin – Administrative Assistant II/Board Secretary

### D. Open Discussion – Public Participation

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

### E. Approval of Minutes – July 6, 2023

Mr. TabEEK 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
Athea Antoine	Yea
Shanesa Mykoo	Yea

### F. Old Business

There was no old business brought before the Board.

**\*Mr. Vivi Assidon arrived at 6:08 p.m.\***

## **G. New Business**

- 1. Application: Sawgrass Mills – Dunkin Donuts (Revised Site Plan)**
- Application Number: RSP-000023-2023 (87:90002)  
Applicant: Sunrise Mills (MLP) Limited Partnership  
Property Owner: Sunrise Mills (MLP) Limited Partnership  
Proposed Use: Commercial  
Location: 12801 W. Sunrise Boulevard  
Folio(s): 4940.2605.0080  
Current Zoning: B-3 (General Business District) within the Western Sunrise Entertainment District and the Western Sunrise Area  
City Commission Meeting: October 24, 2023  
C Number: C23366  
Planner: Marianne Edge

Ms. Marianne Edge, Assistant City Planner, summarized the Staff Report with the entire report entered into the record. Ms. Edge indicated the proposed business is located to the west of Entry 1 and briefed the Board on the architectural changes. Ms. Edge added that there is condition of approval that prior to the operation of the outdoor seating area, an Outdoor Seating Permit must be issued.

Mr. Marcel Benalcazar, Engineer on Record of Kimley-Horn and Associates, was present and provided further information about the application.

Mr. Iannacone asked if a sign waiver application has been submitted for the proposed business. Ms. Edge replied that the Sawgrass Mills mall is regulated by a Uniform Signage Plan that governs the exterior signage of the mall. Ms. Edge added that earlier in the year, the applicant submitted a revised Uniform Signage Plan which received City Commission.

Ms. Storms asked if there is an access point from the business that allows access into and out of the mall. Mr. Benalcazar replied yes and demonstrated on the rendering the access points.

Mr. Iannacone motioned to approve the application with Staff's recommendation subject to the condition of approval. 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: Caroline at Sunrise (Rezoning)** and **Agenda Item G3: Caroline at Sunrise (Site Plan)** and to vote on each application individually.

**2. Application: Caroline at Sunrise (Rezoning)**  
Application Number: RZ-000325-2020 (02:10001)  
Applicant: The Morgan Group, Inc.  
Property Owner: Humboldt 18, LLC  
Proposed Use: Multi-Family Residential  
Location: 3100 NW 90 Terrace, 3301 NW 90 Terrace, 3333 NW 90 Terrace and 3363 N. Pine Island Road  
Folio(s): 4941.2060.0010, 4941.2060.0011, 4941.2060.0012 and 4941.2013.0010  
Current Zoning: B-3 (General Business District)  
Proposed Zoning: PUD (Planned Unit Development District)  
City Commission Meeting: October 24, 2023  
C Number: C23368  
Planner: Jim Koeth

**3. Application: Caroline at Sunrise (Site Plan)**  
Application Number: SP-000400-2022 (02:10001)  
Applicant: The Morgan Group, Inc.  
Property Owner: Humboldt 18, LLC  
Use: Multi-Family Residential  
Location: 3100 NW 90 Terrace, 3301 NW 90 Terrace, 3333 NW 90 Terrace and 3363 N. Pine Island Road  
Folio(s): 4941.2060.0010, 4941.2060.0011, 4941.2060.0012 and 4941.2013.0010  
Current Zoning: B-3 (General Business District)  
City Commission Meeting: October 24, 2023  
C Number: C23369  
Planner: Jim Koeth

Mr. Jim Koeth, Assistant Director/City Planner, summarized the Staff Reports with the reports entered in the record. Mr. Koeth indicated the proposal is to rezone approximately 21 acres from B-3 (General Business District) to PUD (Planned Unit Development District) for construction of 452 multifamily and townhouse residential units. Mr. Koeth briefed the Board on the proposed amenities, the architectural features and the traffic design. Mr. Koeth stated Staff's conditions of approval and the applicant's voluntary commitments.

Mr. Dennis Mele, Attorney of Greenspoon Marder, and Mr. Garret Kramer, Developer of the Morgan Group, was present. Mr. Mele discussed both the Site Plan and Rezoning applications and provided a PowerPoint presentation of the proposed residential use which included [but not limited to], current photographs of the subject property, the overall site plan, the landscape plan and trip generations.

Mr. Tabeek requested further information regarding the number of units that will be affordable housing. Mr. Mele replied that of the 68 units, 15% are affordable housing units.

Ms. Storms asked who enforces the affordable housing policies. Mr. Mele explained how the affordable housing units are calculated. Mr. Mele added the applicant must report the calculations to the City of Sunrise and Broward County Housing Division once the units are built and occupied.

Ms. Storms noted the name of the family is Frusciante, not Fruscians as stated in the Staff Report. Staff indicated this revision will be made upon update of the Final Staff Report.

Ms. Storms asked if the public plaza will be open to the public and will be it be dedicated to the public. Mr. Mele replied that it will be open to the public and it will be dedicated to the public per the unified control document.

Ms. Storms asked who will maintain the residence's side of the west side wall. Mr. Mele replied both sides of the recessed wall will be maintained by the applicant.

Mr. Iannacone asked how were the adjacent property owners notified of the proposed project. Mr. Mele replied a letter was sent to the adjacent property owners advising of an upcoming zoom meeting. Mr. Mele added that there was good public attendance.

Mr. Iannancone asked if City Staff was involved in organizing the notification of the zoom meeting. Mr. Koeth replied that City Staff was not involved in the organization of the notification or the zoom meeting itself.

Mr. Tabeek explained that the Board wants to ensure that all resident concerns are addressed. Mr. Koeth replied that City Staff provides their recommendation based on the information provided by the applicant related to the Land Development Code and strongly encourages the applicants to work with the residents to address any concerns that they have.

Mr. Iannacone asked how is the post construction traffic evaluation determined. Mr. Mele replied that the applicant must produce this report which will be submitted to the City of Sunrise. Mr. Koeth added that the City's traffic consultant will review this report. Mr. Mele demonstrated on the PowerPoint presentation the areas that will be assessed on the traffic evaluation. Mr. Mele added in order to make an accurate assessment, the units must be occupied, and the City's traffic consultant will advise if any revisions must be made to the County road. Mr. Mele added the applicant will fund the improvements if required.

Ms. Antoine asked what actions will be taken by applicant and developer, in the interim, towards the completion of the project, while Broward County is reviewing the proposal. Mr. Mele replied that once the right-of-way located along Pine Island Road is dedicated, then construction can begin.

Ms. Mykoo asked when will construction be complete. Mr. Mele replied that after all the application and permitting approvals, it is anticipated that construction will be completed in approximately thirty-three (33) months.

Ms. Mykoo requested confirmation that the project will not violate any noise ordinance and regulations upon installation of the 7-foot wall. Mr. Mele replied they will comply with the noise ordinance as it is a requirement. Mr. Mele added the wall will be installed early in the construction process so as to not interrupt any resident.

Mr. Iannacone asked if the developer has done work in Sunrise. Mr. Kramer indicated the locations where the Morgan Group has completed projects, and that he believes this is the first time his team is working in the City of Sunrise.

Mr. Koeth verified once more asking if there were any members of the public present. No one identified themselves as members of the public. The meeting resumed.

Mr. Iannacone motioned to approve **Agenda Item G2: Caroline at Sunrise (Rezoning)** with Staff's recommendations and conditions. Seconded by Mr. Tabeek. 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. Assidon motioned to approve **Agenda Item G3: Caroline at Sunrise (Site Plan)** with Staff's recommendations and conditions. Seconded by Ms. Mykoo. 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 the applications reviewed and approved by the Board at its last meeting on July 6, 2023 and which had been brought before City Commission for action.

**J. Board Forum**

The Board acknowledged Ms. Sylvia Miller's effort and management on the Caroline at Sunrise proposals.

Ms. Antoine requested information about the road construction along the south side of West Oakland Park Boulevard and North Nob Hill Road. Mr. Koeth advised that Staff does not have any information at this time as this is Broward County project.

**K. Adjournment**

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

The meeting adjourned at 6:55 p.m.

Transcribed by:

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Nathalie Augustin  
Administrative Assistant II / Board Secretary

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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.