

Community Development Department Planning Division

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Minutes

Development Review Committee (DRC) Meeting

Date of Meeting: January 3, 2024
Location: Osprey Conference Room
Community Development Department
10770 W. Oakland Park Boulevard, 2nd Floor
Sunrise, FL 33351

Project Information:

1. Public Comment: No members of the public were present.
2. New Business:

2a. Radius at Sawgrass Pod 1 (AKA Westerra) / Site Plan SP-000051-2024

Applicant Name: Michael Friedman, Ruby Centre Associates, LLC
Agent Name: Scott Peavler / Matt Edge, Craven, Thompson & Associates, Inc.
Proposed Use(s): Atlas Air – Flight Training Center and Corporate Housing Hotel
Current Zoning: PDD (Planned Development District)
Location: South side of Sunrise Boulevard, west of NW 136th Avenue (Parcel ID 494034020011)
Planner: Ana Parada

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

Fire comments prepared by Susie Malken, Captain /Plans Examiner. On page 19, comment (A)(1)(a), Ms. Malken will provide the minimum vertical clearance required for Fire Department access roads, and Mr. Friedman agreed to revise the hotel porte-cochere plans and details accordingly.

On page 20, comment (E)(2), Ms. Malken clarified that the occupant loads shall be provided at the time of building permit for each use of space within the building.

On page 20, comment (E)(3), Mr. Friedman agreed to provide the proposed hardscape specifications and details within the next submittal.

Utilities comments prepared by Stan Edwards, Director of Field Operations. Ms. Guismaily Findlay, Engineering Plans Examiner, explained that the information should be provided in the conceptual engineering packages. Mr. Friedman should contact Mr. Edwards directly if he needs further utility information.

Traffic comments prepared by Joaquin Vargas, P.E., the City's Traffic Consultant. Mr. Vargas showed the location of the required pavement marking and signage on the site plan. The applicant's traffic consultant will contact the City to schedule a meeting or conference call with Mr. Vargas if any further traffic-related clarification is needed.

Planning comments, prepared by Ana Parada, Assistant City Planner. Per the applicant's solicitation, Jim Koeth, Assistant Director/City Planner, and Ms. Parada commented on the following DRC Comments:

On page 2, comments (A)(2) and (3), the two maps are required to be included in the Cover Sheet.

On page 3, comment (B)(4)(viii), the site plan does not include the garage building, and the note shall be removed from the site data table.

On page 3, comment (B)(6)(v), Electric vehicle (EV) charging spaces shall be provided within Pod 1; the applicant's team shall evaluate the quantity and location of EV charging spaces to be provided.

On page 4, comments (B)(11) and (F)(6), the applicant is redesigning the south elevation of the Flight Training Facility to enclose the stairs fully and to provide substantial articulation as required by the design standards.

On page 4, comment (B)(13), the applicant prefers not to provide direct pedestrian connectivity from the Atlas Air Training Center to Sunrise Blvd. Pedestrian connectivity from the Training Center to the proposed linear park will be considered.

On page 4, comment (B)(17), a preliminary Uniform Signage Plan (USP) will be provided with the site plan resubmittal. The USP requires City Commission approval. The Planning staff will provide USP comments and recommendations to ensure compliance with the requirements of the Development Agreement, Master Plan, and City's Land Development Code.

On page 5, comment (C)(4), each loading space shall be accessible without obstructing other vehicles. In no instance shall trucks be allowed to back-up into the street.

On page 5, comment (C)(5), transformers will be screened with landscape material. The plans shall indicate the maximum height of the transformers and the specifications of the proposed landscape screening.

On page 6, comment (F)(4), service door structural details are not to be included in the Site Plan set (i.e., details should be limited to dimensions, colors, and materials but should not show construction details).

On page 6, comment (F)(6), bright or dark accents and trim colors shall be limited to twenty (20) percent of the total façade area. The paint calculations for each façade or structure shall be revised to incorporate at least three colors and two textures complying with the design standards.

Engineering comments were prepared by Ravindra Ramgulam, City Engineer. On page 13, comment (D)15, Ms. Findlay, stated that the length of the terminal islands should protect the entire parking space.

On page 16, comment (D)(16), Ms. Findlay explained that the two parking spaces should be removed or reconfigured to resolve the safety circulation concerns.

Mr. Friedman will contact the City to schedule a conceptual engineering meeting to discuss engineering requirements in detail.

2b. Fifth Third Bank / Site Plan

SP-000060-2024

Applicant Name: Jon Samuel, MG Sunrise, LLC
Agent Name: Michael Troxell, Thomas Engineering Group, LLC
Proposed Use(s): Bank
Current Zoning: B-2 (Community Business District)
Location: 9990 W. Oakland Park Boulevard
Planner: Ana Parada

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

Planning comments, prepared by Ana Parada, Assistant City Planner. On page 1, comment (B)(1)(ii), Ms. Parada defined Gross Floor Area (GFA), and the applicant will confirm if the proposed building area of 1900 sq. ft. is measured from the exterior faces of the exterior walls.

On page 2, comment (C)(1), all permanent signs shall be shown on the plans. The applicant would revise the site plan and elevations accordingly.

On page 2, comment (C)(3), Mr. Jim Koeth, Assistant Director, explained that a minimum of one EV charging station shall be provided, and a note can be added to identify the second EV charging station that will be connected in the future (if needed).

On page 4, comment (H)(4), Mr. Troxell stated that a public safety and security report was provided within the first submittal. Ms. Parada will verify if the report was attached to the project folder and provide a written confirmation.

Engineering comments were prepared by Ravindra Ramgulam, City Engineer. Referring to page 6, comment (A)(3), Ms. Findlay indicated that the short legal description, as shown on the bcpa.net website, shall be provided for adjacent parcels.

Before concluding the meeting, Mr. Koeth agreed to consider the location of the garbage enclosure and inform Mr. Troxell if it can be placed as shown on Sheet CS-1.0, Site Plan.

Ended at 12:45 pm

CITY OF SUNRISE - DEVELOPMENT REVIEW COMMITTEE (DRC)

MEETING DATE: January 3, 2024

Radius aka Wederra - Site Plan.



Name	Agency/Business Name	Phone number	E-mail address
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CITY OF SUNRISE
 COMMUNITY DEVELOPMENT DEPARTMENT
 Meeting Sign in Sheet



Meeting Date: January 3, 2024

Meeting Type: DRC Meeting
Fifth Third Bank.

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