

# Community Development Department Planning Division

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## Minutes

### Development Review Committee (DRC) Meeting

**Date of Meeting:** November 29, 2023  
**Location:** Osprey Conference Room  
Community Development Department  
10770 W. Oakland Park Boulevard, 2<sup>nd</sup> Floor  
Sunrise, FL 33351

### Project Information:

1. Approval of DRC Minutes: October 25, 2023 DRC Minutes were approved unanimously.
2. Public Comment: No members of the public were present.
3. New Business:

#### **3a. Baptist Health Hospital / Site Plan**

SP-000009-2024

Applicant Name: Ana Lopez-Blazquez, EVP, Baptist Health South Florida, Inc.  
Agent Name: Scott Peavler, Craven, Thompson & Associates, Inc.  
Proposed Use(s): Hospital  
Current Zoning: B-3 (General Business District)  
Location: 12401 W. Oakland Park Boulevard  
Planner: Kaitlyn Forbes, AICP, CNU-A, Transystems (Consultant) / Matthue Goldstein (City of Sunrise)

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

Mr. Scott Peavler, Craven, Thompson & Associates, Inc., asked for clarification regarding Public Works Comment PMS-8, 2. Mr. Casey Graham, City of Sunrise Public Works Engineering Manager, responded that work must be within the property line.

Ms. Shannon Ley, Community Development Director, discussed the proposed adjacent median opening on Oakland Park with regards to timing. Ms. Janna Lhota, attorney for the applicant with Holland and Knight LLP, discussed a potential interlocal agreement with the Florida Department of Transportation (FDOT) as well as other potential agreements needed. Mr. John McWilliams, traffic consultant for the applicant with Kimley-Horn and Associates, Inc., stated that everything should be aligned by construction including the interchange improvements.

Mr. Peavler asked about Fire Comments A.7. – A.9. and Mr. Patrick Gibney, consultant for the applicant with Craven, Thompson & Associates, Inc. indicated information was submitted with plan. Mr. Ravi Ramgulam, City Engineer, confirmed the information was provided within the Conceptual Engineering submittal. Staff will be providing comments to that submittal shortly.

Mr. Peavler discussed Fire Comment A.10. with Ms. Susie Malken, City of Sunrise Fire Department. Mr. McWilliams and Mr. Joaquin Vargas, traffic consultant for the City with Traf Tech Engineering, also noted that the main entrance can serve as an emergency entrance as well.

Mr. McWilliams asked about Planning Comment D.6. Ms. Ley responded that all improvements have been completed.

The subject of the proposed crosswalk, relating to Traffic Comment D.3. was discussed between Mr. Vargas and Mr. McWilliams with possible relocations. Mr. Peavler and Mr. Rupert Brown, architect with HKS Architects, will reevaluate as well.

Mr. Peavler asked about clarification for Traffic Comment C.3. Mr. Vargas stated that this is still being discussed with Broward County and Mr. McWilliams also went over potential right-in/right-out movements and one-way traffic pattern within the site. Ms. Ley noted that the ADA parking spaces, along the western part of the property, may be problematic and recommended to review alternative locations. Mr. Ramgulum also noted that there are Engineering Comments for that parking area.

Comments received from Republic Services were discussed. Mr. Ley stated that Mr. Peavler should provide a full, detailed response.

Planning Comment B.28. was discussed by Ms. Ley. Mr. Peavler indicated separation and safety requirements that must be followed by the hospital. Ms. Lhota stated how residential developments are not located along the western portion of the project site. All parties agreed to review further.

Mr. Rob Norona, City of Sunrise Gas Department, asked about the use of gas and diesel onsite. Mr. Brown identified the use of diesel. Mr. Norona stated his concern for containment and suggested the use of natural gas, as well as providing some examples of usefulness of natural gas with regards to being a backup fuel, containment issues, etc. Ms. Guismaily Findlay, City Engineering Plans Examiner, noted how offsite work must be done via an adjacent watermain so connecting to the gas line could be done simultaneously. Ms. Ley discussed the size and quantity of the proposed gas tanks. Mr. Richard Jones, Baptist Health South Florida, identified the size and quantity of the tanks.

Planning Comment B.37.(d) was discussed. Ms. Ley and Mr. Matt Goldstein, Planning and Zoning Manager, stated they will review and follow back up with the applicant.

Mr. Peavler, Ms. Ley and Mr. Goldstein discussed Planning Comment B.17. and indicated the information provided from Broward County Property Appraiser's (BCPA) site would suffice with some additional documentation required.

Ms. Lohta and Mr. Peavler discussed Planning Comment B.21. Ms. Ley stated more information is needed on the intent as well as additional bed space/floors of a second phase.

Regarding Planning Comment H.23., Mr. Peavler and Mr. Brown stated they would update the narrative to identify how the architecture has been updated to address this comment.

Easement language was discussed regarding Planning Comment B.36. Ms. Forbes noted there are stipulations to encroachment within the easement documentation.

With regard to Planning Comment B.39., Mr. Peavler agreed to provide the requested documentation.

Discussion of Planning Comments B.43 and 46 ensued between Mr. Peavler and Ms. Ley regarding safety concerns, etc. In addition, the City Staff requested the 10' wall section be extended along the east property line to 34 Street. Mr.

Ramgulam also noted landscaping is not necessary on the exterior wall (residential side of wall) based upon the lack of pedestrian/vehicular uses along that side.

Ms. Ley provided a brief background on wall maintenance for portions of a wall facing the residential property. In addition, Ms. Ley stated staff will recommend a condition regarding the timing of wall construction.

Photovoltaic (PV) systems were discussed.

Planning Comment D.21. was discussed. Mr. Ramgulam noted that dimensions must include 20' of pavement with wheelstop – green area is also taken into consideration. Mr. Goldstein stated that substandard parking spaces are not be counted towards meeting required parking spaces. Mr. Brown discussed the drive aisles along the westernmost parking area, as well as a possible gated system. Mr. Goldstein stated these changes proposed would require, at minimum, Fire, Police, Engineering and Traffic further review.

Mr. Peavler asked for clarification on Planning Comment D.28. Ms. Forbes asked if all the uses were provided in the parking table and whether any office space would be subleased. Ms. Kate Goldman, Baptist Health South Florida, stated all office uses will be for Baptist Health.

Mr. Peavler asked about additional forms required in order to respond to Planning Comment L.1. Ms. Forbes provided clarification and Mr. Goldstein stated City Staff will look more into it and provide documentation the City may currently have.

Ms. Lohta, regarding Planning Comment L.3., restated that the applicant is currently working with Broward County.

For Engineering Comment B.2., Mr. Peavler asked if existing and proposed information needs to be identified. Mr. Ramgulam noted to just identify existing.

Mr. Lohta noted that right-of-way work is currently being coordinated with the City.

Mr. Peavler asked what plans are required to show work as identified in Engineering Comment D.2. Mr. Ramgulam stated that both the Site Plan and Conceptual Engineering Plan sets must include such information.

Landscape Comment B.9. was discussed. Mr. Ramgulam provide comments regarding location/limits of grass and will verify if irrigation is currently existing along Oakland Park Boulevard.

Mr. Ramgulam discussed the PV system and potential impacts on adjacent residential developments – especially where reflection is concerned. Mr. Peavler and Mr. Brown agreed to elaborate details more in the narrative.

Mr. Ramgulam spoke about Engineering Comment C.38. noting that the lift station appears to encroach on the traffic control easement. Mr. Gibney stated the station can be shifted to the east. Mr. Peavler asked about landscaping to meet LDC requirements. Mr. Ramgulam stated that landscaping cannot be planted within an easement, however it can be planted in other areas (or offset).

**3b. Baptist Health Hospital / Special Exception** SE-000011-2024

Applicant Name: Ana Lopez-Blazquez, EVP, Baptist Health South Florida, Inc.  
Agent Name: Scott Peavler, Craven, Thompson & Associates, Inc.  
Proposed Use(s): Hospital  
Current Zoning: B-3 (General Business District)  
Location: 12401 W. Oakland Park Boulevard  
Planner: Kaitlyn Forbes, AICP, CNU-A, Transystems (Consultant) / Matthue Goldstein (City of Sunrise)

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

Mr. Goldstein briefly discussed the Special Exception application and responses, and stated that the resubmittal should be more detailed and specifically elaborate on the certain items provided.

Mr. Goldstein and Ms. Goldman went over the applicant’s public outreach process. Ms. Goldman agreed to provide not only mailers, doorhangers, sign-in sheets, etc., but also a brief report of questions asked, answers provided and a summary of any outreaches held.

Mr. Goldstein discussed with the applicant the proposed lighting comments from Planning and recommended the applicant provide more information, especially for the garage rooftop lighting noting glare/source lighting.

Mr. Peavler agreed to look into and provide documentation as identified in Planning Comment A.11.

Mr. Peavler and Mr. Ramgulam discussed Engineering Comment A.12. Mr. Ramgulam asked for the applicant to revise its response for clarity. Mr. Ramgulam also discussed the finished floor elevation and 500-year storm information required by the applicant to provide.

Mr. Goldstein asked about valet parking. Ms. Goldman stated valet service will be provide and the resubmittal will provide such information. Mr. Goldstein advised on information required and will follow-up with any questions.

Mr. Goldstein and Mr. Brown discussed ground monument signage as well as wayfinding signs. Mr. Goldstein advised on the information that should be provided.

**3c. Baptist Health Hospital / Plan Note Amendment** PLAT-AMEND-000012-2024 10:30am – 11:00am

Applicant Name: Ana Lopez-Blazquez, EVP, Baptist Health South Florida, Inc.  
Agent Name: Scott Peavler, Craven, Thompson & Associates, Inc.  
Proposed Use(s): Hospital  
Current Zoning: B-3 (General Business District)  
Location: 12401 W. Oakland Park Boulevard  
Planner: Kaitlyn Forbes, AICP, CNU-A, Transystems (Consultant) / Matthue Goldstein (City of Sunrise).

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

Ms. Forbes inquired whether there will be a Non-Vehicular Access Line (NVAL) amendment. Mr. Matthew Edge, consultant for the applicant with Craven, Thompson & Associates, Inc., stated only a Plat Note Amendment is required.

Mr. Peavler went over Engineering Comment A.2. and stated the main ingress/egress is not within a NVAL. Mr. Peavler also went over Engineering Comment A.3. City Staff stated they will confirm how, if at all, to show on plans.

Ended at 11:25 a.m.

CITY OF SUNRISE - DEVELOPMENT REVIEW COMMITTEE

Meeting Date: November 29, 2023



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