



City of Sunrise Planning and Zoning Board Meeting Minutes

Date: February 1, 2024
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 6:01 p.m.

B. Pledge of Allegiance and Moment of Silence

All meeting attendees recited the Pledge of Allegiance and held a moment of silence.

C. Roll Call / Attendance

Board Members Present: Jane Storms - Chairperson
James TabEEK – Vice Chairperson
David Iannacone
Vivi Assidon
Athea Antoine
Elizee Milhomme
Tasheema Lewis

City Staff Present: Jim Koeth – Assistant Director/City Planner
Felicia Bravo – City Clerk
Sylvia Miller – Principal Planner
Ana Parada – Assistant City Planner
Nathalie Augustin – Administrative Assistant II

D. Open Discussion – Public Participation

Ms. Felicia Bravo, City Clerk, presented a video and provided the Board with further information regarding Form F1 filing process.

The Board and Ms. Bravo briefly discussed filing regulations and processes.

E. Elections

1. Election of Chairperson of the 2024 Planning and Zoning Board

Mr. TabEEK motioned to elect Ms. Storms as Chairperson. Seconded by Mr. Iannacone. Nominations were closed.

Roll Call

Jane Storms	Yea
James TabEEK	Yea
David Iannacone	Yea
Vivi Assidon	Yea
Athea Antoine	Yea
Elizee Milhomme	Yea
Tasheema Lewis	Yea

2. *Election of Vice - Chairperson of the 2024 Planning and Zoning Board*

Mr. Assidon motioned to elect Mr. TabEEK as Vice-Chairperson. Seconded by Mr. Iannacone. Nominations were closed.

Roll Call

Jane Storms	Yea
James TabEEK	Yea
David Iannacone	Yea
Vivi Assidon	Yea
Athea Antoine	Yea
Elizee Milhomme	Yea
Tasheema Lewis	Yea

F. Complete Public Art Survey

Ms. Augustin informed the Board regarding the City’s Public Art Master Plan. She added that as part of the development of the plan, the City is asking for the Community and the City of Sunrise’s advisory board’s input. She provided the Board with the Complete Public Art Survey flyer and asked the Board to complete the survey.

Five minutes was allotted to allow the Board to complete the Public Art Master Plan survey.

G. Approval of Minutes – December 7, 2023

Mr. TabEEK noted a correction to be made to December 7, 2023 Planning & Zoning Board meeting. Staff indicated the correction will be made.

Ms. Lewis motioned to approve the minutes as amended. 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
Elizee Milhomme	Yea
Tasheema Lewis	Yea

H. Old Business

There was no old business brought before the Board.

I. New Business

1. Application:	Olive Garden (Sign Waiver)
Application Number:	SW-000014-2024
Applicant:	Darden Corporation
Property Owner:	M.A.P. Realty Company, L.L.C.
Use:	Restaurant
Location:	13500 W. Sunrise Boulevard
Folio(s):	4940.3504.2601
Current Zoning:	B-3 (General Business District) and Western Sunrise Area (Overlay District)
Planner:	Sylvia Miller

Ms. Sylvia Miller, Principal Planner, summarized the Staff Report with the entire report entered into the record. Ms. Miller indicated the proposal is to add one (1) additional ground sign and to add two (2) additional wall signs.

Mr. Peter Hauser, Director of Site Enhancement Services, was present and provided further information about the application.

Mr. Tabeek agreed that an additional sign is needed along West Sunrise Boulevard.

Mr. Milhomme asked Staff if there has been a similar situation of shared lots and lack of access to the main roadway in the past. Ms. Miller informed the Board that this is not a common occurrence.

Ms. Lewis asked for clarification about the existing signs on the property. Mr. Hauser provided further information.

Mr. Assidon motioned to approve the Staff's recommendation subject to the conditions of approval. Mr. Iannacone seconded it. There was no further discussion.

Roll Call

Jane Storms	Yea
James Tabeek	Yea
David Iannacone	Yea
Vivi Assidon	Yea
Athea Antoine	Yea
Elizee Milhomme	Yea
Tasheema Lewis	Yea

2. Application:	Westerra – Phase I (Revised Master Plan)
Application Number:	MP-000339-2022 (97:111701)
Applicant:	Michael Friedman
Property Owner:	Ruby Centre Associates, LLC
Proposed Use:	Mixed Use (Multifamily, Commercial, Office)
Location:	W. Sunrise Boulevard, between Sawgrass Corporate Pkwy and NW 136 Avenue
Folio(s):	4940.3402.0011
Current Zoning:	PDD (Planned Development District)
City Commission Meeting:	February 27, 2024
C Number:	C24029
Planner:	Ana Parada

Ms. Ana Parada, Assistant City Planner, summarized the Staff Report and the entire report was entered into the record. Ms. Parada indicated that the Revised Master Plan primarily changes the development program, the traffic circulation, the pedestrian circulation, and the transportation and hardscape infrastructure.

Mr. Richard Coker, Attorney, Mr. Mike Friedman, an applicant’s Representative, and Mr. Reed McLane, an applicant’s Representative, were present and provided further information about the application.

Ms. Lewis asked for clarification on the uses of the greyed-out areas on the Master Plan. Mr. Coker indicated that those areas are currently used as industrial or office sites. There are no residential uses.

Mr. Friedman stated that a motivating factor in proposing a change to the development program was due to high-tension power lines blocking the view from the balconies and removing the views of the existing car dealership. Flipping the uses in the Master Plan allows the buildings to have a nicer view, a lake, and a well-designed open space for future residents.

Mr. Milhomme asked why the hotel that was originally included in the DRI was not included in the Master Plan. Mr. Coker explained that the hotel allocation was available with the DRI, but no plans were made for Phase 1.

Mr. Assidon asked if the residential units would be rented or sold. Mr. Coker responded that they are likely going to be rentals.

Ms. Lewis asked if there would be any consideration of affordable housing. Mr. Friedman stated that they have not yet reached the point in their process to be able to give an answer. Mr. Coker mentioned that Westerra Phase I is part of the Westerra DRI, and the Development Order has a section that the applicant must address, such as providing affordable housing within the site or paying into a fund.

Mr. Iannacone asked if an airline would own the proposed hotel and flight center. Mr. Friedman stated that he intends to have full ownership.

Mr. Tabeek asked for clarification on the specifics of the parking agreement for the flight center. Mr. Koeth stated that this is just a review of the master plan. The conditions of the parking agreement shall be in accordance with the terms of the Development Agreement and will be discussed at a later time. Mr. Coker provided further clarification on the current agreement.

Ms. Lewis asked about the height of the high-rise structure. Mr. Coker responded that they expect up to ten stories.

Mr. Tabeek motioned to approve the 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
Elizee Milhomme	Yea
Tasheema Lewis	Yea

I. Land Development Code Amendments

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

J. Development Project Update

Mr. Koeth provided the Board with an update regarding the applications reviewed and approved by the Board at its last meetings and which had been brought before City Commission for action, or were scheduled for upcoming City Commission meetings.

K. Board Forum

1. Electronic Review

Ms. Augustin provided the Board with information regarding the upcoming e-Plan Review virtual demonstration sessions. She indicated that these sessions are to provide the public a demonstration on how to submit for permits and development applications electronically.

Mr. Koeth briefed the Board regarding the electronic review of the Engineering Plan Review, Engineering Permits, Planning Permits, and Planning Development Applications.

Mr. Koeth indicated that while the City transitions to this online interface, the City will continue to support the Board on how the Board receives their review documents or provide support in any area where the Board may need assistance. Mr. Koeth added that City Staff welcomes any feedback regarding the electronic submittal process.

The Board and Staff introduced themselves. The Board members and City Staff explained their areas of expertise.

L. Adjournment

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

The meeting adjourned at 7:15 p.m.

Transcribed by:

Laura Perez
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 & 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.