

Community Development Department Planning Division

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Minutes

Development Review Committee (DRC) Meeting

Date of Meeting: March 27, 2024
Location: Osprey Conference Room
Community Development Department
10770 W. Oakland Park Boulevard, 2nd Floor
Sunrise, FL 33351

Project Information:

1. Approval of DRC Minutes: November 29, 2023, January 3, 2024 and January 10, 2024
2. Public Comment: No members of the public were present.
3. New Business:

3a. Solterra / Site Plan SP-000115-2024 9:00am - 11:00am

Applicant Name: James Wright, CC/WV SUNRISE, LLC
Agent Name: Matt Edge, Craven Thompson & Associates, Inc.
Proposed Use(s): Single and multi-family residential development
Current Zoning: CR (Commercial Recreation District), RM-25(Higher Density Multiple-family Residential District) and RM-10 (Low Medium Multifamily Residential District)
Location: South of NW 30 Place, between Aragon Boulevard/Sunrise Lakes Drive (Former Golf Course site)
Planner: Kaitlyn Forbes, AICP, CNU-A, Complete Cities Planning Group (Consultant) / Matthue Goldstein, Planning and Zoning Manager (City of Sunrise)

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

Mr. Joaquin Vargas, traffic consultant for the City with TrafTech Engineering, went over his traffic comments for the Site Plan submittal, beginning with Comments A.1. – A.3. Mr. Vargas noted his landscape comments are related to visibility concerns. Mr. Ryan Palonka, CC Homes, will provide site triangles. Mr. Vargas also stated the queuing analysis needs to be redone based upon the wait times used. Mr. Ravi Ramgulum, City Engineer, also noted that offsite improvements should be included in the Site Plan package, but bridge improvements do not need to be included.

Mr. Palonka discussed the Community Development District (CDD) and the Development Agreement with regards to the entry road. Specifically, the entry road is owned by the City of Sunrise until the southern limits of the park property at which point the road is owned by the CDD.

Ms. Susie Malken, Captain/Fire Plans Examiner, discussed Fire Comment A.2. Mr. Palonka explained the dimension depicted as 20' from "face of the curb to face of the curb." Mr. Erik Schofield, Craven, Thompson and Associates, said

the area also includes the gutter. Mr. Ramgulum indicated plans show dimensions of 17' and 20' which require clarification.

Regarding Fire Comment A.3., Mr. Palonka pointed out Sheet SP-1.13 and noted fire access to the future park as well as an approximate 50' access from the western portion of the site.

Ms. Malken, went over Fire Comments A.5. – A.6. Mr. Ramgulum added that auto-turn information needs to be provided on all applicable sheets, as well as the apparatus being used -- likewise for refuse services. Mr. Matthew Novack, Craven, Thompson and Associates, discussed the auto-turn analysis. Palonka asked if the provided radii is acceptable and whether an auto-turn analysis is needed. Mr. Ramgulum stated the information is acceptable, but there are some conflicts so further information may be required. A separate vehicle circulation plan for fire and refuse is required. Information regarding Fire should be removed from Pavement, Marking and Signage plans.

Fire Comment A.10. was discussed specifically the area of the roundabout with Mr. Palonka discussing proposed tree preservation. Mr. Palonka agreed the area will be adjusted per Fire's request.

Mr. Palonka stated the information requested via Fire Comment A.6. will be provided.

Mr. Palonka noted on the guardhouse sheets, information requested is provided, per Fire Comment A.7.

Fire Comment A.9., Ms. Malken noted Sheet PM 7 (Pavement Marking Signage and Fire Access Plan) as an example which still shows a knoxbox. Mr. Palonka stated sheets will be revised accordingly.

Mr. Palonka will review plans and add information as necessary regarding Fire Comment B.3.

Mr. Palonka, regarding Fire Comment C.1., stated information will be addressed accordingly. In addition, Mr. Palonka has had communication with the United States Postal Service, but no answer has been provided thus far. Mr. Palonka stated street names were based upon adjacent street names, but he will provide a response accordingly.

Mr. Palonka asked for clarification on Planning Comment B.5. Mr. Jim Koeth, Assistant Director/City Planner, stated the applicant must provide a response (in narrative form) indicating how the approved Development Agreement is being complied with.

Regarding Planning Comment C.1., Mr. Palonka asked how the City wished for the information to be provided. Ms. Kaitlyn Forbes, planning consultant for the City with Complete Cities Planning Group, noted a table would be sufficient. Mr. Matt Goldstein, Planning and Zoning Manager, stated a similar response would be sufficient for Planning Comment C.5. Ms. Forbes requested further information must be provided for each lot type (i.e. townhouses with garage and without, etc.).

Mr. Palonka asked for clarification for Planning Comment C.2. Ms. Forbes requested for information within the sheet to be more legible.

Regarding Planning Comment C.12., Mr. Palonka explained how the easements are currently shown. Ms. Forbes requested a standalone sheet showing easements being vacated/abandoned.

Regarding Planning Comment C.15., per the last Development Agreement, Mr. Palonka discussed previous sign/tower location, etc. and changes made per the last Development Agreement revision. Mr. Koeth stated Staff will discuss the granting of an easement with the Community Development District's maintenance of it. Additional conversations regarding signage were discussed.

Planning Comment C.23., Mr. Palonka noted the wall will be just inside of the residential property line. Additional questions regarding the wall along the wetland area were asked and Mr. Koeth stated the City's Leisure Services Department will be following up with further information. Mr. Gary Worthington, Urban Forester, asked about landscape buffer along the wall and the applicant's team said they will be providing landscaping on the park side but will look at LDC to see if both sides of the wall require it. Mr. Koeth asked how the landscaping will be maintained should also be provided.

Mr. Palonka stated he will propose something – residents can enter/exit and close in the evenings – in order to address Planning Comment C.24.

Mr. Palonka, regarding Planning Comment C.27., stated he will pull buildings back to meet setbacks – showing maximum footprint of the buildings proposed. Further discussions were had regarding Sheet SP-123 and decking within a setback which will require a follow-up.

Mr. Palonka stated he will have lots removed from within buffer, per Planning Comment C.32. Mr. Koeth recommended providing how the wetland area is going to be protected and how exotics are being replaced.

Planning Comment D.2. was discussed with Mr. Palonka providing approximate distances to dumpster locations and stating he will look into adjusting locations. Likewise, Mr. Palonka will move the dumpster, as denoted in Planning Comment D.3.

Mr. Palonka discussed Planning Comment D.6. and other developments refuse service. Mr. Koeth requested he provide that information in narrative form.

Mr. Palonka went over Planning Comment H.3. regarding unit type elevations. Mr. Koeth recommended showing all elevations, unit types and flips. In addition, Mr. Koeth requested a detail in the narrative stating how many model types there are for each unit and how many elevations options there are. Ms. Forbes discussed anti-monotony regulations and requested a response from the applicant within the narrative.

Mr. Goldstein and Ms. Forbes discussed how calculations must be done in order to address Planning Comment I.4.

Mr. Schofield discussed how spaces were calculated in reference to Planning Comment I.5.

Mr. Palonka stated information requested from Planning Comment J.1. will be provided. Ms. Forbes suggested providing separate sheets for the clubhouse parcel which should include tabular data (pervious/impervious, etc.) and additional dimensions. Mr. Worthington also suggested enlarging the landscape plan for the proposed clubhouse.

Mr. Palonka stated information requested per Planning Comment I.12. said will be provided.

Mr. Palonka and Mr. Goldstein discussed color/texture and renderings.

Mr. Matthew Edge, Craven, Thomson and Associates, asked about setbacks and design standards. Mr. Goldstein responded that such information should be provided.

Mr. Edge stated the Rezoning, Development Agreement, Master Plan and Site Plan will try to be submitted around same time, but Plat may come later.

Mr. Palonka noted that units will be market rate, but affordable housing units may be rentals, in response to Engineering Comment D.6.

Engineering Comment D.8. was discussed and Mr. Palonka noted how the flood zones require different finished floor elevations. Mr. Ramgulam stated that contour lines for varying elevations must be provided within the site plan set, on a separate sheet.

Per Mr. Palonka's request, Mr. Ramgulam clarified Engineering Comment D.11.

Regarding Engineering Comment D.29., Mr. Ramgulam noted information needs to be shown regarding placement of landscaping, parking, drainage flow standards, etc. In addition, landscape plans may need to be adjusted after site plan approval based upon species availability, site constraints, etc. Mr. Ramgulam also requested adding driveways to landscape plans and noted sidewalks are required to have a minimum of 6" thickness.

Mr. Ramgulam discussed cross sections and requested sheets to be included within site plan set, consistent with the earthwork plans.

Mr. Schofield noted Landscape Comment A.4. is addressed within the Development Agreement.

Mr. Worthington and Mr. Schofield discussed Landscape Comment A.6.

Mr. Worthington went over Landscape Comment B.5. and requested further information/details. Mr. Ramgulam suggested an onsite meeting to go over information. Mr. Palonka noted that if specimens are not worth saving they are open to better trees.

Mr. Palonka and Mr. Worthington discussed Landscape Comment A.8. regarding timeframe for root pruning and other tree relocation conditions, tree protection, watering, etc.

Regarding Landscape Comment B.10. Mr. Schofield and Mr. Worthington discussed potential impacts based on landscape, specifically tree, placement especially long-term.

Mr. Worthington discussed Landscape Comment F.8. and noted the planting area is very small when compared to tree requirements. Mr. Ramgulam suggested separate follow-up to discuss further.

3b. Solterra / Plat

PLAT-000114-2024

9:00am - 11:00am

Applicant Name: James Wright, CC/WV SUNRISE, LLC

Agent Name: Matt Edge, Craven Thompson & Associates, Inc.

Proposed Use(s): Single and multi-family residential development

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Planner: Kaitlyn Forbes, AICP, CNU-A, Complete Cities Planning Group (Consultant) / Mattheue Goldstein, Planning and Zoning Manager (City of Sunrise)

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

Mr. Matt Goldstein, Planning and Zoning Manager, noted the park cannot be dedicated as part of the Plat. Mr. Ryan Palonka, with CC Homes, noted perhaps a separate conveyance would suffice, as well as include language within the Development Agreement. This will be discussed further.

Regarding Engineering Comment A.5., Mr. Matt Edge, Craven, Thompson and Associates, stated that nothing is proposed at this time.

Mr. Ravi Ramgulam, City Engineer, stated Conceptual Engineering comments would be forthcoming and he is just awaiting responses from two disciplines.

Ended at 12:35 a.m.

CITY OF SUNRISE - DEVELOPMENT REVIEW COMMITTEE (DRC)

MEETING DATE: March 27, 2024



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