

Community Development Department Planning Division

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Minutes

Development Review Committee (DRC) Meeting

Date of Meeting: May 29, 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. Sunrise Health and Rehab / Revised Site Plan RSP-000123-2024

Applicant Name: Kevin J. Bessolo, Bessolo Design Group, Inc.
Proposed Use(s): Nursing Home Facility
Current Zoning: RS-5 (Low Density Single-Family Residential District) and B-4 (Professional Office District).
Location: 4800 N. Nob Hill Road
Planner: Kaitlyn Forbes, Complete Cities Planning Group (Consultant) / Ana Parada (City of Sunrise)

The applicant, Kevin Bessolo, and DRC staff members (see below contact information list) discussed comments for the proposed Sunrise Health and Rehab revised site plan.

On page 3, comment (B)(7), Mr. Bessolo confirmed that the construction of the concrete slab and the installation of the trash compactor proposed under the building permit C-SRU-004053-2023 will not be included in the Revision to the Approved Site Plan. Ms. Parada acknowledged.

On page 3, comment (E)(1), Mr. Bessolo stated that repainting the building is not part of the scope of work. The area of the proposed work is very small in proportion to the entire building. The Planning staff will evaluate Mr. Bessolo's proposal and provide a final determination.

On page 4, comment (F)(1), Mr. Bessolo confirmed that new exterior doors have been proposed. Ms. Parada explained that all new building ingress/egress points shall comply with the lighting requirements of Section 16-150 of the City's Land Development Code. A partial photometric plan might be provided showing the location of the new light features and the lighting measurements.

Before concluding the discussion of the Sunrise Health and Rehab application, Gary Worthington, the City's Urban Forester, recommended landscape improvements along the canal to address concerns from an adjacent residential

property owner. Mr. Bessolo requested the resident's contact information to discuss the existing conditions and solve the issue. On May 29, 2024, Mr. Worthington provided the resident's contact information to Mr. Bessolo.

2b. Charles and Leger Residence / Revised Site Plan

RSP-000170-2024

Applicant Name:	Marie Saint Leger & Jeanty Charles
Proposed Use(s):	Residential
Current Zoning:	RM-10 (Low Medium Multifamily Residential District)
Location:	1860 NW 59 Terrace
Planner:	Ana Parada

The applicants/property owners, Marie Saint Leger & Jeanty Charles, and DRC staff members (see below contact information list) discussed comments on the proposed Revised Site Plan for the Charles and Leger Residence.

Planning comments, prepared by Ana Parada, Assistant City Planner. On page 1, Cover page, Ms. Leger brought to the City staff's attention that the information provided in the fourth and fifth paragraphs does not apply to the subject application since an electronic submittal was provided. Planning staff will update the cover page of the DRC comments to provide further clarification.

On page 2, comment (B)(1)(viii), Ms. Parada explained that the number of parking spaces required for multifamily developments is calculated based on the number of bedrooms. Since the applicant proposes an additional bedroom for each unit, the parking area shall be revised to provide the standard and ADA spaces required by the Code.

On page 3, comment (B)(2)(v), Ms. Leger stated that no fire hydrants exist nor are proposed within the scope of work. Mr. Koeth recommended removing the fire hydrant symbols from the legend since only items identified within the site plan should be included.

On page 3, comment (D)(1), Ms. Parada explained that the application form and supporting documents are public records and shall be converted into ADA compliance for public hearing purposes. Therefore, the documents must be provided in black and white, except for the renderings and material board, which shall be provided separately in an 11x17 format.

On page 4, comment (G)(2), Ms. Leger and Mr. Charles explained that they are "Tenants by Entirety." Both parties have an equal, 100% interest in the property as if each were a full owner. Ms. Parada will inform them if a revision to the Disclosure of Ownership will be needed.

On page 5, comment (G)(14), Ms. Parada will provide Ms. Leger with the contact information of Broward School—Facility Planning & Real Estate—Growth Management Division. The School capacity availability determination (SCAD) letter shall be provided for resubmittal.

Meeting ended at 11:45 a.m.

CITY OF SUNRISE - DEVELOPMENT REVIEW COMMITTEE (DRC)

MEETING DATE: May 29, 2024



Name	Agency/Business Name	Phone number	E-mail address
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