

Community Development Department Planning Division

10770 W. Oakland Park Boulevard, Sunrise, FL 33351

Phone: (954) 746-3271 Fax: (954) 746-3287

www.sunrisefl.gov

AskZoning@sunrisefl.gov



Minutes

Development Review Committee (DRC) Meeting

Date of Meeting: May 8, 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:

Pine Island Park / Site Plan SP-000182-2024

Applicant Name: Lewis Swezy, Pine Island Park LLC
Proposed Land Use(s): Multifamily residential development
Current Zoning: B-3 (General Business District)
Location: NW 44 Street (Parcel ID 494120610010)
Planner: Ana Parada

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

Fire Department comments prepared by Susie Malken, Captain/Fire Plans Examiner. On page 28, comment (A)(1), Ms. Malken clarified that the location of required building identification address numerals shall be shown on the elevations in compliance with Section 16-249 of the City's Land Development Code. Ana Parada, Assistant City Planner, explained that the Code requires that the address numerals be at least ten (10) inches high, so the address numerals shall be dimensioned to demonstrate compliance with the requirement.

On page 28, comment (A)(3), Ana Trinchet, the applicant's designer, stated that the development would not have vehicular or pedestrian gates. Ms. Malken confirmed that the comment is not applicable in that case.

Public Work comments prepared by Casey Graham, the City's Engineering Manager. Mr. Graham provided more information about the existing drainage outside the property along NW 44th Street.

Federico Valencia from Sun-Tech Engineering raised concerns about removing additional parking spaces and other site constraints. These factors could make it challenging to meet the parking spaces required by the Code. Ms. Parada referred to Section 16-144(a)(2) of the City's LDC, which specifies the parking spaces required per bedroom for the proposed multifamily development. Mr. Karl Peterson, City's traffic consultant, also recommended relocating the stop bar and sign. After a discussion on parking, the applicant's team agreed to revise and update the plans to meet the Code's parking requirements. The updated plans will be submitted for the City's review before the next resubmittal.

Landscape comments prepared by Gary Worthington, the City's /Urban Forester. Mr. Worthington recommended switching certain trees within the site plan and mentioned the trees acceptable to the City. In addition, Mr. Worthington discussed the following landscape comments with Andrew Skyes from Witkin Hults + Partners (Applicant's Landscape designer):

On page 25, comment (C)(3), the Engineering Division and Public Works shall revise and approve the proposed planting within the existing utility easement. The plans shall denote the height of the trees at the time of planting and the distance between the proposed wall and the utility easement.

On page 26, comment (C)(5), Mr. Worthington clarified the Code requirements for the pedestrian zone around the building and stated that artificial turf would only be permitted on the yoga lawn.

Planning comments were prepared by Ana Parada, Assistant City Planner. Per the applicant's solicitation, Shannon Ley, Director of Community Development, Jim Koeth, Assistant Director/City Planner, and Ms. Parada commented on the following DRC planning comments:

On page 2, comment (A)(5)(v), Ms. Parada stated that information provided on Sheet A0.02, Zoning & Project Data, shall be updated to indicate that the Code requires a minimum of thirty (30) feet front setback where the table shows that zero setback is required.

On page 2, comment (A)(5)(vii), Mr. Koeth explained that the Live Local Act contains more stringent regulations regarding the maximum building height than the City Code in certain circumstances, and language confirming the proposed building height is consistent with the Live Local Act shall be included.

On page 2, comment (A)(5)(ix), Ms. Ley stated that the City is developing an implementation policy that will apply to all Affordable Housing Projects under the Live Local Act. Considerations for parking requirements based on Section 16-144 of the City's LDC have been discussed. The Planning staff will provide a copy of the implementation policy when adopted.

On page 4, comment (B)(11), Mr. Bilton confirmed that additional amenities will be considered, but the development will not allow pets, so a dog park will not be provided.

On page 7, comment (I)(8) and (9), Mr. Bilton confirmed that he has been in contact with Karina Da Luz from the Broward County-Resilient Environment Department. His team is preparing the applications for the plat note and nonvehicular access line amendments. Mr. Koeth explained the benefits of submitting applications to the County and the City simultaneously. Per Mr. Bilton's request, Ms. Parada emailed him the list of items required for the submittal and two (2) "Declaration of Restrictive Covenants" of the most recent approved projects for his reference only.

Meeting ended at 10:54 a.m.



CITY OF SUNRISE - DEVELOPMENT REVIEW COMMITTEE (DRC)

MEETING DATE: May 8, 2024

Name	Agency/Business Name	Phone number	E-mail address
SIDNEY LU SHING	MODIS ARCHITECTS	305-613-3006	SIDNEY.L@MODISARCHITECTS.COM
ANA TRINCHET	Modis Architects	786-201-7730	anat@modisarchitects.com
Federico Valencia	Sun-tech Engineering	954.777.9123	fv@stec.com fv@valencia@suntecheng.com
ANDREW SYKES	WITKIN HULTS + PARTNERS	954.923.9681	ANDREWS@WITKINDESIGN.COM
PAUL BILTON	Pine Island Park LLC	786 399 4210	PBILTON@CENTENNIALMGT.COM
Michele Newman	Sunrise Fine	954-572-2369	mnewman@sunrisefl.com
Ravi Rangjan	Sunrise CDD	954-746-3238	rrangjan@sunrisefl.com
ANA PARADA	Community Development Planning Division	954-236-2119	APARADA@SUNRISEFL.GOV
Cary Worthington	Sunrise CDD	954-746-3272	cworthington@sunrisefl.com
JIM KOBERT	" "	954 746 3279	JKOBER@SUNRISEFL.GOV
CASEY GATHAN	Pw Sunrise/UDC	" 888 6066	CGATHAN@" "
DARYL NOEL	" "	" 578 2390	DNOEL@" "

KARL PETERSON ALVING@10:30AM SHAWN LG	TRAFTECH ENGINEERING SAVING COLD	954-560-7103 " 796 2288	Karl@traftech.biz