

Community Development Department Planning Division

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Minutes

Development Review Committee (DRC) Meeting

Date of Meeting: April 3, 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:

Metropica Transit-Oriented Development/
Land Use Plan Text Amendment LUPA-000001-2024 9:15 a.m.

Applicant Name: Joseph Kavana, Manager, Metropica Lands, LLC
Agent Name: Scott Backman, Esq., Miskel Backman LLP
Current Use(s): Mixed use
Proposed Use(s): Mixed use
Current Land Use(s): Transit Oriented Development (TOD)
Proposed Land Use(s): Transit Oriented Development (TOD)
Location: West of NW 136 Avenue, between W. Sunrise Boulevard and Red Snapper Road.
Planner: Jim Koeth, Assistant Director/City Planner

The applicant's team and DRC staff members (see below contact information list) discussed comments for the proposed Land Use Plan (LUPA) amendment for Metropica. Mr. Scott Backman, applicant's land use attorney, provided summary explanation of the proposal and that this application is related to a Memo of Understanding that was approved by the City Commission approximately a year ago. Mr. Backman reiterated that this application for a Local LUPA amendment in order to increase the number of dwelling units (500) and office sq. ft. (140,000) within the specific LUPA area.

Beginning with Engineering comments, the Mr. Backman, Mr. Mike Troxell, applicant's engineering consultant, Mr. Mike Workosky, applicant's traffic engineering consultant, and Mr. Erick Collazzo, applicant's developer representative, discussed Engineering comments A.1.,2.,3., and 4 with Mr. Ravindra Ramgulum, City Engineer. In summary, the applicant is conducting the facilities and services analyses on the incremental addition of 500 residential units and 140,000 sq. ft. of office. The applicant will provide confirmation on any impacts to the City's Basin 8 Master Permit.

Mr. Backman discussed Planning comment B.3. with Mr. Jim Koeth, Assistant Director, both agreeing that all related applications do not need to be approved concurrently.

Mr. Backman and Mr. Collazzo discussed Planning comments B.7. and B.8. with Mr. Koeth and Ms. Shannon Ley, Director. Ms. Shannon stated a new sketch and description must be provided.

Mr. Backman and Mr. Koeth discussed Planning comment B.10. and the requested clarifications will be provided.

Mr. Backman, Mr. Koeth, and Ms. Ley discussed Planning comment B.13., and it was agreed that this comment is no longer applicable.

Mr. Backman and Ms. Ley discussed Planning comment B.15. and B.18. and the City will verify the generation rates.

Mr. Backman, Ms. Ley, and Mr. Koeth discussed Planning comment B.26. and the applicant will provide the requested information in tabular form.

Mr. Backman, Mr. Collazzo, and Ms. Ley discussed Planning comment B.34., and City Staff highly recommends public outreach be conducted.

Mr. Backman, Ms. Amanda Martinez, applicant's planning consultant, and Mr. Koeth discussed Planning comment B.36. and the applicant shall provide confirmation of consistency with regional issues and policies of the Broward County Land Use plan.

Mr. Backman, Ms. Ley, and Mr. Koeth discussed Planning comment D.4. and D.6., and the applicant will provide all needed information.

Mr. Workosky, Mr. Backman, and Mr. Collazzo discussed all of the City's traffic consultant's comments with Mr. Joaquin Vargas, City's traffic consultant. In summary, based on the comments and discussion, the applicant will be revising the inputs for the proposed forecast analysis as well as utilizing the recommended FDOT traffic volume counts.

Meeting ended at 12:35 p.m.

CITY OF SUNRISE - DEVELOPMENT REVIEW COMMITTEE

Meeting Date: April 3, 2024



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