



City of Sunrise Planning and Zoning Board Meeting Minutes

Date: August 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
Matt Goldstein – Planning and Zoning Manager
Ana Parada – Assistant City Planner
Nathalie Augustin – Administrative Assistant II

D. Open Discussion – Public Participation

There were no members of the public present at this meeting.

E. Approval of Minutes – May 2, 2024

Mr. Assidon motioned to approve the minutes. 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

F. Old Business

There was no old business brought before the Board.

G. New Business

- Application:** **Sunrise Town Center - Grocer (Revised Site Plan)**
Application Number: RSP-000306-2023
Applicant: BRE Mariner Sunrise Town Center LLC
Property Owner: BRE Mariner Sunrise Town Center LLC
Use: Retail
Location: 3400 - 3548 N. University Drive
Folio(s): 4941.2103.0114
Current Zoning: B-3 (General Business District)
City Commission Meeting: September 10, 2024
C Number: C24198
Planner: Matt Goldstein

Mr. Goldstein summarized the Staff Report with the entire report entered into the record. Mr. Goldstein indicated the proposal is to demolish a portion of an existing shopping center in order to construct a 47,000 square foot grocery store as well as provide modifications to the rest of the center's existing façade and site.

Mr. Mike Troxell, Engineer of Thomas Engineering Group, and Ms. Sara Thompson, Attorney of Miskel Backman LLP, were present and provided a presentation about the application.

Ms. Antoine asked about the current tenants. Ms. Thompson replied the current tenants are aware of the proposed changes and the portion of the center to be demolished has been vacant for some time.

Ms. Antoine asked how long would it take to complete this project. Mr. Troxell replied that he anticipates the site plan approve and permitting process would take approximately 4 to 6 months and the construction phase would take approximately 12 to 18 months.

Mr. Iannacone indicated this project would be a positive change and is similar to a revised Publix plaza in the City of Weston.

Mr. Tabeek asked if the parking lot would only be resurfaced, as he is concerned with flooding and stagnant water issues. Mr. Troxell stated this revision includes repaving, new water and sewer lines, and overlays in the back and front of the property. Mr. Troxell also noted this property has been cited for potholes and permits have been applied for to patch those potholes. Mr. Goldstein added the patching is a temporary fix and these issues will be addressed during the Engineering permitting review.

Mr. Assidon stated he believes this is a beautiful concept and welcomes the project.

Mr. Milhomme requested further information on the parking. Ms. Thompson replied that the shopping center exceeds the required amount of parking spaces, per the City's code.

Ms. Lewis stated that this proposal only appears to be a façade change and not a revision to the site. Mr. Troxell explained some of the proposed changes for the shopping center's site including landscaping, curbing, overlay where the infrastructure will be replaced, and deeper sewer lines.

Ms. Lewis asked if the footprint of the existing space would be changed. Mr. Troxell replied that the footprint will be smaller once redeveloped.

Ms. Lewis asked if the directional orientation of parking spaces will change. Mr. Troxell stated the orientation will remain the same.

Ms. Lewis asked about access from University Drive and if it is a shared access point with Walmart. Mr. Troxell discussed the access and the access easement for Walmart.

Ms. Lewis asked if the subject vacant space will be used for a Publix. Ms. Thompson replied there is a prospective tenant which has not been finalized and cannot be confirmed at this time.

Mr. Milhomme asked about the impact construction will have to the adjacent tenants. Ms. Thompson replied the adjacent tenants are not centralized to the subject site, therefore, no impact is anticipated.

Mr. Assidon motioned to approve the application. 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

Mr. Koeth proposed to the Board the option to combine presentations for **Agenda Item G2: Radius at Sawgrass (Plat Note Amendment)** and **Agenda Item G3: Radius at Sawgrass (Site Plan)** and to vote on each application individually. The Board agreed unanimously.

2. **Application:** **Radius at Sawgrass AKA Westerra (Plat Note Amendment)**
Application Number: PLAT-AMEND-000189-2024 (97:111701)
Applicant: Ruby Centre Associates, LLC
Property Owner: Ruby Centre Associates, LLC
Use: Mixed Use (Multifamily, Commercial, Office)
Location: Southwest corner of W. Sunrise Boulevard and NW 136 Avenue
Folio(s): 4940.3402.0011
Current Zoning: Planning Development District (PDD) within the Western Sunrise Area and Western Sunrise Entertainment District
City Commission Meeting: September 10, 2024
C Number: C24197
Planner: Ana Parada

- 3. Application: Radius at Sawgrass AKA Westerra (Site Plan)**
Application Number: SP-000051-2024 (97:111701)
Applicant: Michael Friedman, Ruby Centre Associates, LLC
Property Owner: Ruby Centre Associates, LLC
Use: Mixed Use (Multifamily, Commercial, Office)
Location: Southwest corner of W. Sunrise Boulevard and NW 136 Avenue
Folio(s): 4940.3402.0011
Current Zoning: Planned Development District (PDD) within the Western Sunrise Area and Western Sunrise Entertainment District
City Commission Meeting: September 10, 2024
C Number: C24196
Planner: Ana Parada

Ms. Ana Parada summarized the Staff Reports with the entirety of both reports entered into the record. Ms. Parada indicated that the plat note amendment is to allow the creation of a 300-room hotel, while the Site Plan provides for the hotel and Flight Training Center. Ms. Parada listed the conditions of approval for the Plat Note Amendment and the Site Plan.

Mr. Richard Coker, Attorney with Coker and Feiner, and Mr. Reed McLane, of GL Commercial, were present and provided further information about the applications.

Ms. Lewis asked about the boundaries of the DRI. Mr. Coker provided information regarding the DRI boundaries, history of ownership, uses and development throughout the years.

Ms. Lewis asked if there are any other hotels within the DRI. Mr. Coker replied there are no other hotels within the DRI.

Ms. Storms asked if the site plan would only be in Parcel A1. Mr. Coker replied yes and demonstrated where the dedicated hotel would be.

Ms. Storms asked if the flight training center would be categorized as an office or commercial use. Mr. Coker stated it would be an office use.

Mr. Iannacone asked if this proposal encompasses all of Pod 1. Mr. McLane provided further information about Pod 1.

Ms. Lewis indicated the site data table doesn't specify how the 197 spaces are calculated. Mr. Reed replied that this number was gathered by a traffic engineer who conducted a parking study as a part of their application.

Ms. Lewis indicated that the plans demonstrate that there will be a garage. Mr. McLane stated that at this moment there will not be a parking garage. Mr. Coker identified the area for a future garage which is currently proposed as a surface parking lot.

Ms. Lewis asked if a traffic study was provided for this submission. Mr. Coker noted only a parking study was provided, a traffic study was completed as part of the underlying DRI.

Ms. Lewis asked about access points for the proposed development along Sunrise Boulevard. Mr. Coker discussed the project's access points as well as easements within the area.

Ms. Lewis expressed her concern regarding the trash location facing West Sunrise Boulevard even with the wall along screening the trash enclosure. Mr. McLane detailed the screening, setback and trash pick-up procedures.

Ms. Lewis expressed her concern regarding the trash room and the traffic circulation plan and size for garbage truck pickup.

Mr. Milhomme asked why the hotel was not being built to the maximum density. Mr. McLane provided reasoning for the development as is based upon the current proposed number of simulators for the flight center.

Mr. Tabeek motioned to approve the Plat Note Amendment application subject to the conditions listed in the Staff Report. Seconded by Mr. Assidon.

Roll Call

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

Ms. Lewis motioned to approve the Site Plan application subject to the conditions listed in the Staff Report. Seconded by Mr. Milhomme.

Roll Call

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

H. Land Development Code Amendments

Mr. Koeth explained to the Board the latest amendments made to the Land Development Code, including fences, floodplain management, rooftop photovoltaic solar systems, underground tanks, and affordable housing.

Ms. Antoine asked if an HOA's requirements would supersede these LDC amendments. Mr. Koeth stated that these are amendments to the City's code but an HOA could have requirements that may be more restrictive.

I. Development Project Update

Mr. Koeth provided the Board with an update regarding Minyan Plaza and the Tommy Bahama Marlin Bar restaurant, which were both approved unanimously by City Commission on May 28, 2024.

J. Board Forum

Mr. Koeth responded to the Board's request regarding the road work on Nob Hill Road.

Mr. Koeth responded to the Board's request regarding the F1 forms which the Board is required to fill out.

Mr. Iannacone asked how the City is funding public art, as not all public art is on developer's property. Mr. Koeth stated that the City has been discussing introducing a Public Art Master Plan to do a replacement of public art by the City. Currently public art is being covered by developers based upon projects.

Mr. Tabeek asked if Site Plans and Plats for the same project, on the same agenda, can be discussed at the same time by the board moving forward. Mr. Koeth stated that this should be voted on based on each project and meeting, as Board members can change and/or the Board may want to hear applications separately.

Ms. Lewis asked if the Planning and Zoning Board reviews ordinance changes. Mr. Koeth stated that the Planning and Zoning is just a recommending Board and the City Commission serves as the LPA.

Mr. Milhomme asked about protocol and Board backup documents. The Board members discussed how they would like to receive documents moving forward either electronically or physically.

K. Adjournment

Mr. Iannacone motioned to adjourn the meeting. Seconded by Mr. Tabeek. All were in favor. The meeting adjourned at 7:38p.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.