

Community Development Department Planning Division

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Minutes

Development Review Committee (DRC) Meeting

Date of Meeting: June 26, 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:

a. Dukunoo Jamaican Kitchen/ Revised Site Plan RSP-000192-2024

Applicant Name: Shrusan Gray, Sawgrass Blue Holdings, LLC
Agent Name: Pete Ebersole, Architectural Alliance, Inc.
Proposed Use(s): Restaurant
Current Zoning: B-3 (General Business District).
Location: 12603 W. Sunrise Boulevard
Planner: Sylvia Miller

The applicant's team and DRC staff members (see below contact information list) discussed comments for the proposed Revised Site Plan for Dukunoo Jamaican Kitchen (currently vacant, previously The Knife and East Side Mario's American Italian Eatery).

Pete Ebersole, architect for the applicant, expressed he and his team understood the Planning comments and only requested clarification on a few of them:

- Comment H.1, related to building elevation renderings and material samples: Sylvia Miller, Principal Planner, clarified the comment and Jim Koeth, Assistant Director, informed the applicant's team the Planning Division will look into the updated requirement as it comes to the provision of physical samples of building materials/material boards for project submittals.
- Comment H.10, related to signage: Ms. Miller explained wall signs are not approved via a revised site plan application, but can be shown in drawings for information purposes, but that if shown, their presentation should be consistent on all applicable sheets. While discussing that comment, an existing sign waiver for additional wall signs granted to the property in the past was discussed, and Ms. Miller indicated she would be emailing Mr. Ebersole and Mr. Gross that information.
- Comment I.6, related to the Letter of Intent: Ms. Miller clarified the comment and suggested the letter should mention all the revisions proposed for the property.
- Comments I.8 and I.9, related to outdoor restaurant seating areas: Ms. Miller reiterated that pursuant to City Code Section 16-112, any part of an outdoor restaurant seating area that is within five (5) feet or less of a parking lot must have a permanent barrier at least three (3) feet in height, and that a fence, wall, or concrete and clay planters may be used as that barrier, but that rope and landscaping is not acceptable as a permanent barrier. Ms. Miller stated that even if the outdoor seating area will be more than five (5) feet away from the

parking lot, a three-foot tall barrier would still be required due to the serving alcoholic beverages on the patio, but the barrier in that case can be made of not only a fence, wall, or planters, but also decorative rope, or another similar barrier.

Mr. Ebersole proceeded to ask questions on the Fire comments. Regarding Fire comments under “A” and “D”, related to access road and fire truck turning radius, and pages 13 through 19, containing checklists and general fire safety information and details, he highlighted that the project will only be modifying the building and the landscaping areas immediately around the building, but that the rest of the property will remain the same. Following a discussion with Susie Malken, Acting Fire Marshal, and Michelle Newman, Fire Plans Examiner, Mr. Ebersole asked about occupant load calculations and emergency exits. Ms. Malken indicated she would be emailing Mr. Ebersole and Mr. Gross more information on that.

Following the conversation on Fire requirements, Mr. Ebersole said he had no questions on the comments issued by Engineering, but that he wanted to discuss the handicap parking spaces. Guismaily Findlay, Assistant City Engineer, was there and provided clarification on requirements, and mentioned the modification to the location of ADA parking spaces would require an Engineering Permit. She also suggested the parking spaces, although existing, should be dimensioned on the site plan. Ms. Miller added that the loading space shown on the current site plan for the property is not shown on the proposed plan, but it should. Mr. Ebersole mentioned they did not intentionally remove the one (1) required loading space for the building, and that they will make sure it is shown on the plans provided.

Mr. Ebersole then expressed his concerns on certain Landscaping comments, more specifically, the comments under Detail Planting Plan L002, related to foundation/pedestrian zone landscaping requirements for the north side of the building. Gary Worthington, Urban Forester, discussed the comments and requirements with the applicant. Mr. Ebersole highlighted the outdoor seating area on the north side of the building is of crucial importance to the restaurant business model being brought to the property, and that he would really like to be able to resolve landscaping requirements for that side of the building in a way that does not reduce the patio area for outdoor tables and chairs. After discussion, Mr. Worthington indicated he would be checking for the possibility of most required plant material and area for pedestrian zone and foundation planting on the north side of the building to be transferred elsewhere within the site, pursuant to City Code Section 16-169(d)(1).

**b. Radius at Sawgrass AKA Westerra /
Uniform Signage Plan**

USP-000251-2024

Applicant Name:	Michael Friedman, Ruby Centre Associates, LLC
Proposed Use(s):	Atlas Air- Flight Training Center and Corporate Housing Hotel
Current Zoning:	PDD (Planned Development District)
Location:	South side of Sunrise Boulevard, west of NW 136th Avenue (Parcel ID 494034020011)
Planner:	Ana Parada

The applicant's Team and DRC staff members (see contact information list below) discussed comments on the proposed USP (Uniform Signage Plan).

Ms. Parada provided clarification on the following comments:

- Comment (A)(2), the Disclosure of Ownership provided is dated June 28, 2022. The applicant shall provide an updated disclosure dated 2024.
- Comment (A)(3), the USP Cover Sheet shall be updated to include the proposed Site Plan renders, revise the title, and include the designer's contact information.
- Comment (A)(4), the table of contents shall be revised to correct errors, omissions, or duplications.

- Comments (A)(5.1) and (5.2), a note shall be added to ensure consistency with the requirements of the Development Agreement: "All monument signs will be consistent with the landscape requirements of the City of Sunrise Land Development Code (LDC)." In addition, the Site Signage Plan, on sheet 3.0, shall be revised to graphically indicate that the signs along Sunrise Boulevard will be installed as part of "Phase A."
- Comment (A)(5)(5.8), two (2) options for the location of the required public art shall be shown on the USP in coordination with the proposed Site Plan application (SP-000051-2024).
- Comment (A)(8)(8.4), to facilitate the revision of future building permits for the installation of permanent wall signs, the location, size, and dimensions from denoted architectural elements shall be provided to determine the exact location and area of the multiple wall signs proposed for both buildings.
- Comment (A)(10)(10.6), the USP regulations shall be consistent with the National and/or State Trademark regulations. The applicant shall revise the note on sheet 17.0 to clarify if certain design elements of the signs will be exempt from the proposed USP.
- Comment (A)(12)(12.3), the location of the construction fence shall be shown on a site plan, specifying if the graphics will be provided along the entire perimeter of the work area or only to the portion facing a public right-of-way.

Before concluding the meeting, Ms. Parada stated that even though the signs shown on the Site Plan application are for reference only, and that the building permits for installing them will be evaluated based on the proposed Radius at Sawgrass Uniform Signage Plan, related applications shall be revised to show similar information and avoid misleading the public.

Meeting ended at 12:03 p.m.

CITY OF SUNRISE - DEVELOPMENT REVIEW COMMITTEE (DRC)

MEETING DATE: June 26, 2024



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