

Community Development Department Planning Division

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Minutes

Development Review Committee (DRC) Meeting

Date of Meeting: August 21, 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:

Elite Aluminum Sunrise / Site Plan SP-000286-2024

Applicant Name: Jeffrey Strohecker, Elite Aluminum Corporation
Agent Name: Richard G. Coker Jr., Coker & Feiner
Proposed Use(s): Industrial (Office/Storage Warehouse)
Current Zoning: I-1 (Light Industrial)
Location: NW 109 Avenue, Folio Number 494118060010
Planner: Sylvia Miller

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

Beginning with Planning comments, Mr. Mike Gai, the applicant's design consultant, discussed Planning comments B.5., 7., and 11., as well as comment C.5, all related to the site plan and site plan details. In addition, he had a question on Fire comment B.1., related to fire hydrants. Ms. Sylvia Miller, Principal Planner, reiterated all of those Planning comments and Ms. Susie Malken, Fire Captain, provided an explanation on her comment B.1.

Related to the proposed building floor plan and exterior elevations, Mr. Gai discussed Planning comment D.6. and comments E.2., 3., 12., 13., and 14. Ms. Miller explained the comments on the building height and building façade textures. Mr. Richard Coker, the applicant's attorney, asked about the required line of sight drawings and screening of the loading area. Both Mr. Jim Koeth, Assistant Director, and Ms. Miller explained that the Land Development Code requires loading docks to be screened "not to be visible from any street", and that it does not take into consideration the speed in which vehicles may be traveling on such a street, nor in which direction the driver of these vehicles should be looking at.

In response to Planning comment G.2., the applicant team informed staff they will not be proposing a ground sign for the property. The last question from the applicant team on the Planning comments was related to comment G.8. Ms. Miller informed the applicant team they can contact her to coordinate the process of address assignment for the currently vacant and undeveloped property.

Mr. Manny Madera, the applicant's landscape design consultant, discussed Landscaping comments B.3 and B.4. with Mr. Gary Worthington, Urban Forester, and the City will verify the berm requirement by the wall parallel to the northwest property line, as well as the location of hedges and other plant materials by that wall.

The discussion on Landscaping comments was followed by a discussion of the Engineering and Traffic comments. Ms. Guismaily Findlay, Assistant City Engineer, and Karl Peterson, the City's traffic consultant, discussed with the applicant team the southeast corner of the property, where one out of the two means of egress/ingress is being proposed for the site. Based on the site plan being proposed, that egress/ingress driveway creates a T-intersection with NW 50th Street and NW 109th Avenue which raises concerns. The applicant team will look into that design layout, sight visibility triangles, and consider options to ensure safety. Engineering comments B.4, 6., 20., and 21. and Traffic comments A.1., B.1., and D.1. were discussed. Related to the crosswalk requested by the City, Ms. Miller confirmed Traffic comment B.1. and Planning comment B.13. are referring to the same area of the site.

Meeting ended at 10:07 a.m.

CITY OF SUNRISE - DEVELOPMENT REVIEW COMMITTEE

Meeting Date: August 21, 2024



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