



City of Sunrise Planning and Zoning Board Meeting Minutes

Date: September 5, 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
Elizee Milhomme
Tasheema Lewis

City Staff Present: Mark Lubelski – City Manager
Navin Ramnath – Deputy City Attorney
Shannon Ley – Community Development Director
Matt Goldstein – Planning and Zoning Manager
Ana Parada – Assistant City Planner
Aristeus Johns – Zoning Technician
Laura Perez – Administrative Assistant I

D. Open Discussion – Public Participation

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

E. Approval of Minutes – August 1, 2024

Mr. TabEEK motioned to approve the minutes. Seconded by Mr. Assidon. There was no further discussion.

Roll Call

Jane Storms	Yea
James TabEEK	Yea
David Iannacone	Yea
Vivi Assidon	Yea
Elizee Milhomme	Yea
Tasheema Lewis	Yea

F. Old Business

There was no old business brought before the Board.

G. New Business

Ms. Athea Antoine arrived at 6:09 p.m.

- 1. Application:** **Sunrise ATF (Revised Site Plan)**
- Application Number: RSP-000064-2024 (87:10004)
- Applicant: Imperium Equity Partners, LLC
- Property Owner: Imperium Equity Partners, LLC
- Use: Office
- Location: 14100 NW 4 Street
- Folio(s): 5040.0303.0014
- Current Zoning: I-1 (Light Industrial District) within the Western Sunrise Area
- City Commission Meeting: September 24 2024
- C Number: C24236
- Planner: Ana Parada

Ms. Ana Parada, Assistant City Planner, summarized the Staff Report with the entire report entered into the record. Ms. Parada explained the proposal is to revise the exterior elevations and site modifications set forth by the new tenant, ATF.

Ms. Julia Gaffney, Land Use Planner with Flynn Engineering, was present and provided the Board with a brief presentation.

Mr. Iannacone asked about other properties with fencing in the Sawgrass Industrial Park. Mr. Goldstein stated he believes the City Water Treatment Plant and Sewer facility has a combination of chain-link fencing and concrete walls.

Mr. Assidon motioned to approve the application. Seconded by Mr. Milhomme. 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

The Board agreed unanimously to amend the order of the agenda by allowing **Agenda Item G3: Metropica (Land Use Plan Text Amendment)** to be presented second and **Agenda Item G2: Baptist Health Sunrise Hospital (Site Plan)** to be presented third per the applicants' request and mutual agreement.

2. Application: Metropica (Land Use Plan Text Amendment)

Application Number: LUPA-000001-2024 (02:09001)
Applicant: Miskel Backman LLP
Property Owner: Metropica Lands, LLC
Use: Mixed Use
Location: Between West Sunrise Boulevard and Red Snapper Road, along both side of NW 136 Avenue
Folio(s): 4940.2609.0060, 4940.2609.0040, 4940.2609.0050, 4940.2609.0031, 4940.2609.0030, 4940.2610.0010, 4940.2610.0040, 4940.2610.0041, 4940.2610.0020, 4940.2610.0030, 4940.2609.0013, 4940.2609.0010
Current Land Use: Transit Oriented Development (TOD)
City Commission Meeting: September 24, 2024
C Number: C24237
Planner: Jim Koeth

Mr. Matt Goldstein, Planning and Zoning Manager, summarized the Staff report with the entire report and application file folder entered into the record. Mr. Goldstein explained the proposal is to increase the allowable high-rise residential units from 2,500 to 3,000 and allowable office square footage from 785,000 to 925,000.

Mr. Scott Backman, Attorney of Miskel Backman LLP, was present and provided a brief presentation to the Board with more information about the proposed land use plan text amendment.

Ms. Lewis stated she has received complaints from residents regarding the maintenance of the site. Mr. Backman stated they are aware of the site’s current condition and are taking necessary steps to ensure the entire property is being maintained.

Ms. Lewis motioned to approve the application. Seconded by Mr. Assidon. 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

3. Application: Baptist Health Sunrise Hospital (Site Plan)

Application Number: SP-000009-2024 (91:06002)
Applicant: Baptist Health South Florida, Inc.
Property Owner: City of Sunrise
Proposed Use: Hospital
Location: 12401 West Oakland Park Boulevard
Folio(s): 4940.2418.0010
Current Zoning: B-3 (General Business District)
City Commission Meeting: September 24, 2024
C Number: C24234
Planner: Kaitlyn Forbes / Matt Goldstein

Mr. Matt Goldstein, Planning and Zoning Manager, summarized the Staff Report with the entire report and application file folder entered into the record. Mr. Goldstein explained the proposal is to construct a hospital on a vacant 26-acre parcel.

Ms. Lewis asked if a variance is required for the proposed 10-foot buffer wall. Mr. Goldstein stated the wall is compliance with the Code.

Ms. Lewis asked about the proposed signalization and if it is currently existing. Mr. Goldstein stated there is currently no signalization in that area, however the City and Baptist Health are working with the Turnpike Authority to have a fully signalized intersection constructed. Ms. Shannon Ley further explained the signalization is a part of a condition regarding the Special Exception, previously heard by the Board of Adjustment, and is tied to the hospital obtaining the Certificate of Occupancy.

Mr. Mark Lubelski, City Manager, was present and provided the Board with information regarding the ownership history of the parcel and the agreement with Baptist Health.

Ms. Janna Lhota, Attorney with Holland & Knight, and Mr. Rupert Brown, Project Architect with HKS, were present and gave a presentation regarding the design of the facility.

Ms. Lewis asked how many parking spaces the parking garage was reduced by based on its re-configuration. Mr. Brown stated the garage parking spaces were reduced by 50.

Ms. Lewis asked about the outstanding DRC comments relating to the architectural design. Mr. Goldstein stated the remaining comments are superficial and do not involve any significant design changes.

Ms. Lewis asked if the top portion of the garage includes solar photovoltaic panels. Mr. Brown answered yes.

Ms. Antoine asked what the expected completion date of the project is. Mr. Brown stated they anticipate the completion of construction by late-2028, early-2029.

Mr. Iannacone asked about the minimum parking requirements. Mr. Brown stated the minimum requirement is 450 parking spaces but the project is proposing about 1,000 parking spaces for potential future growth.

Ms. Lewis asked how the applicant is mitigating the loss of the 50 parking spaces. Mr. Brown stated that the current count is well over what is required by the Land Development Code.

Mr. Scott Peavler, Landscape Architect with Craven, Thompson, & Associates, was present and provided the Board with additional information regarding the landscape plan and design.

Mr. Iannacone asked about the mature height of the plantings along the 10-foot buffer wall. Mr. Peavler stated those trees are considered intermediate trees and will reach between 25 and 30 feet at maturity.

Mr. Michael Lorimer, Noise Engineer with ARUP, was presented and provided the Board with information regarding sustainability and noise impacts.

Ms. Antoine asked what will happen if generator power is needed longer than 7 days. Mr. Lorimer stated there will be fuel storage on the west side of the facility that can be used to continue to power the generators, if needed.

Mr. Iannacone asked what type of equipment will be used for air conditioning. Mr. Lorimer provided clarification about the mechanics of the heating and cooling systems that will be used.

Mr. John McWilliams, Traffic Engineer with Kimley-Horn, provided the Board with information regarding the traffic.

Ms. Lewis asked about the signalization at the entry point and potential impacts around Flamingo Road. Mr. McWilliams identified travel routes and explained movement along the adjacent roadways.

Ms. Lewis asked about the right-in/right-out turning lane. Mr. McWilliams and Ms. Lhota went over the traffic ingress/egress from the site. Ms. Ley stated that the City has entered into an agreement with Baptist and the Turnpike Authority regarding the design and accessibility into the hospital to ensure a smooth circulation of traffic, which may include a mountable median for emergency vehicles.

Ms. Lewis asked about garbage trucks and the dumpster location. Ms. Lhota identified the location of the dumpster and trash receptacles as well as the circulation provided.

Ms. Storms asked for clarification about the left-turn when exiting the facility. Mr. McWilliams provided clarification by demonstrating the proposed flow of traffic.

Mr. Iannacone asked about emergency vehicles exiting the facility especially over the raised median. Mr. McWilliams stated they do not want to encourage emergency vehicles to do so, but if needed they can exit through the main entrance if the mountable curb is not used. Ms. Ley also provided existing examples of similar uses within the City.

Mr. Milhomme commended the development team on their commitment to this project.

Mr. Tabeek stated that this is the most comprehensive proposal he has seen during his time on the Board.

Ms. Antoine asked about doctor privileges in other Baptist Hospitals once construction is completed. Mr. Mark Jannone, Assistant Vice President of Corporate Strategy with Baptist Health, provided the Board with clarification regarding the structure of physician employment.

Ms. Lewis asked if there will be valet parking. Ms. Lhota stated valet parking is not currently proposed, but if in the future it is wanted the necessary processes will be followed.

Ms. Storms asked if the fitness walk will be open to the public. Ms. Lhota stated the walk is intended to be a community amenity and used by hospital visitors as well. Ms. Lhota also stated any public areas will comply with the City's requirements for lighting.

Mr. Iannacone commended Staff on obtaining this project with Baptist and shared his personal experience with the organization.

Ms. Lewis motioned to approve the application subject to the conditions listed in the Staff report with the addition of a condition for an updated traffic study. Mr. Navin Ramnath stated that traffic is part of the Special Exception and not within the purview of the Planning and Zoning Board. Ms. Ley provided further clarification on the traffic impacts of this proposal.

Mr. Tabeek motioned to approve the application subject to the conditions listed in the Staff report. 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

H. Land Development Code Amendments

Mr. Goldstein informed the Board that there have been no amendments to the Land Development Code since the last Planning and Zoning Board meeting.

I. Development Project Update

Mr. Goldstein provided the Board with an update regarding the applications reviewed and approved by the Board at its last meeting on August 1, 2024. These applications will be brought before City Commission for action on September 10, 2024.

J. Board Forum

Mr. TabEEK asked about the status of the Broward Health project. Ms. Ley stated that it received approval from City Commission, subject to several conditions, and is currently in the permitting process.

Ms. Storms asked about Epic Athletic Club and when it will be opening. Ms. Ley stated that because the location was originally used as a retail space, there are many changes that need to be made in order to comply with the Florida Building Code due to the change of occupancy class.

Mr. Iannacone stated that the old roller-hockey rink would be perfect for pickleball. Mr. Lubelski provided some details on the site.

Mr. Iannacone asked how the City funds public art. Mr. Lubelski noted that funding is through developers and the City's General Fund.

Ms. Antoine asked for a follow-up regarding the Broward Health project. Ms. Ley and Mr. Lubelski provided further information on the proposed project.

Mr. Milhomme commended Staff on the delivery of the electronic backup documents and requested physical copies of the agenda at each meeting. Ms. Perez noted that copies of the agenda and each project's Staff Report are at each meeting, for the Board's future reference.

K. Adjournment

Mr. TabEEK motioned to adjourn the meeting. Seconded by Mr. Iannacone. All were in favor. The meeting adjourned at 8:02 p.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.