



**PLANNING AND ZONING ADVISORY BOARD MINUTES**

**TUESDAY, OCTOBER 1, 2024 – 6:00 PM**

**CITY HALL – OSPREY CONFERENCE ROOM**

**10770 WEST OAKLAND PARK BOULEVARD, SUNRISE, FLORIDA 33351**

**A. CALL TO ORDER**

Ms. Storms called the meeting to order at 6:00 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**

Board Members Present: Jane Storms – Chairperson  
James Tabeek – Vice Chairperson  
David Iannacone  
Vivi Assidon  
Athea Antoine

City Staff Present: Jim Koeth – Assistant Director/City Planner  
Matt Goldstein – Planning and Zoning Manager  
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 – SEPTEMBER 5, 2024**

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

Roll Call

Jane Storms Yea  
James Tabeek Yea  
David Iannacone Yea  
Vivi Assidon Yea  
Athea Antoine Yea

**F. OLD BUSINESS**

There was no old business brought before the Board.

**G. NEW BUSINESS**

Mr. Koeth proposed to the Board the option to combine presentations for Agenda Item G1: Solterra (Rezoning) and Agenda Item G2: Solterra (Master Plan) and to vote on each application individually. The Board agreed unanimously.

1. **Application:** **Solterra (Rezoning)**  
Application Number: RZ-000097-2023 (94:060002)  
Applicant: CC Homes at Sunrise, LLC  
Property Owner: CC/WV Sunrise, LLC  
Use: Single and Multi-Family Residential  
Location: South of NW 30 Place, between Aragon Boulevard and E. Sunrise Lakes Drive  
Folio(s): 4941.2701.0030, 4941.2738.0020, 4941.2701.0040  
Current Zoning: CR (Commercial Recreation District), RM-25 (Higher Density Multiple-Family Residential District), and RM-10 (Low Medium Multifamily Residential District)  
Proposed Zoning: Planned Unit Development District (PUD)  
City Commission Meeting: October 22, 2024  
C Number: C24258  
Planner: Matt Goldstein

Ms. Kaitlyn Forbes, Planning Consultant, summarized the Staff Report with the entire report entered into the record. Ms. Forbes indicated the proposal is to rezone approximately 152 acres from a mix of CR, RM-10, and RM-25 to PUD to develop a 900-unit residential community.

2. **Application:** **Solterra (Master Plan)**  
Application Number: MP-000157-2023 (94:060002)  
Applicant: CC Homes at Sunrise, LLC  
Property Owner: CC/WV Sunrise, LLC  
Use: Single and Multi-Family Residential  
Location: South of NW 30 Place, between Aragon Boulevard and E. Sunrise Lakes Drive  
Folio(s): 4941.2701.0030, 4941.2738.0020, 4941.2701.0040  
Current Zoning: CR (Commercial Recreation District), RM-25 (Higher Density Multiple-Family Residential District), and RM-10 (Low Medium Multifamily Residential District)  
City Commission Meeting: October 22, 2024  
C Number: C24258  
Planner: Matt Goldstein

Ms. Kaitlyn Forbes summarized the Staff Report with the entire report entered into the record. Ms. Kaitlyn Forbes indicated the proposal is to approve a proposed master plan consisting of 159 acres.

Mr. TabEEK asked for clarification regarding access to the two clubhouses within the property. Ms. Forbes and Mr. James Wright, Owner/Developer with CC Homes, provided the Board with further clarification regarding access and membership to the clubhouses.

Mr. Assidon asked if they foresee any problems having two clubhouses. Mr. Wright stated that there will be specific documentation to ensure rights and access to these facilities are clearly outlined.

Ms. Antoine asked if there will be one or two contributions for transit improvements paid to the City. Mr. Goldstein stated there will be only one contribution.

Mr. Dennis Mele, Attorney with Greenspoon Marder, was present and provided the Board with a brief presentation about the application.

Mr. TabEEK asked about the fire access and if the grass will be able to hold the weight of fire trucks. Mr. Mele stated it will be paved and will have a gate to limit access to only the fire department and police.

Mr. TabEEK stated he is concerned with the interior roads of the development and if the improvements will be enough to accommodate the increased traffic from the proposed 900 units. Mr. Mele stated that the

improvements were reviewed on a large-scale and sized in a way to be able to accommodate the expected increase in traffic.

Mr. Iannacone motioned to approve the Rezoning application subject to the conditions listed in the Staff Report. 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

Mr. Iannacone motioned to approve the Master Plan application subject to the conditions listed in the Staff Report. Seconded by Mr. TabEEK. There was no further discussion.

Roll Call

Jane Storms	Yea
James TabEEK	Yea
David Iannacone	Yea
Vivi Assidon	Yea
Athea Antoine	Yea

**H. LAND DEVELOPMENT CODE AMENDMENTS**

Mr. Koeth explained to the Board the latest amendment made to the Land Development Code pertaining to small scale site plans.

Mr. Michael Ryan, Mayor, was present and provided further comment and clarification to the Board regarding the amendment. The Mayor stated that this amendment is intended to expedite the review process for applications that do not require extensive site plan review.

**I. DEVELOPMENT PROJECT UPDATE**

Mr. Koeth provided the Board with an update regarding Baptist Health, Metropica, and Sunrise ATFE. These applications were approved by City Commission on September 24, 2024.

**J. BOARD FORUM**

Mr. Assidon asked about the status of Metropica. Mr. Koeth stated that Staff is trying to be flexible with the Metropica team to ensure progress is being made.

Mr. Koeth also advised the Board regarding Board appointments for this upcoming year.

**K. ADJOURNMENT**

Mr. TabEEK motioned to adjourn the meeting. Seconded by Mr. Iannacone. All were in favor. The meeting adjourned at 6:34p.m.

Transcribed by:

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Laura Perez  
Administrative Assistant I / Board Secretary

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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.