

RESOLUTION NO. 26-

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT LAUDERDALE, FLORIDA, DENYING AMENDMENTS TO THE SITE PLAN LEVEL IV BEACH DEVELOPMENT PERMIT FOR THE DEVELOPMENT KNOWN AS "SERENO", LOCATED AT 2851/2901 NORTHEAST 9TH COURT, FORT LAUDERDALE, FLORIDA, HAVING A LAND USE DESIGNATION OF CENTRAL BEACH REGIONAL ACTIVITY CENTER IN THE SUNRISE LANE AREA ZONING DISTRICT, TO ADD 12 MULTI-FAMILY RESIDENTIAL UNITS, 113 HOTEL ROOMS, 1,800 SQUARE FEET OF COMMERCIAL USE AND DENYING A PARKING REDUCTION REQUEST FOR THE DEVELOPMENT.

WHEREAS, in accordance with Section 47-12.6 of the City of Fort Lauderdale, Florida Unified Land Development Regulations ("ULDR"), no person shall carry out any development nor shall any person use any parcel of land for any purpose in the Central Beach Area without first obtaining a beach development permit from the city in accordance with the provisions and requirements of the ULDR; and

WHEREAS, on June 7, 2022, the City Commission adopted Resolution No. 22-119 approving the issuance of a Site Plan Level IV beach development permit for the development of an 12-story, 100-room hotel, retail, and restaurant project with 54 multi-family residential units and underground parking garage, proposed for 2851/2901 Northeast 9th Court, Fort Lauderdale, Florida, and located in the Sunrise Lane Area ("SLA") zoning district with a land use designation of Central Beach Regional Activity Center, "Initial Development Permit"; and

WHEREAS, on November 19, 2024, the City Commission adopted Resolution No. 24-245 approving amendments to the initial beach development permit to provide for the development of an 14-story multifamily residential building, increasing the residential units from 54 units to 76 units and a 5-story above ground parking garage, yard, tower stepback, and tower separation modification and increased height; and

WHEREAS, Section 47-24.2.A.5.c. of ULDR, provides that if the applicant wishes to change the development to an extent which exceeds the authority of the department to approve amendments as provided in subsection 47-24.2.A.5.b.i or 47-24.2.A.5.b.ii, the proposed amendment to the Site Plan Level III or Level IV permit will be required to be reviewed

by the department and forwarded to the body which gave final approval to the original development permit; and

WHEREAS, the applicant, Sunrise FTL Ventures, LLLP, is requesting that the City Commission approve amendments to the Site Plan Level IV beach development permit to add 12 multi-family residential units, add 113 Hotel Rooms, add 1,800 Square feet of Commercial Use and grant a parking reduction request of 64 parking spaces; and

WHEREAS, the Planning and Zoning Board at its March 18, 2026 meeting, reviewed and recommended the development plan for approval; and

WHEREAS, the City Commission has reviewed the application to amend the site plan submitted by the applicant, as required by the ULDR, and finds that such amended plans fail to conform with the provisions of such laws;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF FORT LAUDERDALE, FLORIDA:

SECTION 1. That based on the failure to meet the standards and requirements of Section 47-12 and Section 47-24 of the ULDR, the amendments to the development plan for an additional 12 multi-family residential units, add 113 Hotel Rooms, add 1,800 Square feet of Commercial Use and a parking reduction request of 64 parking spaces is hereby denied.

SECTION 2. This denial has no effect on the findings, provisions and conditions of Resolution No. 22-119 and Resolution No. 24-245.

ADOPTED this _____ day of _____, 2026.

Mayor
DEAN J. TRANTALIS

ATTEST:

City Clerk
DAVID R. SOLOMAN

APPROVED AS TO FORM
AND CORRECTNESS:

City Attorney
SHARI L. McCARTNEY

Dean J. Trantalis _____

John C. Herbst _____

Steven Glassman _____

Pamela Beasley-Pittman _____

Ben Sorensen _____