

RESOLUTION NO. 24-

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT LAUDERDALE, FLORIDA, DENYING AMENDMENTS TO THE SITE PLAN ASSOCIATED WITH THE APPROVED BEACH DEVELOPMENT PERMIT FOR THE MULTI-FAMILY RESIDENTIAL PROJECT PROPOSED AT 2851/2901 NORTHEAST 9<sup>TH</sup> COURT, FORT LAUDERDALE, FLORIDA, HAVING A LAND USE DESIGNATION OF CENTRAL BEACH REGIONAL ACTIVITY CENTER IN THE SUNRISE LANE AREA ZONING DISTRICT, TO ADD 22 MULTI-FAMILY RESIDENTIAL UNITS, 3 ADDITIONAL FLOORS FOR A TOTAL OF 14 STORIES, ELIMINATING THE HOTEL AND UNDERGROUND GARAGE PREVIOUSLY APPROVED, AND REPLACING IT WITH A 5-STORY ABOVE-GROUND PARKING GARAGE, A ROOFTOP POOL AMENITY DECK, A ROOFTOP AMENITY DECK ABOVE THE PARKING GARAGE CONTAINING A PICKLEBALL COURT AND ADDITIONAL RESIDENT AMENITY SPACE, AND A REQUEST FOR YARD MODIFICATIONS, A BUILDING HEIGHT EXCEEDING 120 FEET, AND MODIFICATIONS FOR TOWER STEPBACK AND TOWER SEPARATION.

---

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 9<sup>th</sup> 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; 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 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 22 multi-family residential units, 3 additional floors for a total of 14 stories, eliminating the hotel and underground garage previously approved, and replacing it with a 5-story above-ground parking garage, a rooftop pool amenity deck, a rooftop amenity deck above the parking garage which will contain a pickleball court and additional resident amenity space; and a request for yard modifications, building height exceeding 120 feet, and for tower stepback and tower separation modifications; and

WHEREAS, Section 47-12.5.F of the ULDR provides that a beach development permit may be issued for a development with a height that exceeds the maximum structure height as provided in Section 47-12.4.1 by up to twenty (20) percent but not exceeding a height of one hundred forty-four (144) feet, provided that the structure has a maximum floorplate of sixteen thousand (16,000) square feet and the development permit is approved by city commission; 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 plan fails 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 22 multi-family residential units, 3 additional floors for a total of 14 stories, eliminating the hotel and underground garage previously approved, and replacing it with a 5-story above-ground parking garage, a rooftop pool amenity deck, a rooftop amenity deck above the parking garage which will contain a pickleball court and additional resident amenity space, and a request for yard modifications, a building height exceeding 120 feet, and tower stepback and tower separation modifications is hereby denied.

ADOPTED this \_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Mayor  
DEAN J. TRANTALIS

ATTEST:

\_\_\_\_\_  
City Clerk  
DAVID R. SOLOMAN

APPROVED AS TO FORM  
AND CORRECTNESS:

\_\_\_\_\_  
Interim City Attorney  
D'WAYNE M. SPENCE

Dean J. Trantalis \_\_\_\_\_

John C. Herbst \_\_\_\_\_

Steven Glassman \_\_\_\_\_

Pamela Beasley-Pittman \_\_\_\_\_

Warren Sturman \_\_\_\_\_