



DEVELOPMENT APPLICATION FORM

Application Form: All Applications | Rev. 06/14/2024

INSTRUCTIONS: The following information is required pursuant to the City's Unified Land Development Regulations (ULDR), Section 47-24, Development Permits and Procedures, and must be filled out accurately with all applicable sections completed. Only complete the sections indicated for application type with N/A for those items not applicable. Refer to "Specifications for Plan Submittal" by application type for submittal requirements, which can be found on the City's website.

Select the application type and approval level in **SECTION A** and complete the sections specified under each type.

A APPLICATION TYPE AND APPROVAL LEVEL Select the application type from the list below and check the applicable type.

LEVEL I ADMINISTRATIVE REVIEW COMMITTEE (ADMIN) <input type="checkbox"/> New nonresidential less than 5,000 square feet <input type="checkbox"/> Change of use <small>(if same impact or less than existing use)</small> <input type="checkbox"/> Plat note or Nonvehicular access line (NVAL) amendment <input type="checkbox"/> Administrative site plan <input type="checkbox"/> Amendment to site plan* <input type="checkbox"/> Affordable Housing per § 166.04151(7) Fla. Stat. <small>(Live Local Act)</small> <input type="checkbox"/> Property and right-of-way applications <small>(MOTs, construction staging)</small> <input type="checkbox"/> Parking Agreements <small>(separate from site plans)</small> COMPLETE SECTIONS B, C, D, G	LEVEL II DEVELOPMENT REVIEW COMMITTEE (DRC) <input type="checkbox"/> New Nonresidential 5,000 square feet or greater <input type="checkbox"/> Residential 5 units or more <input type="checkbox"/> Nonresidential use within 100 feet of residential property <input type="checkbox"/> Redevelopment proposals <input type="checkbox"/> Change in use <small>(if greater impact than existing use)</small> <input type="checkbox"/> Development in Regional Activity Centers (RAC)* <input type="checkbox"/> Development in Uptown Project Area* <input type="checkbox"/> Regional Activity Center Signage <input type="checkbox"/> Affordable Housing (≥10%) COMPLETE SECTIONS B, C, D, E, F	<input checked="" type="checkbox"/> LEVEL III PLANNING AND ZONING BOARD (PZB) <input type="checkbox"/> Conditional Use <input checked="" type="checkbox"/> Parking Reduction <input type="checkbox"/> Flex Allocation <input type="checkbox"/> Cluster / Zero Lot Line <input checked="" type="checkbox"/> Modification of Yards* <input type="checkbox"/> Waterway Use <input checked="" type="checkbox"/> Mixed Use Development <input type="checkbox"/> Community Residences* <input type="checkbox"/> Social Service Residential Facility (SSRF) <input type="checkbox"/> Medical Cannabis Dispensing Facility* <input type="checkbox"/> Community Business District for uses greater than 10,000 square feet COMPLETE SECTIONS B, C, D, E, F	<input type="checkbox"/> LEVEL IV CITY COMMISSION (CC) <input type="checkbox"/> Land Use Amendment <input type="checkbox"/> Rezoning <input type="checkbox"/> Plat <input type="checkbox"/> Public Purpose Use <input type="checkbox"/> Central Beach Development of Significant Impact* <input type="checkbox"/> Vacation of Right-of-Way <input type="checkbox"/> City Commission Review No PZB Review <input type="checkbox"/> Vacation of Easement* COMPLETE SECTIONS B, C, D, E, F
MISCELLANEOUS <input type="checkbox"/> Affordable Workforce Housing Tax Reimbursement <input type="checkbox"/> Community Residence <input type="checkbox"/> Construction Noise Waiver <input type="checkbox"/> Design Review Team (DRT) COMPLETE SECTIONS B, C, D, I	EXTENSION OR DEFERRAL <input type="checkbox"/> Request to defer after an application is scheduled for public hearing <input type="checkbox"/> Request extension to previously approved application <small>(request must be within original approval date timeframe)</small> COMPLETE SECTIONS B, C, H	APEAL <input type="checkbox"/> Appeal decision by approving body and De Novo hearing items COMPLETE SECTIONS B, C, H	PROPERTY AND RIGHT-OF-WAY <input type="checkbox"/> Road Closures <input type="checkbox"/> Construction Staging Plan <input type="checkbox"/> Revocable licenses COMPLETE SECTIONS B, C, H

*Application is subject to specific review and approval process. Levels II and IV are reviewed by Development Review Committee unless otherwise noted.

B APPLICANT INFORMATION If applicant is the business operator, complete the agent column and provide property owner authorization.

Applicant/Property Owner	SUNRISE FTL VENTURES LLLP	Authorized Agent	Nectaria Chakas, Lochrie & Chakas PA
Address	150 SE 2 AVE #800	Address	699 N. Federal Highway #400
City, State, Zip	MIAMI FL 33131	City, State, Zip	Ft Lauderdale, FL, 33304
Phone		Phone	954-779-1123
Email		Email	Ncbakas@lochrieandlaw.com
Proof of Ownership		Authorization Letter	Provided
Applicant Signature:		Agent Signature:	

C PARCEL INFORMATION

Address/General Location	2901 NE 9TH CT FORT LAUDERDALE
Folio Number(s)	504201140020, 504201140030, 504201140040, 504201140050, 504201140060, 504201140070, 504201140080, 504201140090, 504201140100, 504201140110
Legal Description (Brief)	See attached Survey
City Commission District	2 - Steven Glassman
Civic Association	Central Beach Alliance

D LAND USE INFORMATION

Existing Use	Vacant
Land Use	Central Beach Regional Activity Center
Zoning District	SLA Sunrise Lane Area District
Proposed	Applications requesting land use amendments and rezonings.
Proposed Land Use	
Proposed Zoning District	



E PROJECT INFORMATION *Provide project information. Circle yes or no where noted. If item is not applicable, indicate N/A.*

Project Name	Sereno (Formerly Known as Ocean Park Residences)			
Project Description <i>(Describe in detail)</i>	The project includes a new 88-unit Condominium, 113-key Hotel, 1,800 SF Commercial Space (at ground level), and Parking Garage to serve them in a separate building.			
Estimated Project Cost	\$	<i>(Estimated total project cost including land costs for all new development applications only)</i>		
Waterway Use	No			
Flex Units		Redevelopment Units		
Flex Acreage				
Residential Uses		88 Units		
Single Family				
Townhouses				
Multifamily		88 Units		
Cluster/Zero Lot Line				
Other				
Total <i>(dwelling units)</i>		88		
Residential Unit Mix	Efficiency / Studio	25	1- Bedroom	49
Affordable Housing Units		% of AMI		
Affordable Unit Mix	Efficiency / Studio		1- Bedroom	
Traffic Study Required	Yes			
Parking Reduction	Yes			
Public Participation	Yes			
Non-Residential Uses		1,800 SF		
Commercial		1,800 SF		
Restaurant				
Office				
Industrial				
Other		113-key Hotel		
Total <i>(square feet)</i>		197,671 SF (combined buildings)		
	2-Bedroom	12	3-Bedroom or More	2
	2-Bedroom		3-Bedroom or More	

F PROJECT DIMENSIONAL STANDARDS *Indicate all required and proposed standards for the project. Circle yes or no where indicated.*

	Required Per ULDR	Proposed
Lot Size <i>(Square feet/acres)</i>		54,870 SF / 1.2596 Acres
Lot Density <i>(Units/acres)</i>	70 du/acre; 90 hotel keys/acre	69.86 du/acre; 89.71 hotel keys/acre
Lot Width		
Building Height <i>(Feet)</i>	144 ft. [Sec. 47-12.5.F]	144 ft. [to occupied roof deck]
Structure Length	200 ft.	200 ft.
Floor Area Ratio <i>(F.A.R.)</i>	2.0 [Commercial Retail - Only]	3.60 [Commercial Retail < 4% of provided FAR]
Lot Coverage		
Open Space	13,200 sf [150 sf per 88 Dwelling Units]	26,105 sf
Landscape Area	6,600 sf	15,125 sf
Parking Spaces	194	200
SETBACKS <i>(Indicate direction N,S,E,W)</i>	Required Per ULDR	Proposed
Front	20 ft.	20 ft.
Side	5 ft.	30 ft.
Corner / Side	5 ft.	30 ft.
Rear	20 ft.	17 ft (Garage Building); 20 ft (Condo Building)

For projects in Downtown, Northwest, South Andrews, and Uptown Master Plans to be completed in conjunction with the applicable items above.

	Required Per ULDR	Proposed	Deviation
Tower Stepback			
Front / Primary Street			
Sides / Secondary Street			
Building Height			
Streetwall Length			
Podium Height			
Tower Separation			
Tower Floorplate <i>(square feet)</i>			
Residential Unit Size <i>(minimum)</i>			

G AMENDED PROJECT INFORMATION *Provide approved and proposed amendments for project. Circle yes or no where indicated.*

Project Name			
Proposed Amendment Description <i>(Describe in detail)</i>			
	Original Approval	Proposed Amendment	Amended
Residential Uses <i>(dwelling units)</i>			
Non-Residential Uses <i>(square feet)</i>			
Lot Size <i>(Square feet/acres)</i>			
Lot Density <i>(Units/acres)</i>			
Lot Width			
Building Height <i>(Feet)</i>			
Structure Length			
Floor Area Ratio <i>(F.A.R.)</i>			
Lot Coverage			
Open Space			
Landscape Area			
Parking Spaces			
Tower Stepback			
Building Height			
Streetwall Length			
Podium Height			
Tower Separation			
Tower Floorplate <i>(square feet)</i>			
Residential Unit Size <i>(minimum)</i>			
Does this amendment require a revision to the traffic statement or traffic study completed for the project?			
Does this amendment require a revised water sewer capacity letter?			



H EXTENSION, DEFERRAL, APPEAL INFORMATION Provide information for specific request. Circle approving body and yes or no.

Project Name		
Request Description		
EXTENSION REQUEST	DEFERRAL REQUEST	APPEAL REQUEST / DE NOVO HEARING
Approving Body	Approving Body	Approving Body
Original Approval Date	Scheduled Meeting Date	30 Days from Meeting <small>(Provide Date)</small>
Expiration Date <small>(Permit Submittal Deadline)</small>	Requested Deferral Date	60 Days from Meeting <small>(Provide Date)</small>
Expiration Date <small>(Permit Issuance Deadline)</small>	Previous Deferrals Granted	Appeal Request
Requested Extension <small>(No more than 24 months)</small>	Justification Letter Provided	Indicate Approving Body Appealing
Code Enforcement <small>(Applicant Obtain by Code Compliance Division)</small>	*Note: Deferral requests are subject to a fee per deferral. See Fee Schedule for amount.	
		De Novo Hearing Due to City Commission Call-Up

I MISCELLANEOUS Provide information on the specific request.

Project Name		
Request Description		
AFFORDABLE HOUSING TAX REIMBURSEMENT*	COMMUNITY RESIDENCE	NOISE WAIVER*
As Is Value \$	Residence Type	DRC Case Number
<small>Date</small>	Certification	Request Start Date
Completion Value \$	Length of Stay	Request End Date
<small>Date</small>	Number of Residents	Construction Start Time
Stabilized Value \$	Number of Live-in Staff	Construction End Time
<small>Date</small>	Habitable Rooms	Sunday Construction Times
Acquisition Value \$	Gross Floor Area	Noise Mitigation Plan Date of Plan
<small>Date</small>	DEVELOPMENT REVIEW TEAM (DRT)* <small>Complete Section F</small>	
		Previous Extension Resolution No. <small>(if applicable)</small>

*Application is subject to specific fees based on hourly rate with minimum amount of: DRT \$477, Affordable Housing Tax Reimbursement \$2,500, Noise Waiver \$954

CHECKLIST FOR SUBMITTAL AND COMPLETENESS: The following outlines the necessary items for submittal to ensure the application is deemed complete. Failure to provide this information will result in your application being deemed **incomplete**.

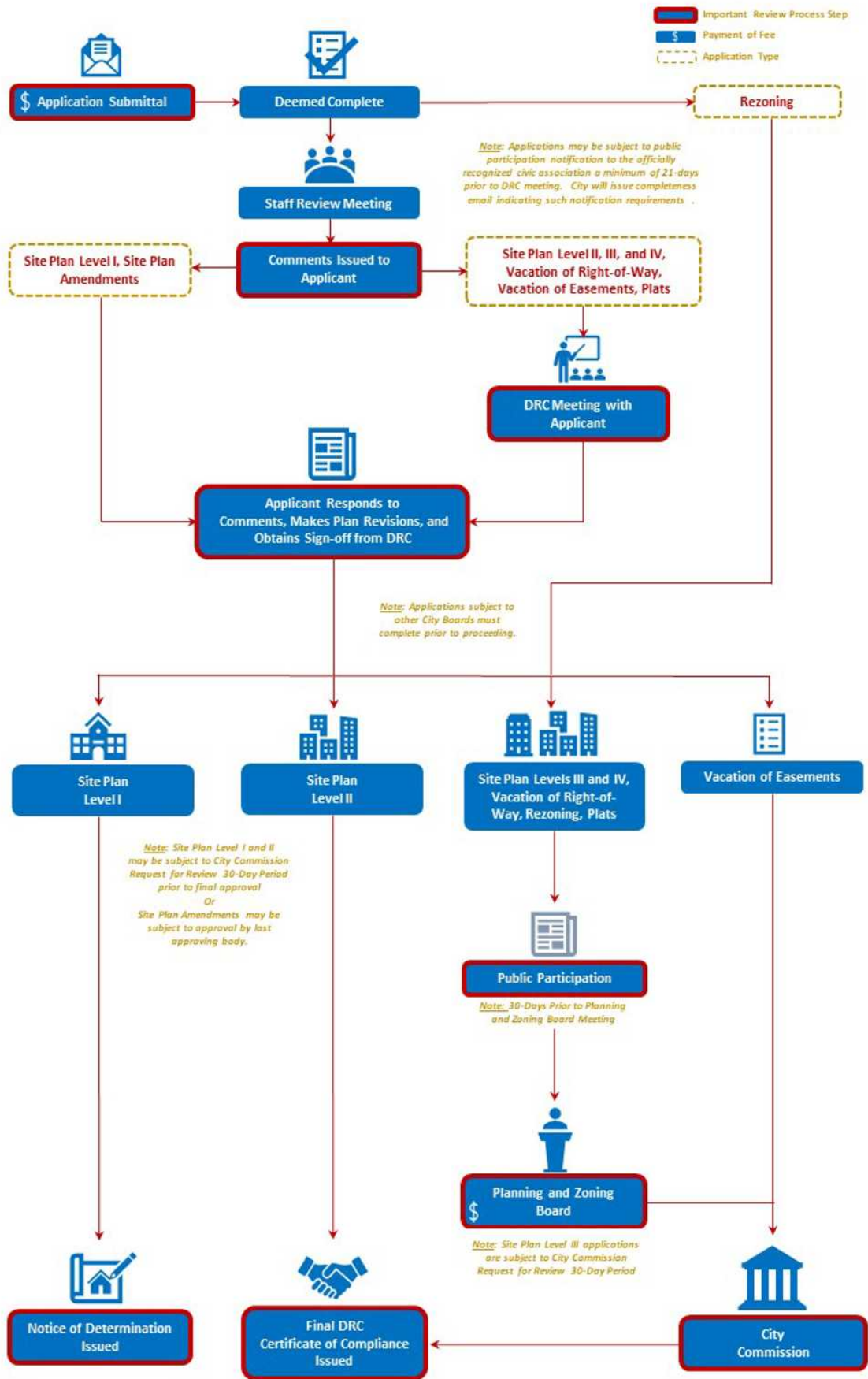
- Preliminary Development Meeting** completed on the following date: 11/5/2025 with J. Hetzel
- Development Application Form** completed with the applicable information including signatures.
- Proof of Ownership** warranty deed or tax record including corporation documents and SunBiz verification name.
- Address Verification Form** that includes all parcels within the proposed development.
- Project and Unified Land Development Code Narratives** project narrative and the applicable ULDR sections and criteria as described in the specifications for submittal by application type.
- Electronic Files, File Naming, and Documents** consistent with the applicable specifications for application type, consistent with the online submittal requirements including file naming convention, plan sets uploaded as single pdf.
- Traffic Study or Statement** submittal of a traffic study or traffic statement.
- Stormwater Calculations** signed and sealed by a Florida registered professional engineer consistent with calculations as described in the specifications for plan submittal for site plan applications.
- Water and Wastewater Capacity Request** copy of email to Public Works requesting the capacity letter.

OVERVIEW FOR ONLINE SUBMITTAL REQUIREMENTS: Submittals must be conducted through [LauderBuild](#). No hardcopy application submittals are accepted. Below only highlights the important submittal requirements that applicants must follow to submit online and be deemed complete. View all the requirements at [LauderBuild Plan Room](#).

- **Uploading Entire Submittal** upload all documents at time the application is submitted to prevent delay in processing.
- **File Naming Convention** file names must adhere to the City's [File Naming Convention](#).
- **Reduce File Size** plan sets and other large files must be merged or flattened to reduce file size.
- **Plan Sets** plan sets like site plans, plats, etc. must be submitted as a single pdf file. Staff will instruct when otherwise.
- **Document Categories** choose the correct document category when uploading.



DRC PROCESS OVERVIEW: Below is the development review process flowchart with key steps to guide applicants.



CONTACT INFORMATION: Questions regarding the development process or LauderBuild, see contact information below.

GENERAL URBAN DESIGN AND PLANNING QUESTIONS

Planning Counter
954-828-6520, Option 5
planning@fortlauderdale.gov

LAUDERBUILD ASSISTANCE AND QUESTIONS

DSD Customer Service
954-828-6520, Option 1
lauderbuild@fortlauderdale.gov

Owner/Applicant: SUNRISE FTL VENTURES, LLLP
Project Address: 2851 and 2901 NE 9th Court

SERENO
(formerly known as Ocean Park Residences)

NARRATIVES
Case No. UDP-S25049
Previous Case No. UDP-S24024

November 6, 2025
Updated: January 19, 2026
Updated February 20, 2026
Updated February 25, 2026

Prepared by:



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I. GENERAL PROJECT NARRATIVE

1. Site information.

Sunrise FTL Ventures, LLLP, is the owner of a 1.26-acre parcel located at 2851 and 2901 NE 9th Court, generally located on the south side of Sunrise Boulevard, just west of North Birch Road (the “Property”). The Property is contained within the Central Beach Regional Activity Center (RAC) Future Land Use Designated area and is located within the Sunrise Lane Area (SLA) zoning district.



2. Project information.

On June 7, 2022, the City Commission adopted Resolution No. 22-119 approving a Site Plan Level IV Beach Development Permit (Case No. UDP-S21031) for a 12-story mixed-use project consisting of a 100-room hotel, retail and restaurant space, 54 multifamily residential units, and an underground parking garage (“2022 Approval”). On November 19, 2024, the City Commission adopted Resolution No. 24-245 approving amendments to the 2022 Approval to add 22 multifamily units, increase the building height from 12 to 14 stories, remove the hotel use, and replace the underground parking garage with a 5-story above-ground parking structure featuring a rooftop pool and amenity deck with a pickleball court (“2024 Approval”). The Applicant now proposes a further amendment that reintroduces the hotel use and revises the development program to include 88 multifamily residential units, 113 hotel rooms, and approximately 1,800 square feet of commercial space (the “Project”).

	<u>2022 Approval</u> <u>Resolution No. 22-119</u> <u>(Case No. UDP-S21031)</u>		<u>2024 Approval</u> <u>Resolution No. 24-245</u> <u>(Case No. UDP-S24024)</u>		<u>2025 Proposed Amendment</u>	
Multifamily Units	54 units		76 units		88 units	
Hotel Rooms	100 rooms		0 rooms		113 rooms	
Commercial	4,698 sf		None		1,800 sf	
Height	Hotel	120' / 12 stories	Residential	144' / 14 stories	Hotel / Condo	144' / 14 stories
	Condo	120' / 11 stories	Garage/Amenity	66'2" / 5 stories	Garage	71' / 4 parking levels + rooftop amenity deck

The east building contains hotel/multifamily units and remains at the approved height of 144 feet in height and 14 stories, with a rooftop pool deck on the 15th level. The west building contains 4 levels of parking and the 5th level consists of indoor and outdoor amenity areas (the previously approved pickleball court is being deleted). Below is a rendering showing the east building (left) and the parking garage/amenity building (right).



3. Parking.

A parking reduction is being requested pursuant to Section 47-20.3.A.5.b of the ULDR, based on a parking analysis utilizing a revised Institute of Transportation Engineers (“ITE”) parking rate for the condominium component of 1.28 per unit. The updated ITE rate includes a total parking demand of 194 spaces and 200 spaces are provided in the parking garage.

All parking (including the 5 spaces required per the Offsite Parking Agreement) will be provided in the west building, which contains 4 levels of parking. A portion of the spaces in the garage will utilize parking lifts. Any parking spaces occupied by lifts will be operated solely by a valet and the owner will be entering into a Valet Parking Agreement with the City as required by the City’s Unified Land Development Regulations. Parking spaces located on the ground-level of the garage that do not require use of a vehicle elevator or parking lift are capable of being self-parked by residents and guests.

4. Architectural design/style.

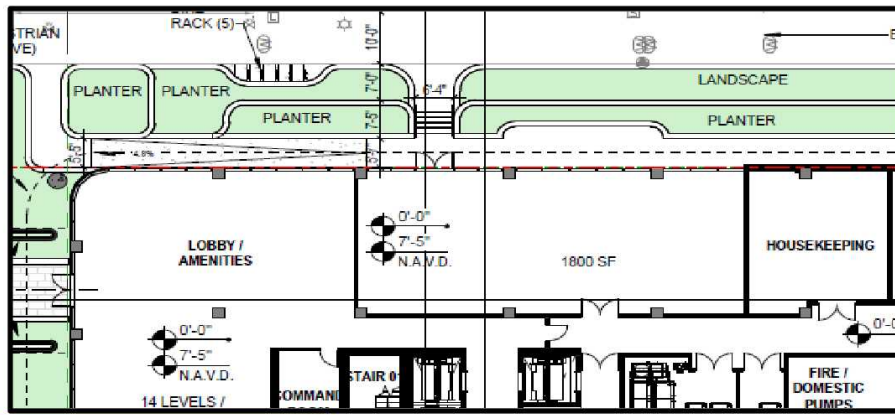
The Project maintains the contemporary coastal character established in the 2024 Approval while refining the façade composition, materials, and detailing. The Project includes 2 buildings designed with complementary forms and coordinated materials, allowing the tower and garage to appear as a cohesive development. The hotel/multifamily tower includes fluid, wrap-around balconies that create a wave-like movement across the façades.

Along the south façade, a vertical architectural element extends above the roofline to screen mechanical equipment and is clad in a warm-toned aluminum that complements the adjacent materials and colors. The parking garage similarly features warm-toned aluminum cladding with sand-textured mesh panels arranged in a sculpted pattern to provide depth and ventilation. Neutral tones, warm accents, and

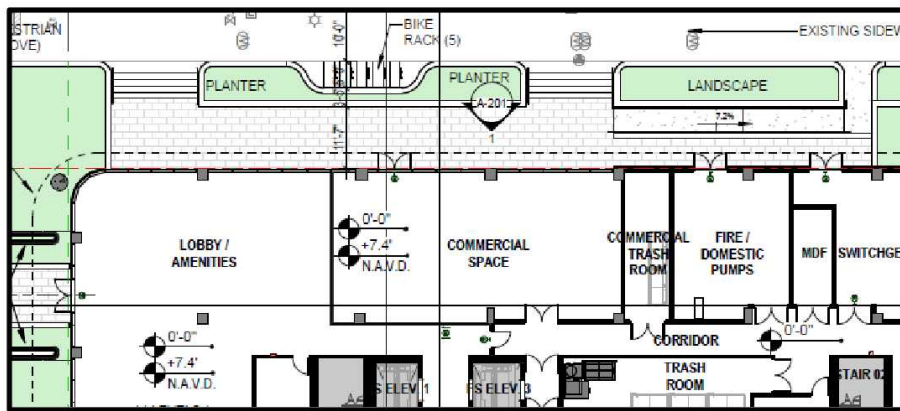
enhanced landscaping unify the 2 structures and maintain compatibility with surrounding development within the Central Beach District.

Pursuant to discussions with City staff following the Project's most recent submittal, the east hotel/condo building has been revised to provide improved connectivity between the public realm and the commercial entrance along Sunrise Boulevard. The Project now includes an 11-foot, 7 inch wide, paved pedestrian area elevated from the Sunrise Boulevard sidewalk. In the November 2025 submitted version, decorative planters and landscaping occupied a majority of this space.

The revised design creates a more plaza-like pedestrian area that accommodates guests, residents, and visitors, and provides functional open space adjacent to the lobby and ground-floor commercial uses. Images illustrating these revisions are provided below (Updated 1/19/2025).



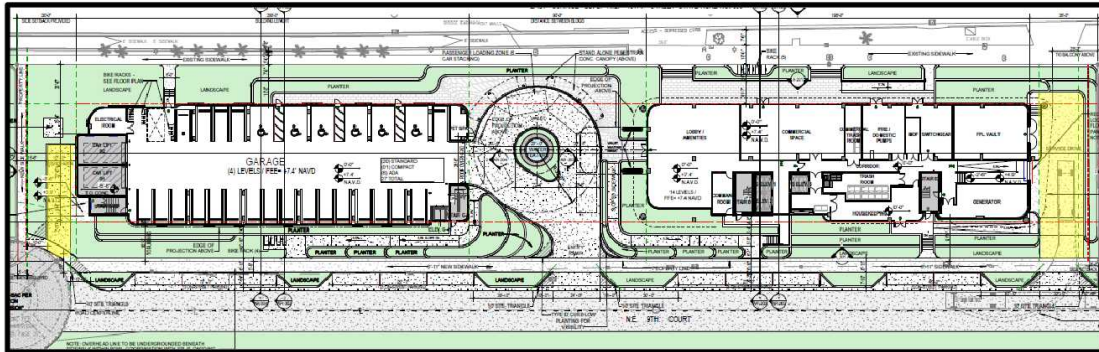
Previously Submitted Site Plan



Revised Site Plan

5. **Loading/Service Areas.**

The service/loading areas are also located at ground level. Each building has a loading area which is highlighted in yellow on the ground floor plan below.



II. ADEQUACY REQUIREMENTS – Sec. 47-25.2.

- A. **Applicability.** The adequacy requirements set forth herein shall be used by the city to evaluate the demand created on public services and facilities created by a proposed development permit.
- B. **Communications network.** Buildings and structures shall not interfere with the city’s communication network. Developments shall be modified to accommodate the needs of the city’s communication network, to eliminate any interference a development would create or otherwise accommodate the needs of the city’s communication network within the development proposal.

Response: The Project will not interfere with the City’s communications network.

- C. **Drainage facilities.** Adequacy of stormwater management facilities shall be evaluated based upon the adopted level of service requiring the retention of the first inch of runoff from the entire site or two and one-half (2 ½) inches of runoff from the impervious surface whichever is greater.

Response: Application will be made to Broward County and the applicant will satisfy all current criteria for surface water requirements and obtain all local and state licenses so as to ensure that the stormwater management facilities comply with the City’s adopted level of service standards.

- D. **Environmentally sensitive lands.**
 - 1. In addition to a finding of adequacy, a development shall be reviewed pursuant to applicable federal, state, regional and local environmental regulations. Specifically, an application for development shall be reviewed in accordance with the following Broward County Ordinances which address environmentally sensitive lands and well field protection which ordinances are incorporated herein by reference:
 - a. Broward County Ordinance No. 89-6.
 - b. Section 5-198(I), Chapter 5, Article IX of the Broward County Code of Ordinances.
 - c. Broward County Ordinance No. 84-60.

2. The applicant must demonstrate that impacts of the proposed development to environmentally sensitive lands will be mitigated.

Response: There are no environmentally sensitive lands on this site. Additionally, the subject property is not located within a well field protection area.

E. Fire Protection. Fire protection service shall be adequate to protect people and property in the proposed development. Adequate water supply, fire hydrants, fire apparatus and facilities shall be provided in accordance with the Florida Building Code, South Florida Fire Code and other accepted applicable fire and safety standards.

Response: Watermains exist adjacent to the site. The project has been designed to comply with all Florida Building Code and South Florida Fire Code standards to ensure that fire protection service shall be adequate to protect people and property in the proposed development.

F. Parks and open space.

1. The manner and amount of providing park and open space is as provided in Section 47-38A, Park Impact fees, of the ULDR.
2. No building permit shall be issued until the park impact fee required by Section 47-38A of the ULDR has been paid in full by the applicant.

Response: Applicant will pay all required park impact fees prior to the issuance of a building permit in accordance with the Park Impact Fee provisions of Section 47-38A of the City's ULDRs.

G. Police protection. Police protection service shall be adequate to protect people and property in the proposed development. The development shall provide improvements which are consistent with Crime Prevention through Environmental Design (CPTED) to minimize the risk to public safety and assure adequate police protection.

Response: The project has incorporated four (4) principles of CPTED, as follows:

1. **Natural surveillance.** The Project incorporates natural surveillance measures by using natural sight lines, low planters and hedges. Since the streetscape is being redesigned, this will encourage pedestrian activity and "eyes on the street" to decrease the risk of criminal activity.
2. **Natural access control.** The Project strategically places doors, landscaping, shrubs and other physical elements to limit access to the buildings. Public access to the buildings occurs through one centralized arrival/motor court which will be served by valet attendants to park cars as guests and residents arrive.
3. **Territorial reinforcement.** The Project has been designed to provide clear definition between public, semi-public and private spaces. The public realm is clearly defined along the perimeter of the site via sidewalks flanked by landscaping. As one moves to the semi-public areas, the use of materials and signage changes (i.e., the arrival court will be marked with pavers) to provide a demarcation between the public and semi-private realm. Planters are also placed strategically to provide a clear delineation that the public realm is ending and shifting to a semi-private to private

realm. The private realm will be clearly delineated through signage and physical barriers such as doors and other security measures.

- 4. Maintenance and management. The condo/hotel building will be professionally managed. The streetscape installed in the right-of-way adjacent to the development site will also be maintained by the owner. Such maintenance and management will also serve to ensure continued surveillance of the proposed development.**

H. Potable water.

1. Adequate potable water service shall be provided for the needs of the proposed development. The proposed development shall be designed to provide adequate areas and easements which may be needed for the installation and maintenance of potable water systems in accordance with city engineering standards, the Florida Building Code, and applicable health and environmental regulations. The existing water treatment facilities and systems shall have sufficient capacity to provide for the needs of the proposed development and for other developments in the service area which are occupied, available for occupancy, for which building permits are in effect or for which potable water treatment capacity has been reserved. Capital expansion charges for water and sewer facilities shall be paid by the developer in accordance with Resolution 85-265, as it is amended from time to time. Improvements to the potable water service and system shall be made in accordance with city engineering standards and other accepted applicable engineering standards.
2. *Potable water facilities*
 - a. If the system is tied into the city treatment facility, the available capacity shall be determined by subtracting committed capacity and present flow from design capacity. If there is available capacity, the city shall determine the impact of the proposed development utilizing Table 3, Water and Wastewater, on file with the department.
 - b. If there is adequate capacity available in the city treatment plant to serve the proposed development, the city shall reserve the necessary capacity to serve the development.
 - c. Where the county is the projected service provider, a similar written assurance will be required.

Response: The project has been designed to ensure that adequate potable water service shall be provided for the needs of the proposed development in accordance with city engineering standards, the Florida Building Code, and applicable health and environmental regulations. A Water and Wastewater Capacity Letter has been requested and will be provided to the City upon receipt.

I. Sanitary sewer.

1. If the system is tied into the city treatment facility, the available capacity shall be determined by subtracting committed capacity and present flow from the design capacity. If there is available capacity, the city shall determine the impact of the proposed development utilizing Table 3, Water and Wastewater, on file with the department.
2. If there is adequate capacity available in the city treatment plant to serve the proposed development, the city shall reserve the necessary capacity to serve the proposed development.
3. Where the county is the projected service provider, a written assurance will be required.
4. Where septic tanks will be utilized, the applicant shall secure and submit to the city a certificate from the Broward County Health Unit that certifies that the site is or can be made suitable for an on-site sewage disposal system for the proposed use.

Response: Sanitary Sewer mains exist adjacent to the site. The Applicant has requested confirmation from the City's Public Works Dept that the existing infrastructure provides sufficient capacity to service the development.

- J. *Schools.*** For all residential plats, the applicant shall contribute to school facilities in accordance with the Broward County Land Development Code and shall provide documentation to the city that such contribution has been satisfied.

Response: Applicant has requested a new SCAD for the increase in 12 units.

K. *Solid waste.*

1. Adequate solid waste collection facilities and service shall be obtained by the applicant in connection with the proposed development and evidence shall be provided to the city demonstrating that all solid waste will be disposed of in a manner that complies with all governmental requirements.
2. *Solid waste facilities.* Where the city provides solid waste collection service and adequate service can be provided, an adequacy finding shall be issued. Where there is another service provider, a written assurance will be required. The impacts of the proposed development will be determined based on Table 4, Solid Waste, on file with the department.

Response: Owner will contract with a private waste hauler to ensure that adequate solid waste collection facilities and services shall be provided in connection with the proposed development and that all solid waste will be disposed of in a manner that complies with all governmental requirements.

- L. *Stormwater.*** Adequate stormwater facilities and systems shall be provided so that the removal of stormwater will not adversely affect adjacent streets and properties or the public stormwater facilities and systems in accordance with the Florida Building Code, city engineering standards and other accepted applicable engineering standards.

Response: The Project has been designed with on-site storm water retention through infiltration to ensure that removal of stormwater will not adversely affect adjacent streets and properties or the public stormwater facilities and systems in accordance with the Florida Building Code, city engineering standards and other acceptable engineering standards. Additionally, application will be made to Broward County and the applicant will be required to satisfy all current criteria for surface water requirements and obtain all local and state licenses.

M. *Transportation facilities.*

1. The capacity for transportation facilities shall be evaluated based on Table 1, Generalized Daily Level of Service Maximum Volumes, on file with the department. If a development is within a compact deferral area, the available traffic capacity shall be determined in accordance with Table 2, Flowchart, on file with the department.
2. *Regional transportation network.* The regional transportation network shall have the adequate capacity, and safe and efficient traffic circulation to serve the proposed development. Adequate capacity and safe and efficient traffic circulation shall be determined by using existing and site-specific traffic studies, the adopted traffic elements of the city and the county comprehensive plans, and accepted applicable traffic engineering standards. Site-specific traffic studies may be required to be made and paid for by the applicant when the city determines such a study is needed in order to evaluate the impacts of the proposed development on proposed or existing roadways as provided for in subsection M.4. An applicant may submit such a study to the city

which will be considered by the DRC in its review. Roadway improvements needed to upgrade the regional transportation network shall be made in accordance with the city, the county, and Florida Department of Transportation traffic engineering standards and plans as applicable.

3. *Local streets.* Local streets shall have adequate capacity, safe and efficient traffic circulation, and appropriate functional classification to serve the proposed development. Adequate capacity and safe and efficient traffic circulation shall be determined by using existing and site-specific traffic studies, the city's comprehensive plan and accepted applicable traffic engineering standards. Site-specific traffic studies may be required to be made and paid for by the applicant when the city determines such a study is required in order to evaluate the impact of the proposed development on proposed or existing roadways as provided for in subsection M.4. An applicant may submit to the city such a study to be considered as part of the DRC review. Street improvements needed to upgrade the capacity or comply with the functional classification of local streets shall be made in accordance with the city engineering standards and acceptable applicable traffic engineering standards. Local streets are those streets that are not classified as federal, state or county roadways on the functional classification map adopted by the State of Florida.
4. *Traffic impact studies.*
 - a. When the proposed development may generate over one thousand (1,000) daily trips; or
 - b. When the daily trip generation is less than one thousand (1,000) trips; and (1) when more than twenty percent (20%) of the total daily trips are anticipated to arrive or depart, or both, within one-half (1/2) hour; or (2) when the proposed use creates varying trip generation each day, but has the potential to place more than twenty percent (20%) of its maximum twenty-four (24) hour trip generation onto the adjacent transportation system within a one-half (1/2) hour period; the applicant shall submit to the city a traffic impact analysis prepared by the county or a registered Florida engineer experienced in traffic ways impact analysis which shall:
 - i. Provide an estimate of the number of average and peak hour trips per day generated and directions or routes of travel for all trips with an external end.
 - ii. Estimate how traffic from the proposed development will change traffic volumes, levels of service, and circulation on the existing and programmed traffic ways.
 - iii. If traffic generated by the proposed development requires any modification of existing or programmed components of the regional or local traffic ways, define what city, county or state agencies have programmed the necessary construction and how this programming relates to the proposed development.
 - iv. A further detailed analysis and any other information that the review committee considers relevant.
 - v. The traffic impact study may be reviewed by an independent licensed professional engineer contracted by the city to determine whether it adequately addresses the impact and the study supports its conclusions. The cost of review by city's consultant shall be reimbursed to the city by the applicant.
 - vi. When this subsection M.4.b. applies, the traffic study shall include an analysis of how the peak loading will affect the transportation system including, if necessary, an operational plan showing how the peak trips will be controlled and managed.

Response: A revised Traffic Impact Study prepared by Suzanne Danielsen, P.E. of D.C. Engineers, Inc. has been included with this submittal.

5. *Dedications of rights-of-way.* Property shall be conveyed to the public by plat, deed or grant of easement as needed in accordance with the Broward County Trafficways Plan, the city's

comprehensive plan, subdivision regulations and accepted applicable traffic engineering standards.

Response: For Sunrise Boulevard, the planned width is 120' per the Broward County Trafficways Plan. The existing width of Sunrise is 140', therefore, no additional right-of-way is needed in order to comply with the Trafficways Plan. For NE 9th Court, the existing right-of-way width is 50' per the Seabridge Plat (PB 21/46), which meets the City's minimum width requirements for rights-of-way. Therefore, no additional right-of-way is needed in order to accommodate the development.

6. *Pedestrian facilities.* Sidewalks, pedestrian crossing and other pedestrian facilities shall be provided to encourage safe and adequate pedestrian movement on-site and along roadways to adjacent properties. Transit service facilities shall be provided for as required by the city and Broward County Transit. Pedestrian facilities shall be designed and installed in accordance with city engineering standards and accepted applicable engineering standards.

Response: Applicant is providing sidewalks along all street frontages. In addition, Applicant is adding a 6' 5" wide minimum sidewalk along NE 9th Court and a 5' wide minimum sidewalk along the west property line to provide a pedestrian link from NE 9th Court to Sunrise Blvd.

7. *Primary arterial street frontage.* Where a proposed development abuts a primary arterial street either existing or proposed in the traffic ways plan, the development review committee (DRC) may require marginal access street, reverse frontage with screen planting contained in a nonaccess reservation along the rear property line, deep lots with or without rear service alleys, or such other treatment as may be necessary for adequate protection of residential properties and to assure separation of through and level traffic.

Response: Project does not provide vehicular access on the arterial frontage (Sunrise Blvd). All access is provided to/from NE 9th Court.

8. *Other roadway improvements.* Roadways adjustments, traffic control devices, mechanisms, and access restrictions may be required to control traffic flow or divert traffic, as needed to reduce or eliminate development generated traffic.

Response: The Applicant has acknowledged the required compliance with these provisions.

9. *Street trees.* In order to provide for adequate landscaping along streets within the city, street trees shall be required along the length of the property abutting a street. A minimum of fifty percent (50%) of the required street trees shall be shade trees, and the remaining street trees may be provided as flowering or palm trees. These percentages may be varied based on existing or proposed physical conditions which may prevent the ability to comply with the street tree requirements of this subsection. The street trees shall be planted at a minimum height and size in accordance with the requirements of Section 47-21, Landscape and Tree Preservation Requirements, except in the downtown RAC districts the requirements of Sec. 47-13.20.H.8 shall apply. The location and number of street trees shall be determined by the department based on the height, bulk, mass and design of the structures on the site and the proposed development's compatibility to surrounding properties. The requirements for street trees, as provided herein, may be located within the public right-of-way as approved by the entity with jurisdiction over the abutting right-of-way.

Response: The Project includes landscaping and street trees/palms along both frontages. Street trees are provided along NE 9th Court and Sunrise Boulevard to frame the street consistent with the requirements of the ULDR.

N. *Wastewater.*

1. *Wastewater.* Adequate wastewater services shall be provided for the needs of the proposed development. The proposed development shall be designed to provide adequate areas and easements which may be needed for the installation and maintenance of a wastewater and disposal system in accordance with applicable health, environmental and engineering regulations and standards. The existing wastewater treatment facilities and systems shall have adequate capacity to provide for the needs of the proposed development and for other developments in the service area which are occupied, available for occupancy, for which building permits are in effect or for which wastewater treatment or disposal capacity has been reserved. Capital expansion charges for water and sewer facilities shall be paid by the developer in accordance with Resolution 85-265, as it is amended for time to time. Improvements to the wastewater facilities and system shall be made in accordance with the city engineering and accepted applicable engineering standards.

Response: Sanitary Sewer service will be provided by the City of Ft. Lauderdale. The Applicant submitted a letter to confirm that the existing infrastructure provides sufficient capacity to service the development.

- O. *Trash management requirements.*** A trash management plan shall be required in connection with non-residential uses that provide prepackaged food or beverages for off-site consumption. Existing non-residential uses of this type shall adopt a trash management plan within six (6) months of the effective date of this provision.

Response: The Applicant has acknowledged the required compliance with these provisions.

P. *Historic and archaeological resources.*

1. If a structure or site has been identified as having archaeological or historical significance by any entity within the State of Florida authorized by law to do same, the applicant shall be responsible for requesting this information from the state, county, local governmental or other entity with jurisdiction over historic or archaeological matters and submitting this information to the city at the time of, and together with, a development permit application. The reviewing entity shall include this information in its comments.

Response: N/A. The Property has not been identified by any entity within the State of Florida authorized by law as having archaeological or historical significance.

- Q. *Hurricane evacuation.*** If a structure or site is located east of the Intracoastal Waterway, the applicant shall submit documentation from Broward County or such agency with jurisdiction over hurricane evacuation analysis either indicating that acceptable level of service of hurricane evacuation routes and hurricane emergency shelter capacity shall be maintained without impairment resulting from a proposed development or describing actions or development modifications necessary to be implemented in order to maintain level of service and capacity.

Response: Applicant has requested the letter from Broward County confirming acceptable level of service of hurricane evacuation routes and hurricane emergency shelter capacity.

III. CENTRAL BEACH DISTRICT DIMENSIONAL REQUIREMENTS FOR SLA DISTRICT

REQUIREMENTS (Note A)	SLA REQUIREMENT	PROPOSED AMENDMENT	CHANGE FROM 2024 APPROVAL
Maximum Density (Dwelling Units/net acre)	70 units per acre x 1.2596 = 88 units max	69.86 units per acre proposed (88 units proposed)	<i>Was 60.8 units per acre (76 units)</i>
Maximum Density (Hotel rooms/net acre)	90	89.7 hotel rooms per acre proposed (113 hotel rooms)	<i>Was 0.0, because no hotel rooms were proposed</i>
Maximum Floor Area Ratio (FAR)	2 (Commercial Retail - Only)	0.03 FAR (1,800 sf of commercial use)	<i>Was 0.0 because no commercial was proposed</i>
Maximum structure height	144 ft. per Section 47-12.5.F with Commission approval and floorplate max of 16,000 sf	Garage Height: 71' Garage Floorplate: 11,911 sf Condo/Hotel Height: 144' Condo/Hotel Floorplate: 11,598 sf	<i>Garage height: was 66'-2"</i> Garage Floorplate: no change Condo: no change Condo Floor Plate: no change
Maximum Building ("Streetwall") Length and width)	200 ft.	Garage: 200 x 63' Condo/Hotel: 195' x 60'	No change
Minimum Front Yard (Sunrise Blvd) (Note C)	West Building (Garage): 0' East Building (Multifamily): 20 ft.	Garage: 20' Condo/Hotel: 20'	No change
Minimum Front Yard (NE 9th Court)	Garage: 17 ft. Multifamily: 20 ft.	Garage: 17' Condo/Hotel: 20'	No change
Minimum Side Yard (West)	0 ft. - See Section 47-12.5.G	Garage: 30'	No change
Minimum Side Yard (East)	5'	Condo/Hotel: 30'	No change
Minimum Distance Between Buildings on Same Development Site (Note B)	28.8 feet (20 ft. or 20% of the tallest building, whichever is greater)	90'	No change
Building Podium Height	65 ft.	Garage: N/A – No podium Proposed	No change
Tower Stepback	12 ft.	0 ft. Modification previously granted	No change
Tower Separation (Between Towers and from Property Line)	30 ft.	35'-1" to building face 23'-2" to 27'-1" to balconies on the east side of building- Modification previously granted Between towers on same site: 90'	No change
Floorplate Size Under 65 feet	No Maximum	Garage: 11,911 sf	No change

REQUIREMENTS (Note A)	SLA REQUIREMENT	PROPOSED AMENDMENT	CHANGE FROM 2024 APPROVAL
Floorplate Size above 65 feet	16,000 SF	Condo/Hotel: 11,598 sf	No change
<p>Note A: Dimensional regulations may be subject to additional requirements, see Section 47-23 of the ULDR, Specific Location Requirements, and Section 47-25 of the ULDR, Development Review Criteria.</p> <p>Note B: For purposes of minimum distances between buildings within this subsection, a parking garage shall be considered a building.</p> <p>Note C: Front and corner yard may be reduced in accordance with the minimum design standards set forth in Section 47-12.5.D.</p>			

IV. PARKING REDUCTION – Section 47-20-3.A.5.b

The Applicant is requesting to reduce the parking ratio for the 88 residential units. The hotel and commercial components of the project are parked per the ULDR requirement. The required vs. provided parking is noted below:

PARKING REQUIREMENT (WITHOUT REDUCTION):			
USE	RATIO	SUBTOTALS	TOTAL SPACES REQUIRED
Retail @ 1,800 sf	1 space per 333 sf	5.4 spaces	
Hotel @ 113 rooms	0.67 space per room	75.7 spaces	
Residential units (88 units)			
85 units @ 1 bedroom + den	2 spaces per unit	170 spaces	
2 units @ 2 bedroom +den or 3 bedrooms	2.1 spaces per unit	4.2 spaces	
1 unit @ 3 bedroom + den	2.2 spaces per unit	2.2 spaces	
	Residential subtotal	176.4 spaces	
			258 spaces
PARKING REQUIREMENT (WITH PARKING REDUCTION):			
USE	RATIO	SUBTOTALS	TOTAL SPACES REQUIRED
Retail @ 1,800 sf	1 space per 333 sf	5.4 spaces	
Hotel @ 113 rooms	0.67 space per room	75.7 spaces	
Residential units (88 units)			
85 units @ 1 bedroom + den	1.28 space per unit	108.8 spaces	
2 units @ 2 bedroom +den or 3 bedrooms	1.28 space per unit	2.56 spaces	
1 unit @ 3 bedroom + den	1.28 space per unit	1.28 spaces	
	Residential subtotal	112.64 spaces	
			194 spaces
	Total reduction requested:		64 spaces (25% reduction)
	Total Spaces in garage (includes 1 surplus space and 5 spaces for offsite parking agreement)		200

The proposed reduction of 64 spaces for the residential use is justified by the parking study provided by DC Engineers, Suzanne Danielsen. See remainder of this narrative for the criteria for parking reduction.

A. General Parking Reduction

1. Notwithstanding the off-street parking requirements provided in this Section 47-20, a parking reduction may be approved in accordance with the provisions of this section.
2. Section 47-20.3.A.2. – Restrictions (intentionally omitted)
3. Section 47-20.3.A.3. – Application (intentionally omitted)
4. Section 47-20.3.A.4. – Review Process (intentionally omitted)
5. *Criteria*
 - a. Adequacy requirements, as provided in Section 47-25.2; and

RESPONSE: Addressed in Section II above.

- b. The use, site, structure, or any combination of same, evidence characteristics which support a determination that the need for parking for the development is less than that required by the ULDR for similar uses;

RESPONSE: The Project demonstrates characteristics supporting a determination that the parking demand will be less than that required by the ULDR for a similar use. The residential component consists primarily of studios and 1-bedroom units, which typically generate lower vehicle ownership and parking demand. A revised Traffic Impact Study and Parking Analysis, prepared by DC Engineers Inc. and included with this submittal, incorporates a parking analysis that conservatively assumes all 88 residential units are 2-bedroom units and applies an ITE parking rate of 1.28 spaces per unit.

Under this assumption, the ITE analysis resulted in a residential parking demand of 112.6 spaces compared to 168.2 spaces required under the ULDR. The hotel and retail components were calculated using the ULDR parking rates, resulting in a total parking demand of 194 spaces. As 200 spaces are provided, the analysis confirms that the number of spaces proposed will adequately accommodate the Project's parking needs.

- c. In addition to the criteria provided above, that any alternative parking arrangement proposed will be adequate to meet the needs of the use the parking will serve and that reducing the required parking will be compatible with and not adversely impact the character and integrity of surrounding properties.

RESPONSE: All parking for the Project is located within a fully enclosed parking garage, ensuring that the parking arrangement will adequately serve the residential, hotel, and retail uses while minimizing any visual or operational impacts on surrounding properties. The parking analysis included in the Traffic Impact Study demonstrates that the 200 spaces provided are sufficient to accommodate the anticipated demand. The enclosed garage design maintains compatibility with the surrounding properties by screening vehicles from view, reducing noise and light spillover, and preserving the architectural character of the area.