



Sunrise East Condos
2800 E Sunrise Blvd
Fort Lauderdale FL, 33304
954-564-9644

December 4th, 2025

To: Integra

Re: Support For Sereno Project

To whom it may concern:

The purpose of this letter is to express the support of Sunrise East Condominium Association for the Ocean Park development now known as Sereno located on Sunrise Blvd. and NE 9th Court.

The board of directors of Sunrise East has spent considerable time and energy reviewing, discussing with our owners, and investigating the changes to the proposed development which include the additional hotel units, multifamily units, commercial space & parking reduction. We are very familiar with all aspects of the development. The board represents Sunrise East in all matters and has voted unanimously to support this development as it is being presented to the Planning and Zoning Board. We are the only residential property directly abutting the development, and thus are most affected by this proposed project.

Sunrise East believes that the proposed development represents the highest and best use of this property and will provide significant benefit to Sunrise East.

We are excited about the enhancement to our building provided by the landscaping and streetscape along NE 9th Court.

The proposed project enhances the safety of our residents and residents of the neighborhood through construction of sidewalks and pedestrian amenities.

We look forward to not having the existing vacant property next door.

We are confident that city staff review will assure that drainage on all of NE 9th Court will be improved, including reduction of the impact of King Tides.

We have negotiated an agreement in good faith with the developer and the plans before you represent and are consistent with the results of those negotiations.

Thank you for the opportunity to express our support.

Sunrise East Condominium Association.

By:
Shari Johnston
Board President, Sunrise East Condos

 Date: 12/4/25

**COCONUT BAY RESORT CONDOMINIUM ASSOCIATION, INC.
919 North Birch Road
Fort Lauderdale, FL 33304**

December 8, 2025

VIA E-MAIL: kdevonish@fortlauderdale.gov

Karlanne Devonish
City of Fort Lauderdale
700 NW 19th Avenue
Fort Lauderdale, FL 33311

RE: Letter of Support – Ocean Park, now Known as Sereno (Case No. UDP-S25049)

Dear Ms. Devonish,

Coconut Bay is the resort located immediately south of the proposed Ocean Park project, now known as Sereno. We have reviewed the updated plans submitted under Case No. UDP-S25049, which now include a total of 201 units.

We are writing to express our full support for these revisions. We are genuinely pleased to see this project moving forward, and we support the updated components of the proposal, including the additional hotel units, multifamily units, commercial space, and the parking reduction. We believe these changes represent a significant improvement and will contribute positively to the neighborhood and to the evolving streetscape along NE 9th Court.

Should you have any questions, please feel free to contact me at 561-409-9285.

Sincerely,



Matthew Cain, Esq.
Managing Agent / Officer
Coconut Bay Resort

Carlton Tower

The Carlton Condominium Association, Inc

December 16, 2025

To Whom It May Concern,


The Carlton Tower Condominium Board of Directors would like to express its support for the Ocean Park Development, now known as *Sereno*.

We support the proposed changes to the development, including the addition of hotel units, multi-family residential units, commercial space, and a reduction in parking. We trust that the development team will be good neighbors, and we fully support the project.

Sincerely,

Board of Directors
Carlton Tower Condominium

Board of Directors,



Robert Dean, President



Tad Wootton, Secretary

3000 East Sunrise Boulevard, Ft. Lauderdale, FL 33304
Phone: 954.563.8418 Fax: 954.561.1802
Email: thecarltonmgr@gmail.com

December 15th, 2025

Subject: Letter of Support for the Revised Sereno Project

Dear Michael,

I am writing to express my support for the proposed changes to the development project of Sereno.

After careful review of the updated plans, I believe the modifications represent a thoughtful and positive evolution for the project.

Specifically, I am in support of the changes that include:

- The addition of hotel units, which will support our local tourism and hospitality sector.
- The inclusion of commercial space, which will enhance neighborhood vitality and provide convenient services.
- The reduction of parking spaces.

These changes in design will better serve the current and future needs of our small community surrounding LeClub. The Sereno project, as now proposed, will contribute positively to the local area.

Thank you!

Sincerely,

Steve Goodman

Steve Goodman, Board President

Leclub Residences and Marina

2845 NE 9th Street, Ft Lauderdale, Florida 33304