



CITY OF FORT LAUDERDALE
City Commission Agenda Memo
REGULAR MEETING

#26-0369

TO: Honorable Mayor & Members of the Fort Lauderdale City Commission

FROM: Rickelle Williams, City Manager

DATE: May 5, 2026

TITLE: Quasi–Judicial Resolution Approving Amendment to a Site Plan Level IV Development Permit for “Sereno” (formerly “Ocean Park Residences”) to Increase the Number of Multifamily Residential Units from Seventy-Six (76) to Eighty-Eight (88), Adding 113 Hotel Rooms and 1,800 Square Feet of Commercial Use, with a Parking Reduction Request, in the Central Beach Regional Activity Center – Case No. UDP-S25049 – 2851 - 2901 NE 9 Court – Sunrise FTL Ventures, LLLP – (**Commission District 2**)

Recommendation

Staff recommends the City Commission consider adopting a resolution for an amendment to a Site Plan Level IV beach development permit for “Sereno” (formerly Ocean Park Residences) to increase the number of multifamily residential units from seventy-six (76) to eighty-eight (88), add 113 hotel rooms, add 1,800 square feet of commercial use, and approve a parking reduction request.

Background

The subject development site is currently vacant and is approximately 1.26 acres. It is located east of the Intracoastal Waterway, west of North Birch Road, south of Sunrise Boulevard and north of NE 9 Court. It has an underlying land use designation of Central Beach Regional Activity Center (Central Beach RAC) and is zoned Sunrise Lane Area (SLA) District. A Location Map is provided as Exhibit 1.

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 project consisting of an eleven (11) story residential building with fifty-four (54) multifamily units and a twelve (12) story hotel building consisting of 100 rooms with associated retail and restaurant space located at 2851 - 2901 NE 9 Court. On November 19, 2024, the City Commission adopted Resolution No. 24-245 approving amendments to the beach development permit for a fourteen (14)-story multifamily residential building, an increase to the residential units from fifty-four (54) units to seventy-six (76) units resulting for a net increase of twenty-two (22) units, and a five (5)-story above ground parking garage in lieu of the originally approved subterranean garage. The residential building contained a rooftop pool amenity

deck, and the parking garage rooftop amenity deck contained a pickleball court and resident amenity space.

The applicant, Sunrise FTL Ventures, LLLP, is proposing to modify the approved development program, adding 113 hotel rooms and approximately 1,800 square feet of commercial space, and increasing the residential units from seventy-six (76) units to eighty-eight (88) units, which results in a net increase of twelve (12) units. The previously approved pickleball court on the top of the parking garage will be removed and replaced with an indoor and outdoor amenity area. In addition, the applicant is requesting a parking reduction of sixty-four (64) parking spaces for the eighty-eight (88) residential units where 176 spaces are required and 112 spaces are proposed.

The Application, Applicant's Narrative Responses to Applicable Criteria are provided as Exhibit 2. The Plan Set is provided as Exhibit 3.

The current application, Case No. S25049, was reviewed by the Development Review Committee (DRC) on December 9, 2025. The DRC Comment Report with Applicant's Responses is attached as Exhibit 4.

On March 18, 2026, the Planning and zoning Board (PZB) reviewed the subject application and recommended approval by a vote of 8-0, subject to staff conditions. The March 18, 2026, PZB Staff Report and Meeting Minutes are attached as Exhibit 5 and Exhibit 6, respectively.

If the City Commission approves the proposed development, the following conditions apply:

1. Prior to issuance of certificate of occupancy, applicant shall coordinate and provide a Maintenance Agreement with the City (for property frontage along NE 9 Court). Proposed improvements within adjacent City right-of-way include driveway, on-street parallel parking, concrete curb & gutter, curb and valley gutters, and landscaping. Please be advised that applicant will be responsible for maintenance of proposed storm drain infrastructure improvements located within adjacent City Right-of-Way during a one (1)-year warranty period, until accepted by the Land Development Manager.
2. Prior to issuance of final certificate of occupancy, applicant shall record a pedestrian sidewalk access easement along the north side of NE 9 Court to accommodate a portion of the respective required pedestrian clear path located outside of existing right-of-way.
3. Prior to issuance of final certificate of occupancy, applicant shall dedicate a minimum ten (10) foot by fifteen (15) foot utility easement for the four (4) inch water service and meter proposed and located within the proposed development and outside of existing right-of-way to facilitate City maintenance access as approved by the City Engineer.

4. Proposed improvements adjacent and within Sunrise Boulevard right-of-way are subject to Florida Department of Transportation review and approval.
5. The plans indicate that existing streetlights on concrete poles are proposed to be relocated. Relocations or removals with replacements shall maintain equivalent or improved lighting performance.
6. Any proposed replacements of street light pole shall be coordinated with FPL and shall be consistent with the current FPL LED Lighting Solutions Catalog to ensure compatibility with existing City/FPL street lighting standards.
7. The applicant must coordinate all street light pole relocations with the City and applicable utilities and ensure that lighting remains operational throughout construction.
8. Applicant will be required to pay a park impact fee for the proposed residential units and hotel rooms prior to issuance of building permit in accordance with ULDR Section 47-38A, Park Impact Fees.
9. Applicant will be required to obtain a final School Capacity Availability Determination (SCAD) letter prior to the submittal of building permit and provide the City with a copy at time of building permit submittal.
10. This property is located in an Archaeologically Significant Zone and has fulfilled requirements for archaeological survey and testing. If unmarked human remains are encountered then excavation in the vicinity of the find shall halt immediately, and the archaeologist shall alert the City's historic preservation staff to coordinate the discovery and take measures to implement Chapter 872.05 Florida Statutes as it pertains to the discovery of unmarked human remains.

Central Beach District Requirements

Unified Land Development Regulations (ULDR), Section 47-12.6.A, Central Beach Development Permitting and Approval, provides that "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. All development within the Central Beach Area zoning districts shall be subject to all of the provisions of the ULDR and development permits shall be issued in accordance with Section 47-24 and Section 47-12 of the ULDR. The reviewing authority shall determine if the proposed development is consistent with the development standards for the proposed development under the provisions of the zoning district in which the development is located. In addition to the criteria for review provided in Section 47-24 and Section 47-12, applications for development in the Central Beach Area zoning districts shall be subject to the design and community compatibility criteria provided in Section 47-25.3."

Table 1 provides a summary of the quantitative dimensional requirements specified for the SLA district and those proposed for the project.

Table 1 – Amended Dimensional Requirements

	SLA Requirement	Proposed Amendment	Change from Previous Approval
Maximum Density (Dwelling Units/net acre)	70 units per acre x 1.2596 = 88 units	69.86 units per acre proposed (88 units proposed)	Previously 60.8 units per acre (76 units)
Maximum Density (Hotel rooms/net acre)	90	89.7 hotel rooms per acre proposed (113 hotel rooms)	Previously 0 because no hotel rooms were proposed
Maximum Floor Area Ratio (FAR)	2 (Commercial Retail Only)	0.03 FAR (1,800 square feet of commercial use)	Previously 0 because no commercial was proposed
Maximum Structure Height	144 feet per <i>Section 47-12.5.F</i> subject to City Commission approval and 16,000 square feet floorplate maximum	Garage Height: 71 feet Condo/Hotel Height: 144 feet Condo/Hotel Floorplate: 11,598 square feet	Garage height was 66 feet, 2 inches no change no change
Maximum Building ("Streetwall") Length and width)	200 feet	Garage: 200 feet by 63 feet Condo/Hotel: 195 feet by 60 feet	No change
Minimum Front Yard (Sunrise Blvd) (Note C)	West Building (Garage): 0 feet East Building (Multifamily): 20 feet	Garage: 20 feet Condo/Hotel: 20 feet	No change
Minimum Front Yard (NE 9 Court)	Garage: 17 feet Multifamily: 20 feet	Garage: 17 feet Condo/Hotel: 20 feet	No change
Minimum Side Yard (West)	0 feet <i>See Section 47-12.5.G</i>	Garage: 30 feet	No change
Minimum Side Yard (East)	5 feet	Condo/Hotel: 30 feet	No change
Minimum Distance Between Buildings on Same Development Site (Note B)	28.8 feet (20 feet or 20% tallest building, whichever is greater)	90 feet	No change
Building Podium Height	65 feet	Garage: No podium	No change
Tower Stepback	12 feet	0 feet Modification previously granted	No change
Tower Separation (Between Towers and from Property Line)	30 feet	35 feet, 1 inch to building 23 feet, 2 inches to 27 feet, 1 inch to balconies Between towers on same site: 90 feet	No change
Floorplate Size Under 65 feet	No Maximum	Garage: 11,911 square feet	No change
Floorplate Size Above 65 feet	16,000 square feet	Condo/Hotel: 11, 598 square feet	No change

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.

Note B: For purposes of minimum distances between buildings within this subsection, a parking garage shall be considered a building.

Note C: Front and corner yard may be reduced in accordance with the minimum design standards set forth in Section 47-12.5.D.

Parking Reduction and Transportation

Vehicular ingress and egress to the site is proposed from NE 9 Court via North Birch Road. No new access openings are proposed from Sunrise Boulevard to allow for continuous pedestrian experience along the Sunrise Boulevard corridor with direct pedestrian connection to the development. Pedestrian improvements are proposed along NW 9 Court connecting the Sunrise East Condominiums to North Birch Road.

Pursuant to ULDR Section 47-20, Parking and Loading Requirements, the project is required to have 258 parking spaces, and the applicant proposes a total of 200 parking spaces, which includes five (5) additional parking spaces to accommodate an existing off-site parking agreement recorded in ORB, 12283, page 418.

Pursuant to ULDR Section 47-20.3, Reductions and Exemptions, the applicant is requesting a parking reduction of sixty-four (64) spaces or a twenty-five percent (25%) parking reduction for the eighty-eight (88) residential units where 176 spaces are required and 112 spaces are proposed. Table 2 provides a breakdown of the required and provided parking for the project.

Table 2 – Parking Data

USE	SQUARE FEET/ ROOMS/ UNITS	PARKING RATIO	REQUIRED
Retail	1,800 square feet	1 space per 333 square feet	5.4 spaces
Hotel	113 rooms	0.67 space per room	75.7 spaces
Residential – 1 Bedroom + den	85 units	2 spaces per unit	170 spaces
Residential – 2 Bedroom + den or 3 bedrooms	2 units	2.1 spaces per unit	4.2 spaces
Residential – 3 Bedroom + den	1 unit	2.2 space per unit	2.2 spaces
Residential Subtotal			176.4 spaces
Offsite Parking Agreement (ORB 12283, Page 418)			5 spaces*
Required			258 spaces
Provided			200 spaces
Total Reduction Request for Residential Units (25%)			64 spaces

* Included in required calculation

A Traffic Impact Study, prepared by the applicant's consultant, DC Engineers, Inc., updated in February 2026, indicates that there is sufficient parking to serve the proposed project. The parking analysis was conducted in accordance with the procedures and data set forth in the Institute of Transportation Engineers (ITE) Parking Generation Manual (6 Edition). This publication contains parking data, rates, and equations for various land uses based upon research and analysis conducted by transportation professionals. The applicable land use used for the proposed amendment was "Residential, 2+ Bedrooms (LUC 222)". Based upon the analysis, the ITE rate for the residential component of 1.28 space per unit yields a total parking demand of 194 parking spaces and 200 spaces are provided in the parking garage. The analysis indicates that the proposed parking supply

of 200 parking spaces is expected to be adequate to meet the parking demand. The City’s Engineering Representative has reviewed and approved the analysis.

In addition, the traffic impact study also included a trip generation analysis which identified that the proposed development will result in seventy-four (74) PM peak-hour trips and is expected to produce 778 vehicular trips per day. Signalized and unsignalized intersections within the study area are currently operating within acceptable levels of service and are expected to continue operating within acceptable levels upon buildout of the project. The February 2026, Traffic Impact Study, prepared by DC Engineer, Inc. is provided as Exhibit 7.

Adequacy Requirements

The adequacy criteria of ULDR Section 47-25.2 are used to evaluate the demand created on public services and facilities by a proposed development. Water and wastewater are serviced by the City of Fort Lauderdale. A capacity letter dated February 2, 2026, issued by the City’s Public Works Department, identified the plant facilities, pump station and associated infrastructure servicing this project and the project’s impact on capacity. The letter indicates that the existing water and sewer infrastructure have the capacity to support the proposed development. The February 2, 2026, Water & Sewer Capacity Letter is attached as Exhibit 8.

Comprehensive Plan Consistency

The City’s Comprehensive Plan requires that the City track development in the Central Beach RAC monitoring the number of residential units and vehicular trips allocated to individual projects. As proposed, the project will result in seventy-four (74) PM peak-hour trips. If the proposed project is approved, 157 trips will remain in the Central Beach RAC. In regards to residential units, eighty-eight (88) units will be allocated to the project and 509 units will be remaining for the Central Beach RAC. Table 3 provides a summary of the residential units and vehicular trips allocated in the Central Beach RAC to date.

Table 3 – Beach RAC Development Tracking Summary

Residential Unit Summary		Vehicle Trip Summary	
Total Residential Units Permitted	5,500	Total Peak Hour Trips Permitted	3,220
Built and Approved Units ⁽¹⁾	5,025	Built and Approved Trips ⁽¹⁾	3,101
Demolition Credits ⁽²⁾	34	Demolition Credits ⁽²⁾	50
Allocation for Ocean Park ⁽³⁾	12	Allocation for Ocean Park ⁽³⁾	12
Number of units available if approved	509	Number of trips available if approved	157

(1) Includes existing 3,050 units as of July 1998, built, approved not yet built, and any pending litigation.

(2) Demolition credits for properties that demolition structures after 1989 and did not receive new approvals.

(3) Net increase for units and trips from the previously approved case.

Public Participation

This application is subject to the public participation requirements established in ULDR Section 47-27.4. The applicant conducted the public outreach meeting on February 9, 2026, which was held on-line via Zoom. This request is also subject to sign notification requirements established in ULDR Section 47-27.4. The applicant has installed a total of three (3) signs on the property and has submitted a sign affidavit indicating proper sign

notification was provided.

In addition, to date, the applicant has received letters of support from Sunrise East Condominium Association, Coconut Bay Resort Condominium Association, Inc., Carlton Tower Condominium Association, Inc., and Le Club Residences and Marina. The Public Participation Meeting Summary, Public Sign Notice, and Affidavits are provided as Exhibit 9. The Letters of Support are provided as Exhibit 10.

Resource Impact

There is no fiscal impact associated with this action

Strategic Connections

This item supports the *Press Play Fort Lauderdale 2029* Strategic Plan, specifically advancing:

- The Housing Focus Area, Goal 2: Enable housing options for all income levels

This item advances the *Fast Forward Fort Lauderdale 2035* Vision Plan: We Are Ready

This item supports the *Advance Fort Lauderdale 2040 Comprehensive Plan* specifically advancing:

- The Neighborhood Enhancement Area
- The Urban Design Element
- Goal 1: The City of Fort Lauderdale shall promote high-quality and sustainable building design elements which complement the public realm.

- The Neighborhood Enhancement Area
- The Future Land Use Element
- Goal 2: The City shall encourage sustainable, smart growth which designates areas for future growth, promotes connectivity, social equity, preservation of neighborhood character and compatibility of uses.

Attachments

Exhibit 1 – Location Map

Exhibit 2 – Application and Applicant’s Narrative Responses to Applicable Criteria

Exhibit 3 – Plan Set

Exhibit 4 – December 9, 2025, DRC Comment Report with Applicant’s Response

Exhibit 5 – March 18, 2026, PZB Staff Report

Exhibit 6 – March 18, 2026, PZB Meeting Minutes

Exhibit 7 – February 2026, Traffic Impact Study, Prepared by DC Engineer, Inc.

Exhibit 8 – February 2, 2026, Water & Sewer Capacity Letter

Exhibit 9 – Public Participation Meeting Summary, Public Sign Notice, and Affidavits

Exhibit 10 – Letters of Support

Exhibit 11 – Resolution Approving

Exhibit 12 – Resolution Denying

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