



AGENDA ITEM #3:

CASE	UDP-S25049	
PROJECT NAME	Sereno (fka Ocean Park Residences)	
APPLICATION TYPE	Site Plan Level IV Amendment	
APPROVAL LEVEL	Planning and Zoning Board, City Commission	
REQUEST	Site Plan Level IV Review: Amendment to Previously Approved Development in the Central Beach Regional Activity Center; Increase 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 Parking Reduction Request	
APPLICANT	Sunrise FTL Ventures, LLLP	
AGENT	Nectaria M. Chakas, Esq., Lochrie & Chakas, P.A., Shannon Brown, Josh Bailey, FSMY Architects & Planners	
PROPERTY ADDRESS	2851,2901 NE 9 Court	
ABBREVIATED LEGAL DESCRIPTION	Seabridge 21-46 B Lot 3 – 13, Blk BA	
ZONING DISTRICT	Sunrise Lane Area (SLA)	
LAND USE	Central Beach Regional Activity Center	
COMMISSION DISTRICT	2 - Steven Glassman	
NEIGHBORHOOD ASSOCIATION	Central Beach Alliance Association	
DIMENSIONAL STANDARDS	REQUIRED	PROPOSED
MAXIMUM DENSITY	70 Unit/Acre (88 Units)	88 Units
MAXIMUM HOTEL ROOM DENSITY	90 Unit/Acre (113 Rooms)	113 Rooms
MINIMUM LOT SIZE	N/A	54,870 Square Feet (1.26 Acres)
MAXIMUM HEIGHT	120 Feet	71 Feet, (Garage) 144 Feet (Residential/Hotel Building Previously Approved Height)*
FLOOR AREA RATIO (FAR) (COMMERCIAL RETAIL ONLY)	2 Maximum	0.03 (1,800 Square Feet of Commercial Use)
MINIMUM PARKING	258 Spaces	200 Spaces**
APPLICABLE ULDR SECTIONS	ULDR, Section, 47-12, Central Beach Districts ULDR, Section 47-20.3, Reductions and Exemptions ULDR, Section 47-25.2, Adequacy Review	
NOTIFICATION REQUIREMENTS	ULDR, Section 47-27.4, Public Participation ULDR, Section 47-27.6, Sign Notice 15 days prior to meeting	
STATE STATUTE 166.033 EXPIRATION DATE	180-DAY EXPIRATION DATE	EXTENSION DATE
	May 13, 2026	N/A
ACTION REQUIRED	Approve, Approve with Conditions, or Deny	
CASE PLANNER	Karlanne Devonish, AICP Principal Urban Planner	

*Per ULDR Section 47-12 Central Beach Districts, Modification Requests, which was previously approved.

**Per ULDR Section 47-20.3, Parking Reduction

PROJECT DESCRIPTION:

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 restaurants 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, increasing the residential units from fifty-four (54) units to seventy-six (76) units resulting in a net increase of twenty-two (22) units, and a five (5) story above ground parking garage as opposed to

the subterranean garage that was originally proposed and approved. The residential building contained a rooftop pool amenity deck, and the parking garage rooftop amenity contained a pickleball court and resident amenity space.

The applicant, Sunrise FTL Ventures, LLLP, is proposing to modify the approved site plan development program adding 113 hotel rooms and approximately 1,800 square feet of commercial space, 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 as 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 overall site is approximately 1.26 acres (54,870 square feet) and is located east of the Intracoastal Waterway, west of North Birch Road, south of Sunrise Boulevard and north of NE 9 Court. The subject site has an underlying land use designation of Central Beach Regional Activity Center (Central Beach RAC), is zoned Sunrise Lane Area (SLA) District and is currently vacant. A location map is provided as Exhibit 1. The Application, Applicant's Narrative responses to applicable criteria are provided as Exhibit 2. The Plan Set is provided as Exhibit 3.

PRIOR REVIEWS:

The project was originally approved by the City Commission on June 7, 2022, Case No. UDP-S21031. 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 and are attached as Exhibit 4.

REVIEW CRITERIA:

The following Unified Land Development Regulations (ULDR) criteria apply to the proposed request:

- ULDR, Section, 47-12, Central Beach Zoning Districts
- ULDR, Section 47-20.3, Reductions and Exemptions
- ULDR Section 47-25.2, Adequacy Requirements

Central Beach Districts

Pursuant to ULDR Section 47-12.2, Intent and Purpose of Each District, the SLA district is established for the purpose of encouraging the preservation, maintenance and revitalization of existing structures and uses that make up the distinct neighborhood south of Sunrise boulevard. Existing residential and commercial uses and transient accommodations represent a substantial resource of this central beach area to be protected, enhanced and preserved. Subsection 47-12.5, Central Beach Districts Requirements and Limitations and Section 47-12.6, Central Beach Development Permitting and Approval Standards are established to ensure that proposed development is consistent with the development standards under the provisions of the zoning district in which the development is located.

The overall project is designed with two (2) buildings. The buildings have compatible materials, but also has distinct differences. To maximize the views of the surrounding parks and waterways, the project incorporates the use of long continuous terraces to break down the mass of the buildings and allow for a continuous view of the surrounding landscape. For the residential building, pronounced vertical elements frame curved terraces, and window walls with curved corners. Organic natural colors are used throughout the project to make a visual connection to its surroundings. The rooftop amenity decks for both buildings provide a natural color palette and enhances the sightlines of the surrounding buildings. Additionally, the public realm along Sunrise Boulevard, adjacent to the lobby and ground-floor commercial uses, has been improved creating a pedestrian plaza area that provides functional open space near building ground level activity.

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 in order to allow for continuous pedestrian experience along the Sunrise Boulevard corridor and direct pedestrian connection to the development. Pedestrian improvements are proposed along NW 9 Court connecting the Sunrise East Condominiums to North Birch Road.

Parking is provided in a garage which will utilize parking lifts and will be fully operated by valet operations. A valet parking agreement with the City and property owner will be executed as required by the ULDR. 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 1 provides a breakdown of the required and provided parking for the project.

Table 1 – 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 Per 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, which includes the parking reduction analysis, 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 stated further that the proposed parking supply of 200 parking spaces is anticipated to be adequate to meet the parking demand. The analysis followed the methodology set by the City Engineer and the applicant. The City Engineer 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 Traffic Impact Study is provided as Exhibit 5.

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 capacity letter is attached as Exhibit 6.

COMPREHENSIVE PLAN CONSISTENCY:

The proposed use aligns with the City's Comprehensive Plan Goals, Objectives and Policies, including the Future Land Use Element, Goal 2: Uses and densities permitted in the future land use categories are established within the City of Fort Lauderdale Land Use Plan. Development Regulations as to permitted uses and densities must be in compliance with the permitted uses of the City Land Use Plan as shown on the Future Land Map; and 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 City's Future Land Use Map indicates that the subject site has a Central Beach Regional Activity Center (Central Beach RAC) Land Use Designation. More specifically, the Central Beach RAC Land Use Designation serves as a local and regional destination and is a center for tourist activity, in addition to serving existing and future residential, hotel, and commercial uses. The intent of this designation is to encourage high quality mix of uses, promote a strong local economy, integrated with residential, hotel, commercial and recreational uses, a strong waterfront and marina experience, complemented by a world-class pedestrian environment and open space. The proposed project is consistent with this designation.

In addition, the 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, 88 units will be allocated to the project and 509 units will be remaining for the Central Beach RAC. Table 2 provides a summary of the residential units and vehicular trips allocated in the Central Beach RAC to date.

Table 2 – 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 Proposed Sereno (fka Ocean Park Residences) is Approved	509	Number of Trips Available if Proposed Sereno (fka Ocean Park Residences) is 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 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 7. The letters of support are provided as Exhibit 8.

PLANNING & ZONING BOARD REVIEW OPTIONS:

The Planning and Zoning Board shall consider the application and make a determination based on the following criteria:

- ULDR, Section, 47-12, Central Beach Districts
- ULDR, Section 47-20.3, Reductions and Exemptions
- ULDR Section 47-25.2, Adequacy Requirements

If the Planning and Zoning Board determines that the proposed development or use meets the standards and requirements of the ULDR and criteria for Site Plan Level IV Amendment, the Planning and Zoning Board shall recommend approve or approve with conditions necessary to ensure compliance with the standards and requirements of the ULDR and criteria for the proposed development or use, the issuance of the amended development permit. If approved, the following conditions shall apply:

1. Prior to issuance of final certificate of occupancy, applicant shall prepare, execute, and record an Agreement or other document for the perpetual maintenance of private improvements within the existing and proposed rights-of-way of Northeast 9 Court, as depicted on Sheet X2 of the site plan.
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. Be advise, 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. The City can accept relocations or removals with replacements, provided that the final condition maintains equivalent or improved lighting performance.
6. Any proposed replacements 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 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.

If the Planning and Zoning Board determines that the proposed development or use does not meet the standards and requirements of the ULDR and criteria for the proposed development or use, the Planning and Zoning Board shall recommend denial of the Site Plan Level IV Amendment beach development permit.

EXHIBITS:

1. Location Map
2. Application, Applicant's Narrative Responses to Criteria
3. Plan Set
4. December 9, 2025, DRC Comment with Applicant's Responses
5. February 2026, Traffic Impact Study, DC Engineer, Inc.
6. February 2, 2026, Water & Sewer Capacity Letter Issued by the City's Public Works Department
7. Public Participation Meeting Summary, Public Sign Notice, And Affidavits
8. Letters of Support