



CITY OF FORT LAUDERDALE

PLANNING AND ZONING BOARD MEETING MINUTES
DEVELOPMENT SERVICES DEPARTMENT
700 NW 19 AVENUE, FORT LAUDERDALE, FL 33311
WEDNESDAY, MARCH 18, 2026 – 6:00 P.M.

Board Members	Attendance	Present	Absent
Patrick McTigue, Chair	P	10	0
Brian Donaldson, Vice Chair	P	9	1
Kevin Buckley	P	9	1
Hector DelaTorres	P	6	1
Whitney Dutton	P	8	2
Steve Ganon	P	10	0
Monty Lalwani	A	2	1
Jacquelyn Scott	P	8	2
Alexander Spence	P	7	0

Staff

D'Wayne Spence, Deputy City Attorney
Jim Hetzel, Urban Design and Planning Manager
Karlanne Devonish, Principal Urban Planner
Michael Ferrera, Urban Planner II
Yvonne Redding, Urban Planner III
N. Day, Recording Clerk, Prototype, Inc.

Communication to City Commission

None.

I. CALL TO ORDER / PLEDGE OF ALLEGIANCE

The meeting was called to order at 6:00 p.m. and the Pledge of Allegiance was recited. Chair McTigue introduced the Board members and the Deputy City Attorney. Urban Design and Planning Manager Jim Hetzel introduced City Staff.

II. DETERMINATION OF QUORUM / APPROVAL OF MINUTES

Motion made by Ms. Scott to approve. In a voice vote, the **motion** passed unanimously.

The following Items were taken out of order on the Agenda.

IV. AGENDA ITEMS

Index

Case Number	Applicant
1. UDP-S25001**	One on One Harbor Beach, Inc.
2. UDP-A25070**	Bane Properties Time Square, LLC.
3. UDP-S25049**	Sunrise FTL Ventures, LLLP
4. UDP-Z26001* **	Pinnacle Corporate Park, LLC.
5. UDP-S25052**	West Cypress Creek Holdings, LLC.

~~In a roll call vote, the motion passed 8-0.~~

3. CASE: UDP-S25049

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 Chakas, Esq., Lochrie & Chakas, P.A., Shannon Brown, Josh Bailey, FSMY Architects & Planners

PROJECT NAME: Sereno (formerly known as Ocean Park Residences)

ADDRESS: 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

CASE PLANNER: Karlanne Devonish, AICP

Disclosures were made at this time.

Nectaria Chakas, representing the Applicant, stated that the Application requests an amendment to a Site Plan with an associated parking reduction. This Site Plan has come before the Planning and Zoning Board in 2022 and 2024. The site is 1.25 acre in size and is zoned Sunrise Lane Area (SLA) within the Central Beach Area. Former uses on the site have been demolished. The subject site is immediately adjacent to the Sunrise East Condominium to the west and a convenience store and the Carlton Tower condominium to the east.

In 2022, a Site Plan was approved for two towers, both of which were 12 stories in height, with 54 residential units and 100 hotel rooms. They also included roughly 4,700 sq. ft. of commercial use. In 2024, the developer amended this plan to include only one tower at a height of 14 stories with a parking garage. The 2024 plan included 76 residential units with no hotel component.

The developer has proposed additional amendments to the 2024 plan which include 88 multifamily dwelling units, 113 hotel rooms, and 1,800 sq. ft. of ground-floor commercial uses. These uses are included in the existing building which was approved in 2024. The developer decreased the size of some units after receiving feedback from prospective buyers that the units were too large.

Ms. Chakas continued that the ground floor is unchanged from previous approvals. There will be a 14-story tower beside the parking garage, which will have four levels of parking and a fifth-level amenity deck. There is also a motor court along NE 9 Court. Parallel parking is available adjacent to the development and is expected to be reserved for neighbors at the Sunrise East condominium. The Applicant will construct and maintain these parking spaces.

The ground floor includes stores as well as a patio area fronting onto Sunrise Boulevard to activate the street. Roof plans for the hotel and residential tower include a pool, lounge areas, and mechanical equipment. The parking garage's rooftop amenity deck includes fitness rooms and lounge areas. While previous plans had included pickleball courts on the rooftop, these have been eliminated from the current plans and replaced with a lounge.

Ms. Chakas showed comparisons of previous and current plans, noting that the new plan includes more glass and transparency. The 2026 proposal includes 88 multi-family units and 113 hotel rooms. Average unit size for the dwelling units ranges from 523 sq. ft. to 1,231 sq. ft. The commercial space totals 1,800 sq. ft.

The Applicant requests a parking reduction to 1.28 spaces per unit for the residential component. The hotel and commercial uses will be parked at Code requirements.

The Sunrise East and other neighboring condominiums have indicated their support for the Application. The Central Beach Alliance (CBA) also saw a presentation on the Application in January 2026 and indicated their support as well, although they did not vote on the project.

Ms. Scott requested clarification of the number of units and the proposed parking ratio. Ms. Chakas replied that there will be 88 residential units with 112 proposed spaces for a total of 1.28 spaces per unit. The units are one- and two-bedroom units with one three-bedroom unit. She characterized them as smaller in size. The limited-service hotel will have no meeting room space or restaurant and anticipates fewer employees than most hotels. The total number of proposed parking spaces is 200.

Mr. DelaTorres requested additional information about access to the site, particularly the ground-level commercial space. Ms. Chakas replied that most commercial business will be walk-up customers. She reviewed access of the site from Sunrise Boulevard, which requires a turn onto Birch Road. While there are curb cuts onto Sunrise Boulevard, FDOT will not allow access from that roadway due to proximity to the intersection.

Ms. Chakas continued that the Applicant plans to construct a 5 ft. sidewalk "cut-through" area between the proposed building and the Sunrise East parking garage ramp. Pedestrians do not have to walk to Birch Road to access the site. She reviewed additional potential access points for pedestrians.

Mr. DelaTorres asked how many parking spaces were proposed for the previous Site Plan which included 76 residential units and no hotel units. Ms. Chakas replied that there were 154 spaces proposed for that plan. Mr. DelaTorres estimated that if 50% of the hotel units require parking, this would mean roughly 56 cars. He expressed concern that with the addition of residents and employees, the parking would be insufficient.

Ms. Chakas explained that the Applicant only proposes a parking reduction for the residential component of the site. The hotel and commercial portions are parked at Code and no reductions are requested.

Ms. Chakas continued that the parking garage will include four levels of parking, pointing out that if an additional level of parking were added, it could create conflicts with neighbors' views. The Applicant hopes to maintain the current proposed height of the garage.

Mr. Torres explained that if the project is insufficiently parked, cars will spill over into the surrounding neighborhood, also noting that the hotel component will create more impacts. He did not feel the reduced size of the proposed units would make a significant difference and again expressed concern with the proposed parking reduction.

Ms. Chakas stated that Code allows a parking reduction to be requested for the residential component if the Application meets certain criteria. These criteria include provision of an acceptable methodology under Institute for Transportation Engineers (ITE) standards which suggests the 1.28 ratio is a reasonable parking requirement for residential units in an urban setting. She acknowledged that the ratio could be insufficient in a more suburban location, and emphasized pedestrian activity in the area, which is cited as a justification for the proposed reduction.

Vice Chair Donaldson asked if residential parking spaces will be assigned or shared. Ms. Chakas replied that spaces will not be assigned. Vice Chair Donaldson commented that most other condominiums in the area are typically homesteaded at a rate of 30% to 40%, with most residents absent during tourist season. Most of the buildings that offer shared parking do not have spillover issues.

Ms. Chakas advised that the garage will provide valet parking only.

Vice Chair Donaldson requested clarification of the number of one- and two-bedroom units. Ms. Chakas replied that there will be 60 one-bedroom units and 26 two-bedroom units, with a single three-bedroom unit. Mr. Dutton commented that it is currently common for two-bedroom units to have only one parking space.

At this time Chair McTigue opened the public hearing.

Pete Hechenbleikner, resident of the Sunrise East condominium, advised that residents in the area want the project to be built. He characterized providing one parking space for a two-bedroom unit as typical, and felt pedestrian access through the subject property would restore pedestrian activity in the area. He was not concerned that parking would spill over into the surrounding neighborhood.

Sharie Johnston, resident of the Sunrise East condominium and representing the Sunrise East Board of Directors, expressed enthusiasm for the project, describing the site as previously decrepit. She added that residents of her condominium are looking forward to sidewalks and landscaping. She was not concerned with parking and expect less traffic rather than more.

As there were no other individuals wishing to speak on the Item, the Chair closed the public hearing and brought the discussion back to the Board.

Motion made by Vice Chair Donaldson, seconded by Mr. Ganon, to recommend approval of Case Number UDP-S25049, Site Plan Level IV review, and I move to recommend approval based on the following findings of fact, the facts of the City Staff Report, and the testimony heard by our Board this evening, hereby finds that the Applicant meets applicable criteria of the ULDR cited in the Staff Report and any conditions are to be part of the Application subject to the conditions of the Staff Report. In a roll call vote, the **motion** passed 8-0.

~~4. CASE: UDP-Z26001~~

~~**REQUEST:** * ** Rezoning from Heavy Commercial/Light Industrial (B-3) District to Uptown Urban Village Southeast (UUV-SE) District~~

~~**APPLICANT:** Pinnacle Corporate Park, LLC.~~

~~**AGENT:** Robert Lochrie, III, Esq., Lochrie and Chakas, P.A.~~

~~**ADDRESS:** 500 NW 62 Street~~

~~**ABBREVIATED LEGAL DESCRIPTION:** Sixteen Six Properties 114-3 B Parcel A Less Pt Desc As: Beg At NE Cor Of Parcel A, Sly 10.97 Wly 696.94; Swly 49.83; Sly 15.57 Wly 70, Nly 60.70; Ely 804.91 To Pob Toget With Parcel "A" Of Sixteen Six Two 148-47 B~~

~~**ZONING DISTRICT:** Heavy Commercial/Light Industrial (B-3)~~

~~**PROPOSED ZONING:** Uptown Urban Village Southeast (UUV-SE)~~

~~**LAND USE:** Uptown Urban Village Transit Oriented Development~~

~~**COMMISSION DISTRICT:** 1 John Herbst~~

~~**NEIGHBORHOOD ASSOCIATION:** N/A~~

~~**CASE PLANNER:** Michael Ferrera~~

~~Disclosures were made at this time.~~

~~Nectaria Chakas, representing the Applicant, stated that tonight's request is for rezoning to the Uptown Urban Village Southeast (UUV-SE) zoning district. This is a transit-oriented development district established by the City in 2025. The subject site currently includes two office buildings with significant surface parking next to a Tri-Rail station.~~

~~The Applicant proposes to rezone the property to UUV-SE in anticipation of the City's adoption of new regulations that will allow residential development in the area. The Applicant has a pending Site Plan that will add residential development. Other properties in the Uptown area have been similarly rezoned to mixed-use categories. An accompanying Code amendment allowing residential development in the UUV-SE zoning district is expected to come before the Board in April 2026.~~

~~At this time Chair McTigue opened the public hearing. As there were no individuals wishing to speak on the Item, the Chair closed the public hearing and brought the discussion back to the Board.~~

~~**Motion** made by Ms. Scott, seconded by Mr. Buckley, to recommend approval of Case Number UDP-Z26001 based on the following findings of fact, the facts of the City Staff Report, or based on the testimony heard by the Applicant, and the Board hereby finds that the~~

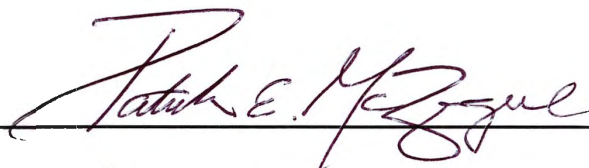
provided with the same notice, and there should be a clear record of what notice is mailed and to whom. She suggested certified mail as one option.

Ms. Jones continued that not all neighborhood association officers are conscientious about notifying their members, and emphasized the importance of notice to smaller as well as larger neighborhoods. She recommended tightening rules regarding notice without making the policy more difficult for developers to follow.

Mr. DelaTorres asked if Ms. Jones had seen physically posted notice on properties in her neighborhood. Ms. Jones replied that she has seen no such signage. Mr. Hetzel stated that an item addressing these requirements will come before the Board at an upcoming meeting.

There being no further business to come before the Board at this time, the meeting was adjourned at 7:31 p.m.

Any written public comments made 48 hours prior to the meeting regarding items discussed during the proceedings have been attached hereto.


Chair


Prototype

[Minutes prepared by K. McGuire, Prototype, Inc.]