

RESOLUTION NO. 26-

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT LAUDERDALE, FLORIDA, DENYING THE AMENDMENT TO A SITE PLAN LEVEL III DEVELOPMENT PERMIT FOR AN ALTERNATIVE DESIGN SOLUTION THAT MEETS THE OVERALL INTENT OF THE UPTOWN MASTER PLAN FOR A MIXED-USE DEVELOPMENT NAMED "PINNACLE AT CYPRESS" CONSISTING OF 196 SENIOR AFFORDABLE UNITS AND 6,525 SQUARE FEET OF OFFICE USE, LOCATED AT 6520 N. ANDREW AVENUE, FORT LAUDERDALE, FLORIDA, IN THE UPTOWN URBAN VILLAGE NORTHEAST (UUV-NE) ZONING DISTRICT.

WHEREAS, Section 47-24.1 of the City of Fort Lauderdale, Florida Unified Land Development Regulations (herein "ULDR") provides that no development of property in the City shall be permitted without first obtaining a development permit from the City of Fort Lauderdale in accordance with the provisions and requirements of the ULDR; and

WHEREAS, on December 16, 2020, the Planning and Zoning Board approved a Site Plan Level III Conditional Use Permit, Case No. PLN-SITE-20050005, submitted by applicants, 6500 4R3G, LLC and Poliakoff, Becker, & Streitfeld, LLP, for the phased development of two parcels the "North Parcel" containing a mixed-use building with 295 residential units and ground floor retail and restaurant space and the "South Parcel" consisting of a new 21,715 square foot, three (3) story office building and existing 15,847 square foot, three (3) story office building; and

WHEREAS, Section 47-24.2.A.5.a. of the ULDR provides that "[i]f the applicant wishes to change the development from that approved in accordance with this section, the amendment will be required to be reviewed as a new development in accordance with the procedure for such development, except for administrative approval of an amendment in accordance with subsection A.5.b."; and

WHEREAS, the Applicant and owner of the South Parcel, Poliakoff, Becker, & Streitfeld, LLP, submitted an application for a Site Plan Level III development permit with associated alternative design solution to develop a mixed-used development named "Pinnacle at Cypress", consisting of an eight (8) story mixed-use building with 6,525 square feet of office use on the ground floor and one hundred (100) senior affordable housing units above, and an eleven (11) story multi-family building with ninety six (96) senior affordable housing units, located at 6520 N. Andrews Avenue, Fort Lauderdale, Florida, within the Uptown Urban Village Northeast (UUV-NE) zoning district and having an underlying land use designation of Uptown Urban Village Transit Oriented Development; and

WHEREAS, the development of the North Parcel has been completed and is excluded from the application; and

WHEREAS, Section 47-37B.3.B. of the ULDR provides that development applications shall be reviewed for compliance with the applicable criteria as provided in the ULDR and shall demonstrate consistency with adopted standards for Uptown; specifically that an application for a development permit that demonstrates compliance with all the applicable criteria as provided in the ULDR and demonstrates consistency with adopted design standards for Uptown shall be reviewed as Site Plan Level III; and

WHEREAS, an amended application for a development permit that seeks alternative design solutions to Sections 47-37B, 47-20.3, 47-24.3 and 7-25.2 of the ULDR shall be reviewed as a Site Plan Level III subject to City Commission approval; and

WHEREAS, the Planning and Zoning Board (PZB), at Case No. UDP-S25026, approved the Site Plan Level III development permit on November 19, 2025, with conditions; and

WHEREAS, the City Commission has reviewed the application for alternative design solution for a Site Plan Level III development permit submitted by the applicant as required by the ULDR, and finds that such application does not conform with the provisions of the ULDR as provided herein;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF FORT LAUDERDALE, FLORIDA:

SECTION 1. That the recitals set forth above are true and correct and are incorporated in this resolution.

SECTION 2. The City Commission finds that the application for an amendment to a Site Plan Level III development permit, including a request for approval of an alternative design solution, submitted to construct a project known as "Pinnacle at Cypress" located at 6520 N. Andrews Avenue, Fort Lauderdale, Florida, consisting of two buildings, an eight (8) story mixed use building containing 6,525 square feet of office use and 100 senior affordable housing units and an eleven (11) story multi-family building with 96 senior affordable housing units, within the Uptown Urban Village Northeast (UUV-NE) zoning district and having an underlying land use designation of Uptown Urban Village Transit Oriented Development is hereby denied.

SECTION 3. That the City Commission finds the alternative design solution submitted in accordance with Sections 47-37B.3.D.3, 47-37B.5 and 47-37B.6 of the ULDR fails to meet the overall intent of the Uptown Master Plan.

SECTION 4. That the amendment to the Site Plan Level III development permit and the alternative design solution is hereby denied.

ADOPTED this ____ day of _____, 2026.

Mayor
DEAN J. TRANTALIS

ATTEST:

City Clerk
DAVID R. SOLOMAN

APPROVED AS TO FORM AND:
CORRECTNESS:

City Attorney
SHARI L. McCARTNEY

Dean J. Trantalis	_____
John C. Herbst	_____
Steven Glassman	_____
Pamela Beasley-Pittman	_____
Ben Sorensen	_____