

RESOLUTION NO. 25-

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT LAUDERDALE, FLORIDA, APPROVING THE ISSUANCE OF A SITE PLAN LEVEL II DEVELOPMENT PERMIT FOR AN ALTERNATIVE DESIGN DEVIATION REQUEST THAT MEETS THE OVERALL INTENT OF THE UPTOWN MASTER PLAN FOR A RESIDENTIAL PROJECT TO BE KNOWN AS "CYPRESS DEVELOPMENT" LOCATED AT 150 N.W. 68<sup>TH</sup> STREET, FORT LAUDERDALE, FLORIDA, IN THE UPTOWN URBAN VILLAGE NORTHEAST (UUV-NE) ZONING DISTRICT.

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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, the applicant, Cypress Development, LLC, submitted an application for a Site Plan Level II development permit with associated design deviations to develop a 22.75 acre parcel of land located at 150 Northeast 68<sup>th</sup> Street, Fort Lauderdale, Florida, for a multi-family residential project consisting of 973 residential units dispersed into ten (10) multi-family buildings and five (5) townhouse buildings, together with accessory structures for parking, bicycle storage and trash collection, located at 150 Northwest 68<sup>th</sup> Street, 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 applicant has proposed eleven (11) deviations to the design regulations, more specifically set forth on Exhibit "A" attached hereto; 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 II; and

WHEREAS, an application for a development permit that seeks alternate design solutions to Sections 47-37B.3.D.3, 47-37B.5 and 47-37B.6 of the ULDR shall be reviewed as a Site Plan Level II subject to City Commission approval; and

WHEREAS, the Development Review Committee (DRC), at Case No. UDP-S24021, approved the Site Plan Level II development permit on June 23, 2020, with conditions; and

WHEREAS, the City Commission has reviewed the application for alternative design deviations for a Site Plan Level II development permit submitted by the applicant as required by the ULDR, and finds that such application conforms 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 alternative design deviations for a Site Plan Level II development permit submitted to construct a 22.75 acre parcel of land located at 150 Northeast 68<sup>th</sup> Street, Fort Lauderdale, Florida, for a multi-family residential project consisting of 973 residential units dispersed into ten (10) multi-family buildings and five (5) townhouse buildings, together with accessory structures for parking, bicycle storage and trash collection, located at 150 Northwest 68<sup>th</sup> Street, 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 meets the criteria of Sections 47-24, 47-37B.3.D.3, 47-37B.5 and 47-37B.6 of the ULDR as enunciated and memorialized in the minutes of its meeting of September 3, 2025.

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

SECTION 4. That the Site Plan Level II development permit is hereby approved, subject to the conditions imposed by the DRC and City Commission.

SECTION 5. That pursuant to the provisions of the ULDR, the proper City officials are hereby authorized to issue the necessary building and use permits subject to the conditions imposed by the DRC and City Commission.

SECTION 6. The conditions contained herein are intended to memorialize the conditions expressed in the record of the hearings at which the application for the development permit was reviewed. In the event that the record of the proceedings contradicts or contains additional

conditions not reflected in this instrument, the conditions expressed on the record of the proceedings shall prevail and are incorporated herein.

SECTION 7. Issuance of a development permit by a municipality does not in any way create any right on the part of an applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the municipality for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

SECTION 8. This approval is conditioned upon the applicant obtaining all other applicable state or federal permits before commencement of the development.

ADOPTED this \_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Mayor  
DEAN J. TRANTALIS

ATTEST:

\_\_\_\_\_  
City Clerk  
DAVID R. SOLOMAN

APPROVED AS TO FORM:

\_\_\_\_\_  
Interim City Attorney  
D'WAYNE M. SPENCE

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

## EXHIBIT “A”

### APPLICANT’S REQUESTED DESIGN DEVIATIONS

**Table 1: Dimensional Standards Summary**

Design Standard	UUV-NE Requirement	Proposed	Specific Solution and Justification	DRT Determination
Height	8 stories (90 feet)	Ranges from 13 feet, 8 inches to 88 feet, 4 inches	N/A	Complies
Height Townhomes	5 stories (55 feet)	28 feet, 6 inches		
Density	50 units/acre	42.77 units/acre		
Unit Size	400 square feet (min)	629 square feet (min)		
Floor Area Ratio	3.0	1.32		
Setback – Primary Street	10 feet (min) 50 feet (max)	McNab Road: 7 feet, 8 inches Andrews Avenue: 12 feet, 7 inches	Due to existing bridge wall along McNab Road	Deviation McNab Road
Setback – Secondary Street	5 feet (min) 10 feet (max)	NW 66 <sup>th</sup> Street: 10 feet, 4 inches (max)	To accommodate townhome building	Deviation
Building Length	300 feet	361 feet, 7 inches	Overall length exceeds but two portions setback and provide recesses along the length	
Shoulder Height	50 feet (5 stories)	88 feet, 4 inches (8-story building)	Midrise construction not high rise where shoulder applies	
Stepback	15 feet	0 feet (8-story building)	Building typology to wrap parking structure with units	
Tower Separation	60 feet	N/A	N/A	N/A
Floorplate	8,000 to 12,000 square feet	50,251 square feet (8-story building)	Building typology to wrap parking structure with units	Deviation
Fenestration	50% of wall area facing street	McNab Road: 28% Andrews Avenue: 32%	Based on building use and design	
Building Articulation	Every 100 feet, 3 feet (min)	Ranges from 2 feet to 4 feet, average meets 3 feet	N/A	Complies
Building Material	Minimum 2 materials for first 2 floors	Not provided	Based on building elements	Deviation
Building Corners	Enhanced Vertically and horizontally	Not provided	Based on building elements	
Streetscape Zones	Street Tree/Furniture: 5-foot	McNab Road: Not provided	Due to bridge wall	Complies
		Andrews Avenue: 5 feet	N/A	
		NW 66 <sup>th</sup> Street: 10 feet	N/A	
	Sidewalk Clear: 7-foot	McNab Road: Not provided	Due to bridge wall	Deviation
		Andrews Avenue: 8 feet	N/A	Complies

	Frontage: 2 feet	NW 66 <sup>th</sup> Street: 7 feet		
		McNab Road: Not provided	Due to bridge wall	Deviation
		Andrews Avenue: 6 feet	N/A	Complies
		NW 66 <sup>th</sup> Street: 10 feet		
<b>Compact Parking</b>	8 feet, 8 inches by 16 feet	8 feet by 16 feet	Consistent with urban areas and TOD principles	Deviation