



DEVELOPMENT APPLICATION FORM

Application Form: All Applications | Rev. 01/24/2023

INSTRUCTIONS: The following information is required pursuant to the City's Unified Land Development Regulations (ULDR). The development application form must be filled out accurately and all applicable sections must be completed. Only complete the sections indicated for application type with N/A for those section items not applicable. Refer to "Specifications for Plan Submittal" by application type for information requirements for submittal. Select the application type and approval level in **SECTION A** and complete the sections specified.

A APPLICATION TYPE AND APPROVAL LEVEL <small>Select the application type from the list below and check the applicable type.</small>			
<input type="checkbox"/> LEVEL I ADMINISTRATIVE REVIEW COMMITTEE (ADMIN) New nonresidential less than 5,000 square feet Change of use (same impact or less than existing use) Plat note/Nonvehicular access line amendment Administrative site plan Amendment to site plan* Property and right-of-way applications (MOTs, construction staging) Parking Agreements (separate from site plans) COMPLETE SECTIONS B, C, D, G	<input type="checkbox"/> LEVEL II DEVELOPMENT REVIEW COMMITTEE (DRC) New Nonresidential 5,000 square feet or greater Residential 5 units or more Nonresidential use within 100 feet of residential property Redevelopment proposals Change in use (if great impact than existing use) Development in Regional Activity Centers (RAC)* Development in Uptown Project Area* Regional Activity Center Signage • Design Review Team (DRT) Affordable Housing (≥10%) COMPLETE SECTIONS B, C, D, E, F	<input checked="" type="checkbox"/> LEVEL III PLANNING AND ZONING BOARD (PZB) • Conditional Use • Parking Reduction Flex Allocation Cluster / Zero Lot Line Modification of Yards* Waterway Use Mixed Use Development Community Residences* Social Service Residential Facility (SSRF) Medical Cannabis Dispensing Facility* Community Business District for uses greater than 10,000 square feet COMPLETE SECTIONS B, C, D, E, F	<input type="checkbox"/> LEVEL IV CITY COMMISSION (CC) Land Use Amendment Rezoning Plat Public Purpose Use Central Beach Development of Significant Impact* Vacation of Right-of-Way City Commission Review Only <i>(review not required by PZB)</i> Vacation of Easement* COMPLETE SECTIONS B, C, D, E, F
<input type="checkbox"/> EXTENSION Request to extend approval date for a previously approved application COMPLETE SECTIONS B, C, H	<input type="checkbox"/> DEFERRAL Request to defer after an application is scheduled for public hearing COMPLETE SECTIONS B, C, H	<input type="checkbox"/> APPEAL/DE NOVO Appeal decision by approving body De Novo hearing items COMPLETE SECTIONS B, C, H	<input type="checkbox"/> PROPERTY AND ROW ITEM Road closures Construction staging plan Revocable licenses COMPLETE SECTIONS B, C, E

*Application is subject to specific review and approval process. Levels III and IV are reviewed by Development Review Committee unless otherwise noted.

B APPLICANT INFORMATION <small>If applicant is the business operator, complete the agent column and provide property owner authorization.</small>	
Applicant/Property Owner	CYPRESS DEVELOPMENT LLC
Address	Agent: 501 SW 2nd Ave, Suite 1
City, State, Zip	Fort Lauderdale, FL 33301
Phone	Agent: 954.648.9376
Email	Agent: stephanie@toothaker.org
Proof of Ownership	Warranty Deed
Applicant Signature:	 Digitally signed by Stephanie J. Toothaker Date: 2024.03.22 14:47:10 -0400
Authorized Agent	Stephanie J. Toothaker, Esq.
Address	501 SW 2nd Avenue, Suite 1
City, State, Zip	Fort Lauderdale, FL 33301
Phone	954.648.9376
Email	cc: estefania@toothaker.org
Authorization Letter	Letter Attached
Agent Signature:	 Digitally signed by Stephanie J. Toothaker Date: 2024.03.22 14:47:25 -0400

C PARCEL INFORMATION		D LAND USE INFORMATION	
Address/General Location	150 NW 68 St	Existing Use	Mobile Home Park
Folio Number(s)	4942-10-00-0040	Land Use	Employment Center
Legal Description (Brief)	See survey	Zoning	RMM-25
City Commission District	District 1	Proposed	<small>Applications requesting land use amendments and rezonings.</small>
Civic Association	N/A	Proposed Land Use	Uptown TOD (UDP-L23005)
		Proposed Zoning	UUV-NE (UDP-Z24001)

E PROJECT INFORMATION <small>Provide project information. Circle yes or no where noted. If item is not applicable, indicate N/A.</small>	
Project Name	Cypress
Project Description (Describe in detail)	Site Plan Level III Review: Request for Alternate Design Solutions of Uptown Master Plan Regulations, Conditional Use for Building Height, and a Parking Reduction for a 978-Unit Residential Development in the Uptown Project Area
Estimated Project Cost	\$ N/A
Affordable Housing	30% 50% 60% 80% 100% 120% 140%
Number of Units	



DEVELOPMENT SERVICES DEPARTMENT

URBAN DESIGN AND PLANNING DIVISION

DEVELOPMENT APPLICATION FORM

Waterway Use	No	Traffic Study Required	Yes
Flex Units Request	No	Parking Reduction	Yes
Commercial Flex Acreage	No	Public Participation	Yes
Residential Uses		Non-Residential Uses	
Single Family		Commercial	
Townhouses	4 units	Restaurant	
Multifamily	974 units	Office	
Cluster/Zero Lot Line		Industrial	
Other		Other	
Total (dwelling units)	978 units	Total (square feet)	N/A
Unit Mix (dwelling units)	Studio or Efficiency 1+ Bedroom 2+ Bedrooms 3+ Bedrooms		
	Phase 1: 180 1-BD; 114 2-BD; 35 3-BD Phase 2: 140 1-BD; 125 2-BD; 25 3-BD; 4 Townhomes Phase 3: 22 ST; 167 1-BD; 154 2-BD; 12 3-BD		

F PROJECT DIMENSIONAL STANDARDS Indicate all required and proposed standards for the project. Circle yes or no where indicated.

	Required Per ULDR	Proposed	
Lot Size (Square feet/ acres)	N/A	22.75 acres (XXXXXX square feet)	
Lot Density (Units/ acres)	50 du/net acre	978 units / 22.75 acres = 42.95 du/ac	
Lot Width	N/A	Refer to survey	
Building Height (Feet)	Max. 75' (or 150' with Conditional Use)	Varies between building type: Max. 8-stories / 78'-6" to 100' Root	
Structure Length	Max. 300'	Varies between building type: Max. 365'-1"	
Floor Area Ratio (F.A.R.)	Max. 3.0	1.02	
Lot Coverage	N/A	N/A	
Open Space	978 units x 100 SF = 97,800 SF Pocket Park Area	108,012 SF (see EX-001 Open Space and VUA)	
Landscape Area	20% of total VUA = 54,881 SF	57,995 SF	
Parking Spaces	1,882 total spaces per ULDR	1,544 total spaces	
SETBACKS (Indicate direction N, S, E, W)	Required Per ULDR	Proposed	
Front []	10' (min) -50' (max)	Mn. 7'-8" @ W, McNab 18'-7" @ N, Andrews	
Side []	0'	N/A	
Corner / Side []	10' (min) -50' (max)	N/A	
Rear []	0'	N/A	
For projects in Downtown, Northwest, South Andrews, and Uptown Master Plans to be completed in conjunction with the applicable items above.			
Tower Stepback	Required Per ULDR	Proposed	Deviation
Front / Primary Street []	30' @ W. McNab Road and N. Andrews Ave	N/A for all buildings below 75' BLD Type VI @ 0' W. McNab	Yes
Sides / Secondary Street []	30' @ NW 66th Street	N/A all buildings fronting NW 66th less than 75'	No
Building Height	Max. 75' (or 150' with Conditional Use)	All buildings less than 75' except BLD Type VI @ 78'-6"	No
Streetwall Length	Max. 300'	Max. 365'-1"	Yes
Podium Height	Max. 75' (6 stories)	N/A for all buildings below 75' BLD Type VI 78'-6"/ 8-stories	Yes
Tower Separation	60'	N/A for all buildings below 75' BLD Type VI > 60'	No
Tower Floorplate (square feet)	8,000-12,000 SF	N/A for all buildings below 75' BLD Type VI: 39,156 SF @ LVL 1	Yes
Residential Unit Size (minimum)	400 SF	Min. 650 SF	No

G AMENDED PROJECT INFORMATION Provide approved and proposed amendments for project. Circle yes or no where indicated.

Project Name			
Proposed Amendment Description (Describe in detail)			
	Original Approval	Proposed Amendment	Amended
Residential Uses (dwelling units)			
Non-Residential Uses (square feet)			
Lot Size (Square feet/ acres)			
Lot Density (Units/ acres)			
Lot Width			
Building Height (Feet)			
Structure Length			
Floor Area Ratio (F.A.R.)			
Lot Coverage			
Open Space			
Landscape Area			
Parking Spaces			
Tower Stepback			
Building Height			
Streetwall Length			
Podium Height			
Tower Separation			
Tower Floorplate (square feet)			
Residential Unit Size (minimum)			
Does this amendment require a revision to the traffic statement or traffic study completed for the project?			
Does this amendment require a revised water sewer capacity letter?			

H EXTENSION, DEFERRAL, APPEAL INFORMATION Provide information for specific request. Circle approving body and yes or no.

Project Name		
Request Description		
EXTENSION REQUEST	DEFERRAL REQUEST	APPEAL REQUEST / DE NOVO HEARING
Approving Body	Approving Body	Approving Body
Original Approval Date	Scheduled Meeting Date	30 Days from Meeting (Provide Date)
Expiration Date (Permit Submittal Deadline)	Requested Date	60 Days from Meeting (Provide Date)
Expiration Date (Permit Issuance Deadline)	Previous Deferrals Granted	Appeal Request

Requested Extension
(No more than 24 months)Code Enforcement
(Applicant Obtain by Code
Compliance Division)Justification Letter
ProvidedIndicate Approving
Body AppealingDe Novo Hearing Due
to City Commission
Call-Up

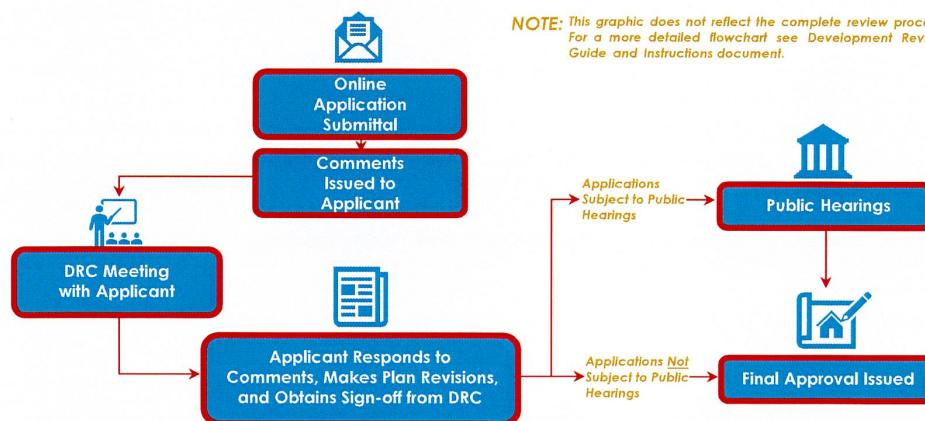
CHECKLIST FOR SUBMITTAL AND COMPLETENESS: The following checklist outlines the necessary items for submittal to ensure the application is deemed complete. Failure to provide this information will result in your application being deemed **incomplete**.

- ☒ **Preliminary Development Meeting** completed on the following date: **PROVIDE DATE**
- ☒ **Development Application Form** completed with the applicable information including signatures.
- ☒ **Proof of Ownership** warranty deed or tax record including corporation documents and SunBiz verification name.
- ☒ **Address Verification Form** applicant contact David Goodrum at 954-828-5976 or DGoodrum@fortlauderdale.gov
- ☒ **Project and Unified Land Development Code Narratives** project narrative and the applicable ULDR sections and criteria as described in the specifications for submittal by application type.
- ☒ **Electronic Files, File Naming, and Documents** consistent with the applicable specifications for application type, consistent with the online submittal requirements including file naming convention, plan sets uploaded as single pdf.
- ☒ **Traffic Study or Statement** submittal of a traffic study or traffic statement.
- ☒ **Stormwater Calculations** signed and sealed by a Florida registered professional engineer consistent with calculations as described in the specifications for plan submittal for site plan applications.
- ☒ **Water and Wastewater Capacity Request** copy of email to Public Works requesting the capacity letter.

OVERVIEW FOR ONLINE SUBMITTAL REQUIREMENTS: Submittals must be conducted through the City's online citizen access portal [LauderBuild](#). No hardcopy application submittals are accepted. Below only highlights the important submittal requirements that applicants must follow to submit online and be deemed complete. View all the requirements at [LauderBuild Plan Room](#).

- **Uploading Entire Submittal** upload all documents at time the application is submitted to prevent delays in processing.
- **File Naming Convention** file names must adhere to the City's [File Naming Convention](#).
- **Reduce File Size** plan sets and other large files must be merged or flattened to reduce file size.
- **Plan Sets** plan sets like site plans, plats, etc. must be submitted as a single pdf file. Staff will instruct when otherwise.
- **Document Categories** choose the correct document category when uploading.

DRC PROCESS OVERVIEW: The entire development review process flowchart can be found in the [Development Application Guide and Instructions](#) document. Below is a quick reference flowchart with key steps in the process to guide applicants.



CONTACT INFORMATION: Questions regarding the development process or [LauderBuild](#), see contact information below.

GENERAL URBAN DESIGN AND PLANNING QUESTIONS

Planning Counter
954-828-6520, Option 5
planning@fortlauderdale.gov

LAUDERBUILD ASSISTANCE AND QUESTIONS

DSD Customer Service
954-828-6520, Option 1
lauderbuild@fortlauderdale.gov

March 22, 2024

VIA LAUDERBUILD
DEVELOPMENT REVIEW COMMITTEE
URBAN DESIGN & PLANNING DIVISION
DEPARTMENT OF DEVELOPMENT SERVICES
CITY OF FORT LAUDERDALE
700 NW 19th AVENUE
FORT LAUDERDALE, FL 33311

RE: Cypress – Case No. UDP-S24021
ULDR & Project Narrative
Site Plan Level III Review: Request for Alternate Design Solutions of Uptown Master Plan Regulations, Conditional Use for Building Height, and a Parking Reduction for a 978-Unit Residential Development in the Uptown Project Area

This firm represents CYPRESS DEVELOPMENT LLC (“Applicant”), as owner of the real property located at 150 NW 68th Street, Fort Lauderdale (Folio No. 494210000040) (the “Property”). Applicant is requesting Site Plan Level III approval to develop a 978-unit project in the Uptown Urban Village Master Plan project area (the “Project” or “Cypress”). The Property is currently designated with an underlying future land use of “Employment Center” and is zoned Residential Multifamily Mid Rise/Medium High Density District (“RMM-25”). Through City-initiated efforts, the future land use and zoning designations are proposed to be amended respectively to “Uptown Transit Oriented Development” (Case No. UDP-L23005) and Uptown Urban Village-Northeast (“UUV-NE”) (Case No. UDP-Z24001). We hereby provide the following responses demonstrating the Project’s compliance with the Unified Land Development Regulations (“ULDR”). An analysis of the Project’s compliance with the Uptown Master Plan is provided separately.

1. PROJECT DESCRIPTION

Situated on a 22.75-acre site at the intersection of W. McNab Road and N. Andrews Avenue, Cypress is a three-phase, 978-unit residential development with 1,544 parking spaces.

The Project prioritizes connectivity, integrating each phase through a network of sidewalks and curated spaces, such as amenitized pedestrian paths, linear park connections, and both active and passive pocket park areas. Along the lake, walking paths further enhance the sense of community. Primary roads are activated with residential building entrances connecting to the network of public sidewalks to promote walking, cycling, and the use of public transit to reinforce Uptown’s transit-oriented development principles.

Architecturally, the Project aims to evoke the ambiance of Rosemary Beach, blending traditional and contemporary elements. Stone, wood, and metal canopy details adorn the exteriors, creating a visually appealing and cohesive aesthetic throughout the development.

Stephanie J. Toothaker, Esq.
land use development political strategy procurement

Stephanie J. Toothaker, Esq., PA 954.648.9376 stephanie@toothaker.org [@stoothaker](https://twitter.com/stoothaker) [@toothakerdevelopment](https://www.instagram.com/toothakerdevelopment)
401 E Las Olas Blvd, Suite 130-154 Fort Lauderdale, FL 33301

Phase 1 introduces 329 multifamily units in five 5-story, mid-rise buildings together with 515 total parking spaces and a lake feature. The main entrance is located on N. Andrews Avenue. Ground level walk up units and a clubhouse are strategically positioned to activate the streetscape.

Phase 2 features 290 multifamily units distributed across four 5-story, mid-rise buildings with amenities such as a clubhouse, pool courtyard, and park areas, and a row of 2-story, 4-unit townhomes. This phase is supported by two parking decks totaling 473 parking spaces. The main entry is located along NW 2nd Avenue, connecting W. McNab Road and NW 66th Street.

Phase 3 brings a unique dimension to the Project with a parking structure fully lined on all sides with 8-stories of residential and amenity spaces, totaling 355 multifamily units. The parking component located within the building totals 556 parking spaces. Along W. McNab Road, walkup units lining the entire building frontage contribute to the envisioned vibrancy in the Uptown Urban Village.

The Applicant seeks alternative design solutions for minimum front and corner setbacks, maximum building length, shoulder height, stepbacks, and floorplate size and conditional use approval for building height, as more specifically described in Table 1 below, and a residential parking reduction.

2. UNIFIED LAND DEVELOPMENT REGULATIONS ANALYSIS

Provided below is a point-by-point analysis the ULDR criteria applicable to the Project:

**ULDR Section 47-37B. Uptown Urban Village Zoning Districts;
ULDR Section 47-25.2. Adequacy Requirements; and
ULDR Section 47-25.3. Neighborhood Compatibility Requirements**

ULDR Section 47-37B. Uptown Urban Village Zoning Districts

Sec. 47-37B.3. Applicability and general regulations.

A. *Applicability.* The following regulations shall apply to all development permitted within the Uptown Urban Village Zoning Districts as listed in Section 47-37B.4, List of Permitted and Conditional Uses, and shall be read in conjunction with the adopted design standards referenced herein Section 47-37B.3.A.1.

1. Uptown Urban Village Illustrations of Design Standards. Document adopted by ordinance as part of the creation of the Uptown zoning districts and incorporated as if fully set out herein and filed with the department.

Response: The Property is proposed to be rezoned to UUV-NE. As such, Uptown Urban Village regulations are applicable.

B. *Development permit and approval process.* Development applications shall be reviewed in accordance with Section 47-24, Table 1. Development Permits, and as provided below.

1. An application for a development permit shall be reviewed for compliance with the applicable criteria as provided in the ULDR and shall demonstrate consistency with adopted design standards for Uptown.

Response: Acknowledged.

2. An application for a development permit that seeks alternate design solutions to the regulations provided herein shall be reviewed as a site plan level III and is subject to the following restrictions:

- a. Alternate design solutions shall not exceed more than three (3) regulation standards.

Response: Acknowledged. Refer to Table 1 below.

- b. Development applications must demonstrate that the proposed alternate solution(s) maintain the overall intent of the standard.

Response: Project complies.

- c. Such alternate solutions cannot include deviations to density, building height, or maximum floor area ratio unless provided herein.

Response: Density and maximum floor area ratio comply with the maximums. Applicant is requesting Conditional Use approval for the proposed building height for Building Type VI / 8-story building (Phase 3) only.

C. *Definitions.* [intentionally omitted]

D. *Density, affordable housing, and flex allocation.*

1. Density within the Uptown Urban Village Zoning Districts shall require the allocation of residential flex units as outlined in Section 47-28, Flexibility Rules.

Response: The Uptown TOD will create 4,000 new units available for allocation on a first-come, first-served basis. As such, flex allocation is not anticipated to be required for the Project.

2. Density of a development parcel shall not exceed fifty (50) dwelling units per acre, however the density may exceed fifty (50) dwelling units per acre in accordance with Section 47-23.16. - Affordable Housing Regulations.

Response: The Project complies with the maximum 50 du/net acre requirement: 978 units / 22.75 acres = 42.95 du/acre.

3. Commercial flex allocation shall be applied as outlined in Section 47-28, Flexibility Rules.

Response: Commercial flex allocation is not required for the Project as no commercial use is proposed.

Sec. 47-37B.5. Table of dimensional requirements for the Uptown Urban Village Zoning Districts.

Response: The Project complies with the dimensional requirements of ULDR Section 47-37B.5. except where conditional use or alternate design solutions are requested as noted below:

Table 1.

	UUV-NE Requirement	Proposed	Conditional Use or Alternative Design Solution
Maximum Height* (Note A)	75'	BLD Type I: 5-story / 47'-6" T.O. Beam BLD Type II: 5-story / 47'-6" T.O. Beam BLD Type III: 5-story / 47'-6" T.O. Beam BLD Type IV: 5-story / 50'-0" T.O. Beam BLD Type V: 5-story / 47'-6" to T.O. Beam BLD Type VI: 8-story / 78'-6" to T.O. Roof Townhome: 2-story / 24'-0" Garge Type I, II, III: 1-story / 13'-6" T.O. Roof Parking Deck Type I and II: 2-levels / 13'-8" to Parapet Maintenance Bldg Type I: 14'-2" T.O. Roof Maintenance Bldg Type II: 13'-10" T.O. Roof	Conditional Use for BLD Type VI only
Maximum Density (du/ac)	50 du/ac	978 units / 22.75 acre = 42.95 du/ac	Complies
Minimum Unit Size	400 SF	Min. 650 SF (gross A/C area)	Complies
Minimum Lot Size	None	22.75 acres (991,093 SF)	Complies
Minimum Lot Width	None	Refer to survey	Complies
Maximum Floor Area Ratio (FAR)	3.0	1.02	Complies
Front and Corner Setbacks			
Primary Street			
<i>West Mcnab Road (North)</i>	10' (min) – 50' (max)	Min. 7'-8"	Deviation Requested for BLD Type VI only
<i>North Andrews Avenue (East)</i>	10' (min) – 50' (max)	18'-7"	Complies
Secondary Street			
<i>NW 66th Street (South)</i>	5' (min) – 10' (max)	Min. 22'-6"	Deviation Requested
Tertiary Street			
<i>NW 2nd Avenue (West)</i>	0'	61'-4"	Complies
Side and Rear Setbacks	None	Varies	Complies
Maximum Building Length (Note B)	300'	Max. 365'-1"	Deviation Requested
Max. Shoulder Height	75' (6 stories)	N/A for all buildings where proposed max. building height to roof is below 75'; BLD Type VI: 78'-6" (shoulder/tower design not proposed)	Deviation Requested for BLD Type VI only
Front and Corner Stepback	30'	N/A for all buildings where proposed max. building height to roof is below 75'; BLD Type VI: 0'	Deviation Requested for BLD Type VI only
Tower Separation	60'	N/A for all buildings where proposed max. building height to roof is below 75'; BLD Type VI: > 60' on-site and off-site	Complies
Maximum Floorplate – Above Shoulder Height	8,000 SF to 12,000 SF	N/A for all buildings where proposed max. building height to roof is below 75'; BLD Type VI: 39,156 SF @ LVL 8	Deviation Requested for BLD Type VI only
Note A: Height may be increased to 150 feet subject to Conditional Use Requirements outlined in ULDR Section 47-23.13. Note B: Maximum building length does not apply to portions of the building that extend pass the maximum setbacks for Primary and Secondary Streets. * Subject to height limitations by the Federal Aviation Administration (FAA)			

Sec. 47-37B.6. Uptown Urban Village Zoning District special regulations

- A. *Applicability.* The following special regulations shall apply to all development permitted within the Uptown Urban Village zoning districts and shall be used in conjunction with the Uptown Urban Village Illustrations of Design Standards.

Response: Acknowledged.

- B. *Open space requirements.*

1. Pocket parks shall be provided for all residential development and mixed-use development containing residential uses. Common areas such as private amenity decks or pool decks can be counted toward the pocket park requirements at no greater than forty (40) percent of such private amenity square foot area.

Response: Project complies. Only Pocket Park requirements are applicable to the Project. For a residential development with more than 151 units (all of the units being more than 400 square feet), 97,800 square feet of Pocket Park area is required (i.e. 978 units x 100 square feet = 97,800 square feet), and 108,012 square feet is provided. Refer to Landscape Sheet EX-001 Open Space and VUA and L-309 Landscape Code Compliance Table.

3. Communal space shall be provided based on residential unit size and the percentage of such in a development. Communal space may be at grade or within a building but cannot include amenity areas such as pool decks or fitness facilities.

Response: Communal space requirement is not applicable as this is a residential development only with no units at or below 400 square feet.

4. Plaza/gathering areas shall be provided for commercial uses or mixed-use development containing commercial uses and is based on the total square footage of commercial use. Outdoor dining can be credited toward plaza/gathering area requirements.

Response: Plaza and gathering area or public terrace requirements are not applicable as this is a residential development only.

4. Pocket parks and plaza/gathering areas that are connected or immediately adjacent to one another can be reduced by fifty (50) percent of required area.

Response: Acknowledged.

5. Spatial requirements for Section 47-37B.6.B.1 through Section 47-37B.6.B.3 are provided in Table 47-37B.6.C, Spatial Requirements for Open Space.

Response: Acknowledged. Refer to response below.

6. Landscape requirements not specified herein shall comply with Section 47-21.

Response: Acknowledged and Project complies.

- C. *Table of Spatial Requirements for Open Space.*

Response: Project complies. Only Pocket Park requirements are applicable to the Project. For a residential development with more than 151 units (all of the units being more than 400 square feet), 97,800 square feet of Pocket Park area is required (i.e. 977 units x 100 square feet = 97,800 square feet), and 108,012 square feet is provided. Refer to Landscape Sheet EX-001 Open Space and VUA and L-309 Landscape Code Compliance Table.

D. *Street hierarchy.*

1. Primary streets include Cypress Creek Road, N Andrews Avenue, and N Powerline Road. Primary streets are major arterials designed to move regional traffic through the Uptown Urban Village. This street typology is proposed to largely remain as is, though some changes to configuration will occur with the implementation of I-95 interchange modifications, particularly at Cypress Creek Road.

Response: The Property fronts two Primary Streets, including W. McNab Road and N. Andrews Avenue.

2. Secondary streets include NW 65th Court, NW 63rd Street, NW 5th Way, NW 59th Court, and NW 6th Way. Secondary streets provide internal connectivity within sub-areas of the Uptown Urban Village. This street typology is proposed to be modified to accommodate a variety of multi-modal improvements depending on the location within the area.

Response: Not applicable.

3. Tertiary streets include NW 67th Street, NW 2nd Avenue, NW 57th Place, NW 57th Court, and NW 57th Street and newly-proposed roads in Sub-Area Planning Districts 1, 2, 3 and 5 within the Uptown Urban Village. Tertiary streets are internal connectors identified primarily for service and site access to individual development sites.

Response: NW 2nd Avenue and NW 66th Street are understood to be Tertiary Streets.

E. *Drive-thru design. [intentionally omitted]*

F. *Building design.* Building facades facing primary and secondary streets shall include building articulation that meets the following design elements:

Response: The Property fronts two Primary Streets, including W. McNab Road and N. Andrews Avenue.

1. For every one hundred (100) feet of building facade length, there shall be a minimum of two (2) feet of building articulation including but not limited to projections, recesses, or reveals;

Response: Project complies. The residential buildings are designed to provide each unit with a balcony, allowing for variations in projections and articulations less than 100 feet apart.

2. First two (2) floors shall contain a minimum of two (2) building materials of high quality. Stucco shall not be counted to meet the two (2) material requirement; and

Response: Project complies. Brick, stone, or wood paneling has been incorporated into certain sections of the building at levels one and two.

3. Building corners shall contain special corner treatments both vertically and horizontally to emphasize the building corner.

Response: Project complies. All building corners have been designed with a different color and treatment to emphasize the building corner and add hierarchy to the corners.

G. *Arrangement of uses.* Mixed-use developments are required to arrange uses based on the following:

1. Mixed-use development arranged in a horizontal configuration shall be designed with the residential use facing other residential use, or open space, or the principal front entrance of non-residential or mixed-use buildings located across a public street so that the front of the residential use does not face surface parking lots, parking structures, or back of non-residential buildings.

Response: Not applicable. The Project is a residential development. The Uptown Master Plan contemplates residential uses within a single use building or as part of a mixed use development with residential (e.g. see pages 62-63, and 91). Specifically, the Property is envisioned as follows: “The manufactured home park site is intended to support multi-family or mixed-use development when it is redeveloped.” (emphasis added) (see page 57, UUV-NE Intent and Purpose). With the adoption

of the Uptown TOD land use designation, there will no longer be a requirement to “flex” residential use as part of a Mixed Use Development as is currently required under the existing Employment Center land use. It should also be noted that the Project will be complemented by surrounding existing and planned office and commercial uses.

2. Mixed-use development arranged in a vertical configuration must contain non-residential uses as part of the ground floor with the exception of principal entrance for the residential use or the incorporation of live-work unit.

Response: Not applicable. The Project is a residential development. The Uptown Master Plan contemplates residential uses within a single use building or as part of a mixed use development with residential (e.g. see pages 62-63, and 91). Specifically, the Property is envisioned as follows: “The manufactured home park site is intended to support multi-family or mixed-use development when it is redeveloped.” (emphasis added) (see page 57, UUV-NE Intent and Purpose). With the adoption of the Uptown TOD land use designation, there will no longer be a requirement to “flex” residential use as part of a Mixed Use Development as is currently required under the existing Employment Center land use. It should also be noted that the Project will be complemented by surrounding existing and planned office and commercial uses.

H. *Parking and passenger loading.*

1. Off-street parking in the UUV-NE district shall be located behind the front setback of the building nearest to Andrews Avenue with the exception that no more than one (1) aisle of parking fronting Andrews Avenue.

Response: Project complies. All off-street (garage and surface parking) is located behind the front setback of the nearest building to N. Andrews Avenue. See SP-101.

2. Off-street parking in the UUV-NW and UUV-SE districts shall be located behind the front setback of the building nearest to primary and secondary streets.

Response: Not applicable as Property is proposed to be rezoned to UUV-NE.

3. Off-street parking shall be organized into parking lot areas with no more than two hundred (200) spaces separated by any of the following elements; buildings, open space, enhanced landscaped areas, water bodies, or plaza/gathering areas.

Response: Project complies. All surface parking is organized into parking areas of 10 or fewer spaces in a row, separated by landscaping islands.

4. Off-street parking requirements not specified herein shall meet the regulations provided in Section 47-20.

Response: Acknowledged. Applicant is seeking a residential parking reduction.

5. Passenger loading areas shall meet the following:

- a. Location is limited to secondary and tertiary streets;

Response: Project complies. Passenger loading areas are internalized to the Property and do not front W. McNab Road or N. Andrews Avenue.

- b. One-way traffic movement with adequate width for by-pass lane;

Response: Project complies. Refer to SP-101.

- c. Areas designated for passenger loading and valet service shall be limited to twenty (20) percent of the building frontage.

Response: Project complies. Passenger loading areas are internalized to the Property and do not front W. McNab Road or N. Andrews Avenue. Refer to SP-101. Valet service is not proposed.

- d. Covered passenger loading areas such as a port cochere are permitted with buildings that have a minimum length of one hundred fifty (150) feet and shall not exceed eighty (80) feet or twenty five (25) percent of the building frontage, whichever is less.

Response: Acknowledged and taken under advisement.

I. *Parking structures.*

- 1. Parking structures fronting primary and secondary streets shall meet the following:

Response: The Property fronts two primary streets, W. McNab Road and N. Andrews Avenue. The standalone parking structures (Garage Type I, II and III) are internalized to the Property and do not front these two Primary Streets. The BLD Type VI 8-story parking garage and BLD Type III 1-level individual parking garages are screened from view.

- a. Ground floor of structure must contain active uses for a minimum of seventy (70) percent of the frontage;

Response: Project complies. The 8-story parking structure is wrapped with residential units 100% of the building frontage at the ground floor along W. McNab Road. The 1-story individual parking garages are also screened from view with ground level residential units along 100% of the building frontage along N. Andrews Avenue. All other proposed parking garage structures on the Property do not front Primary or Secondary Streets but remain screened from view from public rights-of-way and abutting properties through a combination of building design, location, and landscaping.

- b. Upper levels of the parking structure shall be screened from public view with liner units or active use or exceptional architectural screening or combination thereof, whereas the screening material can be architectural such as perforated metal, green screen system or planters whether live or artificial, or artistic elements such as murals;

Response: Project complies. The 8-story parking structures is wrapped with residential units. The 1-story individual parking garages are also screened from view with ground level residential units along 100% of the building frontage along N. Andrews Avenue. All other proposed 1-story individual parking garages and 2-level parking deck structures on the Property do not front Primary or Secondary Streets but remain screened from view from public rights-of-way and abutting properties through a combination of building design, location, and landscaping.

- c. Parking structure stairwells shall be designed as an integral part of the structure with enhanced elements and enhanced stairwell top design;

Response: Project complies. The parking structure in Phase 3 is concealed by the units, and the parking deck stairwells have been enhanced with architectural elements.

- d. Access to the parking structure shall be from secondary street unless property fronts only primary street;

Response: Project complies. Parking garage access is provided from NW 2nd Avenue (Tertiary Street) or internalized driveways.

- e. Parking structure standards stated herein are not applicable to development in the UUV-SW and UUV-SC districts.

Response: Proposed development will be in the UUV-NE district.

- J. *Streetscape zone.* Streetscape zones shall contain an area for sidewalk and an area for street trees/furniture when fronting primary, secondary, and tertiary streets.

- 1. A minimum, unobstructed sidewalk width of seven (7) feet,

Response: Project complies where feasible. A 7' wide sidewalk is proposed on N. Andrews Avenue (Primary Street). The existing 5' wide sidewalk on W. McNab Road (Primary Street) cannot be modified due to the existing bridge wall.

- 2. A minimum five (5) foot wide area for tree placement and furniture or other elements such as low seating walls, waste receptacles, bus shelters, bike racks or similar elements;

Response: Project complies where feasible. A 5' wide landscape and furniture strip is proposed along N. Andrews Avenue (Primary Street). Only a 5' wide landscape strip is proposed along W. McNab Road (Primary Street) as furniture cannot be placed due to the existing bridge wall.

- 3. Streetscape zones are required as part of a development abutting right-of-way and where necessary shall extended onto private property with a sidewalk easement.

Response: Acknowledged. Project complies where feasible due to existing conditions (i.e. existing bridge wall).

- K. *Signage.* Signage shall meet the regulations provided in Section 47-22, Sign Requirements, except as provided herein.

- 1. Ground signs are not permitted within the streetscape zone as described in Section 47-37B.6.J. Such signs shall not exceed five (5) feet in height and shall not exceed a total height of eight (8) feet above the natural grade is exceeded.

Response: Acknowledged. Project signage will be processed under a separate application separate from this site plan application.

- 2. Projecting signs shall not exceed three (3) feet from the building wall and not exceed twelve (12) square feet in area. Such signs are permitted to encroach into the streetscape zone area and must maintain a nine (9) feet clearance from the bottom of the sign to the sidewalk or walkway below.

Response: Acknowledged. Project signage will be processed under a separate application separate from this site plan application.

- 3. Creativity in sign design and material is encouraged as described in the Illustrations of Design Standards.

Response: Acknowledged. Project signage will be processed under a separate application separate from this site plan application.

- L. *Sense of place elements.* Development projects are encouraged to incorporate creative design elements into their design. Such elements should be an artistic, social, and functional component of a development project and the overall Uptown Project Area. Sense of place elements are highly recommended for large, mixed use projects within the Uptown Project Area and for key gateway properties. Building illumination should also be encouraged as a sense of place element. Future branding of the area should also focus on creating a unique visual representation of Uptown Project Area.

Response: Acknowledged and taken under advisement.

Sec. 47-25.2. Adequacy Requirements

- A. ***Applicability.*** The adequacy requirements set forth herein shall be used by the city to evaluate the demand created on public services and facilities created by a proposed development permit.

Response: The adequacy requirements are applicable to the Project.

- B. ***Communications network.*** Buildings and structures shall not interfere with the city's communication network. Developments shall be modified to accommodate the needs of the city's communication network, to eliminate any interference a development would create or otherwise accommodate the needs of the city's communication network within the development proposal.

Response: The Project is not expected to interfere with the City's communication network.

- C. ***Drainage facilities.*** Adequacy of stormwater management facilities shall be evaluated based upon the adopted level of service requiring the retention of the first inch of runoff from the entire site or two and one-half (2 1/2) inches of runoff from the impervious surface whichever is greater.

Response: Project complies. Stormwater management calculations are provided as part of this application.

- D. ***Environmentally sensitive lands.***

1. In addition to a finding of adequacy, a development shall be reviewed pursuant to applicable federal, state, regional and local environmental regulations. Specifically, a application for development shall be reviewed in accordance with the following Broward County Ordinances which address environmentally sensitive lands and wellfield protection which ordinances are incorporated herein by reference:

- Broward County Ordinance No. 89-6.
- Section 5-198(I), Chapter 5, Article IX of the Broward County Code of Ordinances.
- Broward County Ordinance No. 84-60.

2. The applicant must demonstrate that impacts of the proposed development to environmentally sensitive lands will be mitigated.

Response: There Property was previously developed with a mobile home park. The proposed redevelopment will not impact any environmentally sensitive lands.

- E. ***Fire protection.*** Fire protection service shall be adequate to protect people and property in the proposed development. Adequate water supply, fire hydrants, fire apparatus and facilities shall be provided in accordance with the Florida Building Code, South Florida Fire Code and other accepted applicable fire and safety standards.

Response: Adequate water supply, fire hydrants, fire apparatus and facilities will be provided in accordance with the Florida Building Code, South Florida Fire Code and other accepted applicable fire and safety standards. Refer to Broward County Water and Wastewater Service Availability Letter dated January 17, 2024 confirming there is sufficient plan capacity to provide service.

- F. ***Parks and open space.***

1. The manner and amount of providing park and open space is as provided in Section 47-38A, Park Impact Fees, of the ULDR.
2. No building permit shall be issued until the park impact fee required by Section 47- 38A of the ULDR has been paid in full by the applicant.

Response: Acknowledged and will comply.

- G. ***Police protection.*** Police protection service shall be adequate to protect people and property in the proposed development. The development shall provide improvements which are consistent with Crime Prevention Through Environmental Design (CPTED) to minimize the risk to public safety and assure adequate police protection.

Response: Acknowledged and taken under advisement.

H. *Potable water.*

1. Adequate potable water service shall be provided for the needs of the proposed development. The proposed development shall be designed to provide adequate areas and easements which may be needed for the installation and maintenance of potable water systems in accordance with city engineering standards, the Florida Building Code, and applicable health and environmental regulations. The existing water treatment facilities and systems shall have sufficient capacity to provide for the needs of the proposed development and for other developments in the service area which are occupied, available for occupancy, for which building permits are in effect or for which potable water treatment capacity has been reserved. Capital expansion charges for water and sewer facilities shall be paid by the developer in accordance with Resolution 85-265, as it is amended from time to time. Improvements to the potable water service and system shall be made in accordance with city engineering standards and other accepted applicable engineering standards.
2. Potable water facilities.
 - a. If the system is tied into the city treatment facility, the available capacity shall be determined by subtracting committed capacity and present flow from design capacity. If there is available capacity, the city shall determine the impact of the proposed development utilizing Table 3, Water and Wastewater, on file with the department.
 - b. If there is adequate capacity available in the city treatment plant to serve the proposed development, the city shall reserve the necessary capacity to serve the development.
 - c. Where the county is the projected service provider, a similar written assurance will be required.
Response: Refer to Broward County Water and Wastewater Service Availability Letter dated January 17, 2024 confirming there is sufficient plan capacity to provide service.

I. *Sanitary sewer.*

1. If the system is tied into the city treatment facility, the available capacity shall be determined by subtracting committed capacity and present flow from the design capacity. If there is available capacity, the city shall determine the impact of the proposed development utilizing Table 3, Water and Wastewater, on file with the department.
Response: Refer to Broward County Water and Wastewater Service Availability Letter dated January 17, 2024 confirming there is sufficient plan capacity to provide service.

J. *Schools.* For all development including residential units, the applicant shall be required to mitigate the impact of such development on public school facilities in accordance with the Broward County Land Development Code or section 47-38C. Educational Mitigation, as applicable and shall provide documentation to the city that such education mitigation requirement has been satisfied.

Response: A Preliminary SCAD will be provided during the DRC process and will pay all applicable impact fees at time of building permit.

K. *Solid waste.*

1. Adequate solid waste collection facilities and service shall be obtained by the applicant in connection with the proposed development and evidence shall be provided to the city demonstrating that all solid waste will be disposed of in a manner that complies with all governmental requirements.
2. Where the city provides solid waste collection service and adequate service can be provided, an adequacy finding shall be issued. Where there is another service provider, a written assurance will be required. The impacts of the proposed development will be determined based on Table 4, Solid Waste, on file with the department.
Response: Acknowledged and will be provided as part of this application.

- L. **Stormwater.** Adequate stormwater facilities and systems shall be provided so that the removal of stormwater will not adversely affect adjacent streets and properties or the public stormwater facilities and systems in accordance with the Florida Building Code city engineering standards and other accepted applicable engineering standards.

Response: Project complies. Stormwater management calculations will be provided as part of this application.

M. **Transportation facilities.**

1. The capacity for transportation facilities shall be evaluated based on Table 1, Generalized Daily Level of Service Maximum Volumes, on file with the department. If a development is within a compact deferral area, the available traffic capacity shall be determined in accordance with Table 2, Flowchart, on file with the department.
2. **Regional transportation network.** The regional transportation network shall have the adequate capacity, and safe and efficient traffic circulation to serve the proposed development. Adequate capacity and safe and efficient traffic circulation shall be determined by using existing and site-specific traffic studies, the adopted traffic elements of the city and the county comprehensive plans, and accepted applicable traffic engineering standards. Site-specific traffic studies may be required to be made and paid for by the applicant when the city determines such a study is needed in order to evaluate the impacts of the proposed development on proposed or existing roadways as provided for in subsection M.4. An applicant may submit such a study to the city which will be considered by the DRC in its review. Roadway improvements needed to upgrade the regional transportation network shall be made in accordance with the city, the county, and Florida Department of Transportation traffic engineering standards and plans as applicable.
3. **Local streets.** Local streets shall have adequate capacity, safe and efficient traffic circulation, and appropriate functional classification to serve the proposed development. Adequate capacity and safe and efficient traffic circulation shall be determined by using existing and site-specific traffic studies, the city's comprehensive plan and accepted applicable traffic engineering standards. Site-specific traffic studies may be required to be made and paid for by the applicant when the city determines such a study is required in order to evaluate the impact of the proposed development on proposed or existing roadways as provided for in subsection M.4. An applicant may submit to the city such a study to be considered as part of the DRC review. Street improvements needed to upgrade the capacity or comply with the functional classification of local streets shall be made in accordance with the city engineering standards and acceptable applicable traffic engineering standards. Local streets are those streets that are not classified as federal, state or county roadways on the functional classification map adopted by the State of Florida.
4. **Traffic impact studies.**
 - a. When the proposed development may generate over one thousand (1,000) daily trips;
 - b. When the daily trip generation is less than one thousand (1,000) trips; and (1) when more than twenty percent (20%) of the total daily trips are anticipated to arrive or depart, or both, within one-half (1/2) hour; or (2) when the proposed use creates varying trip generation each day, but has the potential to place more than twenty percent (20%) of its maximum twenty-four (24) hour trip generation onto the adjacent transportation system within a one-half (1/2) hour period; the applicant shall submit to the city a traffic impact analysis prepared by the county or a registered Florida engineer experienced in trafficways impact analysis which shall:
 - i. Provide an estimate of the number of average and peak hour trips per day generated and directions or routes of travel for all trips with an external end.
 - ii. Estimate how traffic from the proposed development will change traffic volumes, levels of service, and circulation on the existing and programmed trafficways.
 - iii. If traffic generated by the proposed development requires any modification of existing or programmed components of the regional or local trafficways, define what city, county or state agencies have programmed the necessary construction and how this programming relates to the proposed development.
 - iv. A further detailed analysis and any other information that the review committee considers relevant.

- v. The traffic impact study may be reviewed by an independent licensed professional engineer contracted by the city to determine whether it adequately addresses the impact and the study supports its conclusions. The cost of review by city's consultant shall be reimbursed to the city by the applicant.
- vi. When this subsection M.4.b. applies, the traffic study shall include an analysis of how the peak loading will affect the transportation system including, if necessary, an operational plan showing how the peak trips will be controlled and managed.

Response: Refer to Traffic Impact Analysis prepared by Kimley-Horn & Associates dated March 2024.

5. ***Dedication of rights-of-way.*** Property shall be conveyed to the public by plat, deed or grant of easement as needed in accordance with the Broward County Trafficways Plan, the city's comprehensive plan, subdivision regulations and accepted applicable traffic engineering standards.

Response: Right of way easements and deviations will be provided to meet City and County standards. A separate Plat application will be submitted for the Property.

6. ***Pedestrian facilities.*** Sidewalks, pedestrian crossing and other pedestrian facilities shall be provided to encourage safe and adequate pedestrian movement on-site and along roadways to adjacent properties. Transit service facilities shall be provided for as required by the city and Broward County Transit. Pedestrian facilities shall be designed and installed in accordance with city engineering standards and accepted applicable engineering standards.

Response: Project complies where feasible. A minimum 7' wide sidewalk is proposed on N. Andrews Avenue (Primary Street). The existing 5' wide sidewalk on W. McNab Road (Primary Street) cannot be modified due to the existing bridge wall. Pedestrian facilities are also proposed within the development.

7. ***Primary arterial street frontage.*** Where a proposed development abuts a primary arterial street either existing or proposed in the trafficways plan, the development review committee (DRC) may require marginal access street, reverse frontage with screen planting contained in a nonaccess reservation along the rear property line, deep lots with or without rear service alleys, or such other treatment as may be necessary for adequate protection of residential properties and to assure separation of through and level traffic.

Response: Acknowledged and will comply where applicable.

8. ***Other roadway improvements.*** Roadways adjustments, traffic control devices, mechanisms, and access restrictions may be required to control traffic flow or divert traffic, as needed to reduce or eliminate development generated traffic.

Response: Acknowledged and will comply where applicable.

9. ***Street trees.*** In order to provide for adequate landscaping along streets within the city, street trees shall be required along the length of the property abutting a street. A minimum of fifty percent (50%) of the required street trees shall be shade trees, and the remaining street trees may be provided as flowering or palm trees. These percentages may be varied based on existing or proposed physical conditions which may prevent the ability to comply with the street tree requirements of this subsection. The street trees shall be planted at a minimum height and size in accordance with the requirements of Section 47-21, Landscape and Tree Preservation Requirements, except in the downtown RAC districts the requirements of Sec. 47-13.20.H.8 shall apply. The location and number of street trees shall be determined by the department based on the height, bulk, mass and design of the structures on the site and the proposed development's compatibility to surrounding properties. The requirements for street trees, as provided herein, may be located within the public right-of-way as approved by the entity with jurisdiction over the abutting right-of-way.

Response: Project complies. Refer to Landscape Sheet EX-001 Open Space and VUA and L-309 Landscape Code Compliance Table.

N. ***Wastewater.***

1. *Wastewater.* Adequate wastewater services shall be provided for the needs of the proposed development. The proposed development shall be designed to provide adequate areas and easements which may be needed for the installation and maintenance of a wastewater and disposal system in accordance with applicable health, environmental and engineering regulations and standards. The existing wastewater treatment facilities and systems shall have adequate capacity to provide for the needs of the proposed development and for other developments in the service area which are occupied, available for occupancy, for which building permits are in effect or for which wastewater treatment or disposal capacity has been reserved. Capital expansion charges for water and sewer facilities shall be paid by the developer in accordance with Resolution 85-265, as it is amended for time to time. Improvements to the wastewater facilities and system shall be made in accordance with the city engineering and accepted applicable engineering standards.

Response: Project complies. Refer to Broward County Water and Wastewater Service Availability Letter dated January 17, 2024 confirming there is sufficient plan capacity to provide service.

- O. ***Trash management requirements.*** A trash management plan shall be required in connection with non-residential uses that provide prepackaged food or beverages for offsite consumption. Existing non-residential uses of this type shall adopt a trash management plan within six (6) months of the effective date of this provision.

Response: Project will comply as applicable.

P. ***Historic and archaeological resources.***

1. If a structure or site has been identified as having archaeological or historical significance by any entity within the State of Florida authorized by law to do same, the applicant shall be responsible for requesting this information from the state, county, local governmental or other entity with jurisdiction over historic or archaeological matters and submitting this information to the city at the time of, and together with, a development permit application. The reviewing entity shall include this information in its comments.

Response: There are no historic or archaeological resources on the Property to Applicant's knowledge.

- Q. ***Hurricane Evacuation.*** If a structure or site is located east of the Intracoastal Waterway, the applicant shall submit documentation from Broward County or such agency with jurisdiction over hurricane evacuation analysis either indicating that acceptable level of service of hurricane evacuation routes and hurricane emergency shelter capacity shall be maintained without impairment resulting from a proposed development or describing actions or development modifications necessary to be implemented in order to maintain level of service and capacity.

Response: Not applicable. The Property is located west of the Intracoastal Waterway.

Sec. 47-25.3. Neighborhood compatibility requirements.

A. The neighborhood compatibility requirements are as follows:

1. *Adequacy requirements.* See Sec. 47-25.2.

Response: Refer to point-by-point narrative addressing the adequacy requirements.

2. *Smoke, odor, emissions of particulate matter and noise.*

- a. Documentation from the Broward County Department of Natural Resource Protection (DNRP) or a report by a certified engineer, licensed in the State of Florida, that the proposed development will not exceed the maximum levels of smoke, odor, emissions of particulate matter and noise as regulated by Chapter 27, Pollution Control, of the Code of Broward County, and that a DNRP permit for such facility is not required.
- b. Where a DNRP license is required in accordance with Chapter 27, Pollution Control, of the Code of Broward County, all supporting documentation and information to obtain such permit shall be submitted to the DRC as part of a site plan review.
- c. Such DNRP licenses shall be required to be issued and copies provided to the city prior to the issuance of a building permit for the proposed development.

Response:Should any DRNP licenses be required, the applicant will apply and obtain as applicable.

3. *Design and performance standards.*

- a. *Lighting.* No lighting shall be directed from a use which is subject to the requirements of this Sec. 47-25.3 in a manner which illuminates abutting residential property and no source of incandescent or mercury vapor illumination shall be directly visible from any abutting residential property. No neon lights inside or outside structures shall be visible from any abutting residential property.
 - i. Glare. Any nonresidential operation or activity producing glare shall be conducted so that direct or indirect illumination of light shall not cause illumination in excess of one (1) footcandle on any abutting residential property except as provided in subsection iii. of this subsection a.
 - ii. Control of effects of lights from automobiles or other sources. Where the site plan indicates potential adverse effects of parking or of other sources on the lot on which the nonresidential use is to be located, such effects shall be eliminated or at a minimum prevented so that lights do not illuminate adjacent residential property below a height of five (5) feet at the residential lot line, or from shining into any residential window if there is to be nonresidential parking on the premises after dark.
 - iii. In addition to the above, parking lots and garages will be subject to the provisions of Sections 47-20.14 and if in conflict with the provisions of this section, the more restrictive provisions shall apply.

Response: Not applicable. The Project does not abut residential properties.

- b. *Control of appearance.* The following design standards are provided to protect the character of abutting residential areas from the visual impact which may result from a use which is subject to the requirements of this Sec. 47-25.3.

- i. *Architectural features.* The facade of any side of a nonresidential building facing the residential property shall be constructed to compliment a residential structure and shall include the following:
 - a) Fenestration such as windows, doors and openings in the building wall; and
 - b) Shall contain a minimum of one (1) feature from each of the following architectural feature groups with a total of four (4) architectural features from the following list:
 1. Detail and embellishments:

- a. Balconies,
 - b. Color and material banding,
 - c. Decorative metal grates over windows,
 - d. Uniform cornice heights,
 - e. Awnings.
2. Form and mass:
 - a. Building mass changes including projection and recession,
 - b. Multiple types and angles of roofline, or any combination thereof.
- c) The above required facade treatment shall be required to continue around the corner onto the adjoining wall for a distance of twenty (20) feet.

Response: Project complies. All parking structures are adequately screened. Refer to Uptown criteria responses and Architectural elevations and renderings.

- ii. *Loading facilities.* Loading and service facilities shall be screened so as not to be visible from abutting residential uses or vacant residential zoned property.

Response: Not applicable. The Project does not abut residential properties.

- iii. *Screening of rooftop mechanical equipment.* All rooftop mechanical equipment, stair and elevator towers shall be designed as an integral part of the building volume and shall be required to be screened with material that matches the material used for the principal structure and shall be at least as high as six (6) inches above the top most surface of the roof mounted structure.

Response: Project complies. All mechanical equipment is screened from view.

- c. *Setback regulations.* When a nonresidential use which is subject to the requirements of this Sec. 47-25.3 is contiguous to any residential property, there shall be an additional setback required for any yard of that use which is contiguous to the residential property, as follows:

- i. When any side of a structure greater in height than forty (40) feet is contiguous to residential property, that portion of the structure shall be set back one (1) foot for each one (1) foot of building height over forty (40) feet up to a maximum width equal to one-half ($\frac{1}{2}$) the height of the building, in addition to the required setback, as provided in the district in which the proposed nonresidential use is located.

Response: Not applicable. The Project is not contiguous to residential properties.

- d. *Bufferyard requirements.* Excluding parks, open space and conservation areas, when a use which is subject to the requirements of this Sec. 47-25.3 is contiguous to any residential property, the property where the use is located shall be required to have a landscaped strip area and a physical barrier between it and the residential property. Such landscape strip shall meet the following requirements:

- i. *Landscape strip requirements.* A ten (10) foot landscape strip shall be required to be located along all property lines which are adjacent to residential property. Such landscape strip shall include trees, shrubs and ground cover as provided in the landscape provisions of Section 47-21, Landscape and Tree Preservation Requirements. The width of the landscape area shall extend to the property line. All required landscaping shall be protected from vehicular encroachment. When walls are required on nonresidential property abutting an alley, required shrubbery shall be installed and located within the landscape area on the exterior of the wall.

Response: Not applicable. The Project is not contiguous to residential properties.

- ii. *Parking restrictions.* No parking shall be located within twelve (12) feet of the property line, within the yard area required by the district in which the proposed nonresidential use is located, when such yard is contiguous to residential property.

Response: Not applicable. The Project is not contiguous to residential properties.

- iii. *Dumpster regulations.* All solid waste refuse containers (dumpsters) shall be set back a minimum of twelve (12) feet from any property line which is contiguous to residential property, and shall be screened in accordance with the Dumpster requirements, as provided in Section 47-19, Accessory Uses, Buildings and Structures.

Response: Not applicable. The Project is not contiguous to residential properties.

- iv. *Wall requirements.* A wall shall be required on the nonresidential property, a minimum of five (5) feet in height, constructed in accordance with Section 47-19.5 and subject to the following:

- a) Decorative features shall be incorporated on the residential side of such wall according to the requirements of Section 47-19.5,
- b) Shall be located within, and along the length of the property line which abuts the residential property,
- c) When the nonresidential property is located adjacent to an alley such wall shall be located at least five (5) feet from the right-of-way line located closest to the nonresidential property,
- d) When a utility, or other public purpose easement, on the nonresidential property precludes the construction of a wall, then an opaque fence, constructed in accordance with the standards described in Section 47-19.5, may be erected in lieu of the wall required by subsection iv. above. The use of an opaque fence as a physical barrier between nonresidential and residential property shall be reviewed and recommended by the city engineer.

Response: Not applicable. The Project is not contiguous to residential properties.

- v. *Application to existing uses.* [intentionally omitted]

- e. *Neighborhood compatibility and preservation.* In addition to the review requirements provided in subsections A.1, A.2 and A.3.a, b, c, and d, the following review criteria shall also apply as provided below:

- i. All developments subject to this Sec. 47-25.3 shall comply with the following:

- a) Development will be compatible with, and preserve the character and integrity of adjacent neighborhoods, the development shall include improvements or modifications either on-site or within the public rights-of-way to mitigate adverse impacts, such as traffic, noise, odors, shadow, scale, visual nuisances, or other similar adverse effects to adjacent neighborhoods. These improvements or modifications may include, but shall not be limited to, the placement or orientation of buildings and entryways, parking areas, bufferyards, alteration of building mass, and the addition of landscaping, walls, or both, to ameliorate such impacts. Roadway adjustments, traffic control devices or mechanisms, and access restrictions may be required to control traffic flow or divert traffic as needed to reduce or eliminate development generated traffic on neighborhood streets.

Response: Project complies. The Project is a residential development. The Uptown Master Plan contemplates residential uses within a single use building or as part of a mixed use development with residential (e.g. see pages 62-63, and 91). Specifically, the Property is envisioned as follows: “The manufactured home park site is intended to support multi-family or mixed-use development

when it is redeveloped.” (emphasis added) (see page 57, UUV-NE Intent and Purpose). With the adoption of the Uptown TOD land use designation, there will no longer be a requirement to “flex” residential use as part of a Mixed Use Development as is currently required under the existing Employment Center land use. It should also be noted that the Project will be complemented by surrounding existing and planned office and commercial uses.

- b) Consideration shall be given to the recommendations of the adopted neighborhood master plan in which the proposed development is to be located, or which it abuts, although such neighborhood master plan shall not be considered to have the force and effect of law. When recommended improvements for the mitigation of impacts to any neighborhood, conflicts with any applicable ULDR provision, then the provisions of the ULDR shall prevail. In order to ensure that a development will be compatible with, and preserve the character and integrity of adjacent neighborhoods, the development shall include improvements or modifications either on-site or within the public rights-of-way to mitigate adverse impacts, such as traffic, noise, odors, shadow, scale, visual nuisances, or other similar adverse effects to adjacent neighborhoods. These improvements or modifications may include, but shall not be limited to, the placement or orientation of buildings and entryways, parking areas, bufferyards, alteration of building mass, and the addition of landscaping, walls, or both, to ameliorate such impacts. Roadway adjustments, traffic control devices or mechanisms, and access restrictions may be required to control traffic flow or divert traffic as needed to reduce or eliminate development generated traffic on neighborhood streets.

Response: The Project complies with the Uptown Master Plan requirements and where alternative design solutions are proposed meets the intent of such requirements. Refer to separate Uptown Master Plan narrative.

- ii. Reserved.
- iii. Reserved.
- iv. All development that is located on land within the CBA zoning districts;

AND

All development that is zoned RMM-25, RMH-25 and RMH-60 east of the Intracoastal Waterway;

AND

All nonresidential development lying east of the Intracoastal Waterway.

[Intentionally omitted]

Respectfully submitted,

/s/ Stephanie J. Toothaker

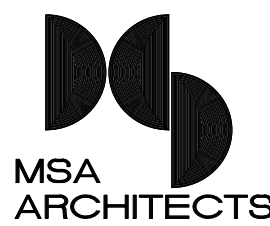
Stephanie J. Toothaker, Esq.

LOCATED AT:
CYPRESS, FLORIDA
FOR:
CYPRESS DEVELOPMENT LLC

SHEET				REV. NO.	DATE	DESCRIPTION				SHEET				REV. NO.	DATE	DESCRIPTION				SHEET				REV. NO.	DATE	DESCRIPTION				SHEET				REV. NO.	DATE	DESCRIPTION													
A-0						COVER PAGE AND SHEET INDEX				A-0						COVER PAGE AND SHEET INDEX				A-0						COVER PAGE AND SHEET INDEX				A-0						COVER PAGE AND SHEET INDEX													
V-1						SURVEY				V-1						SURVEY				V-1						SURVEY				V-1						SURVEY													
ARCHITECTURAL										ARCHITECTURAL CONT.										ARCHITECTURAL CONT.										CIVIL CONT.										CIVIL CONT.									
A-1.0										A-3.1.1C										RE-4										C1.00										E-1PH									
A-1.1										A-3.1.2										RE-5										C1.11										EPD-1.1PH									
SP-1										A-3.1.2C										RE-6										C1.12										EPD-1.1.2PH									
SP-2										A-3.2.1										RE-7										C1.13										EPD-1.1.3PH									
SP-3										A-3.2.1C										RE-8										C1.14										EPD-1.1.3PH									
SP-4										A-3.2.2										RE-9										C1.15										EPD-1.1.3PH									
A-2.1.1										A-3.2.2C																				C1.16																			
A-2.1.2										A-3.3.1																				C1.17																			
A-2.1.3										A-3.3.1C																				C1.18																			
A-2.1.4										A-3.3.2																				C1.21																			
A-2.1.5										A-3.3.2C																				C1.22																			
A-2.2.1										A-3.4.1																				C1.23																			
A-2.2.2										A-3.4.1C										L-000										C2.00																			
A-2.2.3										A-3.4.2										L-100										C2.10																			
A-2.2.4										A-3.4.2C										L-101										C2.11																			
A-2.2.5										A-3.5.1										L-102										C2.12																			
A-2.3.1										A-3.5.1C										L-103										C2.13																			
A-2.3.2										A-3.5.2										L-104										C2.14																			
A-2.3.3										A-3.5.2C										L-105										C2.20																			
A-2.3.4										A-3.6.1										L-106										C3.00																			
A-2.3.5										A-3.6.1C										L-107										C3.10																			
A-2.4.1										A-3.6.2										L-108										C3.11																			
A-2.4.2										A-3.6.2C										L-109										C3.12																			
A-2.4.3										A-3.7.1										L-110										C3.13																			
A-2.4.4										A-3.7.1C										L-111										C3.14																			
A-2.4.5										A-3.7.2										L-112										C3.15																			
A-2.5.1										A-3.7.2C										L-150										C3.16																			
A-2.5.2										A-3.8.1										EX-001										C3.17																			
A-2.5.3										A-3.8.1C										L-200										C3.18																			
A-2.5.4										A-3.8.2										L-201										C3.19																			
A-2.5.5										A-3.8.2C										L-202										C3.20																			
A-2.6.1										A-3.9.1										L-203										C3.30																			
A-2.6.2										A-3.9.1C										L-204										C3.31																			
A-2.6.3										A-3.9.2										L-205										C4.00																			
A-2.6.4										A-3.9.2C										L-206										C4.10																			
A-2.6.5										A-4.1										L-207										C4.11																			
A-2.7.1										A-4.2										EX-01										C4.12																			
A-2.7.2										A-4.3										EX-02										C4.13																			
A-2.7.3										A-4.4										L-300										C4.14																			
A-2.7.4										A-4.5										L-301										C5.00																			
A-2.7.5										RH-2.2.1										L-302										C5.10																			
A-2.7.6										RH-2.2.2										L-303										C5.11																			
A-2.7.7										RH-3.2.1										L-304										C5.12																			
A-2.7.8										RH-3.2.1C										L-305										C5.13																			
A-2.8.1										GA-2.1.1										L-306										C5.14																			
A-2.8.2										GA-2.1.2										L-307										C6.00																			
A-2.8.3										GA-3.1.1										L-308										C6.01																			
A-2.8.4										GA-3.1.1C										L-309										C6.02																			
A-2.8.5										CP-2.1										L-310										C6.03																			
A-2.9.1										CP-2.1C										L-311										C6.04																			
A-2.9.2										CP-2.2																																							




CYPRESS DEVELOPMENT LLC.



● ARCHITECT:

MSA ARCHITECTS INC.
ARCHITECTS & PLANNERS
8950 SW 74TH COURT
SUITE 1513
MIAMI, FL. 33156
(305) 273-9911
FL. AA C000895



Kimley»Horn
Technology Solutions

KIMLEY-HORN
2 ALHAMBRA PLAZA-SUITE 500
CORAL GABLES, FL 33134
(786) 725 5689



KIMLEY-HORN
2 ALHAMBRA PLAZA-SUITE 500
CORAL GABLES, FL 33134
(786) 725 5689



FRANYIE ENGINEERS INC.
10610 NW 27TH ST
DORAL, FLORIDA, 33172
(305) 592 1360

SITE PLAN SUBMITTAL	03/20/2024
SITE PLAN SUBMITTAL	07/17/2024
SITE PLAN SUBMITTAL	11/04/2024
SITE PLAN SUBMITTAL	03/24/2025
SITE PLAN SUBMITTAL	07/18/2025

SITE DATA		
Location:	Fort Lauderdale, FL	
Current type of Use:	28-03 Manufactured Home park	
Current Zoning District:	(RMM-25) Residential Multifamily Mid Rise/Medium High Density District.	
Proposed Zoning District:	(UUV-NE) Uptown Urban Village Northeast	
Proposed type of Use:	Multi-family Dwelling	
Site Area:	TOTAL LOTS	
	Parcel (49421000040)	991,093 sf.
Density: (UUV-NE)	Allowed	Proposed
	50 du/ac	973units/22.75acre=
		42.77 du/ac
Total Units:	973 units	
Flood Data:	Elevation shown refer to N.A.V.D 1988. B.M. # D02640 ELEV.= 15.43 National Geodetic Survey	
Loading:	Required	Proposed
	N/A	N/A

DEVELOPMENT STANDARDS		
SetBacks	Building	
Street Designation	Required	Provided
Primary Street		
West McNab Road (North)	10' (min) & 50' (max)	7'-8"
Secondary Street		
North Andrews Avenue (East)	5' (min) & 10' (max)	12'-7"
N.W 66rd Street (South)	5' (min) & 10' (max)	10'-4"
Tertiary Street		
N.W 2nd Ave (West)	0'	63'-0"

Site Calculations		
Type	Required	Total
Total Building Area (including Garage)		1,311,576 sf.
Floor Area Ratio (F.A.R)	3.0	1.32

Building Height		
Type	Building	
UUV-NE REQ.	Max. Allowed	Provided
BLD TYPE I (5 STORY)	90'-0"	47'-6" T.O BEAM
BLD TYPE II (5 STORY)	90'-0"	47'-6" T.O BEAM
BLD TYPE III (5 STORY)	90'-0"	47'-6" T.O BEAM
BLD TYPE IV (5 STORY)	90'-0"	51'-0" T.O BEAM
BLD TYPE V (5 STORY)	90'-0"	47'-6" T.O BEAM
BLD TYPE VI (8 STORY)	90'-0"	78'-6" T.O ROOF
BLD TYPE VII (5 STORY)	90'-0"	47'-6" T.O BEAM
BLD TYPE VIIR (5 STORY)	90'-0"	47'-6" T.O BEAM
BLD TYPE VIII (5 STORY)	90'-0"	47'-6" T.O BEAM
BLD TYPE IX (5 STORY)	90'-0"	50'-0" T.O BEAM
ROWHOUSES TYP I - (3 STORY)	90'-0"	28'-6" T.O BEAM
GARAGE TYPE I, III & V STORY)	90'-0"	14'-2" T.O ROOF
GARAGE TYPE II & IV STORY)	90'-0"	14'-6" T.O ROOF
PARKING DECK TYP I (2 STORY)	90'-0"	13'-8" T.O PARAPET
MAINTENANCE BLDG TYP I	90'-0"	13'-10" T.O ROOF
MAINTENANCE BLDG TYP II	90'-0"	15'-11" T.O ROOF
TRASH COMPACTOR	90'-0"	8'-8" T.O BEAM

Project Code/ Construction Requirements	
Occupancy Classifications	Group R, Residential R-2 Group S2 parking garage
Construction Type	FBC-B 8TH ED. (2023) Type III-B RESIDENTIAL GROUP R-2 Type I-B Fully Sprinklered (table 601) (phase 3)
Codes used	FBC-B 8TH ED. (2023) FAIR HOUSING ACT DESIGN MANUAL FIRE PROTECTION 8TH ED TYPE I-B FULLY SPRINKLERED (TABLE 601) (PHASE 3)
Will comply with Florida Building Code 8th edition.	
Will comply with chapter 3 of the 2023 FBC.	
The construction type is FBC-B 8th ED. (2023) III-BRESIDENTIAL GROUP R-2 and Phase 3 type I-B Fully SPRINKLERED (TABLE 601)	
Will comply with Fires Protection 8th ED (2023) and Phase 3 type I-B Fully SPRINKLERED (TABLE 601)	
All the buildings will comply with TABLE 705.8 of the 2023 FBC.	
All buildings will comply with section 903 of the 2023 FBC.	
All buildings will comply with Fair Housing Provisions per FBC Accessibility.	
All buildings will comply with section 1007 of the FBC.	

Open Space Requirements			
Pocket Park	Pocket Park (Residential and mixed use development containing residential)	Required (Square Feet)	Provided (Square Feet)
		151 Units or More	100 Per units 22,500 SF Min. 973 Units
	Streetscapes Zones	Required	Provided
	W MCNARB RD (Primary Street)	3 ZONES (14' MIN)	10.5' MIN. PROVIDED
		Zone 1: 5' min. (Street Tree and Furniture Zone)	Not provided. Existing sidewalk at back of curb with bridge wall existing to remain as boundary/constraint.
		Zone 2: 8' min. (Sidewalk Clear Zone)	10' Min. Provided
		Zone 3: 2' min. (Frontage Zone)	6' min. Provided with planting material and trees/palms
	N ANDREWS AVE (Secondary Street)	3 ZONES (15' MIN)	21' MIN. PROVIDED
		Zone 1: 5' min. (Street Tree and Furniture Zone)	5' Min. Provided on the other side of the sidewalk mainly with furniture and planting material.
		Zone 2: 8' min. (Sidewalk Clear Zone)	10' Min. Provided
		Zone 3: 2' min. (Frontage Zone)	6' min. Provided with planting material and trees/palms
	NW 66th Street (Secondary Street)	3 ZONES (14' MIN)	27' MIN. PROVIDED
		Zone 1: 5' min. (Street Tree and Furniture Zone)	10' min. Provided split in 2 (each 5' min). Street trees and furniture located on opposite side of sidewalk due to the existing water mains under zone 1
		Zone 2: 7' min. (Sidewalk Clear Zone)	7' Min. Provided
		Zone 3: 2' min. (Frontage Zone)	10' Min. Provided with street trees.

NOTE: Please refer to sheets L-310 and L-311

Landscape Requirements			
VUA Landscape Requirements	VUA Landscape Requirements		Required
	VUA = 281,571 SF Total		Provided
	20 % of the VUA area shall be Landscape		56,314.20
	*50% of all vegetation shall be native		67,045.00
1 Tree per 1,000 SF of VUA	50% Native Trees		282 Trees
	141 Native trees		305
	25% of the trees shall be shaded at 3 1/2" DBH		71 trees
	25% of the trees shall be shade at 2 1/2" DBH		71 trees
	20% of the trees shall be flower species		57 trees
	20% of trees shall be Palm species		57 palms
	10% Shall be optional species		28 Species
6 Shrubs PER 1,000 SF OF VUA	50% Native Shrubs		1689 Shrubs
	844 Shrubs		1689
Street Trees	1 Shade trees shall be provided every 40 LF of frontage		20
	796 FL/ 40		47
1 Small tree shall be provided every25 LF of frontage under powerlines.			49
	1216 LF / 25		70

Deviation Summary			
	UUV-NE Requirement	Proposed	Alternative Design Solution
Max. Height	8 stories (90 ft)	BLD Type I, II, III, V, VII, VIIR (5-story): 47'-8" T.O. Beam BLD Type IV & IX (5-story): 50'-0" T.O. Beam BLD Type VI (8-story): 88'-4" T.O. Roof Townhome Type 1 (3-story): 28'-8" T.O. Beam Garage Type II & IV: 14'-6" T.O. Roof Garage Type II & V: 14'-6" T.O. Roof Parking Deck Type I (2-story): 13'-8" T.O. Roof Maintenance Bldg Type I: 13'-10" T.O. Roof Maintenance Bldg Type II: 15'-11" T.O. Roof	Complies
Max. Density (du/ac)	50 du/ac	973 units / 22.75 acre = 42.77 du/ac	Complies
Min. Unit Size	400 SF	929 SF	Complies
Min. Lot Size	None	22.75 acres (991,093 SF)	Complies
Min. Lot Width	None	Refer to survey	Complies
Max. Floor Area Ratio (FAR)	3.0	1.32	Complies
Front and Corner Setbacks	Primary Street		
West McNab Road (North)	10' (min) – 50' (max)	7'-8"	Deviation
North Andrews Avenue (East)	10' (min) – 50' (max)	12'-7"	Complies
Secondary Street			
NW 66th Street (South)	5' (min) – 10' (max)	10'-4"	Deviation
Max. Building Length*	300'	All buildings <300' except BLD Type VI (8-story): 361'-7"	Deviation Requested for BLD Type VI Only
Max. Shoulder Height	5 stories (50 feet)	N/A for all buildings where proposed max. building height to roof is below 50'	Deviation Requested for BLD Type VI Only
Min. Front and Corner Stepback	15'	N/A for all buildings where proposed max. building height to roof is below 50'	Deviation Requested for BLD Type VI Only
Tower Separation	60'	N/A	N/A
Max. Floorplate – Above Shoulder Height	8,000 SF to 12,000 SF	BLD Type VI (8-story): 50,251 SF above 50' (shoulder/tower design not proposed for mid-rise building)	Deviation Requested for BLD Type VI only

*Maximum building length does not apply to portions of the building that extend past the maximum setbacks for Primary and Secondary Streets.

- Other Deviations:
- A5 - Walls of buildings along primary and secondary streets shall have fenestration containing transparent glass minimum of fifty (50) percent of the building wall area fronting the street.
 - A6 - Building facades facing primary and secondary streets shall include building articulation that includes the following:
 - Minimum two (2) feet of building articulation for every one hundred feet of building length.
 - Minimum of two (2) building materials on ground floor where such material shall be of high quality; stucco shall not be counted
 - Building corners shall contain special corner treatments both vertically and horizontally to emphasize the building corner
 - 5.9.(A)(1) – (3) Street Tree/Furniture Zone, Sidewalk Clear Zone, and Frontage Zone for Primary, Secondary and Tertiary Streets, see proposed street sections on Sheets L-310 and L-311.
 - Sec. 47-20.11.b. Compact Parking

CYPRESS CREEK PHASE I - DEVELOPMENT SUMMARY AFFORDABLE HOUSING							
Residential:							
Unit Types	NRSF/Unit	Building Types					Total Units
		Type I (5 sto.)	Type II (5 sto.)	Type III (5 sto.)	Type IV (5 sto.)	Type V (5 sto.)	
1BD							
A1	789 sf	3	5	1	2	3	14 units
A2	789 sf	0	2	2	4	1	9 units
A2A	821 sf	3	0	6	1	1	11 units
A4M	789 sf	0	0	0	1	0	1 units
A5	763 sf	0	0	0	3	3	6 units
A6	777 sf	0	1	2	0	0	3 units
Sub-total	4,728 sf	6	8	11	11	8	44 units
2BD							
B1	1,163 sf	6	0	0	1	4	11 units
B2	1,166 sf	4	3	2	0	2	11 units
B2M	1,162 sf	0	0	0	2	0	2 units
Sub-total	3,491 sf	10	3	2	3	6	24 units
3BD							
C1	1,359 sf	1	2	1	2	1	7 units
Sub-total	1,359 sf	1	2	1	2	1	7 units
Total # of Units/Bldg	17 units	13 units	14 units	16 units	15 units		
Total # of Bldgs	1 bldgs	1 bldgs	1 bldgs	1 bldgs	1 bldgs	5 bldgs	
Total Units	17 units	13 units	14 units	16 units	15 units	75 units	

CYPRESS CREEK PHASE II - DEVELOPMENT SUMMARY					
Residential:					
Unit Types	NRSF/Unit	Building Types			Total Units
		Type VII (5 sto.)	Type VIII (5 sto.)	Type IX (5 sto.)	
1BD					
A1	789 sf	3	3	2	11 units
A2	789 sf	4	0	4	12 units
A2A	821 sf	0	4	0	4 units
A4	821 sf	1	1	0	3 units
A4M	789 sf	0	0	1	1 units
A5	763 sf	0	0	3	3 units
Sub-total	4,772 sf	8	8	10	34 units
2BD					
B1	1,163 sf	3	4	1	11 units
B1A	1,166 sf	6	5	1	18 units
B2M	1,162 sf	0	0	4	4 units
Sub-total	3,491 sf	9	9	6	33 units
3BD					
C1	1,359 sf	0	2	1	3 units
C1M	1,396 sf	0	0	1	1 units
Sub-total	2,755 sf	0	2	2	4 units
Total # of Units/Bldg	17 units	19 units	18 units		
Total # of Bldgs	2 bldgs	1 bldgs	1 bldgs	4 bldgs	
Total Units	34 bldgs	19 bldgs	18 bldgs	71 units	
TH TYP 1	2,101 sf	0			units
Sub-total	2,101 sf	0	0	0	71 units

NOTE: REFER TO AFFORDABLE HOUSING DEVELOPMENT PLAN FOR DETAILS

CYPRESS CREEK PHASE I - DEVELOPMENT SUMMARY									
Residential:									
Unit Types	NRSF/Unit	Type I (5 sto.)	Type II (5 sto.)	Type III (5 sto.)	Type IV (5 sto.)	Type V (5 sto.)	Total Units	Leasable Area (NRSF)	Average SF/DU
1BD									
A1	789 sf	10	15	4	8	13	50 units	39,450 sf	
A2	789 sf	0	5	9	9	4	27 units	21,303 sf	
A2A	821 sf	10	0	22	5	4	41 units	33,661 sf	
A3	874 sf	10	0	0	5	0	15 units	13,110 sf	
A3M	838 sf	0	15	0	8	5	28 units	23,464 sf	
A4	821 sf	1	0	0	0	1	1 units	821 sf	
A4M	789 sf	0	0	0	0	1	1 units	789 sf	
A5	763 sf	0	0	0	8	10	18 units	13,734 sf	
A6	777 sf	0	4	5	0	0	9 units	6,993 sf	
Sub-total	7,261 sf	31	39	40	44	36	190 units	153,325 sf	807 avg sf/unit
2BD									
B1	1,163 sf	20	0	0	5	14	39 units	45,357 sf	
B1A	1,248 sf	0	5	0	4	0	9 units	11,232 sf	
B2	1,166 sf	14	10	10	8	9	51 units	59,466 sf	
B2M	1,162 sf	0	0	0	9	0	9 units	10,458 sf	
Sub-total	4,739 sf	34	15	10	26	23	108 units	126,513 sf	1,171 avg sf/unit
3BD									
C1	1,359 sf	5	5	5	5	5	25 units	33,975 sf	
C1M	1,396 sf	0	0	0	5	0	5 units	6,980 sf	
Sub-total	2,755 sf	5	5	5	10	5	30 units	40,955 sf	1,365 avg sf/unit
Total # of Units/Bldg	70 units	59 units	55 units	60 units	64 units	50 units		320,793 sf	100.0%
Total # of Bldgs	1 bldgs	1 bldgs	1 bldgs	1 bldgs	1 bldgs	5 bldgs			
Total Units	70 units	59 units	55 units	80 units	64 units	328 units			
Total									978 avg sf/unit

CYPRESS CREEK PHASE II - DEVELOPMENT SUMMARY								
Residential:								
Unit Types	NRSF/Unit	Building Types			Total Units	Leasable Area (NRSF)	Average SF/DU	% of Totals
		Type VIII (5 sto.)	Type IX (5 sto.)	Type VII (5 sto.)				
1BD								
A1	789 sf	10	8	10	38 units	29,982 sf		48.6%
A2	789 sf	0	9	5	19 units	14,991 sf		
A2A	821 sf	10	5	5	25 units	20,525 sf		
A3	874 sf	10	5	10	35 units	30,590 sf		
A3M	838 sf	0	8	0	8 units	6,704 sf		
A4	821 sf	2	0	2	6 units	4,926 sf		
A4M	789 sf	0	2	0	2 units	1,578 sf		
A5	763 sf	0	8	0	8 units	6,104 sf		
A6	777 sf	0	0	0	units	sf		
Sub-total	7,261 sf	32	45	32	141 units	115,400 sf	818 avg sf/unit	
2BD								
B1	1,163 sf	15	5	10	40 units	46,520 sf		39.3%
B1A	1,248 sf	0	4	0	4 units	4,992 sf		
B2	1,166 sf	18	8	18	62 units	72,292 sf		
B2M	1,162 sf	0	8	0	8 units	9,296 sf		
Sub-total	4,739 sf	33	25	28	114 units	133,100 sf	1,168 avg sf/unit	
3BD								
C1	1,359 sf	5	5	0	10 units	13,590 sf		5.2%
C1M	1,396 sf	0	5	0	5 units	6,980 sf		
Sub-total	2,755 sf	5	10	0	15 units	20,570 sf	1,371 avg sf/unit	
Total # of Units/Bldg		70 units	80 units	60 units				
Total # of Bldgs		1 bldgs	1 bldgs	2 bldgs	4 bldgs			
Total Units		70 bldgs	80 bldgs	120 bldgs	270 units			
Rowhouses								
RH Typ 2	2,101 sf	20			20 units	42,020 sf		6.9%
Sub-total	2,101 sf	20	0	0	20 units	42,020 sf	2,101 avg sf/unit	
					290 units	311,090 sf		100.0%
					Total	1,073 avg sf/unit		

F:\DATA\DIR\2206.prn\Plot sheets\2206-SP-1.dwg, 7/17/2025 1:28:09 PM, EMelo, EM

ARCHITECT'S BUILDING CODE STATEMENT/
TO THE BEST OF THE ARCHITECT'S
KNOWLEDGE THE PLANS AND SPECIFICATIONS
COMPLY WITH THE FLORIDA BUILDING CODE
EIGHTH EDITION (2023) AND THE
APPLICABLE FIRE SAFETY STANDARDS AS
DETERMINED BY THE LOCAL AUTHORITY
AND CHAPTER 633 FLORIDA STATUTES.

COPYRIGHT © 2024 MSA ARCHITECTS, INC.
THE ARCHITECTURAL DESIGN AND DETAIL
DRAWINGS FOR THIS BUILDING AND/OR
OVERALL PROJECT ARE THE LEGAL
PROPERTY OF MSA ARCHITECTS, INC. AND
RESERVED BY THE ARCHITECT. THEIR USE
FOR REPRODUCTION, CONSTRUCTION, OR
DISTRIBUTION IS PROHIBITED UNLESS
AUTHORIZED IN WRITING BY THE ARCHITECT.




Project No:
Contract Date:
Scale:
TITLE: SITE PLAN

CAM #25-0791
Exhibit 2
Page 24 of 58



SCALE: 1"=60'



JOSE SAUMELL
AR0013085

ARCHITECT'S BUILDING CODE STATEMENT/
TO THE BEST OF THE ARCHITECT'S
KNOWLEDGE THE PLANS AND SPECIFICATIONS
COMPLY WITH THE FLORIDA BUILDING CODE
EIGHTH EDITION (2023) AND THE
APPLICABLE FIRE SAFETY STANDARDS AS
DETERMINED BY THE LOCAL AUTHORITY
AND CHAPTER 633 FLORIDA STATUTES.

COPYRIGHT © 2024 MSA ARCHITECTS, INC.
THE ARCHITECTURAL DESIGN AND DETAIL
DRAWINGS FOR THIS BUILDING AND/OR
OVERALL PROJECT ARE THE LEGAL
PROPERTY OF MSA ARCHITECTS, INC. AND ARE
RESERVED BY THE ARCHITECT, THEIR USE
FOR REPRODUCTION, CONSTRUCTION, OR
DISTRIBUTION IS PROHIBITED UNLESS
AUTHORIZED IN WRITING BY THE ARCHITECT.

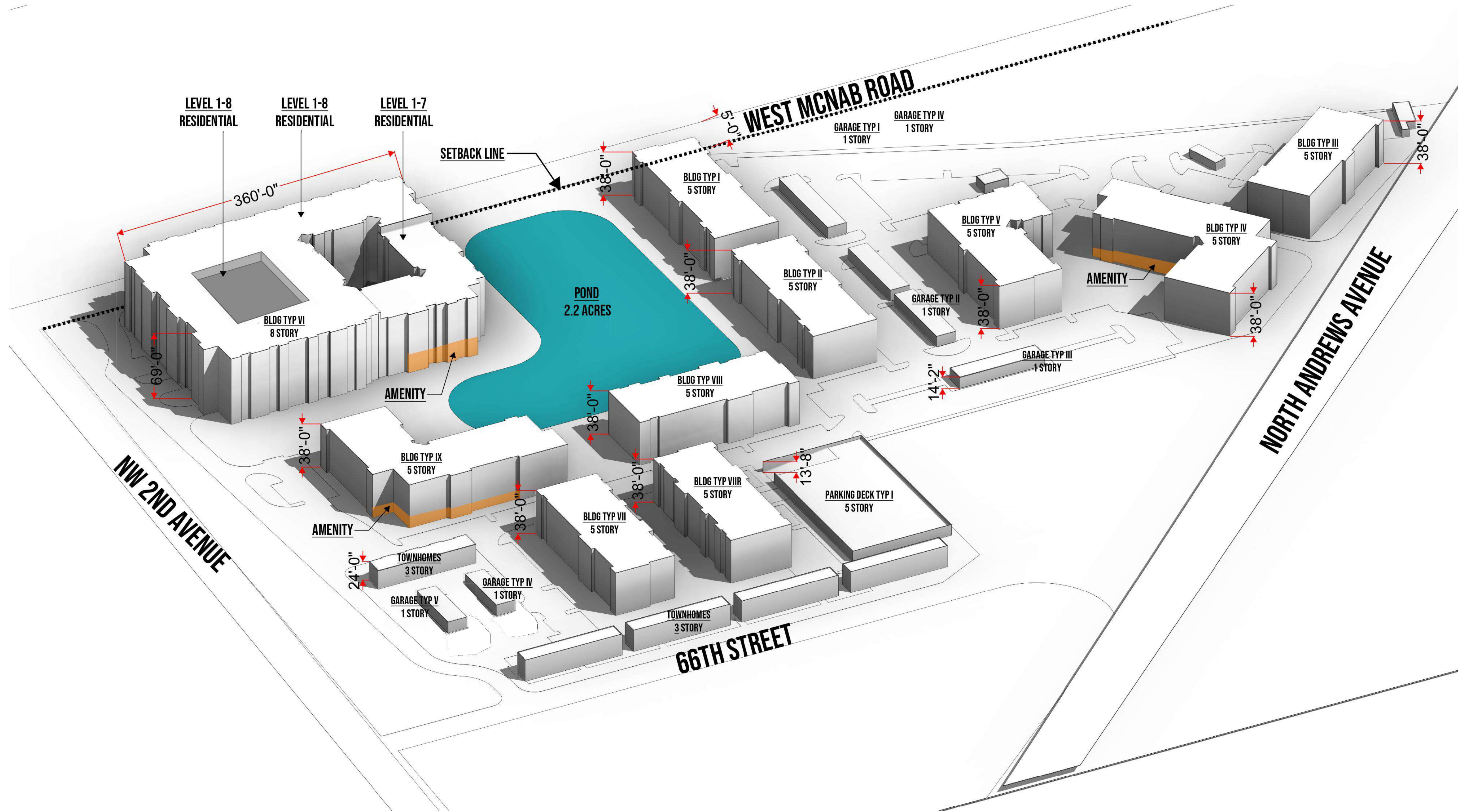


Project No:
Contract Date:
Scale:
TITLE:
SITE PLAN PHASE

CAM #25-079
Exhibit 2
Page 27 of 58



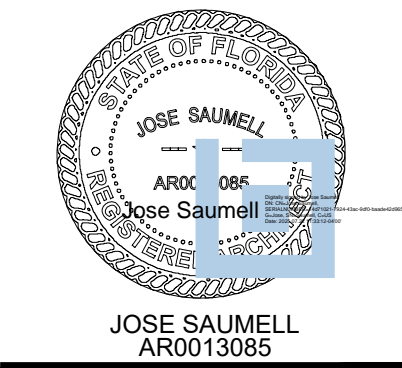
SCALE: 1"=30'



MASSING DIAGRAM

SCALE: N.T.S

REVISIONS:		
Δ	ORC-REV 3	03/21/25
DIGITAL SIGNATURE:		

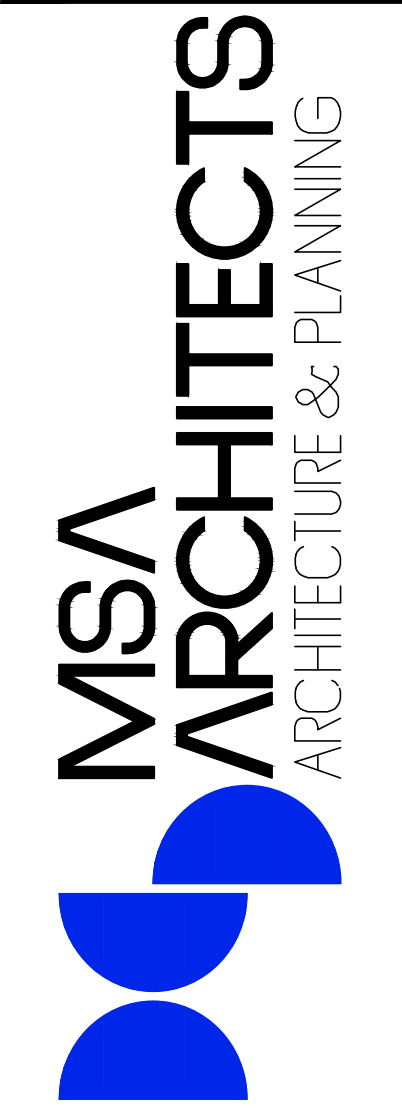


CYPRESS
FOR:
CYPRESS DEVELOPMENT LLC
LOCATED AT:
FT. LAUDERDALE, FLORIDA

ARCHITECT'S BUILDING CODE STATEMENT /
TO THE BEST OF THE ARCHITECT'S
KNOWLEDGE, THE PLANS AND SPECIFICATIONS
COMPLY WITH THE FLORIDA BUILDING CODE
EIGHTH EDITION (2023) AND THE
APPLICABLE FIRE SAFETY STANDARDS AS
DETERMINED BY THE LOCAL AUTHORITY
AND CHAPTER 633, FLORIDA STATUTES.
COPYRIGHT © 2024, MSA ARCHITECTS, INC.
THE ARCHITECTURAL DESIGN AND DETAIL
DRAWINGS FOR THIS BUILDING AND/OR
OVERALL PROJECT ARE THE LEGAL
PROPERTY OF AND ALL RIGHTS ARE
RESERVED BY THE ARCHITECT. THEIR USE
FOR REPRODUCTION, CONSTRUCTION, OR
DISTRIBUTION IS PROHIBITED UNLESS
AUTHORIZED IN WRITING BY THE ARCHITECT.



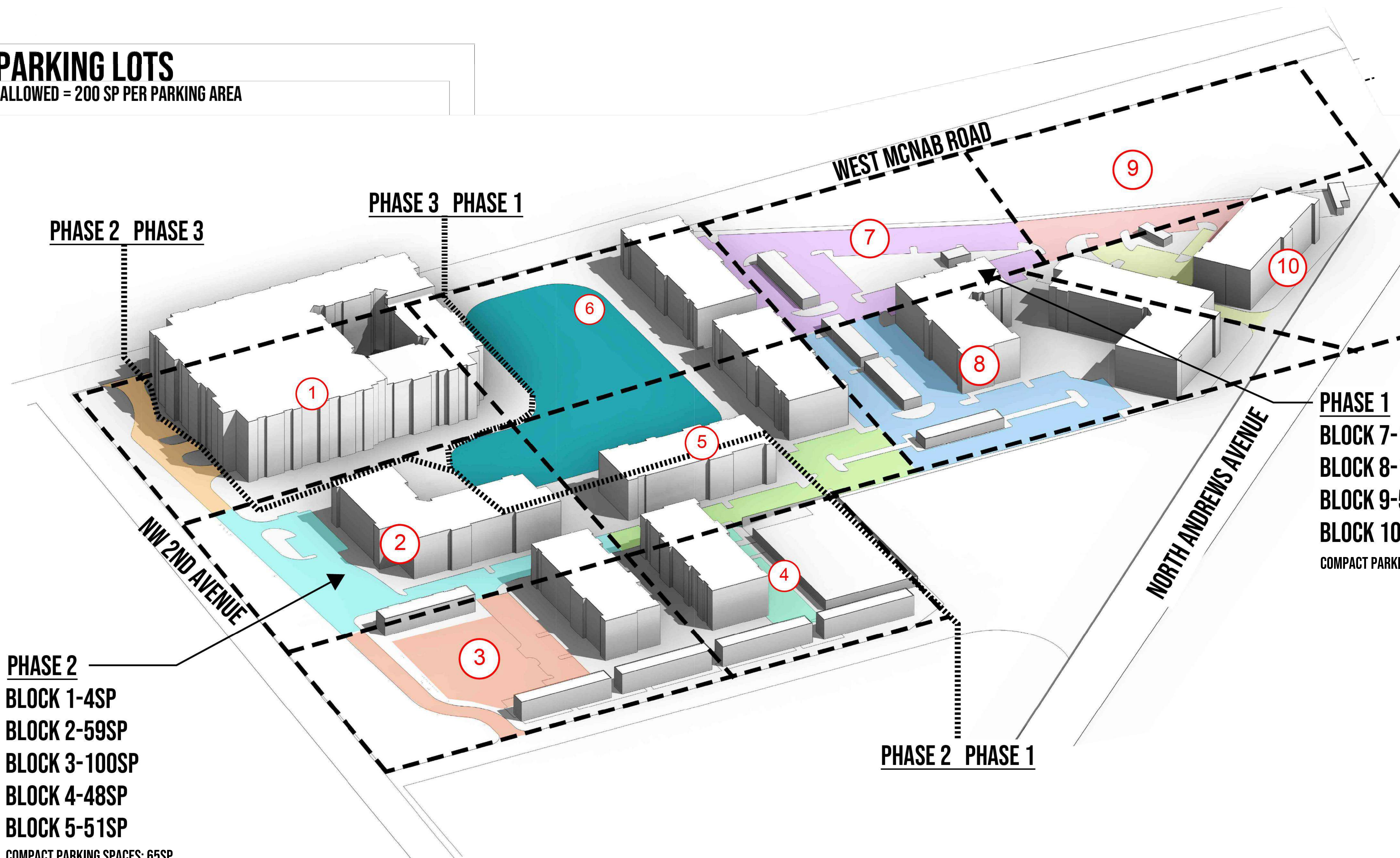
MSA
ARCHITECTS, INC.
8950 SW 74TH CT #1513
MIAMI, FL 33156
P: (305) 273-9911



Project No:
Contract Date:
Scale:
TITLE: MASSING
DIAGRAM
SHEET: EX-3

PARKING LOTS

ALLOWED = 200 SP PER PARKING AREA



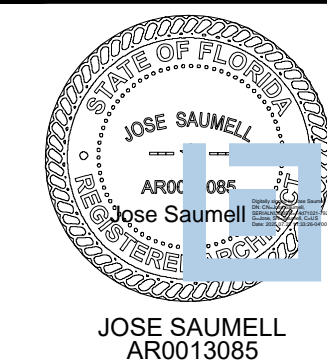
PHASE 2
BLOCK 1-4SP
BLOCK 2-59SP
BLOCK 3-100SP
BLOCK 4-48SP
BLOCK 5-51SP
COMPACT PARKING SPACES: 65SP

PHASE 1
BLOCK 7-149SP
BLOCK 8-182SP
BLOCK 9-50SP
BLOCK 10-38SP
COMPACT PARKING SPACES: 81SP

MASSING DIAGRAM

SCALE: N.T.S

REVISIONS:		
Δ	DRC-REV 3	03/21/25
Δ	DRC-REV 4	07/17/25
DIGITAL SIGNATURE:		

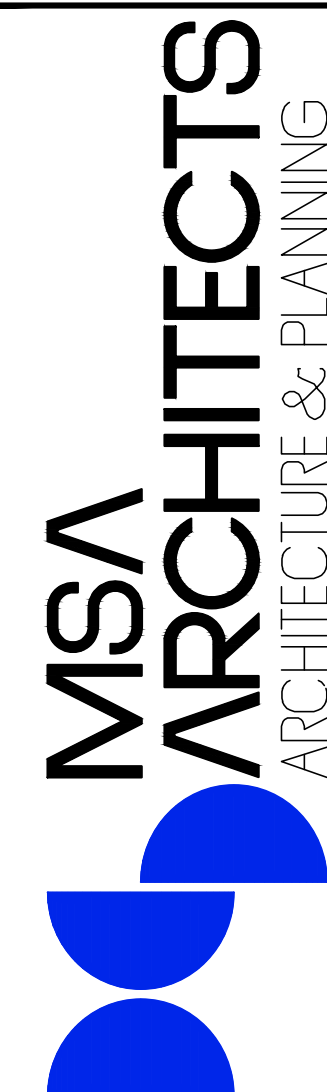


CYPRESS
FOR:
CYPRESS DEVELOPMENT LLC
LOCATED AT:
FT. LAUDERDALE, FLORIDA

ARCHITECT'S BUILDING CODE STATEMENT /
TO THE BEST OF THE ARCHITECT'S
KNOWLEDGE THE PLANS AND SPECIFICATIONS
COMPLY WITH THE FLORIDA BUILDING CODE
EIGHTH EDITION (2023) AND THE
APPLICABLE THE SAFETY STANDARDS AS
DETERMINED BY THE LOCAL AUTHORITY
AND CHAPTER 633 FLORIDA STATUTES.
COPYRIGHT © 2024 MSA ARCHITECTS, INC.
THE ARCHITECTURAL DESIGN AND DETAIL
DRAWINGS FOR THIS BUILDING AND/OR
OVERALL PROJECT ARE THE LEGAL
PROPERTY OF AND ALL RIGHTS ARE
RESERVED BY THE ARCHITECT. THEIR USE
FOR REPRODUCTION, CONSTRUCTION, OR
DISTRIBUTION IS PROHIBITED UNLESS
AUTHORIZED IN WRITING BY THE ARCHITECT.



MSA
ARCHITECTS, INC.
8950 SW 74TH CT #1513
MIAMI, FL 33156
P: (305) 273-9911

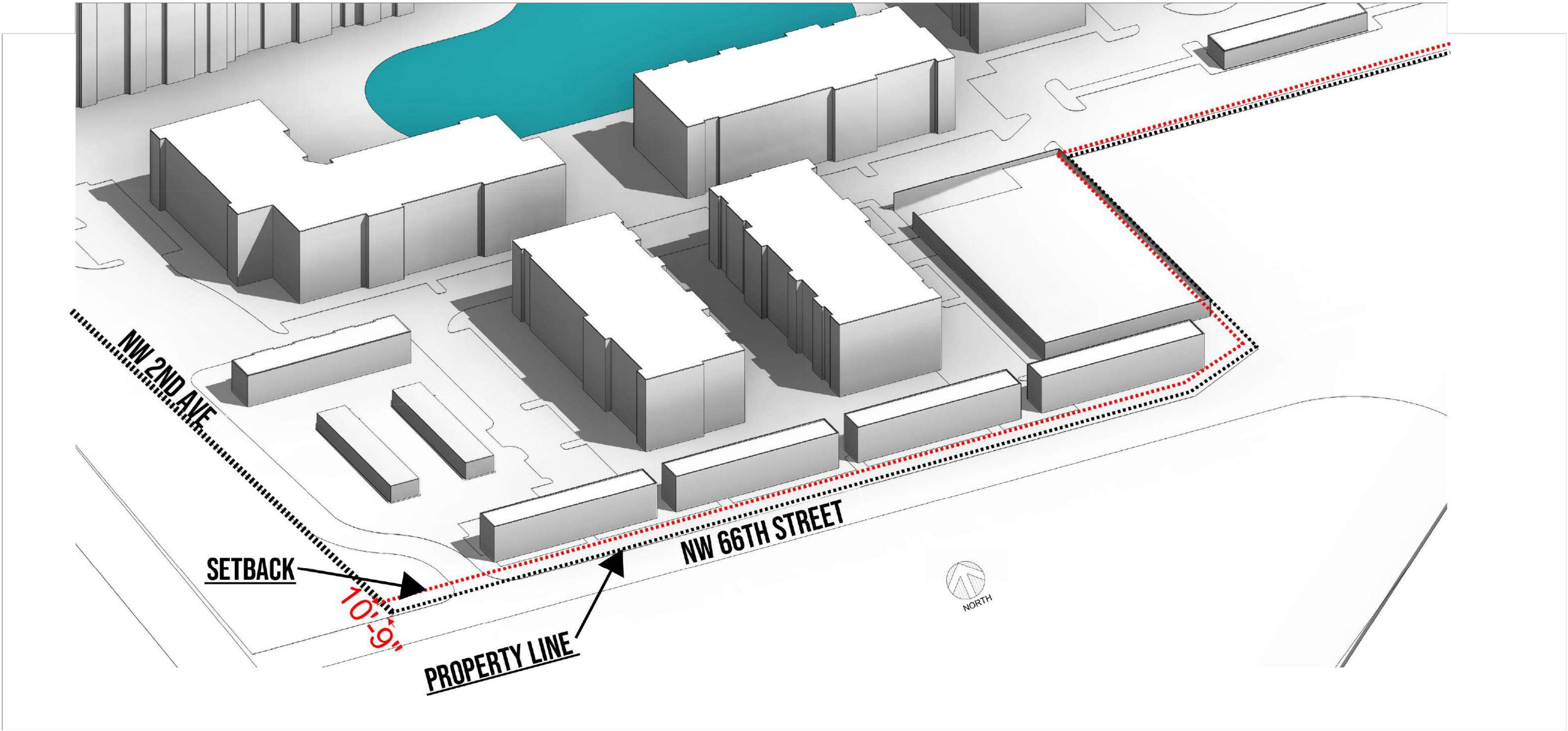


Project No:
Contract Date:
Scale:
TITLE: MASSING
DIAGRAM

N.W 66TH STREET SETBACK

ALLOWED = 5' (MIN) - 10' (MAX)

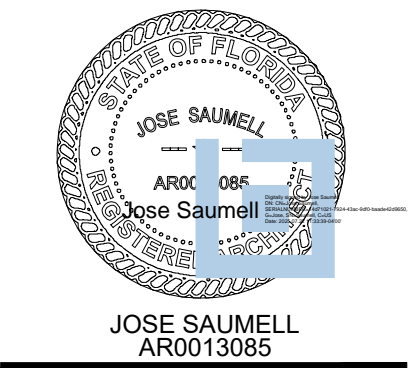
PROPOSED = 10'-10"



MASSING DIAGRAM

SCALE: N.T.S

REVISIONS:		
Δ	DRC-REV 3	03/21/25
DIGITAL SIGNATURE:		



CYPRESS
FOR:
CYPRESS DEVELOPMENT LLC
LOCATED AT:
FT. LAUDERDALE, FLORIDA

ARCHITECT'S BUILDING CODE STATEMENT /
TO THE BEST OF THE ARCHITECT'S
KNOWLEDGE, THE PLANS AND SPECIFICATIONS
COMPLY WITH THE FLORIDA BUILDING CODE
EIGHTH EDITION (2023) AND THE
APPLICABLE FIRE SAFETY STANDARDS AS
DETERMINED BY THE LOCAL AUTHORITY
AND CHAPTER 633, FLORIDA STATUTES.
COPYRIGHT © 2024, MSA ARCHITECTS, INC.
THE ARCHITECTURAL DESIGN AND DETAIL
DRAWINGS FOR THIS BUILDING AND/OR
OVERALL PROJECT ARE THE LEGAL
PROPERTY OF AND ALL RIGHTS ARE
RESERVED BY THE ARCHITECT. THEIR USE
FOR REPRODUCTION, CONSTRUCTION, OR
DISTRIBUTION IS PROHIBITED UNLESS
AUTHORIZED IN WRITING BY THE ARCHITECT.



MSA
ARCHITECTS, INC.
8950 SW 74TH CT #1513
MIAMI, FL 33156
P: (305) 273-9911



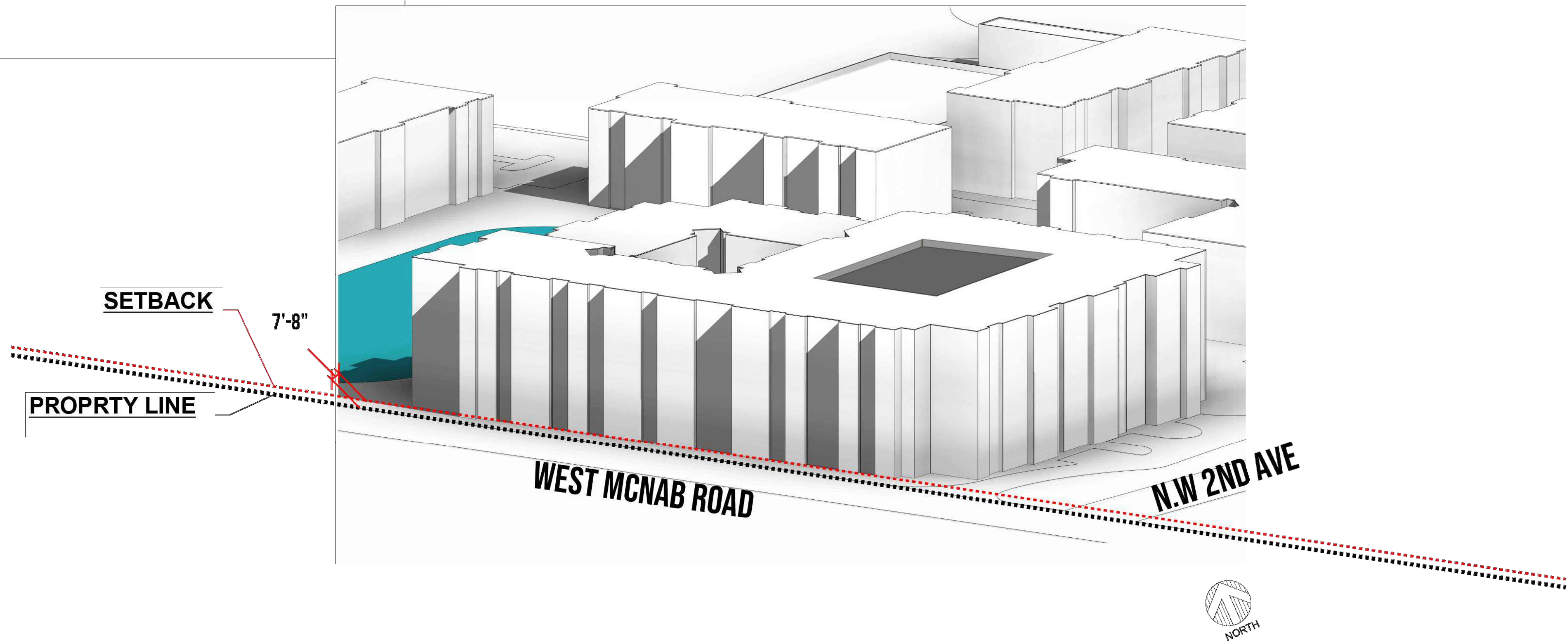
Project No:
Contract Date:
Scale:
TITLE: MASSING
DIAGRAM

SHEET: EX-5
CAM #25-0791
Exhibit 2
Page 30 of 58

WEST MCNAB ROAD SETBACK

ALLOWED = 10'(MIN) - 50' (MAX)

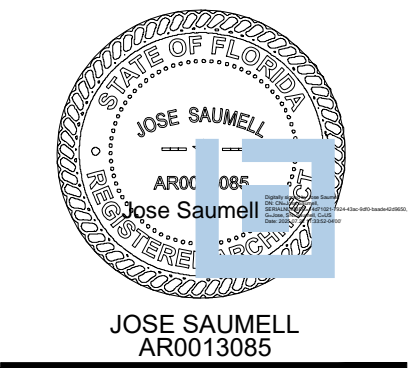
PROPOSED= 7'-8"



MASSING DIAGRAM

SCALE: N.T.S

REVISIONS:		
Δ	DRC-REV 3	03/21/25
DIGITAL SIGNATURE:		



CYPRESS
FOR:
CYPRESS DEVELOPMENT LLC
LOCATED AT:
FT. LAUDERDALE, FLORIDA

ARCHITECT'S BUILDING CODE STATEMENT /
TO THE BEST OF THE ARCHITECT'S
KNOWLEDGE, THE PLANS AND SPECIFICATIONS
COMPLY WITH THE FLORIDA BUILDING CODE
EIGHTH EDITION (2023) AND THE
APPLICABLE FIRE SAFETY STANDARDS AS
DETERMINED BY THE LOCAL AUTHORITY
AND CHAPTER 633, FLORIDA STATUTES.
COPYRIGHT © 2024, MSA ARCHITECTS, INC.
THE ARCHITECTURAL DESIGN AND DETAIL
DRAWINGS FOR THIS BUILDING AND/OR
OVERALL PROJECT ARE THE LEGAL
PROPERTY OF AND ALL RIGHTS ARE
RESERVED BY THE ARCHITECT. THEIR USE
FOR REPRODUCTION, CONSTRUCTION, OR
DISTRIBUTION IS PROHIBITED UNLESS
AUTHORIZED IN WRITING BY THE ARCHITECT.



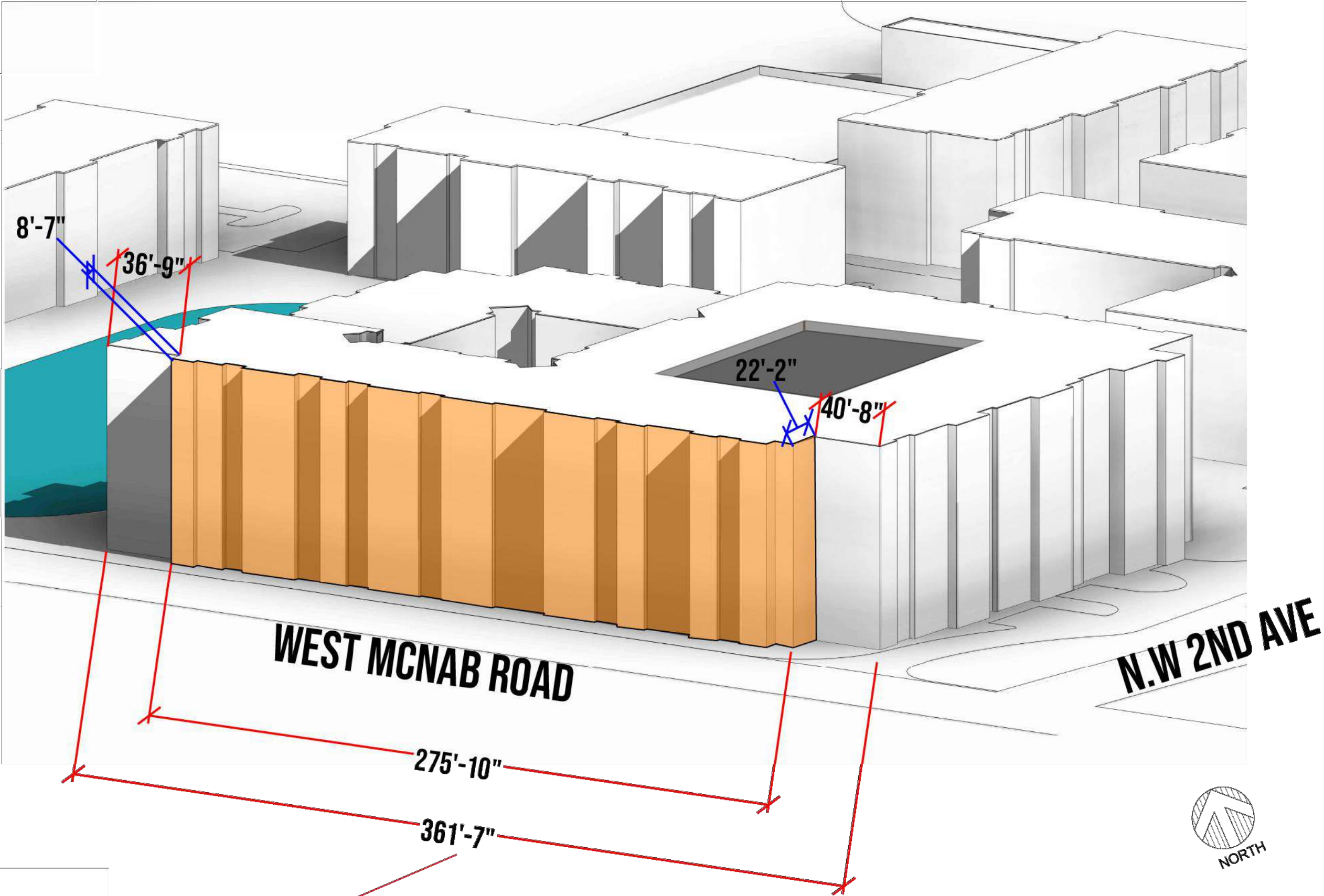
MSA
ARCHITECTS, INC.
8950 SW 74TH CT #1513
MIAMI, FL 33156
P: (305) 273-9911



Project No:
Contract Date:
Scale:
TITLE: MASSING
DIAGRAM

SHEET: EX-6
CAM #25-0791
Exhibit 2
Page 31 of 58

BUILDING #10- TYPE VI
MAX ALLOWED = 300'

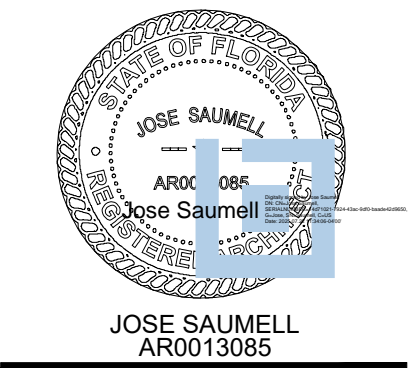


NORTH
275'-10"
Building closest to the street
361'-7"
Full side of the building after stepping back

MASSING DIAGRAM

SCALE: N.T.S

REVISIONS:		
Δ	DRC-REV 3	03/21/25
DIGITAL SIGNATURE:		



CYPRESS
FOR:
CYPRESS DEVELOPMENT LLC
LOCATED AT:
FT. LAUDERDALE, FLORIDA

ARCHITECT'S BUILDING CODE STATEMENT/
TO THE BEST OF THE ARCHITECT'S
KNOWLEDGE, THE PLANS AND SPECIFICATIONS
COMPLY WITH THE FLORIDA BUILDING CODE
EIGHTH EDITION (2023) AND THE
APPLICABLE FIRE SAFETY STANDARDS AS
DETERMINED BY THE LOCAL AUTHORITY
AND CHAPTER 633, FLORIDA STATUTES.
COPYRIGHT © 2024, MSA ARCHITECTS, INC.
THE ARCHITECTURAL DESIGN AND DETAIL
DRAWINGS FOR THIS BUILDING AND/OR
OVERALL PROJECT ARE THE LEGAL
PROPERTY OF AND ALL RIGHTS ARE
RESERVED BY THE ARCHITECT. THEIR USE
FOR REPRODUCTION, CONSTRUCTION, OR
DISTRIBUTION IS PROHIBITED UNLESS
AUTHORIZED IN WRITING BY THE ARCHITECT.



**MSA
ARCHITECTS, INC.**
8950 SW 74TH CT #1513
MIAMI, FL 33156
P: (305) 273-9911



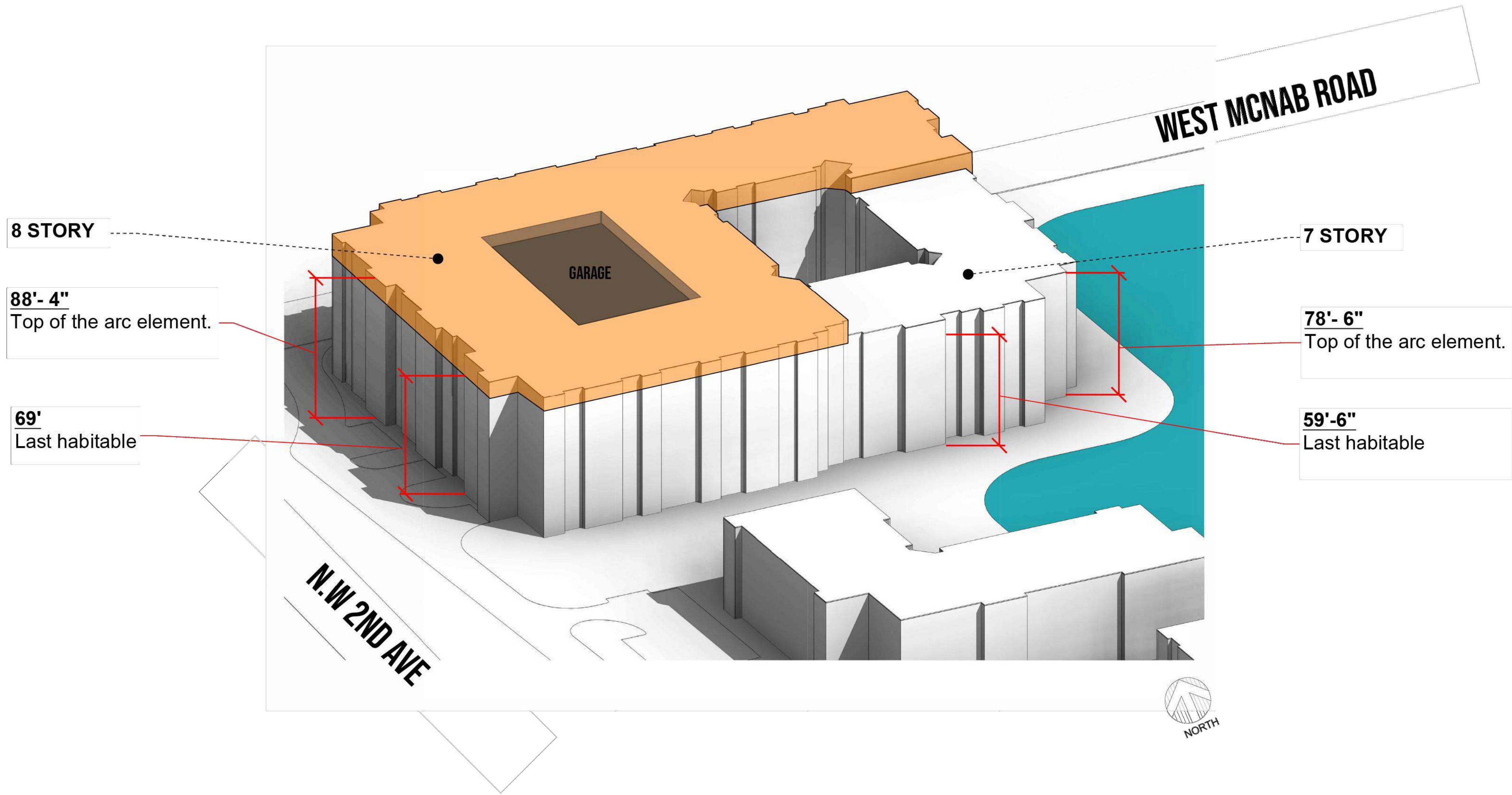
Project No:
Contract Date:
Scale:

TITLE: MASSING
DIAGRAM

SHEET: EX-7

BUILDING #10- TYPE VI

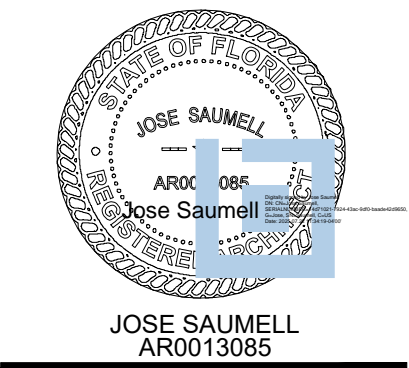
MAX ALLOWED = 75'
PROPOSED= 88'-4" TOP OF ARCHITECTURAL ELEMENT.



MASSING DIAGRAM

SCALE: N.T.S

REVISIONS:		
Δ	DRC-REV 3	03/21/25
DIGITAL SIGNATURE:		



CYPRESS
FOR:
CYPRESS DEVELOPMENT LLC
LOCATED AT:
FT. LAUDERDALE, FLORIDA

ARCHITECT'S BUILDING CODE STATEMENT /
TO THE BEST OF THE ARCHITECT'S
KNOWLEDGE, THE PLANS AND SPECIFICATIONS
COMPLY WITH THE FLORIDA BUILDING CODE
EIGHTH EDITION (2023) AND THE
APPLICABLE FIRE SAFETY STANDARDS AS
DETERMINED BY THE LOCAL AUTHORITY
AND CHAPTER 633, FLORIDA STATUTES.

COPYRIGHT © 2024, MSA ARCHITECTS, INC.
THE ARCHITECTURAL DESIGN AND DETAIL
DRAWINGS FOR THIS BUILDING AND/OR
OVERALL PROJECT ARE THE LEGAL
PROPERTY OF AND ALL RIGHTS ARE
RESERVED BY THE ARCHITECT. THEIR USE
FOR REPRODUCTION, CONSTRUCTION, OR
DISTRIBUTION IS PROHIBITED UNLESS
AUTHORIZED IN WRITING BY THE ARCHITECT.



MSA
ARCHITECTS, INC.
8950 SW 74TH CT #1513
MIAMI, FL 33156
P: (305) 273-9911



Project No:
Contract Date:
Scale:
TITLE: MASSING
DIAGRAM

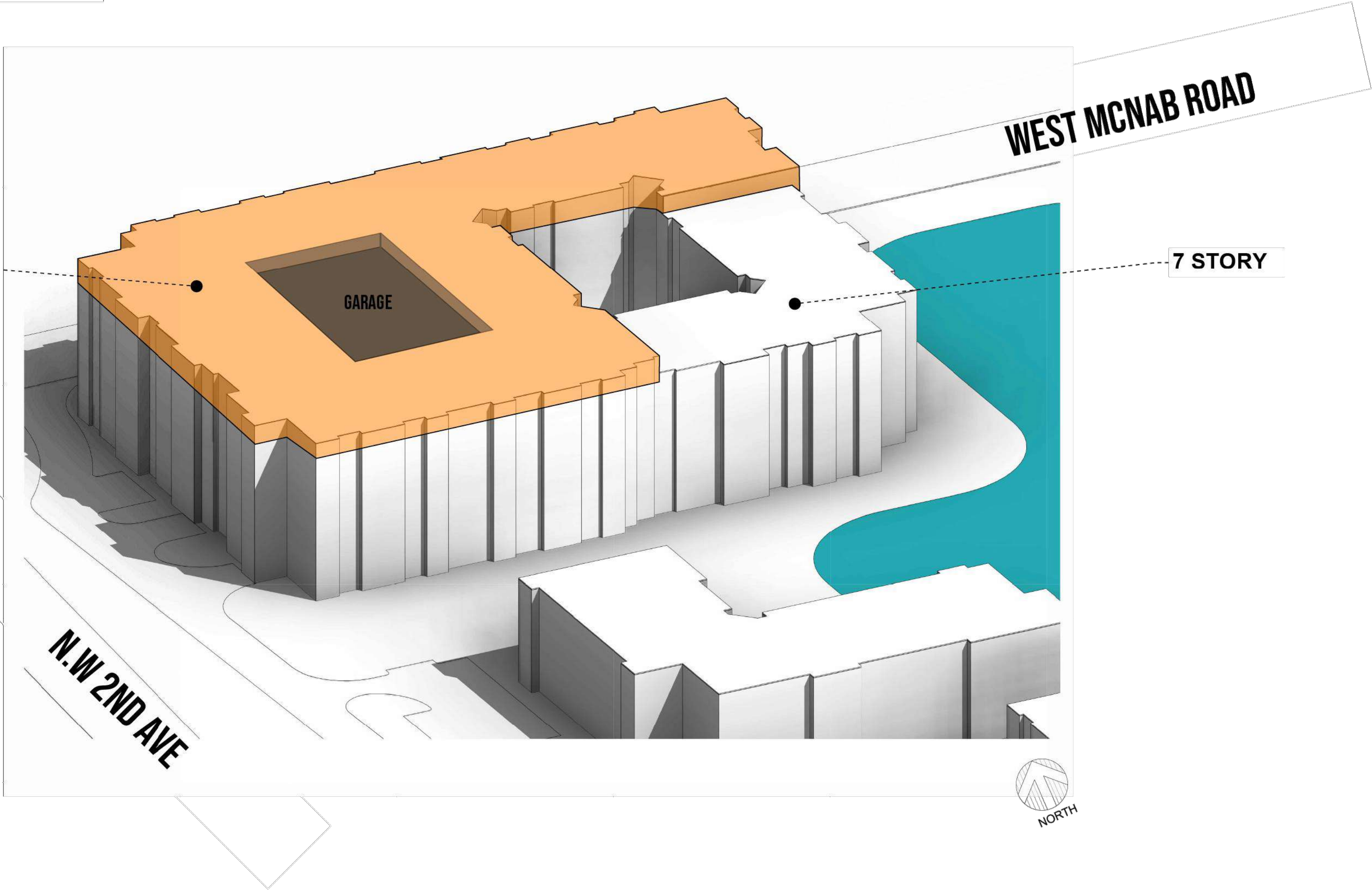
SHEET: EX-8
CAM #25-0791
Exhibit 2
Page 33 of 58

BUILDING #10- TYPE VI

MAX ALLOWED = 12,000 SF
PROPOSED= 50,251 SF
INCLUDING BALCONIES, STAIRS & ELEVATORS

UNITS=	20,603 SF
BALCONIES=	1,236 SF
CORRIDORS=	4,889 SF
STAIRS/ELEVATORS=	688 SF
SERVICES=	101 SF
GARAGE=	22,734 SF

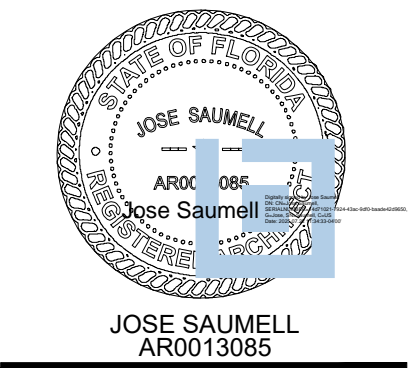
TOTAL = 50,251 SF



MASSING DIAGRAM

SCALE: N.T.S

REVISIONS:		
Δ	DRC-REV 3	03/21/25
DIGITAL SIGNATURE:		



CYPRESS
FOR:
CYPRESS DEVELOPMENT LLC
LOCATED AT:
FT. LAUDERDALE, FLORIDA

ARCHITECT'S BUILDING CODE STATEMENT/
TO THE BEST OF THE ARCHITECT'S
KNOWLEDGE, THE PLANS AND SPECIFICATIONS
COMPLY WITH THE FLORIDA BUILDING CODE
EIGHTH EDITION (2023) AND THE
APPLICABLE FIRE SAFETY STANDARDS AS
DETERMINED BY THE LOCAL AUTHORITY
AND CHAPTER 633, FLORIDA STATUTES.
COPYRIGHT © 2024, MSA ARCHITECTS, INC.
THE ARCHITECTURAL DESIGN AND DETAIL
DRAWINGS FOR THIS BUILDING AND/OR
OVERALL PROJECT ARE THE LEGAL
PROPERTY OF AND ALL RIGHTS ARE
RESERVED BY THE ARCHITECT. THEIR USE
FOR REPRODUCTION, CONSTRUCTION, OR
DISTRIBUTION IS PROHIBITED UNLESS
AUTHORIZED IN WRITING BY THE ARCHITECT.

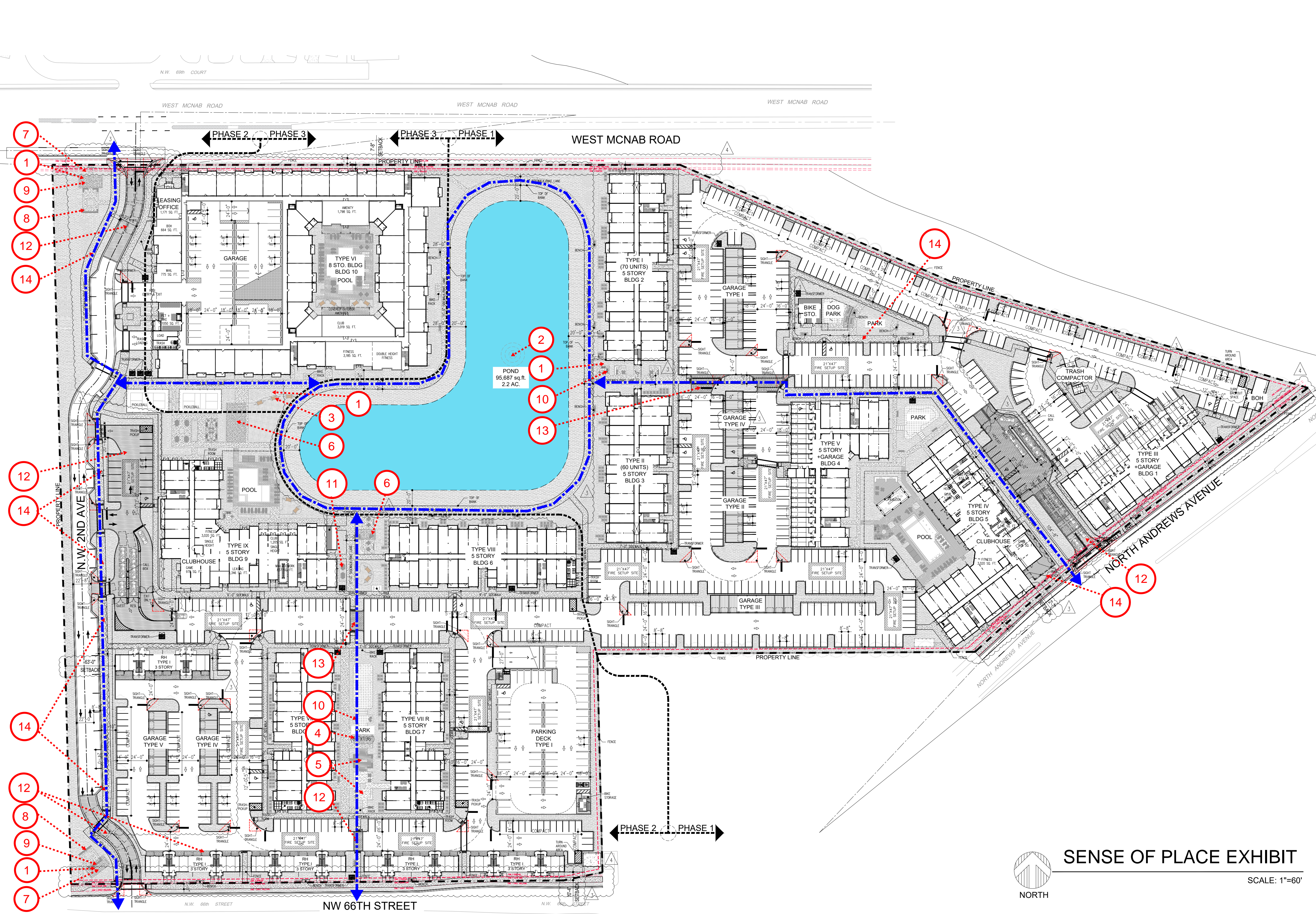
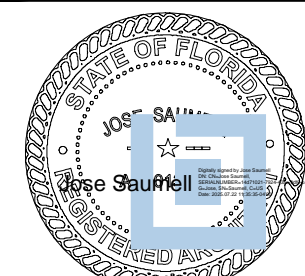


MSA
ARCHITECTS, INC.
8950 SW 74TH CT #1513
MIAMI, FL 33156
P: (305) 273-9911



Project No:
Contract Date:
Scale:
TITLE: MASSING
DIAGRAM

SHEET: EX-9
CAM #25-0791
Exhibit 2
Page 34 of 58

[illegible]

JOSE SAUMELL
AR0013085

CYPRESS
FOR:
CYPRESS DEVELOPMENT LLC
LOCATED AT:
FT. LAUDERDALE, FLORIDA

ARCHITECT'S BUILDING CODE STATEMENT/
TO THE BEST OF THE ARCHITECT'S
KNOWLEDGE THE PLANS AND SPECIFICATIONS
COMPLY WITH THE FLORIDA BUILDING CODE
EIGHTH EDITION (2023) AND THE
APPLICABLE FIRE SAFETY STANDARDS AS
DETERMINED BY THE LOCAL AUTHORITY
AND CHAPTER 63.3 FLORIDA STATUTES.

COPYRIGHT © 2024 MSA ARCHITECTS, INC.
THE ARCHITECTURAL DESIGN AND DETAIL
DRAWINGS FOR THIS BUILDING AND/OR
OVERALL PROJECT ARE THE LEGAL
PROPERTY OF AND ALL RIGHTS ARE
RESERVED BY THE ARCHITECT. THEIR USE
FOR REPRODUCTION, CONSTRUCTION OR
DISTRIBUTION IS PROHIBITED UNLESS
AUTHORIZED IN WRITING BY THE ARCHITECT.



**MSA
ARCHITECTS, INC.**
8950 SW 74TH CT #1513
MIAMI, FL 33156
P: (305) 273-9911



MSA
ARCHITECTS
ARCHITECTURE & PLANNING

Project No:
Contract Date:
Scale:
TITLE:
SENSE OF PLACE
EXHIBIT

SHEET: **EX-14**



FRONT ELEVATION

SCALE: 1/8"=1'-0"



LEFT ELEVATION

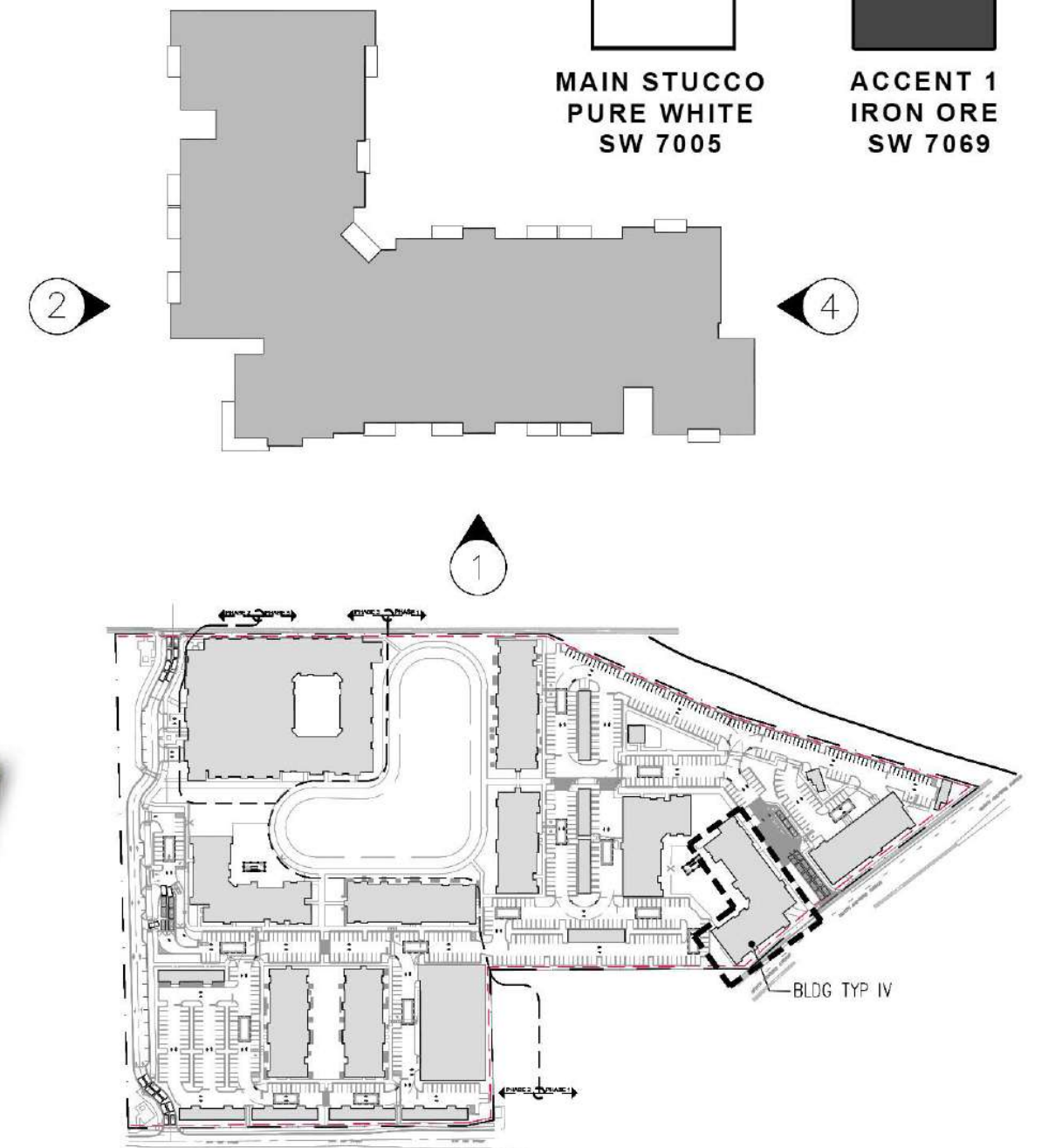
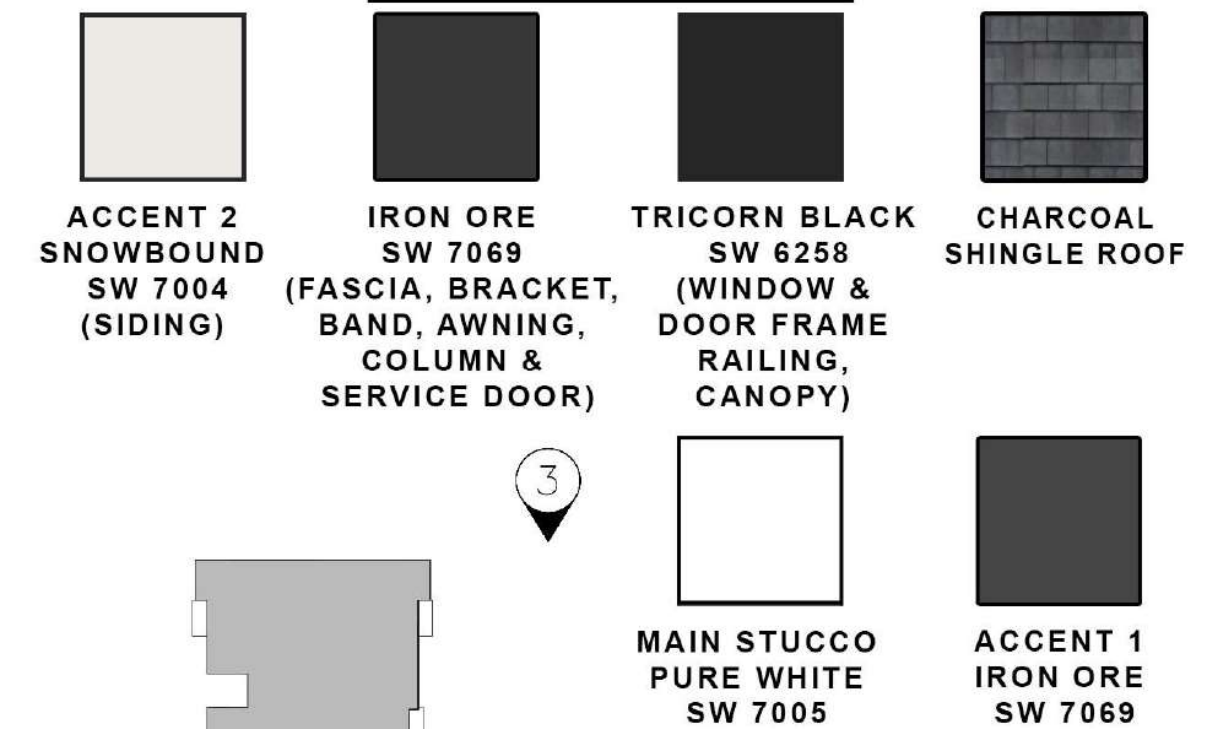
PRIMARY STREET

SCALE: 1/8"=1'-0"

MATERIAL DETAIL SCHEME



COLOR SCHEME



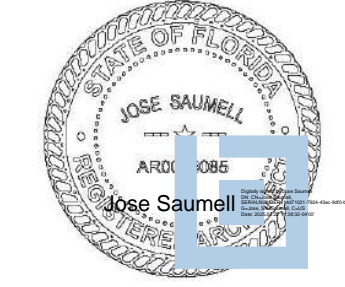
KEYPLAN

SCALE: N.T.S.

BUILDING TYPE IV

SCALE: 1/8"=1'-0"

REVISIONS:			
Δ	ORC-REV 3	03/21/25	
Δ	ORC-REV 4	07/17/25	
DIGITAL SIGNATURE:			



CYPRESS
FOR:
CYPRESS DEVELOPMENT LLC
LOCATED AT:
FT. LAUDERDALE, FLORIDA

ARCHITECT'S BUILDING CODE STATEMENT/
TO THE BEST OF THE ARCHITECT'S
KNOWLEDGE, THE PLANS AND SPECIFICATIONS
COMPLY WITH THE FLORIDA BUILDING CODE
EIGHTH EDITION (2023) AND THE
APPLICABLE FIRE SAFETY STANDARDS AS
DETERMINED BY THE LOCAL AUTHORITY
AND CHAPTER 633, FLORIDA STATUTES.



MSA
ARCHITECTS, INC.
8950 SW 74TH CT #1513
MIAMI, FL 33156
P: (305) 273-9911



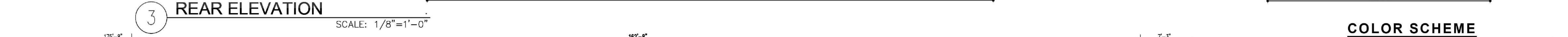
Project No:
Contract Date:
Scale:
TITLE: BUILDING
ELEVATIONS

SHEET
A-3.4.1C

DIGITAL SIGNATURE:



CYPRESS
FOR:
S DEVELOPM
LOCATED AT:
UDERDALE, F



ACCENT 2
SNOWBOUND
SW 7004
(SIDING)

IRON ORE
SW 7069
(FASCIA, BRACKET,
BAND, AWNING,
COLUMN &
SERVICE DOOR)

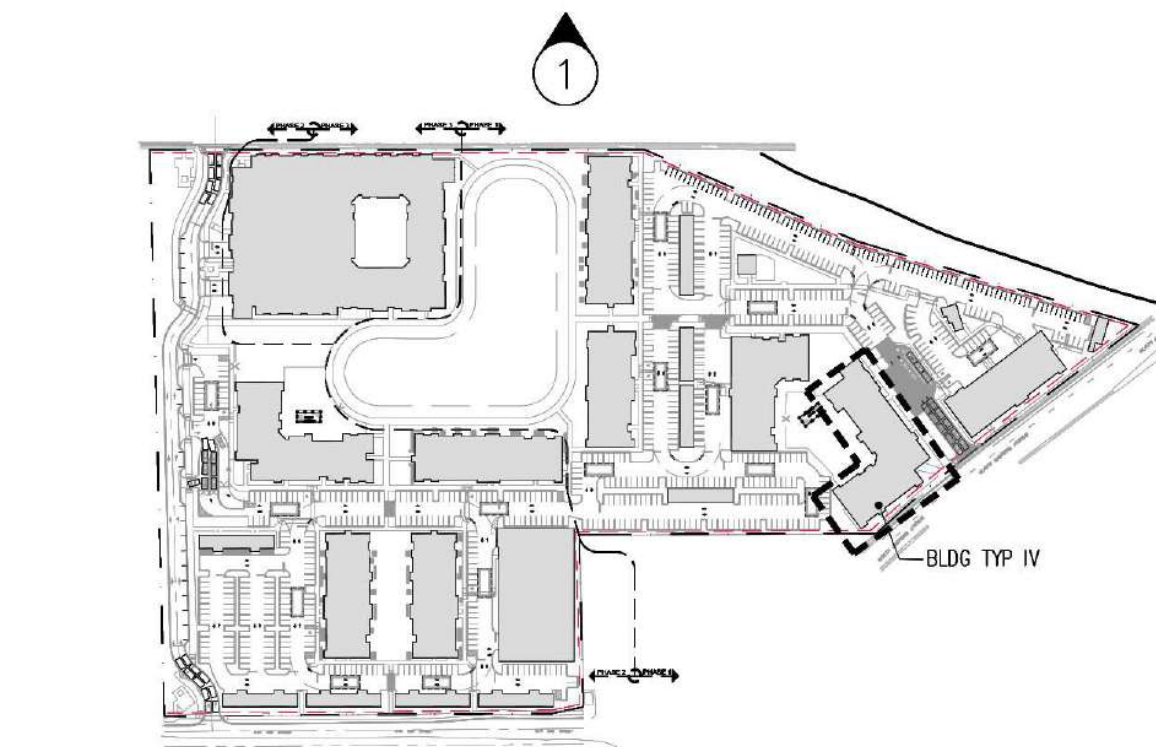
TRICORN BLACK
SW 6258
(WINDOW &
DOOR FRAME
RAILING,
CANOPY)

CHARCOAL
SHINGLE ROOF

3

MAIN STUCCO
PURE WHITE
SW 7005

ACCENT 1
IRON ORE
SW 7069




SCALE: N.T.S

SCALE: 1/8"=1'-0"



MSA
ARCHITECTS
ARCHITECTURE & PLANNING

SHEET: **A-3.4.2C** 

CAM #25-0791
Exhibit 2
Page 37 of 58

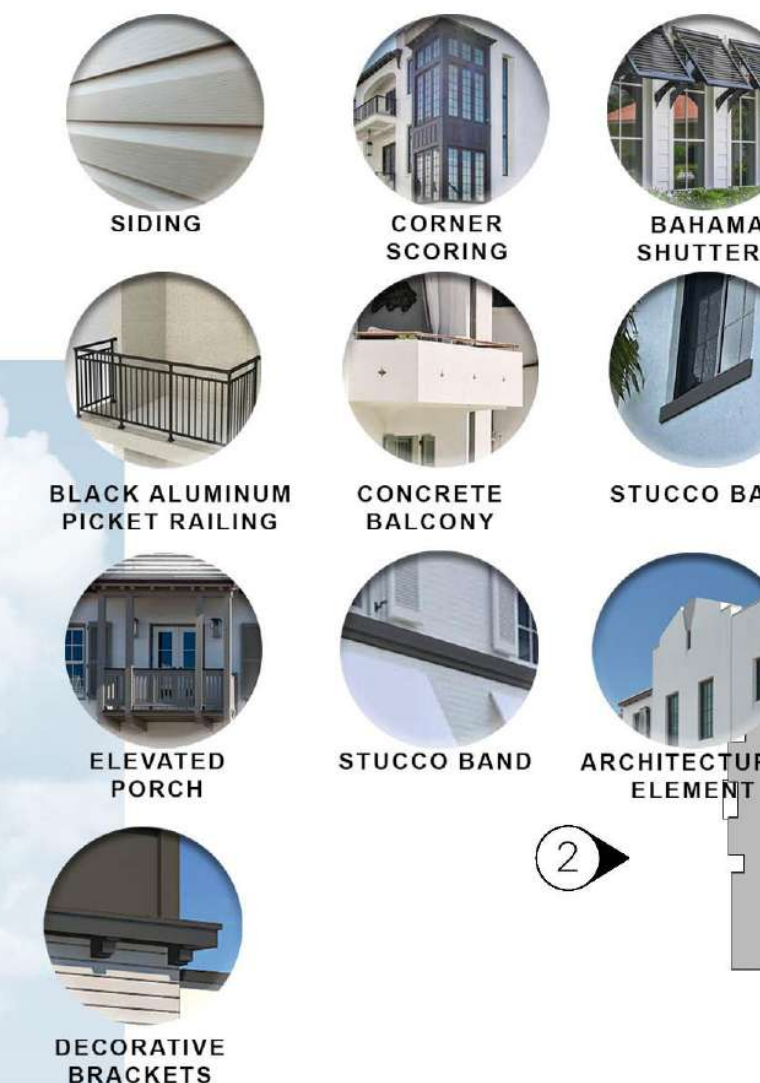


1 FRONT ELEVATION
SCALE: 1/8"=1'-0"

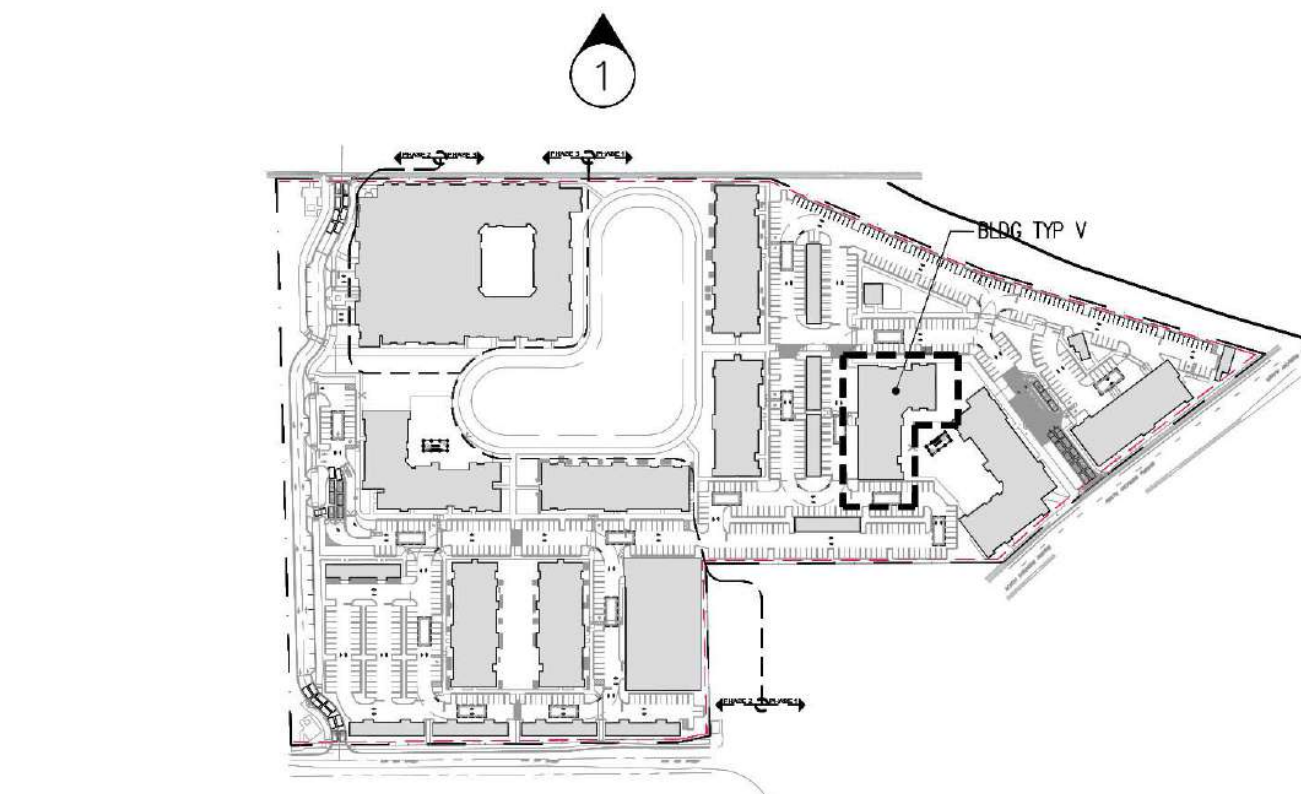


2 LEFT ELEVATION
SCALE: 1/8"=1'-0"

MATERIAL DETAIL SCHEME

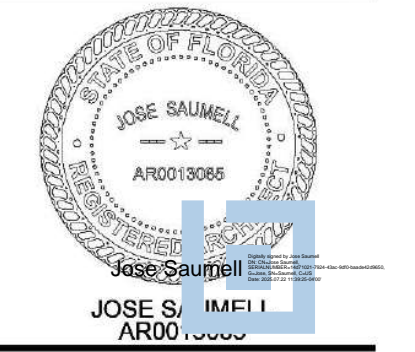


COLOR SCHEME



KEYPLAN
BUILDING TYPE V
SCALE: 1/8"=1'-0"

REVISIONS:		
1	DATE	DESCRIPTION
2	DATE	DESCRIPTION
3	DATE	DESCRIPTION
4	DATE	DESCRIPTION
5	DATE	DESCRIPTION
6	DATE	DESCRIPTION
7	DATE	DESCRIPTION
8	DATE	DESCRIPTION
9	DATE	DESCRIPTION
10	DATE	DESCRIPTION



CYPRESS
FOR:
CYPRESS DEVELOPMENT LLC
LOCATED AT:
FT. LAUDERDALE, FLORIDA

ARCHITECT'S BUILDING CODE STATEMENT/
TO THE BEST OF THE ARCHITECT'S
KNOWLEDGE, THE PLANS AND SPECIFICATIONS
COMPLY WITH THE FLORIDA BUILDING CODE
EIGHTH EDITION (2023) AND THE
APPLICABLE FIRE SAFETY STANDARDS AS
DETERMINED BY THE LOCAL AUTHORITY
AND CHAPTER 633 FLORIDA STATUTES.
COPYRIGHT © 2024 MSA ARCHITECTS, INC.
THE ARCHITECTURAL DESIGN AND DESIGN
DRAWINGS FOR THIS BUILDING AND/OR
OVERALL PROJECT ARE THE LEGAL
PROPERTY OF AND ALL RIGHTS ARE
RESERVED BY THE ARCHITECT. THEIR USE
FOR REPRODUCTION, CONSTRUCTION, OR
DISTRIBUTION IS PROHIBITED UNLESS
AUTHORIZED IN WRITING BY THE ARCHITECT.



MSA
ARCHITECTS, INC.
8950 SW 74TH CT #1513
MIAMI, FL 33156
P. (305) 273-9911



Project No:
Contract Date:
Scale:
TITLE: BUILDING
ELEVATIONS

SHEET
A-3.5.1C



3 REAR ELEVATION
SCALE: 1/8"=1'-0"

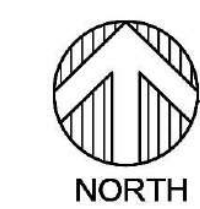


4 RIGHT ELEVATION
SCALE: 1/8"=1'-0"

MATERIAL DETAIL SCHEME



COLOR SCHEME



KEYPLAN

BUILDING TYPE V

SCALE: N.T.S.

SCALE: 1/8"=1'-0"

REVISIONS:		
1	DRG-REV 3	03/21/25

DIGITAL SIGNATURE:



CYPRESS
FOR:
CYPRESS DEVELOPMENT LLC
LOCATED AT:
FT. LAUDERDALE, FLORIDA

ARCHITECT'S BUILDING CODE STATEMENT/
TO THE BEST OF THE ARCHITECT'S
KNOWLEDGE THE PLANS AND SPECIFICATIONS
COMPLY WITH THE FLORIDA BUILDING CODE
EIGHTH EDITION (2023) AND THE
APPLICABLE FIRE SAFETY STANDARDS AS
DETERMINED BY THE LOCAL AUTHORITY
AND CHAPTER 633, FLORIDA STATUTES.

COPYRIGHT © 2024 MSA ARCHITECTS, INC.
THE ARCHITECTURAL DESIGN AND DETAIL
DRAWINGS FOR THIS BUILDING AND/OR
OVERALL PROJECT ARE THE LEGAL
PROPERTY OF AND ALL RIGHTS ARE
RESERVED BY THE ARCHITECT. THEIR USE
FOR REPRODUCTION, CONSTRUCTION, OR
DISTRIBUTION IS PROHIBITED UNLESS
AUTHORIZED IN WRITING BY THE ARCHITECT.



MSA
ARCHITECTS, INC.
8950 SW 74TH CT #1513
MIAMI, FL 33156
P: (305) 273-9911



Project No:
Contract Date:
Scale:
TITLE: BUILDING
ELEVATIONS

SHEET:
A-3.5.2C



1 FRONT ELEVATION
PRIMARY STREET
SCALE: 1/16"=1'-0"

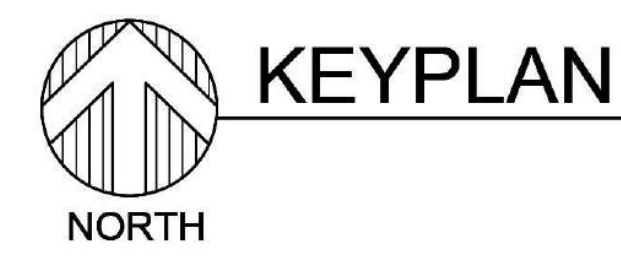
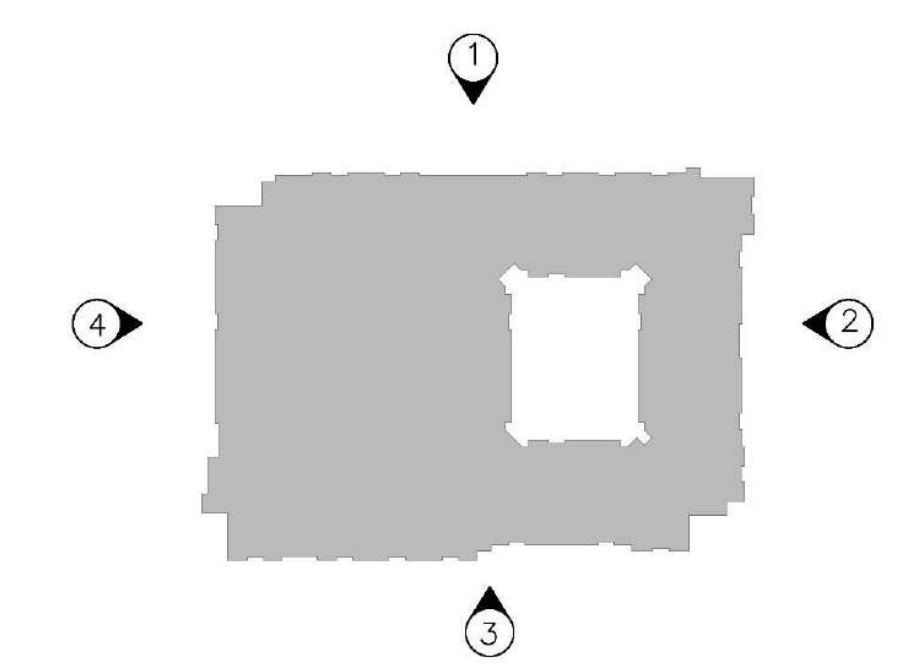


2 LEFT ELEVATION
SCALE: 1/16"=1'-0"

MATERIAL DETAIL SCHEME

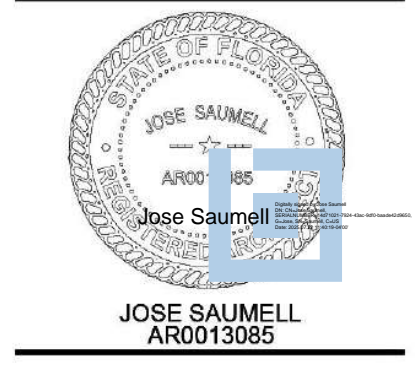


COLOR SCHEME



BUILDING TYPE VI
SCALE: 1/16"=1'-0"

REVISIONS:			
Δ	DRC-REV 3	03/21/25	
Δ	DRC-REV 4	07/17/25	



CYPRESS
FOR:
CYPRESS DEVELOPMENT LLC
LOCATED AT:
FT. LAUDERDALE, FLORIDA

ARCHITECT'S BUILDING CODE STATEMENT /
TO THE BEST OF THE ARCHITECT'S
KNOWLEDGE THE PLANS AND SPECIFICATIONS
COMPLY WITH THE FLORIDA BUILDING CODE
EIGHTH EDITION (2023) AND THE
APPLICABLE TIME SAFETY STANDARDS AS
DETERMINED BY THE LOCAL AUTHORITY
AND CHAPTER 133 FLORIDA STATUTES.
COPYRIGHT © 2024 MSA ARCHITECTS, INC.
OVERALL PROJECT ARE THE LEGAL
PROPERTY OF AND ALL RIGHTS ARE
RESERVED BY THE ARCHITECT. THEIR USE
FOR REPRODUCTION, CONSTRUCTION, OR
DISTRIBUTION IS PROHIBITED UNLESS
AUTHORIZED IN WRITING BY THE ARCHITECT.



MSA
ARCHITECTS, INC.
8950 SW 74TH CT #1513
MIAMI, FL 33156
P: (305) 273-9911



Project No:
Contract Date:
Scale:
TITLE: BUILDING
ELEVATIONS
SHEET:
A-3.6.1C



3 REAR ELEVATION
SCALE: 1/16"=1'-0"

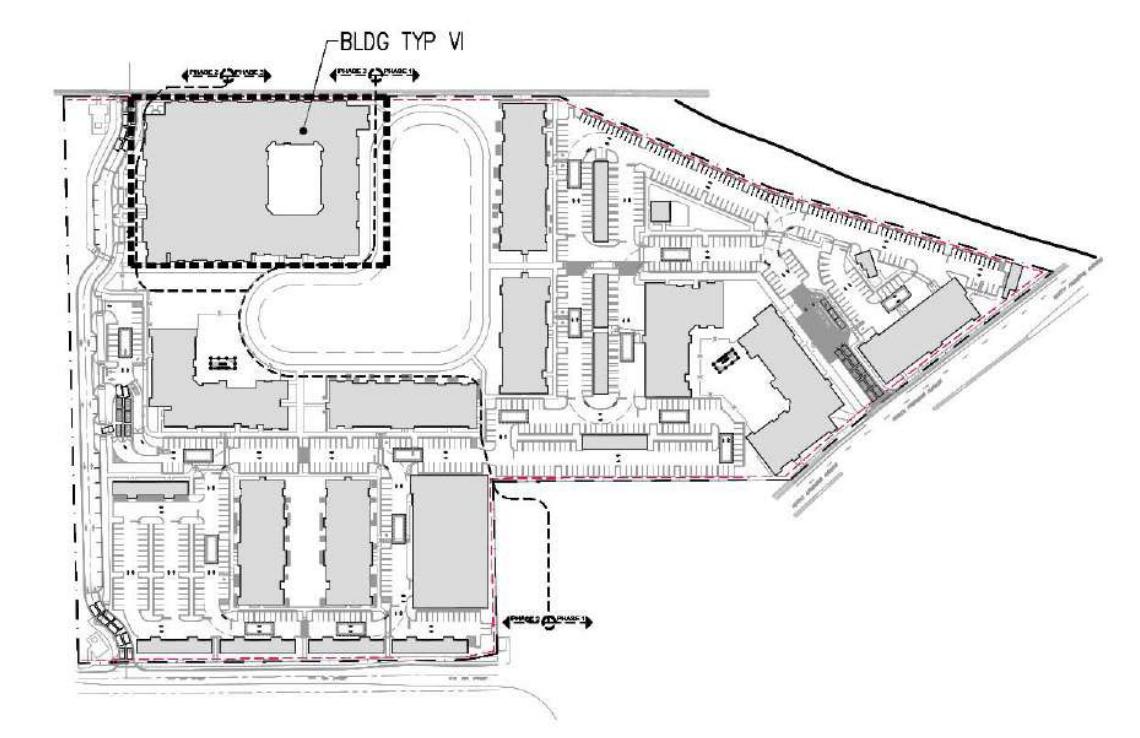


4 RIGHT ELEVATION
SCALE: 1/16"=1'-0"

MATERIAL DETAIL SCHEME

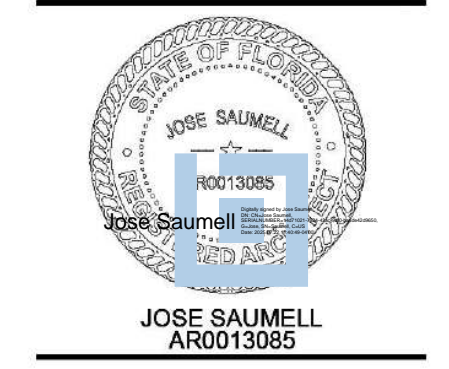


COLOR SCHEME



KEYPLAN
SCALE: N.T.S.
BUILDING TYPE VI
SCALE: 1/16"=1'-0"

REVISIONS:		
Δ	DRG-REV 3	03/21/25
DIGITAL SIGNATURE:		



CYPRESS
FOR:
CYPRESS DEVELOPMENT LLC
LOCATED AT:
FT. LAUDERDALE, FLORIDA

ARCHITECT'S BUILDING CODE STATEMENT/
TO THE BEST OF THE ARCHITECT'S
KNOWLEDGE THE PLANS AND SPECIFICATIONS
COMPLY WITH THE FLORIDA BUILDING CODE
EIGHTH EDITION (2023) AND THE
APPLICABLE FIRE SAFETY STANDARDS AS
DETERMINED BY THE LOCAL AUTHORITY
AND CHAPTER 633 FLORIDA STATUTES.
COPYRIGHT © 2024 MSA ARCHITECTS, INC.
THE ARCHITECTURAL DESIGN AND DETAIL
DRAWINGS FOR THIS BUILDING AND/OR
OVERALL PROJECT ARE THE LEGAL
PROPERTY OF AND ALL RIGHTS ARE
RESERVED BY THE ARCHITECT. THEIR USE
FOR REPRODUCTION, CONSTRUCTION, OR
DISTRIBUTION IS PROHIBITED UNLESS
AUTHORIZED IN WRITING BY THE ARCHITECT.



MSA
ARCHITECTS, INC.
8950 SW 74TH CT #1513
MIAMI, FL 33156
P: (305) 273-9911



Project No:
Contract Date:
Scale:
TITLE: BUILDING
ELEVATIONS
SHEET:
A-3.6.2C



REVISIONS:		
Δ	DWG-REV 3	03/21/25

DIGITAL SIGNATURE:



CYPRESS
FOR:
CYPRESS DEVELOPMENT LLC
LOCATED AT:
FT. LAUDERDALE, FLORIDA

ARCHITECT'S BUILDING CODE STATEMENT/
TO THE BEST OF THE ARCHITECT'S
KNOWLEDGE, THE PLANS AND SPECIFICATIONS
COMPLY WITH THE FLORIDA BUILDING CODE
EIGHTH EDITION (2023) AND THE
APPLICABLE FIRE SAFETY STANDARDS AS
DETERMINED BY THE LOCAL AUTHORITY
AND CHAPTER 633 FLORIDA STATUTES.
COPYRIGHT © 2024 MSA ARCHITECTS, INC.
THE ARCHITECTURAL DESIGN AND CREATIVE
DRAWINGS FOR THIS BUILDING AND/OR
OVERALL PROJECT ARE THE LEGAL
PROPERTY OF AND ALL RIGHTS ARE
RESERVED BY THE ARCHITECT. THEIR USE
FOR REPRODUCTION, CONSTRUCTION, OR
DISTRIBUTION IS PROHIBITED UNLESS
AUTHORIZED IN WRITING BY THE ARCHITECT.

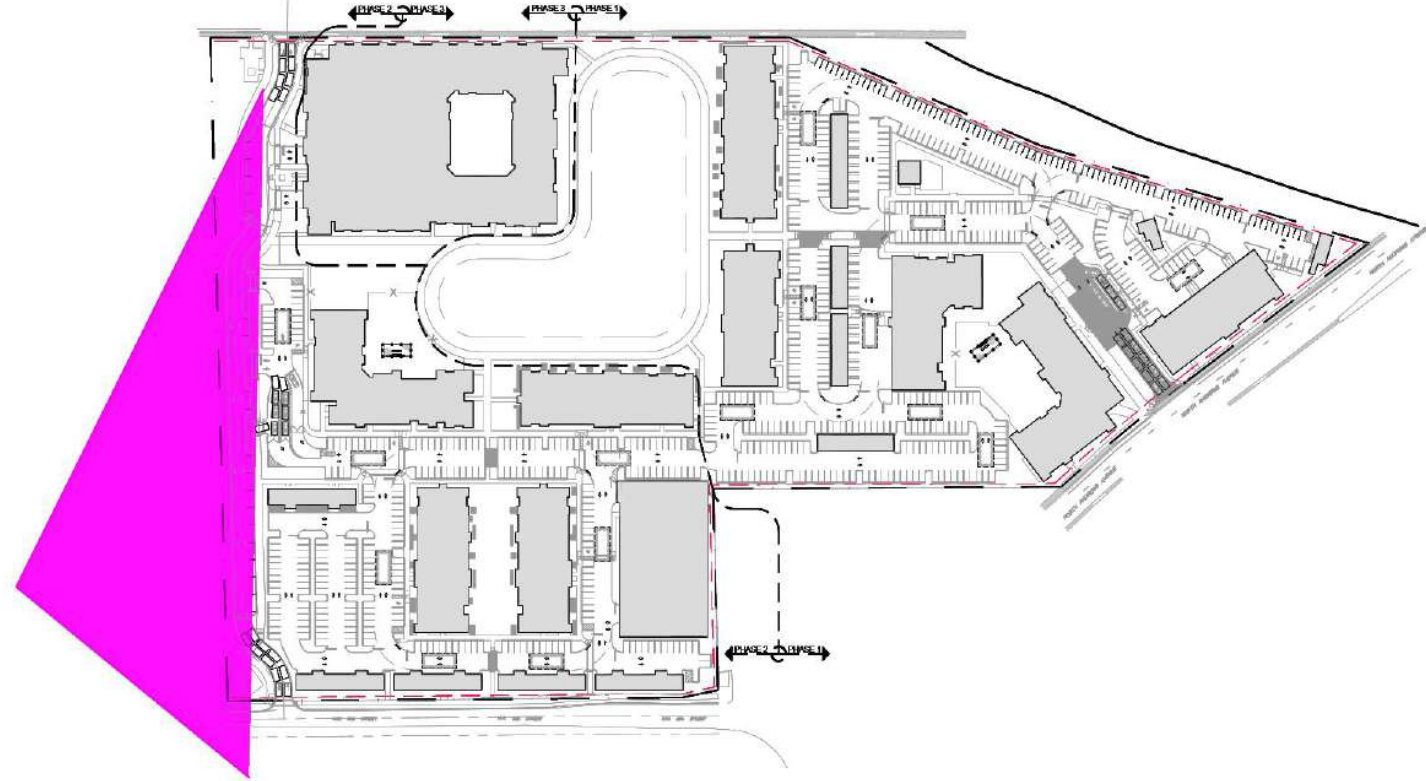


MSA
ARCHITECTS, INC.
8950 SW 74TH CT #1513
MIAMI, FL 33156
P: (305) 273-9911



Project No:
Contract Date:
Scale:
TITLE: RENDER

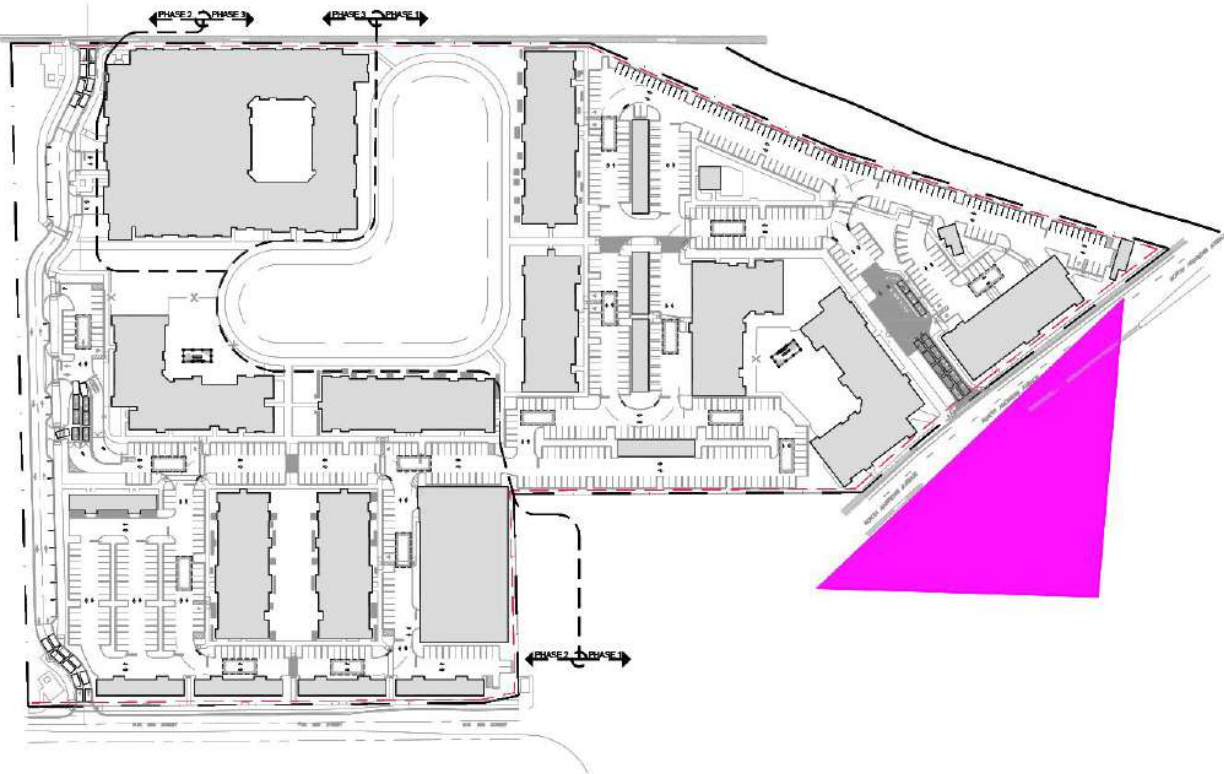
SHEET:
RE-1



KEY PLAN

SCALE : N.T.S.

ARIEL VIEW



KEY PLAN

SCALE : N.T.S.

SOUTH EAST VIEW

REVISIONS:		
A	DWG-REV 3	03/21/25

DIGITAL SIGNATURE:



JOSE SAUMELL
AR0013085

CYPRESS
FOR:
CYPRESS DEVELOPMENT LLC
LOCATED AT:
FT. LAUDERDALE, FLORIDA

ARCHITECT'S BUILDING CODE STATEMENT/
TO THE BEST OF THE ARCHITECT'S
KNOWLEDGE, THE PLANS AND SPECIFICATIONS
COMPLY WITH THE FLORIDA BUILDING CODE
2024 EDITION (2023) AND THE
APPLICABLE FIRE SAFETY STANDARDS AS
DETERMINED BY THE LOCAL AUTHORITY
AND CHAPTER 633 FLORIDA STATUTES.

COPYRIGHT © 2024 MSA ARCHITECTS, INC.
THE ARCHITECTURAL DESIGN AND DETAIL
DRAWINGS FOR THIS BUILDING AND/OR
OVERALL PROJECT ARE THE LEGAL
PROPERTY OF AND ALL RIGHTS ARE
RESERVED BY THE ARCHITECT. THEIR USE
FOR REPRODUCTION, CONSTRUCTION, OR
DISTRIBUTION IS PROHIBITED UNLESS
AUTHORIZED IN WRITING BY THE ARCHITECT.

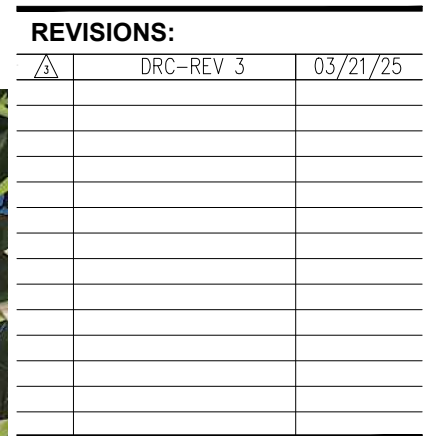


MSA
ARCHITECTS, INC.
8950 SW 74TH CT #1513
MIAMI, FL 33156
P: (305) 273-9911



Project No:
Contract Date:
Scale:
TITLE: RENDER

SHEET:
RE-2



JOSE SAUMELL
AR0013085

CYPRESS
FOR:
CYPRESS DEVELOPMENT LLC
LOCATED AT:
FT. LAUDERDALE, FLORIDA



**MSA
ARCHITECTS, INC.**
8950 SW 74TH CT #1513
MIAMI, FL 33156
P: (305) 273-9911



MSA
ARCHITECTS
ARCHITECTURE & PLANNING

Project No:
Contract Date:
Scale:

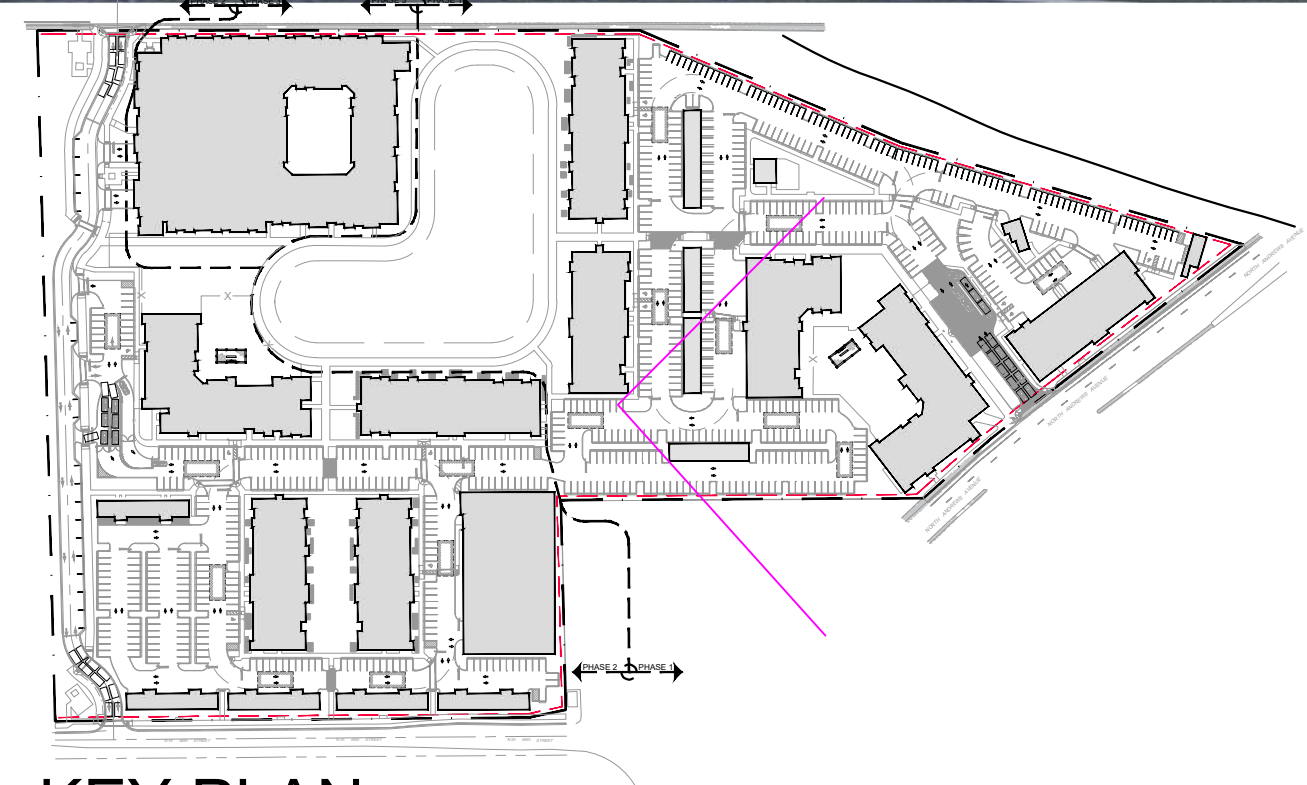
TITLE:

RENDER

SHEET:

RE-4

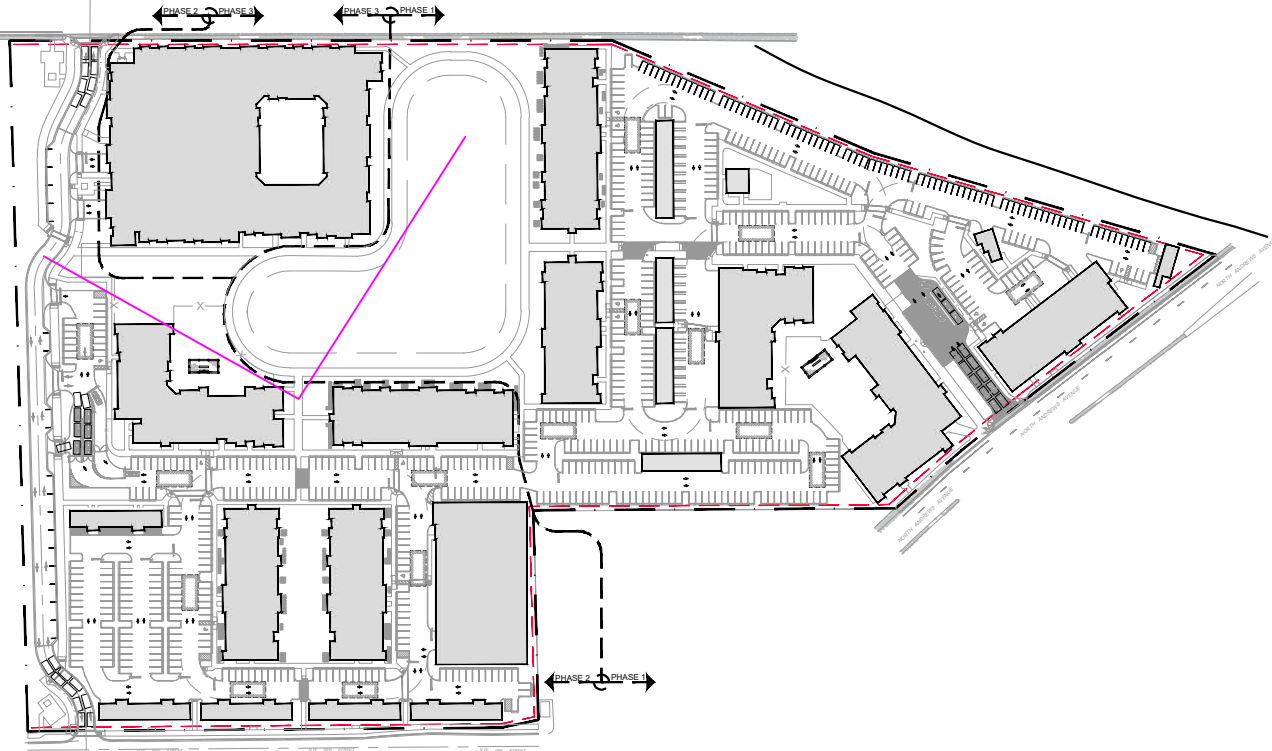
CAM #25-0791
Exhibit 2
Page 46 of 58



KEY PLAN

SCALE : N.T.S.

EAST INTERNAL VIEW



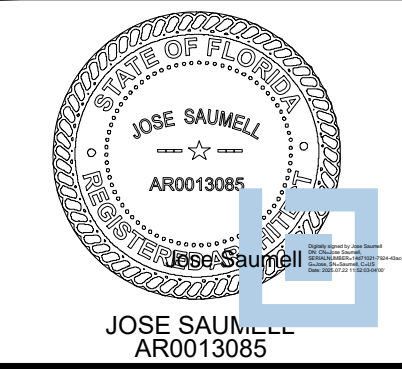
KEY PLAN

SCALE : N.T.S.

POOL VIEW

REVISIONS:		
Δ	DRC-REV 3	03/21/25

DIGITAL SIGNATURE:



CYPRESS
FOR
CYPRESS DEVELOPMENT LLC
LOCATED AT:
FT. LAUDERDALE, FLORIDA

ARCHITECT'S BUILDING CODE STATEMENT/
TO THE BEST OF THE ARCHITECT'S
KNOWLEDGE, THE PLANS AND SPECIFICATIONS
COMPLY WITH THE FLORIDA BUILDING CODE
EIGHTH EDITION (2023) AND THE
APPLICABLE FIRE SAFETY STANDARDS AS
DETERMINED BY THE LOCAL AUTHORITY
AND CHAPTER 433, FLORIDA STATUTES.
COPYRIGHT © 2024 MSA ARCHITECTS, INC.
THE ARCHITECTURAL DESIGN AND DETAIL
DRAWINGS FOR THIS BUILDING AND/OR
OVERALL PROJECT ARE THE LEGAL
PROPERTY OF AND ALL RIGHTS ARE
RESERVED BY THE ARCHITECT. THEIR USE
FOR REPRODUCTION, CONSTRUCTION, OR
DISTRIBUTION IS PROHIBITED UNLESS
AUTHORIZED IN WRITING BY THE ARCHITECT.



MSA
ARCHITECTS, INC.
8950 SW 74TH CT #1513
MIAMI, FL 33156
P: (305) 273-9911



Project No:
Contract Date:
Scale:
TITLE:
RENDER

SHEET:
RE-5

DIGITAL SIGNATURE:

CYPRESS

COPYRIGHT © 2024 MSA ARCHITECTS, INC.
THE ARCHITECTURAL DESIGN AND DETAIL
DRAWINGS FOR THIS BUILDING AND/OR
OVERALL PROJECT ARE THE LEGAL
PROPERTY OF AND ALL RIGHTS ARE
RESERVED BY THE ARCHITECT. THEIR USE
FOR REPRODUCTION, CONSTRUCTION, OR
DISTRIBUTION IS PROHIBITED UNLESS
AUTHORIZED IN WRITING BY THE ARCHITECT.

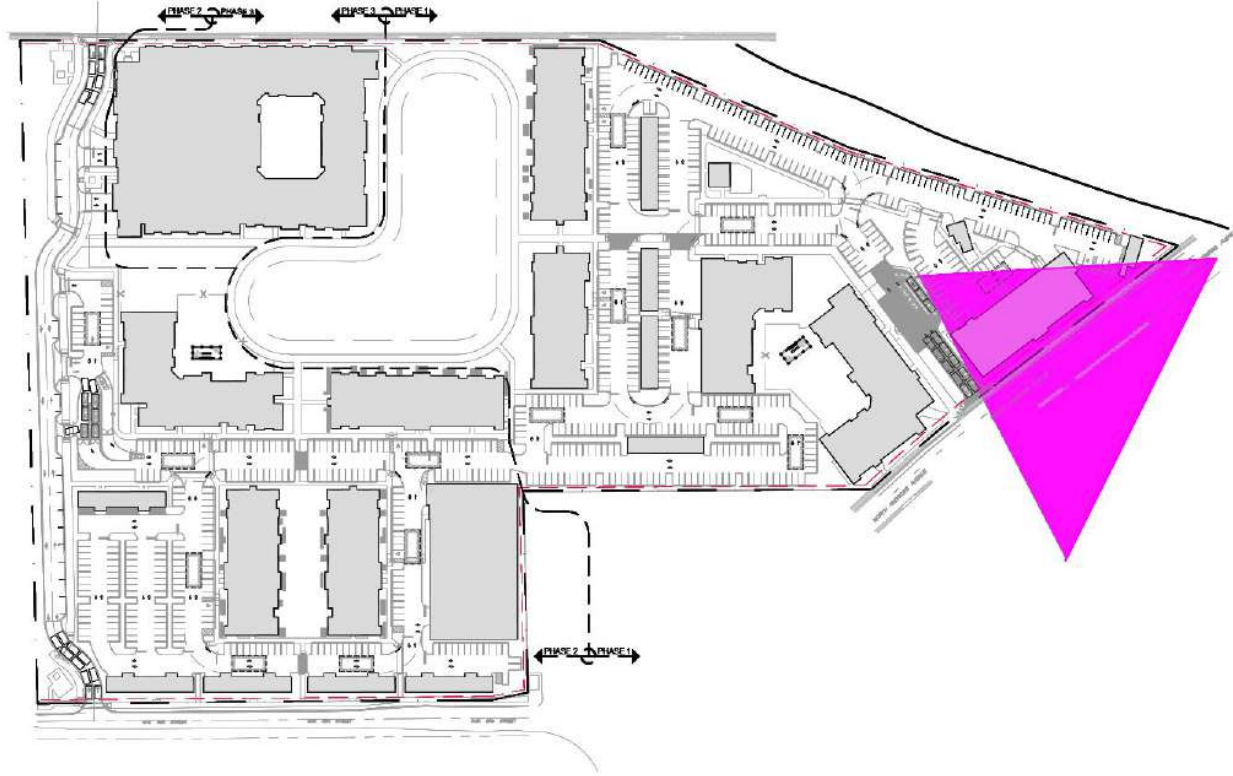


MSA

RENDER



STREET VIEW



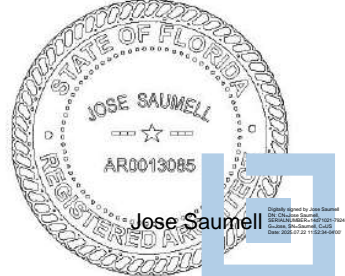
KEY PLAN

SCALE : N.T.S.

STREET VIEW

REVISIONS:		
Δ	DWG-REV 3	03/21/25

DIGITAL SIGNATURE:



CYPRESS
FOR:
CYPRESS DEVELOPMENT LLC
LOCATED AT:
FT. LAUDERDALE, FLORIDA

ARCHITECT'S BUILDING CODE STATEMENT/
TO THE BEST OF THE ARCHITECT'S
KNOWLEDGE, THE PLANS AND SPECIFICATIONS
COMPLY WITH THE FLORIDA BUILDING CODE
EIGHTH EDITION (2023) AND THE
APPLICABLE FIRE SAFETY STANDARDS AS
DETERMINED BY THE LOCAL AUTHORITY
AND CHAPTER 633 FLORIDA STATUTES.

COPYRIGHT © 2024 MSA ARCHITECTS, INC.
THE ARCHITECTURAL DESIGN AND DESIGN
DRAWINGS FOR THIS BUILDING AND/OR
OVERALL PROJECT ARE THE LEGAL
PROPERTY OF MSA AND ALL RIGHTS ARE
RESERVED BY THE ARCHITECT. THEIR USE
FOR REPRODUCTION, CONSTRUCTION, OR
DISTRIBUTION IS PROHIBITED UNLESS
AUTHORIZED IN WRITING BY THE ARCHITECT.



MSA
ARCHITECTS, INC.
8950 SW 74TH CT #1513
MIAMI, FL 33156
P: (305) 273-9911



Project No:
Contract Date:
Scale:
TITLE: RENDER

SHEET: RE-7



REVISIONS:		
Δ	DRG-REV 3	03/21/25

DIGITAL SIGNATURE:



CYPRESS
FOR:
CYPRESS DEVELOPMENT LLC
LOCATED AT:
FT. LAUDERDALE, FLORIDA

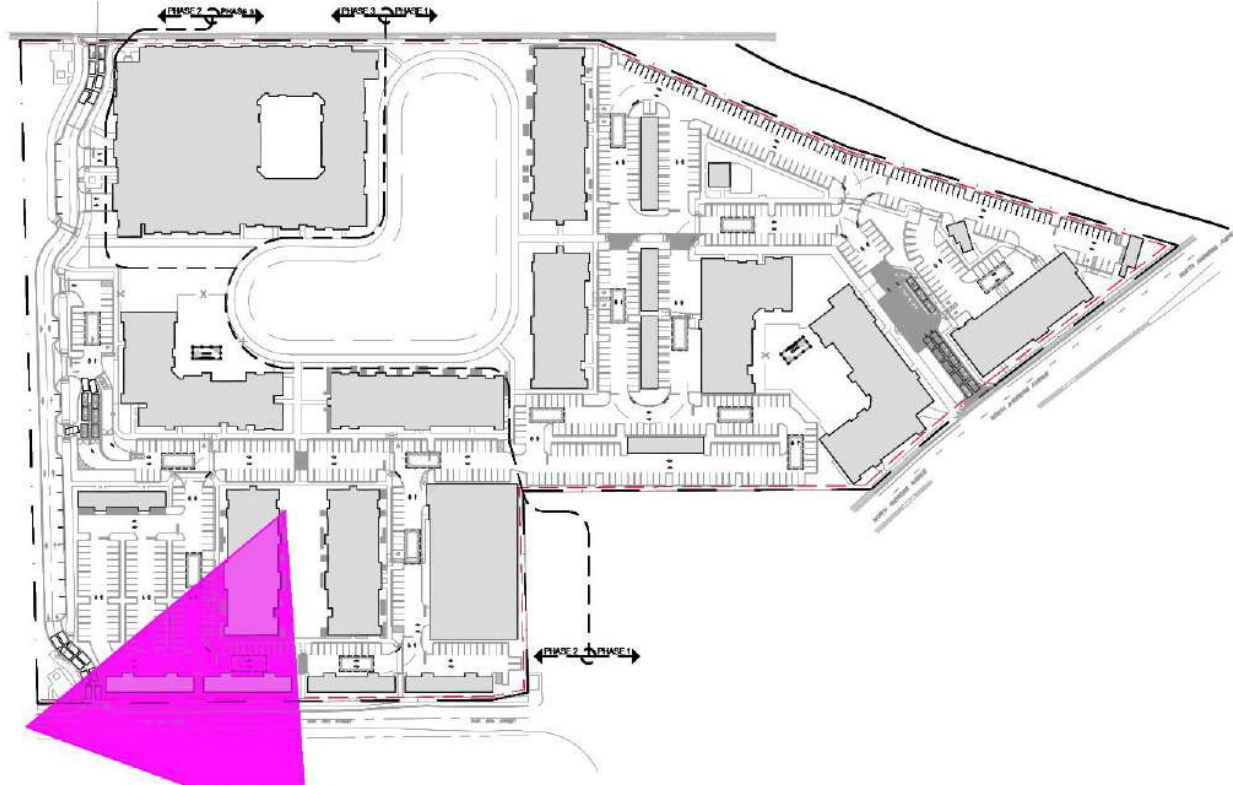
ARCHITECT'S BUILDING CODE STATEMENT:
TO THE BEST OF THE ARCHITECT'S
KNOWLEDGE, THE PLANS AND SPECIFICATIONS
COMPLY WITH THE FLORIDA BUILDING CODE
EIGHTH EDITION (2023) AND THE
APPLICABLE FIRE SAFETY STANDARDS AS
DETERMINED BY THE LOCAL AUTHORITY
AND CHAPTER 633 FLORIDA STATUTES.
COPYRIGHT © 2024 MSA ARCHITECTS, INC.
THE ARCHITECTURAL DESIGN AND DESIGN
DRAWINGS FOR THIS BUILDING AND/OR
OVERALL PROJECT ARE THE LEGAL
PROPERTY OF AND ALL RIGHTS ARE
RESERVED BY THE ARCHITECT. THEIR USE
FOR REPRODUCTION, CONSTRUCTION, OR
DISTRIBUTION IS PROHIBITED UNLESS
AUTHORIZED IN WRITING BY THE ARCHITECT.



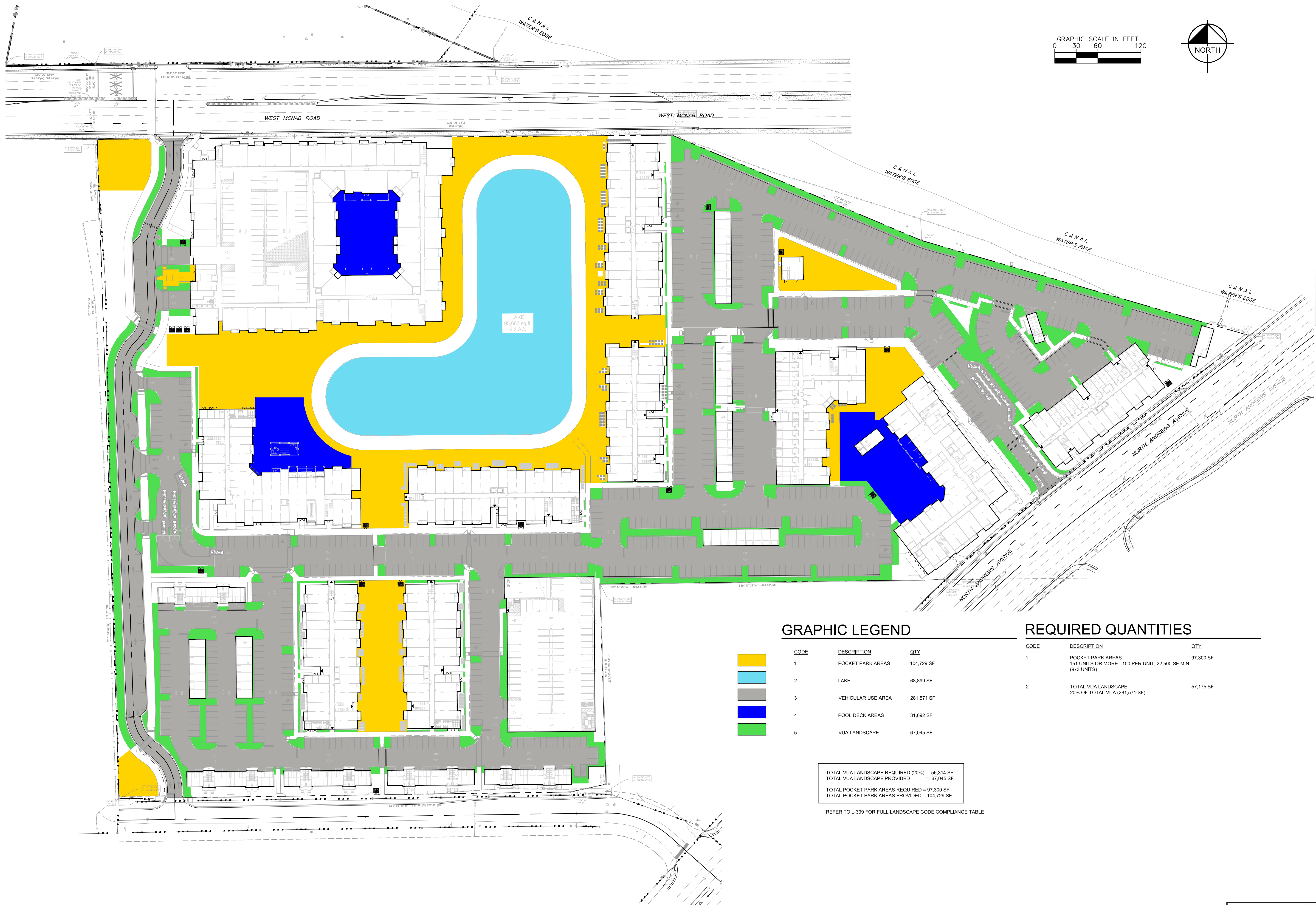
MSA
ARCHITECTS, INC.
8950 SW 74TH CT #1513
MIAMI, FL 33156
P: (305) 273-9911

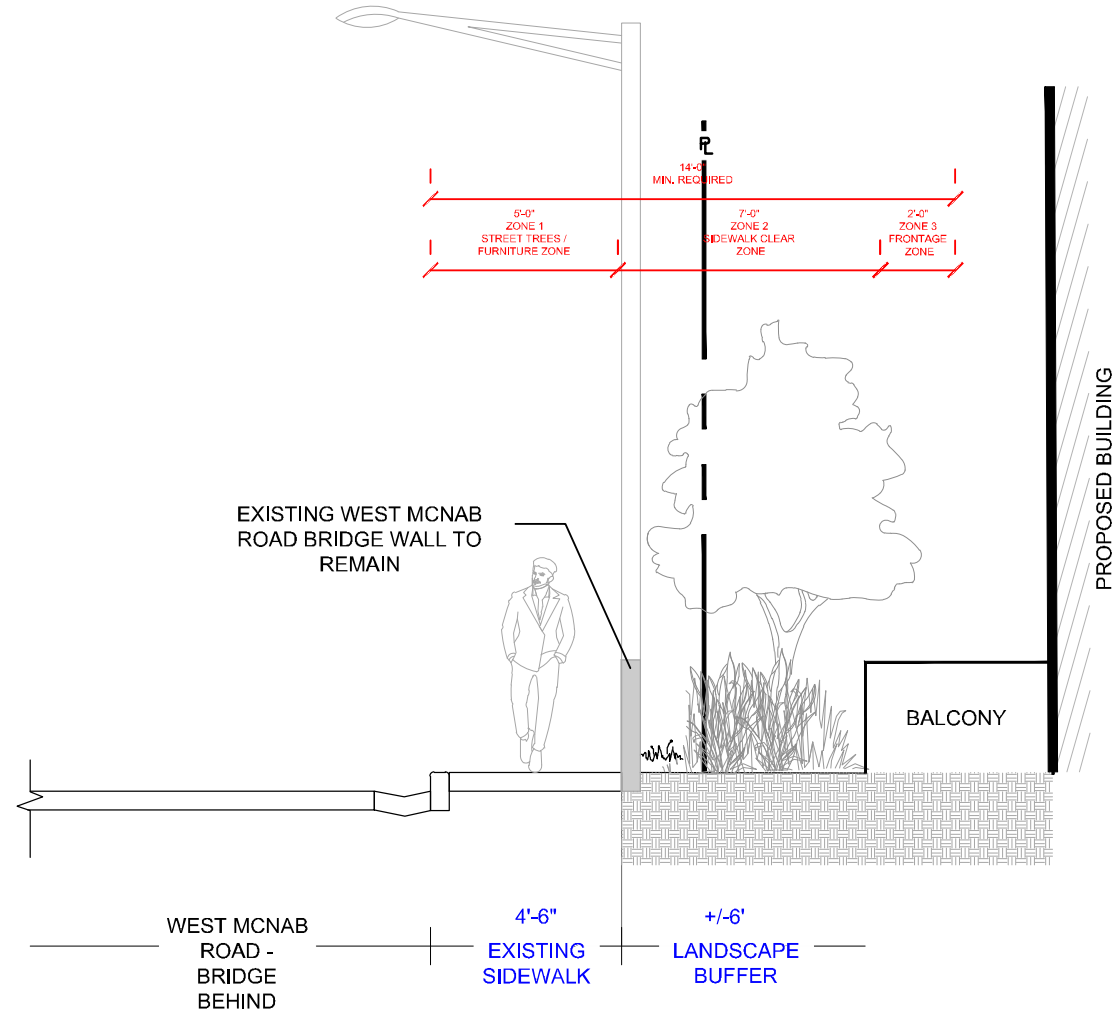


Project No:
Contract Date:
Scale:
TITLE:
RENDER
SHEET:
RE-8



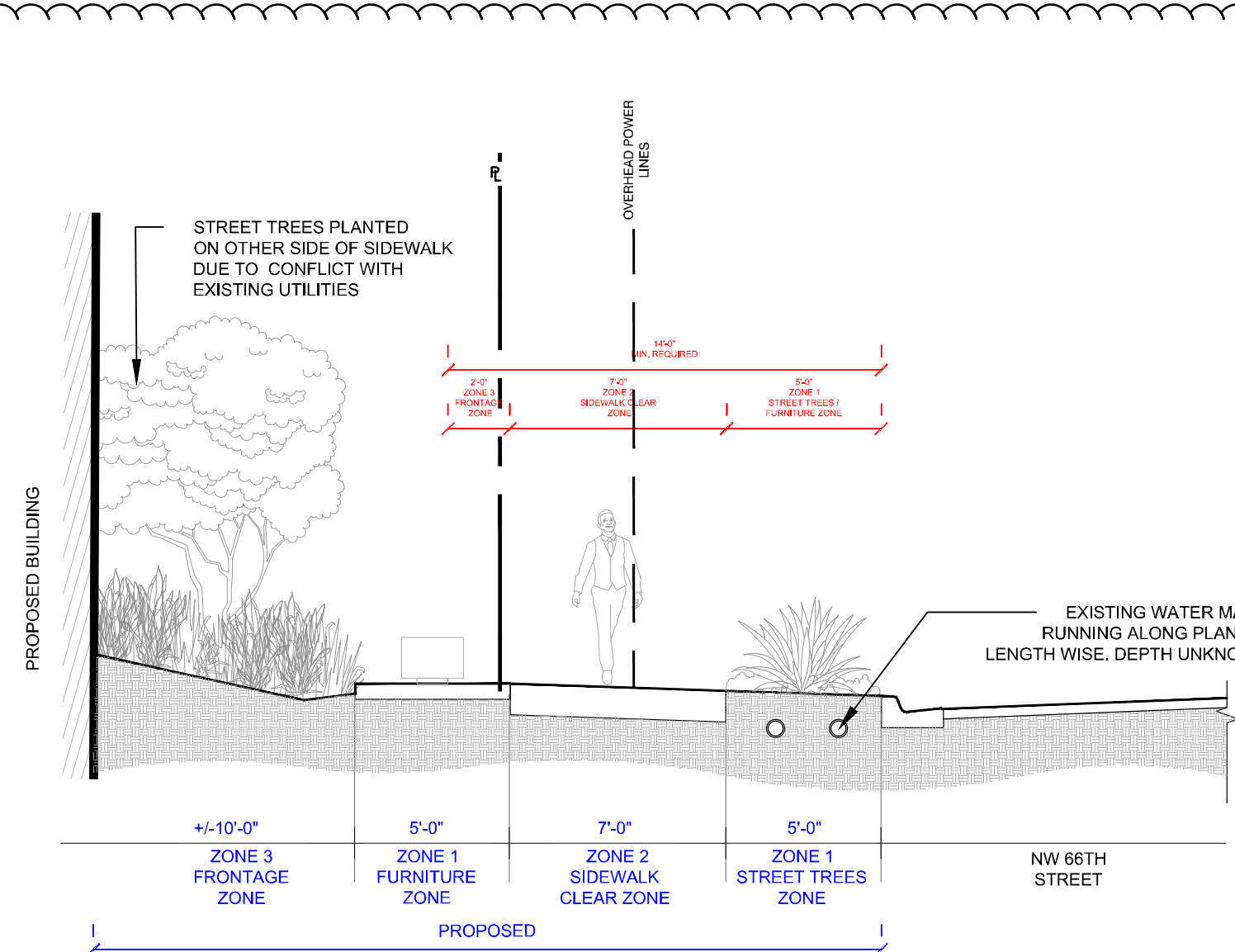
KEY PLAN
SCALE : N.T.S.
TOWENHOME STREET VIEW





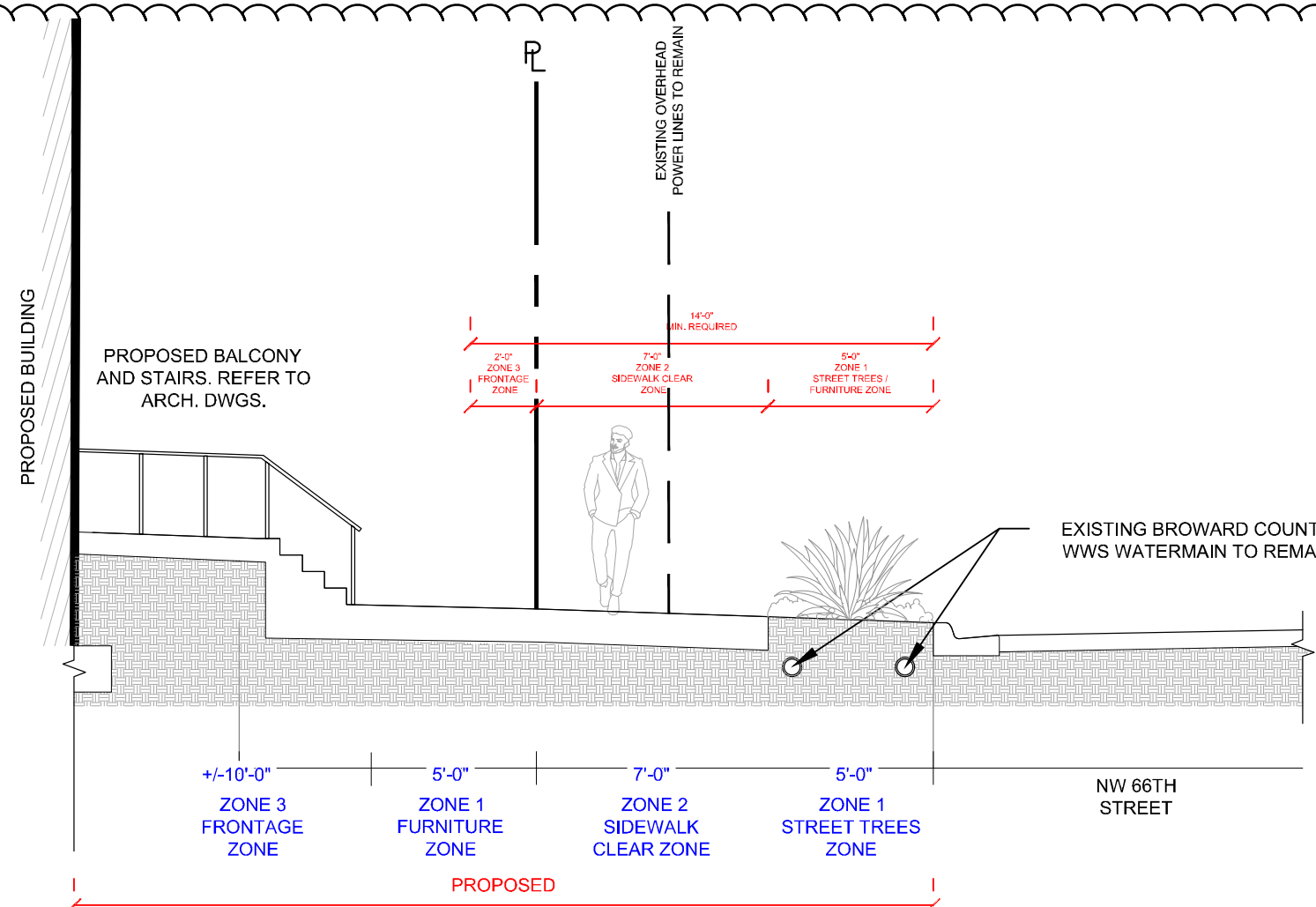
WEST MCNAB ROAD STREETSCAPE SECTION

SECTION A



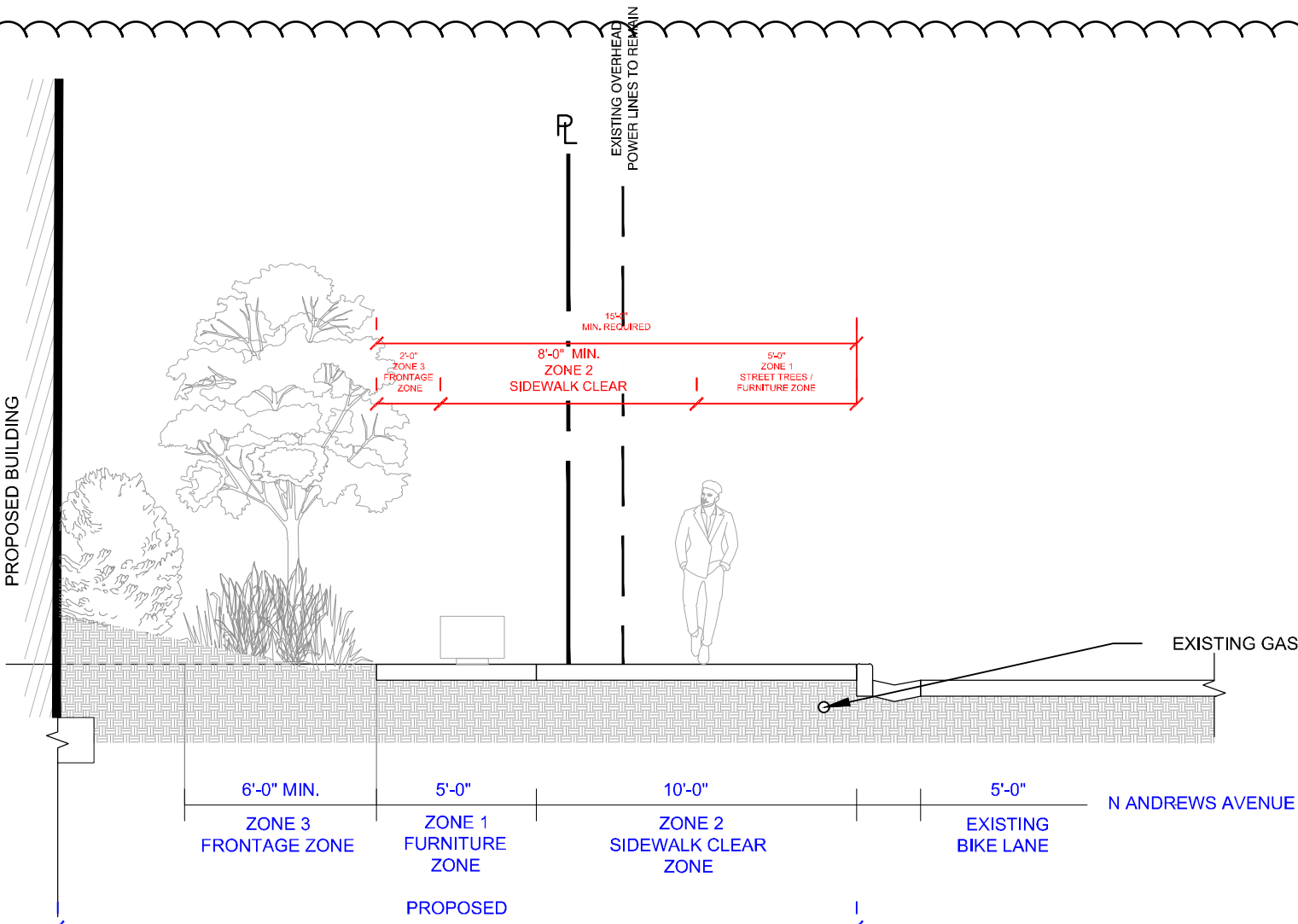
NW 66TH STREET STREETSCAPE SECTION

SECTION B



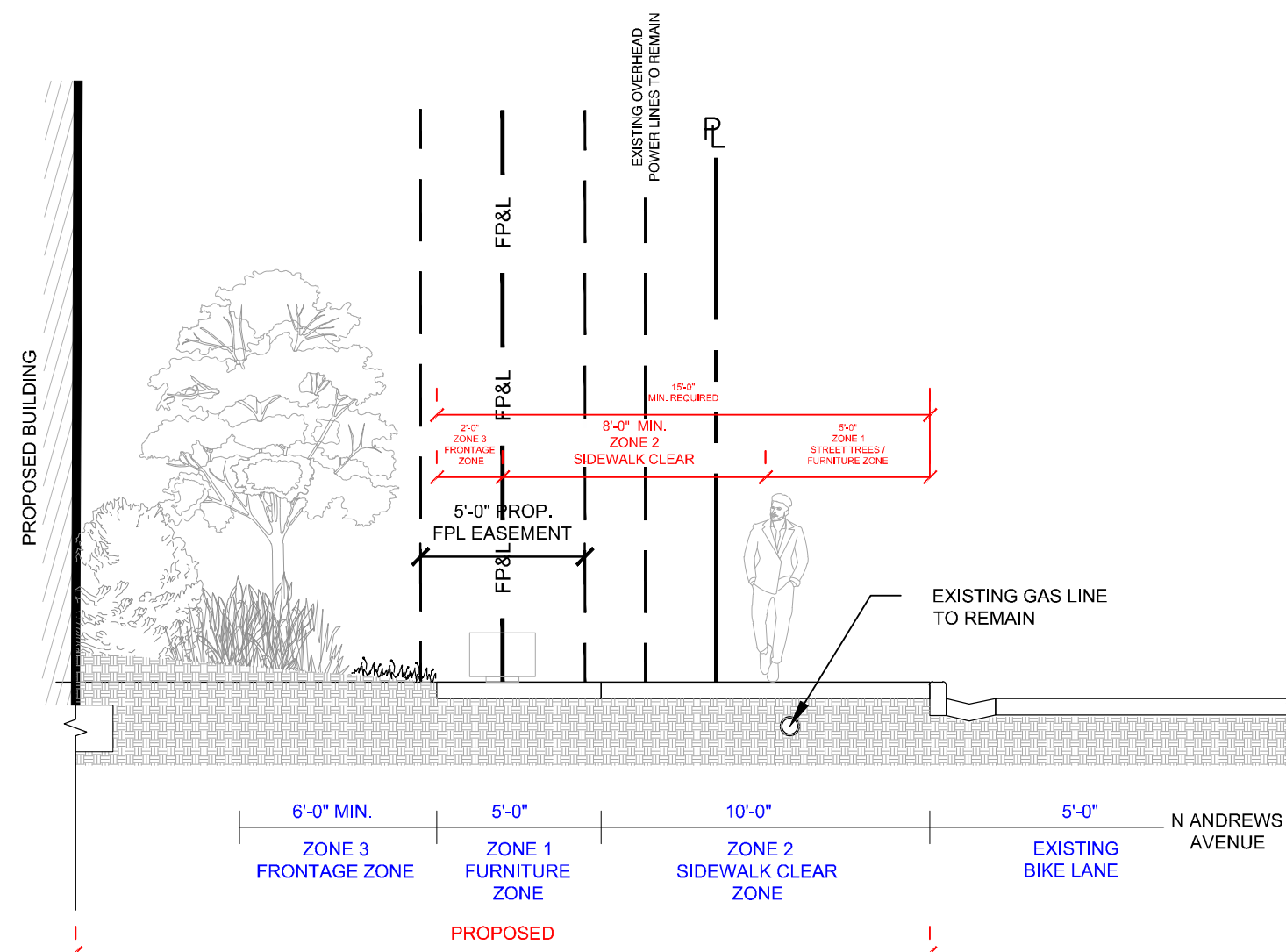
NW 66TH STREET STREETSCAPE SECTION

SECTION C



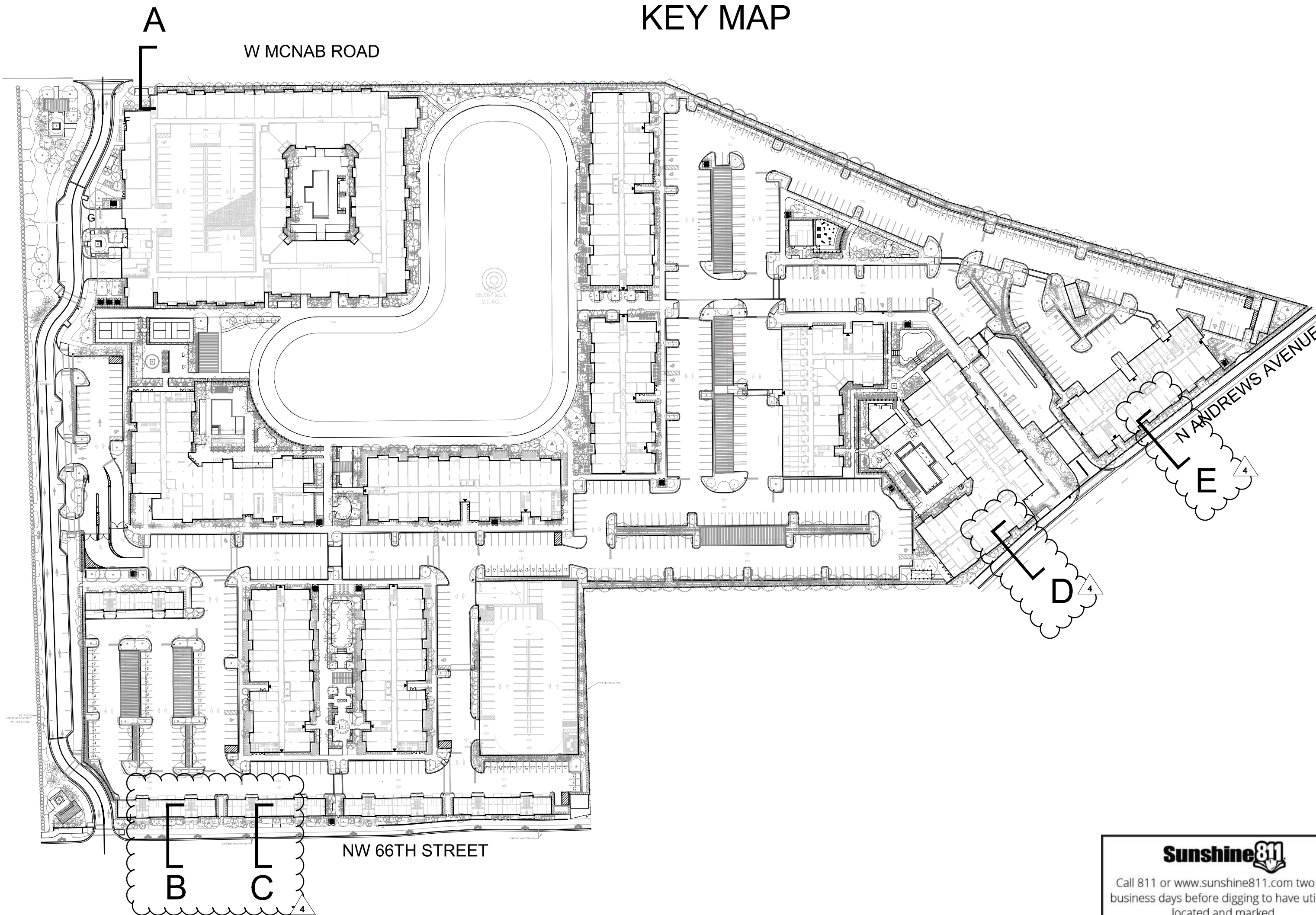
N ANDREWS AVENUE STREETSCAPE SECTION

SECTION D



N ANDREWS AVENUE STREETSCAPE SECTION

SECTION E



KEY MAP

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY MICHELLE ANGELA LATTE, P.L.A. 1A667514, ON DATE 07/18/2025, ADJACENT TO SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES. THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MICHELLE ANGELA LATTE, P.L.A. 1A667514, ON THE DATE ADJACENT TO THE SEAL. © 2025 KIMLEY-HORN AND ASSOCIATES, INC.

		BY
DRC REVISION 3	03/24/2025	KHA
DRC REVISION 4	07/21/2025	KHA

CYPRESS
FOR:
CYPRESS DEVELOPMENT LLC
LOCATED AT:
CITY OF FORT LAUDERDALE

PROFESSIONAL SEAL
MICHELLE A. LATTE
PLA 6667514
07/18/25
STATE OF FLORIDA
ARCHITECT

KimleyHorn

2 ALHAMBRA PLAZA, SUITE 500
CORAL GABLES, FL 33134
PHONE: 305-673-2025
WWW.KIMLEY-HORN.COM REGISTRY 696

MSA ARCHITECTS
ARCHITECTURE & PLANNING

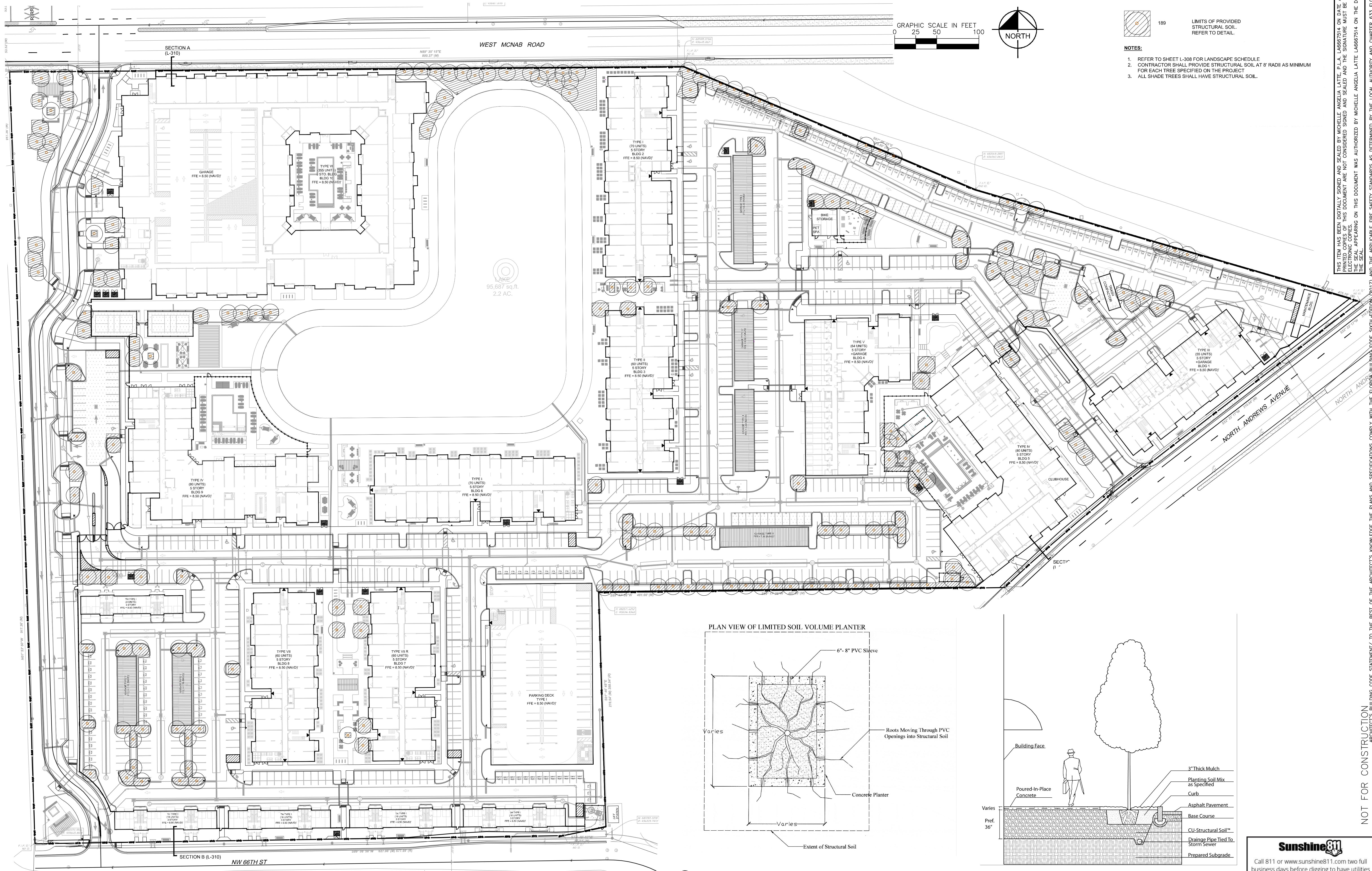
MSA ARCHITECTS, INC.
A40000895
8650 SW 74th COURT
SUITE 1513
MIAMI, FL 33156
(305) 272-8911

NOT FOR CONSTRUCTION
ARCHITECT'S KNOWLEDGE OF THE FLORIDA BUILDING CODE SIXTH EDITION (2017) AND THE APPLICABLE PRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY AND CHAPTER 633, FLORIDA STATUTES.

DRAWN	ML
DATE	07/18/2025
SCALE	AS SHOWN
JOB NO.	043695008
SHEET TITLE:	STREETSCAPE SECTIONS
SHEET NUMBER:	L-310

Sunshine

Call 811 or www.sunshine811.com two full business days before digging to have utilities located and marked.
Check positive response codes before you dig!



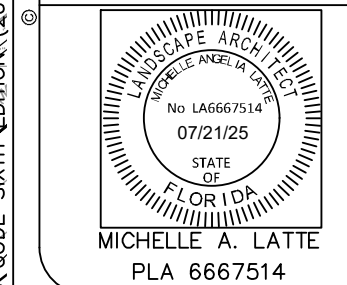
STRUCTURAL SOIL GRAPHIC LEGEND

SYMBOL	QTY	DESCRIPTION
	189	LIMITS OF PROVIDED STRUCTURAL SOIL. REFER TO DETAIL.
NOTES:		
1. REFER TO SHEET L-308 FOR LANDSCAPE SCHEDULE.		
2. CONTRACTOR SHALL PROVIDE STRUCTURAL SOIL AT 8\" RADII AS MINIMUM FOR EACH TREE SPECIFIED ON THE PROJECT.		
3. ALL SHADE TREES SHALL HAVE STRUCTURAL SOIL.		

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY MICHELLE ANGELIA LATTE, P.L.A. LAG667514 ON DATE ADJACENT TO SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY COPIES OF THIS DOCUMENT. THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MICHELLE ANGELIA LATTE LAG667514 ON THE DATE ADJACENT TO THE SEAL.

DRC REVISION 3	03/24/2025	KHA	BY
DRC REVISION 4	07/21/2025	KHA	

CYPRESS
FOR:
CYPRESS DEVELOPMENT LLC
LOCATED AT:
CITY OF FORT LAUDERDALE



Kimley-Horn
2 ALHAMBRA PLAZA, SUITE 200
CORAL GABLES, FL 33134
PHONE: 305-473-2025
WWW.KIMLEY-HORN.COM REGISTRY 696

MSA ARCHITECTS, INC.
AACC00895
8650 SW 74th COURT
MIAMI, FLORIDA 33156
(305) 273-8911

MSA ARCHITECTS
ARCHITECTURE & PLANNING

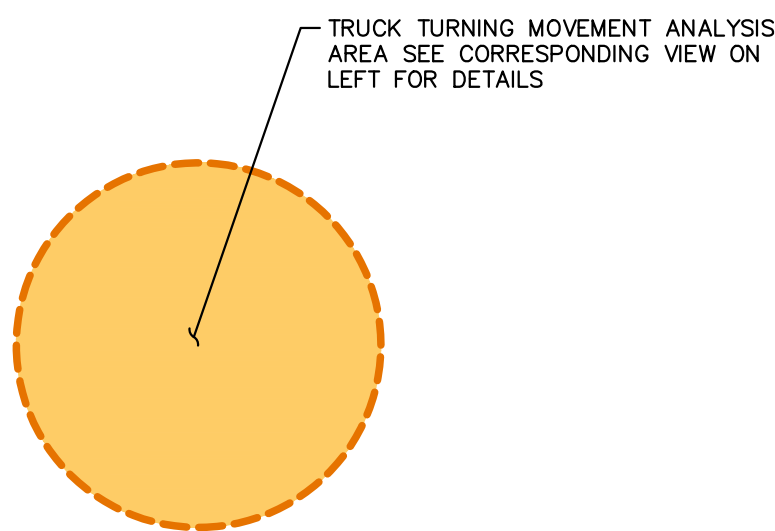
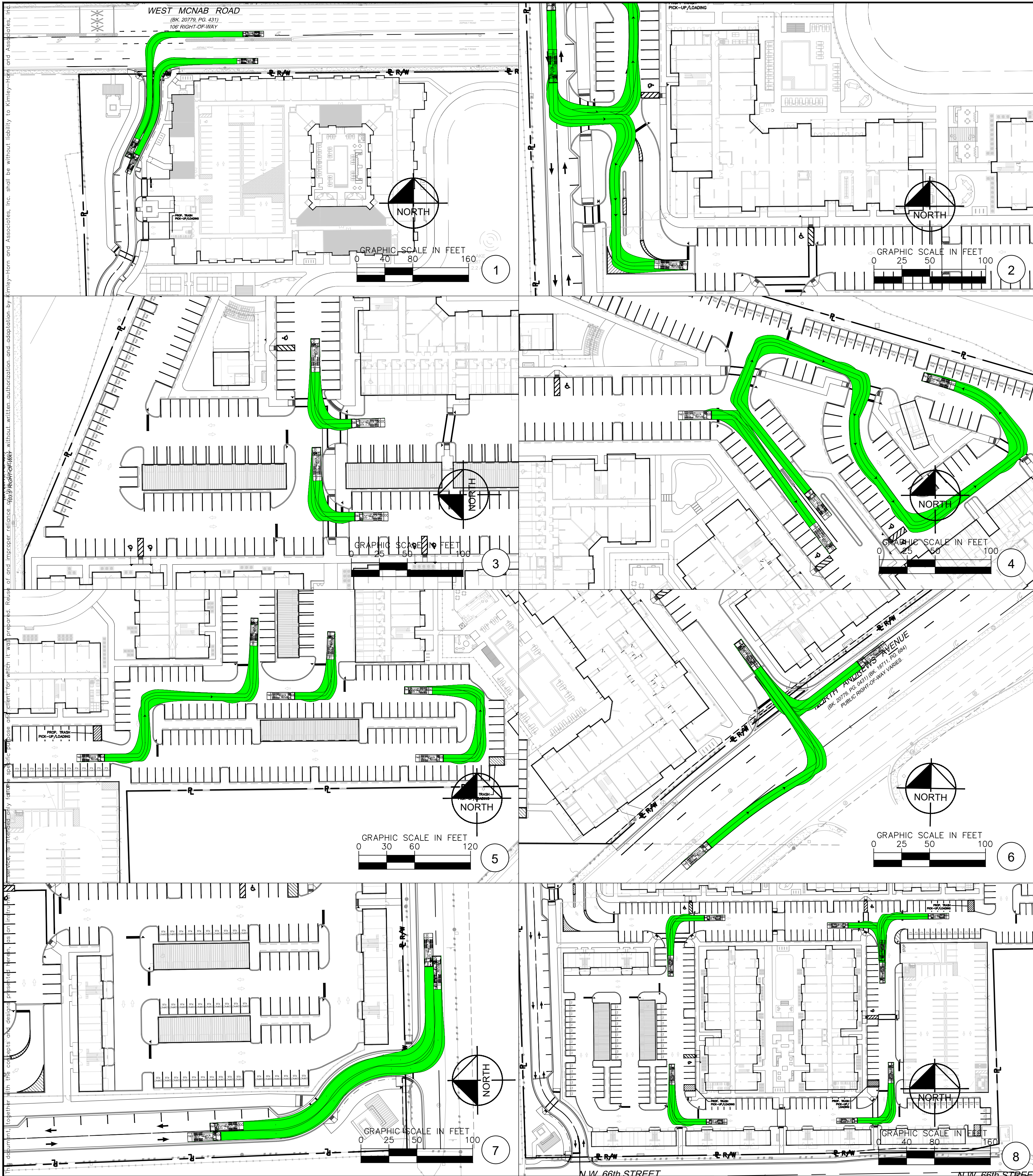
COPYRIGHT © 2018, MSA ARCHITECTS, INC. THE ARCHITECTURAL DESIGN AND DETAIL DRAWINGS FOR THIS BUILDING AND/OR OVERALL PROJECT ARE THE LEGAL PROPERTY OF AND ALL RIGHTS ARE RESERVED BY THE ARCHITECT. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT.

NOT FOR CONSTRUCTION
ARCHITECT'S BUILDING CODE STATEMENT/ TO THE BEST OF THE ARCHITECT'S KNOWLEDGE THE PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE SIXTH EDITION (2017) AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY AND CHAPTER 633 FLORIDA STATUTES.

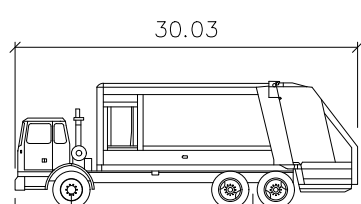
DRAWN ML
DATE 07/18/2025
SCALE AS SHOWN
JOB NO. 043695008
SHEET TITLE:
STRUCTURAL SOIL EXHIBIT

SHEET NUMBER:
L-312

Sunshine811
Call 811 or www.sunshine811.com two full business days before digging to have utilities located and marked.
Check positive response codes before you dig!



VEHICLE PROFILE

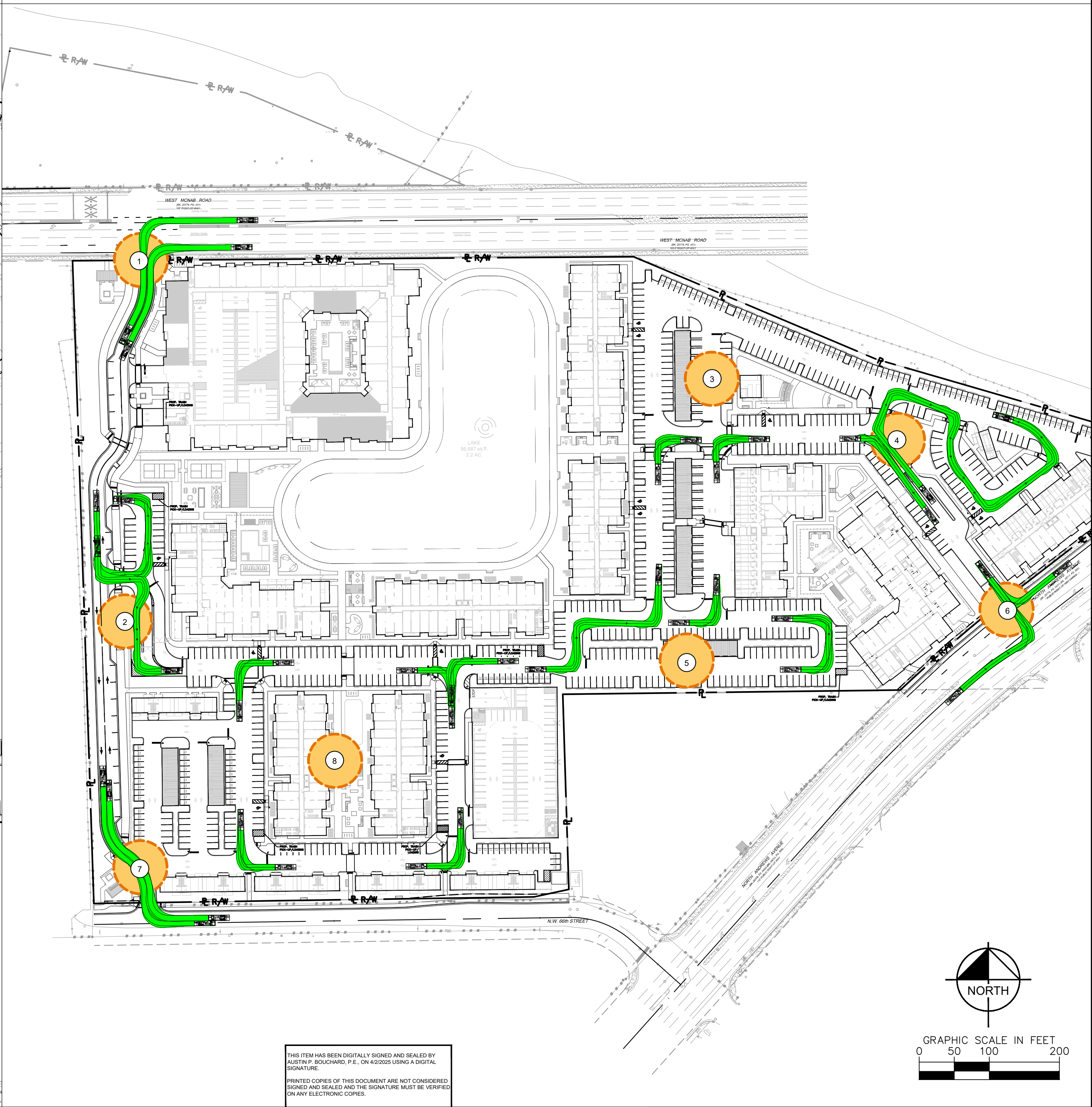
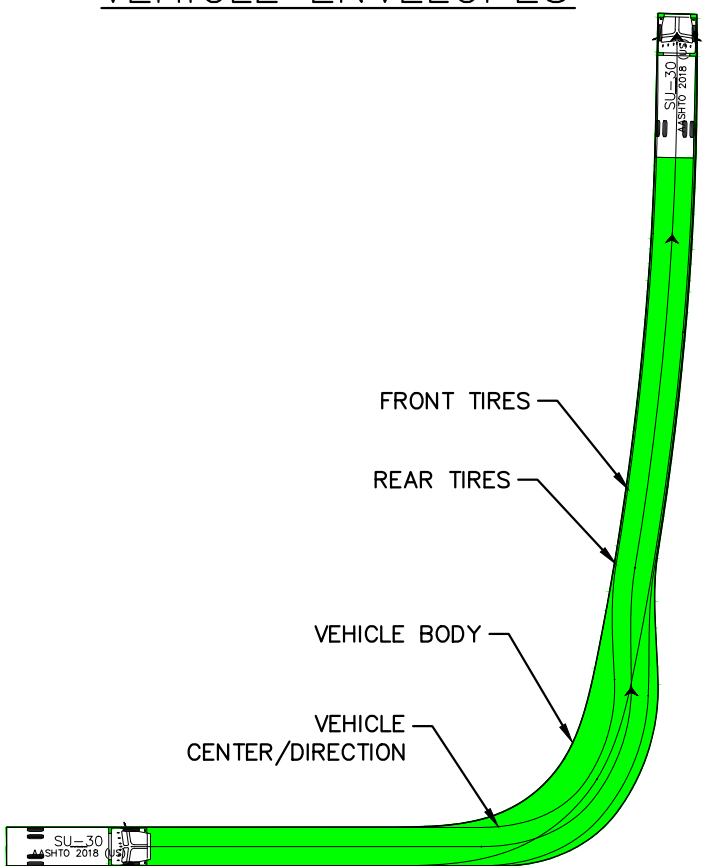


Heil DuraPack 5000
feet
Width : 8.00
Track : 8.00
Lock to Lock Time : 6.0
Steering Angle : 45.0

KEY

INDICATES FORWARD VEHICULAR MOVEMENT

VEHICLE ENVELOPES



No.	REVISIONS	DATE	BY

Kimley»Horn

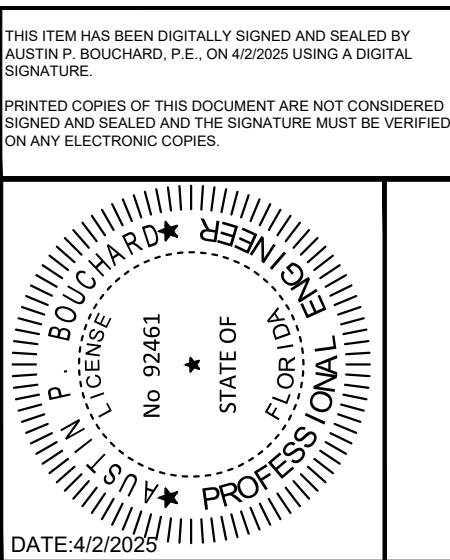
© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
8201 PETERS ROAD, SUITE 2200, PLANTATION, FL 33324
PHONE: 954-535-5100 FAX: 954-739-2247
WWW.KIMLEY-HORN.COM REGISTRY No. 35106

KHA PROJECT
043695009
DATE
3/24/2025
SCALE AS SHOWN
DESIGNED BY MC
DRAWN BY JS
CHECKED BY AB

CITY OF FORT
LAUDERDALE

CYPRESS
PREPARED FOR
CYPRESS DEVELOPMENT LLC

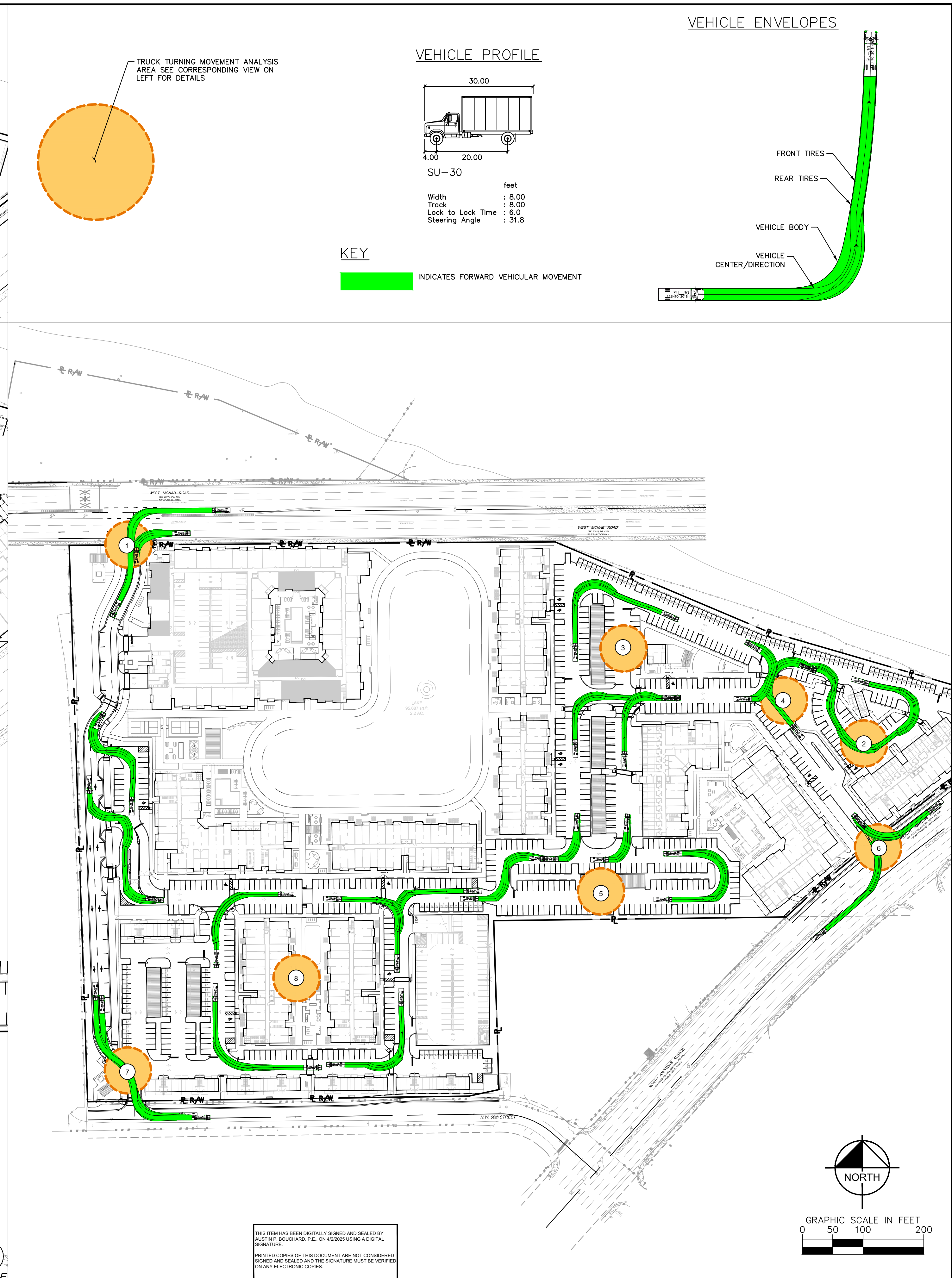
BROWARD COUNTY,
FLORIDA



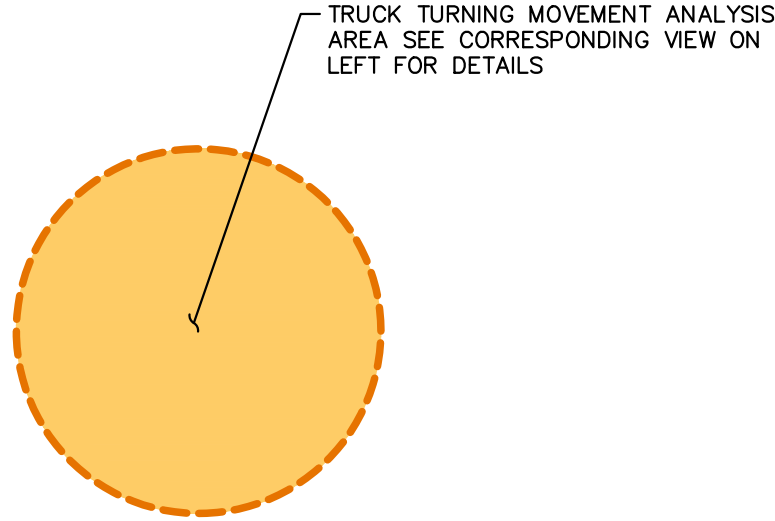
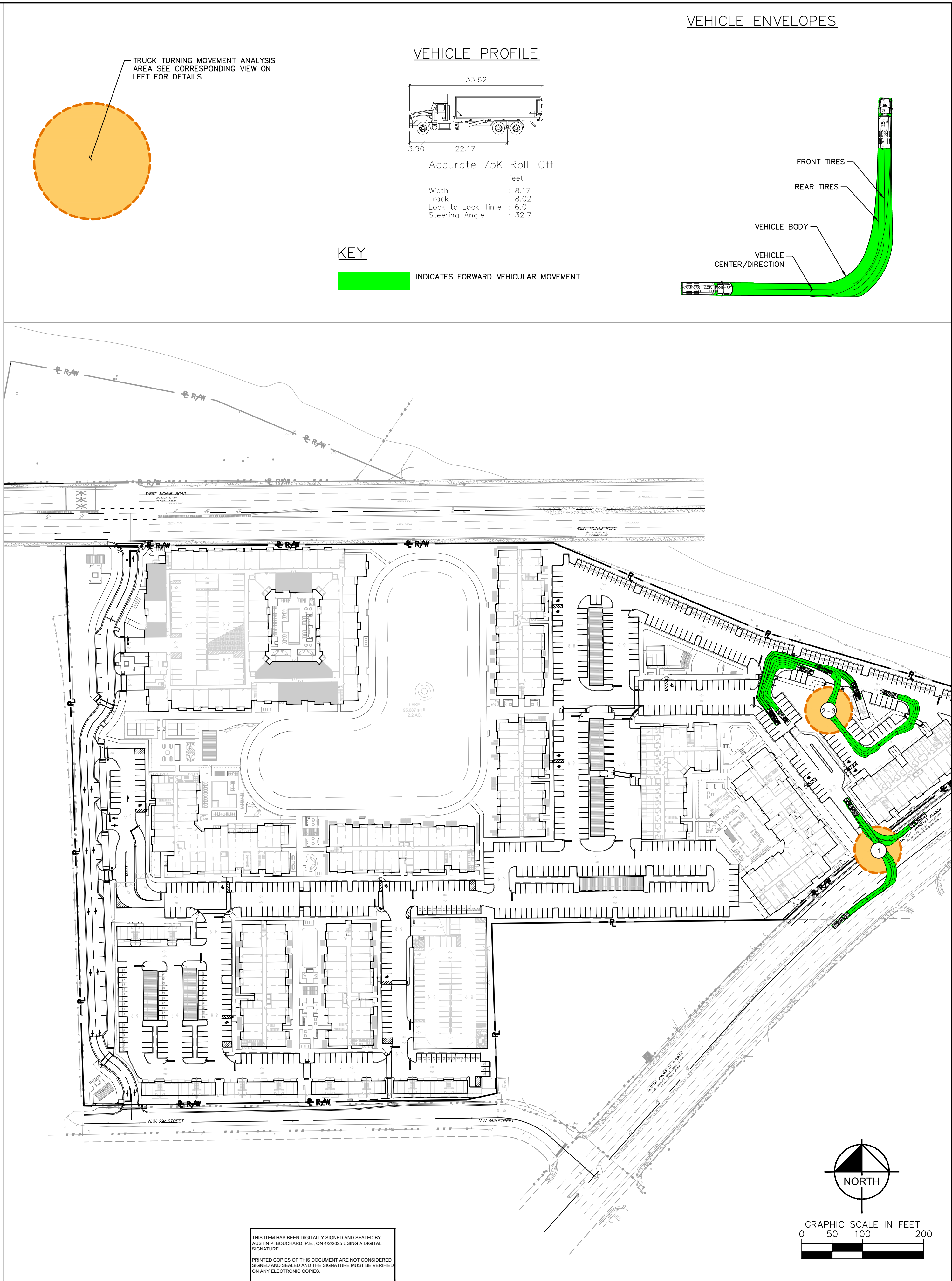
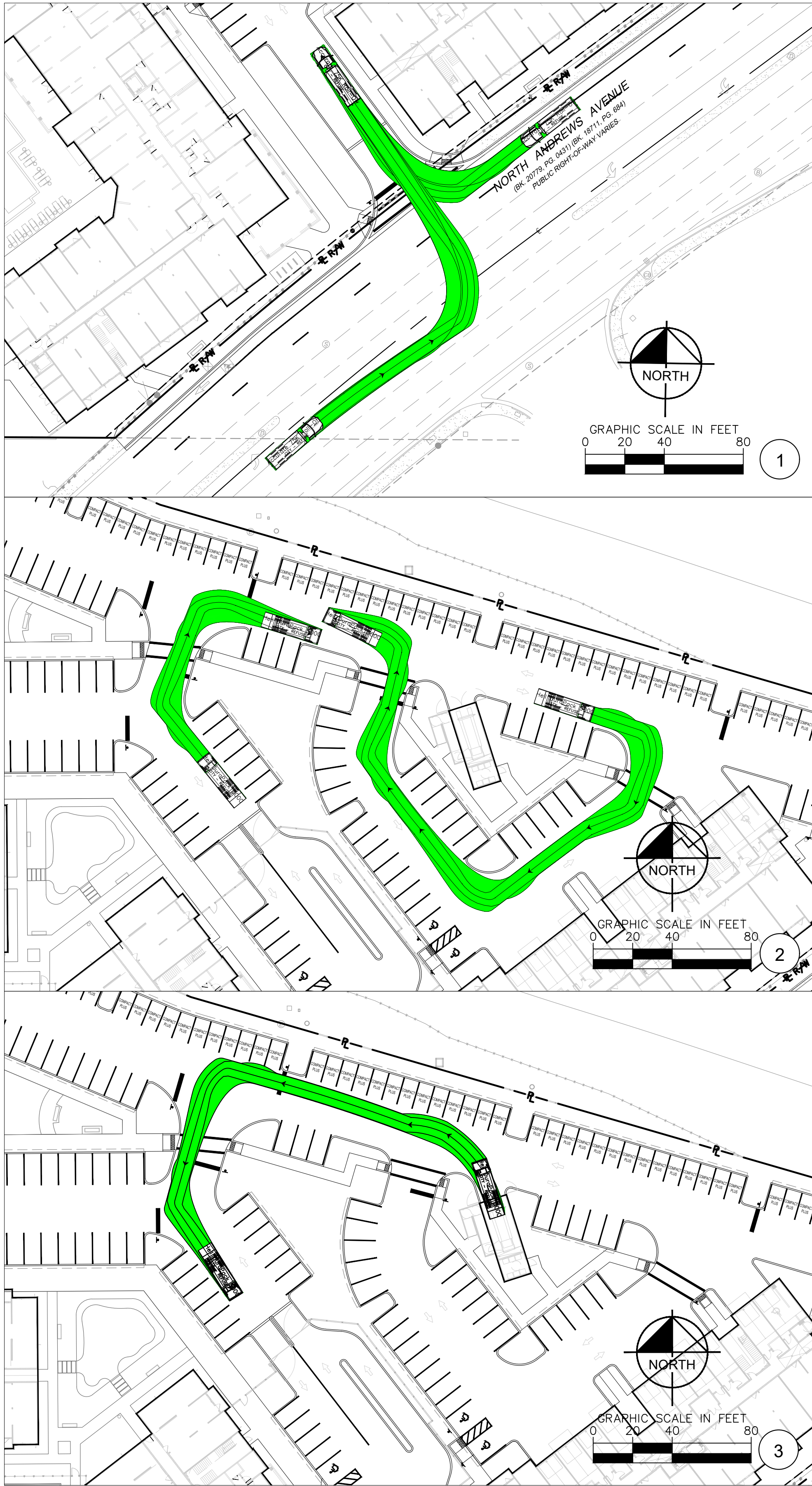
**GARBAGE TRUCK
TURNING MOVEMENTS**

SHEET NUMBER

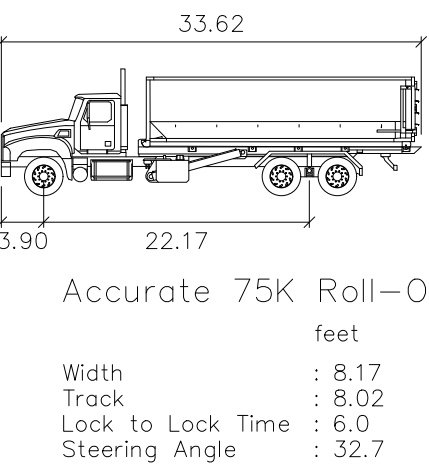
GT-R1

[illegible]

This document, together with the concepts and designs presented herein, is an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



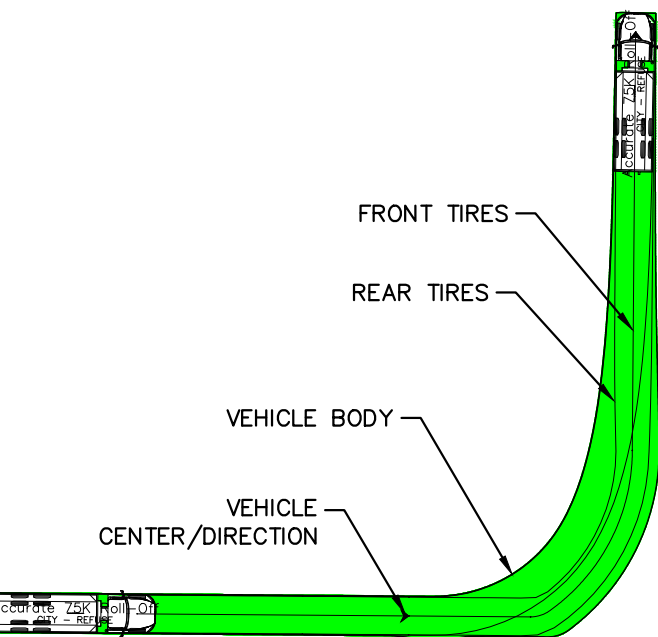
VEHICLE PROFILE



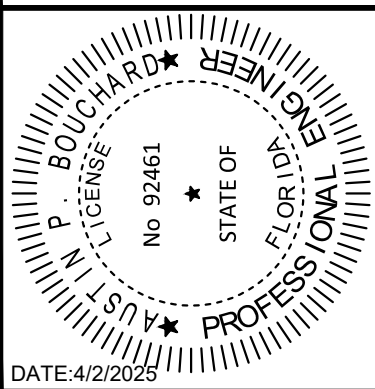
KEY

INDICATES FORWARD VEHICULAR MOVEMENT

VEHICLE ENVELOPES



THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY
AUSTIN P. BOUGHARD, P.E., ON 4/22/2025 USING A DIGITAL
SIGNATURE.
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED
SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED
ON ANY ELECTRONIC COPIES.



Kimley»Horn

© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
8201 PETERS ROAD, SUITE 2200, PLANTATION, FL 33324
PHONE: 954-535-5100 FAX: 954-739-2247
WWW.KIMLEY-HORN.COM REGISTRY No. 35106

KHA PROJECT
043695009
DATE
3/24/2025
SCALE AS SHOWN
DESIGNED BY MC
DRAWN BY JS
CHECKED BY AB

CYPRESS
PREPARED FOR
CYPRESS DEVELOPMENT LLC

CITY OF FORT
LAUDERDALE

BROWARD COUNTY,
FLORIDA

**GARBAGE TRUCK
TURNING MOVEMENTS**

SHEET NUMBER

GT-R2

No.	REVISIONS	DATE	BY