

RESOLUTION NO. 25-

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT LAUDERDALE, FLORIDA, AMENDING RESOLUTION NO. 25-43; REVISING THE TARGET POPULATION OF PINNACLE AT CYPRESS PHASE 2 FROM A NON-AGE-RESTRICTED AFFORDABLE HOUSING DEVELOPMENT TO AN AGE-RESTRICTED HOUSING DEVELOPMENT FOR SENIORS; AND PROVIDING FOR AN EFFECTIVE DATE.

---

WHEREAS, pursuant to Resolution No. 25-43, the City Commission of the City of Fort Lauderdale approved a \$640,000 Local Government Area of Opportunity (LGAO) loan commitment to Pinnacle at Cypress Phase 2, LLC ("Developer") to support an application for 9% Housing Tax Credits for the development of Phase II at Pinnacle at Cypress, initially a 96-unit non-age restricted housing project located at 6520 N. Andrews Avenue; and

WHEREAS, on June 11, 2025, the City received a formal request from the Developer to change the targeted population for Phase 2 from non-restricted to age-restricted units for seniors, consistent with Phase 1; and

WHEREAS, the change in the target population will enhance the Developer's 2025 and 2026 applications for 9% Housing Tax Credits and increase the supply of affordable housing for seniors in the City.

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

SECTION 1. That the Recitals set forth above are true and correct and herein incorporated by this reference.

SECTION 2. That the City Commission of the City of Fort Lauderdale, Florida, hereby revises Resolution No. 25-43 and approves the change in demographics for Pinnacle at Cypress, Phase 2, to age-restricted units for seniors, consistent with Phase 1.

SECTION 3. Except as modified herein, Resolution No. 25-43 remains in full force and effect.

SECTION 4. That the office of the City Attorney shall review and approve as to form all documents prior to their execution.

SECTION 5. This Resolution shall be in full force and effect upon final adoption.

ADOPTED this \_\_\_\_\_<sup>th</sup> day of \_\_\_\_\_, 2025.

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

ATTEST:

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

APPROVED AS TO FORM  
AND CORRECTNESS:

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

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