



**CITY OF FORT LAUDERDALE**  
**City Commission Agenda Memo**  
**REGULAR MEETING**

**#25-1199**

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**TO:** Honorable Mayor & Members of the  
Fort Lauderdale City Commission

**FROM:** Rickelle Williams, City Manager

**DATE:** January 6, 2026

**TITLE:** Quasi-Judicial Resolution - Amendment to a Site Plan Level III  
Development Permit and an Alternative Design Request in Uptown Urban  
Village – Pinnacle at Cypress – 6520 N. Andrews Avenue – Case No. UDP-  
S25026 - (**Commission District 1**)

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**Recommendation**

Staff recommends the City Commission consider a resolution approving an amendment to a Site Plan Level III development permit and alternative design for the “Pinnacle at Cypress” development (formerly “Fairfield at Cypress Creek”) consisting of 196 affordable housing units and 6,525 square feet of office use proposed at 6520 N. Andrews Avenue in the Uptown Urban Village.

**Background**

The applicant is proposing an alternative design to exceed the permitted maximum building shoulder height, to eliminate the required tower setback, to exceed the maximum building floorplate size, and to reduce the required long-term bicycle parking requirement by fifty percent (50%). The subject parcel was originally included in the development plan for the “Fairfield at Cypress Creek” mixed-use development (Case No. PLN-SITE-20050005). The development plan consists of two (2) phases on separate parcels, herein referred to as the “north parcel” and the “south parcel.” The north parcel has been completed and contains 295 residential units, 6,850 square feet of restaurant use, and 2,323 square feet of retail use. The south parcel was approved for two (2) buildings consisting of a new 21,715 square-foot, three (3)-story office building and an existing 15,847 square-foot, three (3)-story office building.

The applicant seeks an amendment through the subject application (Case No. UDP-S25026) to change the development program on the south parcel to construct two (2) buildings; an eight (8)-story mixed-use building containing 6,525 square feet of office use and 100 senior affordable housing units and an eleven (11)-story multi-family building with ninety-six (96) senior affordable housing units. A Location Map is provided as Exhibit 1. The existing 15,847 square foot office building on the south parcel will be demolished.

The project will be constructed in two (2) phases with the mixed-use building containing 6,525 square feet of office use and 100 senior affordable housing units facing Andrews Avenue as the first phase. The proposed building design reflects an urban neighborhood village character with a focus on pedestrian-scaled buildings, enhanced streetscape design, and activated ground floors. The building elevation fronting Andrews Avenue is articulated with special emphasis at the corners of the building along with high-quality building materials on the lower levels.

The building façade incorporates balconies and has variation in form. Special attention has been given to the building façade facing Interstate 95 with creative scoring, and vertical treatments. In respect to building height and streetwall length, the project is compatible with the existing office building on the adjacent lot to the south and the completed north parcel development along Andrews Avenue. Parking is internalized on the site and there is an open-air plaza space fronting Andrews Avenue. The Application and Project Narratives are provided as Exhibit 2. The Plan Set is provided as Exhibit 3.

The application was reviewed by the Development Review Committee (DRC) on July 22, 2025. The DRC Comment Report with Applicant's Responses is attached as Exhibit 4. The complete file is available with the Development Services Department (DSD). The application was subject to review by the Planning and Zoning Board (PZB) as a Site Plan Level III for Conditional Use for Building Height above ninety (90) feet. The PZB recommended approval (7-0) subject to staff conditions at the November 19, 2025, meeting. The November 19, 2025, PZB Meeting Minutes and PZB Staff Report are provided as Exhibit 5 and Exhibit 6, respectively.

Per the City's Unified Land Development Regulations (ULDR) Section 47-37B.3.B, Development Permit and Approval Process, the application for alternative design requests is subject to City Commission review and approval. Projects within the Uptown area must demonstrate compliance with specific dimensional standards for the applicable Uptown Zoning District and applicants may request alternate design solutions so long as the design solution maintains the overall intent of the Uptown Design Standards outlined in ULDR Section 47-37B and the adopted Uptown Urban Village Illustration of Design Standards, also referred to as the Uptown Master Plan (UMP).

The project complies with the required dimensional requirements for unit size, setbacks, building length, and tower separation. The applicant is requesting an alternative design for building shoulder height, tower stepback, floorplate size, and long-term bicycle parking. Staff evaluated each design solution based on the applicant's justification and determined whether it maintains or does not maintain the design intent. A brief summary of each alternative design solution is provided below. Table 1 provides a breakdown of the applicable dimensional requirements.

- Building Height

The project contains two (2) buildings. Building One (1) is proposed at eight (8) stories (eighty-four feet, 3 inches (84'3")) and Building Two (2) is proposed at eleven (11) stories (one hundred eight feet, eight inches (108'8")). Building One (1)

complies with the height requirements and Building Two (2) is subject to Conditional Use approval for height above eight (8) stories (ninety feet (90')). Building Two (2) is located in the rear of the property closest to Interstate 95. The increase in height is appropriate given the intensity and building height of the existing development, including the Marriott Hotel which is 150 feet in height.

- Building Shoulder Height

The proposed project contains a building shoulder height that exceeds the permitted height of five (5) stories (fifty feet (50')). The proposed building shoulder is eight (8) stories (eighty-three feet, ten inches (83'10")). The shoulder height requirement is only applicable for buildings that front primary and secondary streets. This project fronts a primary street, Andrews Avenue. According to the applicant, the increase is based on providing uniformity in the floor plan for construction costs, as well as framing the street consistent with the height of the existing building on the north parcel.

- Tower Stepback

A tower stepback of fifteen (15) feet is required above the building shoulder height. Based on the request to deviate from the building shoulder height, the stepback would not be practical. In addition, the request is consistent with the shoulder height of the existing building on the north parcel.

- Floorplate Size

Floorplate size limitations are applicable for portion of the building above the permitted shoulder height. In this case the floorplate size would apply to the sixth through eighth floor. Floorplates are limited to a range of 8,000 to 12,000 square feet. The proposed floorplate for these floors is 12,625 square feet. According to the applicant, the increase in floorplate is necessary to the overall design of the project and efficiency of the floor plan to maintain affordable construction costs.

- Long-term Bicycle Parking

Long-term bicycle parking requires one (1) space per five (5) units, which results in forty (40) bicycle spaces. Given the intended future residents are seniors and do not utilize as many cars, the applicant requests to provide fifty percent (50%) of the required spaces which would be twenty (20) bicycle spaces. These spaces would be provided in an enclosed, secure space.

**Table 1 – Dimensional Requirements Summary**

Requirement	UUV-NE Requirement	Proposed	Design Solution Justification	Complies
<b>Height</b>	8 stories (90 feet)	8 stories - Building 1 (84 feet, 3 inches) 11 stories – Building 2 (108 feet, 8 inches)	Conditional Use	Complies
<b>Density</b>	50 units/acre	88 units/acre	Affordable housing bonus request	Complies
<b>Unit Size</b>	400 square feet (min)	628 square feet (min)	N/A	Complies

<b>Setback - Primary Street</b>	10 feet (min) 50 feet (max)	10 feet	N/A	Complies
<b>- Secondary Street</b>	5 feet (min) 10 feet (max)	N/A	N/A	Complies
<b>- Tertiary Street</b>	0 feet	N/A	N/A	Complies
<b>Building Length</b>	300 feet	85 Feet, 2 Inches - Building 1 124 Feet, 8 Inches - Building 2	N/A	Complies
<b>Shoulder Height</b>	50 feet (5 stories)	8 stories (84 feet, 3 inches)	Maintain low construction costs and efficient floor plan design	Design Solution
<b>Stepback</b>	15 feet	0 feet	Maintain low construction costs and efficient floor plan design	Design Solution
<b>Tower Separation</b>	60 feet	61 feet	N/A	Complies
<b>Floorplate</b>	8,000 to 12,000 square feet	12,625 square feet	Maintain low construction costs and efficient floor plan design	Design Solution

### **COMPREHENSIVE PLAN CONSISTENCY**

The proposed use is consistent with the City's Comprehensive Plan Goals, Objectives and Policies, including the Future Land Use Element, Goal 1, Objective FLU 1.1, Policy FLU 1.1.12, Future land use designations, Transit Oriented Development, Uptown Urban Village designation, encourage mixed-use development served by regional transit hub with primary focus on pedestrian connectivity in a walkable development pattern with sense of place; Goal 2, Objective FLU 2.3, Mixed-use development in a multimodal environment to discourage sprawl and enhance livability; and Policy FLU 2.3.8, Transform the Uptown Area into an urban village that contains a mix of land uses with access to multi-modal options through implementation of the Uptown Master Plan.

The City's Future Land Use Map indicates that the parcel has a future land use designation of Uptown Urban Village Transit Oriented Development. More specifically, the Uptown Urban Village Transit Oriented Development Designation is intended to encourage compact development with a mix of uses that support multimodal transportation options with a focus on pedestrian connectivity. The proposed project meets the intent of the land use designation.

Furthermore, the Comprehensive Plan requires the City track development density and intensity in Uptown including a fifteen percent (15%) set aside of the permitted residential units as affordable housing units. Table 2 provides a summary of development monitoring for Uptown, allocation for the project if approved, and remaining balance.

**Table 4 – Development Monitoring Summary**

	Residential (units)		Commercial (square feet)	Office (square feet)	Industrial (square feet)	Hotel (rooms)	Community Facility (square feet)
	Market	AFH					
<b>Permitted<sup>(1)</sup></b>	3,604	635	1,449,494	4,374,186	2,262,922	1,600	152,611

<b>Allocated<sup>(2)</sup></b>	1,172	146	480,013	3,374,186	1,262,922	718	132,611
<b>Pending<sup>(3)</sup></b>	0	196	0	0	0	0	0
<b>Remaining</b>	2,432	293	969,481	1,000,000	1,000,000	882	20,000

(1) Permitted by City Comprehensive Plan, Uptown TOD Land Use Designation

(2) Allocated includes all development existing and approved but not yet built.

(3) The proposed project is included as pending.

## **CONDITIONS OF APPROVAL**

If the City Commission approves the development permit, the following conditions apply:

1. Prior to Final DRC, the applicant shall:
  - a. Revise the west building elevation facing Andrews Avenue to include building illumination along the vertical and horizontal banding located on the northwest corner of the building.
  - b. Provide copy of letter from utility providers for the construction of any proposed improvements located within the existing Utility Easements inside the property.
2. At time of building permit submittal, the applicant shall:
  - a. Provide copy of the executed and recorded parking reduction order.
  - b. Provide a copy of executed and recorded deed restriction or similar mechanism for the affordable housing units restricting the units as affordable for a period of thirty (30) years.
  - c. Provide documentation from Broward County granting the applicant use of the excess right-of-way fronting the property along Andrews Avenue.
3. At time of issuance of building permit, the applicant shall:
  - a. Pay Park Impact Fee for the proposed residential units.

## **Resource Impact**

There is no fiscal impact associated with this action.

## **Strategic Connections**

This item supports the *Press Play Fort Lauderdale 2029* Strategic Plan, specifically advancing:

- The Housing Focus Area, Goal 2: Enable housing options for all income levels.

This item advances the *Fast Forward Fort Lauderdale 2035* Vision Plan: We Are Community

This item supports the *Advance Fort Lauderdale 2040* Comprehensive Plan specifically advancing:

- The Neighborhood Enhancement Focus Area
- The Future Land Use Element

Goal 1: Promote the advancement of great neighborhoods throughout the implementation of the Goals, Objectives and Policies of this plan in compliance with the Broward County Land Use Plan and State Regulations.

Goal 2: Sustainable Development: The City shall encourage sustainable, smart growth which designates areas for future growth, promotes connectivity, social equity, preservation of neighborhood character and compatibility of uses

### **Attachments**

Exhibit 1 – Location Map

Exhibit 2 – Application and Project Narratives

Exhibit 3 – Plan Set

Exhibit 4 – DRC Comment Report with Applicant's Responses

Exhibit 5 – November 19, 2025, PZB Meeting Minutes

Exhibit 6 – November 19, 2025, PZB Staff Report

Exhibit 7 – Resolution Approving

Exhibit 8 – Resolution Denying

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