

RESOLUTION NO. 25-

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

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

WHEREAS, the applicant, Cypress Development, LLC, submitted an application for a Site Plan Level II development permit with associated design deviations to develop a 22.75 acre parcel of land located at 150 Northeast 68th Street, Fort Lauderdale, Florida, for a multi-family residential project consisting of 973 residential units dispersed into ten (10) multi-family buildings and five (5) townhouse buildings, together with accessory structures for parking, bicycle storage and trash collection, located at 150 Northwest 68th Street, Fort Lauderdale, Florida, within the Uptown Urban Village Northeast (UUV-NE) zoning district and having an underlying land use designation of Uptown Urban Village Transit Oriented Development; and

WHEREAS, the applicant has proposed eleven (11) deviations to the design regulations, more specifically set forth on Exhibit "A" attached hereto; and

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

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

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

WHEREAS, the City Commission has reviewed the application for alternative design deviations for a Site Plan Level II development permit submitted by the applicant as required by the ULDR, and finds that such application fails to conform with the provisions of the ULDR as provided herein;

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

SECTION 1. The City Commission finds that the alternative design submitted in accordance with Section 47-13.20 of the ULDR fails to meet the overall intent of the Downtown Master Plan.

SECTION 2. That the application for an alternative design for alternative design deviations for a Site Plan Level II development permit submitted to construct a 22.75 acre parcel of land located at 150 Northeast 68th Street, Fort Lauderdale, Florida, for a multi-family residential project consisting of 973 residential units dispersed into ten (10) multi-family buildings and five (5) townhouse buildings, together with accessory structures for parking, bicycle storage and trash collection, located at 150 Northwest 68th Street, Fort Lauderdale, Florida, within the Uptown Urban Village Northeast (UUV-NE) zoning district and having an underlying land use designation of Uptown Urban Village Transit Oriented Development fails to meet the criteria of Sections 47-24, 47-37B.3.D.3, 47-37B.5 and 47-37B.6 of the ULDR is denied.

ADOPTED this ____ day of _____, 2025.

Mayor
DEAN J. TRANTALIS

ATTEST:

City Clerk
DAVID R. SOLOMAN

Dean J. Trantalis _____

John C. Herbst _____

Steven Glassman _____

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APPROVED AS TO FORM:

Pamela Beasley-Pittman _____

Ben Sorensen _____

Interim City Attorney
D'WAYNE M. SPENCE

EXHIBIT “A”

APPLICANT’S REQUESTED DESIGN DEVIATIONS

Table 1: Dimensional Standards Summary

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

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