



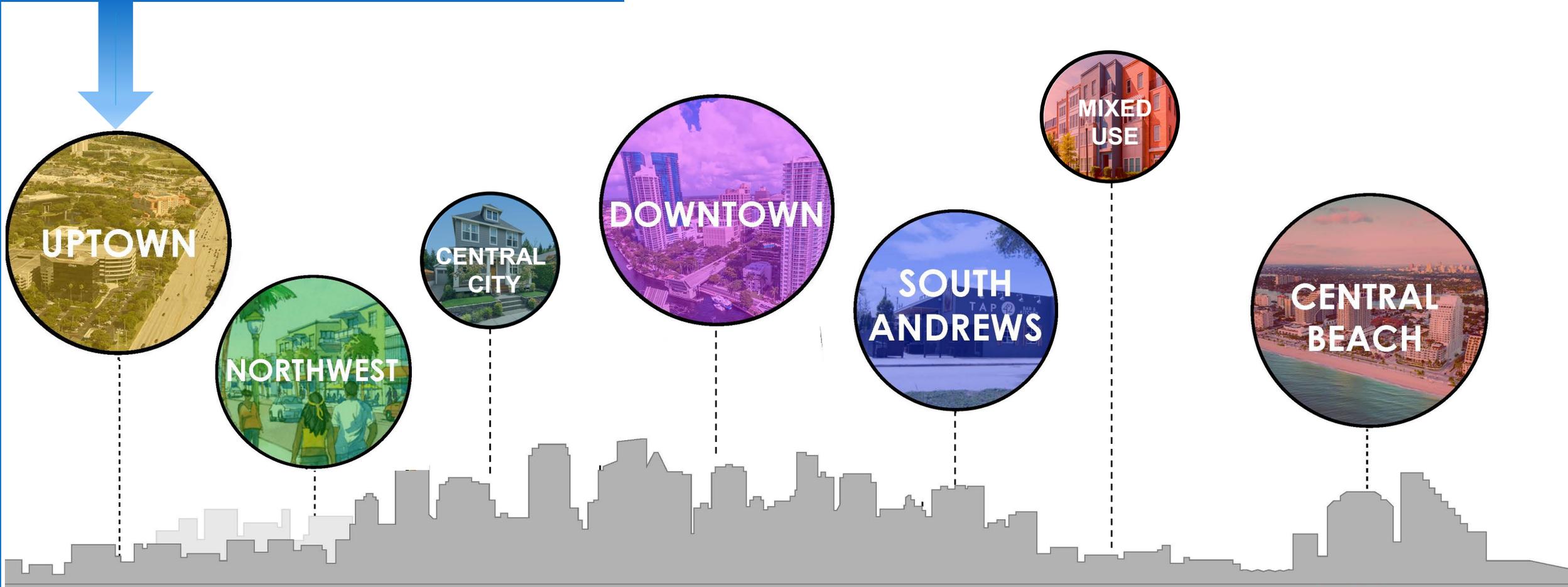
CITY OF
FORT LAUDERDALE

UPTOWN URBAN VILLAGE

IMPLEMENTATION STATUS

DEVELOPMENT SERVICES DEPARTMENT

PLANNING INITIATIVES



LIVABILITY • **TRANSIT ORIENTED DEVELOPMENT** • **SENSE OF PLACE** • **HIGH QUALITY DEVELOPMENT** • **MULTIMODAL SUSTAINABILITY** • **SMART GROWTH** • **AFFORDABILITY** • **ADAPTATION** • **LONG-RANGE PLANNING** • **QUALITY OF LIFE**

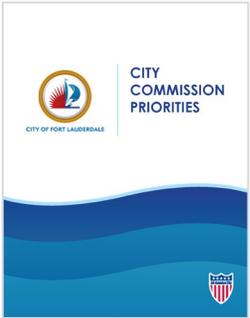
UPTOWN - TIMELINE

FORMATION OF ENVISION UPTOWN, INC. WITH SUPPORT BY DISTRICT COMMISSIONER

CYPRESS CREEK MOBILITY HUB STUDY



CITY COMMISSION SETS UPTOWN AS A COMMISSION PRIORITY



FIRST DEVELOPMENT APPROVED (COMPLETED IN JULY 2025)

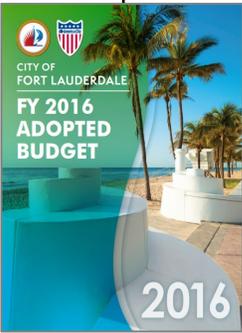


MASTER PLAN PROJECT STARTS

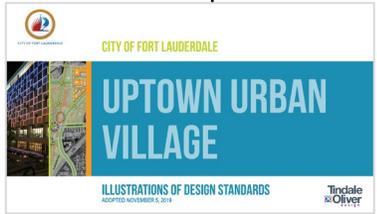


URBAN LAND INSTITUTE (ULI) TECHNICAL ASSISTANCE PANEL REPORT

CITY COMMISSION RESOLUTION ACCEPTING ULI REPORT RECOMMENDATIONS



CITY COMMISSION FUNDS THE CREATION OF MASTER PLAN



CITY COMMISSION ADOPTS MASTER PLAN AND FORM-BASED CODE



LAND USE AMENDMENT TO TRANSIT ORIENTED DEVELOPMENT APPROVED

UPTOWN - PLANNING FRAMEWORK & VISION



SUSTAINABLE GROWTH

- HIGHER ELEVATION
- EFFICIENT USE OF LAND
- REDUCE HEAT ISLAND EFFECT



FORM-BASED REGULATIONS

- COMPACT SITE DEVELOPMENT
- BUILDING DESIGN STANDARDS
- HIGH-QUALITY BUILDING MATERIALS



MIX OF USES

- RESIDENTIAL, COMMERCIAL, OFFICE, CIVIC, INDUSTRIAL
- SINGLE UNDERLYING LAND USE DESIGNATION
- OPEN SPACE AND PARKS



TRANSIT ORIENTED DESIGN

- COMPACT DEVELOPMENT
- WALKABLE BLOCK DEVELOPMENT LESS AUTOCENTRIC
- ACTIVE GROUND FLOOR USES



MULTI-MODAL CONNECTIVITY

- PROMOTE INTERNAL MODAL CAPTURE
- SAFE AND COMFORTABLE CONNECTIONS
- PEDESTRIAN, BICYCLE, AND TRANSIT AMENITIES

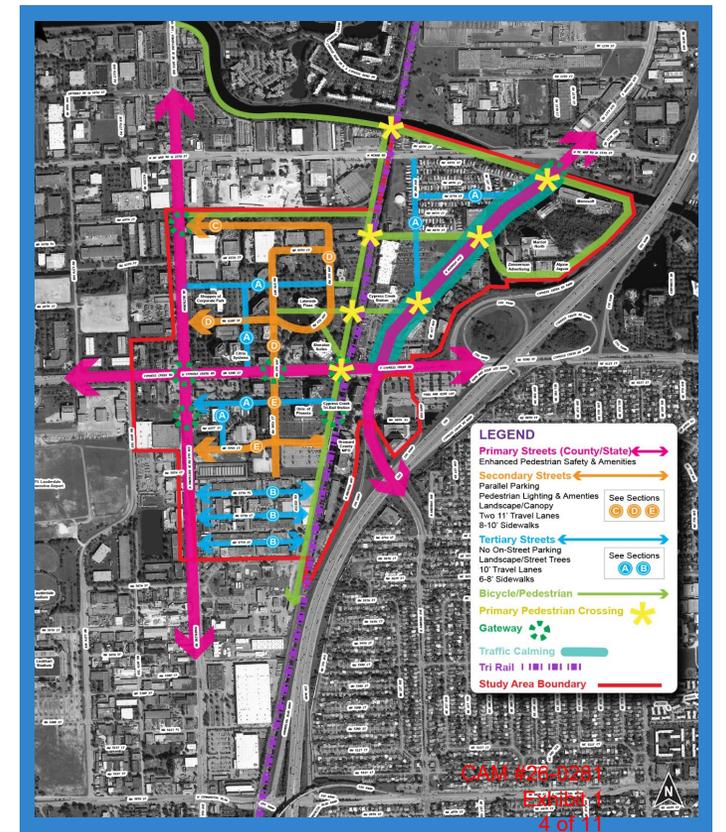


HOUSING OPTIONS

- AFFORDABLE HOUSING
- VARIETY OF HOUSING TYPES AT DIFFERENT INCOME LEVELS



CONCEPTUAL PLAN



DEVELOPMENT PROJECT SUMMARY

IN REVIEW
 Residential Units - 196
 Restaurant/Retail Sq. Ft. - 88,690
 Office Sq. Ft. - 0
 Hotel Rooms - 0

APPROVED
 Residential Units - 1,518
 Restaurant/Retail Sq. Ft. - 10,364
 Office Sq. Ft. - 0
 Hotel Rooms - 0

6. Cypress Creek Station (UDP-S24067)

6415 N Andrews Avenue
 1 story, adding 88,690 SF Retail/Restaurant to existing shopping center
 Developer: Cypress Associates Limited Partnership



7. Pinnacle at Cypress / Fairfield at Cypress (UDP-S25026)

6250 N Andrews Avenue
 8 stories, 196 Affordable Housing units, 6,525 SF Office
 Developer: Pinnacle at Cypress, LLP.



3. Avery Cypress Creek (UDP-S22017)

6210 N Andrews Avenue
 7 stories, 200 Residential Flex units, 5,845 SF Retail/Restaurant
 Developer: Double Mountain Dev Ventures, LLC.



4. WP Aspire Cypress Creek (UDP-S22083)

6000 N Andrews Ave
 5 stories, 345 residential units, 4,519 SF Retail/Restaurant
 Developer: Florida Department of Transportation



UNDER CONSTRUCTION
 Residential Units - 312
 Restaurant/Retail Sq. Ft. - 0
 Office Sq. Ft. - 32,933

COMPLETE
 Residential Units - 295
 Restaurant/Retail Sq. Ft. - 9,173
 Office Sq. Ft. - 37,562
 Hotel Rooms - 0

5. Cypress Multifamily (UDP-S24021)

150 NW 68th Street
 8 stories, 973 residential units,
 Developer: Cypress Development, LLC.



2. Mayla (UDP-S21045)

6263 NW 6th Way
 7 stories, 312 residential units, 32,933 SF Office
 Developer: Cypress 6261 LLC.



1. Fairfield Cypress Creek (PLN-SITE-20050005)

6500 N Andrews Avenue
 North parcel: 8 stories, 295 Residential units, 9,173 SF Retail/Restaurant
 South parcel: 2 buildings, 3 stories, 37,562 SF Office



TOTAL DEVELOPMENT (Built, Approved, and In-Review)

Residential: 2,321 units (350 affordable)
 Industrial: 1,262,922 square feet
 Commercial: 449,494 square feet
 Office: 3,374,186 square feet
 Hotel: 718 Rooms
 Community Facility: 132,611 square feet



UPTOWN - COMPLETED PROJECTS



UPTOWN – APPROVED AND UNDER CONSTRUCTION



UPTOWN – IN REVIEW



CYPRESS STATION TARGET



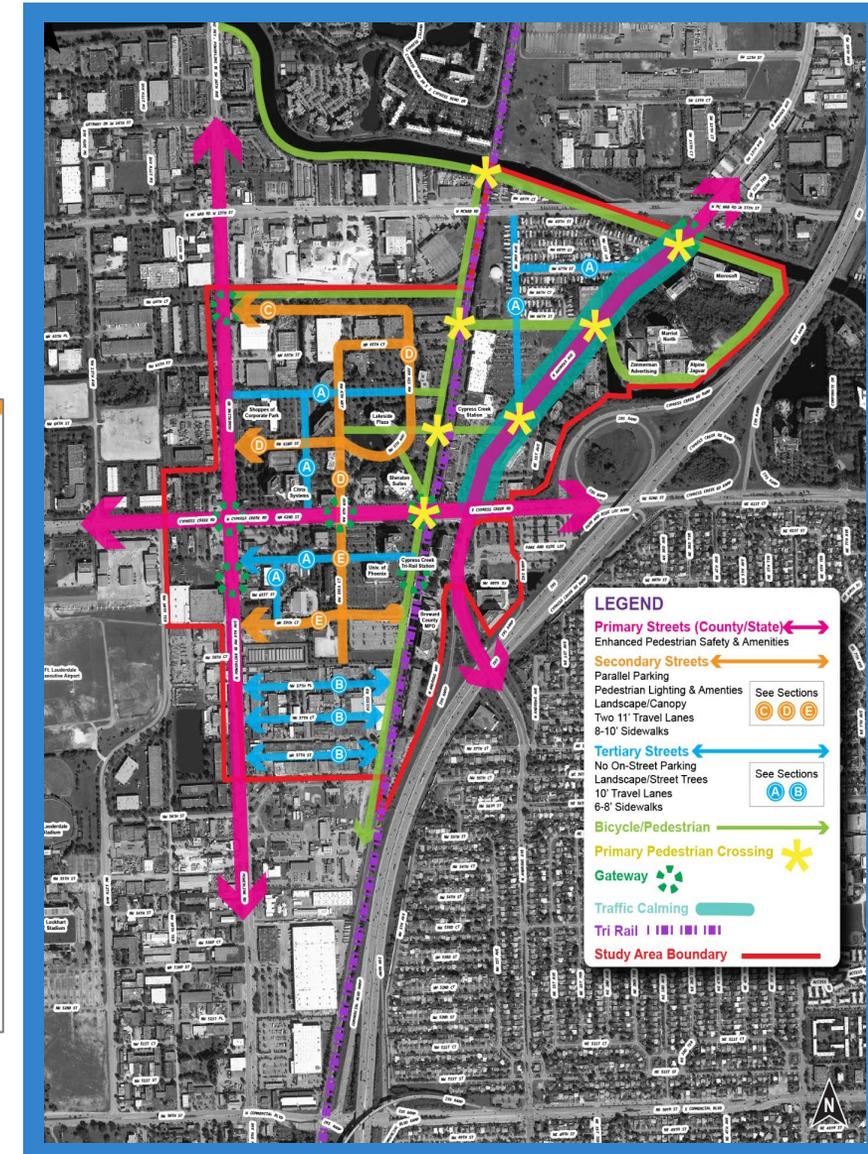
PINNACLE AT CYPRESS



MASTER PLAN NEXT STEPS - MULTIMODAL IMPROVEMENTS

● MULTI-MODAL CONNECTIVITY

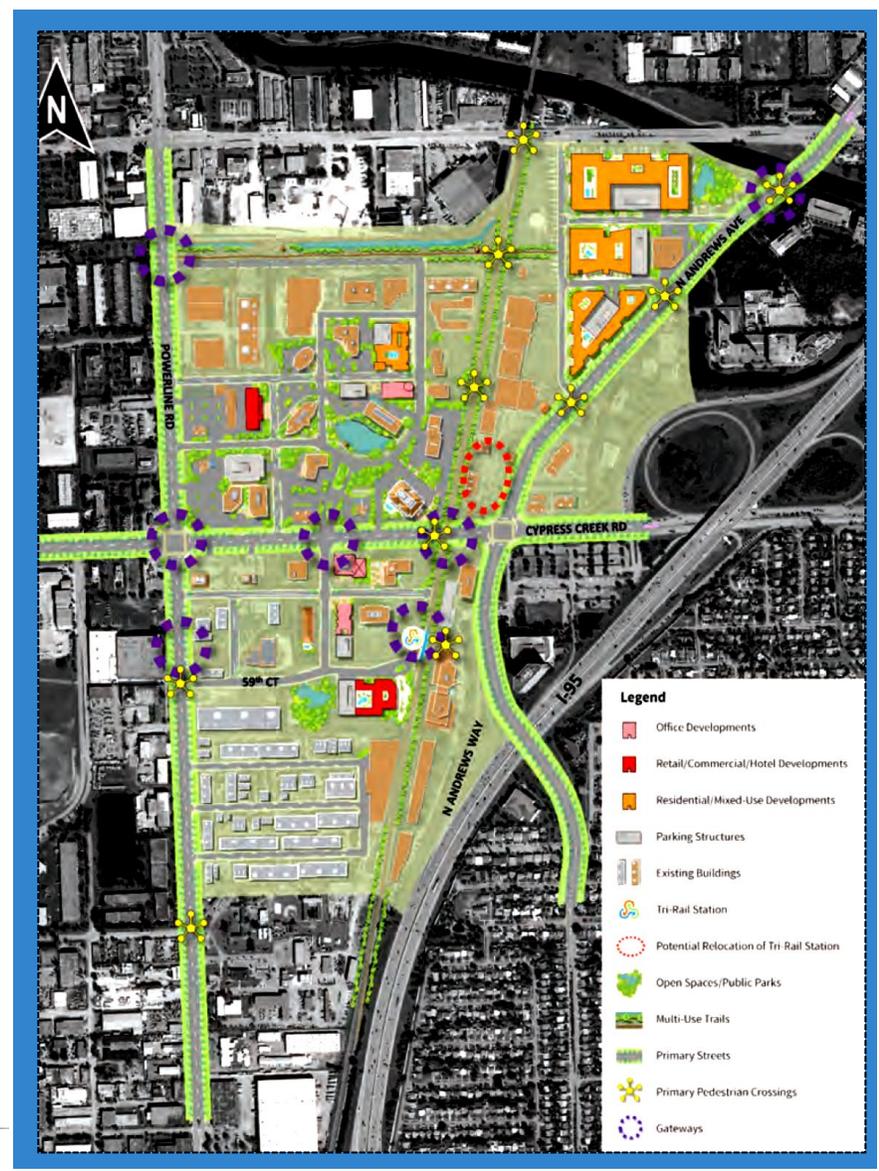
- LAND USE APPROVAL FROM FDOT – GENERATE CAPITAL IMPROVEMENTS FOR THE AREA TO REDUCE CAR DEPENDENCY
- PORTIONS NOT IMPROVED BY DEVELOPMENT “MISSING LINK”
- SECONDARY STREETS (CITY ROADS), GREENWAY TRAILS AND MULTI-PURPOSE TRAILS



MASTER PLAN NEXT STEPS - BRANDING

● BRANDING THE AREA

- EXPAND THE IDENTITY OF "UPTOWN"
- WAYFINDING, GATEWAY, MARKERS THAT CREATE A SENSE OF PLACE
- UNIQUE AREA-WIDE SIGNAGE





CITY OF
FORT LAUDERDALE

QUESTIONS

DEVELOPMENT SERVICES DEPARTMENT