



Public Works and Environmental Services Department
HOUSING AND URBAN PLANNING DIVISION
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DEVELOPMENT REVIEW REPORT FOR A NEW PLAT

Project Description			
Plat Name:	Cypress	Application Number:	014-MP-25
Application Type:	New Plat	Legistar Number:	25-1600
Owner/Applicant:	Cypress Development, LLC	Commission District:	8
Authorized Agent:	Pulice Land Surveyors, Inc./ Elizabeth Tsouroukdessian	Section/Twn./Range:	10/49/42
Location:	West side of Andrews Avenue, between McNab Road/C-14 Canal and Northwest 66 Street	Folio Number (s):	4942-10-00-0040, 4942-03-00-0541
Municipality:	City of Fort Lauderdale	Platted Area:	24.6 Acres
Previous Plat:	N/A	Replat:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Recommendation:	APPROVAL		
FS 125.022 Waiver	An extension waiver was granted until June 30, 2027.		
Meeting Date:	January 22, 2026		

A location map of the plat is attached as **Exhibit 2**.

The Application is attached (**Exhibit 5**). The Urban Planning Division (UPD) distributed the application to agencies for review as required by Section 5-181 of the Land Development Code. A copy of the comments has been distributed to the applicant/agent for their review and records.

Existing and Future Land Use	
Existing Use:	212 Mobile Homes
Proposed Use:	Parcel A is restricted to 953 mid-rise units and 20 townhouse (Multifamily) units. Parcel B is restricted to 20,000 square feet of commercial.
Plan Designation:	Uptown Urban Village Transit-Oriented Development
Adjacent Uses	
North: Industrial	North: Water/C-14 Canal
South: Commercial	South: Uptown Urban Village Transit-Oriented Development
East: Office	East: Uptown Urban Village Transit-Oriented Development
West: Industrial	West: Industrial Uptown Urban Village Transit-Oriented Development and Industrial

In accordance with the Land Development Code, Midrise is defined as Four (4) or more attached dwelling units in a building with four (4) to eight (8) residential stories, exclusive of parking levels and Townhouse is defined as Three (3) or more attached dwelling units, attached by a common party or fire wall, with each unit having two (2) or more residential stories (exclusive of parking levels) and direct access from the ground floor.

1. Land Use and Affordable Housing

Planning Council staff has reviewed this application and determined that the City of Fort Lauderdale Comprehensive Plan is the effective land use plan. That plan designates the area covered by this plat uses permitted in the "Uptown Urban Village Transit-Oriented development" land use category. Regarding the proposed residential and commercial uses, Planning Council staff notes the subject Uptown Urban Village Transit Oriented Development permits a maximum of 4,239 dwelling units and 1,449,494 square feet of "Commercial" use. To date, including this proposed development, 1,299 residential units and 50,519 square feet of "Commercial" use have been proposed by plat or granted development permits. Planning Council memorandum is attached (**Exhibit 3**).

Therefore, the proposed 973 dwelling units and 20,000 square feet of commercial uses are in compliance with the permitted uses of the effective land use plan. Planning Council memorandum is attached.

Planning Council staff notes that this plat is located within an area that was the subject of Broward County Land Use Plan (BCLUP) amendments PC 24-6/PCT 24-3, which were approved by the Broward County Commission on February 11, 2025, recognizing the following voluntary commitment:

- Restrict 15% (635) of the 4,239 dwelling units as moderate-income affordable housing or below for a minimum of 30 years. The affordable housing set-aside can be satisfied with an in-lieu-of payment per unit for the total number of units in the project (amount shall be equivalent to BCLUP Policy 2.16.4), shared equally between Broward County and the City of Fort Lauderdale.

2. Trafficways

Trafficways review was approved and expires on August 23, 2026.

3. Access

Highway Construction and Engineering Division, Traffic Engineering Division and Transit Division have reviewed the plat application and provided comments and recommendations with respect to the safe and adequate access standards of the Broward County Land Development Code, as shown in the attached memorandum (**Exhibit 4**).

The applicant has submitted a traffic study analyzing the traffic impacts of the development proposed for this plat. Staff of the Public Works Department have determined that the traffic study demonstrates that the volume of traffic accessing the site from the proposed 40-foot opening on Andrews Avenue will not adversely affect traffic conditions without a constructed southbound right turn lane. This determination provides the basis for the County Commission to waive the right turn lane construction requirements pursuant to Section 5-182.5 of the Broward County Land Development Code. Sufficient throat length has been recommended to allow for additional storage at the entrances as larger moving vehicles may be accessing the site.

Please note Section 5-184(d)(2) of the Broward County Land Development Code requires a recordable agreement for the required improvements. The owner of this plat shall enter into the standard Installation of Required Improvements Agreement (BCF#450) and submit it to the Highway Construction and Engineering Division for review and approval prior to plat recordation.

4. Concurrency – Transportation

This plat is located in the Central Transportation Concurrency Management Areas (TCMA), where level of service (LOS) is expressed in term of bus headways, and where Transportation Concurrency Assessment Fees apply per Sec. 5-182.1(a) of Land Development Code. The proposed development generates an increase of 511 Trips per PM Peak Hour.

	Existing Use Trips per PM Peak Hour	Proposed Use Trips per PM Peak Hour
Residential	138	384
Non-residential	0	265
Difference		649-138 = 511

5. Concurrency - Water and Wastewater Capacity

This plat receives water and wastewater from the utilities listed below:

	Potable Water	Wastewater
Utility Provider:	Fort Lauderdale	Fort Lauderdale
Plant name:	Fiveash (07/25)	G.T. Lohmeyer (GTL) (04/25)
Design Capacity:	90 MGD	61.58 MGD
Annual Average Flow:	20.6 MGD	38.43 MGD
Estimated Project Flow:	0.342 MGD	0.342 MGD

Sufficient capacity exists at this time to serve the proposed development; however, approval of this plat does not guarantee reservation of future capacity. Plat approval does not infer any approval to connect to any wastewater collection, treatment, or disposal system, or that sufficient capacity will exist at time of building permit approval.

6. Concurrency – Regional Parks

Broward County reviews all projects for Regional Park impacts (and only projects in the Broward Municipal Service Districts/unincorporated area for local park impacts.)

	Land Dedication (Acres)
Regional	4.379
Local	0

7. Concurrency - Public School

Based on student generation rate adopted by the School Board and incorporated into the Land Development Code, the proposed 953 mid-rise units and 20 townhouse units will generate 55 (12 elementary, 9 middle, 34 high school) students. This plat will be subject to school impact fees which will be assessed in accordance with the fee schedule specified in the Land Development Code. **This determination will expire on May 13, 2026.**

8. Impact Fee

All impact fees (school impact fees, park impact fees, transportation impact fees and administrative fee) will be calculated by Urban Planning Division, Development and Environmental Review Section, in accordance with the fee schedule specified in the Land Development Code during the review of construction plans submitted for Broward County Development and Environmental review. Fees must be paid to the Broward County School Board prior to the issuance of the building permit.

At the time of plat application, the applicant stated that 212 mobile home units have been demolished. In accordance with the credit provisions of Section 5-182.13 of the Land Development Code, these structures may be

eligible for credit towards transportation concurrency impact fees, provided appropriate documentation is submitted and provided the demolition occurred within a certain time period.

9. Environmental Review

This plat was reviewed by Environmental Permitting Division and have the following recommendations regarding environmental permitting for the future development.

A. Domestic & Non-Domestic Wastewater and Surface Water Management

The Broward County Domestic Wastewater Licensing Program has no objection to the described plat. Nonetheless, should there be a significant flow generation from the site, advanced planning and upgrades to the downstream/off-site wastewater facilities may be warranted. Contact the Environmental Permitting Division at 954-519-1483 or WWLicense@broward.org for specific code requirements.

The Broward County Non-Domestic Wastewater Program has no objection to the described plat because no non-domestic wastewater discharge is anticipated for the site. Nonetheless, should there be proposed non-domestic wastewater discharges, these must meet the criteria under Chapter 27, Article V, Sections 27-193(b)(3)a, 27-193(b)(4)a, 27-194(b), and 27-198(c) of the Broward County Code of Ordinances. Contact the Environmental Permitting Division at 954-519-1483 or NDDLicense@broward.org for specific code requirements.

In accordance with Chapter 27, Article V, Sections 27-198 through 27-200 of the Broward County Code, titled Water Resources Management, prior to any alteration to the site grading, or construction of a surface water management system, a Broward County Surface Water Management License is required. Contact the Environmental Permitting Division at 954-519-1483 or SWMLicense@broward.org for specific code requirements.

B. Aquatic and Wetland Resources

Review of available information by staff of the Water and Environmental Licensing Section of the Broward County Environmental Permitting Division determined that, at this time, there are no indications of wetlands within the boundaries of the plat. Based upon the present conditions within the site, filling of the land area will not require an Environmental Resource License.

The Water and Environmental Licensing Section of the Environmental Permitting Division encourages all invasive exotic vegetation including Melaleuca, Brazilian pepper, Australian pine and others as listed in the Exotic Pest Plant Council's List of Florida's Most Invasive Species to be removed during the development process, and a management plan may be necessary to control re-invasion of same. In addition, landscape material should not include any plants considered to be invasive of South Florida's native plant communities. The Florida Exotic Pest Plant Council's List of Florida's Most Invasive Species is available at Florida Exotic Pest Plant Council (invasive.org).

Other activities regulated under Chapter 27, Article XI of the Natural Resource Protection Code (e.g., lake or canal excavation, installation of headwalls, end walls, or outfalls) may require an Environmental Resource License. Prior to undertaking surface disturbing activities, contact the environmental Permitting Division at 954-519-1483 or AWRLicense@broward.org for specific code requirements.

C. Tree Preservation

Any construction within the Broward County Right of Way is subject to Chapter 27, Article XIV, Sections 27-401 through 27-414 of the Broward County Code, titled Broward County Tree Preservation and Abuse Ordinance. A Broward County Tree Removal License will be required for any tree removal or relocation in the Right of Way.

Contact the Environmental Permitting Division at 954-519-1483 or at Tree@broward.org for further information.

D. Clean-Up and Waste Regulation

Not a known contaminated site; not within one-quarter mile of a contaminated site; not a licensed waste regulation facility; not an abandoned dump or landfill.

E. Air Program

If any existing facility (e.g. existing structures on site including residential building(s) and/or utility building(s) or facility component (including roof system, insulation, walls, attached piping, mechanical systems, etc.) is planned to be demolished or renovated, the project shall comply with applicable asbestos regulations. More information on the asbestos requirements can be found at: <https://www.broward.org/ePermits/Pages/AsbestosCertificate.aspx>.

Submit a Statement of Responsibilities Regarding Asbestos (SRRA) electronically at ePermits.broward.org at least 10 working-days before commencing work on demolition and/or renovation of facility components subject to asbestos regulations. For assistance, contact Broward County's asbestos program at AsbestosHelp@broward.org or call 954-519-0340.

F. Natural Resources Division

Natural Resources Division notes that this site is not included in the Protected Natural Lands Inventory and is not adjacent to a site in the Inventory.

10. Additional Environmental Protection Actions

Approval to connect to any wastewater collection, treatment, or disposal system is approved by the Environmental Permitting Division as a prerequisite prior to issuance of building permits. These comments do not indicate waiver of approval of any other permit that may be required for other aspects of the project.

11. Historical and Archaeological Resource Review

This plat was reviewed by the Broward County's consulting archaeologist. The review of available information including archival documents, maps, the Broward County Property Appraiser, the Broward County Land Use Plan, and the Florida Master Site File (FMSF) determined that the proposed project will not have an adverse effect on any known historical or archaeological resources or areas of archaeological sensitivity.

The site is in a municipality that has been designated a Certified Local Government (CLG). The applicant is advised to contact Ella Parker, Urban Design and Planning Manager, Department of Development Services, City of Fort Lauderdale at 700 Northwest 19 Avenue, Fort Lauderdale, FL 33311 or by phone at (954) 828-3729 for additional information.

In the event any unmarked human burial remains are discovered, then pursuant to Florida Statutes, Chapter 872.05, all activities that may disturb the unmarked burial shall cease immediately, and the district medical examiner shall be notified. The district medical examiner can be reached via email at Med_Exam_Trauma@broward.org or via phone at (954) 357-5200. Such activity shall not resume unless specifically authorized by the district medical examiner or State Archaeologist.

12. Aviation

The Broward County Aviation Department (BCAD) has no objection to this plat. This property may be within 20,000 feet of the City of Fort Lauderdale's Fort Lauderdale Executive Airport and the City of Pompano Beach's Pompano

Beach Airpark. To initiate the local municipality review, please contact the City of Fort Lauderdale and City of Pompano Beach directly.

Any proposed construction or use of cranes or other high-lift equipment must be reviewed to determine if the following apply: Federal Aviation Regulation Part 77; Florida Statutes Chapter 333; and/or the Cities' Airport Zoning Ordinances. Based on the location of the proposed project, the cities or FAA may need to review to determine whether the project is a potential hazard to aviation. To initiate the Federal Aviation Review, access the FAA Web Page at: <https://oeaaa.faa.gov>

13. Utilities

Florida Power and Light (FPL) and AT&T have been advised of this plat application and did not provide a response.

14. Notice to Applicant

The applicant is advised that, in accordance with Section 125.022, Florida Statutes, the issuance of a development permit by the County does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the County for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

Specific questions regarding any of the above comments may be directed to each review agency contact person. A list of agency contacts is available on the Urban Planning Division's web page at: www.broward.org/Planning/FormsPublications/Documents/ReviewAgencies.pdf.

FINDINGS

Staff reviewed the application and found that it meets the requirement of the Land Development Code and satisfies requirements for Concurrency:

1. This plat is located within the Central Transportation Concurrency Management Area. This district meets the regional transportation concurrency standards specified in Section 5-182.1(a)(1)(a) of the Land Development Code.
2. This plat was reviewed by the School Board and satisfies the public-school concurrency requirements of Section 5-182.9(a)(1) of the Land Development Code.
3. This plat satisfies the drainage, water, wastewater and solid waste disposal concurrency requirement of Section 5-182.6 of the Broward County Land Development Code.
4. This plat satisfies the regional park concurrency requirement of Section 5-182.7 of the Broward County Land Development Code.

RECOMMENDATIONS

Based on the review and findings, staff recommends **APPROVAL** of this application, subject to the following conditions which shall ensure compliance with the standards and requirements of the Land Development Code.

1. Conditions attached in the Highway Construction and Engineering Memorandum.
2. Place note on the face of the plat, preceding municipal official's signature, reading:

Concurrency/impact fees for the construction, expansion, and/or conversion of a building within this plat shall be paid on the date of building permit issuance.

3. Place a note on the face of the plat reading:

- a. This plat is restricted to 953 Mid Rise units and 20 Townhouse (Multifamily) units on Parcel A; and 20,000 square feet of Commercial use on Parcel B.
- b. This note is required by Chapter 5, Article IX, Broward County Code of Ordinances, and may be amended by approval of the Broward County Board of County Commissioners. The notation and any amendments thereto are solely indicating the approved development level for property located within the plat and do not operate as a restriction in favor of any property owner including an owner or owners of property within this plat who took title to the property with reference to this plat.
- c. Any structure within this plat must comply with Section 2.1.f Development Review Requirements, of the Broward County Land Use Plan, regarding hazards to air navigation.

4. If this item is approved, the Mayor is authorized to sign an order approving this agenda item subject to staff findings, comments, and recommendations.

[DM]