




TO: Darby Delsalle, AICP, Director
Broward County Housing and Urban Planning Division

FROM: Barbara Blake Boy, Executive Director 

RE: Cypress (014-MP-25)
City of Fort Lauderdale

DATE: November 13, 2025

This memorandum updates our previous comments regarding the referenced plat dated November 12, 2025.

The Future Land Use Element of the City of Fort Lauderdale Comprehensive Plan is the effective land use plan for the City of Fort Lauderdale. That plan designates the area covered by this plat for the uses permitted in the "Uptown Urban Village Transit-Oriented Development" land use category. This plat is generally located on the west side of Andrews Avenue, between McNab Road/C-14 Canal and Northwest 66 Street.

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, 1,319 residential units and 50,519 square feet of "Commercial" use have been proposed by plat or granted development permits. 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 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.

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The effective land use plan shows the following land uses surrounding the plat:

North:	Water/C-14 Canal (City of Pompano Beach)
South:	Uptown Urban Village Transit-Oriented Development
East:	Uptown Urban Village Transit-Oriented Development
West:	Uptown Urban Village Transit-Oriented Development & Industrial (City of Pompano Beach)

The contents of this memorandum are not a judgment as to whether this development proposal complies with the Broward County Trafficways Plan, local zoning, other land development regulations or the development review requirements of the Broward County Land Use Plan including its concurrency requirements.

BBB:ACJ

cc: Rickelle Williams, City Manager
City of Fort Lauderdale

Anthony Fajardo, Director, Development Services Department
City of Fort Lauderdale

Ella Parker, Deputy Director, Development Services
City of Fort Lauderdale

