



Resilient Environment Department
URBAN PLANNING DIVISION

1 N. University Drive, Box 102A · Plantation, FL 33324 · T: 954-357-6634 · F: 954-357-6521 · Broward.org/Planning

Application Number 157-MP-80

Development and Environmental Review Online Application

Project Information			
Plat/Site Plan Name Corporate Park at Cypress Creek			
Plat/Site Number 157-MP-80		Plat Book - Page (if recorded) Plat Book 108, Page 11 B.C.R.	
Owner/Applicant/Petitioner Name (1) Cypress 6261 LLC & (2) Citrix Systems, Inc.			
Address (1) 6261 NW 6th Way & (2) 701 W. Cypress Creek Rd.		City Fort Lauderdale	State FL
Phone 954-516-7002		Email david.canfield@grovercorlew.com	
Agent for Owner/Applicant/Petitioner Andrew J. Schein, Esq. / Lochrie & Chakas, P.A.		Contact Person	
Address 1401 East Broward Boulevard, Suite 303		City Fort Lauderdale	State FL
Phone 954-617-8919		Email ASchein@Lochrielaw.com	
Folio(s) 494210290050 and 494210290040			
Location West side of NW 6th Way at/between/and Cypress Creek Road and/of NW 63rd Street north side/corner north street name street name / side/corner street name			

Type of Application (this form required for all applications)

Please check all that apply (use attached **Instructions** for this form).

- ☐ **Plat** (fill out/PRINT **Questionnaire Form, Plat Checklist**)
- ☐ **Site Plan** (fill out/PRINT **Questionnaire Form, Site Plan Checklist**)
- ☒ **Note Amendment** (fill out/PRINT **Questionnaire Form, Note Amendment Checklist**)
- ☐ **Vacation** (fill out/PRINT **Vacation Continuation Form, Vacation Checklist**, use **Vacation Instructions**)
 - ☐ **Vacating Plats, or any Portion Thereof** (BCCO 5-205)
 - ☐ **Abandoning Streets, Alleyways, Roads or Other Places Used for Travel** (BCAC 27 29)
 - ☐ **Releasing Public Easements and Private Platted Easements or Interests** (BCAC 27 30)
- ☐ **Vacation** (**Notary Continuation Form Affidavit** required, fill out **Business Notary** if needed)

Application Status			
Has this project been previously submitted?		☐ Yes	☒ No
		☐ Don't Know	
This is a resubmittal of:		☐ Entire Project	☐ Portion of Project
		☒ N/A	
What was the project number assigned by the Urban Planning Division?		Project Number	
		☒ N/A ☐ Don't Know	
Project Name			
Mayla Cypress Creek		☐ N/A ☐ Don't Know	
Are the boundaries of the project exactly the same as the previously submitted project?		☐ Yes	☐ No
		☐ Don't Know	
Has the flexibility been allocated or is flexibility proposed to be allocated under the County Land Use Plan?		☒ Yes	☐ No
		☐ Don't Know	
If yes, consult Policy 13.01.10 of the Land Use Plan. A compatibility determination may be required.			

Replat Status	
Is this plat a replat of a plat approved and/or recorded after March 20, 1979?	
☐ Yes ☒ No ☐ Don't Know	
If YES, please answer the following questions.	
Project Name of underlying approved and/or recorded plat	Project Number
Is the underlying plat all or partially residential?	
☒ Yes ☐ No ☐ Don't Know	
If YES, please answer the following questions.	
Number and type of units approved in the underlying plat.	
Proposing 312 mid-rise units	
Number and type of units proposed to be deleted by this replat.	
N/A	
Difference between the total number of units being deleted from the underlying plat and the number of units proposed in this replat.	
N/A	

School Concurrency (Residential Plats, Replats and Site Plan Submissions)	
Does this application contain any residential units? (If "No," skip the remaining questions.)	
☒ Yes ☐ No	
If the application is a replat, is the type, number, or bedroom restriction of the residential units changing?	
☐ Yes ☐ No	
If the application is a replat, are there any new or additional residential units being added to the replat's note restriction?	
☒ Yes ☐ No	
Is this application subject to an approved Declaration of Restrictive Covenants or Tri-Party Agreement entered into with the Broward County School Board?	
☐ Yes ☒ No	
If the answer is "Yes" to any of the questions above	
RESIDENTIAL APPLICATIONS ONLY: Provide a receipt from the School Board documenting that a Public School Impact Application (PSIA) and fee have been accepted by the School Board for residential projects subject to school concurrency, exempt from school concurrency (exemptions include projects that generate less than one student, age restricted communities, and projects contained within Developments of Regional Impact), or subject to an approved Declaration of Restrictive Covenant or Tri-Party Agreement.	

Land Use and Zoning	
EXISTING	PROPOSED
Land Use Plan Designation(s) Commerce	Land Use Plan Designation(s) Commerce
Zoning District(s) Commerce Center	Zoning District(s) Uptown Urban Village - Northwest

Existing Land Use

A credit against impact fees may be given for the site's current or previous use. **No credit will be granted for any demolition occurring more than three (3) years of Environmental Review of construction plans.** To receive a credit, complete the following table. **Note:** If buildings have been demolished, which are not shown on the survey required with this application, attach an additional "as built" survey dated within three (3) years of this application. Other evidence may be accepted if it clearly documents the use, gross square footage and/or number and type of dwelling units, and date of demolition.

Are there any existing structures on the site? ☐ Yes ☐ No

Land Use	Gross Building sq. ft.* or Dwelling Units	Date Last Occupied	EXISTING STRUCTURE(S)		
			Remain the Same?	Change Use?	Has been or will be Demolished?
Office	Current		YES NO	YES NO	HAS WILL NO
			YES NO	YES NO	HAS WILL NO
			YES NO	YES NO	HAS WILL NO

*Gross non-residential square footage includes permanent canopies and overhangs for gas stations, drive-thru facilities, and overhangs designed for outdoor tables at a restaurant. A building is defined by the definition in the Land Development Code.

Proposed Use

RESIDENTIAL USES		NON-RESIDENTIAL USES	
Land Use	Number of Units/Rooms	Land Use	Net Acreage or Gross Floor Area
Mid-rise residential	312	Office (existing)	32,933 SF

NOTARY PUBLIC: Owner/Agent Certification

This is to certify that I am the owner/agent of the property described in this application and that all information supplied herein is true and correct to the best of my knowledge. By signing this application, owner/agent specifically agrees to allow access to described property at reasonable times by County personnel for the purpose of verification of information provided by owner/agent.

Owner/Agent Signature [Signature] Date 3/11/22

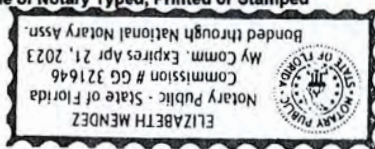
NOTARY PUBLIC

STATE OF FLORIDA COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence | ☐ online notarization, this 11 day of March, 20 22, who ☒ is personally known to me | ☐ has produced n/a as identification.

Name of Notary Typed, Printed or Stamped Elizabeth Mendez

Signature of Notary Public - State of Florida [Signature]



Notary Seal (or Title or Rank)

Serial Number (if applicable)

For Office Use Only

Application Type

Note amendment

Application Date <u>03/16/2022</u>	Acceptance Date <u>03/21/2022</u>	Fee <u>\$2,090</u>
Comments Due <u>04/11/2022</u>	Report Due <u>04/21/2022</u>	CC Meeting Date <u>TBD</u>

Adjacent City or Cities

none

☒ Plats ☒ Surveys ☒ Site Plans ☐ Landscaping Plans ☐ Lighting Plans
☒ City Letter ☐ Agreements

☒ Other: SCAD

Distribute To
☒ Full Review ☐ Planning Council ☐ School Board ☐ Land Use & Permitting
☐ Health Department ☐ Zoning Code Services (BMSD only) ☐ Administrative Review

☐ Other:

Received By

[Signature]

April 5, 2021

Jeffrey Modarelli, City Clerk
City of Fort Lauderdale
100 North Andrews Avenue
Fort Lauderdale, FL 33301

Re: Land Use, zoning and permitting for property located at 6261 NW 6 Way, located in the City of Fort Lauderdale, FL 33309 ("Property")

Dear City Clerk:

We hereby authorize Lochrie & Chakas, P.A. and Grover, Corlew Acquisitions LLC its representatives, affiliates and/or consultants to act as agents in connection with land use, zoning and permitting matters related to the property referenced above.

Sincerely,

Cypress 6261 LLC

By: 

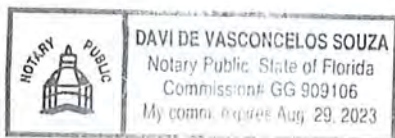
Printed Name: Ronald Schiffer

Title: Manager

Date: 4.10.2021

STATE OF Florida
COUNTY OF Broward

The foregoing instrument was acknowledged before me, by means of (check one): ☒ physical presence or ☐ online notarization, this 10th day of April, 2021, by Ronald A. Schiffer, who is the Manager of Cypress 6261 LLC who is personally known to me or who has produced FL DL as identification.




Notary Public
Davi de V. Souza
Typed, printed or stamped name of Notary Public

My Commission Expires: Aug 29, 2023

April 29, 2021

Jeffrey Modarelli, City Clerk
City of Fort Lauderdale
100 North Andrews Avenue
Fort Lauderdale, FL 33301

Re: Land Use, zoning and permitting for property located at 701 W. Cypress Creek Road, located in the City of Fort Lauderdale, FL 33309 ("Property")

Dear City Clerk:

We hereby authorize Lochrie & Chakas, P.A., Grover Corlew Acquisitions, LLC, and their employees to act as agents in connection with land use, zoning and permitting matters related to the property referenced above.

Sincerely,

Citrix Systems Inc.

By: [Signature]

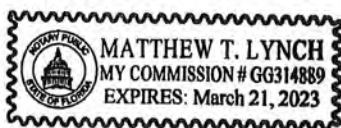
Printed Name: Mark Haskell

Title: SR Manager Real Estate

Date: 5/3/2021

STATE OF Florida
COUNTY OF Broward County

The foregoing instrument was acknowledged before me, by means of (check one): physical presence or online notarization, this 4th day of May, 2021, by Mark Haskell, who is the SR. Manager of Citrix Systems Inc. who is personally known to me or who has produced — as identification.



[Signature]
Notary Public
Matthew T. Lynch

Typed, printed or stamped name of Notary Public

My Commission Expires: 03/21/2023



Citrix Systems, Inc.
851 West Cypress Creek Rd.
Ft. Lauderdale FL 33309

11/2/2018

I, Citrix Systems, Inc. as owner of properties located at:

- 851 W. Cypress Creek Road, Ft. Lauderdale, FL 33309 and legally described as Corporate Park at Cypress Creek 108-11BA Por of lot 1 Desc as: Comm at most swly Cor said lot 1; E 5.35, NW 28.59 to POB N 17.97, W 16.80, N 212.82, E 53.21, S 152.49, E 18, S 38, W 8.02, S 41.32, W 45 To POB Less por desc in or 29763/1372.
- 899 W. Cypress Creek Road, Ft. Lauderdale, FL 33309 and legally described as Corporate Park at Cypress Creek 108-11 B Lot 1 Less Por Desc as BEG NE Corner of lot 2 & S R/W/L of NW 63 RD CT, ELY 36.79, S 204, W 207.54, N 32.82, E ALG S/L of lot 2 169.99, N ALG E/L of lot 2 171.70 To POB Less POR DESC AS:COM at most Swly Cor said Lot 1;E 5.35; NW 28.59 To POB N 17.97, W 16.80, N 212.82, E 53.21, S 152.49, E 18, S 38, W 8.02, S 41.32, W 45 To POB Less POR DESC in or 29763/1372.
- 701 W. Cypress Creek Road, Ft. Lauderdale, FL 33309 and legally described as Corporate Park at Cypress Creek 108-11 B LOT 4

All according to records from the Broward County Property Appraiser website hereby authorize Mark Haskell, Laurie Lelack, and Guy Desautels to sign the permit application(s) as agent for owner,

Brian Shytle

Print Name of Property Owner



Signature of Property Owner



State of Florida

County of Broward

The foregoing instrument was sworn and subscribed before me this 2 day
of November, 2018 by Brian Shytle who is personally
Known to me or has produced _____ as identification

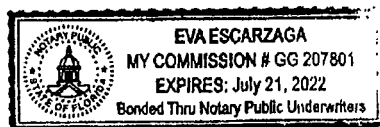
Eva Escarzaga

Print name of Notary Public

A handwritten signature in dark ink, appearing to read "EVE", with a stylized flourish at the end.

Signature of Notary Public

My commission expires: July 21, 2022





Application Number 157-MP-80

Development and Environmental Review Online Application Questionnaire Form

Type of Application

☐ Plat

☐ Site Plan

☒ Note Amendment

Project Questionnaire

Please answer the questions marked for the type of application checked.

1. Why is this property being platted? Attach an additional sheet(s) if necessary.

The Property is already platted. Applicant is requesting the plat note amendment to accommodate an accompanying site plan through the City of Fort Lauderdale.

2. Is this project within an existing Development of Regional Impact (DRI) or Florida Quality Development (FQD)? If "Yes", indicate DRI or FQD name and Latest Ordinance number ☐ Yes ☒ No or Official Record Book and Page Number.

DRI Name	FQD Name
Latest Ordinance Number	Official Record Book and Page Number

3. Is the project subject to any existing or proposed agreement(s) with Broward County or a municipality? If "Yes", state the title and subject of the agreement(s) and attach a copy(s). ☐ Yes ☒ No

X 4. Is any portion of this plat currently the subject of a Land Use Plan Amendment (LUPA)? ☐ Yes ☒ No

If YES, LUPA Number

X 5. Does the note represent a change in TRIPS? ☒ Increase ☐ Decrease ☐ No Change

X 6. Does the note represent a major change in Land Use? ☒ Yes ☐ No

7. Are any off-site roadway improvements being required by any government agency or proposed by the applicant? If "Yes", attach any sheets and describe fully. ☐ Yes ☒ No

8. Does this property or project have an adjudicated or vested rights status? If "Yes", please attach the appropriate documentation. ☐ Yes ☒ No

9. Does the owner have any financial interest in properties near or adjacent to this project? If "Yes", please attach a sheet(s) and describe fully. ☐ Yes ☒ No

10. Does this property abut a State Road? If "Yes", see Supplemental Documentation Requirement No. 19 for required letter from Florida Department of Transportation (FDOT). ☐ Yes ☒ No

	11. Has consideration been given to public transportation routes, shelters, or turnouts for the proposed project? If "Yes", please attach sheet(s) and describe fully.	☐ Yes ☒ No
	12. Are bikeways and walkways to be provided to connect residential areas to school or recreational sites? If "Yes", attach five (5) drawings showing facilities (if not show on plat).	☒ Yes ☐ No
	13. Is credit being requested for private recreational facilities? If "Yes", attach two (2) sets of plans showing facilities. (APPLIES TO PROJECTS IN THE UNINCORPORATED AREA ONLY.)	☐ Yes ☒ No
	14. Has any discussion with the School Board taken place? If "Yes", state the name and title of the person contacted.	☒ Yes ☐ No
	Name/Title Lisa Wight; SCAD letter is included in this submission	
	15. If a school site will be reserved or dedicated on the property, is the site delineated on the plat or site plan?	☐ Yes ☒ No
	16. Are there any natural features located on the property (e.g. wetlands, dunes, areas of native tree canopy wildlife, habitats, etc.)? If "Yes", attach a sheet(s) and describe fully. For information, contact Aquatic and Wetland Resources Section, Environ. Licensing & Bldg. Permitting (ELBP) Division.	☐ Yes ☒ No
	17. Does the property contain any portion of lands identified as "Natural Resource Areas?" If "Yes" see Supplemental Documentation Requirement No. 8. For locations, contact Aquatic and Wetland Resources Section (ELBP Division).	☐ Yes ☒ No
	18. Does the property contain any portion of lands identified as an "Urban Wilderness Area" or "Vegetative Resource Category Local Area of Particular Concern?" If "Yes", please see Supplemental Documentation Requirement No. 9. For locations, contact Aquatic and Wetland Resources Section (ELBP Division).	☐ Yes ☒ No
	19. Does the property contain any portion of lands identified as a "Cultural Resource Category Local Area of Particular Concern" which include archaeological sites and/or historic sites and structures? If "Yes", for archaeological sites, see Supplemental Documentation Requirement No. 10. For historic locations, contact the Broward County Historic Preservation Officer.	☐ Yes ☒ No
	20. Will any dredging or major filling operation be necessary, or is a waterway involved in the proposed project? If "Yes", permits may be required from Broward County. Please contact Broward County Aquatic and Wetland Resources Section (ELBP Division).	☐ Yes ☒ No
X	21. Is the project to be served by an approved potable water system? If "Yes", state the name of facility and facility address.	☒ Yes ☐ No
	Facility Name Broward County Water Treatment Plant Address 3701 N. State Road 7, Lauderdale Lakes, FL 33319	
X	22. Is this project to utilize on-site wells for its potable water? If "Yes", see Supplemental Documentation Requirement No. 13 for required letter.	☐ Yes ☒ No
X	23. Is this project to be served by an approved wastewater (sewage) treatment plant? If "Yes", state the name of facility and facility address.	☒ Yes ☐ No
	Facility Name Broward County Wastewater Treatment Plant Address 2401 N. Powerline Road, Pompano Beach, FL 33069	

☒	24. Will septic tanks serve this project? If "Yes", see Supplemental Documentation Requirement No. 12 for required letter.	☐ Yes ☒ No
	25. Have provisions been made for the collection of solid waste for this project? If "Yes", state the name of the collector.	☐ Yes ☒ No
	Solid Waste Collector TBD; owner will contract with a private waste hauler	
	26. Has any contact been made with FPL and AT&T regarding service availability and easement requirements? If "Yes", state name and title of the person contacted.	☐ Yes ☒ No
	FPL – Name/Title AT&T – Name/Title	
☒	27. Estimate or state the total number of on-site parking spaces to be provided.	Spaces 586
☒	28. If applicable, state the seating capacity of any proposed restaurant or public assembly facility, including day care centers or schools, or places of worship.	Seating N/A

CORPORATE PARK AT CYPRESS CREEK PLAT
PLAT NOTE AMENDMENT NARRATIVE
Plat Book 108, Page 11 B.C.R.
County Plat No. M-775

I. Background. Citrix Systems, Inc. and Cypress 6261 LLC (collectively, the "Applicant") are the owners of lots 4 and 5, respectively, of the CORPORATE PARK AT CYPRESS CREEK Plat, recorded in Plat Book 108, Page 11 of the Public Records of Broward County, Florida ("Plat"). The Applicant is proposing to amend the plat note to accommodate a new mixed use development on the property, which is currently under review by the City pursuant to City Case No. UDP-S21045 ("Project"). Lots 4 and 5 of the Plat do not currently contain a traditional plat note restriction. However, the County stated that the Plat was originally approved for industrial uses, and there is an atypical note on the plat that states that residential uses are not permitted. Therefore, the Applicant is requesting to add a plat note restriction that would restrict Lots 4 and 5 of the Plat to the existing office square footage and to permit the development of 312 mid-rise residential units. An aerial of the property is pictured below.



II. Request. The current plat note vs. the proposed plat note restriction are as follows:

Current Plat Note:

None as to lots 4 and 5.

Proposed Plat Note:

Lots 4 and 5 are restricted to 32,933 square feet of office uses and 312 mid-rise units.