



Resilient Environment Department
URBAN PLANNING DIVISION

1 N. University Drive, Box 102 · Plantation, FL 33324 · T: 954-357-6666 F: 954-357-6521 · Broward.org/Planning

Application Number 014-MP-25

Development and Environmental Review Online Application

Project Information			
Plat/Site Plan Name CYPRESS			
Plat/Site Number		Plat Book - Page (if recorded)	
Owner/Applicant/Petitioner Name Cypress Development, LLC.			
Address 2950 Galiano Street, Suite 213		City Coral Gables	State FL
Zip 33134			
Phone (305) 562-4704	Email saul@rezfl.com		
Agent for Owner/Applicant/Petitioner PULICE LAND SURVEYORS. INC.		Contact Person Elizabeth Tsouroukdissian	
Address 5381 Nob Hill Road		City Sunrise	State FL
Zip 33351			
Phone (954) 572-1777	Email elizabeth@pulicelandsurveyors.com		
Folio(s) 494210000040 and 494203000541 - Fort Lauderdale			
Location South side of McNab Road at/between/and Powerline Road and/of Andrews Avenue <small>north side/corner north street name street name / side/corner street name</small>			

Type of Application (this form required for all applications) Please check all that apply (use attached Instructions for this form). <input checked="" type="checkbox"/> Plat (fill out/PRINT Questionnaire Form, Plat Checklist) <input type="checkbox"/> Site Plan (fill out/PRINT Questionnaire Form, Site Plan Checklist) <input type="checkbox"/> Note Amendment (fill out/PRINT Questionnaire Form, Note Amendment Checklist) <input type="checkbox"/> Vacation (fill out/PRINT Vacation Continuation Form, Vacation Checklist , use Vacation Instructions) <input type="checkbox"/> Vacating Plats, or any Portion Thereof (BCCO 5-205) <input type="checkbox"/> Abandoning Streets, Alleyways, Roads or Other Places Used for Travel (BCAC 27.29) <input type="checkbox"/> Releasing Public Easements and Private Platted Easements or Interests (BCAC 27.30) <input type="checkbox"/> 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 ☒ 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.

Number and type of units proposed to be deleted by this replat.

Difference between the total number of units being deleted from the underlying plat and the number of units proposed in this replat.

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) Employment Center	Land Use Plan Designation(s) UPTOWN
Zoning District(s) RMM-25	Zoning District(s) UUV-NE

Existing Land Use					
<p>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.</p>					
Are there any existing structures on the site?					<input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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?
Mobile Homes	212	2024	YES NO	YES NO	HAS WILL NO
Clubhouse & Pool			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 id 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	952 (Parcel A)	COMMERCIAL	20,000 sq.ft. (Parcel B)
TOWNHOMES	20 (Parcel A)		

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  Date 6-27-25

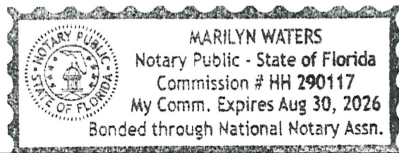
NOTARY PUBLIC

STATE OF FLORIDA COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence | ☐ online notarization, this 27 day of June, 2025, who ☒ is personally known to me | ☐ has produced _____ as identification.

Name of Notary Typed, Printed or Stamped Marilyn Waters

Signature of Notary Public – State of Florida 



Notary Seal (or Title or Rank)

Serial Number (if applicable)

For Office Use Only

Application Type
NEW PLAT

Application Date <u>6/27/2025</u>	Acceptance Date <u>7/3/2025</u>	Fee <u>\$4,780</u>
Comments Due <u>8/4/2025</u>	Report Due <u>8/14/2025</u>	CC Meeting Date <u>TBD</u>

Adjacent City or Cities
POMPANO BEACH

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

☐ Other: TITLE WORK, SCAD, AGENT AUTH, TRAFFIC ANALYSIS

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

☐ Other:

Received By
Diego M.

Board of County Commissioners, Broward County, Florida
Resilient Environment Department
Urban Planning Division
Project Update Sheet

Plat/Site Plan Number 014-MP-25

INSTRUCTIONS

Use this update form in lieu of filling out a new plat/site plan application form whenever a project goes from one review to another or whenever new information is submitted. Complete the applicable sections of this form only if the information has changed from the previous submittal. If you do not have a copy of your previous application forms, obtain a copy from this office. Any section left blank indicates that the information on the original (previous) application has not changed. Supplemental documentation requirements are listed on the reverse side of the "Project Questionnaire" form, page 3, available from this office. Please type this application or print legibly in **black ink**.

PROJECT REVISIONS

Plat/Site Plan Name _____	
Owner's Name _____	Phone _____
Address _____	City _____ State _____ Zip Code _____
Owner's E-mail Address _____	Fax # _____
Agent _____	Phone _____
Contact Person _____	
Address _____	City _____ State _____ Zip Code _____
Agent's E-mail Address _____	Fax # _____

EXISTING	PROPOSED
Land use plan designation(s) _____	Land use plan designation(s) _____
Zoning District(s) _____	Zoning District(s) _____

A credit against impact fees may be given for the site's present or previous use if there are existing buildings on the property and/or if buildings were demolished within eighteen (18) months of this application. To receive a credit, complete the following table (attach an additional sheet if necessary). (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 18 months 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.

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?

*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.

Please specify the proposed use in accordance with the land use categories listed on the reverse side of the "Project Characteristics form, page 2, available from this office. Please Note: Residential uses must be expressed based upon DWELLING UNIT TYPES listed on the reverse side of page 2. COMMERCIAL, OFFICE, and CHURCH USES must be expressed in terms of gross building square footage. If there are any unique factors which may affect traffic generation, attach a separate sheet and describe fully.

Has 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.

RESIDENTIAL UNITS		NON-RESIDENTIAL UNITS	
Type of Unit	Number of Units	Land Use	Net Acreage or Gross Floor Area
Townhouse (Multifamily)	953		

SCHOOL CONCURRENCY (Residential Submissions Only)

Does the change to the application generate less than one (1) student?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Is this application exempt or vested pursuant to criteria in the Land Development Code?	<input type="checkbox"/> Yes <input type="checkbox"/> No
If the answers to both questions are "No," please see reverse side of Page 3, Required Documentation section of the Plat/Site Plan application for submittal requirements.	
Is this application subject to an approved Declaration of Restrictive Covenant or tri-party agreement?	<input type="checkbox"/> Yes <input type="checkbox"/> No
If "Yes," please see reverse side of Page 3, Required Documentation section of the Plat/Site Plan application for submittal requirements.	

FOR PLANNING AND DEVELOPMENT MANAGEMENT DIVISION USE ONLY

Application Type PUS	Time 3:48pm	Application Date October 22, 2025
Acceptance Date October 27, 2025	Fee N/A	Comments Due November 10, 2025
Report Due _____	Adjacent City _____	
<input checked="" type="checkbox"/> Plats	<input type="checkbox"/> Surveys	<input type="checkbox"/> Site Plans
<input type="checkbox"/> Other (Describe) _____	<input type="checkbox"/> Landscaping Plans	<input type="checkbox"/> Lighting Plans
Comments _____	Received By Diego Munoz	

Questionnaire Changes

Please review all questions on the "Project Questionnaire" form, Page 3, and indicate any revisions.

[illegible]

Comments and Additional Information

The MID-RISE portion of the Plat Note was revised from 952 to 953 units, and as a requirement from the City of Fort Lauderdale, we added the word ("multifamily") to the TOWNHOUSE portion.

[illegible]

Owner/Agent Certification

State of Florida

County of Broward

This is to certify that I am the owner/agent of the property described in this application and that all changes to the original application and supplemental documents supplied herein are true and correct to the best of my knowledge. If no changes are indicated on this update sheet or in the attached supplemental documentation, then this certifies that the information supplied on the original application 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.

Signature of owner/agent E. J. F. W. K. T.

Sworn and subscribed to before me this 22 day of October, 2025

by Elizabeth Tsouroukdissian ☒ He/she is personally known to me or

☐ Has presented _____ as identification.

Signature of Notary Public: Marilyn Waters

Type or Print Name Marilyn Waters

