



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 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).

- 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?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Don't Know
This is a resubmittal of:	<input type="checkbox"/> Entire Project	<input type="checkbox"/> Portion of Project	<input checked="" type="checkbox"/> N/A
What was the project number assigned by the Urban Planning Division?	Project Number <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Don't Know		
Project Name	<input checked="" type="checkbox"/> N/A <input type="checkbox"/> Don't Know		
Are the boundaries of the project exactly the same as the previously submitted project?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Don't Know
Has the flexibility been allocated or is flexibility proposed to be allocated under the County Land Use Plan?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> 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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> 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? <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> 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.)	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
If the application is a replat, is the type, number, or bedroom restriction of the residential units changing?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
If the application is a replat, are there any new or additional residential units being added to the replat's note restriction?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Is this application subject to an approved Declaration of Restrictive Covenants or Tri-Party Agreement entered into with the Broward County School Board?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> 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

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 <u>will</u> be Demolished?
Mobile Homes	212	2024	YES <input checked="" type="checkbox"/>	YES <input checked="" type="checkbox"/>	NO 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 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	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

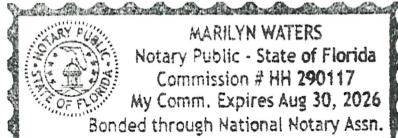
6-27-25
Date

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.

Marilyn Waters
Name of Notary Typed, Printed or Stamped



Notary Seal (or Title or Rank)

Marilyn Waters
Signature of Notary Public – State of Florida

Serial Number (if applicable)

For Office Use Only

Application Type

NEW PLAT

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

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 <input checked="" type="checkbox"/> Full Review	<input type="checkbox"/> Planning Council	<input type="checkbox"/> School Board	<input type="checkbox"/> Land Use & Permitting
<input type="checkbox"/> Health Department	<input type="checkbox"/> Zoning Code Services (BMSD only)		<input type="checkbox"/> 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 <u>PUS</u>	Time <u>3:48pm</u>	Application Date <u>October 22, 2025</u>		
Acceptance Date <u>October 27, 2025</u>	Fee <u>N/A</u>	Comments Due <u>November 10, 2025</u>		
Report Due _____	Adjacent City _____			
<input checked="" type="checkbox"/> Plats	<input type="checkbox"/> Surveys	<input type="checkbox"/> Site Plans	<input type="checkbox"/> Landscaping Plans	<input type="checkbox"/> Lighting Plans
<input type="checkbox"/> Other (Describe) _____		Received By <u>Diego Munoz</u>		
Comments _____				

Questionnaire Changes

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

Question Number	Revised information or Attachments Supplied

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.

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

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

by Elizabeth Tsouroukdessian He/she is personally known to
 Has presented as identification.

Has presented _____

Signature of Notary Public Marilyn Waters
Type or Print Name Marilyn Waters

