



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

Development and Environmental Review Online Application

Project Information				
Plat/Site Plan Name CYPRESS CREEK EAST				
Plat/Site Number		Plat Book - Page (if recorded)		
FlavSile Nulliber		Plat Book - Page (il recorded)		
Owner/Applicant/Petitioner Name				
Cypress Creek Leaseholder, LLC	•			
Address		City	State	Zip
4440 PGA Boulevard, Suite 200		Palm Beach Gardens	FL	33410
Phone	Email			
(305) 467-9429	peterlapoi	nte@ymail.com		
Agent for Owner/Applicant/Petitioner	_	Contact Person		
PULICE LAND SURVEYORS, INC	O	Elizabeth Tsouroukdiss		weeks and the second
Address		City	State	Zip
5381 Nob Hill Road	T	Sunrise	FL	33351
Phone (O.E.4.) 570, 4777	Email	Navilla alam davimia vana alam		
(954) 572-1777	elizabeth@	pulicelandsurveyors.com		
Folio(s) 494210460020 and 49421046002	1 - Oak	Lland Park		
Location				
Southwest Cypress Creek Rd		1-95		
Southwest side of Cypress Creek Rd and north side/corner north		street name / side/corner	street	name

Type of Application (this form rec	quired for all	l applications)		
Please check all that apply (use attached	Instructions for	or this form).		
☑ Plat (fill out/PRINT Questionnaire Fo	orm, Plat Checkli	(st)		
☐ Site Plan (fill out/PRINT Questionnal	ire Form, Site Pla	an Checklist)		
□ Note Amendment (fill out/PRINT Que	estionnaire Form	n, Note Amendment Checklist)		
☐ Vacation (fill out/PRINT Vacation Co	ntinuation Form	, Vacation Checklist, use Vacatio	n Instructi	ons)
☐ Vacating Plats, o	r any Portion Th	ereof (BCCO 5-205)		
☐ Abandoning Stre	ets, Alleyways, F	Roads or Other Places Used for 1	ravel (BCA	C 27.29)
☐ Releasing Public	Easements and	Private Platted Easements or Int	erests (BC	AC 27.30)
☐ Vacation (Notary Continuation Form	n Affidavit require	d, fill out Business Notary if needed	d)	

Application Status					
Has this project been previously submitted?	☑ Yes	□ No		□ Don	't Know
This is a resubmittal of:	☑ Portio	n of Project	□ N/A		
What was the project number assigned by the Urban Planning Division?	Project Number	-02	□ N/A	□ Don	't Know
Project Name Lightspeed Broward Center			□ 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			t Know
If yes, consult Policy 13.01.10 of the Land Use	Plan. A comp	atibility determ	ination may b	e require	1.
Replat Status					
Is this plat a replat of a plat approved and/or recorded			Yes □ No	Dor	ı't Know
If YES, please answ Project Name of underlying approved and/or recorded plat	er the followi		eject Number		
Lightspeed Broward Center - Parcel A			069-MP-02	2	
Is the underlying plat all or partially residential?			Yes 🖾 No	Dor	ı't Know
If YES, please answ	er the followi	ng 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	ng plat and the nur	nber of units proposed	in this replat.	uniani in i	
School Concurrency (Residential Plats, Re	plats and S	Site Plan Sub	missions)		
Does this application contain any residential units? (If	"No," skip th	e remaining que	estions.)	☐ Yes	⊠ No
If the application is a replat, is the type, number, or be changing?	edroom restri	ction of the resi	dential units	□ Yes	⊠ No
If the application is a replat, are there any new or ad the replat's note restriction?	lditional resid	ential units bei	ng added to	☐ Yes	⊠ No
ls this application subject to an approved Declaration Agreement entered into with the Broward County Sch		ive Covenants	or Tri-Party	□ Yes	⊠ No
If the answer is "Yes" RESIDENTIAL APPLICATIONS ONLY: Provide a receip Impact Application (PSIA) and fee have been accepted concurrency, exempt from school concurrency (exemptions communities, and projects contained within Development Restrictive Covenant or Tri-Party Agreement.	pt from the S d by the Sch include projec	chool Board do ool Board for re ts that generate	cumenting the sidential projects than one s	ects subject student, ag	t to school e restricted

Land Use and Zoning		
EXISTING	PROPOSED	
Land Use Plan Designation(s)	Land Use Plan Designation(s)	
C - Commercial	SAME	
Zoning District(s)	Zoning District(s)	
PCC-2 (Planned Business Center)	SAME	

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

			EX	ISTING STU	CTURE(S)
Land Use	Gross Building sq. ft.* or Dwelling Units	Date Last Occupied	Remain the Same?	Change Use?	Has been or will be Demolished?
Park & Ride parking lot			YES N	YXS NO	HAS WX L 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 id defined by the definition in the Land Development Code.

Proposed Use			
RESID	ENTIAL USES	NON-RE	ESIDENTIAL USES
Land Use	Number of Units/Rooms	Land Use	Net Acreage or Gross Floor Area
MID-RISE	290	COMMERCIAL	30,500 square feet

NOTARY PUBLIC: Owner/Ag	ent Certification		
This is to certify that I am the o information supplied herein is true owner/agent specifically agrees to personnel for the purpose of verifi	e and correct to the best o allow access to desi	st of my knowledge. By cribed property at reas	signing this application, sonable times by County
Gytw K		5-02-2	14
Owner/Agent Signature	-	Date	
	NOTARY PU	BLIC	
STATE OF FLORIDA COUNTY OF BROWARD			
The foregoing instrument was acknow	wledged before me by me	eans of 🖸 physical prese	nce □ online notarization,
	, 20 <u>24</u> , v	vho ⊡ †s personally knov	n to me □ has produced
Name of Notary Typed, Printed or Stamped MARILYN WATERS Notary Public - State of Floric Commission # HH 290117 My Comm. Expires Aug 30, 20 Bonded through National Notary As	da 26 0	ignature of Notary Public – State	of Florida
The state of the s			
Notary Seal (or Title or Rank)	S	erial Number (if applicable)	
Notary Seal (or Title or Rank)	\$	erial Number (If applicable)	
**************************************	\$	erial Number (If applicable)	
Notary Seal (or Title or Rank) For Office Use Only Application Type Uni Plat		erial Number (If applicable)	
Notary Seal (or Title or Rank) For Office Use Only	Acceptance Date S/9/24	Fee	; 780
Notary Seal (or Title or Rank) For Office Use Only Application Type Muni Pla+ Application Date 5/2/24 Comments Due 6/10/24		Fee	
For Office Use Only Application Type Application Date 5/2/24	Acceptance Date 5/9/24	Fee \$ 4	
Notary Seal (or Title or Rank) For Office Use Only Application Type Muni Plat Application Date 5/2/24 Comments Due 6/10/24 Adjacent City or Cities	Acceptance Date 5/9/24	Fee \$ 4	
Notary Seal (or Title or Rank) For Office Use Only Application Type UNi PlQ+ Application Date S/2/24 Comments Due 6/10/24 Adjacent City or Cities Fort Laudwodale	Acceptance Date 5/9/24 Report Due 6/20/24	Fee & 44 CC Meeting I	Date J
For Office Use Only Application Type MUNI Plat Application Date 5/2/24 Comments Due 6/10/24 Adjacent City or Cities Fort Laudwodate A Surveys City Letter Agreements Other: FDOT Celler	Acceptance Date 5/9/24 Report Due 6/20/24	Fee & 44 CC Meeting I	Date J
Notary Seal (or Title or Rank) For Office Use Only Application Type Year Year	Acceptance Date 5/9/24 Report Due 6/20/24 ASSITE Plans Hereork BC	Fee & 44 CC Meeting I	Date J
Notary Seal (or Title or Rank) For Office Use Only Application Type UNi PlQ+ Application Date 5/2/24 Comments Due 6/10/24 Adjacent City or Cities Fort Laudwodafe Mi Plats Surveys City Letter Agreements Other: For Ceffer Distribute To Planning Planning Plannin	Acceptance Date 5/9/24 Report Due 6/20/24 ASsite Plans Heroork BC	CC Meeting ITB	□ Lighting Plans
Notary Seal (or Title or Rank) For Office Use Only Application Type UNi PlQ+ Application Date 5/2/24 Comments Due 6/10/24 Adjacent City or Cities Fort Laudwodafe Mi Plats Surveys City Letter Agreements Other: For Ceffer Distribute To Planning Planning Plannin	Acceptance Date S/9/24 Report Due 6/20/24 A Site Plans Herork ng Council	CC Meeting ITB	☐ Lighting Plans

Board of County Commissioners, Broward County, Florida Resilient Environment Department **Urban Planning Division**

Project Update Sheet

	Plat/Sit	te Plan Number 012-MP	-24
INSTRUCTIONS			
Use this update form in lieu of filling o review to another or whenever new infor information has changed from the previous obtain a copy from this office. Any sapplication has not changed. Suppleme Questionnaire" form, page 3, available from the previous control of the	rmation is submitted. Complet ous submittal. If you do not h section left blank indicates the ental documentation requirement	e the applicable sections ave a copy of your previ nat the information on t nts are listed on the reve	of this form <u>only if the</u> ious application forms, the original (previous) rse side of the "Project
PROJECT REVISIONS			
Plat/Site Plan Name			
Owner's Name		Phone_	
Address	City	State	Zip Code
Owner's E-mail Address		Fax #	

Phone Agent Contact Person City 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. Gross Building sq. ft.* or Dwelling Units EXISTING STRUCTURE(S) Date Last Occupied LAND USE Remain the same? *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 MID-RISE 286 **COMMERCIAL** 25,000 sq.ft. SCHOOL CONCURRENCY (Residential Submissions Only) Does the change to the application generate less than one (1) student? Is this application exempt or vested pursuant to criteria in the Land Development Code? ☐ No ☐Yes ☐ No ∏Yes

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? Yes 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 _	3:23PM Application Date 10/23/2024
Acceptance Date 10/30/2024	Fee	Comments Due 11/29/2024
Report Due 12/9/2024	Adjacent City_	Fort Lauderdale
☐ Plats ☐ Surveys	Site Plans	Landscaping Plans Lighting Plans Received By Christian Dumay
Other (Describe) Comments		Received By Similarian Samay

Ouestion Number	ject Questionnaire" form, Page 3, and indicate any revisions. Revised information or Attachments Supplied
	revised information of readminions supplied
to the second se	
	The second secon
omments and Additional Informatio	
et of commercial use and 286 mid-ris	are feet of commercial use and 290 mid-rise units to 25,000 square se units.
Ve are also adding a 30-foot opening istake, as there is/will be an obvious	to the NVAL on the south side. This was left out on first submittal by
istake, as there is/will be all obvious t	univeway corridor at that location.
	TOWNS A STATE OF THE STATE OF T
LEASE NOTE THAT WE ARE INCLU	JDING A TRAFFIC STUDY - REQUIRED BY DG McGUIRE.
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state of_Florida	
wner/Agent Certification State of Florida County of Broward	ant of the property described in this application and that all changes to the
State of Florida County of Broward	ent of the property described in this application and that all changes to the uments supplied herein are true and correct to the best of my knowledge.
State of Florida County of Broward	ent of the property described in this application and that all changes to the uments supplied herein are true and correct to the best of my knowledge. Sheet or in the attached supplemental documentation, then this certifies the pplication is true and correct to the best of my knowledge. By signing the
itate of Florida	ent of the property described in this application and that all changes to the term of the property described in this application and that all changes to the term of the described property at the this certifies the polication is true and correct to the best of my knowledge. By signing the set of allow access to described property at reasonable times by Counfinformation provided by owner/agent.
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county of Broward County of Broward Chis is to certify that I am the owner/age riginal application and supplemental doctor ochanges are indicated on this update serion information supplied on the original application, owner/agent specifically agreersonnel for the purpose of verification of signature of owner/agent Sworn and subscribed to before me this sy Elizabeth Tsouroukdissian Has presented	supplied nerein are true and correct to the best of my knowledges, sheet or in the attached supplemental documentation, then this certifies the pplication is true and correct to the best of my knowledge. By signing these to allow access to described property at reasonable times by Counfinformation provided by owner/agent. 30 day of August , 2024 Whe/she is personally known to me or as identification.
County of Broward County of Broward Chis is to certify that I am the owner/age riginal application and supplemental doctor ochanges are indicated on this update she information supplied on the original application, owner/agent specifically agreersonnel for the purpose of verification of Signature of owner/agent Sworn and subscribed to before me this by Elizabeth Tsouroukdissian	supplied neretine and correct to the best of my knowledges, sheet or in the attached supplemental documentation, then this certifies the pplication is true and correct to the best of my knowledge. By signing the set to allow access to described property at reasonable times by Counfinformation provided by owner/agent. 30 day of August , 2024 Whe/she is personally known to me or as identification. MARILYN WATERS Notary Public - State of Florida