

Application Number OB-MP-Z4

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 WEST		T				
Plat/Site Number		Plat Book - Page (if recorded)				
Owner/Applicant/Petitioner Name		•				
Cypress Creek Leaseholder, LLC.						
Address	City	State	Zip			
4440 PGA Boulevard, Suite 200	1	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	J.	Elizabeth Tsouroukdissi		T =:		
Address		City	State	Zip		
5381 Nob Hill Road	I 61	Sunrise	FL	33351		
Phone (954) 572-1777	elizabeth@	pulicelandsurveyors.com				
Folio(s)						
	derdale					
Location						
Southeast side of Cypress Creek Rd at/between/and N. Andrews Blvd and/ofand/of						
north side/corner north street name	voetween/and	street name / side/corner	street n	ame		
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:	☑ Portion of the last of	of Project	ı	□ N/A		
What was the project number assigned by the Urban Planning Division?	Project Number	2	1	□ N/A	□ Don't	Know
Project Name Lightspeed Broward Center			į	□ 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 compat	ibility deter	mination	may be	required.	
Replat Status	Section 1					
Is this plat a replat of a plat approved and/or recorded	d after March 20	, 1979?	⊠ Yes	□ No	□ Don'	t Know
If YES, please answ	ver the following					
Project Name of underlying approved and/or recorded plat Lightspeed Broward Center - Parcel A			Project Nur 069-N	nber MP-02		
9 '		□ Yes	VII OZ ⊠ No	∏ Don'	t Know	
If YES, please answer the following questions.						
Number and type of units approved in the underlying plat.	ver the following	questions.				mitan dama tan marin
Number and type of units proposed to be deleted by this replat.						
Difference between the total number of units being deleted from the underlying	ing plat and the numbe	er of units propo	sed in this r	replat.		
School Concurrency (Residential Plats, Re	plats and Sit	e Plan Su	ıbmiss	ions)		
Does this application contain any residential units? (If	f "No," skip the i	emaining c	uestion	s.)	⊠ Yes	□ No
If the application is a replat, is the type, number, or bedroom restriction of the residential units changing?			l units	⊠ Yes	□ No	
If the application is a replat, are there any new or additional residential units being added to the replat's note restriction?			ded to	⊠ 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?			⊠ No			
If the answer is "Yes"					A - Doda	in Octo
RESIDENTIAL APPLICATIONS ONLY: Provide a recei Impact Application (PSIA) and fee have been accepte concurrency, exempt from school concurrency (exemptions communities, and projects contained within Developmen Restrictive Covenant or Tri-Party Agreement.	ed by the School include projects	I Board for that generat	resident e less tha	ial projec an one st	ts subject udent, age	to schoo restricted

Land Use and Zoning				
EXISTING	PROPOSED			
Land Use Plan Designation(s) Commercial	Land Use Plan Designation(s) Transit Oriented Development			
Zoning District(s) B-2 (General Business)	UUV-SE (Uptown Urban Village-Southeast)			

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

			EXISTING STUCTURE(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		present	YES Ì∕Ó	YXS NO	HAS V)X(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				
RESIDENTIAL USES		NON-RESIDENTIAL USES		
Land Use	Number of Units/Rooms	Land Use	Net Acreage or Gross Floor Area	
MID-RISE	345	COMMERCIAL	6,000 sq. ft.	

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.				
Giztan Kti	5-02-24			
Owner/Agent Signature	Date			
NOTARY PUB	_IC			
STATE OF FLORIDA COUNTY OF BROWARD				
The foregoing instrument was acknowledged before me by mean	ns of ☑ physical presence ☐ online notarization,			
this <u>Z</u> day of <u>May</u> , 20 <u>24</u> , wh	o □ is personally known to me □ has produced			
	ature of Notary Public – State of Florida			
MARILYN WATERS Notary Public - State of Florida Commission # HH 290117 My Comm. Expires Aug 30, 2026 Bonded through National Notary Assn.				
	al Number (if applicable)			
For Office Use Only Application Type				
Muni Plat				
Application Date S/Z/Z0Z4 Acceptance Date S/9/Z0Z4	Fee \$ 4,780			
Comments Due Report Due 6/70/7074	CC Meeting Date			
Adjacent City or Cities OakLand Park				
16	☐ Landscaping Plans ☐ Lighting Plans			
□ City Letter □ Agreements				
Mother: BCPA receipt, title work, F	DOT beller, SCAD Letter			
Distribute To ☐ Full Review ☐ Planning Council ☐ Sch	ool Board			
☐ Health Department ☐ Zoning Code Services (BMS	D only)			
さOther: NA				
Christian Dumay				