



## UPTOWN URBAN VILLAGE ZONING CITY-INITIATED REZONING REQUEST AND CONSENT FORM

The City of Fort of Fort Lauderdale City Commission adopted Ordinance C-19-34, which among other things, created new zoning districts collectively known as the Uptown Urban Village Zoning Districts. As an economic incentive, the City, upon the request and consent of a property owner (herein "Owner"), will initiate the rezoning of properties in the Uptown area from the current zoning district to the appropriate Uptown Urban Village Zoning District. Consent is required from each property owner, contract purchaser, or both, as applicable. A separate consent form must be completed and signed by each owner or contract purchaser in order to proceed with the rezoning.

### PROPERTY INFORMATION

Folio number(s): 494210310010

Address: 200 W CYPRESS CREEK RD

Owner: 200 W CYPRESS CREEK HOLDINGS LLC

Agent/Managing Partner: Stephanie J. Toothaker, Esq. (Toothaker.org) (agent for owner)  
*(An agent authorization form required. Owner approval must specifically state authorization to process the rezoning.)*

Legal Description (Abbreviated): See survey

Property size: 133,678 SQUARE FEET +/- 3.07 ACRES +/- (square feet/acres)

Current zoning district: M-3 (County)

Uptown zoning district: Uptown Urban Village Southeast District (UUV-SE)

The Owner agrees to provide the City with the necessary items to process a rezoning application on their behalf. Processing includes the completing the Planning and Zoning Board and City Commission Applications, Public Notice Signs, and attending public meetings. Necessary items include the content listed below.

### REQUIRED DOCUMENTATION

*Owner agrees to provide the City with the items listed below and to make revisions to such items if deemed needed to process the rezoning.*

**Survey:** Current signed and sealed survey of the property

**Sketch and Legal Description:** Written legal description

**Warranty Deed:** Last recorded warranty deed for the subject property

**Consent Form:** Signed and executed Consent Form

### REQUIRED ADVERTISEMENT

*City will produce the required public sign notice and will post the signs. Owner agrees to pay the costs listed below.*

**Advertisement:** Public advertisement costs (newspaper notice not public sign notice)

DEPARTMENT OF SUSTAINABLE DEVELOPMENT  
700 NW 19 AVENUE, FORT LAUDERDALE 33311  
TELEPHONE (954) 828-6520  
WWW.FORTLAUDERDALE.GOV



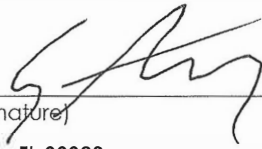
I hereby give CONSENT to the City of Fort Lauderdale to process a City-initiated rezoning of my property more specifically identified on the attached warranty deed and hereby waive any legal objections to the rezoning of the property to an Uptown Urban Village Zoning Districts. I fully understand and acknowledge that this consent does not obligate the City Commission of the City of Fort Lauderdale to rezone the property as contemplated and therefore does not constitute a contract to use the police power of the City of Fort Lauderdale to rezone the property.

I hereby certify I have full knowledge the property I have an ownership interest in is the subject of this application. I further certify the statements or information made in any paper or plans submitted herewith are true and correct to the best of my knowledge. I further agree to all terms and conditions, which may be imposed as part of the approval of this application.

**OWNER:**

**200 W CYPRESS CREEK HOLDINGS LLC**  
a Florida limited liability company  
By: Ophir Sternberg, Manager

\_\_\_\_\_  
(Name - type, stamp or print clearly)

  
\_\_\_\_\_  
(Signature)

**200 West Cypress Creek Road, Suite 500, Fort Lauderdale, FL 33309**


\_\_\_\_\_  
(Address)

\_\_\_\_\_  
(City, State, Zip)

**AGENT: STEPHANIE J. TOOTHAKER, ESQ., P.A. D/B/A Toothaker.org**

**Stephanie J. Toothaker, Esq.**

\_\_\_\_\_  
(Name - type, stamp or print clearly)

  
\_\_\_\_\_  
(Signature)

**501 SW 2nd Avenue, Suite 1, Fort Lauderdale, FL 33301**

\_\_\_\_\_  
(Address)

\_\_\_\_\_  
(City, State, Zip)

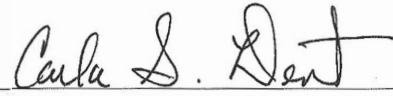
**NOTARY PUBLIC INFORMATION:**

STATE OF FLORIDA  
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 26th day of June, 2024 by Ophir Sternberg as the Manager of 200 W CYPRESS CREEK HOLDINGS LLC, a Florida limited liability company, on behalf of the limited liability company. He/she is personally known to me or has produced a FL driver's license as identification and did/did not take an oath (circle correct response).

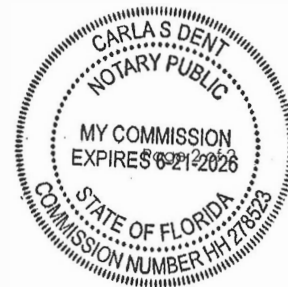
Carla S. Dent

\_\_\_\_\_  
(Name - type, stamp or print clearly)

  
\_\_\_\_\_  
(Signature)

Commission No.: HH 278523  
My Commission Expires on: 6/21/2026

**NOTARY'S SEAL OR STAMP**



**Electronic Articles of Organization  
For  
Florida Limited Liability Company**

L22000005129  
FILED 8:00 AM  
December 28, 2021  
Sec. Of State  
dlokeefe

**Article I**

The name of the Limited Liability Company is:

200 W CYPRESS CREEK VENTURES LLC

**Article II**

The street address of the principal office of the Limited Liability Company is:

4218 NE 2ND AVENUE  
MIAMI, FL. 33137

The mailing address of the Limited Liability Company is:

4218 NE 2ND AVENUE  
MIAMI, FL. 33137

**Article III**

The name and Florida street address of the registered agent is:

JESSICA L WASSERSTROM ESQ.  
4218 NE 2ND AVENUE  
MIAMI, FL. 33137

Having been named as registered agent and to accept service of process for the above stated limited liability company at the place designated in this certificate, I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relating to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent.

Registered Agent Signature: JESSICA WASSERSTROM

**Electronic Articles of Organization  
For  
Florida Limited Liability Company**

L21000532767  
FILED 8:00 AM  
December 20, 2021  
Sec. Of State  
jsdennis

**Article I**

The name of the Limited Liability Company is:

200 W CYPRESS CREEK HOLDINGS, LLC

**Article II**

The street address of the principal office of the Limited Liability Company is:

4218 NE 2ND AVENUE  
MIAMI, FL. US 33137

The mailing address of the Limited Liability Company is:

4218 NE 2ND AVENUE  
MIAMI, FL. US 33137

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JESSICA WASSERSTROM  
4218 NE 2ND AVENUE  
MIAMI, FL. 33137

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Registered Agent Signature: JESSICA WASSERSTROM

### **Article IV**

The name and address of person(s) authorized to manage LLC:

Title: MGR  
OPHIR STERNBERG  
4218 NE 2ND AVENUE  
MIAMI, FL. 33137 US

**L21000532767**  
**FILED 8:00 AM**  
**December 20, 2021**  
**Sec. Of State**  
jsdennis

Signature of member or an authorized representative

Electronic Signature: OPHIR STERNBERG

I am the member or authorized representative submitting these Articles of Organization and affirm that the facts stated herein are true. I am aware that false information submitted in a document to the Department of State constitutes a third degree felony as provided for in s.817.155, F.S. I understand the requirement to file an annual report between January 1st and May 1st in the calendar year following formation of the LLC and every year thereafter to maintain "active" status.

### **Article IV**

The name and address of person(s) authorized to manage LLC:

Title: AMBR  
OPHIR STERNBERG  
4218 NE 2ND AVENUE  
MIAMI, FL. 33137

L22000005129  
FILED 8:00 AM  
December 28, 2021  
Sec. Of State  
dlokeefe

Signature of member or an authorized representative

Electronic Signature: OPHIR STERNBERG

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