

August 4, 2025

VIA LAUDERBUILD

URBAN DESIGN & PLANNING DIVISION
DEVELOPMENT SERVICE DEPARTMENT
700 NW 19TH AVENUE
FORT LAUDERDALE, FL 33311

RE: Public Participation Summary for DRC Case No. UDP-S24021 (the “Project”)

Pursuant to the City’s Unified Land Development Regulations (“ULDR”) Section 47-27.4., the Applicant held a public participation meeting to present the Project. The public participation meeting was held via Zoom on July 7, 2025. Applicant sent regular mail notice ten (10) days prior to the meeting on June 27, 2025 to all property owners within 300 feet of the Project, notifying them of the date, time and location of the meeting. A copy of the Public Participation Meeting Notice and Property Owner List/Map is attached as **Exhibit 1**.

There was one attendee. The Applicant presented the Project and provided an opportunity for Q&A. Q&A followed primarily related to the timing of permitting and construction and overall positive feedback regarding the development. A copy of the presentation is provided in **Exhibit 2**.

Should you require additional information, please let us know.

Respectfully,



Digitally signed by
Stephanie J.
Toothaker, Esq.
Date: 2025.08.04
13:03:59 +02'00'

Stephanie J. Toothaker, Esq.

Stephanie J. Toothaker, Esq.

land use development political strategy procurement

Stephanie J. Toothaker, Esq., PA 954.648.9376 stephanie@toothaker.org  @stoothaker  @toothakerdevelopment
401 E Las Olas Blvd, Suite 130-154 Fort Lauderdale, FL 33301

EXHIBIT 1

June 27, 2025

Dear Neighbors:

RE: NOTICE OF VIRTUAL PUBLIC PARTICIPATION MEETING
Cypress Multifamily – DRC Case No. UDP-S24021

This firm represents CYPRESS DEVELOPMENT LLC (“Applicant”), owner of the 22.75-acre property located at 150 NW 68th Street, Fort Lauderdale (Folio No. 494210000040). On behalf of the Applicant, we would like to invite you to attend a Virtual Public Participation Meeting to discuss the proposed Cypress Multifamily site plan comprised of a three-phase multifamily development with 973-units and 1,572 parking spaces in the Uptown Urban Village.

WHEN: Monday, July 7, 2025 at 5:00 PM EDT

WHERE: Please use the following link to register:

<https://tinyurl.com/cypressmultifamily>

After registering, you will receive a confirmation email containing information about joining the Zoom meeting.

Should you have any questions, please contact me at stephanie@toothaker.org / (954) 648-9376 and Estefanía Mayorga at estefania@toothaker.org / (561) 777-0276.

Respectfully,



Stephanie J. Toothaker, Esq.

Digitally signed by
Stephanie J.
Toothaker, Esq.
Date: 2025.06.27
20:33:38 -04'00'

TOOTHAKER.ORG

Stephanie J. Toothaker, Esq.
land use development political strategy procurement

Stephanie J. Toothaker, Esq., PA 954.648.9376 stephanie@toothaker.org [@stoothaker](https://twitter.com/stoothaker) [@toothakerdevelopment](https://www.instagram.com/toothakerdevelopment)
401 E Las Olas Blvd, Suite 130-154 Fort Lauderdale, FL 33301

FOLIO_NUMB	NAME_LINE_	NAME_LINE1	ADDRESS_LI	CITY	STATE	ZIP
494203000050	FLORIDA DEPT OF TRANSPORTATION	OFFICE OF RIGHT OF WAY	3400 W COMMERCIAL BLVD	FORT LAUDERDALE	FL	33309
494203000541	CYPRESS DEVELOPMENT LLC	%STEPHEN JACOBS LOCKE LORD LLP	600 TRAVIS 27 FL	HOUSTON	TX	77002
494203000542	1903 MCNAB LLC		3300 N 29 AVE STE 101	HOLLYWOOD	FL	33020
494203000641	SOUTH FLORIDA WATER MANAGEMENT	DISTRICT	PO BOX 24680	WEST PALM BEACH	FL	33416
494203000650	BROWARD COUNTY	BOARD OF COUNTY COMMISSIONERS	115 S ANDREWS AVE RM 501-RP	FORT LAUDERDALE	FL	33301
494210130081	FAIRFIELD CYPRESS LP		5355 MIRA SORRENTO PLACE STE 100	SAN DIEGO	CA	92121
494210240010	6601 PROPERTIES LLC		6601 N ANDREWS AVE	FORT LAUDERDALE	FL	33309
494210240020	PUBLIC LAND	%CITY OF FORT LAUDERDALE	528 NW 2 ST	FORT LAUDERDALE	FL	33311
494210270040	TT OF POMPANO INC	%STEPHEN TERRY	505 S FLAGLER DR #1400	WEST PALM BEACH	FL	33401
494210360010	CPN WEST LLC %CYPRESS PARK	WEST I - BILLBOX# 15-3813-1104	PO BOX 7517	HICKSVILLE	NY	11802
494210360050	CPN WEST LLC		6030 HOLLYWOOD BLVD #240	HOLLYWOOD	FL	33024
494210370030	PUBLIC LAND % BROWARD COUNTY	BOARD OF COUNTY COMMISSIONERS	115 S ANDREWS AVE RM 501-RP	FORT LAUDERDALE	FL	33301
494210440010	CYPRESS CREEK ASSOC LTD PRNTR	%KIMCO REALTY CORPORATION	500 N BROADWAY #201	JERICO	NY	11753
494210440011	CYPRESS CREEK ASSOCIATES LP	ATTN LEGAL DEPARTMENT	500 N BROADWAY SUITE 201	JERICO	NY	11753

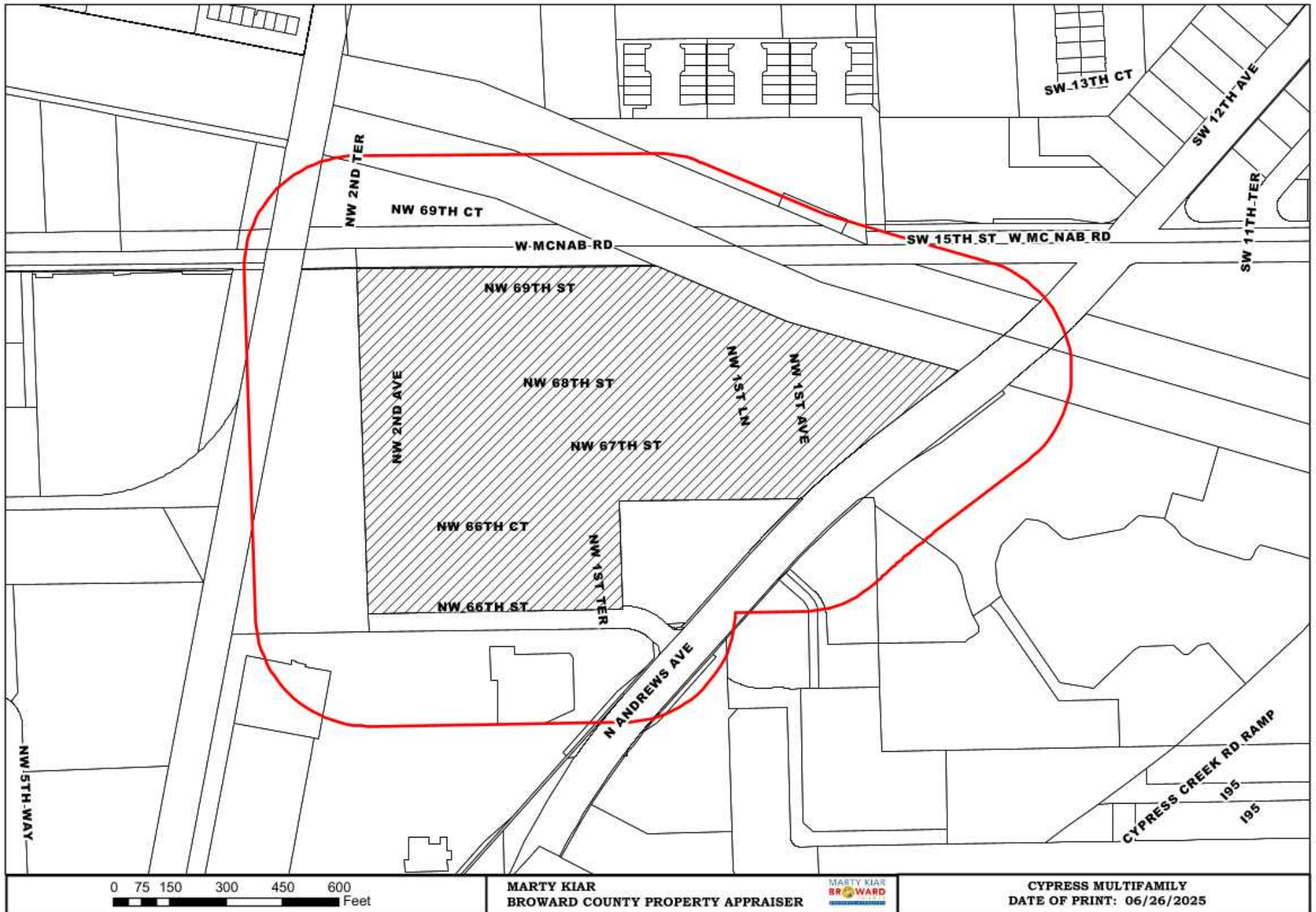


EXHIBIT 2

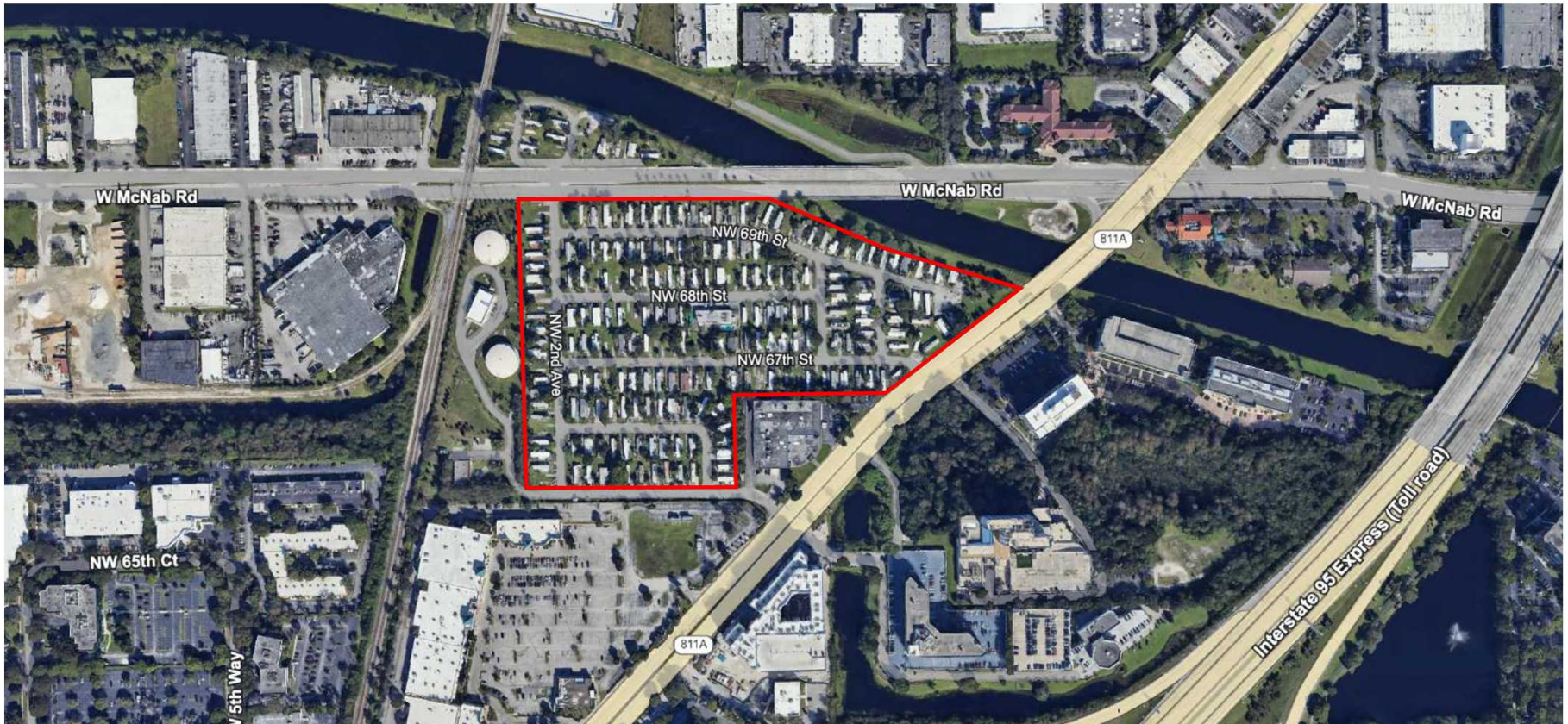
Cypress Multifamily

Public Participation Meeting
July 7, 2025



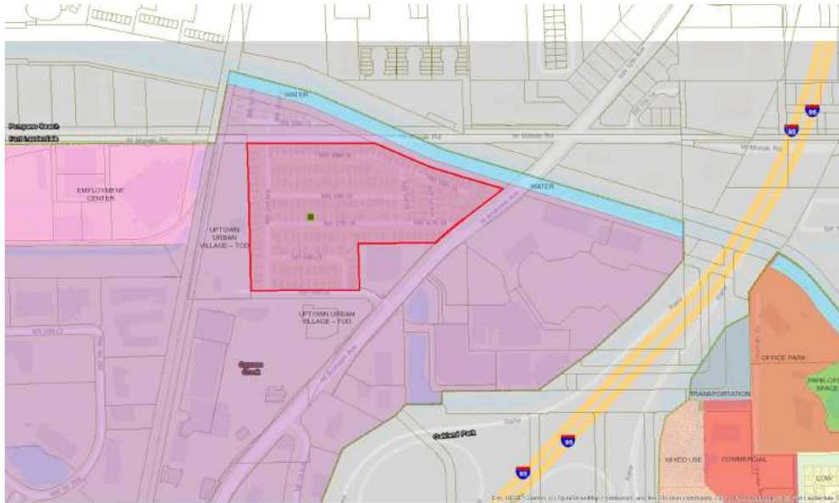
Project Site

150 NW 68th Street



22.75-acres
Former Pan American Mobile Home Park site

Land Use & Zoning



Future Land Use:
Uptown Urban Village – TOD

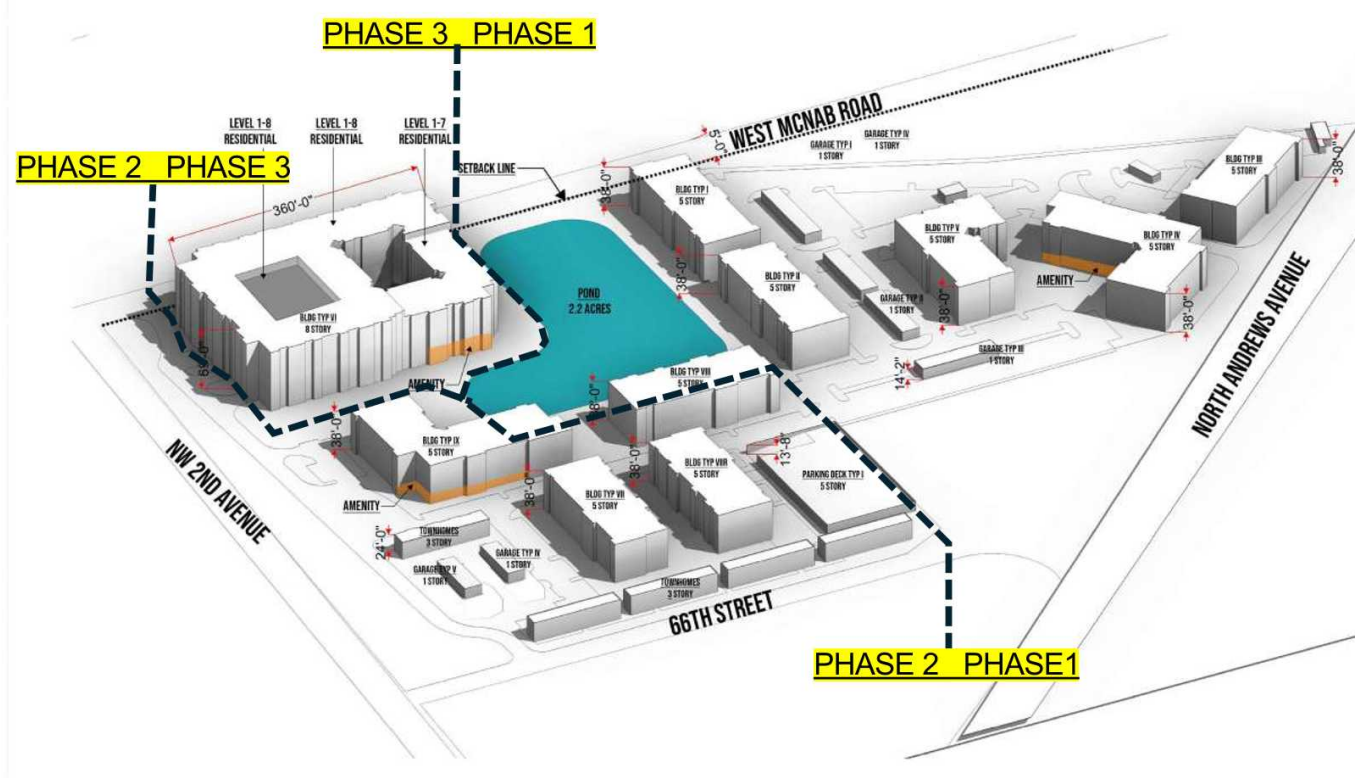


Zoning:
**Uptown Urban Village – Northeast
(UUV-NE)**

*“The manufactured home park site is intended to support multi-family or mixed-use development when it is redeveloped.”
(page 57, Uptown Master Plan)*

Project Data

- Three-phase multifamily project with 973 multifamily units (827 market rate / 146 affordable units)
 - 146 affordable units (15% of units) will be deed-restricted for min. 30-years to households with incomes up to 120% of the Area Median Income and will be delivered in Phases 1 and 2
- 1,572 parking spaces and 312 bicycle parking spaces
- 104,729 SF of pocket parks/open space
- Expansive network of 5- to 13-foot-wide sidewalks and shared bicycle/walking paths within and around the site



----- Sidewalks





CYPRESS
FOR:
CYPRESS DEVELOPMENT LLC
LOCATED AT:
FT. LAUDERDALE, FLORIDA

ARCHITECT'S BUILDING IDEAS SEMINAR/ TO THE BEST OF THE ARCHITECT'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS CONTAINED HEREIN CONSTITUTE THE ARCHITECT'S BEST AND SOLE DESIGN CONCEPT FOR THE PROJECT DESCRIBED HEREIN. THE ARCHITECT'S BUILDING IDEAS SEMINAR IS STIPULATED IN THE LOCAL, AFRICAN AND CHARTERED ARCHITECTS ACTS.



**MSA
ARCHITECTS, INC.**
8800 SW 74TH CT #1313
MIAMI, FL 33156
P (305) 273-9911



Project No:
Contract Date:
Scale:
TITLE: RENDER
SHEET: RE-1



SCALE : N.T.S.

ARIEL VIEW



REVISIONS:	DATE	BY	APP'D
1	08/21/2024	JSA	

DIGITAL SIGNATURE:



CYPRESS
 FOR
CYPRESS DEVELOPMENT LLC
 FT. LAUDERDALE, FLORIDA

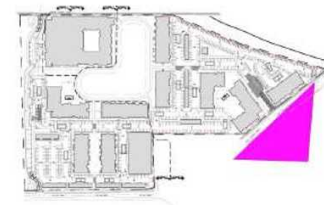
MSA ARCHITECTS, INC. is a registered professional architectural firm in the State of Florida, License No. 12887. The architect's seal and stamp are required for all architectural drawings. The architect's seal and stamp are required for all architectural drawings. The architect's seal and stamp are required for all architectural drawings.



MSA
ARCHITECTS, INC.
 8800 NW 40TH CT #1103
 MIAMI, FL 33166
 P: 305.273.8811



Project No.
 Contract Date
 Date
RENDER
 SHEET
RE-2



KEY PLAN

SCALE : N.T.S.

SOUTH EAST VIEW



REVISIONS:	DATE	BY	DESCRIPTION

DISTAL SIGNATURE



CYPRESS
 FOR
CYPRESS DEVELOPMENT LLC
 10000 CYPRESS BLVD
 FT. LAUDERDALE, FLORIDA

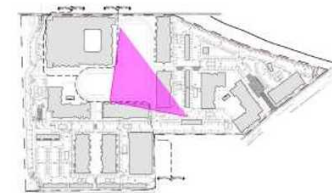
PROJECT: BAYVIEW GOLF COURSE
 10000 CYPRESS BLVD, FT. LAUDERDALE, FLORIDA
 ARCHITECT: MSA ARCHITECTS, INC.
 10000 CYPRESS BLVD, FT. LAUDERDALE, FLORIDA
 33308-2711
 PHONE: (754) 351-1111
 FAX: (754) 351-1112
 WWW.MSARCHITECTS.COM



MSA
ARCHITECTS, INC.
 10000 CYPRESS BLVD #1000
 MIAMI, FL 33156
 FT. LAUDERDALE, FL 33308



Project No.
 Contract Date
 Scale
 TITLE
 RENDER
 SHEET
RE-3



KEY PLAN
 SCALE: 1" = N.T.S.
LAKE VIEW



REVISIONS:	DATE	BY	DESCRIPTION

DISTAL SIGNATURE



JOE SAMUELS
ARCHITECT

CYPRESS
FOR
CYPRESS DEVELOPMENT LLC
10000 CYPRESS BLVD
FT. LAUDERDALE, FLORIDA

PROJECT: BAYVIEW ONE, CONDOMINIUM
SHEETS: 100% OF THE PROJECT
DESIGNED BY MSA ARCHITECTS, INC.
FOR CYPRESS DEVELOPMENT LLC
DATE: 08/20/2024
SCALE: 1/8" = 1'-0"

MSA ARCHITECTS, INC.
10000 CYPRESS BLVD
SUITE 100
FT. LAUDERDALE, FL 33314
TEL: 954.275.0011

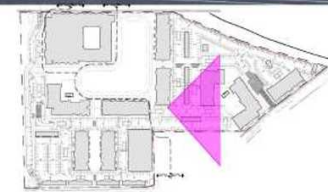


MSA
ARCHITECTS
ARCHITECTURE & PLANNING

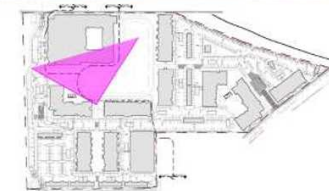


Project No.
Contract Date
Scale
TITLE
RENDER

SHEET
RE-4



KEY PLAN
SCALE: 1" = 1'-0"
EAST INTERNAL VIEW



KEY PLAN

SCALE: 1" = 10' N.T.S.

POOL VIEW

REVISIONS:	DATE	BY	APP'D

DISTAL SIGNATURE



CYPRESS
FOR
CYPRESS DEVELOPMENT LLC
10000 N. UNIVERSITY BLVD.
FT. LAUDERDALE, FLORIDA

PROJECT: SWIMMING POOL AND SUNBATHING
AREA FOR THE CYPRESS DEVELOPMENT LLC
PROJECT. THE ARCHITECT HAS PREPARED THIS
RENDERING FOR THE PURPOSES OF ILLUSTRATING
THE PROPOSED DESIGN. IT IS NOT TO BE USED
FOR ANY OTHER PURPOSE WITHOUT THE
WRITTEN CONSENT OF THE ARCHITECT.



MSA
ARCHITECTS, INC.
8000 SW 10TH STREET, SUITE 100
MIAMI, FL 33155
TEL: (305) 275-0011



Project No.
Contract Date
Scale
TITLE

RENDER

SHEET

RE-5



REVISIONS:	
1	08/01/24
2	
3	
4	
5	
6	
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9	
10	

DIGITAL SIGNATURE:



CYPRESS
FOR
CYPRESS DEVELOPMENT LLC
FT. LAUDERDALE, FLORIDA

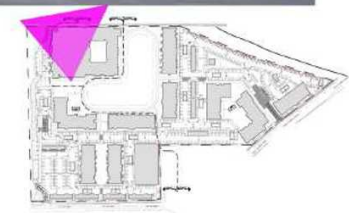
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8800 NW 14TH AVE, SUITE 200
MIAMI, FL 33150
P: 305.273.8811



Project No.
Contract Date
Scale
TITLE
RENDER
SHEET
RE-6



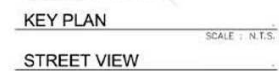
KEY PLAN
SCALE : N.T.S.
STREET VIEW



**MSA
ARCHITECTS, INC.**
8600 NW 74TH CT #1513
MIAMI, FL 33156
P (305) 273-9911



Project No.
Contract Date:
Scale:
TITLE:
RENDER
SHEET:
RE-7





REVISIONS:	DATE	BY	CHKD
1	08/21/2024	JSP	JSP

DIGITAL SIGNATURE:



CYPRESS
 CYPRESS DEVELOPMENT LLC
 FT. LAUDERDALE, FLORIDA

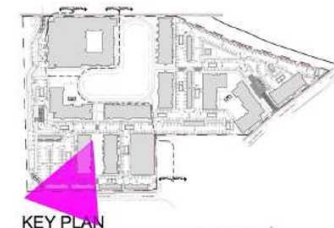
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 8800 NW 14TH AVE, SUITE 410
 MIAMI, FL 33156
 P: 305.273.8811



Project No.
 Contract Date
 Scale
RENDER
 SHEET
RE-8



KEY PLAN
 SCALE : N.T.S.
TOWENHOME STREET VIEW

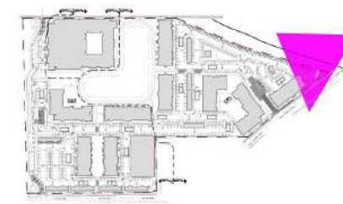
[illegible]

CYPRESS
FOR:
CYPRESS DEVELOPMENT LLC
LOCATED AT:
FT. LAUDERDALE, FLORIDA

ARCHITECT'S BUILDING CODE (ARTICLE 17)
TO THE BEST OF THE ARCHITECT'S
KNOWLEDGE AND BELIEF, THE INFORMATION
CONTAINED HEREIN IS TRUE AND ACCURATE
AND THE ARCHITECT HAS NO KNOWLEDGE
OF ANY FACTS OR CIRCUMSTANCES
WHICH WOULD MAKE THE INFORMATION
FALSE OR MISLEADING.



Project No:
Contract Date:
Scale:
TITLE: **RENDER**
SHEET: **RE-9**



KEY PLAN _____ SCALE : N.T.S.

AERIAL VIEW _____

Questions?

Stephanie J. Toothaker, Esq., P.A.

stephanie@toothaker.org

c. 954.648.9376

