



DEVELOPMENT APPLICATION FORM

Application Form: All Applications | Rev. 01/24/2023

INSTRUCTIONS: The following information is required pursuant to the City's Unified Land Development Regulations (ULDR). The development application form must be filled out accurately and all applicable sections must be completed. Only complete the sections indicated for application type with N/A for those section items not applicable. Refer to "Specifications for Plan Submittal" by application type for information requirements for submittal. Select the application type and approval level in **SECTION A** and complete the sections specified.

A APPLICATION TYPE AND APPROVAL LEVEL			
Select the application type from the list below and check the applicable type.			
<input type="checkbox"/> LEVEL I ADMINISTRATIVE REVIEW COMMITTEE (ADMIN)	<input type="checkbox"/> LEVEL II DEVELOPMENT REVIEW COMMITTEE (DRC)	<input type="checkbox"/> LEVEL III PLANNING AND ZONING BOARD (PZB)	<input checked="" type="checkbox"/> LEVEL IV CITY COMMISSION (CC)
<ul style="list-style-type: none">New nonresidential less than 5,000 square feetChange of use (same impact or less than existing use)Plat note/Nonvehicular access line amendmentAdministrative site planAmendment to site plan*Property and right-of-way applications (MOTs, construction staging)Parking Agreements (separate from site plans)	<ul style="list-style-type: none">New Nonresidential 5,000 square feet or greaterResidential 5 units or moreNonresidential use within 100 feet of residential propertyRedevelopment proposalsChange in use (if great impact than existing use)Development in Regional Activity Centers (RAC)*Development in Uptown Project Area*Regional Activity Center SignageDesign Review Team (DRT)Affordable Housing (≥10%)	<ul style="list-style-type: none">Conditional UseParking ReductionFlex AllocationCluster / Zero Lot LineModification of Yards*Waterway UseMixed Use DevelopmentCommunity Residences*Social Service Residential Facility (SSRF)Medical Cannabis Dispensing Facility*Community Business District for uses greater than 10,000 square feet	<ul style="list-style-type: none">Land Use AmendmentRezoningPlatPublic Purpose UseCentral BeachDevelopment of Significant Impact*Vacation of Right-of-WayCity Commission Review Only (review not required by PZB)Vacation of Easement*
COMPLETE SECTIONS B, C, D, G	COMPLETE SECTIONS B, C, D, E, F	COMPLETE SECTIONS B, C, D, E, F	COMPLETE SECTIONS B, C, D, E, F
<input type="checkbox"/> EXTENSION	<input type="checkbox"/> DEFERRAL	<input type="checkbox"/> APPEAL/DE NOVO	<input type="checkbox"/> PROPERTY AND ROW ITEM
<p>Request to extend approval date for a previously approved application</p>	<p>Request to defer after an application is scheduled for public hearing</p>	<ul style="list-style-type: none">Appeal decision by approving bodyDe Novo hearing items	<ul style="list-style-type: none">Road closuresConstruction staging planRevocable licenses
COMPLETE SECTIONS B, C, H	COMPLETE SECTIONS B, C, H	COMPLETE SECTIONS B, C, H	COMPLETE SECTIONS B, C, E

*Application is subject to specific review and approval process. Levels III and IV are reviewed by Development Review Committee unless otherwise noted.

B APPLICANT INFORMATION	
If applicant is the business operator, complete the agent column and provide property owner authorization.	
Applicant/Property Owner	New Hope Development Corp.
Address	1580 Sawarass Corp Pky. Suite 130
City, State, Zip	Sunrise, FL 33323
Phone	(954) 637-2745
Email	vprince@landamdev.com
Proof of Ownership	
Applicant Signature:	<i>Vincent Prince</i>
Authorized Agent	Vincent Prince
Address	1580 Sawarass Corp Pky 130
City, State, Zip	Sunrise, FL 33323
Phone	(954) 637-2745
Email	vprince@landamdev.com
Authorization Letter	
Agent Signature:	<i>Vincent Prince</i>

C PARCEL INFORMATION	
Address/General Location	NW 14th Avenue
Folio Number(s)	5042 04 11 0050
Legal Description (Brief)	INCLUSIVE, BLK 1, LESS R/W FOR NW 1/4
City Commission District	3
Civic Association	

D LAND USE INFORMATION	
Existing Use	Parking Lot
Land Use	
Zoning	NWRACMUw /RM-15
Proposed	Applications requesting land use amendments and rezonings.
Proposed Land Use	Mixed Use
Proposed Zoning	Commerical

E PROJECT INFORMATION	
Provide project information. Circle yes or no where noted. If item is not applicable, indicate N/A.	
Project Name	New Hope Rentals - II
Project Description (Describe in detail)	Construct 90' parking garage with 10 1 bed, 1 bath apartments on top floor, approx 77K SF
Estimated Project Cost	\$ 5,000,000 (Estimated total project cost including land costs for all new development applications only)
Affordable Housing Number of Units	10 30% 50% 60% 80% 100% 120% 140%



Waterway Use					
Flex Units Request					
Commercial	Flex				
Acreage					
Residential Uses					
Single Family					
Townhouses					
Multifamily	10				
Cluster/Zero Lot Line					
Other	Parking Garage				
Total (dwelling units)	10				
Unit Mix (dwelling units)	Studio or Efficiency	1- Bedroom	10	2- Bedroom	3+ Bedroom

Traffic Study Required	
Parking Reduction	
Public Participation	
Non-Residential Uses	
Commercial	x
Restaurant	
Office	
Industrial	
Other	
Total (square feet)	77000

F PROJECT DIMENSIONAL STANDARDS *Indicate all required and proposed standards for the project. Circle yes or no where indicated.*

	Required Per ULDR	Proposed	
Lot Size (Square feet/acres)	None	11034 SF	
Lot Density (Units/acres)	None	36/Acre	
Lot Width	None	100'	
Building Height (Feet)	65'	90'	
Structure Length	None	100'	
Floor Area Ratio (F.A.R.)	None	90%	
Lot Coverage		90%	
Open Space		1082 SF	
Landscape Area		1082 SF	
Parking Spaces	18	93	
SETBACKS (Indicate direction N,S,E,W)	Required Per ULDR	Proposed	
Front []	0	0	
Side []	0	0	
Corner / Side []	0	12	
Rear []	15	0	
For projects in Downtown, Northwest, South Andrews, and Uptown Master Plans to be completed in conjunction with the applicable items above.			
Tower Stepback	Required Per ULDR	Proposed	Deviation
Front / Primary Street []	0	0	
Sides / Secondary Street []	0	0	
Building Height	65'	90' (Live Local Act)	
Streetwall Length	65'	90' (Live Local Act)	
Podium Height	45'	45'	
Tower Separation	N/A	N/A	
Tower Floorplate (square feet)	32000 SF	9,680 SF	
Residential Unit Size (minimum)	None	650 SF	

G AMENDED PROJECT INFORMATION *Provide approved and proposed amendments for project. Circle yes or no where indicated.*

Project Name			
Proposed Amendment Description (Describe in detail)			
	Original Approval	Proposed Amendment	Amended
Residential Uses (dwelling units)			
Non-Residential Uses (square feet)			
Lot Size (Square feet/acres)			
Lot Density (Units/acres)			
Lot Width			
Building Height (Feet)			
Structure Length			
Floor Area Ratio (F.A.R.)			
Lot Coverage			
Open Space			
Landscape Area			
Parking Spaces			
Tower Stepback			
Building Height			
Streetwall Length			
Podium Height			
Tower Separation			
Tower Floorplate (square feet)			
Residential Unit Size (minimum)			
Does this amendment require a revision to the traffic statement or traffic study completed for the project?			
Does this amendment require a revised water sewer capacity letter?			

H EXTENSION, DEFERRAL, APPEAL INFORMATION *Provide information for specific request. Circle approving body and yes or no.*

Project Name					
Request Description					
EXTENSION REQUEST		DEFERRAL REQUEST		APPEAL REQUEST / DE NOVO HEARING	
Approving Body		Approving Body		Approving Body	
Original Approval Date		Scheduled Meeting Date		30 Days from Meeting (Provide Date)	
Expiration Date (Permit Submittal Deadline)		Requested Deferral Date		60 Days from Meeting (Provide Date)	
Expiration Date (Permit Issuance Deadline)		Previous Deferrals Granted		Appeal Request	



March 25, 2025

Nicholas Kalargyros
City of Ft. Lauderdale
700 NW 19th Avenue
Ft. Lauderdale, FL 33311

Dear Mr. Kalargyros:

Please note that we met with Ruben Nesbitt, President of the Dorsey Rivenbend HOA and approximately 35 residents on Monday January 20th. The meeting was held at the New Hope Missionary Baptist Church of Ft. Lauderdale located at 1321 NW 6th Street, Ft. Lauderdale, FL at approximately 6:00 pm.

The comments centered around the development features of the proposed buildings to be constructed, including the buildings' height, the number of affordable units and the proposed price points. The residents and HOA members gave their support for our project, New Hope Rentals I & II as designed. Please see attached letter/email from the Dorsey Riverbend HOA dated February 11, 2025. Our design is based on a successful rezoning of the lot, **Folio Number: 504204110050** per our rezone application UPD-Z24006.

The HOA approval letter was submitted to Alfred Battle, Acting Director of the City of Ft. Lauderdale's Building Department and to City of Ft. Lauderdale District Commissioner for District 3, Pamela Beasley-Pittman for their approval. Both officials provided their support for the project as designed.

The lot currently has split zoning and is therefore a non-conforming lot. Per ULDR 47-3.5, we are proposing to rezone the entire lot NWRAC-MUw.

The changes anticipated by the proposed rezoning will not adversely impact the character of development in or near the area under consideration.:

Removing the split zoning will enable the lot to be confirming and will be consistent with the zoning in area as a whole.

The character of the area proposed is suitable for the uses permitted in the proposed zoning district and is compatible with surrounding districts and uses.:

Rezoning the entire lot to NWRAC-MUw, is consistent with the existing zoning and permitted uses in the area.

Sincerely,

Vincent Prince
LandAmerica Development Corporation

1 5 8 0 S a w g r a s s C o r p o r a t e P a r k w a y S u i t e 1 3 0
S u n r i s e , F l o r i d a 3 3 3 2 3
9 5 4 - 6 3 7 - 2 7 4 5 (v) • 9 5 4 - 2 5 1 - 0 7 5 9 (f)

Project and Unified Land Development Code Narratives - New Hope Rentals II (Rezone)

LandAmerica Development Corporation is the owner and developer of New Hope Rentals II in Ft. Lauderdale, Florida, a proposed multi-family rental community that will consists of a 93 unit fee based public parking garage and 10 one bedroom and one bathroom apartments.

New Hope II is to be located at 0 NW 14th Avenue. The design includes an eight floor midrise, 90ft high, with a seven floor parking garage comprising of 93 parking spaces and the top floor comprising of 10 rooftop apartments. The parking garage is designed to provide parking for the 10 residences and for public use including neighboring residents, businesses and vistors along Sistrunk Boulevard.

The apartments will average 650 SF and include all one bedroom, one bathroom units with a kitchen, living room and dining area and balcony.

The apartments will be priced as workforce units with targeted rents up to a max of 120% of AMI.

The lot is zoned under the **NWRAC MUw zoning code and as RM-15**. Per **ULDR Section 47-3.1**, the split zoning creates a nonconforming lot.

Per our design plans and as allowed under **ULDR 47-3.5**, we are seeking to change the zoning and the use from the existing NWRAC MUw and RM-15 zoning to having the entire parcel zoned as NWRAC MUw.

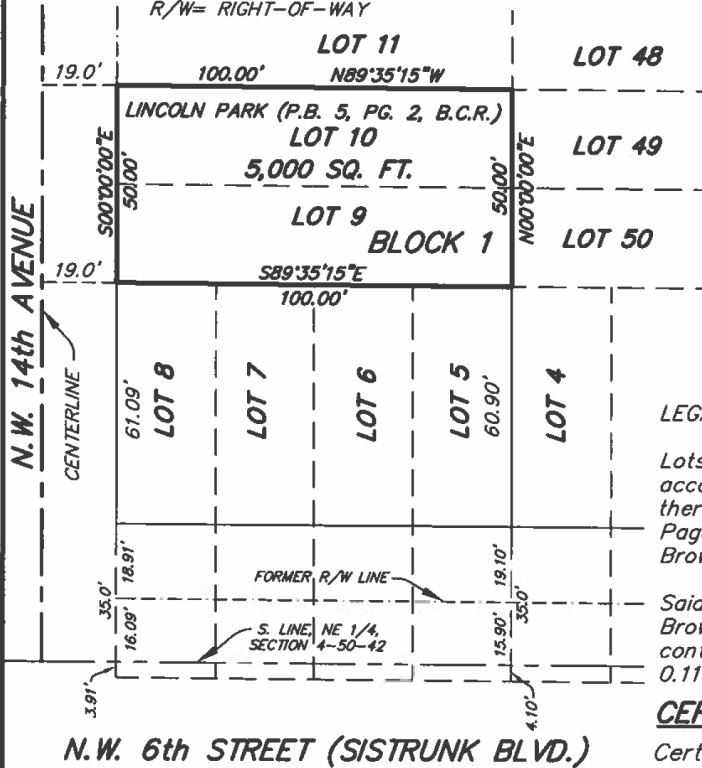
CONTROL POINT ASSOCIATES, FL, LLC.
LB #8137

TRADITIONAL METHODS / MODERN APPROACHES
1700 N.W. 64th STREET #400, FORT LAUDERDALE, FLORIDA 33309
PHONE: (954) 763-7611 * EMAIL: DDONAHOE@CPASURVEY.COM

SCALE 1" = 40'

SKETCH AND DESCRIPTION
TO ACCOMPANY VACATION PETITION
FROM RM-15 TO NWRAC MUW
LOTS 9 & 10,
BLOCK 1, LINCOLN PARK,
(PLAT BOOK 5, PG. 2, B.C.R.)

LEGEND:
B.C.R. = BROWARD COUNTY RECORDS
P.B., PG. = PLAT BOOK AND PAGE
R/W = RIGHT-OF-WAY



N.W. 7th STREET

29	30
28	31
27	32
26	33
25	34
24	35
23	36
22	37
21	38
20	39
19	40
18	41
17	42
16	43
15	44
14	45
13	46
12	47
11	48
10	49
9	50

N.W. 6th STREET
SITE LAYOUT
NOT TO SCALE

LEGAL DESCRIPTION:

Lots 9 and 10, Block 1, Lincoln Park,
according to the corrected plat
thereof, as recorded in Plat Book 5,
Page 2, of the public records of
Broward County, Florida.

Said lands situate, lying and being in,
Broward County, Florida and
containing 5,000 square feet or
0.1148 acres more or less.

CERTIFICATION

Certified Correct. Dated at
Fort Lauderdale, Florida this
14th day of June, 2024.

CONTROL POINT ASSOCIATES, FL, LLC.

JERALD A. McLAUGHLIN
Registered Land Surveyor No. LS5269
State of Florida.

NOTES:

- 1) This sketch reflects all easements and rights-of-way, as shown on above referenced record plat(s). The subject property was not abstracted for other easements, road reservations or rights-of-way of record by Control Point Associates, FL, LLC.
- 2) Legal description prepared by Control Point Associates, FL, LLC.
- 3) This drawing is not valid unless sealed with an appropriate surveyors seal.
- 4) THIS IS NOT A BOUNDARY SURVEY.
- 5) Bearings shown assume the West line of Lots 9 and 10, as North 00°00'00" East.

FIELD BOOK NO. _____

DRAWN BY: JMMjr _____

JOB ORDER NO. 15-240265-00 _____

CHECKED BY: _____
C: JMMjr/2024/15-240265-00 (SKETCH)