

## AFFIDAVIT ATTESTING TO PROVIDING PUBLIC NOTICE

New Hope Development Corporation, Owner and Record Title Holder and Vincent Prince, Authorized Representative of Owner and Title Holder affirm that we are the owner and record title holder and the authorized representative for same of the following described property:

0 NW 14<sup>th</sup> Avenue / 1325 NW 6<sup>th</sup> Street  
Parcel Identification Number: 5042 04 11 0050

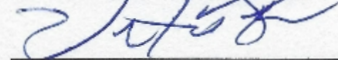
That this property constitutes the property for which an approval is requested according to project name, DRC application and rezone application, as listed below:

**Project Name:** New Hope Rentals II  
**DRC Project Number:** UDP-S24034  
**Rezone Applications Number:** UDP-Z24006

**Request:** We are seeking to change the Future Land Use of the subject property from split use (residential / commercial) to commercial for the entire parcel and also seeking to change the zoning designation from split zoning (RM-15 / NWRAC MUw) to NWRAC MUw for the entire parcel.


This Affidavit serves as evidence that we have provided written notice by U.S. mail and by e-mail to all official city-recognized civic organizations located within 300 feet of the proposed project and that we have provided written notice by U.S. mail to all owners of real property located within 300 feet of the proposed project, notifying them of the date, time and place of the applicant's project presentation meeting to take place at the DRC meeting scheduled for July 9, 2024.

WITNESS OF SIGNATURE:

  
\_\_\_\_\_  
Signature of Authorized Representative

STATE OF Florida  
COUNTY OF Broward  
(Date) 06-11-2024

The foregoing instrument was acknowledged before me by means of x physical presence, on this date of 06-11-2024 by Vincent Prince (name of person acknowledging), \_\_\_\_\_ who is personally known to me or x who has produced FL Driver License (type of identification), as identification.

Signature of Notary Public   
Seal: \_\_\_\_\_  
Derek Santos  
My Commission Expires 08-04-2025  
Notary Public  
State of Florida  
Comm# HH161198  
Expires 8/4/2025





UDP-Z24006 - Rezoning Applicatio...  
PDF - 172 KB



March 25, 2025

Nicholas Kalargyros  
City of Ft. Lauderdale  
700 NW 19<sup>th</sup> Avenue  
Ft. Lauderdale, FL 33311

Dear Mr. Kalagyros:

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

Open M365 Copilot







# Community Support Meeting Letter...

PDF - 165 KB



3/28/25, 11:54 AM

Mail - vprince laholdingsgroup.com - Outlook



Fw: Community Support for the New Hope Project

From vprince laholdingsgroup.com <vprince@landamdev.com>  
Date Thu 3/27/2025 10:07 AM  
To nkalargyros@fortlauderdale.gov <NKalargyros@fortlauderdale.gov>  
Cc hreid laholdingsgroup.com <hreid@landamdev.com>; tlevy laholdingsgroup.com <tlevy@landamdev.com>

Mr. Kalargyros,

Please be advised that the attached letter from the Dorsey Riverbend HOA is our evidence of meeting the community support requirement to rezone the parcel located 1325 NW 6<sup>th</sup> Street, **Folio Number:504204110050.**

Please let me know if anything else is required to move forward.

Vincent Prince  
LandAmerica Holdings & Investments Group, LLC  
a Real Estate Development Company  
1580 Sawgrass Corporate Parkway, Suite 130  
Sunrise, FL 33323  
Office (954) 637-2745  
Cell (954) 562-2465  
Fax (954) 251-0759  
[www.laholdingsgroup.com](http://www.laholdingsgroup.com)

**From:** Dorsey Bend <dorseyriverbend@yahoo.com>  
**Sent:** Tuesday, February 11, 2025 1:55 PM  
**To:** hreid laholdingsgroup.com <hreid@landamdev.com>; vprince laholdingsgroup.com <vprince@landamdev.com>  
**Cc:** pbeasleypittman@fortlauderdale.gov <pbeasleypittman@fortlauderdale.gov>; Jamel Walker <jawalker@fortlauderdale.gov>; cwoods@fortlauderdale.gov <cwoods@fortlauderdale.gov>; Jeanette Fray (Johnson) <jfray@fortlauderdale.gov>  
**Subject:** Community Support for the New Hope Project

Dear Sir/Madam:

On behalf of the Historic Dorsey Riverbend (HDRB) Civic Association, I would like to extend our sincere appreciation for taking the time to meet with our residents and present the details of the upcoming New Hope project. Your thorough and insightful presentation provided great clarity, and we truly value the opportunity to engage in meaningful discussions about the positive impact this project will have on our community.

The HDRB Civic Association is in full support of the New Hope project as it is currently designed. Our residents strongly believe this development will bring tremendous benefits to the neighborhood, fostering greater community engagement, enhancing economic growth along Sistrunk Boulevard, and contributing to the overall vibrancy of the area.

Additionally, we recognize the increasing need for parking along Sistrunk Boulevard. The inclusion of designated parking within the New Hope Two Building is a significant and much-needed enhancement that will greatly support residents, businesses, and visitors alike.

We appreciate your dedication to improving our community and look forward to seeing this project come to fruition. Please do not hesitate to reach out if there is any way we can continue to support this initiative.

Sincerely,

Ruben Nesbitt  
President  
Historic Dorsey Riverbend Civic Assoc., Inc.  
954-661-6192

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## **Notice to Surrounding Property Owners**

Pastor Rickey Scott  
New Hope Baptist Church of Florida  
1321 NW 6<sup>th</sup> Street  
Ft. Lauderdale, FL 33311

June 7, 2024

RE: Notice of Project Presentation Meeting regarding Rezoning Application #UDP-Z24006:

An application has been submitted by New Hope Development Corporation to change the Future Land Use and Zoning of a parcel of land to allow for the development of New Hope Rentals II, a mixed-use development consisting of a 69-unit public parking garage and nine (9) one and two bedroom apartments on the lot located at 0 NW 14<sup>th</sup> Avenue / 1325 NW 6<sup>th</sup> Street.

Property Location: As shown on the enclosed location map, the property is located 0 NW 14<sup>th</sup> Avenue / to be 1325 NW 6<sup>th</sup> Street which is the at corner of NW 6<sup>th</sup> Street and NW 14<sup>th</sup> Avenue.

Dear Property Owner:

As the owner of real property within 300 feet of the property shown on the attached location map, please be advised that the property is the subject of an application to change the Future Land Use and designation as follows:

**FROM:** Split - Residential/ Commercial                      **TO:** Commercial

and to change the zoning designation as follows:

**FROM:** RM-15 / MWRAC MU<sub>w</sub>                                      **TO:** NWRAC MU<sub>w</sub>

The date, time and place of the scheduled hearing is:

**MEETING:** City of Ft. Lauderdale Development Review Committee

**DATE:** July 9, 2024

**TIME:** TBD

**PLACE:** City of Ft. Lauderdale Development Services Department  
700 NW 19<sup>th</sup> Avenue  
Ft. Lauderdale, FL 33311

All interested persons are invited to attend the above described project presentation meeting and will have an opportunity to speak.

For further information, contact  
Mr. Nicholas Kalargyros  
City of Ft. Lauderdale Zoning Division  
700 NW 19<sup>th</sup> Avenue  
Ft. Lauderdale, FL 33311  
(954) 828-5193

## **Notice to Surrounding Property Owners**

Ms. Sheryl Woods  
L.A. Lee YMCA/Mizell Community Center  
1409 NW 6<sup>th</sup> Street  
Ft. Lauderdale, FL 33311

June 7, 2024

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