



# 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.

<div><input type="checkbox"/></div> <div>LEVEL I</div> <div>ADMINISTRATIVE REVIEW COMMITTEE (ADMIN)</div> <div><div><div><div></div></div><div>New nonresidential less than 5,000 square feet</div><div>Change of use (same impact or less than existing use)</div><div>Plat note/Nonvehicular access line amendment</div><div>Administrative site plan</div><div>Amendment to site plan*</div><div>Property and right-of-way applications (MOTs, construction staging)</div><div>Parking Agreements (separate from site plans)</div></div></div> <div>COMPLETE SECTIONS B, C, D, G</div>	<div><input type="checkbox"/></div> <div>LEVEL II</div> <div>DEVELOPMENT REVIEW COMMITTEE (DRC)</div> <div><div><div><div></div></div><div>New Nonresidential 5,000 square feet or greater</div><div>Residential 5 units or more</div><div>Nonresidential use within 100 feet of residential property</div><div>Redevelopment proposals</div><div>Change in use (if great impact than existing use)</div><div>Development in Regional Activity Centers (RAC)*</div><div>Development in Uptown Project Area*</div><div>Regional Activity Center Signage</div><div>Design Review Team (DRT)</div><div>Affordable Housing (≥10%)</div></div></div> <div>COMPLETE SECTIONS B, C, D, E, F</div>	<div><input type="checkbox"/></div> <div>LEVEL III</div> <div>PLANNING AND ZONING BOARD (PZB)</div> <div><div><div><div></div></div><div>Conditional Use</div><div>Parking Reduction</div><div>Flex Allocation</div><div>Cluster / Zero Lot Line</div><div>Modification of Yards*</div><div>Waterway Use</div><div>Mixed Use Development</div><div>Community Residences*</div><div>Social Service Residential Facility (SSRF)</div><div>Medical Cannabis Dispensing Facility*</div><div>Community Business District for uses greater than 10,000 square feet</div></div></div> <div>COMPLETE SECTIONS B, C, D, E, F</div>	<div><input checked="" type="checkbox"/></div> <div>LEVEL IV</div> <div>CITY COMMISSION (CC)</div> <div><div><div><div></div></div><div>Land Use Amendment</div><div>Rezoning</div><div>Plat</div><div>Public Purpose Use</div><div>Central Beach</div><div>Development of Significant Impact*</div><div>Vacation of Right-of-Way</div><div>City Commission Review Only (review not required by PZB)</div><div>Vacation of Easement†*</div></div></div> <div>COMPLETE SECTIONS B, C, D, E, F</div>
<div><input type="checkbox"/></div> <div>EXTENSION</div> <div><div><div><div></div></div><div>Request to extend approval date for a previously approved application</div></div></div> <div>COMPLETE SECTIONS B, C, H</div>	<div><input type="checkbox"/></div> <div>DEFERRAL</div> <div><div><div><div></div></div><div>Request to defer after an application is scheduled for public hearing</div></div></div> <div>COMPLETE SECTIONS B, C, H</div>	<div><input type="checkbox"/></div> <div>APPEAL/DE NOVO</div> <div><div><div><div></div></div><div>Appeal decision by approving body</div><div>De Novo hearing items</div></div></div> <div>COMPLETE SECTIONS B, C, H</div>	<div><input type="checkbox"/></div> <div>PROPERTY AND ROW ITEM</div> <div><div><div><div></div></div><div>Road closures</div><div>Construction staging plan</div><div>Revocable licenses</div></div></div> <div>COMPLETE SECTIONS B, C, E</div>

\*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.

<div>Applicant/Property Owner</div> <div>New Hope Development Corp.</div>	<div>Authorized Agent</div> <div>Vincent Prince</div>
<div>Address</div> <div>1580 Sawarass Corp Pky, Suite 130</div>	<div>Address</div> <div>1580 Sawaras Corp Pky 130</div>
<div>City, State, Zip</div> <div>Sunrise, FL 33323</div>	<div>City, State, Zip</div> <div>Sunrise, FL 33323</div>
<div>Phone</div> <div>(954) 637-2745</div>	<div>Phone</div> <div>(954) 637-2745</div>
<div>Email</div> <div>vprince@landamdev.com</div>	<div>Email</div> <div>vprince@landamdev.com</div>
<div>Proof of Ownership</div> <div></div>	<div>Authorization Letter</div> <div></div>
<div>Applicant Signature:</div> <div>Vincent Prince</div>	<div>Agent Signature:</div> <div>Vincent Prince</div>

**C**

PARCEL INFORMATION

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

**D**

LAND USE INFORMATION

<div>Existing Use</div>	Parking Lot
<div>Land Use</div>	
<div>Zoning</div>	NWRACMUw /RM-15
<div>Proposed</div>	Applications requesting land use amendments and rezonings.
<div>Proposed Land Use</div>	Mixed Use
<div>Proposed Zoning</div>	Commerical

**E**

PROJECT INFORMATION

Provide project information. Circle yes or no where noted. If item is not applicable, indicate N/A.

<div>Project Name</div>	New Hope Rentals - II														
<div>Project Description (Describe in detail)</div>	Construct 90' parking garage with 10 1 bed, 1 bath apartments on top floor, approx 77K SF														
<div>Estimated Project Cost</div>	\$	5,000,000 (Estimated total project cost including land costs for all new development applications only)													
<div>Affordable Housing Number of Units</div>	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		30 Days from Meeting (Provide Date)	
Expiration Date (Permit Submittal Deadline)		Requested Date	Deferral	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 19<sup>th</sup> 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 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 conforming 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,

A handwritten signature in black ink, appearing to read "Vincent Prince", written over a horizontal line.

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 14<sup>th</sup> 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.

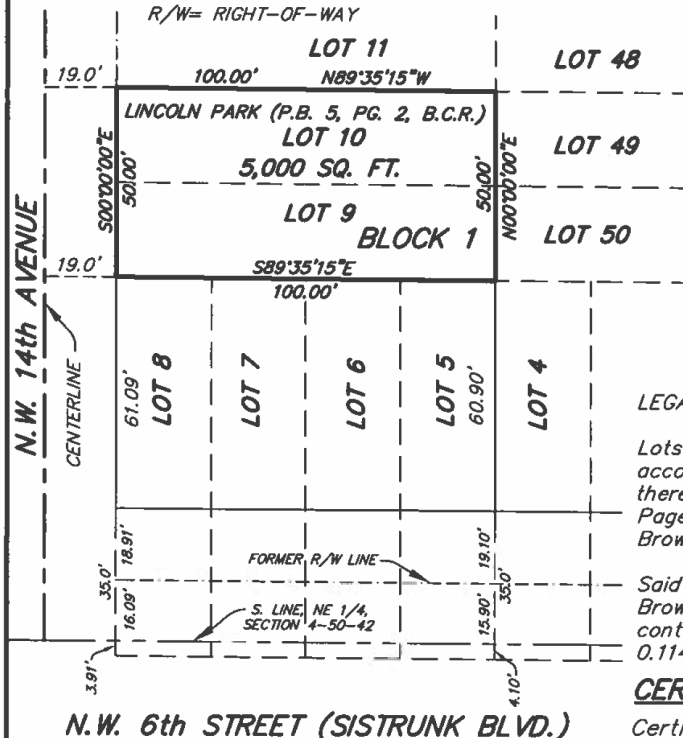
CONTROL POINT ASSOCIATES, FL, LLC.  
LB #8137

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

THIS SKETCH  
N.W. 14th AVENUE

N.W. 13th TERRACE

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.

Jerald  
A  
McLaughlin  
Date:  
09/28/24  
09/28/24  
09/28/24

N.W. 6th STREET (SISTRUNK BLVD.)

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.

CONTROL POINT ASSOCIATES FL, LLC.

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

FIELD BOOK NO. \_\_\_\_\_

DRAWN BY: JMMjr \_\_\_\_\_

JOB ORDER NO. 15-240265-00 \_\_\_\_\_

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