



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

\*Application is subject to specific review and approval process. Levels II 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.*

<b>Applicant/Property Owner</b> Address: 900 SE 3rd Avenue City, State, Zip: Fort Lauderdale, FL 33316 Phone: 954-357-0277 Email: sywood@ymcasouthflorida.com Proof of Ownership: Tax Record Applicant Signature: <i>[Signature]</i>	<b>Authorized Agent</b> Address: NA City, State, Zip: Phone: Email: Authorization Letter: Agent Signature:
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**C PARCEL INFORMATION**

Address/General Location	1409 NW 6 Street, 611/615/619/623/625
Folio Number(s)	504204110758, 504204110770, 504204110780, 504204110790, 504204110900, 504204110250
Legal Description (Brief)	LINCOLN PARK CORR PLAT 5-2 B LOTS 1
City Commission District	3 - Pamela Beasley-Pittman
Civic Association	Durrs Community Association, Incorporated

**D LAND USE INFORMATION**

Existing Use	Community / Ac
Land Use	Northwest Regional Activity Center (NW-RAC)
Zoning	P and RC-15
Proposed	Applications requesting land use amendments and rezonings.
Proposed Land Use	
Proposed Zoning	NWRAC-MUw

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

Project Name	LA Lee YMCA Mizell Community Center Rezoning								
Project Description (Describe in detail)	Rezoning from Parks Recreation and Open Space (P) and Residential Single Family Cluster Dwellings/Medium Density District to Northwest Regional Activity Center - Mixed Use west (NWRAC-MUw)								
Estimated Project Cost	\$	0	(Estimate total project cost including land costs for all new development applications only)						
Affordable Housing		30%	50%	60%	80%	100%	120%	140%	
Number of Units									



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CRITERIA – Compliance with Section 47-25

LA Lee YMCA / Mizell Community Center

1409 NW 6<sup>th</sup> Avenue, Fort Lauderdale, Florida 33311

**1. The Zoning district proposed is consist with the City's comprehensive plan.**

The requested Zoning proposed for the change the zoning from the current zoned P-Parks and Recreation and Open Space, and land use is NW Regional Activity Center, to what the YMCA is proposing land use MWRAC-MUw – Mixed Use West. The zone MWRAC-MUw is the zoning used for the entire length of NW 6<sup>th</sup> Ave from the cross-street NW 7<sup>th</sup> Ave. east to I-95. The one block where the YMCA is located is the exception to the MWRAC-MUw zoning.

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

The LA Lee YMCA / Mizell Community Center was completed in May 2022. The look of the facility will not change nor be modified as all of the pending construction is within the interior of the building.

By adding full retail and services to the site, and the building, the change of zoning will enhance the character and development by bringing much needed services and goods into the local area.

**3. 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.**

The area / site proposed for rezoning is suitable for the change. It was the intension from the beginning of the project to “activate the street.” This was a common statement in meetings held by the YMCA and representatives of the City of Fort Lauderdale.

As noted in #1 the proposed change is consistent with the surrounding districts and uses.

The retail space was intended to be services and goods for the residents of the community based on the current underserved needs of the community. The total space is 7,400 SF of the total facility and is seven bays with the eight bay connected to serve as the kitchen for the food preparation. The retail would include health care, personal service, food, community benefits. This was a key part of the agreements with the City of Fort Lauderdale and the local residents.

**YMCA OF SOUTH FLORIDA**

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