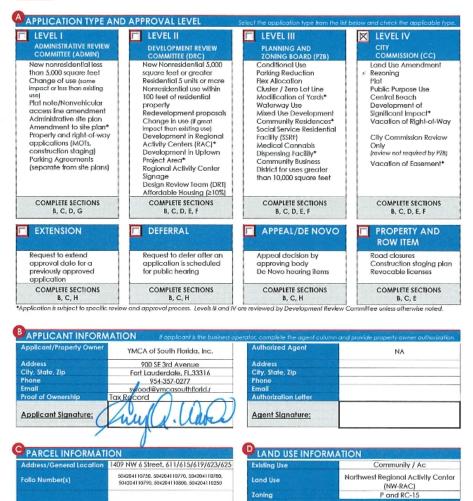
INSTRUCTIONS: The following information is required pursuant to the City's Unified Land Development Regulations (ULDR), The development application form must be filled out accurately and all applicable sections must be completed. Only complete the sections indicated for application type with N/A for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



PROJECT INFORMATION			Provide project information. Circle yes or no where noted. It item is not applicable, indicate N					
Project Name	LA Lee YMCA Mizell Community Center Rezoning							
Project Description (Describe in defail)	Rezoning from Parks Recreation and Open Space (P) and Residential Single Family Cluster Dwelings/Medium Density District to Northwest Regional Activity Center - Mixed Use west (NWRAC-MUw)							
Estimated Project Cost	\$	0	(Estimated total project cost including land casts for all new development applications only)					
Affordable Housing		30%	50%	60%	80%	100%	120%	140%

LINCOLN PARK CORR PLAT 5-2 B LOTS 1

3 - Pamela Beasley-Pittman

Durrs Community Association, Incorpor-

Zonina

Proposed Land Use Proposed Zoning

Development Application Form

Legal Description (Brief)

City Commission District

Page I

NWRAC-MUW



CRITERIA - Compliance with Section 47-25

LA Lee YMCA / Mizell Community Center

1409 NW 6th 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 6th Ave from the cross-street NW 7th 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

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

900 SE 3 Avenue, Suite 300 * Fort Lauderdale, FL 33316 * P 954 334 9622 * F 954 334 9629 ymcasouthflorida.org