

RESOLUTION NO. 25-

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT LAUDERDALE, FLORIDA, AUTHORIZING THE TERMINATION OF THE EXISTING LEASE AGREEMENT WITH YOUNG MEN'S CHRISTIAN ASSOCIATION OF SOUTH FLORIDA, INC. (YMCA); APPROVING A NEW LEASE AGREEMENT BETWEEN THE CITY OF FORT LAUDERDALE AND THE YOUNG MEN'S CHRISTIAN ASSOCIATION OF SOUTH FLORIDA, INC. (YMCA) FOR A PORTION OF HOLIDAY PARK ALONG NORTH FEDERAL HIGHWAY, PURSUANT TO SECTION 8.13 OF THE CITY CHARTER FOR A PERIOD NOT TO EXCEED FIFTY YEARS FOR AN ANNUAL RENT OF \$1.00 PER YEAR; REPEALING ANY AND ALL RESOLUTIONS IN CONFLICT HEREWITH; AUTHORIZING EXECUTION OF THE LEASE AGREEMENT AND ANY ALL OTHER DOCUMENTS INCIDENTAL OR NECESSARY THERETO BY THE PROPER CITY OFFICIALS; DELEGATING AUTHORITY TO THE CITY MANAGER TO EXECUTE CERTAIN DOCUMENTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

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WHEREAS, pursuant to section 8.13 of the City Charter, the City Commission of the City of Fort Lauderdale, Florida, is authorized to lease real property to civic and charitable organizations for a maximum of fifty (50) years to be used by the lessee for purposes consistent with the public good; and

WHEREAS, pursuant to Resolution No. 25-78, the City Commission of the City of Fort Lauderdale declared its intent to terminate the existing lease agreement with the YMCA (the "Original Lease") and enter into a new lease agreement for a term of fifty (50) years with the YMCA for a portion of real property located in Holiday Park; and

WHEREAS, the YMCA will provide a public benefit by constructing a modern contemporary community facility, including a swimming pool and Wellness Center; and

WHEREAS, the City Commission finds that the proposed use is consistent with the public good and such use does not conflict with future or current use by the public of other portions of public land adjacent thereto; and

WHEREAS, the Notice of the Public Hearing to consider the Lease was published in the official newspaper of the City of Fort Lauderdale; and

WHEREAS, a copy of the proposed Lease has been posted on the City's public bulletin board and distributed to the City Commissioners at least three (3) days prior to public hearing scheduled for June 17, 2025; and

WHEREAS, the citizens and taxpayers have been given the opportunity to object to the execution, form or conditions of the proposed Lease.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF FORT LAUDERDALE; FLORIDA AS FOLLOWS:

SECTION 1. That the Recitals set forth are true and correct and incorporated in this Resolution.

SECTION 2. That the City Commission of the City of Fort Lauderdale, Florida hereby authorizes the termination of the Original Lease dated November 16, 2016, between the City and YMCA upon execution of the amended and restated Lease Agreement.

SECTION 3. That the City Commission of the City of Fort Lauderdale, Florida, pursuant to City Charter Section 8.13, hereby approves the amended and restated Lease Agreement between the City and YMCA and finds that leasing a portion of Holiday Park, as legally described in Exhibit "A" attached hereto, along North Federal Highway to YMCA for construction and operation of a new facility, for a term not to exceed fifty (50) years for an annual rent of \$1.00 per year is consistent with the public good.

SECTION 4. That the City Commission hereby authorizes execution of the Lease, in substantially the form attached to Commission Agenda Memorandum #25-0498, by the proper City Officials, and any and all other documents or instruments necessary of incidental thereto, including documents to correct scrivener's errors, subject to final review and approval by the City Attorney's Office. The City Manager is delegated authority to execute documents or instruments necessary or incidental to consummation of this transaction, including correction of errors in the legal description of the leased premises.

SECTION 5. That any and all Resolutions in conflict herewith are hereby repealed.

SECTION 6. That this Resolution shall be in full force and effect upon final passage.

ADOPTED this \_\_\_\_ day of \_\_\_\_\_, 2025.

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Mayor  
DEAN J. TRANTALIS

ATTEST:

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City Clerk  
DAVID R. SOLOMAN

APPROVED AS TO FORM  
AND CORRECTNESS:

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Interim City Attorney  
D'WAYNE M. SPENCE

Dean J. Trantalis \_\_\_\_\_

John C. Herbst \_\_\_\_\_

Steven Glassman \_\_\_\_\_

Pamela Beasley-Pittman \_\_\_\_\_

Ben Sorensen \_\_\_\_\_

## EXHIBIT A

### LEGAL DESCRIPTION

A parcel of land being the West 7.50 feet of Lots 7 through 15, Block 251, all of Lots 33 through 48, Block 251, all of Lots 5 through 21, Block 252, of PROGRESSO, according to the Plat thereof, as recorded in Plat Book 2, Page 18, of the Public Records of Miami-Dade County, Florida, and the West 18.00 feet of Lots 17 through 21, and all of Lots 28 through 32, REPLAT OF A PORTION OF BLOCK 251 PROGRESSO, according to the Plat thereof, as recorded in Plat Book 47, Page 30, of the Public Records of Broward County, Florida, and being a portion of HOLIDAY PARK, according to the Plat thereof, as recorded in Plat Book 24, Page 14 of the Public Records of Broward County, Florida, and a portion of vacated N.E. 6th Terrace, said parcel being more particularly described as follows:

BEGIN at the Northwest Corner of said Block 251;

THENCE N 90°00'00" E along the North line of said Block 251, a distance of 135.00 feet to the Northeast corner of Lot 48, Block 251;

THENCE S 00°00'00" E along the East line of Lots 43 through 48 of said Block 251, a distance of 150.00 feet to the Northwest corner of Lot 7 of said Block 251, PROGRESSO;

THENCE N 90°00'00" E along the North line of said Lot 7, Block 251, a distance of 7.50 feet to the West line of Tract "A", "THEATER CENTER", according to the Plat thereof, as recorded in Plat Book 63, Page 5, of the Public Records of Broward County, Florida;

THENCE S 00°00'00" E along the West line of Tract "A", a distance of 225.00 feet;

THENCE S 90°00'00" W continuing along the said West line of Tract "A", a distance of 7.50 feet;

THENCE S 00°00'00" E continuing along the said West line of Tract "A", a distance of 25.00 feet;

THENCE N 90°00'00" E continuing along the said West line of Tract "A", a distance of 18.00 feet;

THENCE S 00°00'00" E continuing along the said West line of Tract "A" and the Southerly extension thereof, a distance of 170.00 feet to a line being 45.00 feet South of and parallel with the South line of the said REPLAT OF A PORTION OF BLOCK 251 PROGRESSO;

THENCE S 90°00'00" W along the said parallel line a distance of 293.90 feet to the East right-of-way line of Federal Highway (S.R. No. 5);

THENCE N 00°06'00" W along the East right-of-way line of Federal Highway, a distance of 470.00 feet to the North line of Lot 5, Block 252;

THENCE N 90°00'00" E along the said North line of Lot 5, Block 252 and the Easterly extension thereof, a distance of 141.72 feet to the West line of said Block 251;

THENCE N 00°00'00" W along the said West line of Block 251, a distance of 100.00 feet to the POINT OF BEGINNING.

Said land situate within the City of Fort Lauderdale, Broward County, Florida.