



**CITY OF FORT LAUDERDALE**  
**City Commission Agenda Memo**  
**REGULAR MEETING**

**#25-0382**

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**TO:** Honorable Mayor & Members of the  
Fort Lauderdale City Commission

**FROM:** Rickelle Williams, City Manager

**DATE:** May 6, 2025

**TITLE:** Resolution Declaring Notice of Intent to Lease a Portion of City-Owned Property Located at Holiday Park to Young Men's Christian Association of South Florida, Inc. (YMCA), Providing Notice of Intent to Terminate a Lease Dated November 14, 2016, and Setting a Public Hearing for June 17, 2025, Pursuant to Section 8.13 of the City Charter – **(Commission District 2)**

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**Recommendation**

Staff recommends the City Commission adopt a Resolution, pursuant to City Charter Section 8.13, declaring the City's intent to lease a portion of City-owned property at Holiday Park to the Young Men's Christian Association of South Florida, Inc. (YMCA), a Florida nonprofit corporation, for a period not to exceed fifty (50) years, and setting a Public Hearing for June 17, 2025.

**Background**

In accordance with Section 8.13 of the City Charter, the City of Fort Lauderdale is authorized to lease City-owned property to civic and charitable organizations for a term of up to fifty (50) years, provided that the lease is for purposes beneficial to the public.

On November 14, 2016, the City and YMCA entered into a long-term ground lease agreement for a fifty (50)-year period that will expire on November 13, 2066. The YMCA, a nonprofit organization focused on community development, intends to construct a new facility at Holiday Park in Fort Lauderdale. The lease includes several obligations, such as offering resident discounts, securing project funding, commencing construction, and submitting progress reports to the City.

The purpose of this Notice of Intent is to address delays caused by unforeseen circumstances, which have resulted in a loss of time from the original lease term. On June 22, 2021, the YMCA formally requested an extension to construction and funding milestones under the Force Majeure provision of the lease, citing the global COVID-19 pandemic. Subsequently, on July 1, 2021, the YMCA requested an additional two (2)-year extension, pushing the timeline for completion to March 1, 2027.

In conjunction with the YMCA, City staff recommend that the City Commission terminate the existing lease agreement and enter into a new lease agreement. The proposed new lease agreement will include a fifty (50)-year term and permits the YMCA to construct and operate a modern community facility that includes a free-standing emergency department and wellness center through a sublease with Broward Health. Key terms include construction milestones within seven (7) years, updated title and environmental provisions, and continued obligations for public benefit including resident discounts and community programs.

To move forward with the lease process, the City Commission will first need to adopt a resolution declaring the City's intent to lease the property to the YMCA, subject to further negotiations and conditions. The final lease agreement is anticipated to be presented to the City Commission for approval on June 17, 2025.

City staff recommend that the City Commission consider several other project-related actions on June 17, 2025 (or at such other appropriate time), including:

- Termination of the existing lease with the YMCA;
- Approval of a new lease agreement between the City and the YMCA pursuant to Section 8.13 of the City Charter;
- Approval of a sublease between the YMCA and Broward Health;
- Authorization for the City Manager to execute an Environmental Compliance Indemnity Agreement and a Recognition Agreement with Broward Health; and
- Holding a public hearing to consider the allocation of \$2,000,000 (\$1,000,000 from District One and \$1,000,000 from District Two) of parks bond land acquisition funds to support the YMCA's planned development.

### **Resource Impact**

There is no fiscal impact associated with this item. Any associated future fiscal impact will be included as part of a future Commission agenda item for consideration.

### **Strategic Connections**

This item is a *Press Play Fort Lauderdale Strategic Plan 2024* initiative, specifically advancing:

- Internal Support Focus Area
- Goal 8: Building a leading government organization that manages all resources wisely and sustainably.
- Objective: Maintain financial integrity through sound budgeting practices, prudent fiscal management, cost effective operations, and long-term planning

This item advances the *Fast Forward Fort Lauderdale Vision Plan 2035: We are Here*.

### **Attachments**

Exhibit 1 – Legal Description

Exhibit 2 – Location Map

## Exhibit 3 – Resolution

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Prepared by: Angela Salmon, City Manager's Office

Charter Officer: Rickelle Williams, City Manager

RESOLUTION NO. 25-78

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT LAUDERDALE, FLORIDA PROVIDING NOTICE OF INTENT TO LEASE A PORTION OF CITY-OWNED PROPERTY LOCATED AT HOLIDAY PARK TO YOUNG MEN'S CHRISTIAN ASSOCIATION OF SOUTH FLORIDA, INC., A FLORIDA NOT FOR PROFIT CORPORATION, FOR A PERIOD NOT TO EXCEED FIFTY (50) YEARS PURSUANT TO SECTION 8.13 OF THE CITY CHARTER; PROVIDING NOTICE OF INTENT TO TERMINATE A LEASE DATED NOVEMBER 14, 2016; PROVIDING NOTICE OF A PUBLIC HEARING BEFORE THE CITY COMMISSION AT 6:00 PM ON **JUNE 17, 2025**, AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, pursuant to section 8.13 of the City Charter, the City Commission of the City of Fort Lauderdale, Florida (the "City"), is authorized to lease real property to civic and charitable organizations for a period not to exceed fifty (50) years to be used by the lessee for purposes consistent with the public good; and

WHEREAS, the City of Fort Lauderdale Florida owns real property located at Holiday Park and intends to lease a portion as legally described in Exhibit 1 (the "Property"); and

WHEREAS, Young Men's Christian Association of South Florida, Inc. ("YMCA"), a Florida nonprofit corporation, entered into a long-term lease dated November 14, 2016; and

WHEREAS, as a result of unforeseen delays, the City and the YMCA seek to terminate the existing lease and enter into a new lease; and

WHEREAS, the YMCA intends to construct a new facility, including a wellness center and free-standing emergency medical facility, at Holiday Park in Fort Lauderdale which will benefit the public; and

WHEREAS, the City finds that such use will not conflict with use by the City of other portions of Holiday Park; and

WHEREAS, the final lease agreement will be presented to the City Commission on June 17, 2025, during a Public Hearing.

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

SECTION 1. The recitals are true and correct and are incorporated into this Resolution.

SECTION 2. That the City Commission of the City of Fort Lauderdale, Florida, pursuant to Section 8.13 of the City Charter, hereby declares its intention to lease City property located at Holiday Park as described in Exhibit 1 (the "Property") to Young Men's Christian Association of South Florida, Inc. ("YMCA"), a Florida not-for-profit corporation, for a term not to exceed fifty (50) years and subject to further terms and conditions.

SECTION 3. That the City Commission declares that there is no fiscal impact associated with this item.

SECTION 4. That the City Commission declares that leasing the Property is in the best interest of the City and is beneficial to the public.

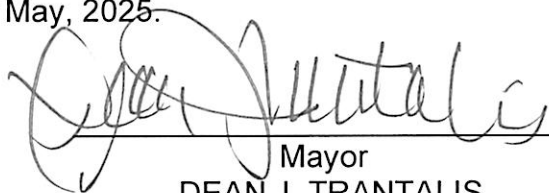
SECTION 5. Any bonds or obligations encumbering the Property must be satisfied prior to entering into the Lease.

SECTION 6. That a Public Hearing shall be heard before the City Commission on **June 17, 2025**, at 6:00 p.m., or as soon thereafter as can be heard, at Mary N. Porter Riverview Ballroom at Broward Center for the Performing Arts, 201 Southwest 5<sup>th</sup> Avenue, Fort Lauderdale FL 33312, regarding the proposed lease at which time citizens and taxpayers shall have the opportunity to object to the execution, form or conditions of the proposed lease, and, if the City Commission is satisfied with the terms and conditions of the proposed lease, the City Commission will pass a Resolution authorizing execution of the lease by the proper City Officials.


SECTION 7. That the City Clerk shall cause this Resolution to be published in full in the official newspaper of the City of Fort Lauderdale for two (2) issues, with the first publication at least ten (10) days before the date of such Public Hearing scheduled for **June 17, 2025**, and second publication five (5) days after the first publication.

SECTION 8. That this Resolution shall be in full force and effect immediately upon and after its passage.

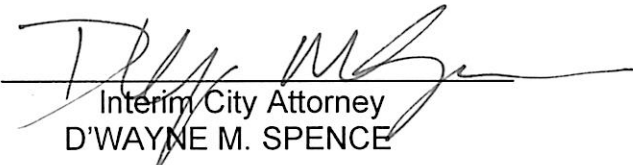
ADOPTED this 6<sup>th</sup> day of May, 2025.

  
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Mayor  
DEAN J. TRANTALIS

ATTEST:

  
\_\_\_\_\_  
City Clerk  
DAVID R. SOLOMAN

APPROVED AS TO FORM  
AND CORRECTNESS:

  
\_\_\_\_\_  
Interim City Attorney  
D'WAYNE M. SPENCE

Dean J. Trantalis      Yea

John C. Herbst      Yea

Steven Glassman      Yea

Pamela Beasley-Pittman      Yea

Ben Sorensen      Yea

**EXHIBIT "1"**  
**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.