



**REQUEST:** Site Plan Level IV Review: Public Purpose Use for 49,548 Square-Foot Community Recreation Facility and 12,842 Square-Foot Broward Health Hospital – Emergency Department with Associated Parking Reduction

CASE NUMBER	UDP-S24057		
APPLICANT	YMCA of South Florida, Inc.		
AGENT	Robert Lochrie, Lochrie and Chakas, P.A.		
PROJECT NAME	YMCA/Broward Health at Holiday Park		
ADDRESS	840 N. Federal Highway		
ABBREVIATED LEGAL DESCRIPTION	Progresso 2-18 D Lot 1 Thru 21 and 27 Thru 31 and 42 Thru 48 Block 252		
PROPERTY SIZE	0.23 Acres (10,126 Square Feet)		
ZONING	Boulevard Business (B-1) and Parks, Recreation, and Open Space (P)		
LAND USE	Commercial / Parks, Recreation, and Open Space		
COMMISSION DISTRICT	2 – Steven Glassman		
NEIGHBORHOOD ASSOCIATION	Victoria Park Civic Association		
	REQUIRED		PROPOSED
ZONING DISTRICT	P	B-1	
BUILDING HEIGHT	Maximum 60 feet	Maximum 150 feet	YMCA – 53 feet, 6 inches Broward Health – 34 feet
STRUCTURE LENGTH	None	None	418 Feet
STRUCTURE WIDTH	None	None	155 Feet
SETBACKS/YARDS	REQUIRED		PROPOSED
Front (South)	Minimum 25 Feet	Minimum 5 Feet	16 feet*
Side (West)	Minimum 25 Feet	None	25.4 feet
Rear (W)	Minimum 25 Feet	None	103.6 feet
APPLICABLE UNIFIED LAND DEVELOPMENT REGULATIONS (ULDR) SECTIONS	Sec. 47-18.26, Public Purpose Use Sec. 47-25.2, Adequacy Requirements		
NOTIFICATION REQUIREMENTS	Sec. 47-24.1 Public Participation Sec. 47-27.4 Mail Notice Sec. 47-27.6 Sign Notice 15 days prior to meeting		
SECTION 166.033, FLORIDA STATUTES	180-DAY EXPIRATION DATE		EXTENSION DATE
	March 25, 2025		Waived
ACTION REQUIRED	Recommend Approval, Approval with Conditions, or Denial to the City Commission		
PROJECT PLANNER	Lorraine Tappen, AICP, Principal Urban Planner		LT CP

\*Public Purpose Relief Request

**PROJECT DESCRIPTION:**

The YMCA of South Florida, Inc. proposes to construct a 49,548 square-foot community recreation facility and 12,842 square-foot Broward Health Hospital – Emergency Department to be managed by Broward Health at 840 N. Federal Highway located within Holiday Park. Per the City's Unified Land Development Regulations (ULDR) Section 47-18.26, Public Purpose Uses, consideration of a

use for public purpose which requires relief from a zoning regulation may be requested subject to criteria and review and approval by the City Commission. As part of the public purpose request, the applicant is requesting to construct a portion of the emergency department use within the Parks, Recreation, and Open Space (P) zoning district, which has an underlying Commercial land use designation on the subject site. As part of the request, the applicant is also asking for relief for a reduced front setback along NE 8<sup>th</sup> Street, and relief from the required minimum parking requirements.

The location map is attached as Exhibit 1. The application and applicant's narrative responses to criteria are attached as Exhibit 2 and the site plan set is attached as Exhibit 3.

**PRIOR REVIEWS:**

The project was reviewed by the Development Review Committee (DRC) on October 22, 2024. All comments have been addressed, and the DRC Case Comment Report and the applicant's responses are attached as part of Exhibit 3.

**REVIEW CRITERIA:**

The following criteria apply to the proposed request:

Sec. 47-18.26, Public Purpose Use  
Sec. 47-25.2, Adequacy Requirements

**PUBLIC PURPOSE USE:**

Pursuant to ULDR Section 47-18.26, Public Purpose Uses, lands may be used for public purposes in any zoning district in the City unless prohibited by the City's Comprehensive Plan; provided, however, no building or use permit shall be issued by the City for such plans or use without review by the Planning and Zoning Board prior approval by the City Commission.

The zoning of the proposed project is Parks, Recreation, and Open Space (P) and Boulevard Business (B-1). The emergency department will be located primarily on the B-1 portion of the property along N. Federal Highway, with an underlying Commercial land use designation. A 3,072-square-foot portion of the emergency department will be located within the Parks, Recreation, and Open Space (P) zoning district, on land use which is Commercial. A portion of the second floor of the YMCA facing does not meet the P zoning district minimum front setback along NE 8<sup>th</sup> Street. In addition, the applicant proposes providing reduced parking requirements for the two uses. Table 1 outlines the ULDR deviations.

**Table 1 – Public Purpose Deviation Requests**

ULDR Section	Development Standard	Required (P)	Proposed
<b>47-8.14</b> <b>List of Permitted and Conditional Uses, Parks, Recreation, and Open Space (P) District</b>	<i>Use</i>	Not Permitted	Emergency Department
<b>47-8.30</b> <b>Table of Dimensional Requirements (P)</b>	<i>Front Setback</i>	25 feet	16 feet (to second floor)
<b>47-20.2</b> <b>Parks and Loading Zone Requirements</b>	<i>Parking</i>	250	167

Pursuant to ULDR, Section 47-18.26.F, the City Commission may approve or approve with conditions the application for public purpose use or structure based on the following criteria:

1. *There is a need for the use or structure to be located where proposed.*

The location of the proposed community recreation facility and emergency department will serve an increasing residential population in the Fort Lauderdale Downtown Regional Activity Center, and neighborhoods surrounding Holiday Park. Adding a community recreational facility including a teaching pool will expand recreational opportunities at Holiday Park. In addition, the closest emergency departments are located at Holy Cross hospital at Commercial Boulevard and N. Federal Highway and Broward Health at SE 17<sup>th</sup> Street and S. Andrews Avenue.

2. *The use meets a valid municipal purpose.*

The proposed YMCA community recreational facility and Broward Health emergency department meet a valid municipal purpose by increasing recreational opportunities and medical care in the City's Downtown and neighborhoods surrounding Holiday Park.

3. *The location of the use or structure is not in conflict with the City's Comprehensive Plan.*

The location of the use is not in conflict with the City's Comprehensive Plan. The YMCA community recreation facility and the Broward Health emergency department are permitted in the Commercial land use designation. A portion of the YMCA community recreational facility has the Parks, Recreation, and Open future land use designation which permits uses that support outdoor recreation uses.

4. *Off-site or on-site conditions exist which reduce any impact of permitting the public use or structure.*

The parcel to the north of the proposed project is a service use located in the B-1 zoning district. Parker Playhouse is located to the east of the site in the P zoning district and a City Parks and Recreation Department building is located to the south also in the P zoning district. The proposed project is compatible with the surrounding uses.

5. *On-site improvements have been incorporated into the site plan which minimize any adverse impact as a result of permitting the public use or structure.*

On-site improvements have been incorporated into the site plan, which minimize any adverse impacts as a result of permitting the public use. The proposed project will enhance this portion of Holiday park. A plaza will be located on the southeast corner of the site adjacent to NE 8<sup>th</sup> Street which will include bicycle parking. On the northern portion of the façade facing N. Federal Highway, the Broward Health façade will feature storefront windows, metal panels, and decorative screening. The project will also add enhanced landscaping and lighting to enhance the pedestrian experience. In addition, the applicant worked with City staff to add transparency to the upper portion of the decorative wall surrounding the outdoor swimming pool to enhance the pedestrian experience along US 1/N. Federal Highway.

6. *Alternative locations have been identified and reviewed or it has been determined that no feasible alternative locations are available.*

Alternative locations were evaluated and the proposed site is the only feasible alternative. The project will be constructed on vacant land along N. Federal Highway with a land use designation that is primarily Commercial which permits community facilities and medical uses.

7. *The proposed site is found to be the most feasible for location of the public use or structure.*

The proposed site is found to be the most feasible location for the public use structure. The YMCA community recreation facility complements recreational facilities in Holiday Park. For

the emergency department, the location along N. Federal Highway provides patient access and visibility.

8. *The public purposes to be met by the location of the use or structure outweigh the application of the zoning regulation and prohibiting the location of the public use or structure.*

The proposed public purpose uses, provision of additional community recreational facilities and emergency medical services, met by the location of the free standing emergency room outweighs the application of the zoning regulation.

**TRAFFIC AND PARKING:**

A traffic impact study prepared by DC Engineers, Inc. states that the proposed project will generate 1,798 new vehicle trips per day including 119 additional AM peak hour trips and an additional 182 new PM peak hour trips. The ULDR requires 249 parking spaces for the proposed community recreational facility and emergency department. Per the traffic study, Institute of Transportation Engineers (ITE) parking generation rates yield a parking demand of 143 parking spaces. The proposed site plan provides 167 parking space with 23 spaces committed to the City of Fort Lauderdale Parks and Recreation Department during working hours. The traffic study can be attached at Exhibit 5.

**WATER AND WASTEWATER:**

The adequacy criteria of ULDR Section 47-25.2 are used to evaluate the demand created on public services and facilities by a proposed development. The Water and Wastewater Capacity Availability Letter issued on March 27, 2025, by the City of Fort Lauderdale Public Works Department, states the existing water there is sufficient water capacity. The sewer infrastructure will require improvements to meet the increased demand of the proposed project and the conditions of approval include sewer improvements per the water and sewer capacity letter. The water and sewer capacity letter is attached as Exhibit 6.

**COMPREHENSIVE PLAN CONSISTENCY:**

The proposed public purpose use and site plan aligns with the Comprehensive Plan's Goals, Objectives and Policies, specifically Parks, Recreation, and Open Space Objective PR 2.5 regarding promotion of community health citywide and Policy PR 2.5.1 which states that the City shall support new recreation facilities and programs to expand recreational opportunities. The proposed public purpose use also supports Coastal Management, Community Health and Safety Element Objective CM 4.5 regarding ensuring local standards and proactive measures to enhance community health and safety in the City.

The proposed community recreation facility and emergency department are consistent with City's Future Land Use Map. The Commercial land use permits community facilities such as the proposed community recreation facility and medical services such as the emergency department. The Parks, Recreation, and Open Space land use on the southern portion of the property allows uses that support outdoor recreation uses such as the community recreation facility.

**PUBLIC PARTICIPATION:**

Site Plan Level IV applications are subject to the public participation requirements established under ULDR Section 47-24.1.F.14. According to the applicant, a public participation meeting was held on January 21, 2025, to offer the Flagler Village Civic Association and the Victoria Park Civic Association neighborhoods the opportunity to learn about the proposed public purposed use. A summary of the meeting with the Victoria Park neighborhood association is attached as Exhibit 7.

Moreover, this request is subject to sign notification requirements established in ULDR, Section 47-27.4. Four (4) signs were posted on the property.

**PLANNING & ZONING BOARD REVIEW OPTIONS:**

The Planning and Zoning Board shall consider the application and make a determination based on the following criteria:

- Sec. 47-18.26, Public Purpose Use
- Sec. 47-25.2, Adequacy Requirements

If the Planning and Zoning Board determines that the proposed development or use meets the standards and requirements of the ULDR and criteria for Site Plan Level IV review for a public purpose use, the Planning and Zoning Board shall recommend approval, approval with conditions or denial, to the City Commission.

**CONDITIONS OF APPROVAL:**

Should the Planning and Board recommend approval of the development, the following conditions apply:

1. Prior to site plan approval, the City Commission shall approve a lease agreement between the YMCA of South Florida, Inc. and the City that allows a sublease agreement with Broward Health Emergency Department on the site.
2. Existing specimen live oak tree #12 shall remain and be protected. An ISA certified arborist shall evaluate the tree for prescription root and canopy pruning, pursuant to proposed site plan, ensuring sufficient root system is left to support the tree. Prescription tree pruning shall be done in accordance with ANSI A300 standards and ISA Best Management Practices. Tree abuse is prohibited. If site plan adjustment is required after DRC final sign off and the plans require any change, Administrative Review will be required prior to permit review.
3. City staff acknowledges that signage for this project will be submitted, reviewed and approved under separate application at a later date. If the landscape plans require revision to approved streetscape and ROW tree placement pursuant to this future application, Administrative Review will be required prior to permit review.
4. Prior to certificate of occupancy issuance, continue to coordinate with the Transportation and Mobility Department on the implementation of the proposed Laudertrail that runs along the development site on US 1/N. Federal Highway and NE 8<sup>th</sup> Street through Holiday Park and construct the proposed improvements.
5. In accordance with the water and wastewater capacity availability letter issued by the Public Works Department dated March 27<sup>th</sup>, 2025, the existing sewer distribution system requires improvements to accommodate flow increase from the proposed development. Prior to any certificate of occupancy, all necessary improvements stated in the latest water and wastewater capacity availability letter shall be constructed, certified and in operation per ULDR section 47-25.2.
6. Prior to final DRC sign-off, the corresponding right-of-way vacation application (Case No. UDP-V24001) shall be approved by the City Commission.
7. Prior to issuance of a building permit, early start approvals, or any phased construction approvals, a copy of the recorded engineer certificate shall be provided indicating any applicable conditions for the vacation of NE 6<sup>th</sup> Terrace have been satisfied (Case No. UDP-V24001).
8. Prior to issuance of certificate of occupancy, applicant shall dedicate a minimum fifteen (15) foot sewer easement for the proposed first private sanitary sewer manhole located within the

proposed development and outside of existing right-of-way and proposed right-of-way easements to facilitate City maintenance access as approved by the City Engineer.

9. As indicated on Site Plan sheet C0.1, proposed marquee sign near NE 8th Street and Federal Highway intersection is subject to a separate Development Review Committee (DRC) submittal and Revocable License Agreement approval if it is to be placed within public city right-of-way. Prior to the issuance of the installation permit, a copy of the executed revocable license shall be provided.
10. Prior to the issuance of the certificate of occupancy, the applicant shall record a five (5) foot public right-of-way easement along the south side of NE 9th Street to complete the respective minimum fifty (50) foot right-of-way section as approved by the City Engineer.
11. Prior to the issuance of the certificate of occupancy, the applicant shall record a five (5) foot public right-of-way easement along the west side of NE 7th Avenue to complete the respective minimum fifty (50) foot right-of-way section as approved by the City Engineer.
12. Prior to the issuance of the certificate of occupancy, the applicant shall record a ten (10) foot public right-of-way dedication or right-of-way easement along the east side of US 1/N. Federal Highway to complete the minimum one hundred twenty (120) foot right-of-way section required per the Broward County Trafficways Plan as approved by the Florida Department of Transportation (FDOT).
13. Prior to the issuance of the certificate of occupancy, the applicant shall record a five and half (5.5) foot public pedestrian sidewalk easement along the south side of Northeast 9th Street, to accommodate a portion of the required pedestrian clear path located outside of existing and proposed right-of-way as approved by the City Engineer.
14. Prior to the issuance of the certificate of occupancy, the applicant shall execute and provide a copy of the required maintenance agreement with the Florida Department of Transportation for the proposed right-of-way improvement along US 1/N. Federal Highway.
15. Prior to the issuance of the certificate of occupancy, the applicant shall execute and provide a copy of the required maintenance agreement with the City for proposed right-of-way improvements along NE 9th Street, NE 7th Avenue and NE 8th Street. Proposed improvements within the adjacent City right-of-way include driveways, decorative pavers, on-street parallel parking, concrete curb and gutter, curb and valley gutters, drainage pipes and landscaping including structural soil and irrigation. Please be advised that the applicant will be responsible for maintenance of proposed storm drain infrastructure improvements located within adjacent City right-of-way during a one (1)-year warranty period, until accepted by the City's Public Works Department.
16. Prior to the issuance of any building permit, early start or phased construction approvals, the applicant must demonstrate having obtained Broward County Surface Water Management License as required prior to any construction activities that alter the flow of surface water. In addition, the applicant must also cause the modification of an existing Broward County Surface Water Management License SWM2009-067-0 serving the adjacent City Maintenance Building as is being impacted by the proposed development.
17. Prior to the issuance of any building permit, early start or phased construction approvals, the applicant must demonstrate having obtained release from any restriction, dedication, covenant, conditions, easement and other matters in conflict with the proposed development and identified in the title commitment report found in the ALTA/ACSM Land Title Survey.
18. Any proposed signage will require separate permit application.

**EXHIBITS:**

1. Location Map
2. Application and Applicant's Narrative
3. Site Plan Set
4. October 22, 2024, DRC Case Comment Report
5. March 2025, Traffic Study, DC Engineers, Inc.
6. March 27, 2025, Water and Sewer Capacity Availability Letter
7. Public Participation Meeting Summary and Affidavit