



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

**#25-0500**

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

**FROM:** Rickelle Williams, City Manager

**DATE:** June 17, 2025

**TITLE:** Resolution Authorizing Execution of a Non-Exclusive Easement with the  
Young Men's Christian Association of South Florida, Inc. (YMCA) at Holiday  
Park for a Portion of 610 NE 9 Street, Fort Lauderdale, Florida 33304 -  
**(Commission District 2)**

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**Recommendation**

Staff recommends that the City Commission adopt a resolution authorizing the City Manager to execute a Non-Exclusive Easement Agreement with the Young Men's Christian Association of South Florida, Inc. (YMCA) to facilitate mutual parking and access associated with the development of the YMCA facility at Holiday Park.

**Background**

On May 6, 2025, the City Commission adopted Resolution No. 25-78 declaring its intent to lease a portion of city-owned property located at Holiday Park to the YMCA, 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; and providing notice of a public hearing before the City Commission at 6:00 pm on June 17, 2025.

The original lease between the City and YMCA, executed in 2016, authorized a fifty (50) year ground lease for the development of a community-serving recreational facility. However, due to project impacts associated with the COVID-19 pandemic and other unforeseen circumstances, the YMCA requested that the City consider revising the agreement development milestones and sought to modernize the agreement terms. The existing lease did not permit subleasing for healthcare services, such as a free-standing emergency department.

To enable the development of a new, modern facility that includes both a wellness center and a free-standing emergency department operated by the North Broward Hospital District (Broward Health), City staff and the YMCA have negotiated a new lease agreement. Most of the terms and conditions of the 2016 lease are incorporated into the new agreement. The primary modifications include the establishment of a new fifty (50)-year term and the inclusion of the free-standing emergency department as an authorized

use of the premise. The new agreement allows the YMCA to construct and operate a new facility, including:

- Recreation and wellness uses;
- A new pool complex;
- Youth and teen activity centers;
- A community gathering space;
- Parking and support facilities;
- Terms permitting subleasing for public benefit uses; and
- Free-standing emergency department.

Under the proposed arrangement, the City grants the YMCA a non-exclusive easement over the Easement Property for a term of fifty (50) years. This easement allows for the construction, use, and maintenance of a new parking lot (Parking Lot Project) by the YMCA at its sole cost. In exchange, the YMCA grants the City a cross-access easement over the leased YMCA property to allow for public ingress and egress between the public right-of-way and the Easement Property.

The agreement sets forth specific parking allocations:

- The City will have exclusive use of five (5) parking spaces at all times;
- An additional seventeen (17) spaces during weekday daytime hours (Monday through Friday, 5:00 a.m. to 4:00 p.m.);
- The YMCA will have exclusive use of the remaining spaces during its operating hours;
- Outside of the YMCA's operating hours, the City will have control over the use of all parking spaces within the Easement Property; and
- Both parties may post signage to designate their allocated parking spaces and respective usage hours.

The YMCA is responsible for constructing the Parking Lot Project in accordance with applicable codes, regulations, and American with Disabilities Act (ADA) standards. The Parking Lot Project must be completed prior to the issuance of the certificate of occupancy for the new YMCA facility. In addition, the YMCA is required to maintain the Easement Property in good condition, including landscaping, lighting, signage, and drainage systems, and must repair any damage caused during construction or use.

The non-exclusive easement granted to the YMCA is contingent upon the continued validity of the ground lease with the City. If the ground lease is terminated and not replaced, the City has the right to terminate the easement granted to the YMCA. However, the cross-access easement granted by the YMCA to the City will remain in effect.

The agreement includes provisions addressing insurance, indemnification, damage restoration, and remedies for default, including the City's right to enter the property to cure any failure by the YMCA to fulfill its obligations.

This item is directly related to Commission Agenda Memo No. 25-0498 and Commission Agenda Memo No. 25-0499, which collectively authorizes the termination of the existing lease with the YMCA, the execution of a new fifty (50)-year lease agreement between the City and the YMCA, and the approval of a sublease between the YMCA and Broward Health.

### **Resource Impact**

There is no fiscal impact associated with this item.

### **Strategic Connections**

This item is a *Press Play Fort Lauderdale Strategic Plan 2025* 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*.

### **Related CAMs**

25-0448

25-0498

25-0499

25-0501

25-0502

### **Attachments**

Exhibit 1 – Non-Exclusive Easement Agreement

Exhibit 2 – Easement Survey

Exhibit 3 – Cross Access Flow

Exhibit 4 – Resolution

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Prepared by: Angela Salmon, Program Manager I, City Manager's Office

Charter Officer: Rickelle Williams, City Manager