



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

#25-0502

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

FROM: Rickelle Williams, City Manager

DATE: June 30, 2025

TITLE: Public Hearing – Ordinance Approving Public Purpose Use and Structure for a 49,548 Square-Foot Community Recreation Facility and 12,842 Square-Foot Broward Health Hospital Emergency Department with Associated Parking Reduction – Case No. UDP-S24057 – **(Commission District 2)**

Recommendation

Staff recommends the City Commission consider adopting an ordinance approving a public purpose use and structure for the Young Men's Christian Association (YMCA) of South Florida, Inc. for a 49,548 square-foot community recreation facility and 12,842 square-foot Broward Health Hospital emergency department with associated parking reduction.

Background

The applicant proposes constructing a two-story, 53-foot-high community facility and a one-story, 34-foot-high Broward Health emergency department within the City of Fort Lauderdale's Holiday Park at 840 North Federal Highway. Per the City's Unified Land Development Regulations (ULDR) Section 47-18.26, Public Purpose Uses, consideration of a use or structure for public purpose which requires relief from a zoning regulation may be requested for review and approval by the City Commission. As part of the public purpose request, the applicant is requesting to construct a portion of the Broward Health emergency department within the Parks, Recreation, and Open Space (P) zoning district, which has an underlying Commercial land use designation. As part of the request, the applicant is also asking for relief for a reduced front setback along NE 8 Street, and relief from the required minimum parking requirements. An updated lease agreement between the City and YMCA was considered and approved by the City Commission on June 17, 2025 (CAM #25-0498).

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.

The first reading of the ordinance was held on June 17, 2025. The City Commission approved the ordinance without modifications.

Prior Reviews

The Development Review Committee (DRC) reviewed the site plan application on October 22, 2024. The DRC comments and applicant's responses are attached as Exhibit 4. The Planning and Zoning Board (PZB) reviewed the application at their meeting on April 16, 2025, and recommended (7-0) the City Commission approve the public purpose use. Two members of the PZB abstained from the vote due to a voting conflict. The PZB Staff Report and meeting minutes are attached as Exhibit 5 and Exhibit 6, respectively.

Review Criteria

The following criteria apply to the proposed request:

ULDR Section 47-18.26, Public Purpose Use
ULDR Section 47-25.2, Adequacy Requirements

Public Purpose Use

Pursuant to ULDR Section 47-18.26, Public Purpose Uses, lands may be used for a public purpose 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 and approval by the City Commission.

The zoning on the site of the proposed project is Parks, Recreation, and Open Space (P) and Boulevard Business (B-1). The Broward Health emergency department will be located primarily on the B-1 portion of the property along North Federal Highway, which has 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 does not meet the P zoning district minimum front setback along NE 8 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
47-8.14 List of Permitted and Conditional Uses, Parks, Recreation, and Open Space (P) District	<i>Use</i>	Not Permitted	Emergency Department
47-8.30 Table of Dimensional Requirements (P)	<i>Front Setback</i>	25 feet	16 feet (to 2 nd floor)
47-20.2 Parking and Loading Zone Requirements	<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 Broward Health emergency department will serve a growing residential population in the Fort Lauderdale Downtown Regional Activity Center, and neighborhoods surrounding 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 Street and S. Andrews Avenue. Adding a YMCA community recreation facility, including a teaching pool, will expand recreational opportunities at Holiday Park.

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

The proposed YMCA community recreation 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 recreation facility has the Parks, Recreation, and Open future land use designation which permits uses that support outdoor recreation.

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 retail 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 adverse impacts as a result of permitting the public use. A plaza will be located on the southeast corner of the site adjacent to NE 8 Street which will include bicycle parking. On the northern portion of the façade facing N. Federal Highway, the Broward Health emergency department façade will feature storefront windows, metal panels, and decorative screening. The project will also add enhanced landscaping and lighting to improve pedestrian comfort and safety. In addition, the applicant added 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 recreation facilities and emergency medical services, outweigh the application of the zoning regulation.

Traffic and Parking

A traffic and parking statement prepared by DC Engineers, Inc. states that the proposed project will generate 1,798 new vehicle trips per day including 119 AM and 182 new PM peak hour trips. Per ULDR Section 47-20.2, Parking and Loading Zone Requirements, the proposed community recreation facility and emergency department require a total of 249 parking spaces. According to 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 spaces with 23 spaces committed to the City of Fort Lauderdale Parks and Recreation Department during working hours. The traffic and parking statement is attached as Exhibit 7.

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 that there is sufficient water capacity. The sewer infrastructure will require improvements to meet the increased demand of the proposed project. The conditions of approval include sewer improvements identified in the water and sewer capacity letter. The water and wastewater capacity letter is attached as Exhibit 8.

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 YMCA community recreation facility and Broward Health 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 is attached as Exhibit 9.

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

Conditions of Approval

Should the City Commission approve 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 Street through Holiday Park and construct the proposed improvements.

5. In accordance with the water and wastewater capacity letter issued by the Public Works Department, dated March 27, 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 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 8 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 9 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 7 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 NE 9 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 9 Street, NE 7 Avenue and NE 8 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.

Resource Impact

There is no fiscal impact associated with this action.

Strategic Connections

This item supports the *Press Play Fort Lauderdale 2029* Strategic Plan, specifically advancing:

- Public Safety
- Goal 1: Be a safe community that is proactive and responsive to risks.
- Public Places
- Goal 5: Build a beautiful and welcoming community.

This item advances the *Fast Forward Fort Lauderdale 2035* Vision Plan: We Are Ready.

This item supports the *Advance Fort Lauderdale 2040 Comprehensive Plan* specifically advancing:

- The Public Places Focus Area
- The Parks Recreation and Open Space Element
- Goal 4: Be a community with high quality parks and recreational facilities that highlight the character of our City.
- The Public Safety Focus Area
- The Coastal Management, Community Health and Safety Element
- Goal 4: Coordinate with related partners and agencies (at city, local, county, regional, state, and federal levels) to plan for disaster and emergency management, further the resiliency of coastal area, and ensure city-wide community health and public safety.

Attachments

Exhibit 1 – Location Map

Exhibit 2 – Application and Applicant's Narrative Responses to Criteria

Exhibit 3 – Site Plan Set

Exhibit 4 – October 22, 2024, DRC Comments and Applicant's Responses

Exhibit 5 – April 16, 2025, PZB Staff Report

Exhibit 6 – April 16, 2025, PZB Meeting Minutes

Exhibit 7 – September 2024, Traffic and Parking Statement, DC Engineers, Inc.

Exhibit 8 – March 27, 2025, Water and Wastewater Capacity Letter

Exhibit 9 – Public Participation Summary

Exhibit 10 – Ordinance

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