

ORDINANCE NO. C-25-23

AN ORDINANCE OF THE CITY OF FORT LAUDERDALE, FLORIDA, APPROVING AS A PUBLIC PURPOSE USE AND STRUCTURE A COMMUNITY RECREATION FACILITY AND EMERGENCY MEDICAL FACILITY, PURSUANT TO SECTION 47-18.26 OF THE CITY OF FORT LAUDERDALE UNIFIED LAND DEVELOPMENT REGULATIONS ("ULDR"), LOCATED ON A PARCEL LEGALLY DESCRIBED AS ALL OF LOTS 5 THROUGH 21 LESS RIGHT OF WAY FOR NORTH FEDERAL HIGHWAY, BLOCK 252, ALL OF LOTS 1 THROUGH 6 AND LOTS 34 THROUGH 48 AND THE WEST 7.5 FEET OF LOTS 7 THROUGH 15, BLOCK 251, "PROGRESSO", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 18, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, ALL OF LOTS 28 THROUGH 33 AND THE WEST 18.00 FEET OF LOTS 17 THROUGH 21, "REPLAT OF A PORTION OF BLOCK 251 PROGRESSO", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 47, PAGE 30, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, TOGETHER WITH A PORTION OF THE VACATED NORTHWEST 6TH TERRACE, LOCATED EAST OF NORTH FEDERAL HIGHWAY, NORTH OF NORTHEAST 8TH STREET, WEST OF NORTHEAST 7TH AVENUE AND SOUTH OF NORTHEAST 9TH STREET, SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA; GRANTING RELIEF FROM SPECIFIC ZONING REGULATIONS; AND APPROVING AN ASSOCIATED CONCEPTUAL SITE PLAN.

WHEREAS, the applicant, YMCA of South Florida, Inc., proposes to develop a 49,548 square foot community recreation facility and a 12,842 square foot Broward Health Hospital – Emergency Department generally located at 840 North Federal Highway, Fort Lauderdale, Florida (the "Development"); and

WHEREAS, the applicant is also requesting relief for a reduced front setback along Northeast 8th Street, and relief from the required minimum parking requirements as described in this ordinance; and

WHEREAS, the Development Services Department has submitted City Commission Agenda Memo No. 25-0686, hereinafter referred to as the "Memorandum", and incorporated herein as if fully set out herein; and

WHEREAS, at its meeting of April 16, 2025, the Planning and Zoning Board (PZ Case No. UDP-S24057) recommended approval of the Development as a Public Purpose Use; and

WHEREAS, the City Clerk notified the public of a public hearing to be held before the City Commission of the City of Fort Lauderdale, Florida, on Tuesday, June 17, 2025, and Monday, June 30, 2025, at 6:00 p.m. at the Broward Center for the Performing Arts, Mary N. Porter Riverview Ballroom, 201 Southwest 5th Avenue, Fort Lauderdale, Florida for the purpose of hearing any objections which might be made to such application; and

WHEREAS, the City Commission has reviewed the application, conducted a public hearing and found that the Development meets the criteria set out in Section 47-18.26.F. of the City of Fort Lauderdale, Florida Unified Land Development Regulations ("ULDR");

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

SECTION 1. That the foregoing WHEREAS clauses set forth above are true and correct and herein incorporated by this reference.

SECTION 2. That upon review of the application for approval of the Development as a public purpose use, the City Commission hereby finds the Application meets the requirements provided in Section 47-18.26 of the ULDR as follows:

- (a) The location of the proposed community recreation facility and emergency department will serve a growing 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 17th Street and S. Andrews Avenue.
- (b) 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.
- (c) 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.

- (d) 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.
- (e) On-site improvements have been incorporated into the site plan, which minimizes any adverse impacts as a result of permitting 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 8th Street which will include bicycle parking. On the northern portion of the façade facing N. Federal Highway, the Broward Health building façade will feature storefront windows, metal panels, and decorative screening. The project will also add enhanced landscaping and lighting to enhance pedestrian comfort and safety. 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.
- (f) 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.
- (g) 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.
- (h) The proposed public purpose uses, provision of additional community recreational facilities and emergency medical services, outweigh the application of the zoning regulation.

SECTION 3. That based on the findings provided in SECTION 2 of this Ordinance, the City Commission hereby approves the application for the Development as a Public Purpose Use,

subject to the conditions of site plan approval imposed by the Development Review Committee, Planning and Zoning Board, City Commission and identified in SECTION 4 of this Ordinance, to the parcel of land legally described as follows:

ALL OF LOTS 5 THROUGH 21 LESS RIGHT OF WAY FOR NORTH FEDERAL HIGHWAY, BLOCK 252, ALL OF LOTS 1 THROUGH 6 AND LOTS 34 THROUGH 48 AND THE WEST 7.5 FEET OF LOTS 7 THROUGH 15, BLOCK 251, "PROGRESSO", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 18, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, ALL OF LOTS 28 THROUGH 33 AND THE WEST 18.00 FEET OF LOTS 17 THROUGH 21, "REPLAT OF A PORTION OF BLOCK 251 PROGRESSO", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 47, PAGE 30, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, TOGETHER WITH A PORTION OF THE VACATED NORTHWEST 6TH TERRACE, LOCATED EAST OF NORTH FEDERAL HIGHWAY, NORTH OF NORTHEAST 8TH STREET, WEST OF NORTHEAST 7TH AVENUE AND SOUTH OF NORTHEAST 9TH STREET, SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA.

Being more particularly described on the sketch and legal description attached as Exhibit "A".

SECTION 4. That the conceptual site plan submitted to develop a 49,548 square foot community recreation facility and a 12,842 square foot Broward Health Hospital – Emergency Department as depicted on Exhibit "B", located in "B-1 – Boulevard Business and P – Parks, Recreation, and Open Space" zoning districts that is attached to City Commission Agenda Memo No. 25-0686 is hereby incorporated by reference and approved, subject to the modifications and conditions imposed by the Development Review Committee, Planning and Zoning Board and City Commission.

SECTION 5. That pursuant to the provisions of the ULDR, the proper City officials are hereby authorized to issue the necessary building and use permits subject to the conditions imposed by the Development Review Committee, Planning and Zoning Board and City Commission.

SECTION 6. The approval of a public use or facility shall terminate when the use or facility is no longer publicly owned or used, and the property upon which the use or facility is located shall be subject to the requirements of the zoning district within which it is located.

SECTION 7. Issuance of a development permit by a municipality does not in any way create any right on the part of an applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the municipality for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

SECTION 8. This approval is conditioned upon the applicant obtaining all other applicable state or federal permits before commencement of the development.

SECTION 9. That if any clause, section or other part of this Ordinance shall be held invalid or unconstitutional by any court of competent jurisdiction, the remainder of this Ordinance shall not be affected thereby but shall remain in full force and effect.

SECTION 10. That all ordinances or parts of ordinances in conflict herewith, be and the same are hereby repealed.

SECTION 11. That this ordinance shall be in full force and effect immediately upon and after its final passage.

PASSED FIRST READING this 17th day of June, 2025.

PASSED SECOND READING this 30th day of June, 2025.

A handwritten signature in dark ink, appearing to read "Dean J. Trantalis", is written over a horizontal line.

Mayor
DEAN J. TRANTALIS

ATTEST:

A handwritten signature in dark ink, appearing to read "David R. Soloman", is written over a horizontal line.

City Clerk
DAVID R. SOLOMAN

EXHIBIT "B"

***PLACEHOLDER FOR DEVELOPMENT PLAN AS EXHIBIT 3 TO
COMMISSION AGENDA MEMORANDUM NO. 25-0686.
FULL DOCUMENT WILL BE ATTACHED AFTER FINAL ADOPTION.***

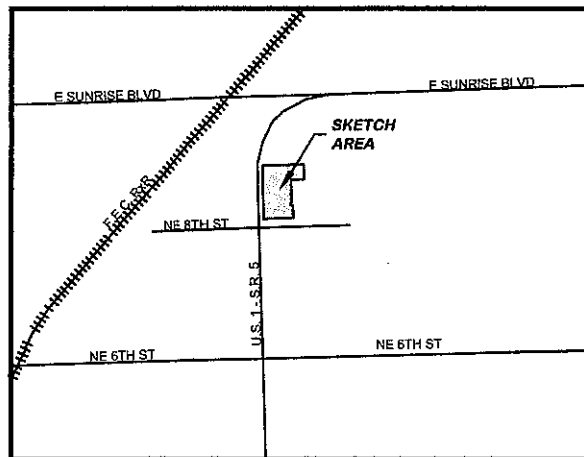
M D O.K.

FOR: HOWE REAL ESTATE

ABBREVIATION LEGEND

C	CENTERLINE
B.C.R.	BROWARD COUNTY RECORDS
INSTR.	INSTRUMENT
D.C.R.	DADE COUNTY RECORDS
P.O.B.	POINT OF BEGINNING
P.B.	PLAT BOOK
P.G.	PAGE
R/W	RIGHT OF WAY
SQ. FT.	SQUARE FEET

LEGAL DESCRIPTION OF: YMCA-HOLIDAY PARK



LOCATION SKETCH
(NOT TO SCALE)

NOTES:

1. THE BEARINGS SHOWN HEREON ARE RELATIVE TO GRID NORTH, STATE PLANE COORDINATES, FLORIDA EAST ZONE, NAD83 WITH 2011 ADJUSTMENT AND BASED ON AN ASSUMED BEARING OF NORTH 00°06'00" WEST ON THE CENTERLINE OF NORTH FEDERAL HIGHWAY (STATE ROAD 5).
2. THIS SKETCH AND DESCRIPTION CONSISTS OF 3 SHEETS, SD-1 THROUGH SD-3, AND EACH SHEET SHALL NOT BE CONSIDERED FULL, VALID AND COMPLETE UNLESS ATTACHED TO ALL THE OTHERS.
3. THIS SKETCH AND DESCRIPTION OR COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL OR A UNIQUE ELECTRONIC SIGNATURE OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER UNDER CHAPTER RULES 5J-17.061 & 5J-17.062 FLORIDA ADMINISTRATIVE CODE.
4. AREA COMPUTATIONS, WHEN SHOWN IN ACRES, ARE REDUCED TO THE NEAREST ONE-HUNDREDTH OF AN ACRE, AND WHEN SHOWN IN SQUARE FEET ARE REDUCED TO THE NEAREST SQUARE FOOT. THE AREA FIGURES SHOWN HEREON SHOULD NOT BE UTILIZED AS THE BASIS OF PURCHASE PRICE FOR THE REAL ESTATE CLOSING WITHOUT PRIOR VERIFICATION OF THE AREA FIGURES, IN WRITING, FROM THE SIGNING SURVEYOR.

CERTIFICATE:

WE HEREBY CERTIFY THAT THIS SKETCH AND DESCRIPTION AND OTHER PERTINENT DATA SHOWN HEREON, OF THE ABOVE DESCRIBED PROPERTY, CONFORMS TO THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDA, AS OUTLINED IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, AS ADOPTED BY DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES, AND THAT THIS SKETCH PRODUCT IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF.

Richard G. Crawford
Digitally signed by Richard G. Crawford JR.

Date: 2025.05.29
RICHARD CRAWFORD, PSM - FOR THE FIRM
PROFESSIONAL SURVEYOR AND MAPPER NO. 571
STATE OF FLORIDA

\\CTAFILE02\SURVEY_PROJECTS\PROJECTS\2025\25-0022-001-01-N.E. 5TH STREET VICTORIA PARK\DRAWINGS\25-0022-001-01_YMCA_HOLIDAY-PARK_SD

THIS IS NOT A SKETCH OF SURVEY, but only a graphic depiction of the description shown hereon. There has been no field work, viewing of the subject property, or monuments set in connection with the preparation of the information shown hereon.

The undersigned and CRAVEN-THOMPSON & ASSOCIATES, INC. make no representations or guarantees as to the information reflected hereon pertaining to easements, rights-of-way, set back lines, reservations, agreements and other similar matters, and further, this instrument is not intended to reflect or set forth all such matters. Such information should be obtained and confirmed by others through appropriate title verification. Lands shown hereon were not abstracted for right-of-way and/or easements of record.



CRAVEN • THOMPSON & ASSOCIATES, INC.
ENGINEERS • PLANNERS • SURVEYOR'S
3563 N.W. 53RD STREET, FORT LAUDERDALE, FLORIDA 33309 FAX: (954) 739-6409 TEL.: (954) 739-6400
FLORIDA LICENSED ENGINEERING, SURVEYING & MAPPING BUSINESS No. 271
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UPDATES and/or REVISIONS	DATE	BY	CK'D
JOB NO.: 25-0022-002-01	SHEET 1 OF 3 SHEETS		
DRAWN BY: JDP	F.B. N/A	PG. N/A	
CHECKED BY: RGC	DATED: 05/22/2025		

Exhibit "A"

M D O.K.

LEGAL DESCRIPTION OF: YMCA-HOLIDAY PARK

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING ALL OF LOTS 1 THROUGH 6, BLOCK 251; THE WEST 7.50 FEET OF LOTS 7 THROUGH LOT 15, BLOCK 251; ALL OF LOTS 34 THROUGH 48, BLOCK 251; ALL OF LOTS 5 THROUGH 21, BLOCK 252, LESS NORTH FEDERAL HIGHWAY RIGHT-OF-WAY, OF PROGRESSO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 18, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA AND THE WEST 18.00 FEET OF LOTS 17 THROUGH 21 AND ALL OF LOTS 28 THROUGH 33, 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 A PORTION OF VACATED N.E. 6TH TERRACE PER A CITY OF FORT LAUDERDALE ORDINANCE NO. C-25-17, RECORDED IN INSTRUMENT #120226959 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE CENTERLINE OF SAID VACATED NE 6TH TERRACE RIGHT-OF-WAY AND THE WESTERN PROLONGATION OF NORTH LINE OF SAID BLOCK 251;

THENCE NORTH 90°00'00" EAST ALONG SAID PROLONGATION AND THE NORTH LINE, A DISTANCE OF 290.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 1, BLOCK 251;

THENCE SOUTH 00°00'00" EAST ALONG THE EAST LINE OF SAID BLOCK 251, A DISTANCE OF 150.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 6, BLOCK 251, PROGRESSO;

THENCE SOUTH 90°00'00" WEST ALONG THE SOUTH LINE OF SAID LOT 6, BLOCK 251 A DISTANCE OF 127.50 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 SOUTH 00°00'00" EAST ALONG THE SAID WEST LINE OF TRACT "A", A DISTANCE OF 225.00 FEET;

THENCE SOUTH 90°00'00" WEST CONTINUING ALONG THE SAID WEST LINE OF TRACT "A", A DISTANCE OF 7.50 FEET;

THENCE SOUTH 00°00'00" EAST CONTINUING ALONG THE SAID WEST LINE OF TRACT "A", A DISTANCE OF 25.00 FEET;

THENCE NORTH 90°00'00" EAST CONTINUING ALONG THE SAID WEST LINE OF TRACT "A", A DISTANCE OF 18.00 FEET;

THENCE SOUTH 00°00'00" EAST CONTINUING ALONG THE SAID WEST LINE OF TRACT "A", A DISTANCE OF 125.00 FEET TO THE SOUTH LINE OF THE SAID REPLAT OF A PORTION OF BLOCK 251, PROGRESSO, ALSO BEING THE NORTH RIGHT-OF-WAY LINE OF NE 8TH STREET (SANDY NININGER DRIVE);

THENCE SOUTH 90°00'00" WEST ALONG SAID SOUTH LINE AND THE NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 293.98 FEET TO THE EAST RIGHT-OF-WAY LINE FOR FEDERAL HIGHWAY (S.R. NO. 5);

THENCE NORTH 00°06'00" WEST ALONG THE SAID EAST RIGHT-OF-WAY LINE FOR FEDERAL HIGHWAY, A DISTANCE OF 425.00 FEET TO THE NORTH LINE OF SAID LOT 5, BLOCK 252;

THENCE NORTH 90°00'00" EAST ALONG THE SAID NORTH LINE OF LOT 5, BLOCK 252 AND THE EASTERLY EXTENSION THEREOF, A DISTANCE OF 121.72 FEET TO THE CENTERLINE OF SAID VACATED RIGHT-OF-WAY;

THENCE NORTH 00°00'00" WEST ALONG SAID CENTERLINE, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING;

SAID LAND SITUATE WITHIN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA, CONTAINING 157,136 SQUARE FEET (3.61 ACRES), MORE OR LESS.

\\CTAF002\SURVEY_PROJECTS\PROJECTS\2025\25-0022-001-01-N.E. 5TH STREET VICTORIA PARK\DRAWINGS\25-0022-001-01_YMCA_HOLIDAY-PARK_SD.DWG



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JOB NO. 25-0022-002-01

SHEET 2 OF 3 SHEETS

DRAWN BY: JDP

F.B. N/A PG. N/A

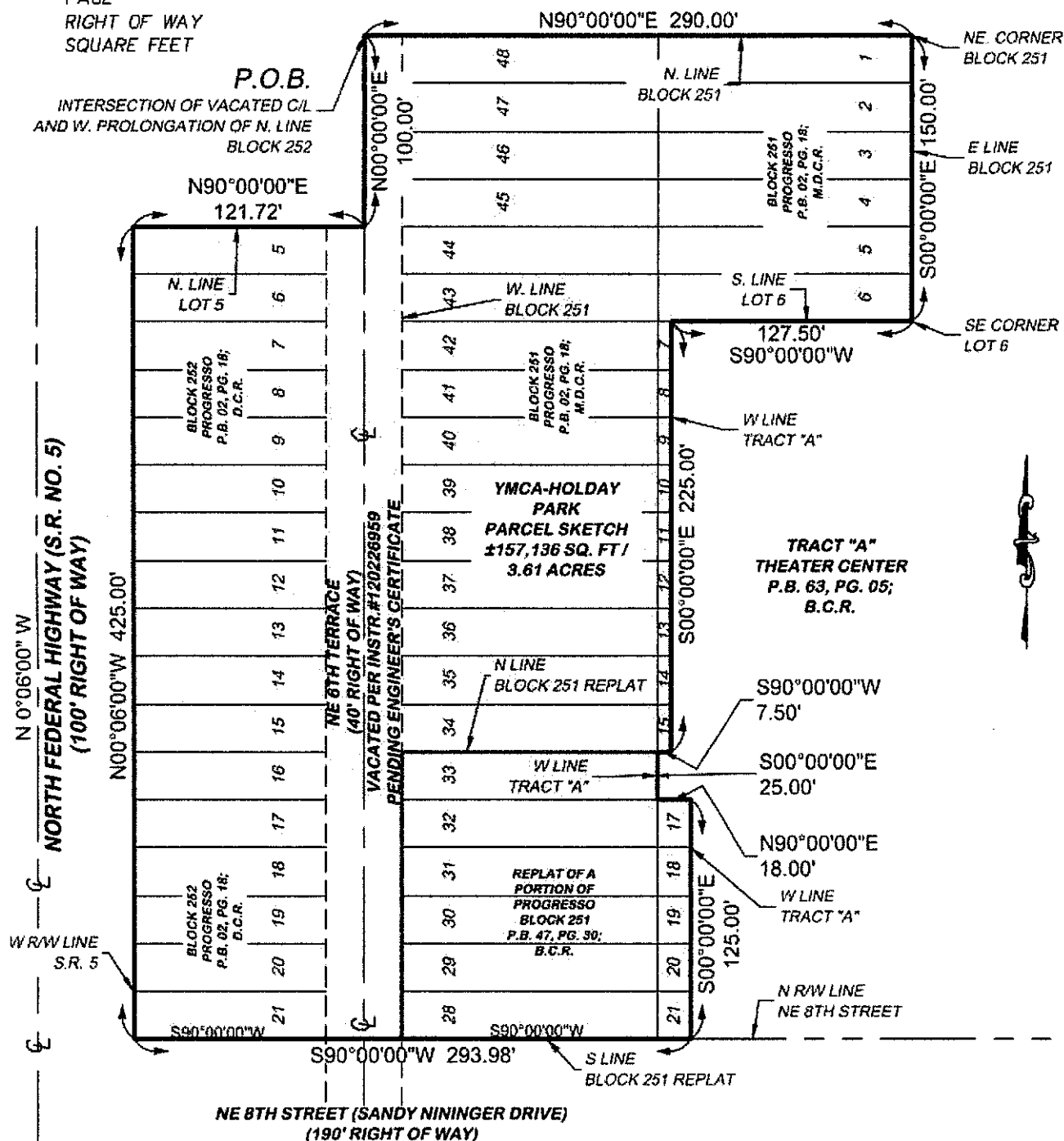
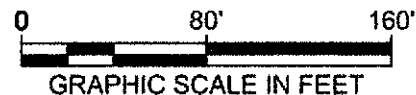
CHECKED BY: RGC

DATED: 05/22/2025

SKETCH & DESCRIPTION OF:
YMCA-HOLIDAY PARK

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SHEET 3 OF 3 SHEETS

DRAWN BY: JDP

F.B.N/A PG.N/A

CHECKED BY: RGC

DATED: 05/22/2025