



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

#25-0448

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

FROM: Rickelle Williams, City Manager

DATE: June 17, 2025

TITLE: Public Hearing - Resolution Approving the Transfer of Funds Programmed for Parks Land Acquisition in the Amount of One Million Dollars (\$1,000,000) from Commission District 1 and One Million Dollars (\$1,000,000) from Commission District 2, for a Combined Total Funds Transfer Amount of Two Million Dollars (\$2,000,000) from the Parks and Recreation General Obligation Bonds Pursuant to City of Fort Lauderdale Resolution No. 18-261 and Resolution No. 20-08, to Assist with the Construction Costs of a Public Pool at the Young Men's Christian Association of South Florida, Inc. (YMCA) Facility Located at Holiday Park - **(Commission Districts 1 and 2)**

Recommendation

Staff recommends that the City Commission adopt a resolution authorizing the transfer of funds programmed for parks land acquisition in the amount of One Million Dollars (\$1,000,000) from Commission District 1 and One Million Dollars (\$1,000,000) from Commission District 2, for a combined total funds transfer amount of Two Million Dollars (\$2,000,000) from the Parks and Recreation General Obligation Bonds pursuant to City of Fort Lauderdale Resolution No.18-261 and Resolution No. 20-08, to assist with the construction costs of a public pool at the Young Men's Christian Association of South Florida, Inc. (YMCA) facility to be located at Holiday Park.

Background

On March 12, 2019, Fort Lauderdale voters approved a General Obligation (GO) Bond referendum, authorizing the issuance of bonds not to exceed \$200 million to finance the acquisition, construction, renovation, and improvement of various parks and recreational facilities (Exhibit 1). As part of the approved Parks Bond allocations, \$30 million was designated for open space and land acquisition, with the funding distributed evenly across the four City Commission Districts (\$7,500,000 per district) to support the purchase of land for parks and recreational use.

On May 7, 2024, during the City Commission Conference Meeting, Commissioner Herbst (District 1) and Commissioner Glassman (District 2) expressed their support for addressing the funding gap of the YMCA Holiday Park pool project. The discussion

followed a presentation (CAM #24-0428) outlining the project's scope, timeline, and financial shortfall. The total cost of the project is estimated at \$3,350,000, with a funding gap of \$2,000,000. Commissioner Herbst confirmed that he would contribute \$1,000,000 from the District 1 Parks Bond Land Acquisition Fund. Commissioner Glassman then affirmed that District 2 would also contribute \$1,000,000 from its corresponding fund. These contributions are intended to bridge the funding gap and assist with the development of the new facility by providing a funding contribution for the planned pool.

The YMCA is developing a new pool facility at Holiday Park designed to address community needs related to water safety, public health, and recreational access. The facility will include a 25-yard, six-lane pool constructed in accordance with Florida High School Athletic Association standards, as well as a teaching pool with enhanced accessibility features. Additional offerings will include lifeguard training programs, swim safety education, and open swim access for the public. A surrounding pool deck will also serve as a community gathering space for families and local events.

On October 23, 2024, the Parks, Recreation, and Beaches Advisory Board unanimously approved the proposed allocation of Parks Bond funding for the YMCA pool project (Exhibit 2).

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;
- 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.

The YMCA has committed to providing the following community benefit programs as part of its partnership with the City:

- **Membership Discount for Residents:** As part of the lease agreement, Fort Lauderdale residents will receive a 10% discount on all YMCA membership categories for the full term of the lease.
- **Free Access to the Pool** – Every Saturday and Sunday afternoon, the YMCA will open the pool to residents of the City of Fort Lauderdale free of charge, subject to YMCA safety and risk protocols. The estimated value of this community benefit is approximately \$75,000 per year.
- **Swim for Jenny Week** – Annually, the YMCA will host two weeks of free water safety education and swim skill testing for children and families. This initiative helps children become comfortable and safe in the water and offers adults water safety awareness and education resources to promote responsible supervision. The estimated annual value for this benefit is \$25,000.
- **Lifeguard Training** – Each spring, the YMCA will provide American Red Cross lifeguard training to more than 30 youth and teens at no cost to participants. In addition to certification, individuals may become eligible for employment opportunities with the YMCA of South Florida Aquatic Department. The estimated annual value of this training is \$15,000.

Funding is currently available in the Parks Bond Fund to support this initiative.

Resource Impact

There is a fiscal impact on the Parks Bond Fund in the amount of \$2,000,000. This item is contingent upon the approval of the associated Budget Amendment anticipated for the Commission Regular Meeting on June 30, 2025 (CAM #25-0562).

Source:

<i>Funds available as of May 12, 2025</i>					
ACCOUNT NUMBER	COST CENTER NAME	CHARACTER CODE/ ACCOUNT NAME	AMENDED BUDGET (Character)	AVAILABLE BALANCE (Character)	AMOUNT

10-353-0000-000-399-999	Parks & Recreation Capital Projects	Balances & Reserves/ Appropriated Fund Balance	N/A	N/A	\$2,000,000
TOTAL AMOUNT →					\$2,000,000

Use:

ACCOUNT NUMBER	COST CENTER NAME	CHARACTER CODE/ ACCOUNT NAME	AMENDED BUDGET (Character)	AVAILABLE BALANCE (Character)	AMOUNT
10-353-6999-572-60-6599-P12986	YMCA Holiday Park Grant	Capital Outlay/ Construction	\$0	\$0	\$2,000,000
TOTAL AMOUNT →					\$2,000,000

Strategic Connections

This item is a FY 2025 Commission Priority, advancing the Public Spaces and Community Initiatives.

This item supports the 2029 Strategic Plan, specifically advancing:

- The Public Places Focus Area, Goal 5: Build a beautiful and welcoming community.

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

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

- The Public Places Focus Area
- The Parks, Recreation & Open Spaces Area
- Goal 2: Be a community with high quality parks and recreational facilities that highlight the character of our city.

Related CAMs

25-0498
25-0499
25-0500
25-0501
25-0502

Attachments

Exhibit 1 - Commission Agenda Memo #18-1231
Exhibit 2 - October 23, 2024, Parks, Recreation and Beaches Advisory Board Meeting Minutes
Exhibit 3 - Commission Agenda Memo #25-0382
Exhibit 4 - Resolution

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