**Holiday Park YMCA Broward Health Facilities**

Dear (\_\_\_\_):

I am writing to voice my opposition to the planned YMCA & Broward Health facility in Holiday Park.

It is clear the city continues to place interests of business over interests of residents. Why else would it allow the YMCA to sublease their $1/year lease to Broward Health for a 30 year $27M lease? Why else would the city then sign a lease agreement with Broward Health for the land at Dottie Mancini Park for $204K/year with a reversion clause upon issuance of the building plans for the Holiday Park Broward Health facility?

It’s appalling to see these plans made without any reasonable disclosure and transparency to residents. Furthermore, these plans provide great financial benefit to the organization’s involved while presenting a mirage of benefits to nearby residents.

The facts that I have found show a clearly misguided effort to further benefit business entities over actual residents.

YMCA lease & Broward Health

1. YMCA signed lease with the city in 2016 for $1/year. At the time of this agreement the facility was to be 30,000 square feet.
2. The current plans have increased the facility size to 60,000 square feet. No change in lease financials.
3. The YMCA has now agreed to sublease the land to Broward Health for 30 years and $27M total value.
4. In 2022 a new YMCA (1409 NW 6th Street) opened just 1.7 miles from this location.
5. The city of Fort Lauderdale is covering the $3M cost of the YMCA pool.
6. I have been unable to locate any traffic, impact, needs, or benefit study for either of these proposals.
7. Related to these events is a new agreement the city has made to lease the Dottie Mancini Park property from Broward Health for $204K/year. It is unclear why/how the city allowed the prior lease (valued at $1/year) to expire in 2023. This lease includes a quid pro quo agreement to revert to $1/year upon issuance of the building plans for the Holiday Park Broward Health facility.
8. Why is there no documentation of the true costs of the proposals and agreements made with the participating developers?
9. Why has there been no public meeting to review with the community and gain their input?

Holiday Park bond

1. Much of the park improvements have yet to be completed.
2. The playground was largely deconstructed in 2022, and improvements still haven’t begun.
3. The city intends to build a parking structure in a low-lying floodplain further reducing whatever remaining marginal groundwater absorption areas.
4. The city has installed new fencing (December 2024) obstructing much of the overflow parking areas adjacent to the tennis center and athletic fields.
5. The delays and slow progress of the park bond project has resulted in cost increases and scope reduction across multiple park projects.

City priorities

1. Why isn’t the city placing an urgent priority on stormwater management plans? Since 2022 there have been 3 major flooding events within the city center & Victoria Park. 2026 is too late to act.
2. Why isn’t the city placing an urgent priority on in-progress initiatives which provide true value to citizens before undertaking such a significant project?

I urge you all to discontinue these plans until a comprehensive study on needs, benefits, costs, and impacts is completed and presented to city residents and stakeholders.

Regards,

(Name)

(Address & contact info)