



**Hallandale Beach**  
COMMUNITY REDEVELOPMENT AGENCY

## Hallandale Beach Community Redevelopment Agency Agenda Cover Memo

<b>Meeting Date:</b>	June 22, 2026		<b>File No.</b>	<b>Item Type:</b>	<b>Resolution</b>	<b>Other</b>	
			26-231	<i>(Enter X in box)</i>			
<b>Fiscal Impact:</b> <i>(Enter X in box)</i>	Yes	No	<b>Ordinance Reading:</b> <i>(Enter X in box)</i>		<b>1<sup>st</sup> Reading</b>		<b>2<sup>nd</sup> Reading</b>
					N/A		N/A
	X		<b>Public Hearing:</b> <i>(Enter X in box)</i>		Yes	No	Yes
					X		
<b>Funding Source:</b>	5910-531010		<b>Advertising Requirement:</b> <i>(Enter X in box)</i>		Yes		No
						X	
<b>Account Balance:</b>	\$729,343		<b>RFP/RFQ/Bid Number:</b>				
<b>Contract/P.O. Required:</b> <i>(Enter X in box)</i>	Yes	No	<b>Project Number:</b>		C1502		
	X						
<b>Redevelopment Goals:</b> <i>(Enter X in box)</i> <p><b>Compact &amp; Urban Development Projects</b></p> <p>Goal 1 - Catalytic projects that support the growth of local economy <input type="checkbox"/></p> <p>Goal 2 - Transit supportive Development <input type="checkbox"/></p> <p>Goal 3 - Neighborhood-level enhancements <input checked="" type="checkbox"/></p> <p><b>Improve Connectivity within community</b></p> <p>Goal 1 - Development of complete streets <input type="checkbox"/></p> <p>Goal 2 - Facilitate &amp; Identify safe access to multiple modes of transportation <input type="checkbox"/></p> <p>Goal 3- Provide Strategic parking solutions <input type="checkbox"/></p> <p><b>Create CRA Resiliency</b></p> <p>Goal 1- Utilize innovative means to create sense of place to attract residents &amp; visitors <input type="checkbox"/></p> <p>Goal 2- Use diverse architectural styles &amp; messaging to create iconic buildings &amp; destinations <input type="checkbox"/></p> <p>Goal 3- Prepare for sustainable future through smart technology, social &amp; economic development Programs and environmental measures <input type="checkbox"/></p>							
<b>Sponsor Name:</b>	Dr. Jeremy Earle, Executive Director		<b>Department:</b>		HBCRA		

**SHORT TITLE:**

**A RESOLUTION OF THE CHAIR AND BOARD OF DIRECTORS OF THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY AUTHORIZING THE EXECUTIVE DIRECTOR AND HBCRA ATTORNEY TO NEGOTIATE AND FINALIZE AN AGREEMENT WITH WEST ARCHITECTURE + DESIGN, LLC TO PROVIDE ARCHITECTURAL AND ENGINEERING SERVICES FOR THE DEVELOPMENT OF A NEW ENERGY-EFFICIENT DUPLEX ON THE PROPERTY LOCATED AT 1016-1018 S.W. 8TH STREET, IN AN AMOUNT NOT TO EXCEED \$107,630; AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE THE AGREEMENT; AUTHORIZING THE EXECUTIVE DIRECTOR TO TAKE ALL ACTION NECESSARY TO IMPLEMENT THE TERMS OF THE AGREEMENT; AND PROVIDING AN EFFECTIVE DATE.**

**STAFF SUMMARY:**

**Background:**

One of the primary functions of a Community Redevelopment Agency is to address conditions of slum and blight while fostering sustainable economic growth and improving the overall quality of life within the redevelopment area. A critical component of this responsibility is the creation, preservation, and expansion of affordable housing opportunities for residents, particularly during a period of escalating housing costs and limited housing inventory throughout South Florida and across the State of Florida. As housing affordability continues to present significant challenges for working families, seniors, and low-to-moderate-income households, Community Redevelopment Agencies play an increasingly important role in implementing long-term housing strategies that stabilize neighborhoods, prevent displacement, and encourage equitable community reinvestment. Over the past several years, the Hallandale Beach Community Redevelopment Agency (HBCRA) has made a concerted effort to combat the affordable housing crisis by providing rent stabilization assistance, increasing grant funding for first-time homebuyers, partnering with private developers to negotiate the inclusion of affordable housing units within redevelopment projects, and spearheading the rehabilitation and new construction of affordable residential units throughout the CRA district.

On December 7, 2023, the HBCRA engaged 2 Plus Architects, a design firm selected from the City of Hallandale Beach (COHB) Consultant Competitive Negotiation Act (CCNA) pre-approved list of firms, to provide architectural design services for the rehabilitation of 1016–1018 SW 8th Street, a multifamily duplex owned by the HBCRA. The intent of the project was to preserve and improve an existing affordable housing asset while extending the useful life of the structure and improving living conditions for future residents.

2 Plus Architects subsequently completed the design development phase and provided the Agency with signed and sealed construction documents. However, during the permitting review process, the City of Hallandale Beach Department of Sustainable Development informed the Agency that the proposed scope of work exceeded the FEMA 50% Substantial Improvement Rule applicable to structures located within Special Flood Hazard Areas. This regulation requires that when the cost of repairs, rehabilitation, or improvements equals or exceeds 50% of the structure's pre-improvement market value, the entire structure must be brought into compliance with current floodplain management regulations, including elevation requirements above the Base Flood Elevation.

In response to these findings, the Agency directed its design consultant to value engineer the project in an effort to reduce construction costs while still addressing critical life-safety concerns and maintaining compliance with the Florida Building Code. Following this review, the Agency's construction consultant, Artaic Group, determined that after accounting for essential improvements—including roof replacement, raising the structure, electrical upgrades, HVAC replacement, and plumbing repairs—there would be insufficient remaining budget capacity under the FEMA threshold to complete meaningful interior or exterior rehabilitative improvements. Based on this analysis, staff determined that rehabilitation of the existing structure was no longer financially feasible or in the best long-term interest of the project.

Accordingly, the Agency determined that demolition of the existing duplex and construction of a new energy-efficient affordable housing development would provide a more sustainable and cost-effective long-term solution. The demolition of the property was completed in January 2026.

### **Current Situation:**

To further advance the Agency's affordable housing initiatives following the demolition of the structure located at 1016–1018 SW 8th Street, the HBCRA began soliciting qualified design professionals in April 2026 from the COHB CCNA professional services vendor list to provide comprehensive architectural and engineering design services for the development of a new energy-efficient duplex.

The requested professional services include, but are not limited to, the following:

- Programming
- Conceptual Design
- Schematic Design
- Site Plan Development
- Design Development

- Preparation of 25%, 50%, 90%, and 100% Construction Documents
- Permitting and Bidding Assistance
- Construction Administration Services

During this process, Agency staff contacted five architectural and engineering firms to request proposals for the full design and development of the proposed duplex project. Four of the five firms solicited provided responsive proposals for consideration.

<b>A&amp;E Firms</b>	<b>Design Cost</b>	<b>Notes</b>
Stratus	\$136,800.00	Not selected
2 Plus Architects	\$167,700.00	Not selected
West Architecture	\$107,630.00	Recommended firm
PLUSDesign	\$ 49,323.00	Scope of services did not meet the agency request

Following an internal review and evaluation of the submitted proposals, staff recommends West Architecture + Design to provide architectural and engineering services for the preparation of construction documents and advancement of the project into the bidding and permitting phases.

**Recommendation:**

HBCRA staff recommends the HBCRA Board of Directors approve the attached resolution, authorizing the HBCRA to utilize West Architecture + Design, LLC for architectural and engineering services.

**Fiscal Impact:**

\$107,630

**Why Action is Necessary:**

Pursuant to Code of Ordinances, Chapter 23, Section 23-8 (7), Continuing Services Agreements, individual purchases for professional services not exceeding \$75,000, made pursuant to continuing services agreements resulting from a publicly solicited Request for Proposals, may be approved by the HBCRA Board of Directors.

**PROPOSED ACTION:**

HBCRA Board of Directors approve the proposed resolution authorizing the HBCRA to utilize the architectural services of West Architecture + Design LLC.

**ATTACHMENT(S):**

Exhibit 1 – Resolution

Exhibit 2 – Cost Proposal (West Architecture + Design)