



## City of Hallandale Beach City Commission Agenda Cover Memo

Meeting Date:	File No.:	Item Type:	1 <sup>st</sup> Reading	2 <sup>nd</sup> Reading	
<b>10/30/2024</b>	<b>24-426</b>	<input checked="" type="checkbox"/> <b>Resolution</b>	Ordinance Reading	<b>N/A</b>	<b>N/A</b>
		<input type="checkbox"/> <b>Ordinance</b>	Public Hearing	<input type="checkbox"/>	<input type="checkbox"/>
		<input type="checkbox"/> <b>Other</b>	Advertising Required	<input type="checkbox"/>	<input type="checkbox"/>
			Quasi-Judicial:	<input type="checkbox"/>	<input type="checkbox"/>
Fiscal Impact (\$):		Account Balance (\$):	Funding Source:	Project Number:	
<b>\$1,450,650.00</b>		<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	
Contract/P.O. Required		RFP/RFQ/Bid Number:	Sponsor Name:	Department:	
<input type="checkbox"/> <b>Yes</b>	<input checked="" type="checkbox"/> <b>No</b>	<b>N/A</b>	<b>Dr. Jeremy Earle, City Manager</b>	<b>City Manager</b>	
Strategic Plan Focus Areas:					
<input type="checkbox"/> <b>Fiscal Stability</b>	<input type="checkbox"/> <b>Resident Services</b>	<input type="checkbox"/> <b>Public Safety</b>	<input type="checkbox"/> <b>Infrastructure &amp; Mobility</b>	<input checked="" type="checkbox"/> <b>Economic Development &amp; Affordable Housing</b>	
Implementation Timeline:					
Estimated Start Date: 10/30/2024			Estimated End Date: 9/30/2025		

**SHORT TITLE:**

**A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, APPROVING THE RELEASE OF CITY LIENS RELATED TO CODE ENFORCEMENT, AND UNPAID UTILITIES RECORDED AGAINST PROPERTY LOCATED AT 719 FOSTER ROAD, HALLANDALE BEACH, FLORIDA (FOLIO # 5142-21-27-0010); FURTHER AUTHORIZING THE CITY MANAGER TO EXECUTE RELEASES OF ALL CITY LIENS RECORDED AGAINST THE PROPERTY; AND PROVIDING AN EFFECTIVE DATE.**

**STAFF SUMMARY:**

**Summary:**

According to Florida Statute 163.370(2)(c)(1), the Hallandale Beach Community Redevelopment Agency (HBCRA) is authorized to acquire properties for the elimination of slum and blight, thereby enabling redevelopment efforts in targeted areas. In alignment with this statutory authority, the HBCRA has purchased 719 Foster Road to support its ongoing initiative to provide affordable housing opportunities. This acquisition is part of the agency’s broader strategy to address the critical shortage of affordable housing in the community, especially as rising rental costs place increasing pressure on residents. The HBCRA is actively evaluating additional property acquisitions that will facilitate the rapid

and large-scale development of residential units, ensuring that housing options remain within reach for lower-income residents. This effort is crucial to mitigating the growing affordability crisis and is in direct support of the agency’s mission to enhance the quality of life in Hallandale Beach through redevelopment and revitalization.

As part of its vision, the HBCRA remains focused on strategic property acquisitions, particularly along the Foster Road corridor, a key area of opportunity for economic development. The development of affordable housing, along with mixed-use retail spaces, is central to the agency’s efforts to stimulate economic activity in the area and foster long-term revitalization. In line with the HBCRA Modification Plan, these projects aim to transform underutilized and blighted properties into vibrant community assets, enhancing property values and improving the overall living standards for residents.

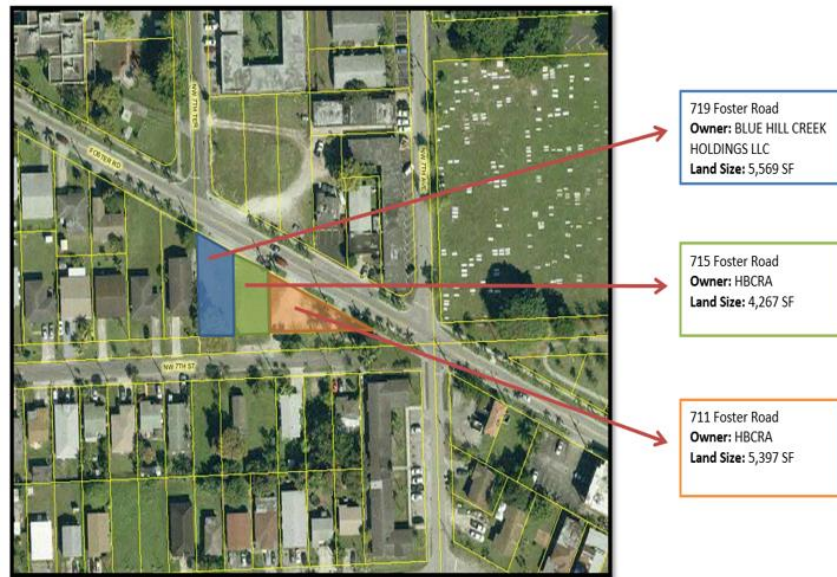
**Current Situation:**

The real property located at 719 Foster Road is integral to the HBCRA’s redevelopment efforts within the Foster Road corridor, a key area targeted for economic revitalization and affordable housing development. Currently, the property is encumbered by several Code Enforcement liens totaling \$1,450,650.00, with violations incurring a daily fee of \$250.00. These liens present a significant obstacle to the timely and effective redevelopment of the property. To advance the HBCRA’s goals of promoting sustainable development and providing affordable housing solutions, the agency is requesting the waiver of all city-imposed liens on this site. This request is crucial to clearing the path for redevelopment, ensuring the project’s success, and contributing to broader economic growth and improved quality of life for Hallandale Beach residents.

The Code Enforcement liens on 719 Foster Road are as follows:

- **Code Enforcement Case # 06-01362:** Payoff of \$632,400.00
- **Code Enforcement Case # 13-1146:** Payoff of \$197,500.00
- **Code Enforcement Case # 13-222:** Payoff of \$151,750.00
- **Code Enforcement Case # 08-5352:** Payoff of \$469,000.00

Address	Parcel #	Residential Units	Total Code Enforcement Violations
719 Foster Road	5142 21 27 0010	Vacant Lot	\$1,450,650.00



The HBCRA is committed to transforming blighted areas into thriving community spaces, and waiving these liens is an essential step toward achieving that goal. This redevelopment will provide a much-needed mixed use development which would include affordable housing and serve as a catalyst for future growth along the Foster Road corridor, fostering economic development and improving property values throughout the community.

**Why Action is Necessary:**

Pursuant to section 9-46 of Ordinance 2014-23 of the City of Hallandale Beach Code of Ordinances. Mitigation of Fines and Liens, the City Manager is authorized to mitigate code compliance liens for up to 90% of the total fine amount for non-homesteaded properties. The HBCRA is requesting that all liens be fully mitigated to allow the HBCRA to take unencumbered title of the property, for the purpose of affordable housing and economic development in the Northwest quadrant.

**Fiscal Impact:**

The total amount of lien charges on the property is \$ 1,450,650.00. This amount will not be received by the City.

**STAFF RECOMMENDATIONS:**

Staff recommends the City Commission to authorize the City Manager to release all Code Enforcement liens and write off any unpaid charges on the property located at 719 Foster Road.

**PROPOSED ACTION:**

The City Commission considers the attached Resolution.

**ATTACHMENT(S):**

Exhibit 1 – Resolution  
Exhibit 2 – BCPA Printout – 719 Foster Road  
Exhibit 3 – Liens

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