



**Hallandale Beach**  
PROGRESS. INNOVATION. OPPORTUNITY.

400 South Federal Hwy  
Hallandale Beach, FL 33009

## City of Hallandale Beach City Commission Agenda Cover Memo

Meeting Date:	Item Type:		1 <sup>st</sup> Reading	2 <sup>nd</sup> Reading
<b>11/2/2022</b>	<input type="checkbox"/> Resolution <input checked="" type="checkbox"/> Ordinance <input type="checkbox"/> Other		<b>N/A</b>	<b>11/2/2022</b>
File No.:		Public Hearing	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
<b>22-295</b>		Advertising Required	<input type="checkbox"/>	<input checked="" type="checkbox"/>
		Quasi-Judicial:	<input type="checkbox"/>	<input type="checkbox"/>
Fiscal Impact (\$):	Account Balance (\$):	Funding Source:	Project Number:	
<b>No fiscal impact</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"/> Yes <input checked="" type="checkbox"/> No	<b>N/A</b>	<b>Dr. Jeremy Earle, City Manager</b>	<b>City Manager's Office</b>	
Strategic Plan Focus Areas:				
<input type="checkbox"/> Finance & Budget		<input type="checkbox"/> Organizational Capacity		<input checked="" type="checkbox"/> Infrastructure/Projects
Implementation Timeline:				
Estimated Start Date   N/A   Estimated End Date:   N/A				

**SHORT TITLE:**

**AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, AUTHORIZING THE TRANSFER OF OWNERSHIP OF CITY-OWNED PARCEL #514221090150 LOCATED AT 808 NW 3<sup>RD</sup> AVENUE, TO THE CITY OF HALLANDALE BEACH REDEVELOPMENT AGENCY TO BE UTILIZED AS PART OF AN AFFORDABLE HOUSING AREA; AND PROVIDING AN EFFECTIVE DATE.**

**STAFF SUMMARY:**

**Summary:**

The Hallandale Beach City Commission is being asked to transfer ownership of city-owned property on NW 3<sup>rd</sup> Avenue (folio #514221090150) to the Hallandale Beach Community Redevelopment Agency (HBCRA) in order to allow for development of an affordable senior housing unit. This property was donated to the City on November 1, 1986 by John J. Burton and

Gerald K. Burton. It is currently unoccupied, vacant land that is directly adjacent to HBCRA property at 808 NW 3<sup>rd</sup> Avenue.

**Background:**

The HBCRA recognizes the need to address the current shortage of affordable housing in the City. To mitigate this problem, the HBCRA plans to build five new modular style homes on available properties throughout the northwest section of the City. These homes will provide affordable housing for families, seniors, and/or individuals that meet such requirements.

In some cases, the objectives of property acquisition necessitate the purchase of additional properties either due to the extra space required to develop structures appropriate for modern housing or to create a more holistic aesthetic (continuity of one style or type of land-use). When the HBCRA recognizes such needs, it seeks to acquire such properties.

**Current Situation:**

A City-owned property on NW 3<sup>rd</sup> Avenue (folio#514221090150), which is unoccupied vacant land, is adjacent to the HBCRA's property at 808 NW 3<sup>rd</sup> Avenue (Exhibit 2). This property was donated to the City on November 1, 1986 by John J. Burton and Gerald K. Burton. The size of the property is 1,971 square feet and, if acquired, will allow the HBCRA to build an additional senior rental unit. The new unit will also improve the values of surrounding properties in that vicinity.

**Why Action is Necessary:**

Pursuant to Code Section 20-16 (2) Purchase and Conveyance of Real Property. The City Manager, with the concurrence of the City Attorney, is authorized to convey parcels of real property for the purposes of affordable housing development. Conveyances can be accomplished by the following:

Collaborating with the HBCRA through their established administrative policies and procedures for an affordable housing program; and the City Manager may use waivers of the City's zoning and land development code to achieve the laudable goals of affordable housing, encourage capital and economic investment, and to stimulate affordable housing throughout the City, in combination with such conditions imposed on the appropriate property, including vacation of easements, alleys, rights-of-way and any other conveyance or reduction of the City's interest in real property.

Pursuant Section 20-16 (a) Purchase and Conveyance of Real Property, the City Manager shall be authorized to sign documents necessary to purchase and convey real property, as authorized by ordinance in accordance with the City Charter.

**Cost Benefit:**

The property (folio #514221090150) was donated to the City at no cost; therefore, there is no financial impact.

**PROPOSED ACTION:**

The City Commission consider the attached Ordinance.

**ATTACHMENT(S):**

Exhibit 1 – Proposed Resolution/Ordinance  
Exhibit 2 – BCPA Report  
Exhibit 3 – Warranty Deed

Prepared By: Lovern Parks  
Lovern Parks  
CRA Program Manager

Reviewed By: Sean Li/for  
Geovanne Neste  
Finance Director

Reviewed By: Noemy Sandoval  
Noemy Sandoval  
Assistant City Manager