



Hallandale Beach
COMMUNITY REDEVELOPMENT AGENCY

Hallandale Beach Community Redevelopment Agency Agenda Cover Memo

Meeting Date:	September 28, 2022		File No.	Item Type: <i>(Enter X in box)</i>	Resolution		Other	
			22-357		x			
Fiscal Impact: <i>(Enter X in box)</i>	Yes	No	Ordinance Reading: <i>(Enter X in box)</i>		1st Reading		2nd Reading	
		x	Public Hearing: <i>(Enter X in box)</i>		N/A		N/A	
					Yes	No	Yes	No
Funding Source:	x		Advertising Requirement: <i>(Enter X in box)</i>		Yes		No	
Account Balance:	N/A		RFP/RFQ/Bid Number:					
Contract/P.O. Required: <i>(Enter X in box)</i>	Yes	No	Project Number:					
Redevelopment Goals: <i>(Enter X in box)</i>								
<p>Compact & Urban Development Projects</p> <p>Goal 1 - Catalytic projects that support the growth of local economy <input checked="" type="checkbox"/></p> <p>Goal 2 - Transit supportive Development <input type="checkbox"/></p> <p>Goal 3 - Neighborhood-level enhancements <input type="checkbox"/></p> <p>Improve Connectivity within community</p> <p>Goal 1 - Development of complete streets <input type="checkbox"/></p> <p>Goal 2 - Facilitate & Identify safe access to multiple modes of transportation <input type="checkbox"/></p> <p>Goal 3- Provide Strategic parking solutions <input type="checkbox"/></p> <p>Create CRA Resiliency</p> <p>Goal 1- Utilize innovative means to create sense of place to attract residents & visitors <input checked="" type="checkbox"/></p> <p>Goal 2- Use diverse architectural styles & messaging to create iconic buildings & destinations <input checked="" type="checkbox"/></p> <p>Goal 3- Prepare for sustainable future through smart technology, social & economic development Programs and environmental measures <input checked="" type="checkbox"/></p>								
Sponsor Name:	Dr. Jeremy Earle, Executive Director		Department:		HBCRA			

SHORT TITLE:

A RESOLUTION OF THE CHAIR AND BOARD OF DIRECTORS OF THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY, HALLANDALE BEACH, FLORIDA, AUTHORIZING THE RESCISSION OF THE PRIOR APPROVAL TO CBV, LLC TO PROCEED WITH A COMMERCIAL DEVELOPMENT ON THE VACANT LOT (FOLIO #5142-21-170410) OWNED BY THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY ON FOSTER ROAD; AND PROVIDING AN EFFECTIVE DATE.

STAFF SUMMARY:

Background:

On May 15, 2017, the Hallandale Beach Community Redevelopment Agency Staff (HBCRA) presented to the HBCRA Board of Directors, three unsolicited proposals for potential developments from CBV, LLC, the developers of the approved City Center Development project. The unsolicited proposals consisted of:

1. Multi-Proposal for Foster Road and NW 8th Street. Comprised of one (1) 1,100 SF three-bedroom, two-bath residential home, and one (1) 1,500 SF commercial building consisting of two retail bays with floor-to-ceiling windows and six parking spaces.
2. Arts Condominium (203 and 207 NE 3rd Street, adjacent to the proposed Icebox Restaurant and Commissary) A proposed project consisting of 9 residential rental units and 4,200 SF of retail space.
3. 208 Foster Condominium (208 NW 5th Street).

A proposed project consisting of twelve (12) condominium units, one (1) 2,891 SF retail bay, and one (1) 5078 SF office space. This project was slated to be developed on three HBCRA-owned lots.

During said meeting the HBCRA Board of Directors directed the Executive Director, via motion, to start negotiations on these projects. It is important to note that there was no development agreement approved by the HBCRA Board, and therefore, no conveyance of the property or development rights to the property were provided by the HBCRA to CBV, LLC at that time.

Of the three (3) projects proposed by CBV, LLC, the HBCRA Board of Directors ultimately approved CBV, LLC to develop two (2) parcels, the 1,100 SF single-family housing development on one of the HBCRA vacant lots located at NW 8th

Street, and the 1,500 SF commercial development on another HBCRA vacant lot folio #5142-21-170410 located along Foster Rd.

Current Situation:

As of today, the HBCRA has not received a proposal or come to an agreement for the development of the vacant lot folio #5142-21-170410. CRA staff met with the developer CBV, LLC on August 29, 2022, to discuss various topics. During this meeting the developer agreed to give the commercial property back to the HBCRA for development.

HBCRA staff has been researching the use of modular structures to develop unique and sustainable commercial development. If the HBCRA Board approves the rescission, staff will work with a modular development firm to build up to two (2) commercial retail spaces. The commercial spaces will be used to drive economic development in the area. This is part of a bigger vision to activate multiple HBCRA owned vacant lots in the NW Quadrant.

Recommendation:

Staff, recommends that the HBCRA Board rescind the motion to grant CBV, LLC redevelopment rights for vacant lot folio #5142-21-170410.

Rescinding the property from CBV, LLC for vacant lot folio #5142-21-170410 will allow HBCRA Staff to continue working on the plan as outlined in the HBCRA Redevelopment Plan Modification 2020 to create new opportunities for economic empowerment along Foster Road.

PROPOSED ACTION:

HBCRA Board of Directors considers the attached Resolution.

ATTACHMENT(S):

- Exhibit 1 - Resolution
- Exhibit 2 - CBV Unsolicited Proposal Presentation
- Exhibit 3 - BCPA Report of Property