



400 South Federal Hwy  
Hallandale Beach, FL 33009

## City of Hallandale Beach City Commission Agenda Cover Memo

<b>Meeting Date:</b>	October 5, 2016		<b>Item Type:</b> <i>(Enter X in box)</i>	<b>Resolution</b> X	<b>Ordinance</b>	<b>Other</b>	
<b>Fiscal Impact:</b> <i>(Enter X in box)</i>	<b>Yes</b>	<b>No</b>	<b>Ordinance Reading:</b> <i>(Enter X in box)</i>	<b>1st Reading</b> X		<b>2nd Reading</b>	
	X		<b>Public Hearing:</b> <i>(Enter X in box)</i>	<b>Yes</b>	<b>No</b>	<b>Yes</b>	<b>No</b>
					X		
<b>Funding Source:</b>	CRA MOU		<b>Advertising Requirement:</b> <i>(Enter X in box)</i>	<b>Yes</b>		<b>No</b>	
<b>Account Balance:</b>	\$62,100		<b>Quasi Judicial:</b> <i>(Enter X in box)</i>	<b>Yes</b>		<b>No</b>	
						X	
<b>Project Number :</b>	N/A		<b>RFP/RFQ/Bid Number:</b>	N/A			
<b>Contract/P.O. Required:</b> <i>(Enter X in box)</i>	<b>Yes</b>	<b>No</b>	<b>Strategic Plan Priority Area:</b> <i>(Enter X in box)</i>				
			Safety <input type="checkbox"/>				
		X	Quality <input type="checkbox"/>				
			Vibrant Appeal <input type="checkbox"/>				
<b>Sponsor Name:</b>	Daniel A. Rosemond, City Manager		<b>Department:</b> Development Services		Keven R. Klopp, Director		

### Short Title:

A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, INITIATING THE NON-COMPLIANT AND UNPERMITTED CONVERSION AMNESTY PROGRAM (NUCAP), SETTING THE GEOGRAPHIC BOUNDARIES FOR THE PILOT PROGRAM, AND ESTABLISHING AN APPLICATION PROCESS AND PARTICIPATION CRITERIA.

## Staff Summary:

### **Background:**

On March 14, 2016 the City Commission discussed a proposed pilot project for a **Non-compliant and Unpermitted Conversion Amnesty Program** (NUCAP) Initiative. On September 21, 2016 the Commission approved the first tool related to the program, namely a waiver of double permit fees as a penalty if the illegal construction is being rectified by a new owner. The current resolution initiates a pilot program which will seek to proactively rectify the existing violations within a certain geographic area, and in so doing, develop further tools that can also be adopted City-wide.

This initiative furthers all three of the City's Strategic Priorities: Safety, Quality, and Vibrant Appeal. The primary reason for ensuring that all housing units are compliant with the Florida Building Code is safety – safety for the unit's current residents and future residents, as well as safety for neighbors and surrounding properties. The pilot project furthers ensures quality in two ways, a quality housing stock and a quality governance: First, it sustains a quality housing stock by ensuring that substandard housing is not perpetuated. Second, it shows that the City is taking proactive and creative measures to do so in a comprehensive manner while acknowledging the difficulties and uniqueness of each situation. The goal of the pilot program is to identify and test various approaches to would ease the planning, zoning, building permit, inspection, and/or enforcement processes necessary to achieve compliance. The provision of code compliant, affordable residential units in a location that is close to transit options and all of the amenities the community has to offer contributes to Hallandale Beach's vibrant appeal. The Commission unanimously supported the concept at the workshop, and Staff is now presenting for Commission consideration the specific steps to begin implementing the program.

### **Current Situation:**

The first official steps the Commission is requested to approve, as presented in the attached resolution, are:

- 1) The geographic parameters for the pilot project (See Exhibit 2 – Aerial Photo with boundaries):

The eligible properties are within the area north of Hallandale Beach Boulevard, east of Dixie Highway, south of Pembroke Rd., and west of NE 12 Avenue. There are 23 residential properties with existing code violations for illegal conversions within the area described.

- 2) The initial requirements for a property owner to participate:

In order to initiate participation in NUCAP, a property owner will need to submit a letter of request to the Development Services Director indicating their willingness to participate in the Program. Thereafter, the property owner will receive, courtesy of

the Hallandale Beach Community Redevelopment Agency, an advisory report specifically about their situation and the most beneficial path to compliance. The report will be prepared by a team consisting of an architect, a real estate economist, a city planner and city staff.

Staff will contact the property owners in October. Simultaneously, Development Services will finalize its arrangements with the team of professionals so that preparation of the reports can begin immediately.

### **Fiscal Impact**

Within the pilot project area there are 23 properties with existing violations for illegal conversions. The CRA has budgeted \$62,100 to fund the preparation of the reports (\$675 per property for each of the four disciplines.) The long term impact of the program is expected to be beneficial to the City as the result of stabilized property values based upon legal, documented residential units.

### **Proposed Action:**

Staff requests the City Commission approve the resolution setting the geographic boundaries for the pilot program of the NUCAP Initiative and requiring the eligible property owners to submit a written request letter indicating their cooperation.

### **Attachment(s):**

Exhibit 1 – Resolution

Exhibit 2 – Aerial Map with Proposed Project Boundaries