



**Hallandale Beach Community Redevelopment Agency  
Board of Directors Meeting  
Agenda Cover Memo**

<b>Meeting Date:</b>	December 18, 2017	<b>Item Type:</b>	Resolution	Ordinance	Other
					X
<b>Fiscal Impact:</b>	Yes	No	<b>Ordinance Reading:</b>		<b>1<sup>st</sup> Reading</b>
	X		<b>Public Hearing:</b>		<b>2<sup>nd</sup> Reading</b>
			Yes	No	Yes
			X	X	X
<b>Funding Source:</b>	130-223550		<b>Advertising Requirement:</b>	Yes	No
					X
<b>Account Balance:</b>	\$5,000				
<b>Project Number :</b>	N/A		<b>RFP/RFQ/Bid Number:</b>	N/A	
<b>Contract/P.O. Required:</b>	Yes	No	<b>Strategic Priority (Enter X in box):</b>		
		X	<div style="display: flex; justify-content: space-between;"> <div> <p><b>Capital Improvements</b></p> <p>Goal 1 - Undertake Total Improvements of Public Realm</p> <p>Goal 2 - Promote Public/Public and Public/Private Partnership</p> <p><b>Promote Projects with Large-Scale Impacts</b></p> <p>Goal 1 – Issue a Request for Proposals (RFP) for NW infill Housing</p> <p>Goal 2 – Issue a Request for Qualifications (RFQ) for Dixie Highway/Foster Road parcel</p> <p><b>Priority Area:</b></p> <p>North West Quadrant</p> <p>FEC Corridor</p> <p>Southwest Quadrant</p> <p>Northeast Quadrant</p> <p>Southeast Quadrant</p> </div> <div style="display: flex; flex-direction: column; align-items: flex-end;"> <input type="checkbox"/>  <input type="checkbox"/>  <input type="checkbox"/>  <input type="checkbox"/>  <input type="checkbox"/>  <input type="checkbox"/>  <input type="checkbox"/>  <input checked="" type="checkbox"/>  <input type="checkbox"/>  <input type="checkbox"/>  <input type="checkbox"/>  <input type="checkbox"/> </div> </div>		
<b>Sponsor Name:</b>	Roger M. Carlton HBCRA Executive Director		<b>Department:</b>	HBCRA	

**Staff Summary:**

**Background:**

On June 19, 2017, an unsolicited proposal to develop affordable housing units using container structure fabrication as a pilot project was presented to the HBCRA Board of Directors by ModPod. The proposal consisted of two affordable residential dwelling units on a 2,000 S.F. lot. Each unit measured approximately 700 S.F. in habitable floor area. The project required on street parking for the units due to the limited size of the parcel. The estimated cost of the proposed project is \$200,000. The units proposed are to be constructed with cargo containers on the CRA owned parcel identified with Folio No. 5142-22-04-0320 (map below).



The rendering for the proposed project is the following:



During the meeting, members of the Board expressed concerns about the proposed on-street parking in a residential area and the overall cost of the project. However, the HBCRA Board of Directors directed the Executive Director to begin negotiations with ModPod Developers LLC.

The company ModPod submitted a check to the HBCRA for \$5,000 as a deposit for the unsolicited proposal legal costs. As of today, no monies from the deposit have been spent on the HBCRA attorney review or consulting services.

### **Current Situation:**

As a result of the proposal submitted, the City's Planning and Zoning Division conducted additional research on the proposed unit and provided to the City Manager the attached memorandum dated August 21, 2017 (Exhibit 2).

The memorandum states that currently cargo or shipping containers are only permitted as a temporary structure according to the City's Code. The cargo containers shall be permitted in connection with the sale or development of an active construction site. Therefore, the use of cargo containers as a permanent structure is not allowed. To allow this use, an amendment to the Zoning and Land Development Code would be required. Further, the memorandum also states that the subject parcel does not have the minimum land area required to sustain residential use.

City and CRA staff met with representatives from ModPod on November 21, 2017 to understand better the container home concept and the proposed project. It is important to mention that both staff and



the developer agreed there are numerous challenges presented with this project due to the very limited size of the selected parcel and the current Code regulations.

**Fiscal Impact:**

The HBCRA will refund the \$5,000 deposit received from ModPod.

**Proposed Action:**

Staff recommends declining the unsolicited proposal from ModPod for the pilot program to build a two unit housing project using shipping container fabrication on the CRA owned parcel identified with Folio No. 5142-22-04-0320 and to return the \$5,000 deposit fee. The potential for container construction will continue to be considered in other areas of the CRA as opportunities arise.

**Attachment(s):**

Exhibit 1 – Memorandum from Planning and Zoning Division

A handwritten signature in blue ink that reads "Diana M. Scarpetta". The signature is written in a cursive style and is positioned above a horizontal line.

Prepared by: Diana M. Scarpetta, Real Estate Coordinator

A handwritten signature in blue ink, which appears to be "Dr. Jeremy Earle". The signature is written in a cursive style and is positioned above a horizontal line.

Revised By: Dr. Jeremy Earle, Assistant City Manager