



## Hallandale Beach Community Redevelopment Agency Agenda Cover Memo

<b>Meeting Date:</b>	April 22, 2019		<b>Item Type:</b> (Enter X in box)	<b>Resolution</b> X	<b>Ordinance</b>	<b>Other</b> X	
<b>Fiscal Impact:</b> (Enter X in box)	<b>Yes</b>	<b>No</b>	<b>Ordinance Reading:</b> (Enter X in box)	<b>1st Reading</b>		<b>2nd Reading</b>	
	X		<b>Public Hearing:</b> (Enter X in box)	<b>Yes</b>	<b>No</b> X	<b>Yes</b>	<b>No</b>
<b>Funding Source:</b>	N/A		<b>Advertising Requirement:</b> (Enter X in box)	<b>Yes</b>		<b>No</b> X	
<b>Account Balance:</b>	N/A		<b>RFP/RFQ/Bid Number:</b>	N/A			
<b>Contract/P.O. Required:</b> (Enter X in box)	<b>Yes</b>	<b>No</b>	<b>Project Number :</b>	N/A			
<b>Strategic Priority:</b> (Enter X in box) <p><b>Capital Improvements</b></p> <p>Goal 1 - Undertake Total Improvements of Public Realm <input type="checkbox"/></p> <p>Goal 2 - Promote Public/Public and Public/Private Partnership <input type="checkbox"/></p> <p><b>Promote Projects with Large-Scale Impacts</b></p> <p>Goal 1 - Issue a Request for Proposals (RFP) for NW infill Housing <input type="checkbox"/></p> <p>Goal 2 - Issue a Request for Qualifications (RFQ) for Dixie Highway/Foster Road parcel <input type="checkbox"/></p> <p><b>Priority Area:</b></p> <p>North West Quadrant <input type="checkbox"/></p> <p>FEC Corridor <input type="checkbox"/></p> <p>Southwest Quadrant <input type="checkbox"/></p> <p>Northeast Quadrant <input type="checkbox"/></p> <p>Southeast Quadrant <input type="checkbox"/></p>							
<b>Sponsor Name:</b>	Dr. Jeremy Earle, Executive Director		<b>Department:</b>	HBCRA			

### **Short Title:**

**A RESOLUTION OF CHAIR AND BOARD OF DIRECTORS OF THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY, APPROVING A PROPOSAL FROM CALVIN, GIORDANO & ASSOCIATES INC. IN THE AMOUNT OF \$49,402.50 FOR THE CONCEPTUAL DESIGN OF ON-STREET PARKING ALONG N.E. 1<sup>ST</sup> AVENUE, AND THE DESIGN AND BID PACKAGE PREPARATION FOR A SURFACE PARKING FACILITY ON THE HBCRA OWNED LOT LOCATED AT 203/207 N.E. 3<sup>RD</sup> STREET; AUTHORIZING THE EXECUTIVE DIRECTOR AND HBCRA ATTORNEY TO NEGOTIATE AN AGREEMENT WITH CALVIN, GIORDANO & ASSOCIATES INC. FOR AN AMOUNT NOT TO EXCEED \$49,402.50 TO PROVIDE SERVICES AS SET FORTH IN THE PROPOSAL; AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE THE AGREEMENT; AUTHORIZING THE EXECUTIVE DIRECTOR TO TAKE ALL ACTION NECESSARY TO IMPLEMENT THE TERMS OF THE AGREEMENT; AND PROVIDING AN EFFECTIVE DATE.**

### **Staff Summary:**

#### **Background:**

For the past few decades, the area currently known as the Fashion Arts and Design District (FADD), and formerly known as Schmatta Row, has been deemed an area of special interest for the City of Hallandale Beach. Various plans over the past 30 years have called for the redevelopment and economic resurgence of the FADD into an area that would be a draw for new businesses and pedestrian activities. As a part of the effort to revitalize FADD, the City of Hallandale Beach formally created and approved a special district zoning overlay for NE 1<sup>st</sup> Avenue, from Hallandale Beach Blvd. to NE 5<sup>th</sup> Street.

Other City initiatives over the years have included, turning NE 1<sup>st</sup> Avenue into a one-way street, and adding new on-street parking and new landscaping. Yet, despite these efforts, the area has continued to languish, evidenced by boarded up storefronts, and businesses that for the most part create very little pedestrian traffic throughout the day or into the evening.

In May of 2018, HBCRA Staff hosted a FADD stakeholder meeting at Wasser's Furniture Store. In attendance were many property and business owners from the area. HBCRA Staff presented a vision for the area, which included new restaurants, bars, lounges, art galleries, entertainment venues, bakeries and coffee shops to name a few. The stakeholders in attendance were very supportive of the new vision for the area, and promised to work with the HBCRA to bring the vision to fruition. At the meeting, some of the stakeholders expressed their concerns that parking was a problem which needed to be addressed in order to revitalize the area. HBCRA Staff promised that the creation of parking would be one of the top priorities of the agency as everyone worked together to make a revitalized FADD a reality.

#### **Current Situation**

On January 14, 2019 the Hallandale Beach Community Redevelopment Agency (HBCRA) Board of Directors, approved a motion formerly recognizing FADD as one of the areas of special focus for the HBCRA. To that end, HBCRA Staff has been working with business and property owners along NE 1<sup>st</sup> Ave, to bring new restaurants and other uses to the area.

To date, two of the property owners have signed leases with a popular restaurant and a microbrewery, and one of the property owners has signed a lease for a new French bakery. HBCRA Staff is also working with other property owners to create additional entertainment, restaurant, and bars uses throughout the area. Those new businesses should be forthcoming over the next few months.

In addition to those property owners that have signed new restaurant, food and bar related leases, at least three other property owners in the area have presented draft plans to HBCRA Staff, showing their properties completely redeveloped into new mixed-use developments, that include residential, shared office spaces, entertainment, and food and alcohol related uses.

While HBCRA Staff has seen a positive turning point with outside business related interest in the FADD, there is much work to do. HBCRA Staff has been in contact with very popular food related businesses, which would like to open up restaurants and bakeries here in the FADD, but are afraid that there is not enough parking in the area for their large customer base. Restaurants and other uses with a proven concept, and a large customer base will be a major factor in the successful redevelopment of the FADD.

With the increased interest in a revitalized FADD, there is now the need to prepare for the future by utilizing the HBCRA owned lots at 203/207 NE 3<sup>rd</sup> Street for off-street parking purposes. Based on a previous study, the HBCRA should be able to create approximately 50 parking spaces on-site, which would be able to be used by new customers and businesses to the FADD.

Utilizing the City's CCNA Continuing Services RFP, the HBCRA has requested that the engineering firm of Calvin, Giordano & Associates Inc. (CGA), provide a proposal for services relating to the conceptual design of on-street parking facilities on NE 1<sup>st</sup> Avenue from NE 3<sup>rd</sup> Street to NE 5<sup>th</sup> Street, and an off-street surface parking facility on the HBCRA owned lot at 203/207 NE 3<sup>rd</sup> Street. CGA has provided a proposal for the full design of the parking lot, and the preparation of the bid package so that it can be provided to contractors. The total cost of their proposal is \$49,402.50.

### **Recommendation**

Staff recommends that the HBCRA Board approve the cost proposal from CGA in the amount of \$49,402.50 for the conceptual design of on-street parking along NE

1<sup>st</sup> Avenue, and the design and bid package preparation for a surface parking facility on the HBCRA owned lot located at 203/207 NE 3<sup>rd</sup> Street.

**Fiscal Impact**

\$49,402.50

**Why Action is Necessary**

Pursuant to the HBCRA By-Laws the HBCRA Board of Directors must approve all procurement for professional services above the HBCRA Executive Directors spending authority of \$25,000.

<b>Attachment(s):</b>
-----------------------

Exhibit 1 – Resolution  
Exhibit 2 – CGA Proposal



---

Prepared By: Jeremy Earle, Ph.D., AICP, FRA-RP Executive Director