



## City of Hallandale Beach City Commission Agenda Cover Memo

Meeting Date:	Item Type:		1 <sup>st</sup> Reading	2 <sup>nd</sup> Reading
6/3/2020	<input type="checkbox"/> Resolution	Ordinance Reading	N/A	N/A
File No.:	<input type="checkbox"/> Ordinance	Public Hearing	<input type="checkbox"/>	<input type="checkbox"/>
GF #20-151	<input checked="" type="checkbox"/> Other	Advertising Required	<input type="checkbox"/>	<input type="checkbox"/>
		Quasi Judicial:	<input type="checkbox"/>	<input type="checkbox"/>
Fiscal Impact (\$):	Account Balance (\$):	Funding Source:	Project Number :	
None	\$2,554,139 (As of 4/28/20)	7290	PA-155 Historical Village – Phase II	
Contract/P.O. Required	RFP/RFQ/Bid Number:	Sponsor Name:	Department:	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		James Sylvain	Public Works	
Strategic Plan Focus Areas:				
<input type="checkbox"/> Financial	<input type="checkbox"/> Organizational Capacity	<input type="checkbox"/> Infrastructure	<input checked="" type="checkbox"/> Development, Redevelopment and Economic Development	
Implementation Timeline				
Estimated Start Date: 1/1/2021   Estimated End Date: 10/29/2021				

### SHORT TITLE:

**PRESENTATION OF CONCEPTUAL PLAN FOR CURCI HOUSE/HISTORIC  
VILLAGE IMPROVEMENTS**

### STAFF SUMMARY:

#### Summary:

This presentation is to seek approval from the City of Hallandale Beach City Commission for the conceptual design for the Historical Village project consisting of ADA accessibility and lift to the Curci House, improvements of the Historical Village site including a gazebo, paved areas, walkways, site furniture, a new decorative fountain, new fencing, a new ADA parking space, landscaping and improvements to a remote parking lot which serves the Historical Village complex. Staff seeks authorization from the City Commission to proceed to the design, bidding and construction phases of the Historical Village project as illustrated in the conceptual design.

**Background:**

The Historical Village project is located at 324 SW 2<sup>nd</sup> Avenue. It is the home of the Historical Curci House build in 1924 and which is listed in the U.S. National Register of Historical places. The site is a 0.63 acre consisting of the Curci House, open areas, and until recently the Moffitt House which has been demolished due to unsafe conditions and to allow for the construction of the proposed new amenities to support the Curci House and Historical Village as a whole.

The upgraded historical park will be built with General Obligation Bond (G.O. Bond) funds which were approved by the citizens of Hallandale Beach, in November of 2014, to improve all the City parks. Funding in the amount of \$478,225 is available for the design and construction of the new envisioned amenities. The rough cost estimates for the work, based upon the conceptual design, are equivalent to the funding available.

On November 26, 2019 the architectural firm ACAI was brought onboard to develop a conceptual site plan for the Historical Village site. The conceptual plan, as currently presented, is derived from meetings with the Parks & Recreation Department and City Manager's Office and is consistent with the community needs and the Historical Preservation Board's recommendations.

**Current Situation:**

On November 26, 2019 the architectural firm ACAI was contracted to develop the attached conceptual plan which is a culmination of the desires expressed by the City's Parks & Recreation Department, the City Manager's Office with the support of the Historical Preservation Board. The scope includes site amenities to support the Curci House and in effect provide a viable destination to this historical destination and provide additional revenues to the City.

**Next Steps:**

Upon approval of the proposed site plan, the design team will proceed with the design development of the project, submit for permitting, and bid the project for construction. Funding is currently available to proceed based on the estimate of probable cost (Exhibit 2). Construction of the Historical Village site will require formal bidding, at which time exact construction costs will be known. Staff shall then return to City Commission for award of the bid and approval of any fund amendments necessary.

**Why Action is Necessary**

To proceed with the design development, the conceptual site plan approval is sought. Upon approval, the CIP Division can begin the design and construction process for the Phase II of this project. Once construction bids are received and evaluated, staff will return to the City Commission for awarding and approval of additional funds to complete the project.

**Cost Benefit:**

The envisioned improvements to the Historical Village will improve the income generating potential by making the outdoor portion of the facility more desirable as a rental for weddings, birthday parties, and other similar events.

**PROPOSED ACTION:**

City Commission to 1) Approve the conceptual site plan, 2) Direct staff as to which amenities to pursue, and 3) Direct Staff to seek Zoning approval of the site plan followed by Building permits.

**ATTACHMENT(S):**

Exhibit 1 – Conceptual Design for the Historical Village project.  
Exhibit 2 - 20-001 G01 Site -AA-101 5.6.2020 Revised  
Exhibit 2A- Hist Village Parking  
Exhibit 3 - Historical Village Budgetary Cost Estimate - 05.26.20