



City of Hallandale Beach City Commission Agenda Cover Memo

Meeting Date:	Item Type:		1 st Reading	2 nd Reading
7/15/2020	<input checked="" type="checkbox"/> Resolution	Ordinance Reading	6/17/2020	7/15/2020
File No.:	<input type="checkbox"/> Ordinance	Public Hearing	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
20-192	<input type="checkbox"/> Other	Advertising Required	<input type="checkbox"/>	<input checked="" type="checkbox"/>
		Quasi-Judicial:	<input type="checkbox"/>	<input type="checkbox"/>
Fiscal Impact (\$):	Account Balance (\$):	Funding Source:	Project Number :	
n/a	n/a	n/a		
Contract/P.O. Required	RFP/RFQ/Bid Number:	Sponsor Name:	Department:	
<input type="checkbox"/> Yes <input type="checkbox"/> No		Greg Chavarria	City Manager	
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: 6/17/2020 Estimated End Date: 9/30/2026				

SHORT TITLE:

A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, THE GOVERNING BODY OF THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY, APPROVING THE COMMUNITY REDEVELOPMENT PLAN MODIFICATION AS RECOMMENDED BY THE AGENCY; AND PROVIDING AN EFFECTIVE DATE.

STAFF SUMMARY:

Background:

Florida Statute (FS) 163 Part III, which was enacted as the Community Redevelopment Act in 1969, determines the process by which a Community Redevelopment Agency (CRA) can create

community redevelopment plans (FS. 163.360) and modify those plans (FS. 163.361). FS. 163.360 (2) states in part that the community redevelopment plan shall:

(2)(a) Conform to the comprehensive plan for the county or municipality as prepared by the local planning agency under the Community Planning Act.

(b) Be sufficiently complete to indicate such land acquisition, demolition and removal of structures, redevelopment, improvements, and rehabilitation as may be proposed to be carried out in the community redevelopment area; zoning and planning changes, if any; land uses; maximum densities; and building requirements.

(c) Provide for the development of affordable housing in the area, or state the reasons for not addressing in the plan the development of affordable housing in the area.

(7)(c) The community redevelopment plan gives due consideration to the utilization of community policing innovations, and to the provision of adequate park and recreational areas and facilities that may be desirable for neighborhood improvement, with special consideration for the health, safety, and welfare of children residing in the general vicinity of the site covered by the plans;

(d) The community redevelopment plan will afford maximum opportunity, consistent with the sound needs of the county or municipality as a whole, for the rehabilitation or redevelopment of the community redevelopment area by private enterprise; and

(e) The community redevelopment plan and resulting revitalization and redevelopment for a coastal tourist area that is deteriorating and economically distressed will reduce or maintain evacuation time, as appropriate, and ensure protection for property against exposure to natural disasters.

(8) If the community redevelopment area consists of an area of open land to be acquired by the county or the municipality, such area may not be so acquired unless:

(a) In the event the area is to be developed in whole or in part for residential uses, the governing body determines:

1. That a shortage of housing of sound standards and design which is decent, safe, affordable to residents of low or moderate income, including the elderly, and sanitary exists in the county or municipality.

2. That the need for housing accommodations has increased in the area.

3. That the conditions of blight in the area or the shortage of decent, safe, affordable, and sanitary housing cause or contribute to an increase in and spread of disease and crime or constitute a menace to the public health, safety, morals, or welfare; and

4. That the acquisition of the area for residential uses is an integral part of and is essential to the program of the county or municipality.

(b) In the event the area is to be developed in whole or in part for nonresidential uses, the governing body determines that:

1. Such nonresidential uses are necessary and appropriate to facilitate the proper growth and development of the community in accordance with sound planning standards and local community objectives.

2. Acquisition may require the exercise of governmental action, as provided in this part, because of:

- a. Defective, or unusual conditions of, title or diversity of ownership which prevents the free alienability of such land;

- b. Tax delinquency;

- c. Improper subdivisions;

- d. Outmoded street patterns;

- e. Deterioration of site;

- f. Economic disuse;

- g. Unsuitable topography or faulty lot layouts;

- h. Lack of correlation of the area with other areas of a county or municipality by streets and modern traffic requirements; or

- i. Any combination of such factors or other conditions which retard development of the area.

3. Conditions of blight in the area contribute to an increase in and spread of disease and crime or constitute a menace to public health, safety, morals, or welfare.

(9) Upon the approval by the governing body of a community redevelopment plan or of any modification thereof, such plan or modification shall be deemed to be in full force and effect for the respective community redevelopment area, and the county or municipality may then cause the community redevelopment agency to carry out such plan or modification in accordance with its terms.

In short, the CRA redevelopment plan is the primary governing document for the CRA and there is no project, plan or program that the CRA undertakes which shall not be addressed in the community redevelopment plan.

Because the Statute considers the community redevelopment plan to be a living document, it also makes provisions for its modification. FS. 163.361(1) states in part that:

If at any time after the approval of a community redevelopment plan by the governing body it becomes necessary or desirable to amend or modify such plan, the governing body may amend such plan upon the recommendation of the agency. The agency recommendation to amend or modify a redevelopment plan may include a change in the boundaries of the redevelopment area to add land to or exclude land from the redevelopment area or may include the development and implementation of community policing innovations.

Best practices as stated by the Florida Redevelopment Association (FRA), and the general redevelopment community are that community redevelopment plan should be modified every three to five years. The Hallandale Beach Community Redevelopment Agency's (HBCRA) existing community redevelopment plan is known as its Implementation Plan. The Implementation Plan was approved in March of 2012 by the HBCRA Board of Directors.

On April 18, 2018, the HBCRA Board approved the selection of Redevelopment Management Associates LLC., via a Request for Proposal (RFP), to write the modification of the CRA's Implementation Plan. The initial deadline for completion was to have been December of 2018.

On August 13, 2018, the HBCRA Board of Directors terminated the agreement with Redevelopment Management Associates. The action delayed the approval of the modification of the CRA's Implementation plan for at least a year and a half.

On February 11, 2019, the HBCRA Board of Directors approved the selection via a Request for Proposal (RFP), the consulting firms of Strategic Planning Group, Inc. (SPG) & IBI Group (Florida) Inc. to write the CRA Plan. For the past year, the firms have worked closely with members of the community and the HBCRA Executive Director on completing the most comprehensive CRA Plan in this City's history.

The Draft HBCRA Redevelopment Plan aligns with the requirements of the Florida Statutes and is inclusive of community policing recommendations, affordable housing and market rate housing recommendations, economic development and business development recommendations, sustainability and environmental recommendations, and infrastructure improvement recommendations including detailed cost estimates and engineering drawings, which could not have been completed in-house.

The Draft HBCRA Redevelopment Plan Modification is created to be inclusive of the steps necessary for the City of Hallandale Beach to prevent additional slum and blighted conditions, while also growing the CRA, and improving the quality of life for all of its residents, during these challenging times brought upon us by the COVID-19 pandemic.

Current Situation:

On May 18, 2020, the HBCRA Board of Directors approved the HBCRA Redevelopment Modification Plan. On June 17, 2020, the City Commission serving as the governing body for the HBCRA, approved the HBCRA Redevelopment Plan Modification on first reading. This item is now being presented to the City Commission for approval upon second reading.

Why Action is Necessary:

Per Florida Statute (FS) 163 Part III, the CRA Redevelopment Plan is the governing document for the agency. In order to address residential, economic and programmatic conditions for the remaining six (6) years of the life of the CRA, inclusive of new programs and projects that may be undertaken by the CRA, the CRA Redevelopment Plan modification needs to be approved by the CRA Board of Directors and then by City Commission for the City of Hallandale Beach, acting as the governing body for the agency.

PROPOSED ACTION:

The City Commission consider the attached Resolution for approval of the HBCRA Redevelopment Plan on second reading.

ATTACHMENT(S):

- Exhibit 1 – Resolution
- Exhibit 2 – 2012 CRA Implementation Plan
- Exhibit 3 – Draft 2020 HBCRA Redevelopment Plan Modification
- Exhibit 4 – HBCRA Resolution 2020-014
- Exhibit 5 – Hallandale Beach – City Commission Presentation