

HBCRA Projects Update



Hallandale Beach
COMMUNITY REDEVELOPMENT AGENCY

AFFORDABLE HOUSING

- The Lake Houses
- Custom Design Modular Apartment Complex
- Modular Construction Rental Units

COMMERCIAL BUILDING PROJECT

- Hallandale Beach City Center Commercial Spaces

PUBLIC IMPROVEMENTS (CMAR)

- Projects Completed
- Projects Under Construction
- Projects in GMP & Design Review

COMMERCIAL INCENTIVES

- Commercial Façade Improvement Grants
- Commercial Interior Renovation Grants
- Commercial Kitchen Grant Program
- Commercial Business Grant Program
- Rent Subsidy

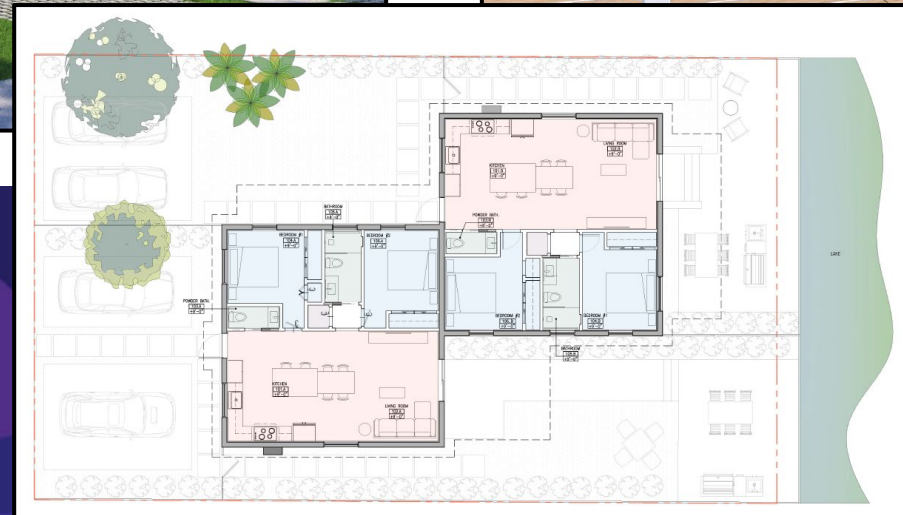


The Lake Houses - Residences at 1016-1018 SW 8th

Design Phase: Complete

Construction Procurement Phase:
On-going

Construction Phase: Anticipate
start 1st Quarter FY2025



Project Description:

Full renovation of 2 rental units.
Each consisting of 2-Bedroom, 1-
Bathroom, and 1-Powder Room
spaces

Addition of Covered Entrances &
Terraces

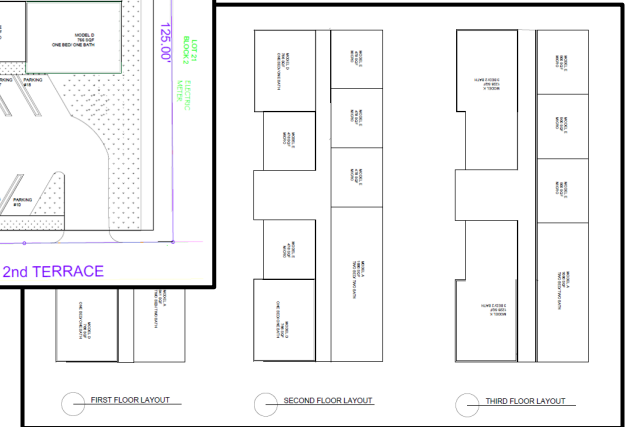
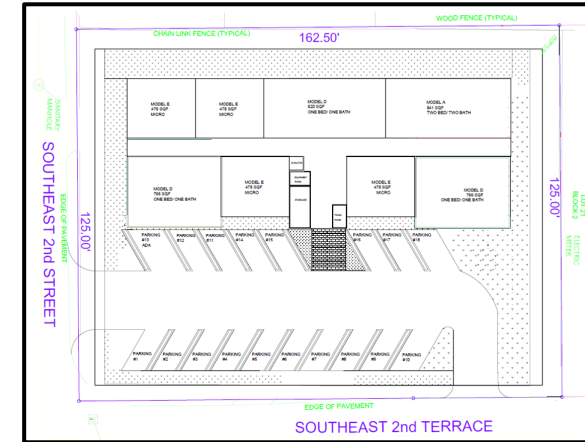
Building Size: 1967 S.F.
Gross Lot Size: 6,003 S.F.



Modular Apartment - 21 Affordable Housing Units

Design Phase: On-going

Construction Phase: Anticipate start 2nd Quarter FY2025



Project Description:

Custom Modular Construction
Rental Apartments consisting of

- 3 - MODEL A (Two Bed/ Two Bath)
- 4 - MODEL D (One Bed/ One Bath)
- 12 - MODEL E (Micro)
- 2 - MODEL K (Three Bed/ Two Bath)

TOTAL UNITS: 21



Lotus Duplex - Affordable Housing Units at 538 NW 6th Ave

Design Phase: Complete

Permitting Phase: On-going

Construction Phase: Anticipate
sitework start 1st Quarter FY2025



- LED LIGHTS
- TANKLESS WATER HEATER
- UTILITY ROOM
- MODERN FRONT WITH LARGE WINDOWS
- IMPACT WINDOWS & DOORS

- LIGHT GAUGE STEEL FRAMED STRUCTURE
- CENTRAL A / C DUCT SYSTEM
- CONNECTIONS FOR WASHER & DRYER
- FLORIDA STATE APPROVED
- FULL KITCHEN

Project Description:

2 duplex rental units. Each unit consisting of 3-Bedrooms, 2-Bathrooms

TOTAL UNITS: 4

Building Size: 2,164 SF (1182 SF per unit)
Gross Lot Size: 4,030 SF



Hallandale Beach
COMMUNITY REDEVELOPMENT AGENCY

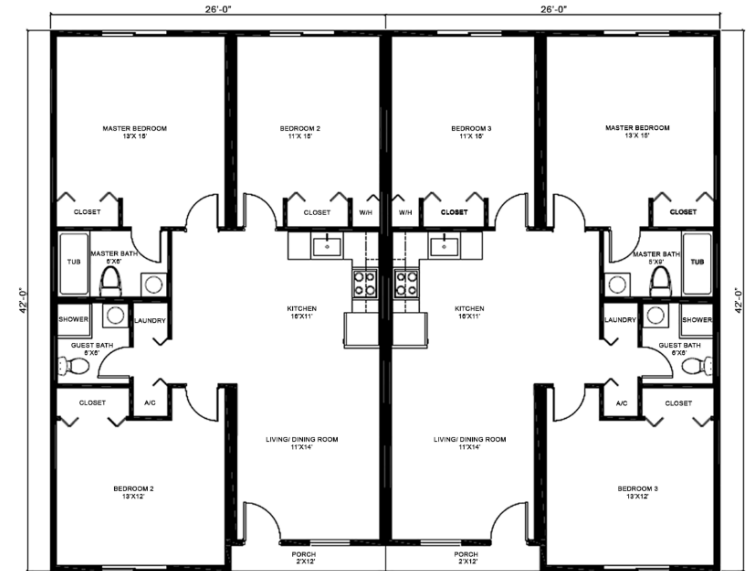
LOTUS SIDE BY SIDE –

Affordable Housing Units at 617 NW 4th Ave

Design Phase: Complete

Permitting Phase: On-going

Construction Phase: Anticipate
sitework start 1st Quarter FY2025



- LED LIGHTS
- TANKLESS WATER HEATER
- UTILITY ROOM
- IMPACT WINDOWS & DOORS
- LIGHT GAUGE STEEL FRAMED STRUCTURE

- CENTRAL A / C DUCT SYSTEM
- CONNECTIONS FOR WASHER & DRYER
- FLORIDA STATE APPROVED
- KITCHEN

Project Description:

2 rental units. Each unit consisting of
3-Bedroom, 2-Bathroom

TOTAL UNITS: 2

Building Size: 1714 SF (857 SF per unit)
Gross Lot Size: 6,000 SF



Hallandale Beach
COMMUNITY REDEVELOPMENT AGENCY

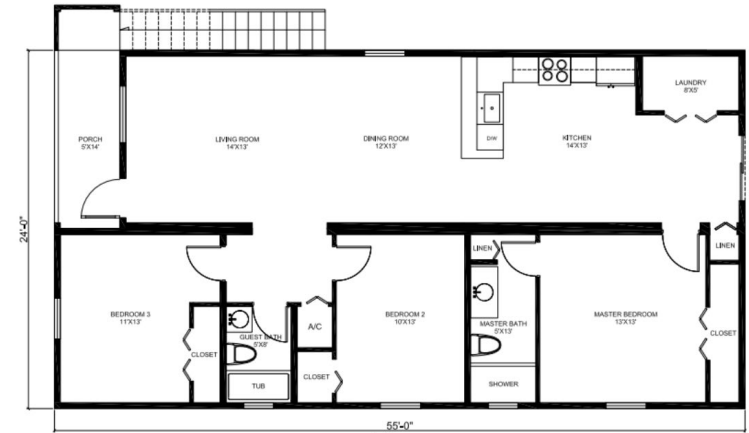
Sunflower Duplex

Affordable Housing Units at 610 NW 6th Ave

Design Phase: Complete

Permitting Phase: On-going

Construction Phase: Anticipate
sitework start 1st Quarter FY2025



- LED LIGHTS
- TANKLESS WATER HEATER
- UTILITY ROOM
- IMPACT DOORS & WINDOWS
- MODERN FRONT WITH LARGE WINDOWS

- LIGHT GAUGE STEEL FRAMED STRUCTURE
- CENTRAL A / C DUCT SYSTEM
- CONNECTIONS FOR WASHER & DRYER
- FLORIDA STATE APPROVED
- FULL KITCHEN

Project Description:

2 duplex rental units. Each unit consisting of 3-Bedrooms, 2-Bathrooms

TOTAL UNITS: 2

Building Size: 2,190 (1,095 SF per unit)
Gross Lot Size: 4,411 SF



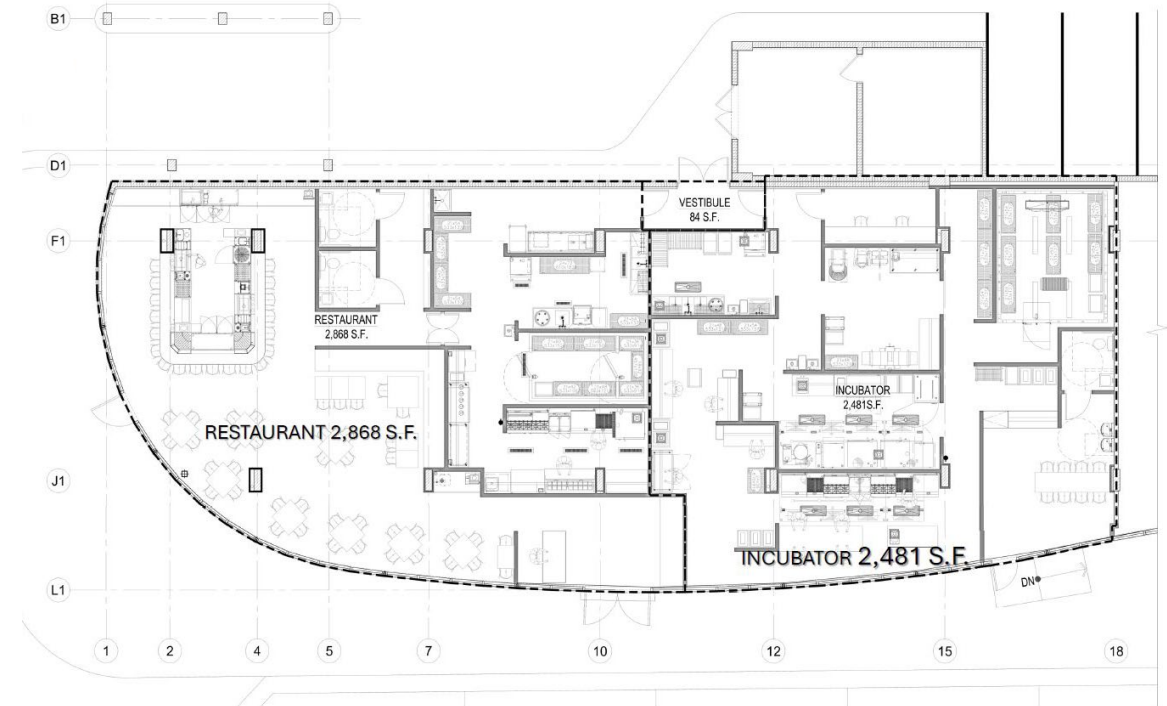
Hallandale Beach
COMMUNITY REDEVELOPMENT AGENCY

Hallandale City Center –

Commercial Fit Out

Design Phase: On-going

Construction Phase: Anticipate start 1st Quarter FY2025



Incubator Space

- Commercial Grade Equipment
- Approximately 9 Separate Prep Areas
- Ample Dry and Cold Storage Space
- Areas for Sample Tasting

Future Restaurant

- Infrastructure to Support Future Restaurant

Project Description:

Tenant Fit-out of Incubator area to provide commercial kitchen space and business support services to entrepreneurs; as well as Infrastructure Improvements to provide rental space for future restaurant

Incubator: 2,481 SF

Restaurant: 2,868 SF



Hallandale Beach
COMMUNITY REDEVELOPMENT AGENCY

Hallandale City Center –

Commercial Fit Out

Design Phase: On-going

Construction Phase: Infrastructure Improvements on-going. Anticipate construction start 1st Quarter of FY2025



Incubator Space

- Commercial Grade Equipment
- Approximately 9 Separate Prep Areas
- Ample Dry and Cold Storage Space
- Areas for Sample Tasting

Renderings

Rendering 1 – View of Lobby Entrance and Area for Tasting
Rendering 2 – Partial View into Kitchen from Foster Road Sidewalk

Project Description:

Tenant Fit-out of Incubator area to provide commercial kitchen space and business support services to entrepreneurs.

Incubator: 2,481 SF



Hallandale City Center –

Commercial Fit Out

Design Phase: On-going

Construction Phase: Infrastructure Improvements on-going



Future Restaurant

- Infrastructure to Support Future Restaurant

Renderings

Rendering 1 – View of Dining Area with Bar in the Background

Rendering 2 – Partial View into Entrance from Foster Road Sidewalk

Project Description:

Infrastructure Improvements to provide rental space for future restaurant

Restaurant: 2,868 SF



Public Improvements

CMAR Contract Projects



Completed Projects

- Tree Planting Program
- Sidewalk Program

Under Construction

- Foster Road
- Street Lighting Program

GMP Review & Design

- District 8 – FEC Parking Lot Improvements
- District 8 – NE 1st Ave
- District 8 – NE 2nd Ave
- District 8 – NE 5th Street



Hallandale Beach
COMMUNITY REDEVELOPMENT AGENCY

Public Improvements

Completed – Tree Planting Program

CMAR Agreement Cost: \$941,336.08

Percentage Canopy Coverage Before: 14%
Percentage Canopy Coverage Goal: 35%

451 Trees in various Locations City Wide



SPECIES	NW	NE	SW	SE	
1. Crape Myrtles	34	5	7	2	48
2. Dahoon Holly	11	13	3	15	42
3. Foxtail Palm	5	0	0	0	5
4. Gumbo Limbo	31	8	5	3	47
5. Mahogany	15	11	0	10	36
6. Orange Geiger	27	7	4	14	52
7. Pigeon Plum	24	7	8	3	42
8. Pink Tabebuia	24	8	0	9	41
9. Royal Palm	2	2	0	0	4
10. Silver Buttonwood	22	7	18	3	50
11. Southern Live Oak	21	10	2	11	44
12. Spanish Stopper	17	16	7	0	40
TOTAL:	233	94	54	70	451



BOTANICAL NAME	COMMON NAME	HEIGHT
Bursera simaruba	Gumbo Limbo	14'-16' HT
Coccoloba diversifolia	Pigeon Plum	14'-16' HT
Conocarpus erectus sericeus	Silver Buttonwood	14'-16' HT
Cordia sebestena	Orange Geiger Tree	14' HT
Eugenia foetida	Spanish Stopper	14' HT
Ilex cassine	Dahoon Holly	8'-10' HT
Lagerstroemia indica	Crape Myrtle	14'-16' HT
Quercus virginiana	Southern Live Oak	12'-14' HT
Suietenia mahagoni	Mahogany	12'-14' HT
Tabebuia heterophylla	Pink Tabebuia	12'-14' HT



Public Improvements

Completed – Sidewalk Program

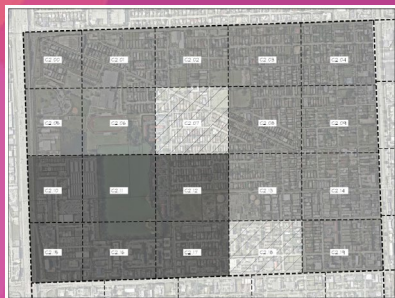
CMAR Agreement Cost: \$2,163,695.04

18 New Sidewalks in Various Locations City Wide

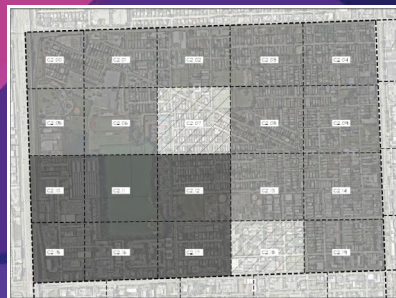


Quantity	Quadrant	Sidewalk Location	Extent
1	NW	NW 7th Ave	(East side from NW 5th Street to NW 5th Court to NW 6th Court to NW 7th Street)
2	NW	NW 2nd Street	(North side from NW 6th Ave to part way past NW 5th Ave)
1	NE	NE 2nd Ave	(East side from part way to Hallandale beach Blvd to NE 2nd Street to NE 3rd Street)
2	NE	NE 2nd Street	(North side from NE 2nd Ave to NE 3rd Ave)
1	SW	SW 1st Court	(North side from SW 7th Ave to SW 6TH Ave)
2	SW	SW 4th Street	(North side from SW 8th Ave to SW 7th Ave to SW 6th Ave)
3	SW	SW 6th Ave	(West side from SW 7th Street to SW 6th Street to SW 5th Court to SW 5th Street)
4	SW	SW 6th Ave	(West side from SW 11th Street to SW 10th Street to SW 9th Street)
5	SW	SW 6th Ave	(East side from SW 8th Street to SW 7th Place)
6	SW	SW 10th Street	(South side from SW 7th Ave to SW 6th Ave)
7	SW	SW 8th Street	(South side from SW 6th Ave to SW 5th Ave)
8	SW	SW 3rd Ave	(East side from SW 11th Street to SW 10th Street)
9	SW	SW 2nd Ave	(East side from SW 11th Street to SW 10th Street to SW 9th Street)
1	SE	SE 3rd Street	(North side from part way to SE 2nd Ave to SE 3rd Ave)
2	SE	SE 3rd Ave	(West side from SE 4th Street to SE 3rd Street)
3	SE	Old Federal Hwy	(East side from SE 9th Court to SE 9th Street to SE 8th Street to SE 7th Street)
4	SE	SE 9th Court	(North side from Old Federal Hwy, part way to SE 2nd Ave)
5	SE	SE 9th Street	(South side for 1-1/2 Blocks)

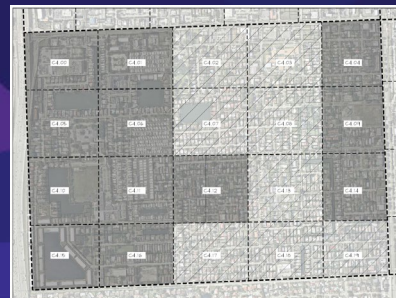
NW Quadrant



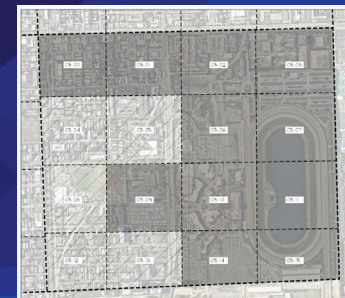
NE Quadrant



SW Quadrant



SE Quadrant



- Prioritized connections to other HBCRA projects (Art Trail, Foster Road, District 8)
- Connections to City parks
- Connections to the proposed Art Trail route and Trailheads (City parks)
- Connections to public transportation routes
- Connections between existing gaps where long stretches were missing 1-2 blocks of sidewalks
- Connections to community facilities such as City buildings, Churches, and Schools



Public Improvements

Under Construction

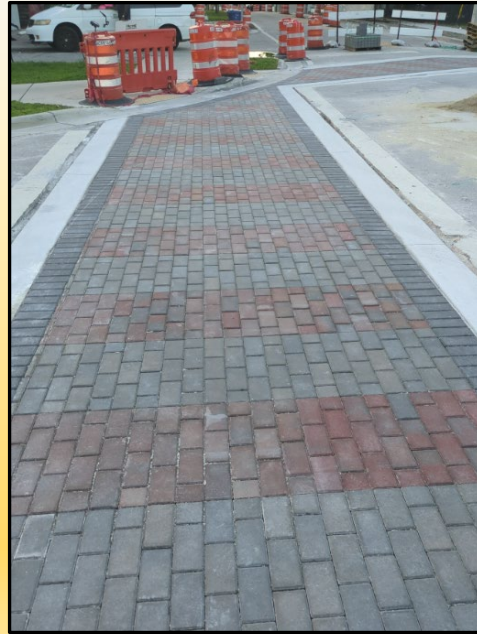
Street Lighting Program

Design Phase: Complete

Construction Phase: Anticipate
Installation start 1st Quarter FY2025

Foster Road

- Reconfigure the existing R/W to add on-street parking, modifying existing curbing
- Design for on-street bulb-outs to organize on-street parking for tree pit locations
- Streetlighting improvements
- Hardscape design for decorative crosswalks and intersection
- Bioswale implementation



Construction Phase:

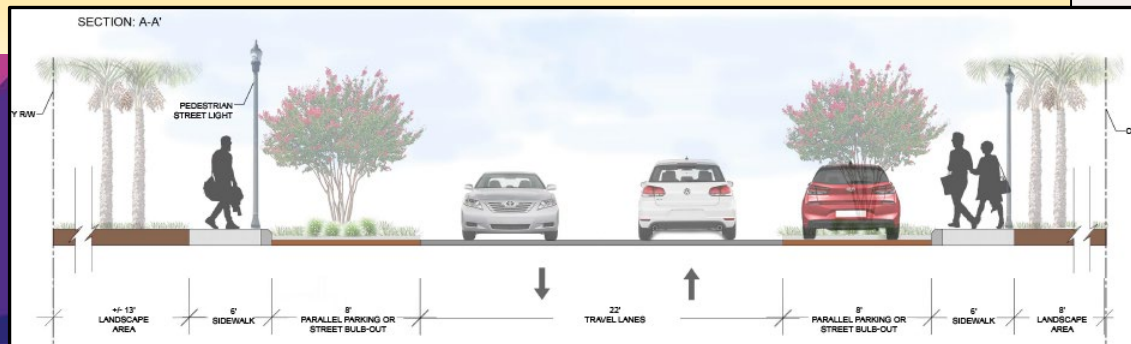
- Phase 1: Complete
- Phase 2: Complete
- Phase 3: In Progress
- Phase 4: Completion 2nd Quarter FY 2025 (March)
- Phase 5: Completion 3rd Quarter FY 2025 (May)

Type of Project	Quantity	Percentage of Total
Existing Lights to Remain	885	55%
Proposed New Street Lights	571	36%
Proposed New Concrete Poles	134	8%
Proposed New Wood Poles	12	1%
Total:	1602	100%



Under Construction

- Foster Road
- Street Lighting Project





Public Improvements

Projects in GMP Review

District 8 - NE 2nd Ave



District 8 - FEC Parking Lot Improvements



District 8 - NE 1st Ave



District 8 - NE 5th Street



GMP Review

- District 8 - FEC Parking Lot
- District 8 - NE 1st Ave
- District 8 - NE 2nd Ave
- District 8 - NE 5th Street

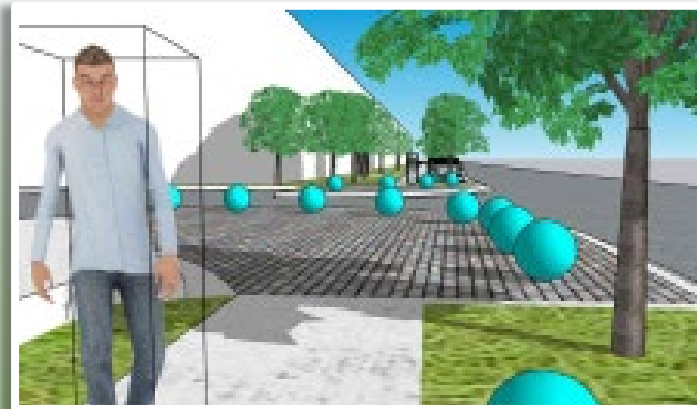


Public Improvements

Projects in Design Review

Trail Head Designs Include:

- OB Johnson Park
- Foster Park Plaza
- BF James Park
- Ingalls Park
- District 8
- Sunset Park
- Sunrise Park
- Peter Bluesten Park



Speed Table Locations:

Quadrant	Sidewalk Location	Extent
NW	NW 1st Street	from NW 8th Ave to Dixie Highway
NW	NW 6th Ave	from Hallandale Beach Blvd to NW 3rd Street
NW	NW 3rd Street	from NW 6th Ave to Dixie Highway
NW	NW 2nd Ave	from Pembroke Road to Hallandale Beach Blvd
NE	NE 1st Ave	from Hallandale Beach Blvd to Pembroke Road
NE	NE 8th Ave	from Atlantic Shores Blvd to Hallandale Beach Blvd
NE	NE 10th Ave	from Atlantic Shores Blvd to Hallandale Beach Blvd
NE	NE 14th Ave	from Hallandale Beach Blvd to Moffett Street
SW	SW 1st Street	from SW 8th Ave to Dixie Highway
SW	SW 4th Court	from SW 8th Ave to SW 6th Ave
SW	SW 5th Court	from SW 8th Ave to SW 6th Ave

Design

- District Wide – Art Trail
- District Wide – Traffic Calming

11 Areas, Speed Tables at 700 Linear Feet Throughout the Corridor.



Commercial Incentives

CFIG/ CIRG/ CKGP/ CBGP/ Rent Subsidy

Grants

1. CFIG (Facade Improvement): \$1,394,226.18
2. CIRG (Interior Renovation): \$320,270.00
3. CKGP (Kitchen Grant Program): \$785,690.00
4. CBGP (Business Grant Program): \$375,000.00
5. Rent Subsidy: \$15,402.00

Total: \$2,890,588.18



Business Name	Address	Grants					Completion Dates
		CFIG	CIRG	CKGP	CBGP	Rent Subsidy	
Café Landwer	805 SE 1st Ave	\$22,800.00	\$17,100.00	\$0.00	\$0.00	\$0.00	April 2024
DesignFlex Spaces	410 NE 1st Ave	\$500,000.00	\$0.00	\$0.00	\$0.00	\$0.00	September 2023
Tomassi LLC dba KAO Bar & Grill	11 NE 1st Ave	\$100,000.00	\$90,000.00	\$300,000.00	\$275,000.00	\$0.00	May 2023
Urbalo/Ramcon – Los Verdes (formerly GoBistro)	144 NE 1st Ave	\$100,000.00	\$90,000.00	\$282,690.00	\$100,000.00	\$0.00	October 2024



Commercial Incentives

CFIG/ CIRG/ CKGP/ CBGP/ Rent Subsidy

Grants

1. CFGI (Facade Improvement): \$1,394,226.18
2. CIRG (Interior Renovation): \$320,270.00
3. CKGP (Kitchen Grant Program): \$785,690.00
4. CBGP (Business Grant Program): \$375,000.00
5. Rent Subsidy: \$15,402.00

Total: \$2,890,588.18



Business Name	Address	Grants					Completion Dates
		CFIG	CIRG	CKGP	CBGP	Rent Subsidy	
ABA Sheli LLC	200-220 NE 1st Ave	\$397,184.00	\$0.00	\$0.00	\$0.00	\$0.00	November 2024
Barrel Wine & Cheese LLC	419 N Federal Hwy Unit #104	\$0.00	\$40,000.00	\$0.00	\$0.00	\$15,402.00	September 2024
Daluki dba Cara Palida	205-209 NE 1st Ave	\$235,000.00	\$67,000.00	\$103,000.00	\$0.00	\$0.00	December 2024
Kiska Lounge	409 Dixie Highway	\$39,242.18	\$16,170.00	\$100,000.00	\$0.00	\$0.00	December 2024



Hallandale Beach
COMMUNITY REDEVELOPMENT AGENCY

THANK YOU