



Southeast Florida/
Caribbean

Civic Center Development

HALLANDALE BEACH, FLORIDA

NOVEMBER 12–13, 2025



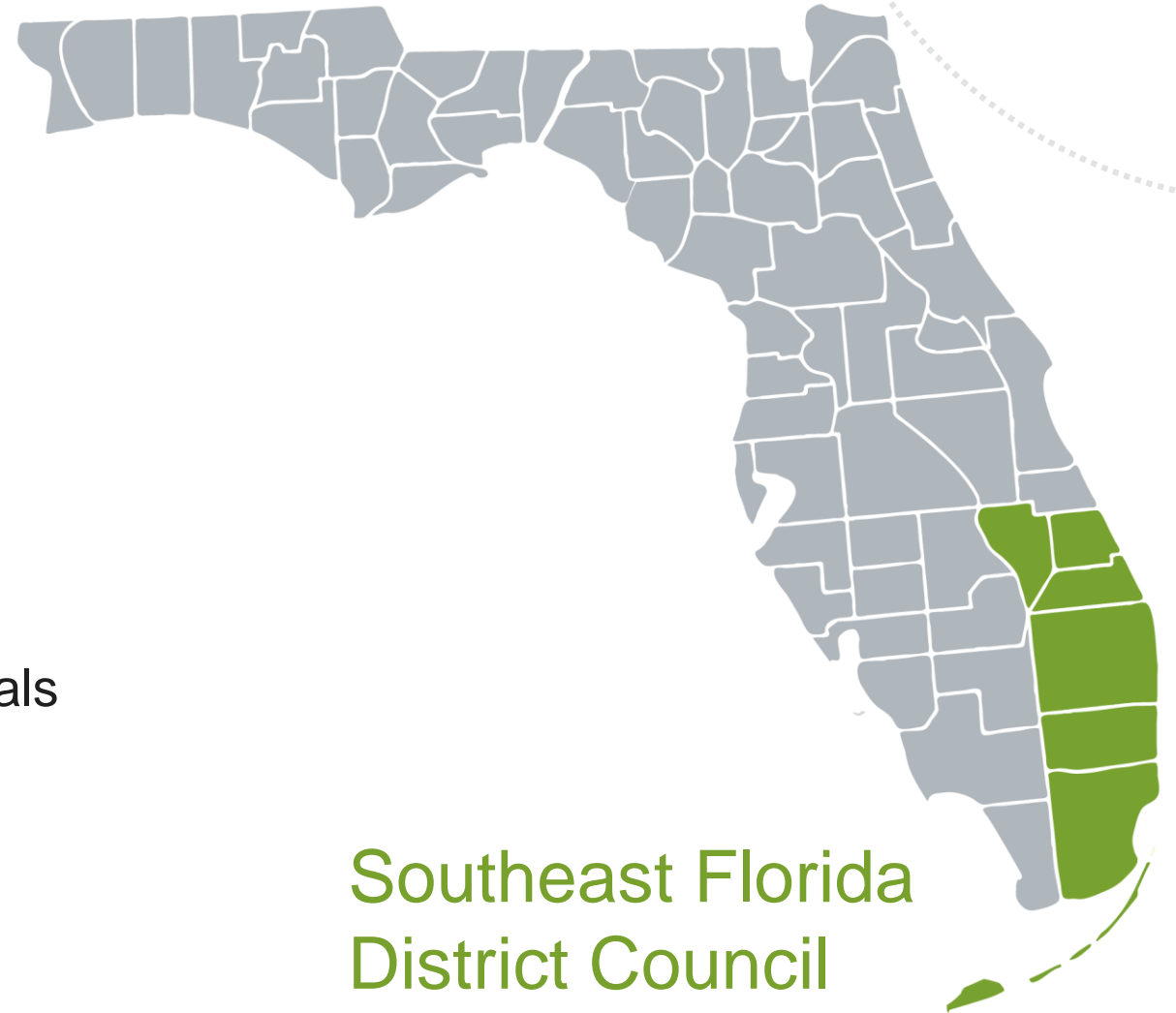
ULI'S MISSION

Shape the future of the built environment for
transformative impact in communities worldwide.

Urban Land Institute

45,000+ members worldwide that represent the breadth of the land use and real estate development industry. We are:

- Developers
- Architects and Designers
- Planners
- Property Owners
- Investors
- Contractors
- Researchers
- Attorneys
- Brokers
- Educators
- Engineers
- Public Officials
- Advisers
- Bankers



Southeast Florida
District Council

What We Do

We're a nonprofit leader in resolving community land use issues and do so through:

- Community advising (Technical Assistance Panels)
- Workshops
- Focus groups
- Research
- Educational events
- + more



This TAP was commissioned by the
City of Hallandale Beach



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Caribbean

- 8.8-acre City-owned City Hall Site (Phase 1)
- Post Office Property (Phase 2)



- (CF) Community Facility District,
- (OS) Recreation And Open Space District

U.S. Post Office

- (CF) Community Facility District

Questions for the Panel, Vision & Urban Design

- How can the Downtown Center plan be phased in a way that maximizes early catalytic momentum?
- What public realm improvements (e.g., streetscapes, plazas, green infrastructure) should be prioritized first?
- How should the Performing Arts and Cultural Center, the new City Hall and Police Station be sited and designed to anchor daytime and nighttime activity?

Questions for the Panel, Cultural & Economic Activation

- What partnerships, programming, and facilities would make the Performing Arts and Cultural Center an active daytime destination?
- How can creative placemaking and arts programming spur economic and cultural investment in the area?
- What types of retail or ground-floor uses would be most viable and catalytic?

Questions for the Panel, Implementation & Feasibility

- What are the most viable development types, densities, and land uses for Phase 1 and Phase 2?
- How can public-private partnerships and incentives support redevelopment?
- What infrastructure, zoning, or entitlement challenges must be addressed upfront?

Panel



Steven J. Wernick
Panel Chair

Land Use Attorney
Day Pitney LLP



Ken Krasnow

Vice Chair, Public
Institutions – Florida
Cushman & Wakefield



**Dr. Antonio "Tony"
Lopez**

Deputy Town Manager
Town of Miami Lakes



Juan Mullerat

Founding Principal
Plusurbia



Rafael A. Paz

Partner, Land Development &
Government Relations, P3s
Bilzin Sumberg



Patrice Gillespie Smith

President & COO
The Underline Conservancy



Cory Yeffet

Principal
Integra Investments

Process

- Briefing materials
- Tour
- Meeting with City
- Panel recommendations
- Report



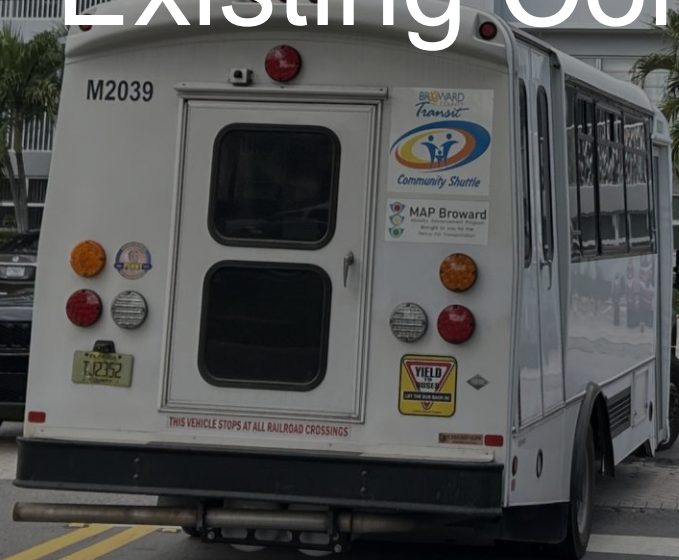
City Meetings & Tour

- City Professional Staff
- Mayor
- Deputy Police Chief
- CRA leadership
- Hallandale Beach Chamber of Commerce





Existing Conditions









Civic Center Redevelopment



Southeast Florida/
Caribbean

Boston Civic Plaza



Doral, FL City Hall



Coral Springs City Hall





Oakland Park
City Hall
(before & after)





Sunnyvale, CA City Hall

An aerial photograph of a city grid. A large, oval-shaped racetrack with a dark interior is prominent on the right side. To the left of the racetrack, there is a central area with various buildings and green spaces, which is the focus of the project. The rest of the image shows a dense urban grid with many small buildings and streets.

Transforming the Municipal Complex into a Civic Center

**The NeXus at Old Federal
Cultivating a New Civic Destination**

The Challenge

- **Challenge:** Surrounded by massive redevelopment plans for hotels, entertainment and residential buildings
- **Imperative:** Provide new public facilities, optimize site footprint, and leverage public assets
- **Goal:** Establish an identity for an engaging civic center and create a destination celebrated by residents



Strategy

- Embrace Residents: Create innovative, unique, locally driven uses
- Leverage Existing Assets:
 - Broward County Library, Cultural Center
 - City Parks Department Programming
- Mixed Use City Center
- Strong Core to Anchor Downtown
- Strengthen City's Identity
- Daytime and Nighttime Activation
- Emphasize Return on Investment on City Assets



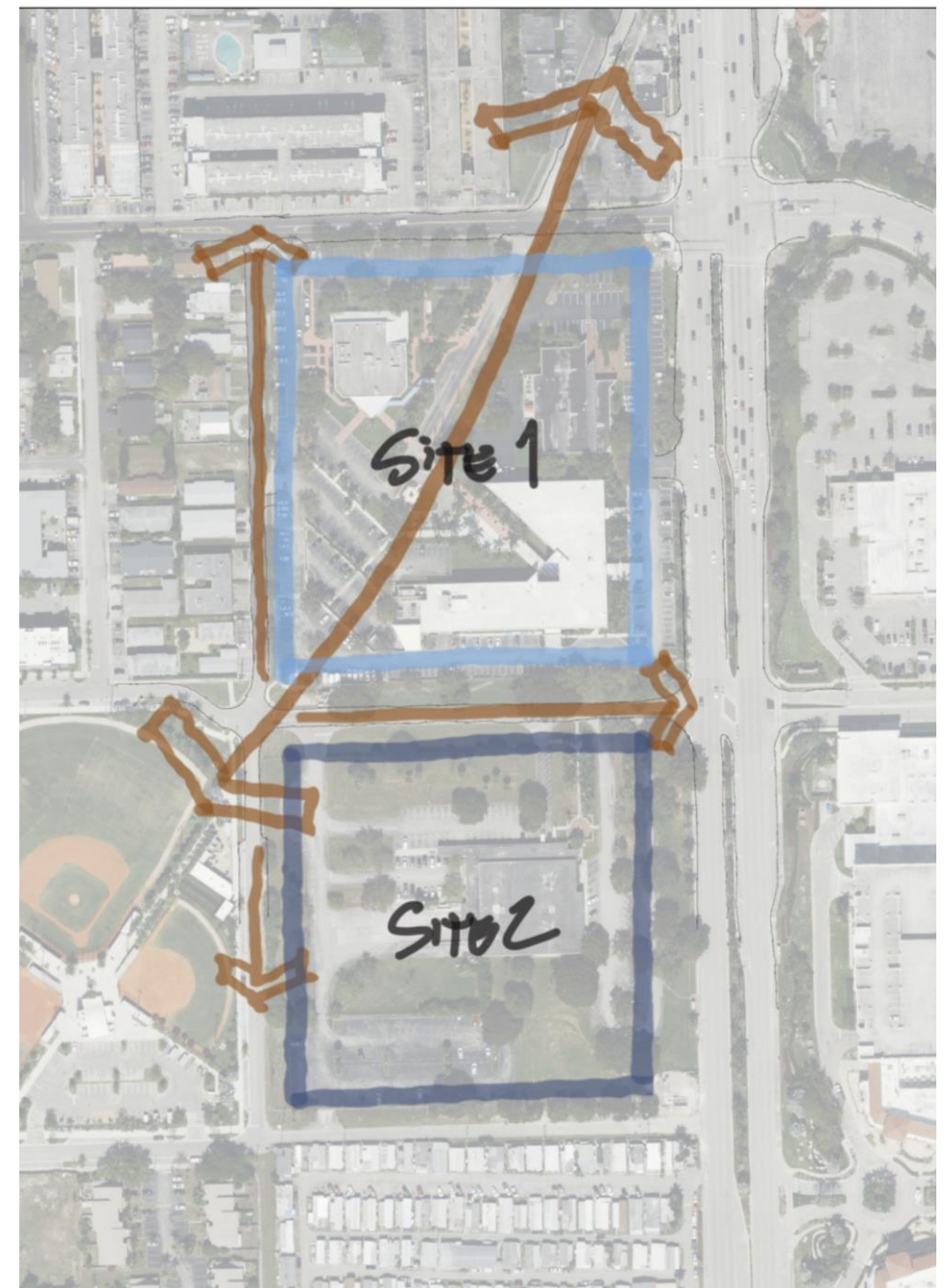
Vision and Urban Design

- Two distinct sites with different challenges and timelines
- Respecting existing urban fabric
- Creating spaces that flow and connect
- Preparing for the future (Site 2)
- Activating open space with civic uses



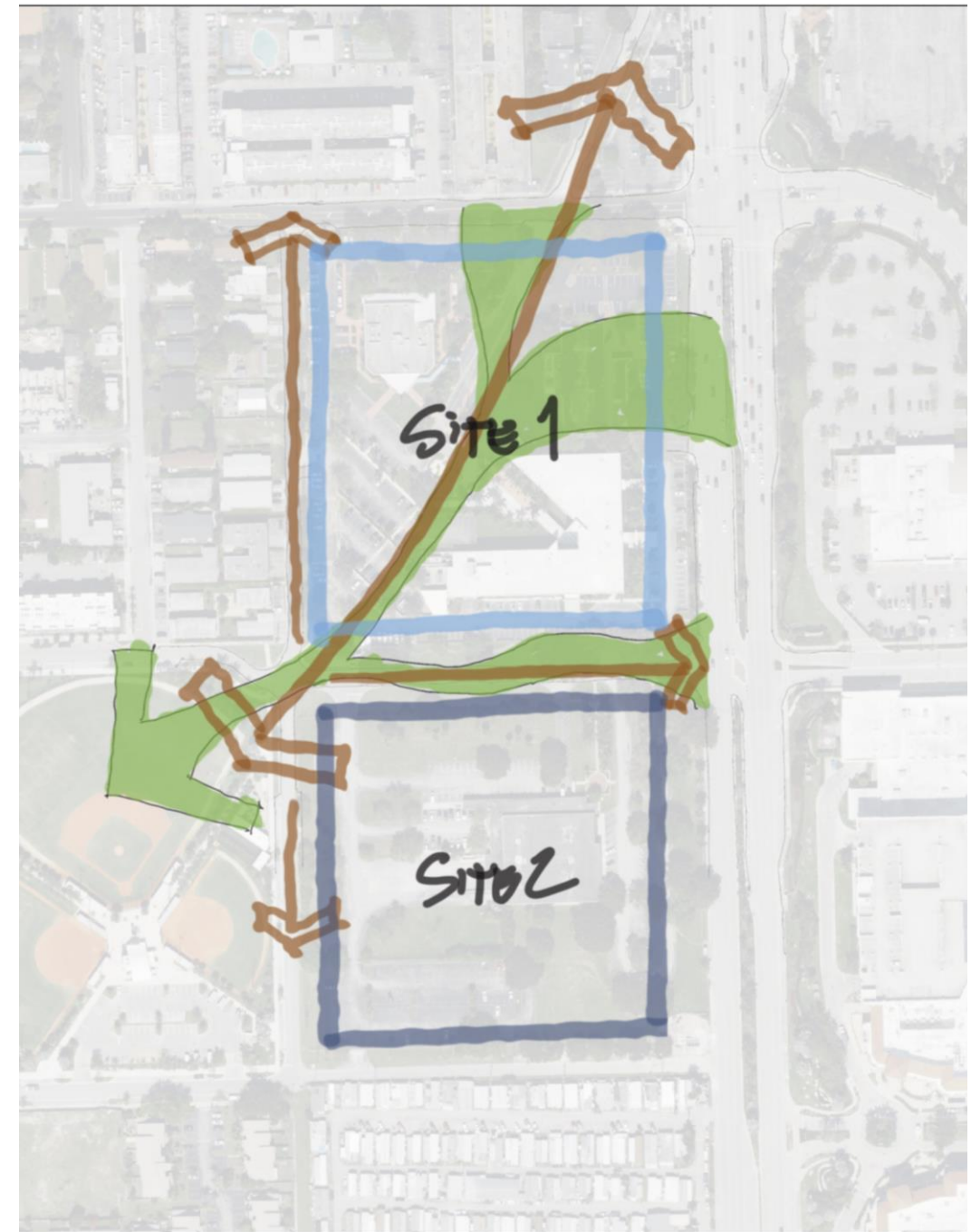
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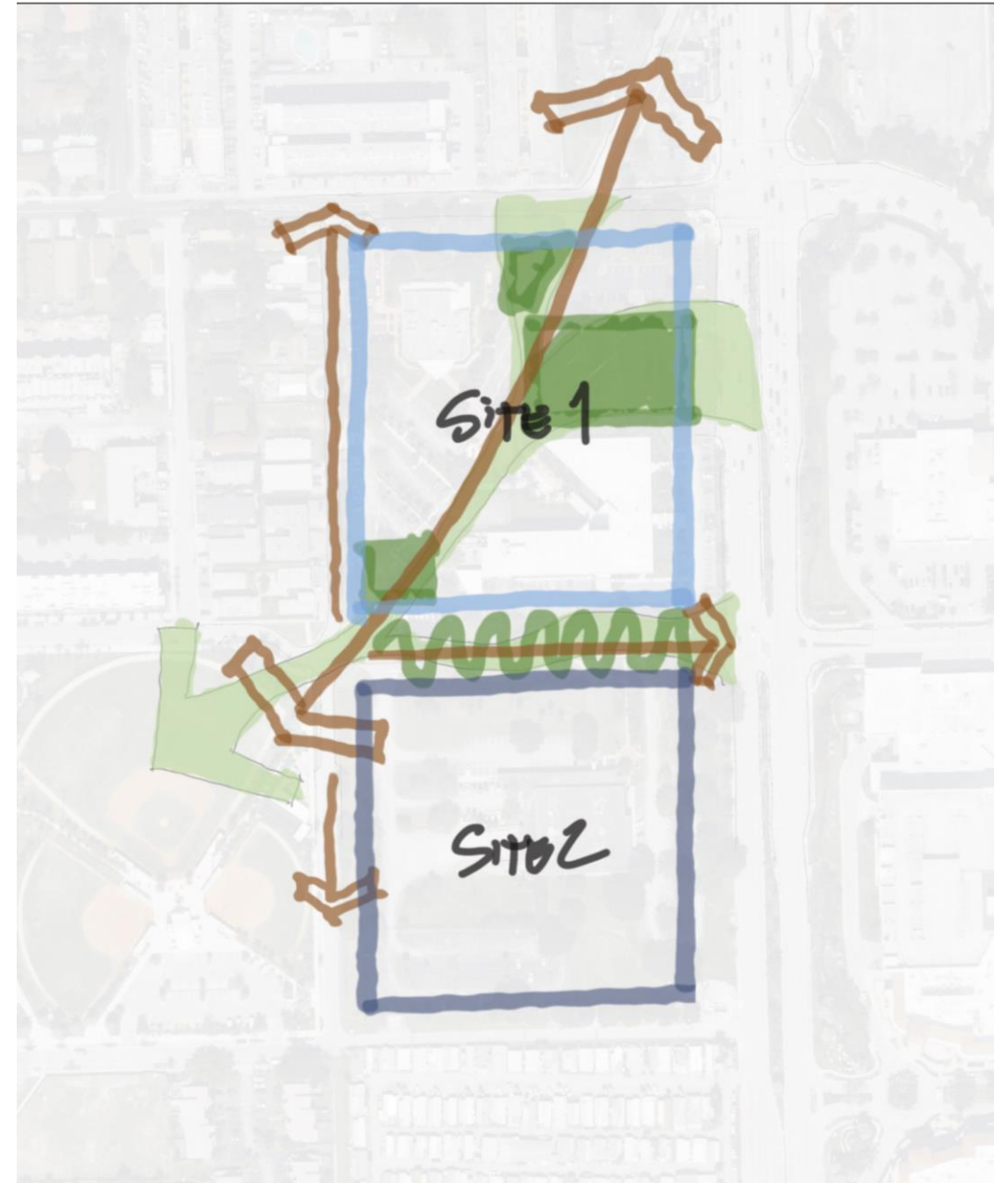
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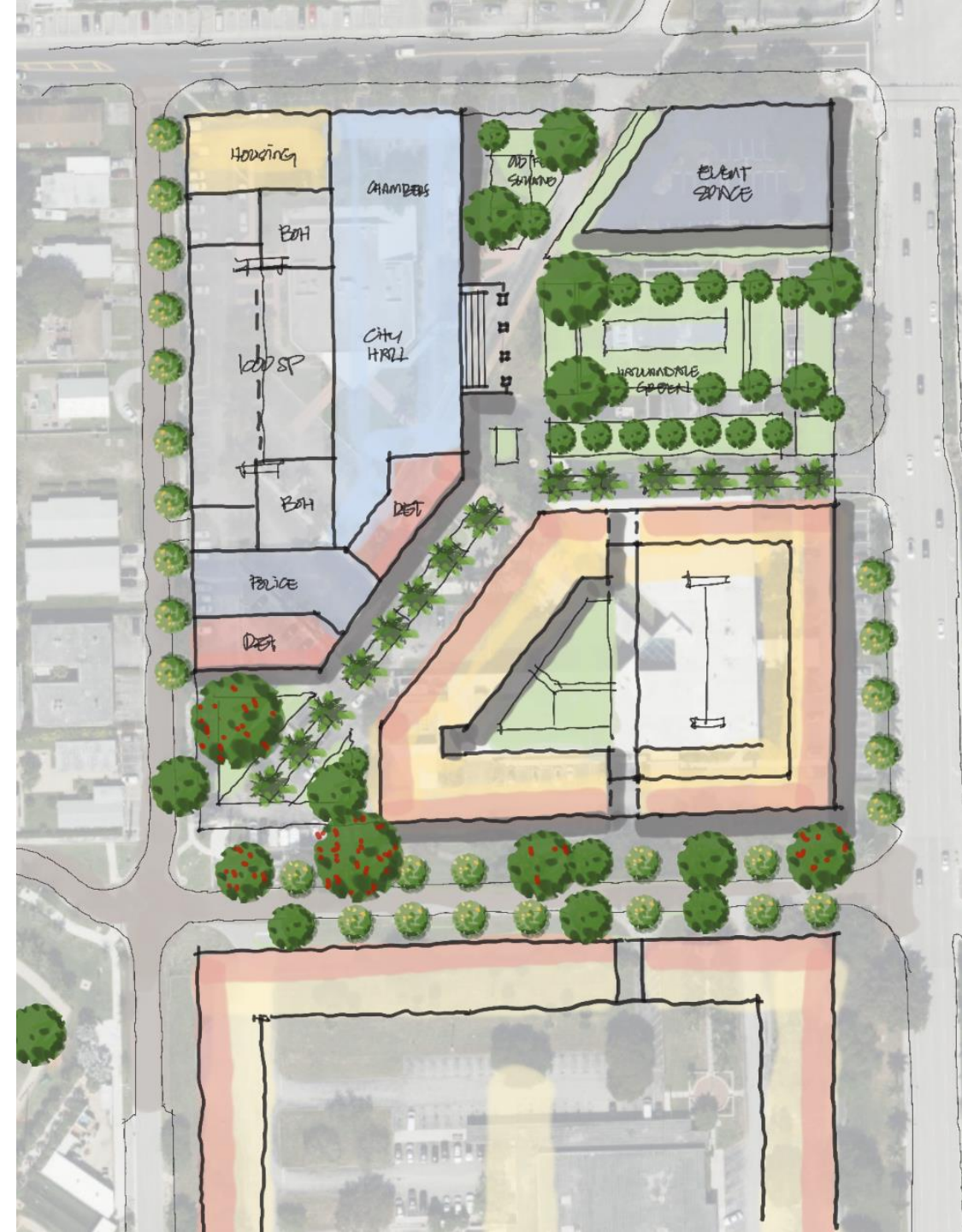
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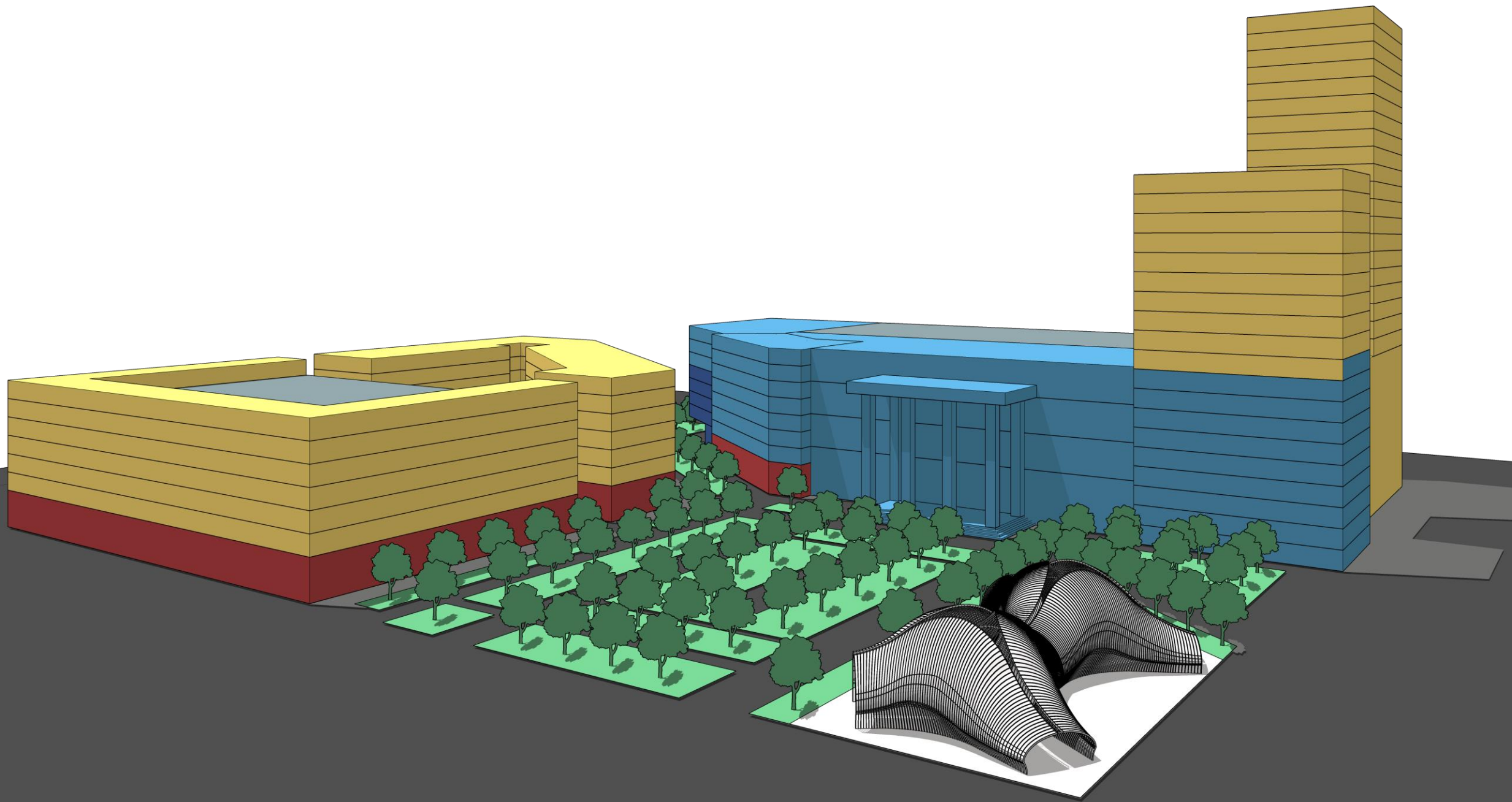
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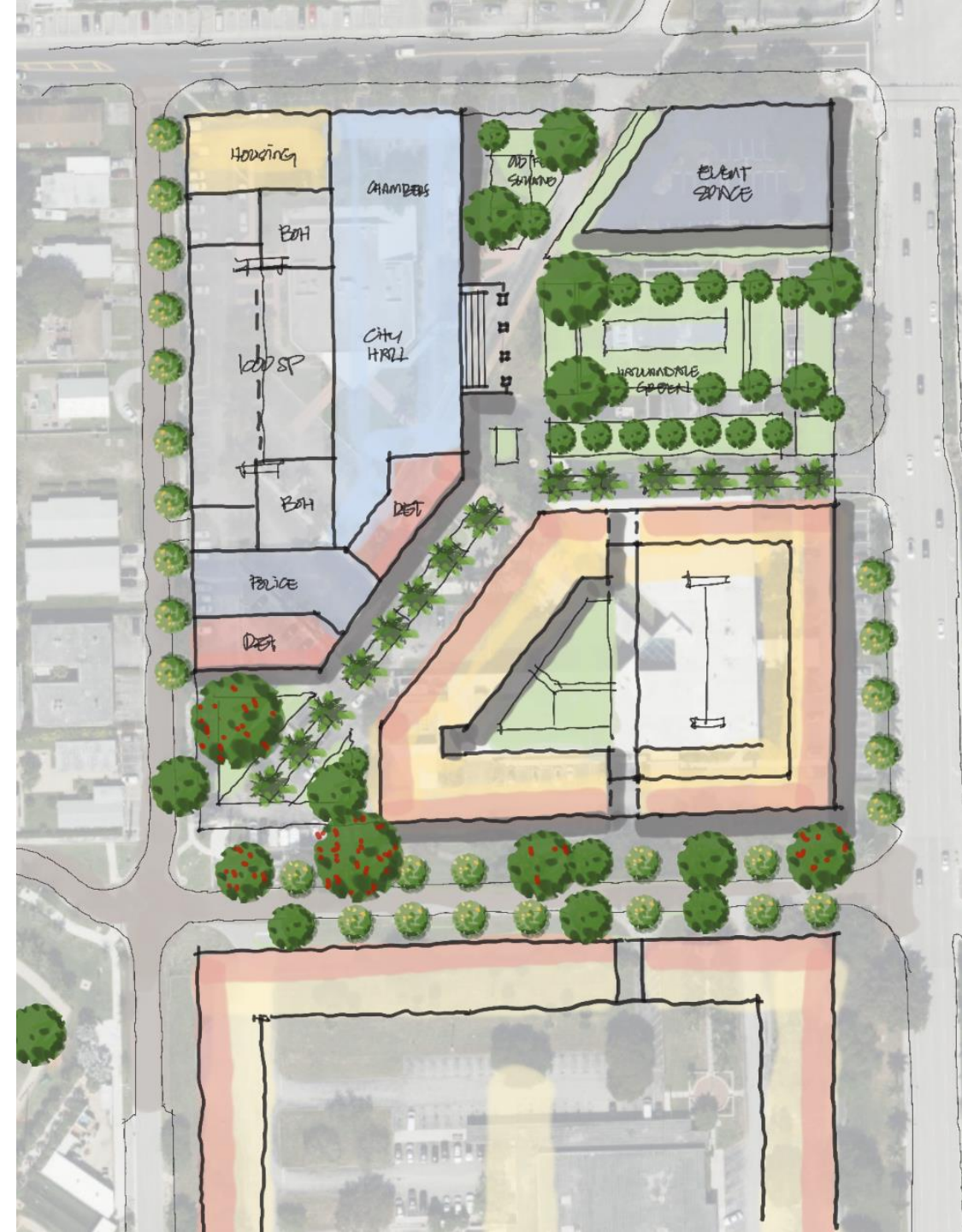
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Program for the Site

- Civic Center
 - City Hall
 - Library
 - Cultural Center
 - Senior Housing
 - Workforce Housing
 - Office and Retail
- Public Safety Hub
 - Police Department
- Parking
- Iconic Community Center & Event Space
- Commercial Hub – retail, office, residential, hotel (revenue engine)
- Activate open civic space



**TOW-AWAY
ZONE**
24 HRS
A DAY 7 DAYS
A WEEK
UNAUTHORIZED
VEHICLES & VESSELS
WILL BE TOWED AT
OWNER'S EXPENSE
WESTWAY TOWING
954-731-1115

PARKING FOR

Hallandale Beach
**MUNICIPAL
COMPLEX
ONLY**
VIOLATORS WILL BE TICKETED AND/OR TOWED
AT OWNER'S RISK AND EXPENSE



City of Hallandale Beach
**Municipal Complex &
Cultural Center**

Cultural & Economic Activation



**Southeast Florida/
Caribbean**

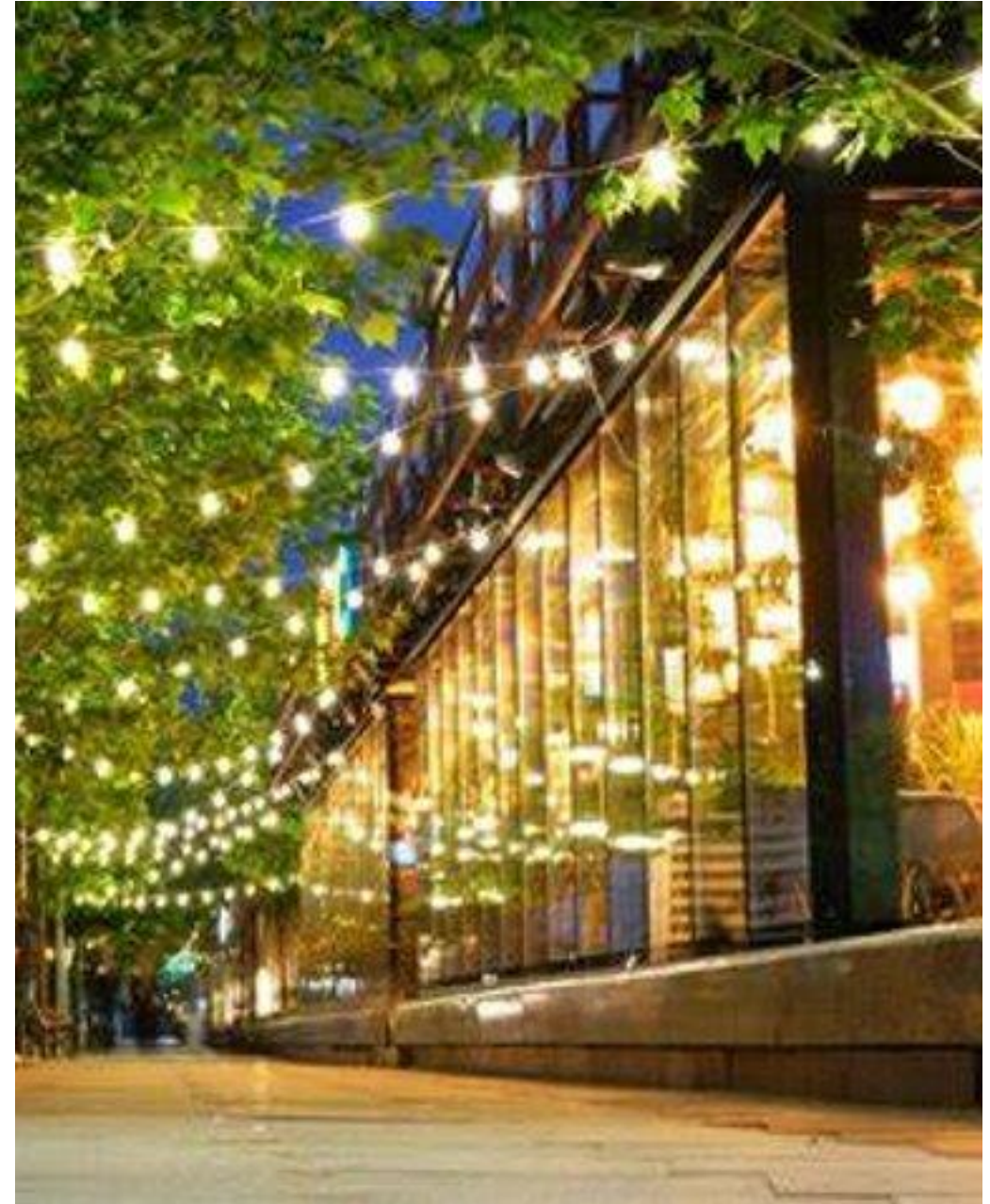
Programming – Ongoing Activations

- **NeXus Corridor (2.5 acres of open space):**
 - Multimodal path for walking, biking, skating, and dogs
 - Connection to the Art Trail and bike lanes
 - Outdoor exercise equipment
- **Interactive Smart Technology:**
 - Incorporate interactive kiosks
 - Displays environmental facts (carbon capture, stormwater)
 - Community leaderboard for logging miles walked, biked, or jogged



Programming – Incidental Uses

- **Library Collaboration:**
 - Author readings, book launches, classes
 - Activities for children and makers
- **Mobile Kiosks:**
 - Provide food and beverages for city employees (300+), police, visitors, and park users
 - Offer coffee, baked goods, salads, smoothies, etc.



Programming – Evening & Weekend Events

- **Landmark Gathering Space:**
 - Holiday tree lightings, New Year's celebrations, 4th of July fireworks viewing
- **Health and Wellness Activities**
- **Focus on Small Businesses & Artists:**
 - Artisan nights, performances, improv, poetry nights
- **Market Nights:**
 - Close SE 5th Street with removable bollards for a pedestrian-scale market
 - Weekly market nights with local breweries and small businesses
- **Weekend Farmers Markets:**
 - Featuring local produce and goods



Ground Floor Opportunities

- **Flex Space:**
 - Indoor/outdoor blending from the library to the lawn
 - Passive uses: chess, dominoes, cards, Jenga, ping pong
- **Unique Restaurants:**
 - Explore hosting two non-chain restaurants that celebrate Hallandale's diverse culture
 - Serve alcohol and coffee; act as caterers for cultural events
- **Leverage Micromobility Network:**
 - Install a bike share kiosk for residents and visitors
 - Art Trail and bike lane connections

Implementation & Feasibility



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City Funding for Public Facilities

- A key objective is to ensure the Project is cash positive for the City and supports the City's maintenance and operations over time.
- For initial funding purposes, it is very expensive to provide upfront private financing for public facilities, as tax-exempt debt is much more favorable
- The lease revenue and tax revenues from the Private Facilities over the 99-year term will offset the City's capital costs.
- Consider utilizing existing CRA funding, particularly for the Affordable Housing component
- Consider issuing a Parking Garage Revenue bond

City Funding for Public Facilities

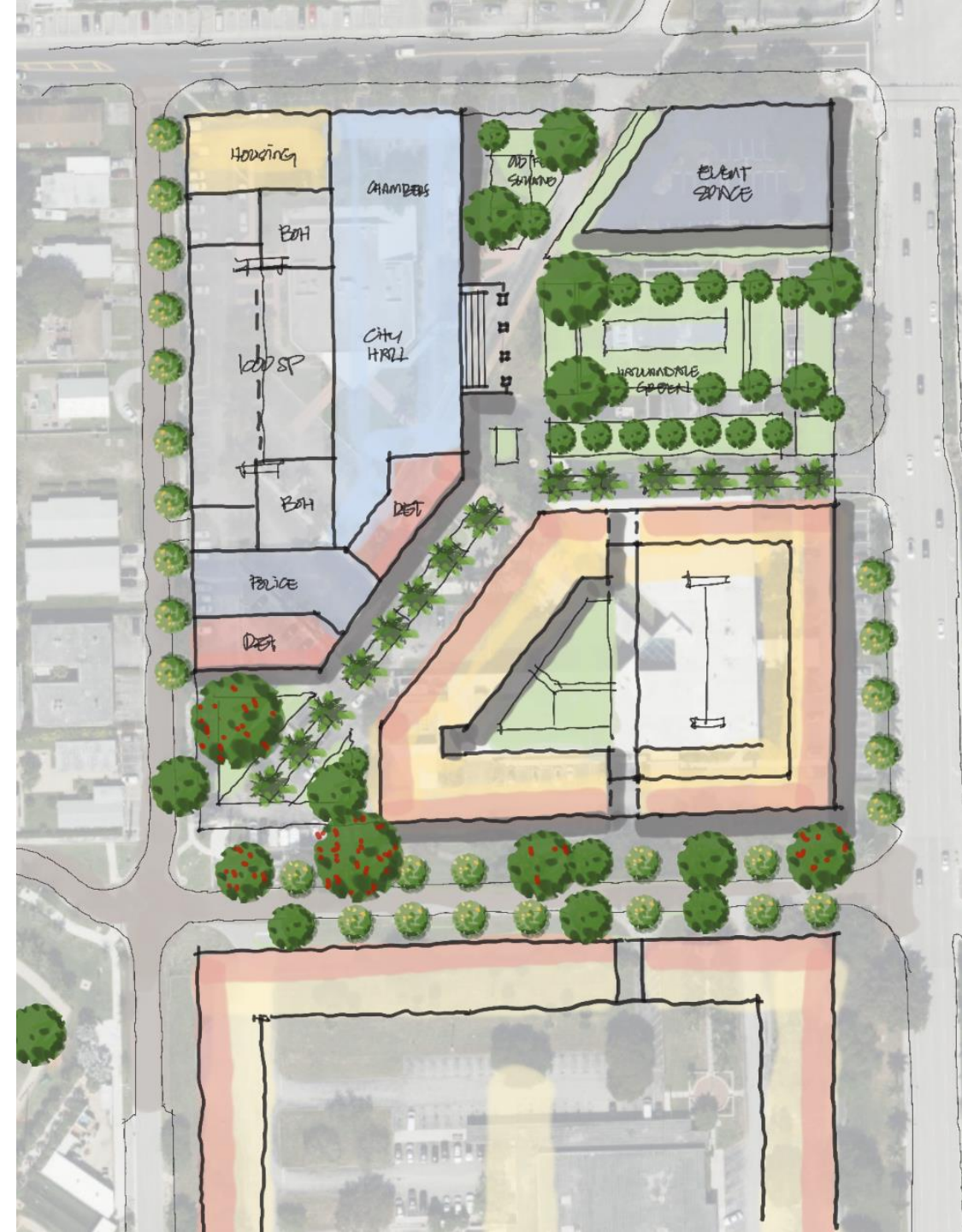
- Consider, if necessary, a GO Bond for onsite public improvements, with a priority on public safety and infrastructure
- Consider, if necessary, a 501c3 lessee model for the City Hall component
 - Developer identifies a 501c3 lessee for the City Hall component, to facilitate tax-exempt financing
 - 501(c)3 subleases to City, and City pays rent to the 501c3 to cover the tax-exempt debt for City Hall
- Consider extension of City CRA for dedicated City TIF for limited time, if doing so would provide additional flexibility
- Lease and tax revenues from the Private Facilities, once on-line, will serve to offset City's costs

Phase to Ensure Continuity of Services and Minimize Costs

- Encourage developers to phase the Project to minimize relocation of existing City facilities during construction, if possible.
- Our conceptual site option leaves Police Station and City Hall in place until new facilities are completed.
- Phasing around existing facilities to the extent possible may save the City millions in temporary relocation costs, that could better be used to support the new Public Facilities.

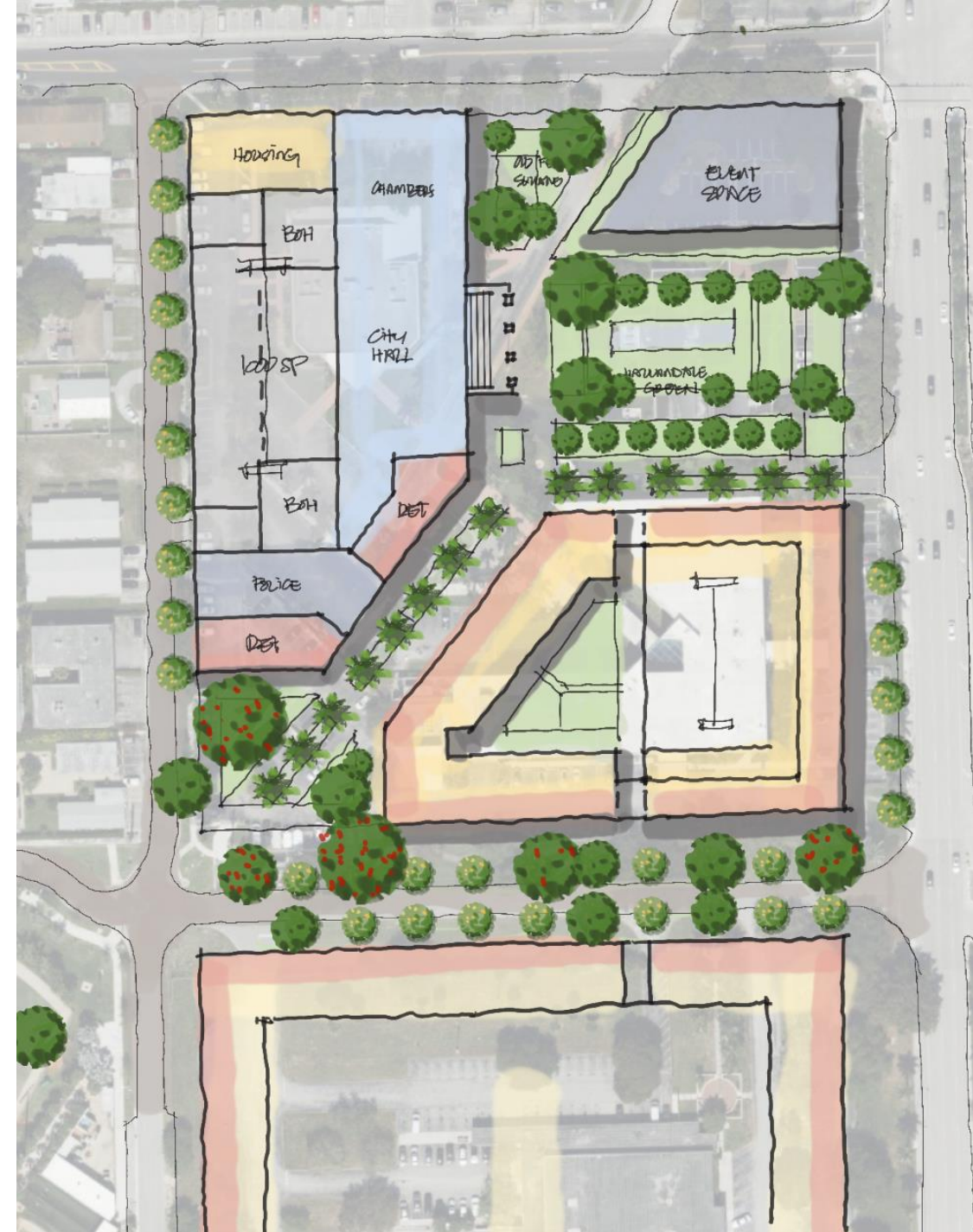
Phase 1A

- Finance the Police Station and Parking Garage first, while keeping existing facilities in place
- Parking Garage should be as large as possible (approximately 1000 parking stalls) to accommodate parking for the uses on the Phase 1A and Phase 1B
- Shared Parking – City Hall parking not needed evenings or weekends



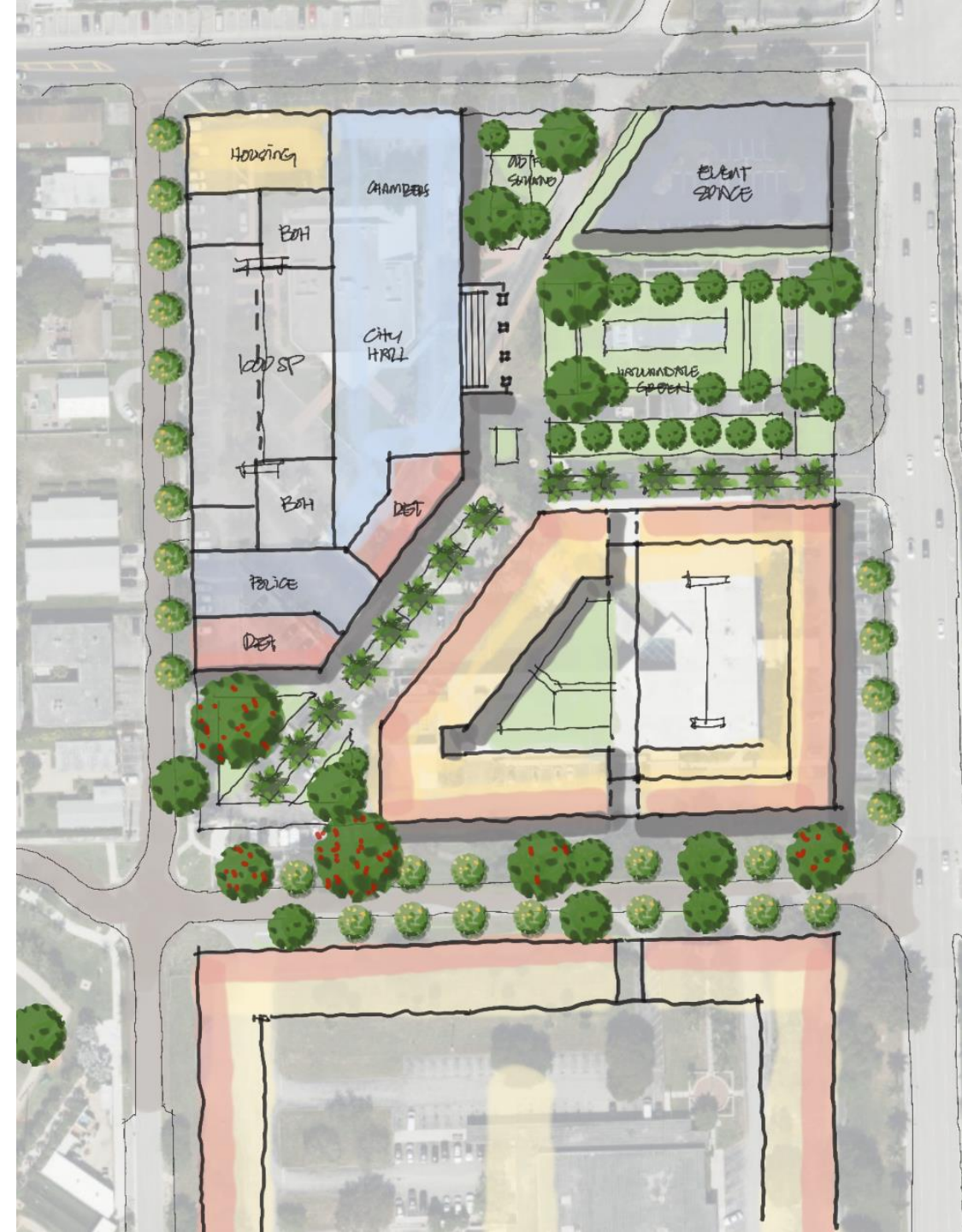
Phase 1B

- City Hall office (chambers and offices), maybe an additional office component, community center, library, and Affordable Housing
- Large civic space podium, no parking structure (utilize the adjacent Parking Garage)
- 500 Affordable Housing units
 - 200 Senior Affordable Housing units, with an AMI range from 30% to 120% AMI
 - 300 Additional Affordable Housing Units, ranging from 60% to 120% AMI
 - Potentially include priority preference for eligible City employees/other categories



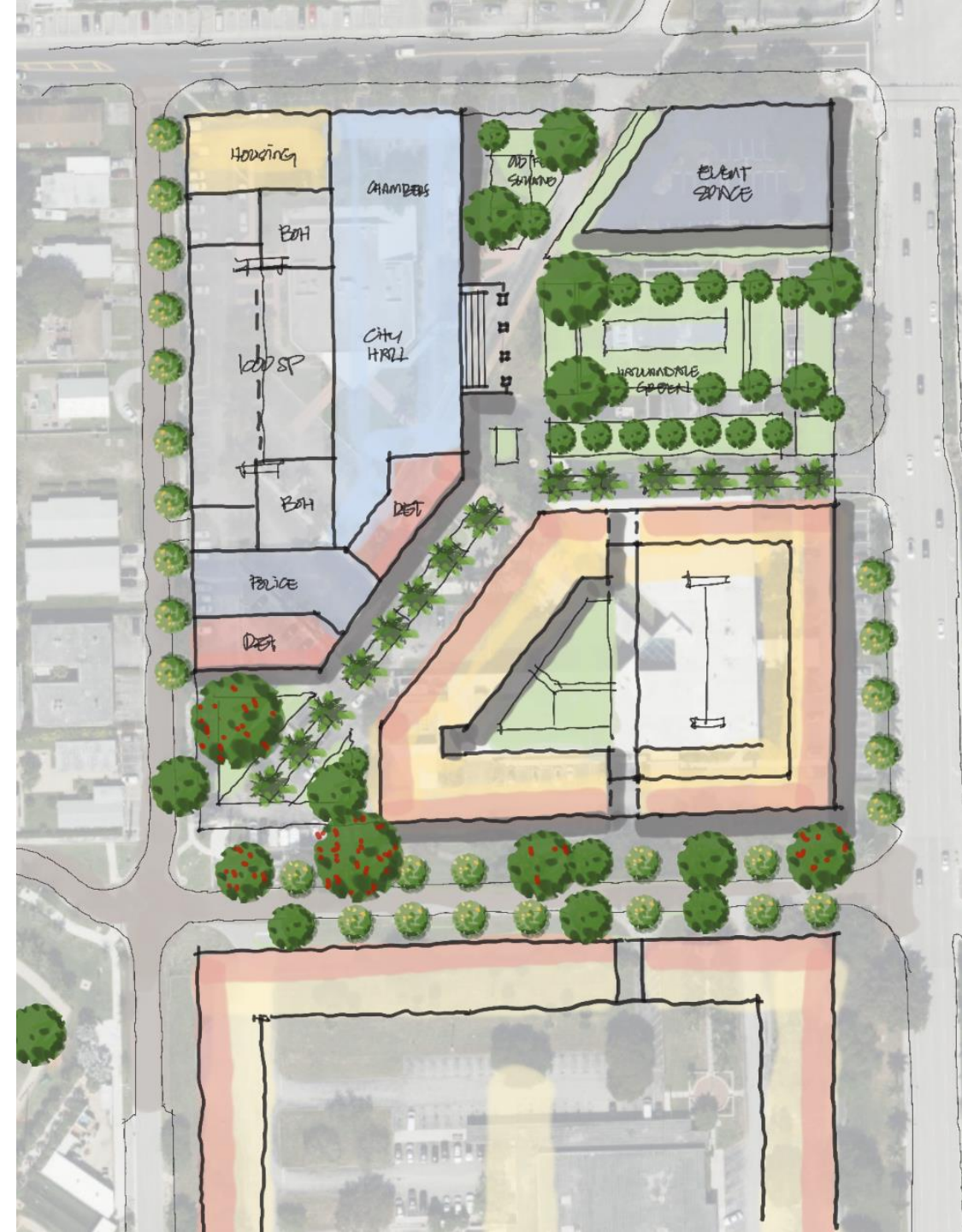
Phase 1B

- Use Phase 1A Parking Garage to support the Civic Center and reduce costs for Phase 1B
- Use existing \$15 million in CRA funding to incentivize the Affordable Housing component
- Consider market rent component in Phase 1B and/or adjustment of the Affordable Housing targets if necessary to support the feasibility of the Project



Phase 1C

- Approximately 2.4 acres of land programmed for a market-rate development to support the civic, mixed-use community center
- Maximize Market rate residential / commercial uses to leverage City land assets for long-term revenue
- Builds on City's efforts to diversify its revenue streams
- Includes Retail liner to provide connectivity for future Phase 2 along SE 5th street market corridor



Phase 2 – Post Office Site

- Recommend that City re-engage federal lobbyist to expedite this potential opportunity as soon as possible
- Phase 1C retail liner will support eventual Phase 2, but will be a stand-alone component if Phase 2 does not materialize
- Goal – Highest and best use to maximize City revenue generation

Infrastructure, Zoning, and Entitlement Challenges

- Analysis assumes City will amend its Land Development Regulations prior to issuance of request for proposals
- Developer typically responsible for all infrastructure required to support the Private Facilities
- Agreement should provide for infrastructure allocation between City and Developer for shared infrastructure
- Other items should be addressed during due diligence period

Procurement and Implementation Steps

- Review 255.065 Florida Statutes – Public-private partnerships for procurement steps and P3 Qualifying Project Definition
- Consider revising City ordinance with step-by-step implementation
- Adopt authorizing resolution for P3 project delivery including:
 - Public best interest
 - Project details
 - Cost benefit analysis
 - Complexity
 - Schedule/benefit challenges
 - Risk shifting
 - Financing opportunities through private entity

Procurement and Implementation Steps

- Consider two (2) steps for procurement and consultant support for procurement preparation/delivery
 - Develop an initial list of potential proposers or a pre-proposal workshop to gauge interest
 - Consultant for design criteria package in accordance with FS 255.065 3(e) and for proposal review/length of project
 - RFQ to ensure qualifications for the project with a shortlist (max 4)
 - RFP with design criteria package, consider incentive for IP for preparation, and specific deliverables, i.e. concepts, programming, cost, financial plan/feasibility, life cycle
 - RFP Evaluation factors: qualifications, terms, innovation, cost reduction, project management, project efficiency, public benefits, impact, stakeholder satisfaction, future potential
 - Additional points for bold design, small/local businesses
 - Consider evaluation committee mix/public participation in the process

Procurement and Implementation Steps

- Interim Agreement
 - Consider consultant support for agreement development and negotiation (Entrepreneurial Orientation)
 - Consider interim agreement for due diligence and relationship building
 - Opportunity to ensure adequate safeguards are in place for risk mitigation (additional costs and service disruptions in case of cancellation) and retain ability to add capacity to the project,
 - Timetable for negotiation
 - Upfront project and planning tasks to ensure feasibility

Procurement and Implementation Steps

- Final Agreement to comply with Florida Statutes 255.065 (7)
 - Project terms and management responsibilities
 - Fees, revenue sharing, financing, and obligations
 - Performance measures and safeguards for project cancellation
 - Term: City retains ownership upon completion, expiration, or termination of the comprehensive agreement and upon payment of the amounts financed

Q&A



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