

City of Dania Beach
Community Redevelopment Agency

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Annual Report

For the Year Ending
September 30, 2010



DANIA BEACH
COMMUNITY REDEVELOPMENT AGENCY

*“Stimulating redevelopment activity in order to strengthen the
economic base of the redevelopment area”*

Dania Beach CRA - 2010 Annual Report

Transmittal Letter

Date: March 31, 2011

Greetings CRA Board Members:

Presented herein is the 2010 Annual Report for the Dania Beach Community Redevelopment Agency ("CRA").

The CRA's 2010 Annual Report covers the period from October 1, 2009, through September 30, 2010, and includes the following information:

- ✓ general background information regarding the CRA;
- ✓ historical/current economic and financial data regarding the CRA, including taxable property values, incremental taxable property values, tax-base segmentation, etc.; and
- ✓ financial statement for the fiscal year ending September 30, 2010.

This Annual Report has been prepared in accordance with F.S. 163.356(3)(c).

Respectfully Submitted,

Jeremy Earle, CRA Executive Director

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Dania Beach CRA - 2010 Annual Report
Executive Team

CRA Board of Commissioners



Chair
Patricia A. Flury



Vice Chair
Bobbie H. Grace



Board Member
Anne Castro



Board Member
Walter Duke



Board Member
C.K. "Mac" McElyea

CRA Executive Director

Jeremy Earle, ASLA, AICP

The CRA

Background

The Dania Beach Community Redevelopment Agency (“CRA”) was created by the enactment of Broward County (“County”) Resolution No. 2002-275 subsequent to a *Finding of Necessity for Redevelopment*, which was prepared in May, 2001.

In 2004, the Dania Beach Community Redevelopment Area Plan (“Redevelopment Plan”) was finalized and approved by the County through County Resolution No. 2004-423.

Resolution No. 2004-423 approved the Redevelopment Plan and gave the City of Dania Beach (“City”) the power to implement the plan, while confirming that the City and the County have entered into an Interlocal Agreement to ensure City, CRA and County partnership for redevelopment. The Redevelopment Plan was amended during 2009 to expand the boundaries of the CRA.

Resolution No. 2004-423 delegates all powers designated by Chapter 163.330, et. seq., Florida Statutes, also known as the Community Redevelopment Act of 1969, as amended, to the City with certain exceptions. It provides that Broward County shall retain powers relating to:

- A boundary change;
- An extension to the term of the Plan involving the continuing contribution by the taxing authorities beyond the original plan adoption, as may have been amended; and
- A change to the plan of such magnitude as would require a county or municipal land use plan amendment.

The City Commission functions as the CRA Board of Commissioners (“CRA Board”).

Funding Source

County Resolution No. 2004-423 provides that the method of investment and funding for any community redevelopment projects proposed by the City and/or the CRA shall be predicated upon annual non ad valorem appropriations pursuant to the requirements of its Redevelopment Capital Program in lieu of

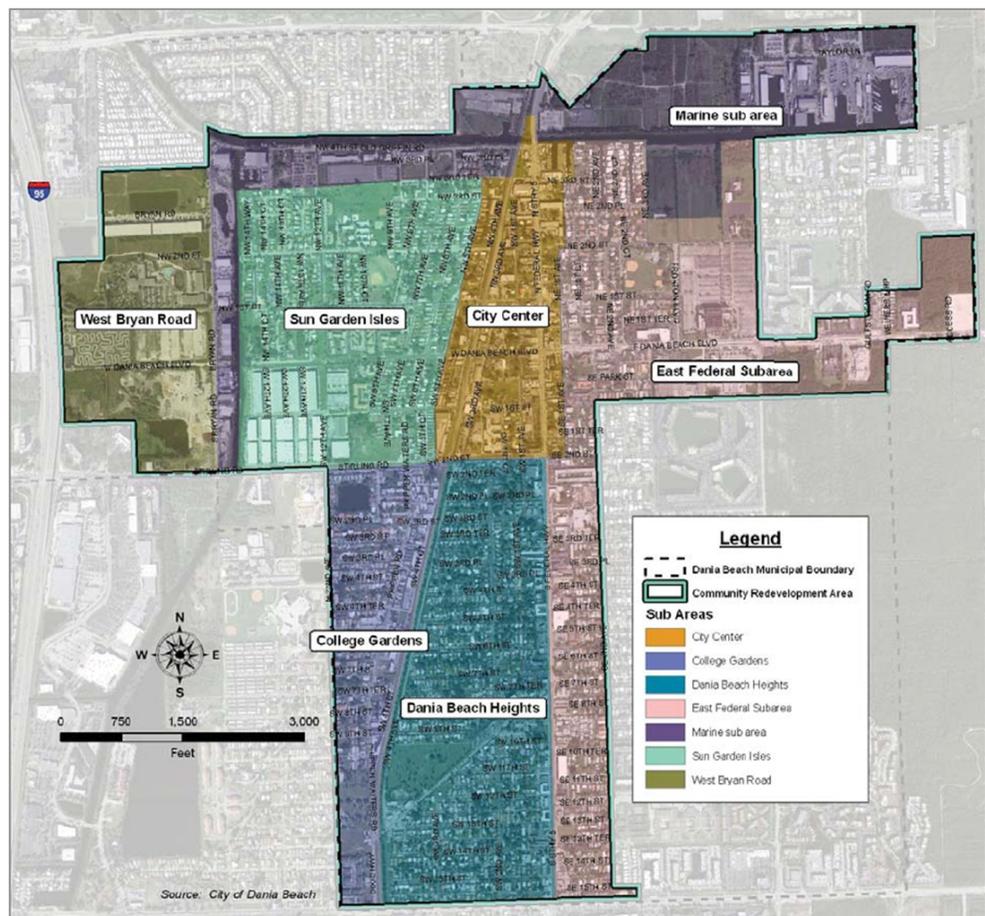
county tax increment financing. The Redevelopment Capital Program is established by County Resolution No. 2004-76.

The City entered into an interlocal agreement with the County to borrow an amount up to \$6,345,866 for eligible projects in the Redevelopment Capital Program. The City received the first draw in the amount of \$2,334,200 for the purchase of Parcel 109. The loan is held to conditions requiring the City to complete the project within five years of the first draw and to demonstrate a net increase in the tax base of the Community Redevelopment Area. If the conditions are met the note will be forgiven using a predetermined schedule. If the conditions are not met the note will be payable to the County over a fifteen-year period commencing at the end of the initial five-year interest-free period with interest at the Municipal Market Data (MMD) "A" revenue bond rate in effect at the time repayment begins.

The City also funds community redevelopment activity through non ad valorem appropriations.

Redevelopment Area and Boundary Map

The CRA
comprises
approximately
1,349 acres.



Historical Data

Historical Taxable Property Values

The following table provides a five-year summary of historical assessment (taxable) values and increment values for the CRA as of January 1st of each year.

Historical Taxable Property Values						
Tax Roll Year	Fiscal Year	A Final Gross Taxable Value	% increase over prior year	B Base Year Taxable Value	= A - B Incremental Taxable Value	% increase over prior year
2009	2010	659,988,350	124.5%	555,988,910	103,999,440	-14.2%
2008	2009	293,947,520	-5.7%	172,715,440	121,232,080	-12.9%
2007	2008	311,851,920	17.1%	172,715,440	139,136,480	48.8%
2006	2007	266,213,480	14.2%	172,715,440	93,498,040	54.7%
2005	2006	233,137,690		172,715,440	60,422,250	

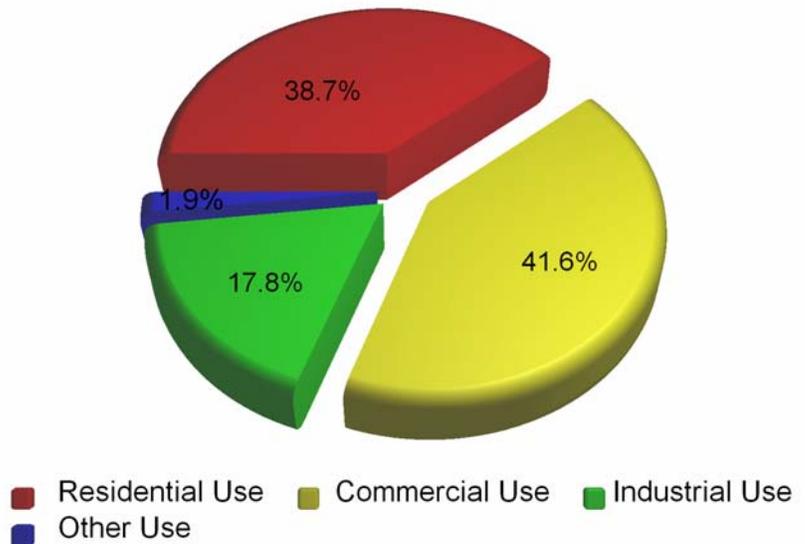
CRA Boundaries were expanded in FY 2010.

Segmentation of Tax-Base

The segmentation of taxable values within the CRA by property-use type highlights a tax-base primarily composed of Commercial and Residential properties (representing 42% and 39% of taxable value respectively).

Diversification of the tax base is important as it helps insulate the CRA from value declines occurring in particular market segments.

Segmentation of Taxable Value by Property-Use Type



CRA Sub Areas

City Center Sub Area

Location

Bound on the south by SE/SW 2nd Street, on the west by NW/SW 5th Avenue, on the north by NW 3rd Terrace, the Dania Cut-Off Canal and NW 7th and 8th Streets (extended) and on the east by NE/SE 1st Avenue and NE 1st Court.

Zoning

TOD (Transit Oriented Development), RD-8000 (two-family residential), C-2 (commercial), C-4 (commercial), I-R (industrial restricted)

General Characteristics

aging buildings

incompatible uses

general unplanned appearance

high concentration of contaminated sites

poor property maintenance

significant amount of vacant land (City-owned)

inadequate street and swale landscaping and maintenance

inadequate parking

discontinuous pedestrian access, often interrupted by vehicular use

bisected by FEC Rail corridor

Summary

Redevelopment of the City Center will require significant modification of the current urban landscape and will create an identifiable downtown. The centerpiece of redevelopment in this area will be NW/SW 1st Avenue, which will serve as the pedestrian-friendly main street. It will function as a mixed use commercial area and will be visually connected to Federal Highway by way of “portals”, open plazas that will allow for foot traffic and provide usable open space. The current site of City Hall will remain as government and community use and will be the location of Dania Beach’s library. City hall and its environs also provide the potential location for a “one-stop” community resource center. The City Center sub area extends westward beyond the FEC railroad tracks and improvements to Dania Beach Boulevard and the areas along the rail corridor will be designed to eliminate the historical dividing line that has existed since the creation of the City. The area immediately west of the FEC tracks and north of Dania Beach Boulevard is the potential future location of

the commuter rail station. The CRA Redevelopment Plan acknowledges the role of the Federal Highway corridor as an arterial roadway and includes improvements to enhance and further the City's antique district and to provide an aesthetic entryway to the Downtown.

College Gardens Sub Area

Location

Bound by the Florida East Coast (the "FEC") railway corridor to the east, N 22nd Avenue to the west, Sterling Road to the north and Sheridan Street to the south.

Zoning

RS-6000 Single Family

General Characteristics

vacancy rate of 11%

renter occupancy rate of 57%

average household size is 2.8 persons per household (City average is 2.19)

multi-family units lack adequate parking

general need for maintenance and repairs

parking throughout the neighborhood is deficient

lack of street landscaping or swale maintenance

structural and infrastructure deterioration

vagrancy

inadequate public park land

Summary

Redevelopment and revitalization of College Gardens will require significant physical upgrades and a concerted effort on the part of the City to improve code enforcement, provide services, and strengthen law enforcement efforts. The latter will require coordination with the City's external partners to ensure that crime, which currently occurs across the shared boundary with the City of Hollywood, is eliminated. Provision of mixed residential and commercial use opportunities and affordable home ownership alternatives should be a priority. Physical improvements will be necessary to Phippen-Waiters Road in order to provide the basis for a mixed use, pedestrian-friendly corridor. A potential redevelopment opportunity is the future commuter rail station that is planned for the area east of Phippen-Waiters Road and north of Sheridan Street.

Dania Beach Heights Sub Area

Location

Bound by the FEC right-of-way on the west, Sheridan Street on the south, Sterling Road on the north and US 1 to the east.

Zoning

RD-8000 Two Family

General Characteristics

vacancy rate of 23%

renter occupancy rate of 40%

average household size is 2.3 persons per household (City average is 2.19)

inadequate parking

general need for maintenance and repairs

parking throughout the neighborhood is deficient

unsanitary and unsafe conditions were observed in alleys

lack of street landscaping or swale maintenance

inadequate buffering between commercial and residential uses

structural and infrastructure deterioration

inadequate public park land

Summary

Redevelopment and revitalization of Dania Beach Heights should concentrate on substantially preserving the single family character of the neighborhood while strategically incorporating mixed-use and loft-style residential development. Provision of home ownership opportunities should be a priority. A significant issue in the redevelopment of this area is the need to provide adequate buffering between the residential and commercial development that occurs along Federal Highway. Residential Office use is recommended on the north and south along the Sterling Road and Sheridan Street corridors. The existence of alleys in the neighborhood presents the opportunity to alleviate the parking, but alleys need to be improved to eliminate unsanitary conditions and create a safer environment.

East Federal Highway Sub Area

Location

The southern portion is generally bound on the south by Sheridan Street, on the west by Federal Highway, on the east by SE 2nd Avenue and on the north by SE 2nd Street. The northern portion is bound on the south by SE 2nd Street and SE 1st Street, on the west by SE/NE 1st Avenue, on the north by the Dania Cut-Off Canal and NE 2nd Place (extended) and on the east by the CRA boundary.

Zoning

TOC-2 (Transit Oriented Corridor), RD-8000 (two-family residential), RM (multi-family residential), TOC-1 (Transit Oriented Corridor), RS-6000 (single family residential), RS-8000 (single family residential)

General Characteristics

mix of owner-occupied and rental

inadequate street and swale landscaping and maintenance – southern portion
deteriorated commercial development along corridors

vacant, undeveloped property – northern portion

Frost Park and Community Center – large and well equipped

Summary

Redevelopment in the East Federal Highway/Dania Beach Boulevard sub area will include two primary initiatives. The first is provision of buffering and transition opportunities along the corridors to protect the single family development that lies beyond the corridors and the City Center. Residential Office use is recommended in the south along the Sheridan Street corridor, and improvements to the areas between mixed use and/or Town Center uses and residential will be necessary. Second will be the development of an urban village north of Dania Beach Boulevard at the east side of the CRA, which will provide a range of housing opportunities for current and future residents.

Marine Sub Area

Location

Bound on the north by New Griffin Road/NW 10th Street, on the east by the eastern property line of Broward Marine, Inc., on the south by the Dania Cut-Off Canal, NE 2nd Street (extended) and NW 3rd Terrace, and on the west by Bryan Road. The Southern portion of the Marine sub area is bound on the east by the eastern bank of the C-10 Canal.

Zoning

I-G (industrial), IRO (industrial restricted), IROM (industrial), C-3 (commercial), RD 8000 (two-family residential)

General Characteristics

aging buildings

incompatible uses

vacancy and deteriorated structures

several contaminated sites

poor property maintenance

inadequate infrastructure and obstructions to navigation

underutilized sites

Summary

Redevelopment of the Marine sub area is critical to the CRA Redevelopment Plan's goal of attracting and expanding the Marine Industry. Reconfiguration of existing land use patterns, relocation of roadways, redesign, demolition and new construction of bridges and dredging and widening of waterways will be required. A large portion of the marine sub area is constrained by the existence of main electrical power lines. The land under the power lines are restricted by easements and coordination with Florida Power and Light (FPL) will be necessary for its utilization. However, this land does provide an opportunity for uses that are necessary for marine related businesses such as boat storage or staging areas for boat yard operations. Other energy production uses for power line easements not related to the marine industry are discussed elsewhere in the plan.

Sun Garden Isles Sub Area

Location

Bound by the Dania Cut-Off Canal on the north, Sterling Road on the south, Bryan Road on the west and the existing western Community Redevelopment Area boundary on the east.

Zoning

RD-8000 (two-family residential), RS-6000 (single family residential), RM and RM-1 (multi-family residential)

General Characteristics

vacancy rate of 11%

renter occupancy rate of 60%

overall disinvestment in the area

absentee ownership

poor property maintenance – unsafe conditions

vacant lots and abandoned structures

crime

inadequate street and swale landscaping and maintenance

inadequate parking

discontinuous pedestrian access

street flooding

C.W. Thomas Park and Community Center – large and well equipped

Summary

Redevelopment and revitalization of Sun Garden Isles will require significant physical improvements as well as a concentrated code enforcement and law enforcement effort. The extension of Dania Beach Boulevard across the C-10 Canal to Bryan Road and incorporation of commercial mixed use opportunities along this newly created corridor central to the redevelopment of this neighborhood. Enhanced code enforcement will be necessary in this neighborhood to address property maintenance issues. Likewise, it will be important for the City and the CRA to provide maintenance to deteriorated and substandard infrastructure. Provision of affordable housing and home ownership opportunities should be a high priority and the existence of numerous vacant lots in Sun Garden Isles provides relocation opportunities

West Bryan Road Sub Area

Location

Bound on the north by the southern boundary of the existing mobile home park, which is approximately in line with NW 3rd Terrace (extended), on the east by Bryan Road, on the south by Sterling Road and on the west by Interstate Highway 95.

Zoning

C-2 (commercial), IRO (industrial restricted), IROM (industrial), IROC (industrial) C-4 (restricted commercial)

General Characteristics

large vacant parcels
contaminated sites
partially developed infrastructure
some development plans in place

Summary

The West Bryan Road sub area is the location of commercial recreation uses and planned hotel development. A large area in the southern portion of the site is currently utilized for industrial purposes and will be redeveloped over time consistent with those hotel and recreational uses. Redevelopment of this area will be sensitive to the potential conflicts of uses on opposite sides of Bryan Road.

Activities/Projects (2010 Update)

During fiscal year 2010, the CRA accomplished many things on its way to becoming a fully function agency. Below are a few of the highlights of some of the things that we have been able to accomplish over the past year together. This list is by no means comprehensive of all that we have done but it helps to remind us that all of our hard work and planning are now producing measurable results.

- We were able to work with Broward County over the past year in order to remove West Dania Beach Blvd. from the Traffic Ways Plan. This means that the City of Dania Beach will be able to make its own decisions as it pertains to this roadway. It also means that there will not be a large roadway and an 80' ROW that runs through the residential neighborhood of Sun Garden Isles.
- Our CRA Design Guidelines and Zoning Changes became codified as a part of the City's One Code. These design guidelines were directly responsible for the beautiful appearance of the new Broward County Library.
- We created the Dania Beach Economic Lending Partnership Program (DELP) which provides a much more user friendly way for Dania Beach businesses to have access to capital from major banks and other lending agencies. This program comes as a part of the Economic Development push that the CRA promoted in 2010.
- We continued to promote intergovernmental relationships by partnering with the City of Hollywood on a Small Business Expo which was held in September 2010.
- We collaborated with the Broward Alliance on promoting the Economic Gardening Program which is another mechanism for larger businesses to have access to capital. This program has become another economic development tool that the CRA has been trying to promote to its small businesses.
- We conducted very detailed merchant surveys, on the street consumer intercepts, and phone surveys with residents, shoppers, business owners as well as people who live outside of our city in order get a snapshot of where we are and where we need to be. From this effort we created a very detailed Marketing Plan which we have already begun to implement. This includes our branding campaign for the city as well as the creation of an

informal merchant association which was requested by our business owners in our aforementioned merchant surveys.

- We continued to work closely with the Chamber of Commerce on our Marketing Plan efforts and promotion of our CRA Incentives to local businesses. With the help of the Chamber of Commerce we hosted a business incentive workshop and also saw good attendance from our local business owners at our Marketing workshop.
- Finalized our extensive RFQ's for Continuing Services with Landscape Architectural, Engineering and Marketing firms.
- Through a lot of hard work we completed our new 440 space "Green" City Center Municipal Parking Garage ahead of schedule and under budget. This new garage is one of the greenest garages in the State of Florida and represents some of the best sustainability practices that are currently available.
- Started three major streetscape beautification and traffic calming projects within the neighborhoods of College Gardens, Dania Beach Heights and Sun Garden Isles. Once started, the construction of these projects should be completed by the end of 2011.
- Started construction of our City Center Cul-Du-Sac project which should be completed by March of 2011. This new roadway will be the main street that leads our residents and guests from US-1 into the heart of our City Center.
- We renegotiated our Redevelopment Capital Program funds with Broward County in order to have the program instead of the City of Dania Beach pay for additional improvements within the parking garage. These improvements include security cameras and a new gate arm system and have a direct correlation to our new economic development activities including the hotel and other structures that will comprise our new City Center.
- We were at the forefront of the City of Dania Beach being awarded the very first Smart Growth City Award in the State of Florida from the Smart Growth Partnership of South Florida. This award recognized our various efforts which ensure that through both sound policy and implementation we will continue to grow in a safe and sustainable way.
- Promoted our City's efforts to expand the Marine Industry at the Working Waterways and Waterfronts National Symposium in Portland Maine. Our

presentation was very well received by the scientists, academics and governmental representatives in attendance.

- Worked very hard with the Florida Department of Transportation in order to designate US-1 from the Dania Cut off Canal to Sheridan St. as a Transportation Design for Livable Communities (TDLC) corridor. Acquiring this designation through much negotiation allowed us to proceed with our design plans for US-1. This designation allows us to go above and beyond the current FDOT standards for landscaping along any of its roadways.
- We finished both design and bidding for our new US-1 landscaping project. This project is another major initiative which should enhance the beauty of our portion of US-1. It allows for significantly more varieties of landscaping including flowering trees, shade trees and palms which should allow our section of roadway to stand out. This project represents another major construction project which the CRA will oversee in 2011 in addition to the other construction projects in our three residential neighborhoods and City Center.
- You are in the process of officially designating the city portion of Tax Increment Financing (TIF) to the Dania Beach CRA so that we can continue our efforts at redevelopment and revitalization which includes the expansion of our commercial tax base.

As you can see, we continue to work hard and have made every effort to use CRA funds in ways that eliminate blight, enhance our tax base and promote our great City. We overcame quite a few challenges this year and hit a few roadblocks on some others; but it is because we have set the bar for ourselves very high and raised our standards that we have achieved the level of success that we did this year. As a great educator Marva Collins once said, “Success doesn’t come to you, you go to it”.

Dania Beach CRA - 2010 Annual Report

Financial Statements

This CRA Annual Report for the fiscal year ending September 30, 2010, has been prepared in accordance with F.S. § 163.356(3)(c).

- F.S. § 163.356(3)(c)

This CRA Annual Report has been prepared in accordance with F.S. § 163.356(3)(c) including a report of activities for the preceding fiscal year, a financial statement setting forth its income/operating expenses, and a notice of publication in a newspaper of general circulation within our City that informs stakeholders that said Report is available for review.

- F.S. § 163.387(8)

Within the context of Financial Reporting, the Dania Beach Community Redevelopment Agency (“CRA”) is reported as part of the primary government and is included in the City’s Comprehensive Annual Financial Report (“CAFR”). The City is currently under its annual independent audit review and has informed the CRA that they will not have audited CRA financial statements available by March 31, 2011. However, said statements will be available by April 30, 2011 and can be obtained electronically from the City’s website at:

<http://www.ci.dania-beach.fl.us/index.aspx?nid=217>

Dania Beach Community Redevelopment Agency
Statement of Financial Activity
September 30, 2010
un-audited

	Fund 106 Community Redevelopment Agency
Revenues:	
Contribution from the City of Dania Beach	693,283
	693,283
Expenses:	
Community Redevelopment	
Staff (salaries and benefits)	218,900
Operating Expenses:	
Professional Services	383,373
Legal Services	68,167
Contractual Services	1,758
Travel/Training	9,223
Printing	2,946
Advertisements (legal/display)	5,289
Office Supplies	10,611
Miscellaneous	5,310
Capital Outlay:	
Equipment	4,577
Transfers Out	
(1) Transfer to CIP (Parking Garage construction project)	2,730,909
	3,441,063
Revenues Over/(Under) Expenses: (2)	(2,747,780)

Notes:

Please Note: the figures contained herein are subject to rounding.

- (1) Represents an eligible project for funding under Broward County's Redevelopment Capital Program. This Program operates on a reimbursement basis. The project expenditures included herein occurred during Fiscal Year 2010 while the reimbursement was received in the subsequent fiscal year (FY 2011).
- (2) Deficit is netted against the fund balance of the Community Redevelopment Agency.



DANIA BEACH

COMMUNITY REDEVELOPMENT AGENCY