



DANIA BEACH
COMMUNITY REDEVELOPMENT AGENCY



Annual Report

For the Year Ending
September 30, 2014

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Established in History. Preparing for Tomorrow.

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LETTER FROM THE EXECUTIVE DIRECTOR

Letter from the Executive Director



I would like to take this time to thank you for your support during 2014. For the sixth straight year, the Dania Beach Community Redevelopment Agency (DBCRA) has successfully completed a host of various projects and initiatives that will serve the long term interests of our city. With your support and continued funding, we have been successful at attracting new businesses and investors to our community, while working hard to increase the quality of life for residents. We are committed to deliver our brand promise, developed as part of our business and community outreach efforts, which reads in part:

Dania Beach promises residents, businesses and visitors a true renaissance, building a bridge from our history to our future. We will embrace the spirit of re-invention and promote a modern ideal. The Dania Beach experience will be one of optimism and revitalization. We will provide an atmosphere where businesses can be enjoyed by visitors and residents alike. We will transform Dania Beach as a city and a destination. Dania Beach will be a source of pride for our stakeholders.

As highlighted in this report, we continue to work hard, and have made every effort to use DBCRA funds in ways that eliminate blight, enhance our tax base, and promote our great city. I am very pleased that we continue to be recognized by our peers throughout the State of Florida by continuing to not only win awards, but by creating projects such as the community garden, that other governmental entities want to emulate. We have been able to do this because the DBCRA Redevelopment Plan creates a very clear vision of where we want to go and what we want to become as a community.

There is still a lot of work ahead of us. Redevelopment itself is never an easy thing to accomplish and its results do not materialize overnight, this is why CRAs typically have a life of between 30-40 years per Florida Statue 163 Part III. With the continued support of the City Commission and the DBCRA Board, however, we will continue to make great things happen for our city and its residents in the years ahead.

I would also like to take the time to thank my own team comprised of Kathleen Weekes, Dan Murphy, and Kisha Payen, as well as city staff and our exceptional consultants and legal teams who have all helped to make our accomplishments possible in 2014.

Once again, thank you for your support

Kind regards,



Jeremy Earle, ASLA, AICP

Executive Director, Dania Beach Community Redevelopment Agency

BOARD OF COMMISSIONERS

Board of Commissioners



Vision Statement

“Established in History,
Preparing for
Tomorrow”



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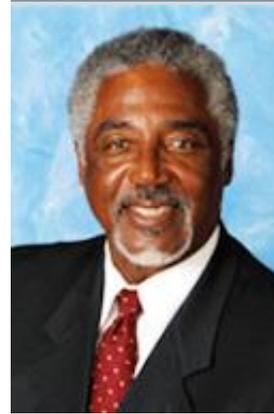
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Mission Statement

Dania Beach is committed to providing a unique small-town quality of living for all of its residents and guests. We do so by maintaining beautiful neighborhoods and vibrant commercial centers throughout the City while being fiscally responsible and having a diverse population and business community.

DANIA BEACH CRA

Dania Beach CRA

Location

Dania Beach is ideally situated near major roadways, rail lines and the Intracoastal Waterway (ICW). Port Everglades lies partially in the city limits to the northeast and Fort Lauderdale/Hollywood International Airport abuts the city's northern boundary. The vibrant downtowns of Fort Lauderdale and Hollywood are only minutes away and the Alandco industrial complex, an important employment center to the west, and Dania Beach's famed Marina Mile are situated nearby. The potential for the city to capitalize on its locational advantage provides the impetus for redevelopment.



Background

In 2002 Dania Beach began to take definitive steps toward redevelopment. A limited authority Dania Beach Community Redevelopment Agency (DBCRA) was established and a 525 acre area within Dania Beach was designated as a Community Redevelopment Area. The *Downtown Community Redevelopment Plan*, which contained general recommendations, was prepared in 2002. Resolution 2004-423 approved the *Downtown Community Redevelopment Plan* and gave the City of Dania Beach the power to implement the plan, while confirming that the city and the county have entered into an Interlocal Agreement to ensure City of Dania Beach, DBCRA, and Broward County partnership for redevelopment.

An important aspect of the Interlocal Agreement and the resolution approving the plan is that redevelopment projects will not be funded by revenues from tax increment financing. Rather a funding mechanism known as the Redevelopment Capital Program was provided by Broward County. As the plan's title implies, the primary focus was on downtown. In 2003 the *City of Dania Beach Urban Infill and Redevelopment Area (UIRA) Plan* was prepared for the residential neighborhoods of Dania Beach Heights, Sun Garden Isles and College Gardens, which were not included in the original CRA.

In 2006 The City of Dania Beach "Broward's First City" Design Report was prepared, which suggested various design concepts to reflect the key and important characteristics of the city. These efforts in addition to the *City of Dania Greenway Conceptual Plan* (April 1998), *Historic Preservation Plan for the City of Dania Beach* (June 2000), *Needs Assessment and Crime Prevention through Environmental Design Study* (September 2005), and *Neighborhood Master Plan Workshop* (1999), represent activities that were undertaken to create and implement the existing Community Redevelopment Agency. Together they form

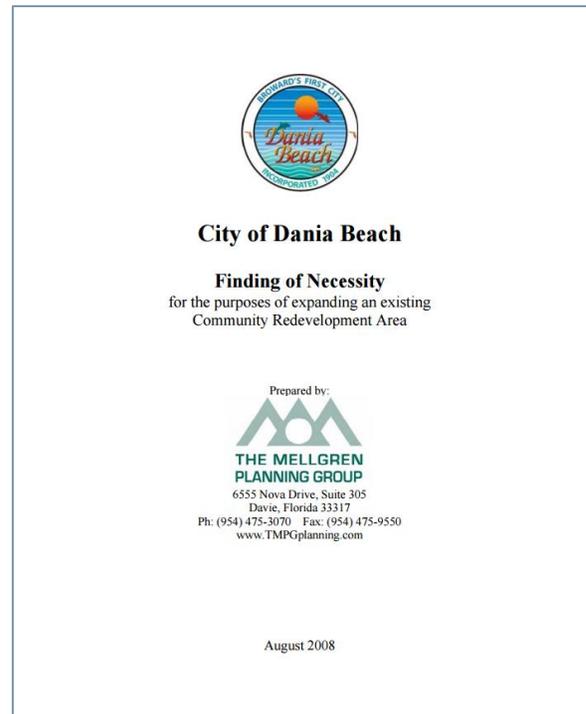
DANIA BEACH CRA

a series of steps that lead towards the city's current DBCRA Redevelopment Plan, which modifies the boundaries by increasing the DBCRA size to 1,349 acres; expands on work already accomplished; and identifies specific projects, which are implementable.

Need for Redevelopment

The DBCRA is located in the original portion of Dania Beach, which is the oldest city in Broward County. As such, it contains a significant number of aging structures as well as deteriorated infrastructure. In 2008, conditions in the DBCRA were assessed through the preparation of a *Finding of Necessity* study. This study is guided by criteria outlined in Florida Statutes and provides the justification for creation or modification of a Community Redevelopment Area. It outlines in detail the existing conditions in the area and highlights those conditions of slum and/or blight that need to be addressed. After analyzing the demographic, economic, construction and infrastructure in the DBCRA as well as the decline in its assessed values, the *Finding of Necessity* concluded that the DBCRA meets and exceeds the criteria for a finding of blight or blighted area.

There is a need for physical upgrades and improvement of the quality of life for DBCRA residents and businesses. Quality housing that is affordable to low and moderate income residents, including the elderly is needed. Infrastructure needs to be upgraded in all areas of the DBCRA. A vibrant local economy and a wide range of recreational opportunities must be provided in order to stabilize residential neighborhoods and attract new business and retain existing business in commercial areas.



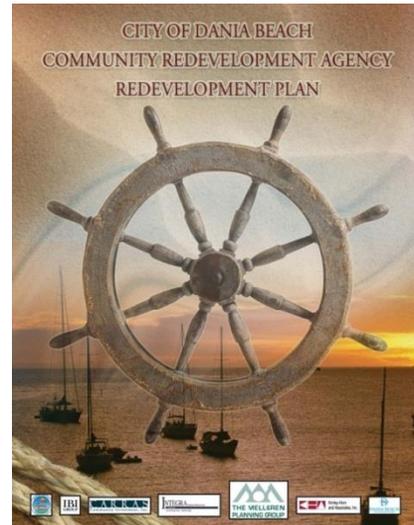
STRATEGIC PLANNING

Strategic Planning

Redevelopment Plan

In conjunction with the public input process, an exhaustive technical effort including research, analysis, and field observation was undertaken for the preparation of the *Finding of Necessity* report. A *CRA Redevelopment Plan* was then developed that built upon the needs identified in the *Finding of Necessity* report and added in traffic circulation data, a market and real estate analysis, and an analysis of redevelopment opportunities and constraints. The guiding principles of the *Redevelopment Plan* include:

- Elimination of slum and blight;
- Improvement of the quality of life for current and future residents;
- Protection of the environment;
- Improvement of the economy through retention of current businesses and attraction of new businesses; and
- Making progress through public involvement and good governance.



The *Redevelopment Plan* has been developed in accordance with the guiding principles and a combination of good planning practice and public involvement and with a strong emphasis on balancing the economic, environmental and quality of life needs of the DBCRA's current and future residents. It is a Smart Growth plan and a Green plan. Redevelopment will be facilitated by the following five Redevelopment Goals, each with a set of implementing strategies:

1. Enhance and Reinforce the DBCRA Sub-Areas.
2. Eliminate substandard housing and provide affordable housing alternatives.
3. Redevelop the DBCRA in a manner that is energy efficient and sustainable.
4. Attract the Marine Industry and help it to expand.
5. Pursue an active marketing and public information approach to implementation of the *Redevelopment Plan*.



Dania Beach CRA Plan Update:
Community Reception

Update: The DBCRA is in the process of modifying the *Redevelopment Plan* to reflect current market conditions. *Redevelopment Management Associates* has been retained to assist in the *Redevelopment Plan* update process.

STRATEGIC PLANNING

Financing and Implementation Plan

The estimates of probable cost point to the need for significant investment in capital improvements to implement the goals of the *Redevelopment Plan*. In addition to capital projects the *Redevelopment Plan* recommends numerous strategies that will involve large costs to the city and DBCRA over the Plan's 40-year life. The *Redevelopment Plan* is supplemented by a *Financing and Implementation Plan*, which specifies the means necessary to successfully realize redevelopment in the DBCRA and assists in identifying the funding for implementation.

The DBCRA has established a five-year *Financing and Implementation Plan* that it updates annually through the budget process, incorporating direction from the DBCRA Board of Commissioners as well as citizens, property owners, and business owners. Unlike many CRAs in Florida which rely on tax increment¹ to fund redevelopment, the DBCRA utilizes non-advalorem (e.g. non-property tax revenue) contributions from the city and county to achieve the goals set forth in the *Redevelopment Plan*. Funding within the *Financing and Implementation Plan* is primarily provided by the city and county as follows:

- City of Dania Beach: Annually contributes non-advalorem funds to the DBCRA to fund redevelopment operations.

City of Dania Beach
Community Redevelopment Agency

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Financing and Implementation Plan (2015-2019)



DANIA BEACH
COMMUNITY REDEVELOPMENT AGENCY

"Stimulating redevelopment activity in order to strengthen the economic base of the redevelopment area"

¹ As a CRA carries out its redevelopment goals such as the construction of streetscape, road, park, or lighting improvements, there is often an increase in the value of surrounding real estate which in turn spurs private investment (e.g. rehabilitation of current properties or new construction). This increase in property value and investment (e.g. above what was there before the CRA was created) often results in increased tax revenues which is also known as tax increment. Many CRAs utilize tax increment as their primary funding vehicle for achieving the goals set forth in their respective redevelopment plans.

STRATEGIC PLANNING

- Broward County: Resolution No. 2004-423 provided that the method of investment and funding for any community redevelopment projects proposed by the city and/or the DBCRA shall be predicated upon annual non-advalorem appropriations pursuant to the requirements of its Redevelopment Capital Program² (RCP) in lieu of county tax increment financing. Accordingly, the city entered into an Interlocal Agreement with the county to borrow funds for eligible projects in the RCP. To date, the city has drawn-down approximately \$5.3 million for various redevelopment projects as follows:

PURPOSE	AMOUNT	FIRST PAYMENT DATE
Parcel 109	\$2,334,200	3/31/2018
Parking Garage	2,590,909	9/30/2019
Security System	140,000	9/30/2019
Gate Arm System	<u>273,790</u>	8/31/2022
Total	\$5,338,899	

The RCP note is held to conditions requiring the city 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 on the payment date set forth in the chart above with interest at the Municipal Market Data (MMD) "A" revenue bond rate in effect at the time repayment begins.

The county has ceased further funding under the RCP and is considering a new funding source for all municipalities and community redevelopment agencies within the county.

² The Redevelopment Capital Program was established by County Resolution No. 2004-76.

STRATEGIC PLANNING

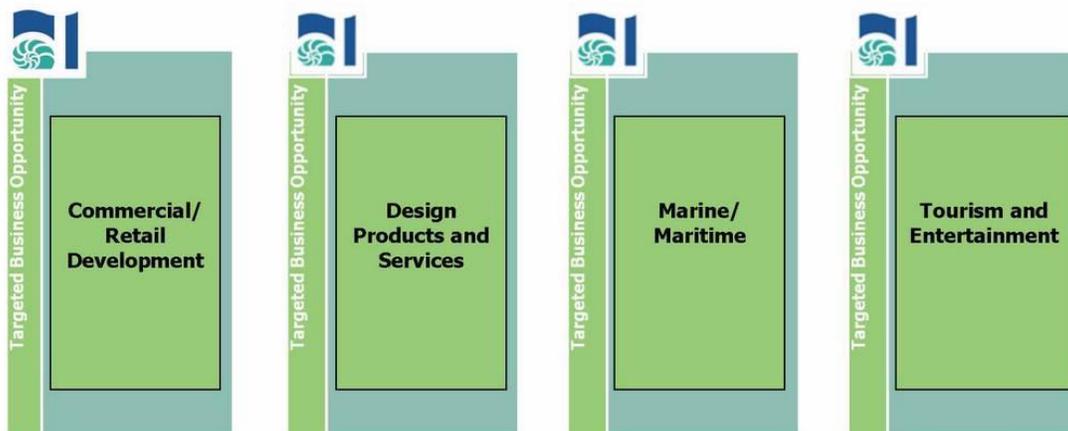
Economic Development Strategic Blueprint

The *Economic Development Strategic Blueprint* was developed with the involvement of more than 65 participants that included an input session, interviews/group discussions and an online resident survey during an almost five-month process. This plan includes both the identification of four targeted business opportunities for Dania Beach to focus its economic development efforts, as well as a number of recommendations with actionable strategies related to each.

The four targeted business opportunities were identified for Dania Beach based on a review of the existing business base, including major employers, recent project activity, and emerging sectors. A community assessment was also conducted to



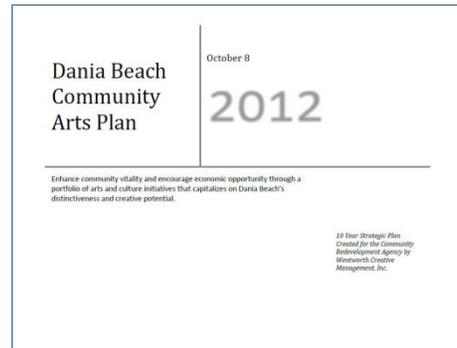
identify the strengths of the community related to each identified potential target. This included consideration of factors that can be important in the site selection process such as the strengths of the location, population, available workforce, educational attainment, business climate, incentives at the state and local level, transportation infrastructure, available property, access to higher education and quality of life factors, including cost of living and access to healthcare, as well as other key assets of the community. The Identified targeted business opportunities for Dania Beach to focus its efforts over the next five years are as follows:



STRATEGIC PLANNING

Community Arts Plan

In May 2012 the Dania Beach City Commission formed the Dania Beach Creative Arts Council Advisory Board (DBCAC) to capitalize on the potential of the arts as a means of stimulating economic vitality and becoming a driver of economic revitalization. This fulfilled a recommendation of the *Economic Development Strategic Blueprint* (2012) and the Broward 2020 Cultural Plan. The following goals contained within the *Community Arts Plan* are the result of emerging themes



from community input, recommendations made in recent local economic and cultural studies, and researching successful creative place-making activities around the United States:

1. Continue to Preserve the City's Cultural Heritage
2. Create Highly Visible and Participatory Art Programs
3. Incorporate Art into Neighborhoods
4. Continue to Support and Develop Signature Events
5. Provide Additional Support to Local Artists and Arts Businesses
6. Increase Access to Arts Education in the Community
7. Attract More Film Industry Production to Dania Beach
8. Create a Public Arts Program
9. Develop Creative Arts/Entertainment District
10. Develop Arts Facilities/Venues

The *Community Arts Plan* encompasses a wide range and number of arts initiatives and is meant to provide a guide for what can be accomplished over the next 10 years. Many goals can be acted upon right away and with a minimum of funding. While other goals will take intense urban planning, grant identification and success in acquiring art, design, heritage, and place-making grants. Also critical to accomplishing the goals of the Community Arts Plan is to continue to cultivate partners, advocates and collaborations with as many local and regional creative people, organizations and businesses as possible. City planning and urban design will play a major role to accomplishing many of the plan's goals.

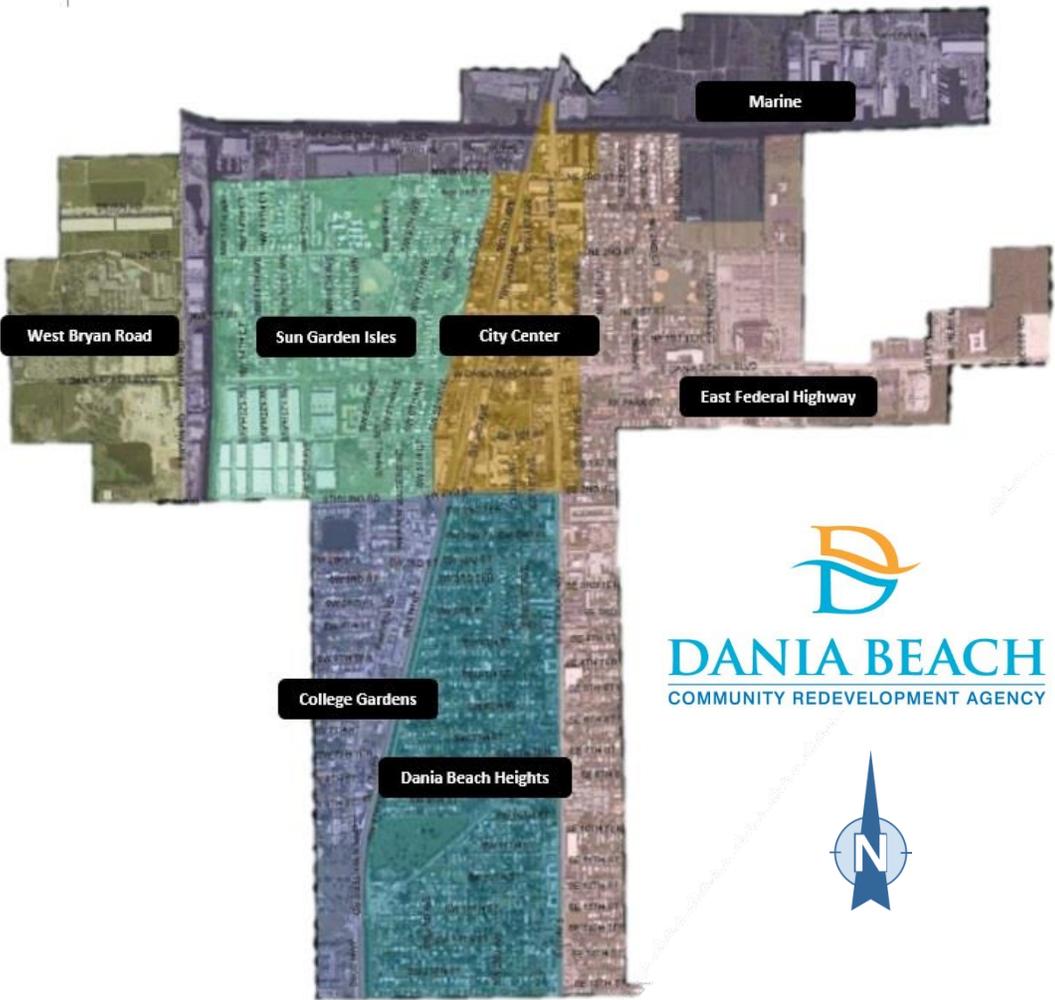
Building leadership for this ambitious program is the key and will require working partnerships, cultural advocates and city leaders working together. The Arts program will complement the city's other economic engines: the marine industry, home design, vintage and tourism. The result will be a vibrant downtown, lively neighborhoods, well-preserved historic structures, increased tourism and economic strengthening. Dania Beach has the implicit opportunity to become a city that is "home to the arts" and at the same time preserve its small town character and charm

REDEVELOPMENT AREA

Redevelopment Area

CRA Redevelopment Area Map

The *Redevelopment Plan* identifies seven sub areas and calls out strategies for addressing redevelopment in each of them. Three of these sub areas, College Gardens, Dania Beach Heights and Sun Garden Isles are primarily residential in character. The East Federal Highway sub area contains a significant residential component, but is also characterized by commercial development along the major roadways. The City Center, as the name implies, lies at the center of the DBCRA and contains commercial, government and industrial uses with a small amount of residential. The Marine sub area includes the Dania Cut-Off and C-10 Canals as its backbone and contains industrial, marine industrial, marine commercial and a small amount of residential uses. The West Bryan Road sub area is made up of industrial, commercial recreation and hotel uses. These sub areas comprise the DBCRA's 1,349 acres and are depicted in the map below and discussed in more detail within the following sections.



REDEVELOPMENT AREA

East Federal Highway (DBCRA 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 DBCRA boundary.

- **Zoning**

CC (City Center), SFED-MU (South Federal Highway-Mixed Use), NBHD-Res (Neighborhood Residential), RM (multi-family residential), EDBB-MU (East Dania Beach Blvd Mixed Use), RS-6000 (single family residential), RS-8000 (single family residential), GTWY-MU (Gateway Mixed Use)

- **General Characteristics**

- Mix of owner-occupied and rental
- Inadequate street and swale landscaping (southern portion)
- Deteriorated commercial development along corridors
- Vacant, undeveloped property (northern portion)
- Frost Park and Community Center (large and well equipped)

Redevelopment in the East Federal Highway 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 City 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 DBCRA, which will provide a range of housing opportunities for current and future residents.

- **Accomplishments**

- Implementation of incentive based mixed-use zoning (see above);
- New “Urban Village” Development; and
- US-1 Landscape Improvements.

- **Strategies**

- Acquisition of property for public improvements supportive of the Urban Village;
- Connectivity of Urban Village to City Center;
- Landscape improvements along SE 2nd Avenue; and a
- Continued focus on Code Enforcement (particularly along the southern boundary).

REDEVELOPMENT AREA

Marine (DBCRA 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), MA (Marine), RD 8000 (two-family residential), C-3 (Commercial)

- **General Characteristics**

- Aging buildings
- Incompatible uses
- Vacant and deteriorated structures
- Several contaminated sites
- Poor property maintenance
- Inadequate infrastructure and obstructions to navigation
- Underutilized sites

Redevelopment of the Marine sub area is critical to the *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.

- **Accomplishments**

- Removed Bryan Road from Broward County Traffic-Ways Plan; and
- Completed the *Economic Development Strategic Blueprint* which will guide our economic development efforts in the area.

- **Strategies**

- Realignment of Old Griffin Rd for Marine related uses along the Dania Cut-Off Canal:
 - ✓ Vacate right-of-way (ROW) along Old Griffin Road;
 - ✓ Acquire ROW along NW 3rd Terrace;
 - ✓ Demolish and replace Old Griffin Road bridge at NW 3rd Terrace; and
 - ✓ Bury/relocate power lines along Old Griffin Road.
- Adopt a Boat Facilities Siting Plan;
- Facilitate local training programs to support the Marine Industry;
- Engage with local Marine related trade industries in future Marine industry growth;
- Replace bridges and utilities crossing Dania Cut-Off Canal to increase boat clearance.

REDEVELOPMENT AREA

City Center (DBCRA 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**

CC (City Center)

- **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

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.

- **Accomplishments**

- Completed the new Library and public plaza next to City Hall;
- Constructed a 440 space “green” parking garage; and
- Facilitated multiple Façade Improvements to improve the esthetics in the area.

- **Strategies**

- Create a “one-stop” resource center for the community;
- Improve pedestrian crossing of US-1;
- Create a business incubator program;
- Provide incentives for adaptive reuse of historic structures;
- Encourage residential uses in City Center to support business
- Incentivize the arts and arts related businesses;
- Landscaping and infrastructure improvements along NW 1st Avenue and NW 2nd Street; and
- Identify public private partnerships that can leverage city facilities and needs while encouraging private investment.

REDEVELOPMENT AREA

College Gardens (DBCRA Sub-Area)

- **Location**

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

- **Zoning**

NBHD-Res (Neighborhood Residential), NBHD-MU (Neighborhood Mixed Use)

- **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

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 to Phippen-Waiters Road in the form of a streetscape project which will provide the basis for a mixed use, pedestrian-friendly corridor are being planned.

- **Accomplishments**

- Completed streetscape improvements and installed traffic calming measures.

- **Strategies**

- Strengthen law enforcement measures and create partnerships for cross jurisdictional crime preventions;
- Streetscape and roadway improvements to Phippen-Waiters Road;
- Upgrades to Chester Byrd Park;
- Safety improvements to the corner of SW 11th Avenue and SW 2nd Terrace;
- Identify and acquire potential site for a new park;
- Upgrade utility infrastructure; and
- Facilitate a neighborhood community garden.

REDEVELOPMENT AREA

Dania Beach Heights (DBCRA Sub-Area)

- **Location**
Bound by the FEC right-of-way on the west, Sheridan Street on the south, Stirling Road on the north and US 1 to the east.
- **Zoning**
NBHD-Res (Neighborhood Residential), NBHD-MU (Neighborhood Mixed Use)
- **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
 - Lack of street landscaping or swale maintenance
 - Inadequate buffering between commercial and residential uses
 - Structural and infrastructure deterioration
 - Inadequate public park land

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. 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 uses were approved in FY 2011 by the City Commission as recommended in the *Redevelopment Plan* for the Stirling 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.

- **Accomplishments**
 - Completed streetscape improvements and installed traffic calming measures.
- **Strategies**
 - Encourage bed & breakfast/live-work development in support of redeveloping the Triangle Village Area;
 - Continue landscaping and signage upgrades;
 - Update landscaping along SW 4th Street along FEC to better buffer the railroad;
 - Provide homeownership incentives such as down payment assistance or property improvement grants;
 - Improve alleyways and increase lighting;
 - Upgrade utility infrastructure; and
 - Facilitate a neighborhood community garden and identify additional park space.

REDEVELOPMENT AREA

Sun Garden Isles (DBCRA Sub-Area)

- **Location**

Bound by the Dania Cut-Off Canal on the north, Stirling Road on the south, Bryan Road on the west and the existing western CRA boundary on the east.

- **Zoning**

CC (City Center), NBHD-Res (Neighborhood Residential), IROM (Industrial), C-3 (Commercial), NBHD-MU (Neighborhood Mixed Use)

- **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
- Lack of street landscaping or swale maintenance
- Inadequate parking
- Discontinuous pedestrian access
- Street flooding
- C.W. Thomas Park and Community Center (large and well equipped)

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 are 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 DBCRA to provide maintenance to deteriorated and substandard infrastructure.

- **Accomplishments**

- Completed streetscape improvements and installed traffic calming measures;
- Removed Dania Beach Boulevard west of Federal Highway from the Broward County Traffic-Ways Plan; and
- Opened “The Patch” Community Garden.

- **Strategies**

- Continue landscaping and signage upgrades;
- Improve the appearance of NW 1st Street;
- Provide homeownership incentives such as down payment assistance or property improvement grants;
- Increase lighting in all areas;
- Extend West Dania Beach Boulevard to Bryan Boulevard;
- Introduce more community policing and mentoring programs; and
- Buffer Marine uses along NW 3rd Terrace.

REDEVELOPMENT AREA

West Bryan Road (DBCRA 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 Stirling 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

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.

Economic Development

Economic Development and Growth

Economic development’s broad definition and its expected results are long-term propositions that are hard to measure in the short-term. Economic development within the DBCRA is defined as the ability to build a stronger, more diverse economy in Dania Beach through the creation of new jobs and capital investments while facilitating the growth and retention of existing businesses. With the hiring of our “new” tremendously experienced Economic Development Manager Dan Murphy, the DBCRA is able to create new partnerships and strengthen existing relationships with various partners such as Work Force One and the Greater Fort Lauderdale Alliance. Strengthening the city through economic development is clearly a priority of the DBCRA Board, the Executive Director and the Economic Development Manager.

Economic Impact Analysis

In an effort to gauge the economic impact of its operations on the community, the DBCRA retained RMA to conduct an Economic and Fiscal Impact Analysis³ (Economic Analysis) in November 2013. The scope of the Economic Analysis included analyzing the:

- Economic and fiscal impact of DBCRA investments.
- Return-on-Investment (ROI) of the resources that have been provided to the DBCRA by the City of Dania Beach and Broward County; and
- Potential economic impact of the new development projects that are currently being planned/considered for the area.

From 2009-2014, DBCRA revenues and expenses were \$10.6 million with funding coming through the City of Dania Beach (51%) and Broward County (48%) through the RCP. Expenses fall into three main categories: Administration (16%); Operations (24%); and Direct Redevelopment Investments (60%).



³ This report is available for download from the DBCRA website <http://daniabeachcra.org/>.

ECONOMIC DEVELOPMENT

Economic Impact and ROI of DBCRA Activities

Direct Redevelopment Investments totaled \$6.4 million and fell into five main categories: Direct Assistance Grants; Redevelopment Initiatives; Construction of the Parking Garage and cul-de-sac adjacent to City Hall; Streetscape Beautifications/Parks; and Marketing/Public Relations Activities.

The \$6.4 million of Direct Redevelopment Investments generated over \$10 million in economic activity, creating an average of 18 new jobs per year. This equates to \$1.61 of economic activity being generated in the economy for every dollar spent on Direct Redevelopment Investments, and \$1.89 of economic activity for every dollar contributed to the DBCRA by the City of Dania Beach.

This economic activity is not limited to construction companies; the work also generates revenue for businesses in the real estate, advertising, recreation, food and beverage, and health care industries.

From 2009-2014, \$1.94 is spent on redevelopment operations and activities for every dollar contributed by the city, and \$2.06 is spent on redevelopment operations and activities for each dollar contributed by the county. Furthermore, for every dollar invested by the city and the county, \$1.17 and \$1.26 went toward Direct Redevelopment Investments respectively. Without a DBCRA program, only \$0.51 to \$0.61 would be available for Direct Redevelopment Investments for every dollar of city funding, and project funding would be reduced by 43-52%.

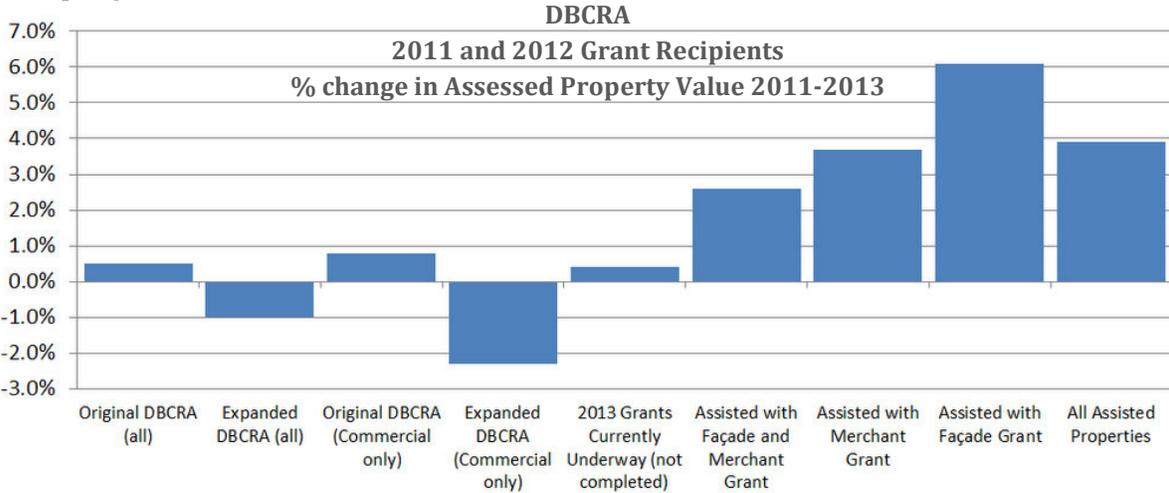
The DBCRA provides funding to local businesses through Direct Assistance Grants in the form of Façade Improvement Grants and Merchant Assistance Grants. RMA analyzed the grants that were awarded in 2011, 2012, and 2013 to determine if these projects had a positive impact on property values and in turn, ad valorem taxes to the city and county. This analysis determined that the grants were directly responsible for increases in the taxable value of the properties that completed the improvements:

- Taxable Value of properties that received assistance in 2011 and 2012 increased 3.9% from 2011 to 2013;
 - Properties that received only façade grants increased 6.1%;
 - Properties that received only merchant assistant grants increased 3.7%; and
 - Properties that received both grants increased 2.6%.

ECONOMIC DEVELOPMENT

- To determine if these increases were a function of market or other forces, rather than due to the direct assistance, RMA analyzed additional properties in the DBCRA:
 - The taxable value of properties that received grants in 2013, where the work has not been completed yet, demonstrated only a 0.4% increase;
 - The taxable value of all commercial property in the original DBCRA boundaries only increased 0.8% and commercial property in the expanded DBCRA boundaries declined 2.3%;
 - The taxable value of all property in the original DBCRA only increased by 0.5% and all property in the expanded DBCRA declined by 1.0%

The following chart summarizes these results, demonstrating the positive impact of this DBCRA program:



Potential Impact of New Developments

The DBCRA also works with private developers and investors that wish to build new projects in Dania Beach, including retail, office, hotel, and residential projects. The following list includes a sampling of projects the DBCRA is working with along with their estimated construction values:

The Place at Dania Beach	\$ 30,000,000	(construction phase)
Lucky's Hotel (Holiday Inn Express)	\$ 7,000,000	(design phase)
The Columbus Project	\$ 56,000,000	(design phase)
Pirates Inn Property	\$ 60,000,000	(design phase)
San Soucy Project (250 units, E. Dania Bch Blvd)	\$ 60,000,000	(design phase)
The Morrison Hotel (City Center)	\$ 15,000,000	(planning phase)
Dania Live!	\$500,000,000	(planning phase)

Construction of these projects will result in a significant and beneficial economic impact to the local economy in terms of business and job creation, consumer spending, and taxes/fees (local and federal).

TAX-BASE

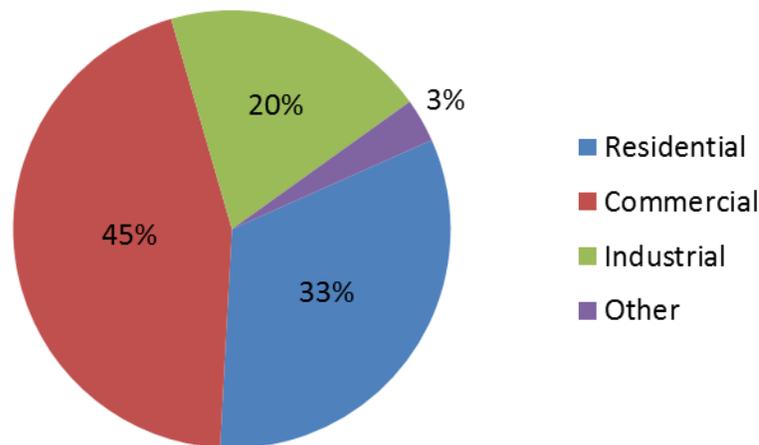
Tax-Base

The following table provides a summary of historical taxable property values and incremental property values for the DBCRA as of January 1st of each year. While this report generally pertains to FY 2014 activity, the following section also includes FY 2015 property valuation data to highlight current trends. The DBCRA experienced positive tax base growth in FY 2015 due primarily to a strengthening in the residential and industrial market segments.

TAXABLE PROPERTY VALUES						
		A		B		=A-B
TAX ROLL YEAR	FISCAL YEAR	TAXABLE VALUE	% CHANGE OVER PRIOR YEAR	BASE YEAR TAXABLE VALUE	INCREMENTAL TAXABLE VALUE	% CHANGE OVER PRIOR YEAR
2014	2015	561,994,300	8.0%	555,988,910	6,005,390	116.8%
2013	2014	520,192,680	2.8%	555,988,910	(35,796,230)	28.3%
2012	2013	506,048,220	(3.1%)	555,988,910	(49,940,690)	(48.7%)
2011	2012	522,411,130	(6.9%)	555,988,910	(33,577,780)	(747.0%)
2010	2011	561,178,990	(15.0%)	555,988,910	5,190,080	(95.0%)
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	

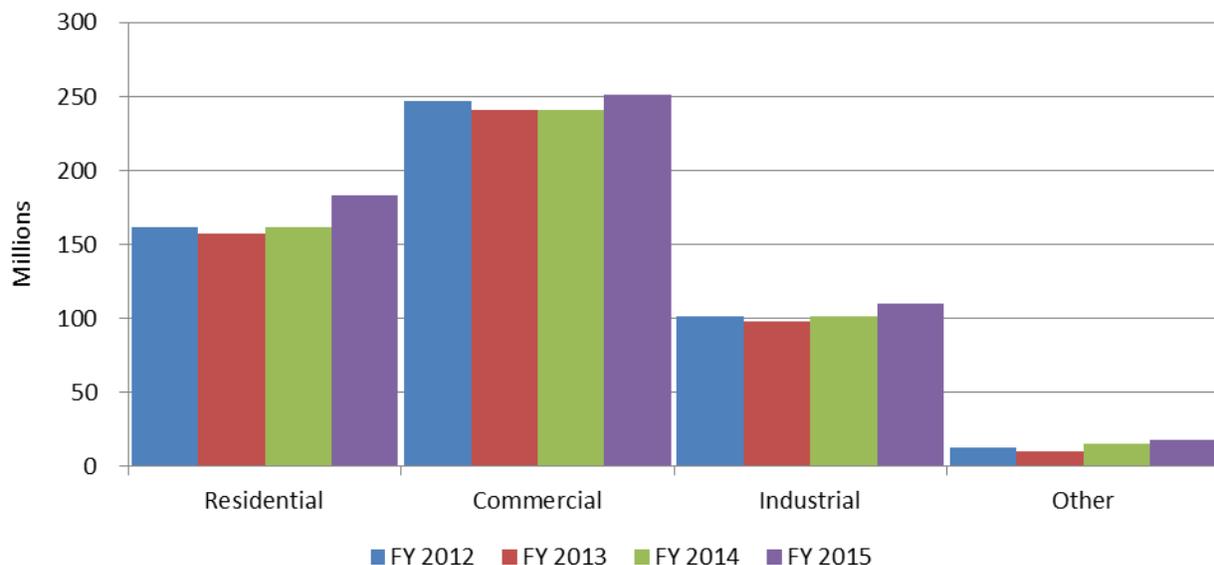
Taxable Values by Use Type

The segmentation of taxable values within the DBCRA highlights a diversified tax-base consisting of Commercial, Residential, and Industrial use properties representing 45%, 33%, and 20% of taxable value respectively.



TAX-BASE

A balanced and diversified tax-base helps insulate the DBCRA from value declines occurring in particular market segments. The diversification has remained relatively stable for the four year period ending with FY 2015.



Taxpayer Concentration

An important analysis to consider when discussing property values pertains to taxpayer concentration, or more specifically, the percentage of total tax increment generated from the DBCRA's principal taxpayers. Taxpayer concentration is a measure of revenue risk for the DBCRA. A low taxpayer concentration indicates a diverse base of taxpayers and a stronger ability to adapt to the loss of any one taxpayer.

PRINCIPAL TAXPAYERS

TAXPAYER	PROPERTY USE	FY 2015 TAXABLE VALUE	% OF FY 2015 TAXABLE VALUE
DANIA ENTERTAINMENT CENTER LLC	COMMERCIAL & RESIDENTIAL	22,486,820	4.0%
BROWARD INTERNATIONAL COMMERCE PARK LTD PARTNERSHIP	COMMERCIAL & INDUSTRIAL	22,376,680	4.0%
ROBERT D DERECTOR & CO	COMMERCIAL	15,958,990	2.8%
STIRLING INDUSTRIAL PARK	INDUSTRIAL	14,562,420	2.6%
PALMETTO HOSPITALITY OF DANIA BEACH SS LLC	COMMERCIAL	14,538,550	2.6%
REALTY INCOME CORP	COMMERCIAL & INDUSTRIAL	13,957,050	2.5%
BEACHWAY LLC	COMMERCIAL	9,934,000	1.8%
POWELL, R O	COMMERCIAL	8,129,990	1.4%
PALM BEACH POLO HOLDINGS INC	COMMERCIAL	7,396,530	1.3%
SORMI INC.	COMMERCIAL	6,239,140	1.1%
TOTAL		135,580,170	24.1%

2014 ACCOMPLISHMENTS

2014 Accomplishments

Business Development

The DBCRA continues to implement the *Economic Development Plan* by not only working with new business in their efforts to move into our community, but also working extensively with our existing businesses in order to ensure that they have knowledge of the resources available to them which could help them to grow and succeed. The DBCRA strengthened existing relationships with various partners such as Career Source (formerly Workforce One) and the Greater Fort Lauderdale Alliance to assist in meeting business development goals.

SHOP
DINE
DESIGN
EXPLORE

DANIA BEACH CRA BUSINESS WORKSHOP

FEATURED GUESTS

Rafael Cruz
Regional Director Florida
Small Business Development
Center Fort Lauderdale

Alejandro Buitrago
Vice President & Business
Development Officer, Florida
First Capital Finance Corporation

Jeff Smith
Economic Development Specialist,
Broward County Office of Economic
and Small Business Development

Presentations & Counsel
An expert panel from
Broward County, Dania
Beach and the Financial
Sector with information for
your business

- Business plans
- One-on-one counsel
- Enterprise Zone benefits
- Finance for businesses
- Small Business Administration programs
- Microloans
- Much more

AUGUST 21, 2014 6:30 pm

I.T. Parker Center
901 NE 3rd Street
Dania Beach

Please RSVP to:
rsvp@dbca.org
By Monday August 18, 2014
Refreshments will be served

Financial Incentives Enterprise Zone Benefits Business Plans

Like us on Facebook
Visit us at:
DaniaBeachCRA.org

The DBCRA hosted its annual Business Workshop at the IT Parker Center on August 21, 2014. An expert panel from Broward County, Dania Beach, and the Financial Sector was in attendance to provide information on Enterprise Zone benefits, Small Business Administration programs, microloan programs, business plan creation, etc.

Jeff Smith, Broward County specialist for Enterprise Zone benefits, informed businesses that they may be eligible for reimbursement of sales tax paid on business equipment purchases and building materials for renovation. He also discussed payroll offsets for companies hiring new employees, living in an enterprise zone, and other benefits included in Florida's Enterprise Zone program. The DBCRA has focused on promoting the Enterprise Zone program and assisting Dania Beach businesses in receiving hundreds of thousands of dollars in Enterprise Zone Incentives.



Alejandro Buitrago, an executive at Florida First Capital Finance Corporation (FFCFC) discussed the availability of business funding under the Small Business Administration 504 and 7A lending programs.

DBCRA staff continues to attend various events both locally and around the State of Florida hosted by numerous organizations including the Urban Land Institute (ULI), and the Florida Redevelopment Association (FRA) in order to promote and encourage new development in our city.

2014 ACCOMPLISHMENTS

Business Incentives

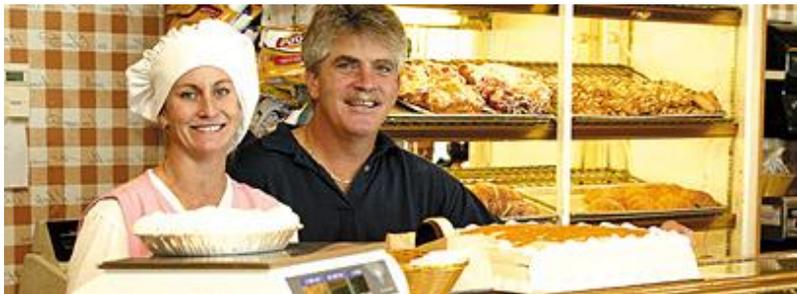
As the DBCRA continues to pursue its mission of creating vibrant commercial centers and fostering business retention throughout the city, perhaps the most popular step towards accomplishing this emerged from our business incentives programs.

The Merchant Assistance Program and The Façade and Exterior Grant Program received overwhelming response. Apart from the stated DBCRA requirements, these programs encouraged businesses to invest out-of-pocket funds for development, growth, and adding new products. These programs have empirically been shown to increase property values in the area

The \$15,000 DBCRA Merchant Assistance Grant upgrades the business' interiors with assistance from an interior designer who provides design and marketing advice to improve operations.

Up to \$20,000 is available for the Façade and Exterior Grant to make aesthetic improvements to business exteriors. Owners are required to add to this amount and contribute at least 20% of the total project cost. This "face lift" grant results in visible community improvements inspiring other businesses to improve their facilities.

As detailed in the Economic Development section of this report, Business Incentives have resulted in positive economic activity and ROI to the city and county through increased property values and operating income potential.



DBCRA INCENTIVES & MARKETING PROGRAM

The DBCRA is proud to offer Dania Beach businesses the following incentive programs. For an application, please visit the City of Dania Beach Community Redevelopment Agency website at

www.DaniaBeachFL.org

or email Kathleen Weekes

CRA Coordinator at

kweekes@ci.dania-beach.fl.us

- Façade and Exterior Grant Program
- Merchant Assistance Program
- Dania Beach CRA Strategic Investment Program – (SIP) (for projects up to \$5,000,000)
- Housing Investment Program – (HIP) (for projects up to \$5,000,000)
- Dania Beach Economic Lending Partnership – (D.B.E.L.P.)
- Building Materials Sales Tax Refund
- Business Equipment Sales Tax Refund
- New Jobs Credit for Sales Tax
- Property Tax Credit
- Brownfields



DANIA BEACH
COMMUNITY REDEVELOPMENT AGENCY

2014 ACCOMPLISHMENTS

Community Improvements

The DBCRA officially completed construction of the C.W. Thomas Park improvements and the West Dania Beach Boulevard roadway project which had been requested by the community in the DBCRA Plan. The goals of the project were to beautify the neighborhoods and fix existing traffic circulation challenges within the community. Specific improvements include extending West Dania Beach Boulevard westward removing the cul-de-sac and connecting the roadway to 13th Avenue.



New Hotel Development (The Morrison)

We with the help of city staff, the DBCRA successfully negotiated with an experienced hotel developer to construct a new hotel in the downtown area called The Morrison.



2014 ACCOMPLISHMENTS

New Mixed-Use Development (The Place at Dania Beach)

The DBCRA continued to actively and aggressively promote our city to major developers, resulting in development projects within the DBCRA which have been approved by our City Commission. One such project is called The Place at Dania Beach, an approximately \$30,000,000 project which is currently under construction.

Sitting on 1.93 acres and featuring more than 83,000 sq. ft., the Place at Dania Beach includes a seven-story residential building with 144 units of lofts/townhomes, rooftop recreational area, and space for restaurants and retail businesses. "It's the biggest major development in the city since the 1940s," said Jeremy Earle, executive director of the city's Community Redevelopment Agency. "This is an exciting day for all of us and another historic day for Dania Beach."

DANIA BEACH CELEBRATES...



THE PLACE at DANIA BEACH

Please Join the Dania Beach
Community Redevelopment Agency for the

GROUND BREAKING CEREMONY



2014 ACCOMPLISHMENTS

New Mixed-Use Development (Dania Live)

The DBCRA is proud to have played a significant initial role in bringing the developers to the table who are currently working on what will be one of the largest redevelopment projects in South Florida which is currently called Dania Live. The Dania Live project is a mixed use project consisting of millions of square feet of retail, commercial, hotel, office and residential, will create approximately 6,000-7,000 new jobs and will add hundreds of millions of dollars to the city's tax base. Its completion ensures that the DBCRA will have a dedicated source of Tax Increment Financing (TIF) revenues (approximately \$2 million dollars) and will no longer need to rely on the city for a payment in lieu of TIF revenue from its general fund. This project is an example of what occurs when one engages the community and follows the approved CRA Plan. The residents of the community made it very clear that they did not want any additional industrial development within the DBCRA, especially in the area of Boomers. The DBCRA worked hard to discourage development of industrial projects in that area even though there was pressure by various parties who wanted industrial development in that area. The DBCRA won a hard fought victory for the residents of this community by being able to bring the developers of Dania Live to the table.



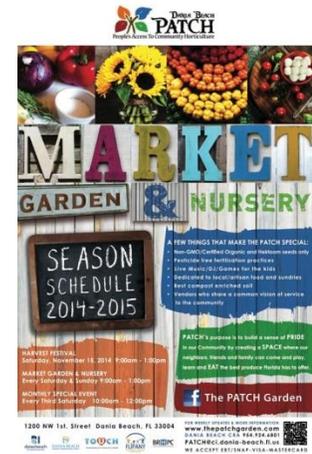
2014 ACCOMPLISHMENTS

People's Access To Community Horticulture (PATCH)

The DBCRA created a Community Garden, The PATCH, on a vacant 1.6 acre lot to provide local organically grown fruits and vegetables to residents as part of an initiative to eliminate blight, promote economic development and improve community health. The idea led to a successful partnership between the DBCRA and the Broward Regional Health Planning Council and is an outstanding example of how non-traditional partnerships can be created in order to fulfill the DBCRA's mandate to build better communities. The PATCH is truly "People's Access to Community Horticulture", making a strong, positive impact on quality of life in Dania Beach.

The program facilitates meaningful connections between all residents of the community, including gardeners, educators, students and researchers on things pertaining to Market and Community Gardens while providing opportunities to cultivate friendships, strengthen neighborhoods, improve nutrition, and enjoy recreational and therapeutic activities. The garden provides a source of civic pride, an opportunity to teach children, residents and visitors about horticulture, agronomy, and how to run a business. Additionally, it provides a tremendous source of fantastic, fresh organic food through a truly unique experience that cannot be found anywhere else.

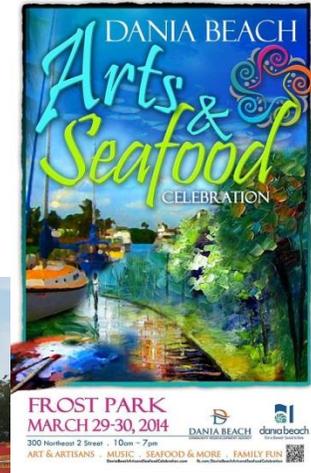
During 2014, the DBCRA worked closely with the city to oversee drainage improvements to PATCH. The community garden project also benefited from a CDBG grant that the City Commission approved which allowed for the construction of a beautiful new pavilion.



2014 ACCOMPLISHMENTS

Dania Beach Arts and Seafood Celebration

In an effort to further promote our great City, the DBCRA created the Dania Beach Arts and Seafood Celebration. This event was held on Saturday March 29-30, 2014 in Frost Park. Over 20,000 people came out to support and enjoy the various Artists, Crafters, Sponsors, Musicians, Sand Sculptors, and Food Vendors.



2014 ACCOMPLISHMENTS



Creative Arts Council

Southeast Florida is earning an international reputation as a major, new cultural center, and Dania Beach is well positioned to take its natural place in this development. Recognizing that investment in local, cultural and artistic development results in economic well-being and provides a competitive edge based on a city's uniqueness, the Dania Beach City Commission formed the Creative Arts Council Advisory Board (CACAB).

The CACAB's mission is to enhance the quality of life for all residents and visitors by making the arts a powerful, accessible and visible part of the community. The Council, with the support of Wentworth Creative Management, has guided the development of a *Community Arts Plan*. The Plan has raised the profile of the arts in the community by creating actionable strategies and establishing an arts agenda for the future. Cultivation of the arts in Dania Beach will enhance revitalization efforts by celebrating the city's uniqueness, heritage and diversity.

City Hall Art Gallery

In accordance with the direction set forth through the *Community Arts Plan*, Dania Beach has opened the new Atrium Gallery located at City Hall. This space will serve as an Arts and Cultural Center featuring exhibitions, concerts and so much more.



2014 ACCOMPLISHMENTS

Signal Box Art



Jacklyn Laflamme

In accordance with the direction set forth through the *Community Arts Plan*, the city implemented a Signal Box Art initiative to help build an inviting environment and a sense of place in Dania Beach through the beautification of signal boxes throughout the city. Signal box art is becoming popular in many cities around the world as a relatively inexpensive way to create public art to reflect the unique character of a community.

The CACAB issued a “Call to Artists” in 2013 to design different art expression themes and use art that “fits” the location of the box such as art, music, design,

marine, and ocean. Seven artists and their ideas were chosen, and eight signal boxes were wrapped with artwork that adds value to the community for the people who live in, pass through, or visit the city. Artists chosen for the project are Gary Moore, Luis Fuentes, Eddie Forbes, Andy Royston, Mimi Botscheller, Jacklyn Laflamme and Henriette Arnold.

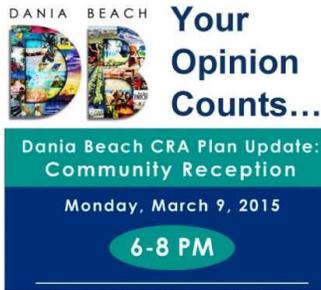


Mimi Botscheller



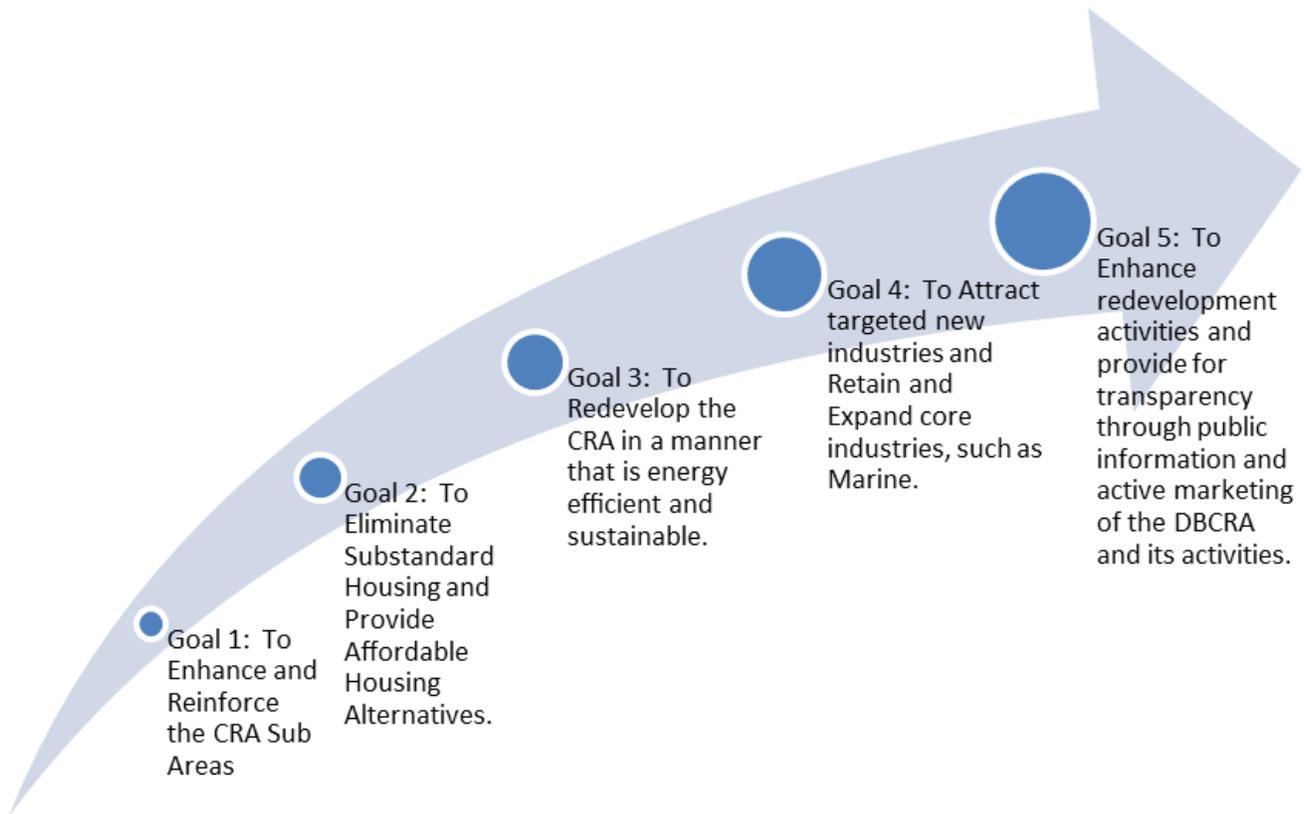
Henriette Arnold

2014 ACCOMPLISHMENTS



Redevelopment Plan Modification

The DBCRA is overseeing an extensive redevelopment plan modification process that includes numerous community meetings and stakeholder input. The modification should be on the CRA and City Commission Agenda for approval by May of 2015.



Redevelopment Plan Goals

Financial Statements

The DBCRA Annual Report for the fiscal year ending September 30, 2014, has been prepared in accordance with F.S.§163.356(3)(c) and 163.387(8).

- F.S.§163.356(3)(c)

This 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 of its availability.

- F.S.§163.387(8)

Within the context of Financial Reporting, the DBCRA is reported as part of the primary government and is included in the city's Comprehensive Annual Financial Report ("CAFR").

The Financial Statements included herein are sourced from the city's CAFR for the fiscal year ending September 30, 2014. The CAFR is currently under its annual independent audit review and will be issued within State mandated timelines. Once issued, copies of the CAFR can be obtained electronically from the city's website at: <http://www.ci.dania-beach.fl.us/index.aspx?nid=217>

FINANCIAL STATEMENTS

CITY OF DANIA BEACH, FLORIDA

BALANCE SHEET

GOVERNMENTAL FUNDS

SEPTEMBER 30, 2014

	Community Redevelopment Agency
ASSETS	
Current Assets:	
Cash, cash equivalents and investments	\$ 1,892,461
Receivables, net:	
Customer/other, net	28
Total assets	<u>\$ 1,892,489</u>
LIABILITIES, DEFERRED INFLOWS AND FUND BALANCES	
Liabilities:	
Accounts payable and accrued liabilities	\$ 58,437
Due to other funds	3,154
Total liabilities	<u>61,591</u>
Fund balance:	
Committed for:	
Community redevelopment	<u>1,830,898</u>
Total fund balances	<u>1,830,898</u>
Total liabilities, deferred inflows and fund balances	<u>\$ 1,892,489</u>

FINANCIAL STATEMENTS

CITY OF DANIA BEACH, FLORIDA

STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES

GOVERNMENTAL FUNDS

FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2014

	Community Redevelopment Agency
REVENUES	
Interest earnings	\$ 1,914
Miscellaneous	84,838
Total revenues	<u>86,752</u>
EXPENDITURES	
Current:	
Community redevelopment	<u>1,327,324</u>
Total expenditures	<u>1,327,324</u>
Excess (deficiency) of revenues over expenditures	<u>(1,240,572)</u>
OTHER FINANCING SOURCES (USES)	
Transfers in	2,394,176
Transfers out	<u>(433,883)</u>
Total other financing sources (uses)	<u>1,960,293</u>
Net change in fund balances	719,721
FUND BALANCES (DEFICIT), BEGINNING OF YEAR	<u>1,111,177</u>
FUND BALANCES (DEFICIT), END OF YEAR	<u>\$ 1,830,898</u>



DANIA BEACH
COMMUNITY REDEVELOPMENT AGENCY

