

BOARD OF DIRECTORS



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LETTER FROM THE CRA BOARD CHAIR

It is my honor to have this opportunity to endorse the accomplishments of the Dania Beach Community Redevelopment Agency (CRA) for its 2022 Annual report. As the new CRA Board Chair, I extend my gratitude and compliments to past and present CRA Board Members for their visionary leadership and guidance to achieve the successes cited in this report. The focus has been on sound redevelopment and revitalization activities to foster sustained economic growth and improve the quality of life for our diverse community.

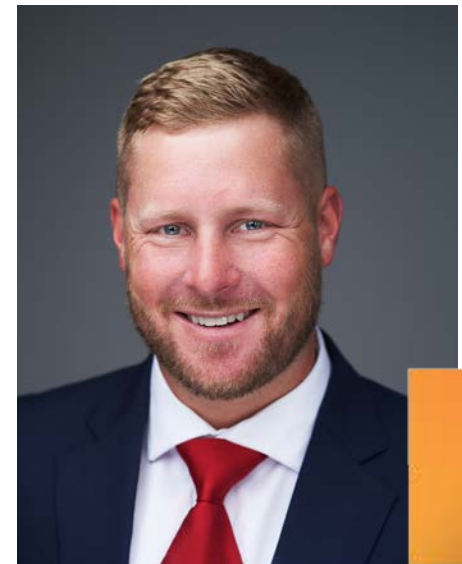
Highlights of 2022 clearly indicate the CRA's efforts to leverage partnerships and enhance redevelopment opportunities:

- The CRA initiated the creation of an Innovation Ecosystem starting with the Dania Beach Business Academy. Being able to secure the Florida International University Hospitality Technology Incubator (IP2Mkt) to generate economic development activity in Dania Beach speaks to the strength of our city.
- A new Arts and Entertainment Innovation District was established along the downtown Federal Highway corridor to create a sense of place and increase City Center activity.
- The At Home Dania Beach Residential Beautification Program completed the painting and landscaping of 40 homes to improve curb appeal and engender a sense of pride in the community.
- The Agency successfully restarted Dania After Dark and the Arts & Seafood Celebration after the COVID-19 shutdown.

- I am particularly pleased with the timing of the CRA Plan update. This update was needed, and the timing has given me a chance to influence the future of the CRA.

The CRA area covers the downtown City Center, the Dania Pointe campus, vital marine industries, and residential neighbourhoods. My vision for these districts is to stimulate private investment, the support and attraction of small businesses, diversified affordable housing programs, and the full development of the Arts and Entertainment District. The CRA is focused on strong economic development programs to attract new businesses, create new jobs, enhance the quality of life for our Dania Beach residents, and to offer greater outreach to the business community.

Looking towards the future, the CRA will pursue its redevelopment goals and I look forward to working with our CRA team, city stakeholders, and members of the community to accelerate growth.



A. J. RYAN IV
CRA Board Chair
Dania Beach CRA

LETTER FROM THE EXECUTIVE DIRECTOR

FY2021-22 was a year of economic contradictions – record job growth and low unemployment rates versus supply chain challenges, inflation, and talk of recession. South Florida businesses had trouble recruiting employees, resulting in service delivery issues and, in some cases, shortened hours or delayed openings. In spite of their challenges, people are trying to return to normalcy and our restaurants, retail, and entertainment businesses are striving to meet that pent up demand.

The CRA continued to restore suspended programs. The revival of “Dania After Dark” in December 2021 continued monthly through 2022. Rebuilding Together Broward was engaged to perform exterior improvements for 40 houses under our “At Home Dania Beach Residential Beautification” program. The Arts & Seafood Celebration returned on April 2nd and 3rd – approximately 15,000 attended, and the CRA received 10 “Sunsational” Awards for the event. Vanasse Hangen Brustlin, Inc. (VHB) was engaged to update the CRA Plan.

Dania Beach continued to add HQ operations with the arrival of VIKAND Technologies, one of the world’s largest maritime healthcare providers. In October, the Commission and senior City/CRA officials attended the topping off ceremony for Spirit Airlines’ new office.

Dania Beach Business Academy courses included: “Passions to Profits,” “Essential Tools for Business Success,” and “First Time Homebuyers.” In its first year, over 1,000

businesses and individuals from 18 states and seven countries attended. The CRA restarted its BRAVO visits to develop effective working relations with our businesses.

Florida International University committed to opening the US DOE Intellectual Property-To-Market (IP2Mkt) Hospitality Technology Incubator in Dania Beach. This will be the first of its kind in the country, and will focus on women-, minority-, and Hispanic-owned start-up businesses. The Incubator’s Technical Advisory Board consists of senior executives of Broward’s largest economic engines and many of Dania Beach’s largest employers.

The Dania Beach PATCH received Smart Growth Partnership’s prestigious “2022 Smart Growth Excellence Award” at their Annual Meeting, I spoke on the significant progress made in establishing the long-awaited Dania Beach Arts & Entertainment District and its role in revitalizing downtown Dania Beach.

As our restarted and newly added programs gain traction, the future of our neighborhoods and businesses look bright.

K. MICHAEL CHEN
Executive Director
Dania Beach CRA



MISSION STATEMENT

“To provide the expertise and strategic investments needed to implement inclusive strategies that enhance financial security; expand opportunities for business; stimulate private investment; foster revitalization; and improve the quality of life for our diverse community.”

VISION

“To be a sustainable city of the future with expanded economic opportunities for our stakeholders.”

VALUES

- *We provide the best quality of service for our stakeholders*
- *We conduct our business with the highest ethical standards*
- *We commit to improving the unique quality of life within Dania Beach*
- *Our activities will contribute to the positive image of Dania Beach*
- *We embrace innovation and diversity*
- *We encourage sustainable solutions*
- *We commit to exercising sound economic judgment*



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DANIA BEACH WORKS FOR BUSINESS

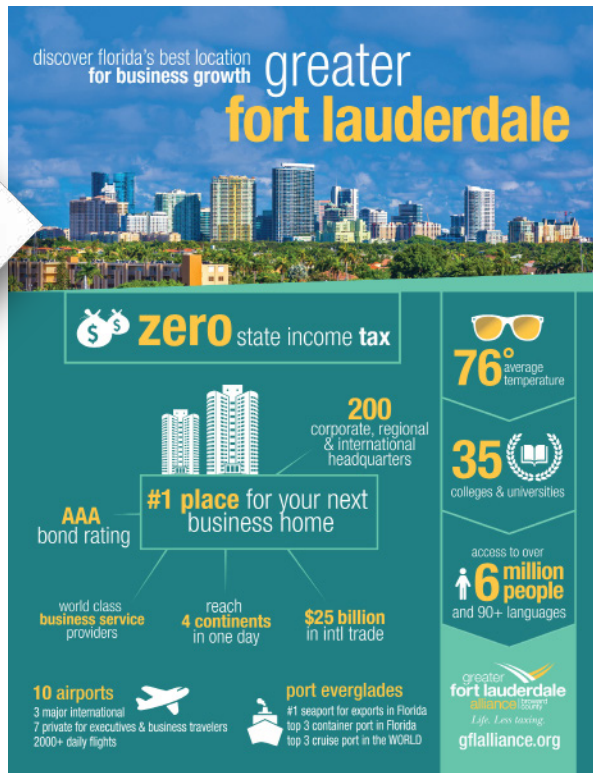
Dania Beach is the hub of one of the most robust and diverse regions in the United States. As the geographic center of the Miami-Fort Lauderdale-West Palm Beach Metropolitan Statistical Area (MSA), Dania Beach has the resources you need to succeed - diversified multilingual workforce; abundant C-Suite experience; international business expertise; highway and rail networks; a full range of dependable, high-capacity utility systems at nationally competitive costs; easy access to national/international markets; and world-class educational options producing an ongoing supply of educated and trained workforce. Couple these assets with a business-friendly government, including “Platinum-Rated” plan review/permit services, and you will understand why “Dania Beach Works for YOUR Business.”

While the Metro area has long been a major technology center, with over 6,000 high-tech companies in our metropolitan area, we have at least 10 highly successful industry clusters covering everything from logistics to marine industry to manufacturing. These industry clusters are a

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testament to the strength of our market and the skills of our workforce, and it shelters us from the downturns of normal market cycles. In 2021/22, our global reputation attracted the migration of major venture capital firms, creating our newest industry cluster.





Florida #1 for Talent Attraction and #4 for Job Growth
- Talent Attraction Scorecard

Florida #1 for Business Startups in the country
- US Census

Florida #1 for Business Startups in the country
- US Census



South Florida one of Tech's "RISING STAR" Metros
- Brookings

South Florida #1 in U.S. for Migration of Software and IT Workers
- Axios/LinkedIn

South Florida one of the next Top Ten Tech Markets
- CBRE Tech 30, U.S. & Canada



South Florida is designated a “megaregion of the future” and a driver of future U.S. economic growth.

More than 150 corporate headquarters across Broward County are evidence of our stature of being a global business center- a gateway to the world served by three international airports, seven general aviation airports, and three deep-water seaports. The MSA has the third-largest concentration of consular corps in the United States. Our large diverse market with disposable income is an economic engine in itself – with over \$167.6 billion of restaurant and retail sales across the MSA for 2022. And we have not even started talking about the incomparable lifestyle of Dania Beach and South Florida.

Greater Ft Lauderdale #2 metro for Best Business Climate -Business Facilities Magazine

Broward County #16 in the nation for Talent Attraction Counties - Emsi

Florida Best state in the Nation for Higher Education - U.S. News & World Report

Florida #4 (again) in the Nation - Tax Foundation

Broward Public High Schools among the Best in America - U.S. News & World Report

Florida #1 best states for Growth Prospects - Forbes

South Florida #8 in Tech Labor Pool growth - CBRE



Fort Lauderdale/Hollywood International Airport ranked #3 of the Best Large Airports in the country - Wall Street Journal

Broward #7 in the World for Connectivity - fDi Magazine "Aerospace Cities of the World"

Miami-Fort Lauderdale #1 for Startup Activity - Kauffman Foundation

Miami-Fort Lauderdale-West Palm Beach MSA one of seven American Dream Cities - FEDC

Miami-Ft. Lauderdale #2 Nation's Best Places to Start a Small Business - Kauffman Foundation

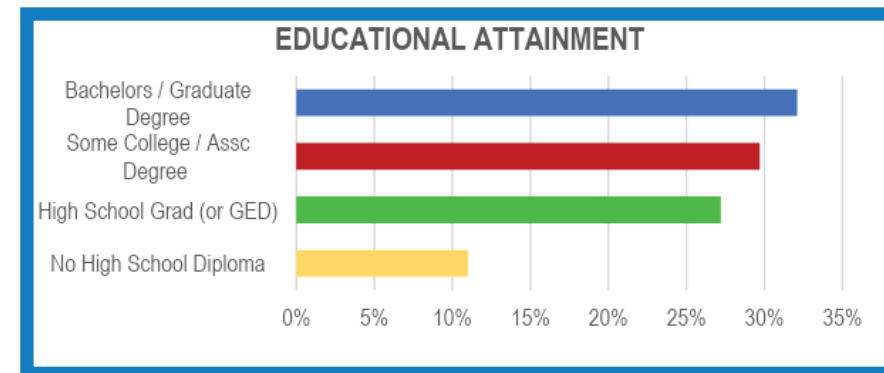
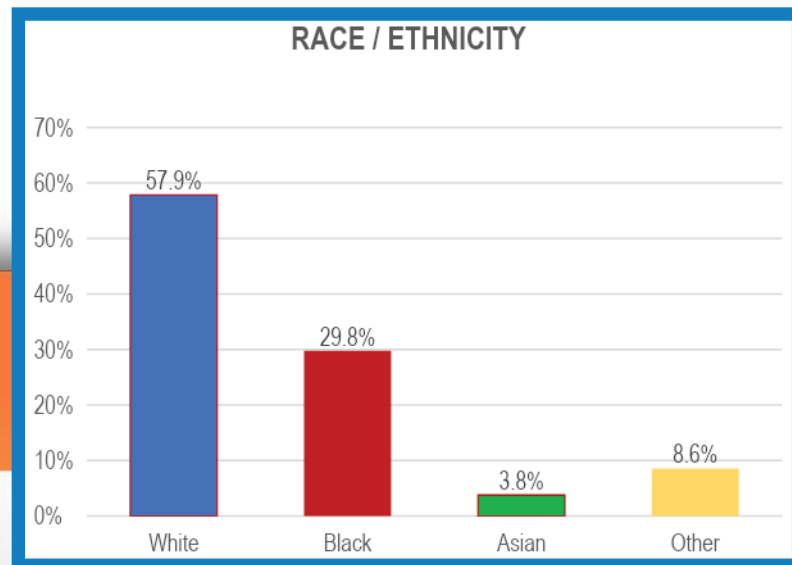
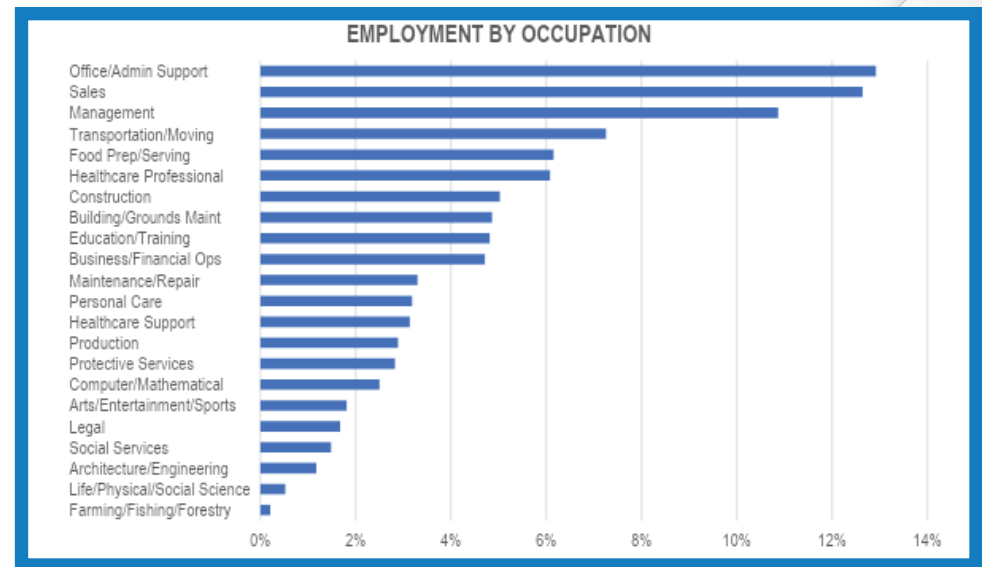
Florida #4 Lowest Tax Burden in U.S. - WalletHub

Florida #1 in Quality of Living Environment - Chief Executive Magazine



	Population	Median Age
Broward County	1,976,228	41.0
Metro Area (MSA)	6,129,858	41.5

Retail / Restaurant Sales (\$Billion)		
	Broward	MSA
Total Retail and Food/Bev	\$55.2	\$167.6
Retail Only	\$49.8	\$149.2
Food/Bev Only	\$5.4	\$18.4





FLORIDA SALES/USE TAX EXEMPTIONS ON

- Semiconductor, defense and space tech-based industry transactions
- Purchases of equipment used by a new/expanding Florida business to manufacture tangible property for sale
- Labor/materials used in machinery and equipment qualifying for sales tax exemption upon purchase
- Electricity used in the manufacturing process
- Aircraft parts, modification, repair, sale or lease of qualified aircraft
- Commercial space activity – launch vehicles, payloads/fuel, machinery for production used at Spaceport Florida
- Labor component of research and development expenditures
- Any facility, device, fixture, machinery required for pollution control, or monitoring of equipment used in manufacturing processing

TIRED OF HIGH TAXES? FLORIDA HAS.....

- **NO** corporate income tax on limited partnerships
- **NO** corporate income tax on sub-S corporations
- **NO** state personal income tax -constitutional guarantee
- **NO** corporate franchise tax on capital stock
- **NO** state property tax assessed
- **NO** property tax on business inventories
- **NO** property tax on goods-in-transit for up to 180 days
- **NO** sales/use tax on goods produced in Florida for export outside the state
- **NO** sales tax on raw materials incorporated in products for resale, including packaging
- **NO** sales/use tax on boiler fuels
- **NO** sales/use tax on co-generation of electricity



DANIA BEACH CRA

STAFF

K. Michael Chen, Executive Director

Kathleen A. Weekes, Operations Manager

Bill Harris, Business Attraction & Investment Manager

Kisha Eugene, Strategic Communications & Community Outreach Representative

Kha White Davis, Administrative Specialist

Leon Carrol, Lead Farm & Market Coordinator

Biancamaria Bacarossi, Farm & Market Coordinator

Samantha Parish, Farm & Market Coordinator

CRA HISTORY



The foundational document when creating a Community Redevelopment Agency (CRA) and the designation of a Community Redevelopment Area is a “FINDING OF NECESSITY FOR REDEVELOPMENT” (FON). The initial FON for Dania Beach is dated May 8, 2001. The Dania Beach Community Redevelopment Agency was established by the City of Dania Beach and Broward County in 2002. The DOWNTOWN COMMUNITY REDEVELOPMENT PLAN was adopted in 2004, confirming the creation of the Community Redevelopment Area encompassing 506 acres.



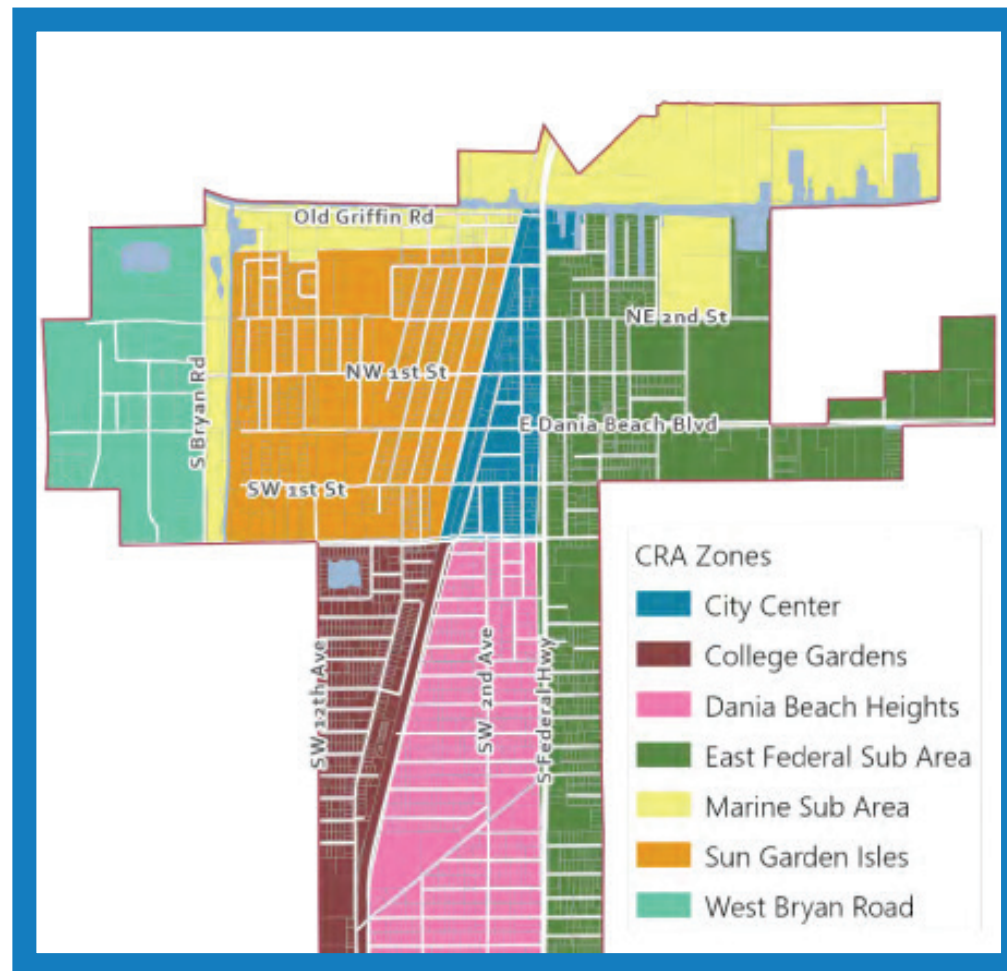
A second FON was completed in August 2008. Subsequently, Dania Beach Community Redevelopment Agency adopted the 2009 COMMUNITY REDEVELOPMENT PLAN, which, among other things, modified the CRA Boundaries to encompass 1,349 acres. This was the last adopted CRA Plan

It is best practice to keep the CRA Plan current, fresh, and relevant. In February, the CRA engaged Vanasse Hangen Brustlin, Inc. (VHB) to update the CRA Plan. The VHB approach was to focus on the CRA's goal to develop quality of life and economic development programs, initiatives, and policies to revitalize Dania Beach's neighborhoods and support/expand existing businesses, grow the workforce, and strategically attract targeted business sectors. In June, the VHB scope of work was expanded to include a conceptual master plan for the PATCH. Adoption of the updated Plan is targeted for March 2023.



CRA DISTRICTS

The area within the CRA boundary encompasses 1,349 acres, or about 27% of the entire City's land area. The area is composed of seven defined districts, each with distinctively different characteristics, objectives and future directions.

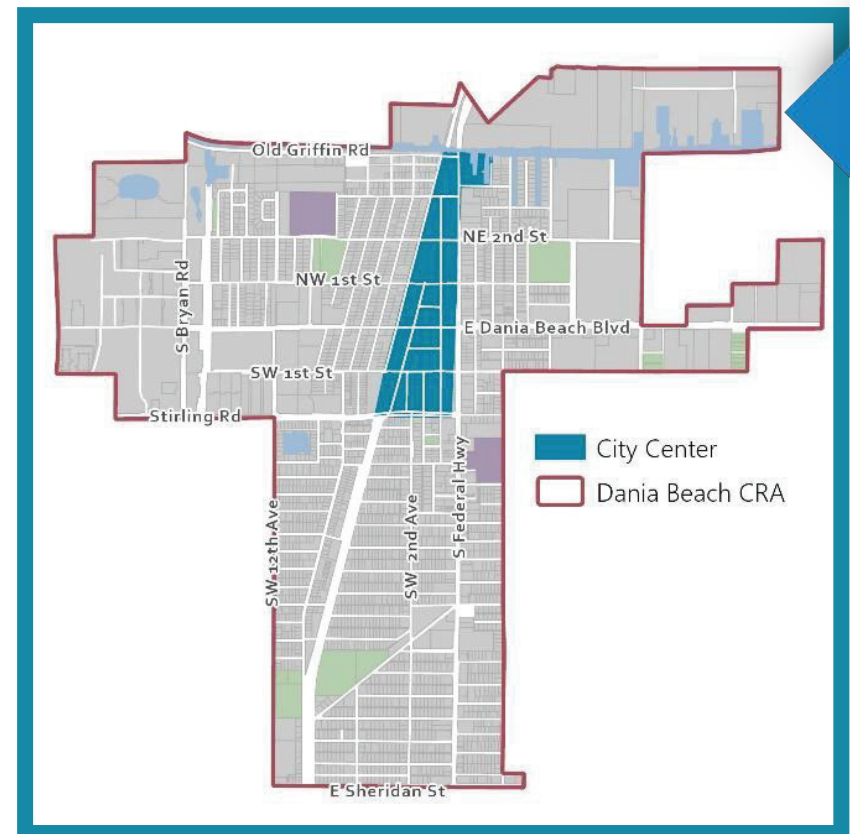


CITY CENTER

The City Center zone contains Dania Beach's main civic uses and its historic commercial district. It is envisioned to become an active mixed-use downtown with higher densities and intensities that promote an active, walkable lifestyle and cultural activities.

Future Focus

- Support the creation of an Arts, Entertainment & Innovation District along Federal Highway, from NE 2nd Street to SE 5th Street (south).
- Support redesign of NW/SW 1st Avenue as a Complete Street. Promote dual building frontage to activate block and mid-block pedestrian connections from Federal Highway.
- Partner with FIU/DOE to promote the IP2Mkt Incubator and co-locate the CRA office within the sub-area to increase visibility and access.
- Continue the At Home Dania Beach program, which provides curbside appeal through painting and minor landscaping.

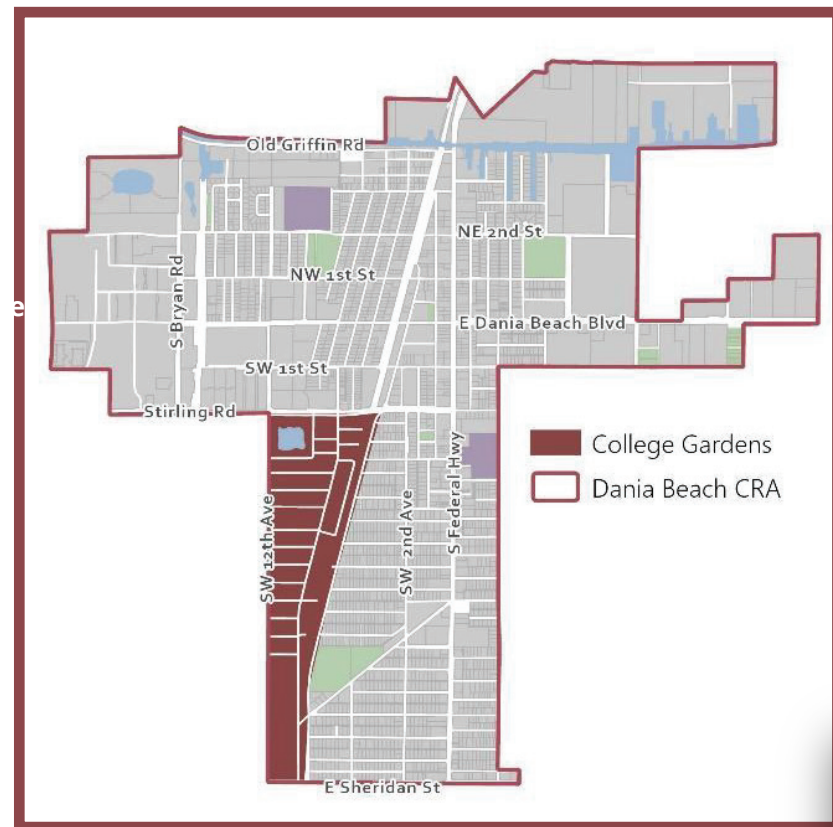


COLLEGE GARDENS

The area west of Phippen Road and north of Douglas Street is zoned NBHD-RES to maintain the character of the area by requiring designs compatible with single-family dwellings. The properties east of Phippen Road and west of the railway are zoned Neighborhood Mixed-Use (NBHD-MU), which permits multi-family, commercial, and mixed-uses. Some existing uses are industrial due to prior zoning designations. The West Lawn Cemetery area is zoned Open Space (OS). Property to the south is zoned Multi-Family (RM-2), permitting a moderate density of residential development.

Future Focus

- Protect existing single-family residential neighborhoods from non-residential intrusion.
- Recognize that raising housing costs continues to affect existing homeowners, and partner to support increased housing options for all residents.
- Reduce poverty rates in CRA neighborhoods.
- Replenish the Regional Activity Center (RAC) CRA density pool.
- Require an affordable housing unit accommodation in future private large-scale residential entitlements.
- Continue the At Home Dania Beach program, which adds curb appeal through painting and landscaping.

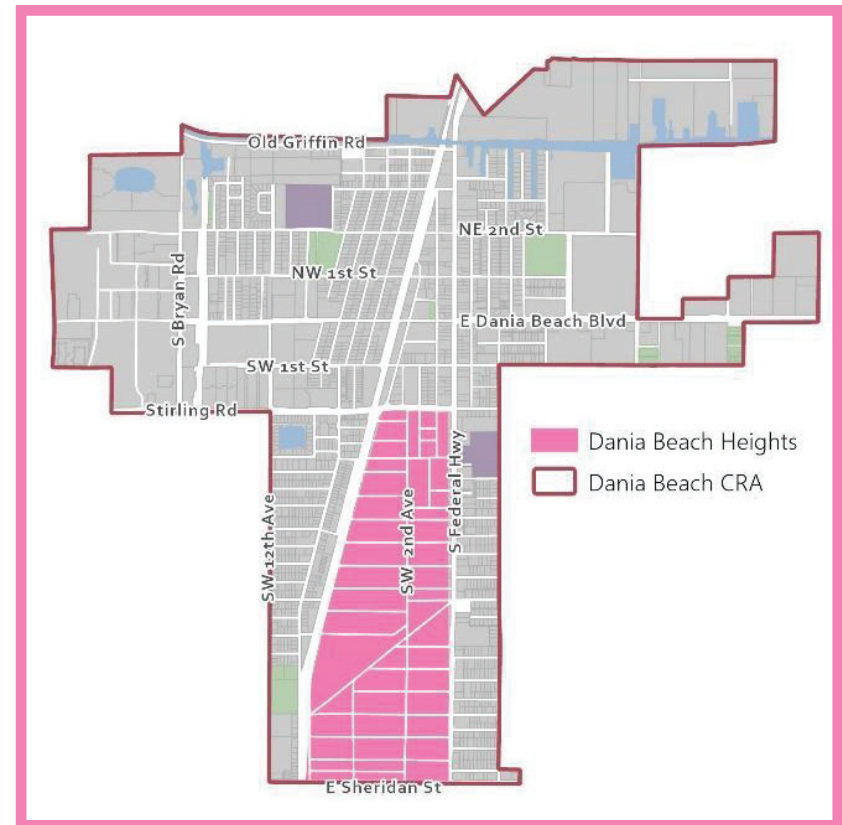


DANIA BEACH HEIGHTS

The South Federal Highway Mixed-Use section of the District permits a mix of residential and commercial uses at a medium density. The Neighborhood Mixed Use district is zoned Open Space (OS) is the Woodlawn Cemetery, and a small portion is zoned General Business (C-3).

Future Focus

- Recognize that raising housing costs continues to affect existing homeowners, and support increased housing options for all residents.
- Reduce poverty rates in CRA neighborhoods.
- Replenish the Regional Activity Center (RAC) CRA density pool.
- Require a percentage of affordable housing unit accommodation in all future private large-scale residential entitlement applications.
- Continue the At Home Dania Beach program, which adds curb appeal through painting and landscaping.

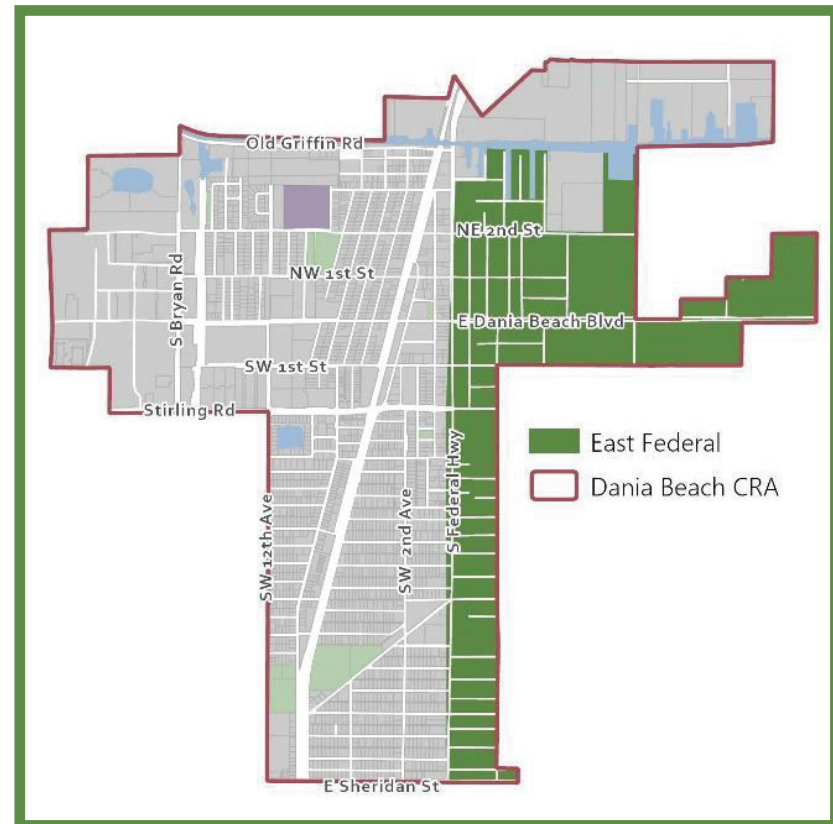


EAST FEDERAL HIGHWAY

The zone contains small commercial uses along the Federal Highway. The Dania Beach Casino can also be found in this zone, as well as newer high-rise residential developments along East Dania Boulevard. This corridor provides direct access to the Dania Beach pier, the Atlantic Ocean, and the Intracoastal Waterway.

Future Focus

- Support the creation of an Arts, Entertainment & Innovation District along Federal Highway, generally from NE 2nd Street (north) to SE 5th Street (south), using partnerships with local businesses.
- Increase Dania Beach's downtown presence and sense of place by installing the branded public realm and private development improvements.
- Continue the At Home Dania Beach program, which provides curbside appeal through painting and minor landscaping.

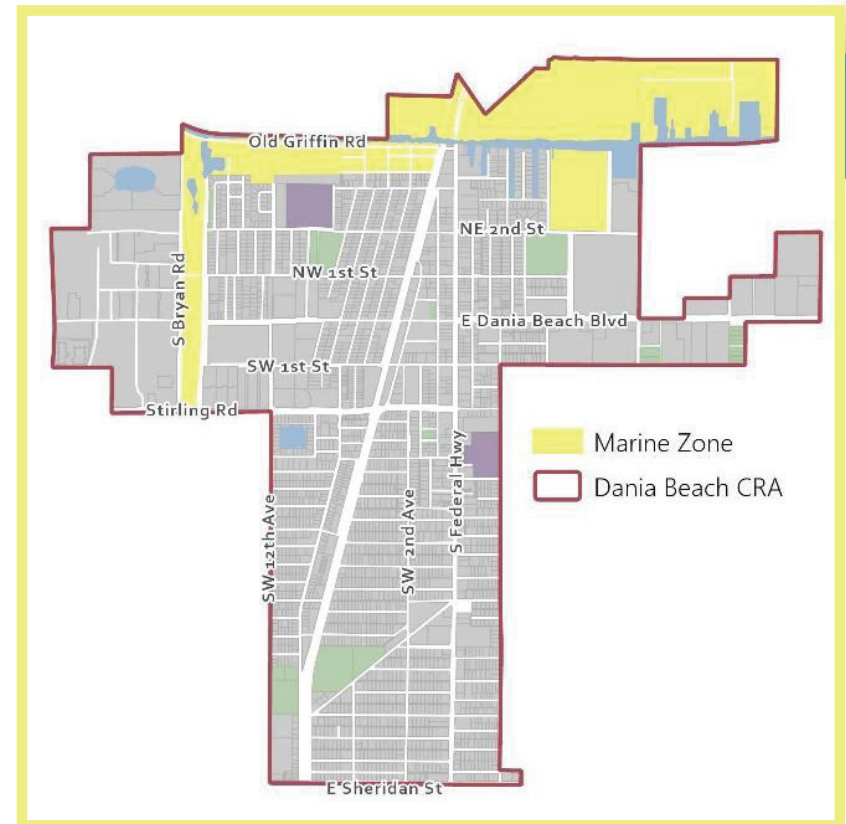


MARINE

This zone is generally located along the northern limits of the CRA and the Dania Cut-Off Canal to the east of Bryan Road. The marine industry in Dania Beach benefits from its proximity to Port Everglades, the Intercoastal Waterway, and the Atlantic Ocean and is home to more than 300 marine-related companies.

Future Focus

- Recognize that the marine industry is important to Dania Beach's history, related to many leading target industries, and support its continued importance as part of the community's future.
- Partner and support increased workforce employment development programs for local businesses.
- Continue the At Home Dania Beach program, which adds curb appeal through painting and landscaping.

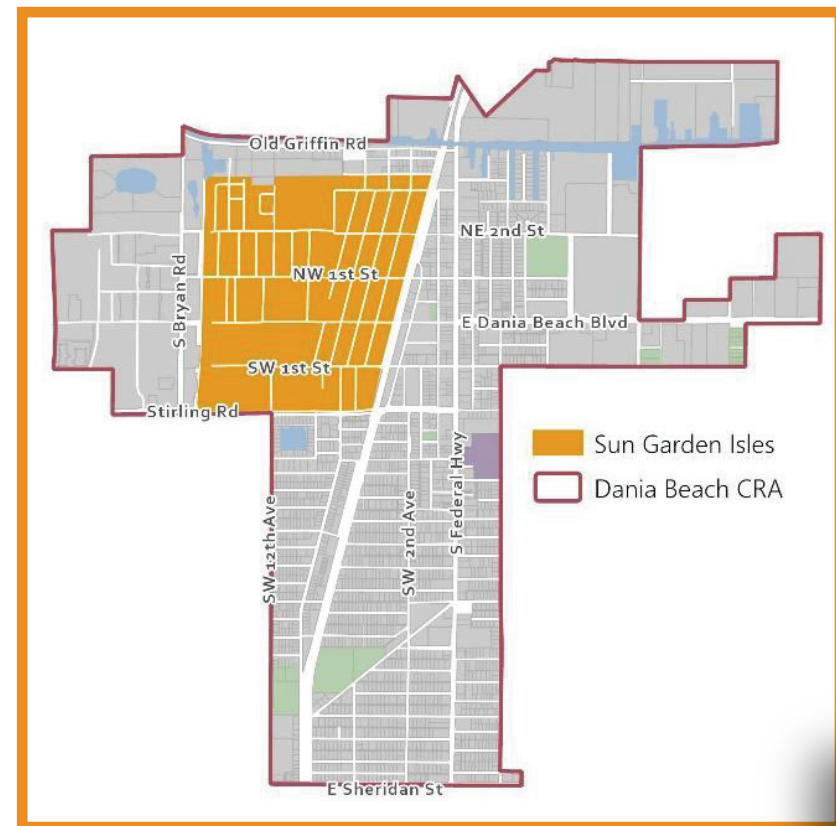


SUN GARDENS ISLES

The eastern edge of Sun Garden Isles, along NW 4th Avenue is the most intense portion, with City Center zoning. The intensity gradually decreases stepping westward, with Neighborhood Mixed Use and Multi-Family Residential zoning. Most of the area consists of single-family residential zoning. The southeast corner of the area includes a cluster of industrial-zoned properties.

Future Focus

- Protect existing single-family residential neighborhoods from non-residential intrusion.
- Recognize that raising housing costs continues to affect existing homeowners, and partner to support increased housing options for all residents.
- Reduce poverty rates in CRA neighborhoods.
- Replenish the Regional Activity Center (RAC) CRA density pool.
- Require a percentage of affordable housing unit accommodation in all future private large-scale residential entitlement applications.
- Continue the At Home Dania Beach program, which adds curb appeal through painting and landscaping.

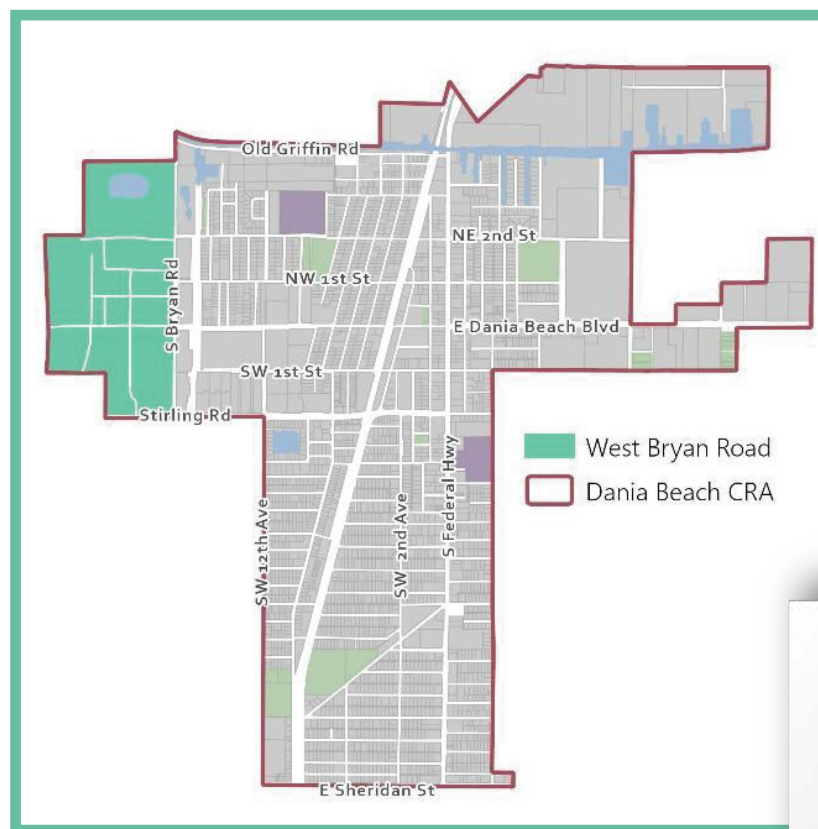


WEST BRYAN ROAD

This District contains the Dania Pointe project, which is continuing to develop and deliver 1 million square feet of retail space, 1 million square feet of office space, 350 hotel rooms, and 1,400 residential units, including the HQ of Spirit Airlines. This development will significantly improve the availability of premier space in Broward County and the region. It will enhance the area's overall appeal.

Future Focus

- Promote Dania Pointe as a regional development that brings new Dania Beach residents and businesses that are drawn to the best-in-class products.
- Recognize that Dania Pointe has many placemaking features and events that does not replace Center City cultural activities.
- Engrain new Dania Beach residents and business owners into the civic and cultural citywide community.
- Continue the At Home Dania Beach program, which adds curb appeal through painting and landscaping



REDEVELOPMENT PLAN GOALS

The goals in the CRA Plan include strategies that are both immediate and long term. The CRA is also responsive to CRA Board policies and directions, existing conditions,



Goals

- Enhance and Reinforce the CRA Sub-Areas.
- Eliminate Substandard Housing and Provide Affordable Housing Alternatives.
- Redevelop the CRA in a manner that is energy efficient and sustainable.
- Attract the Marine Industry and help it to expand.
- Pursue an active marketing and public information approach to implementation of the CRA

available resources and staff capacity. The Goals and Guiding Principles are summarized as follows:



Redevelopment Plan.

- Support existing small businesses and attract new targeted industries with higher-wage jobs that retain and expand employment.
- Increase community information outreach through regular communications using multiple traditional, social media, and neighborhood-compatible information streams.

Guiding Principles

The guiding principles serve as a set of tenets that influence the goals and strategies of this CRA Plan. These broad principles inform the overarching aspirations of the Dania Beach CRA:

- 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 with a focus on the targeted industries
- Making progress through public involvement and good governance



Redevelopment Goals



The CRA Plan's Redevelopment Goals are designed to fulfill the purpose of the Guiding Principles with specific objectives that will be implemented through recommended strategies.

- Enhance and Reinforce the CRA Sub-Areas.
- Eliminate Substandard Housing and Provide Affordable Housing Alternatives.
- Redevelop the CRA in a manner that is energy efficient and sustainable.
- Attract the Marine Industry and help it to expand.
- Pursue an active marketing and public information approach to implementation of the CRA Redevelopment Plan.
- Support existing small businesses and attract new businesses from our targeted industries with higher-wage jobs that retain and expand employment.
- Increase community information outreach through regular communications using multiple traditional, social media, and neighborhood-compatible information streams.



CRA INITIATIVES & EVENTS

Dania Beach is the hub of one of the most robust and diverse regions in the United States. As the geographic center of the Miami-Fort Lauderdale-West Palm Beach Metropolitan Statistical Area (MSA), Dania Beach has the resources you need to succeed. World-class economic engines and infrastructure. National/Global gateway. In 2022, the city had \$1.3 billion in restaurant and retail sales.

These statements describe the opportunity in Dania Beach. However, the CRA does not simply wait for businesses to come. We actively and aggressively work to attract and support business.

Over 500,000 new businesses are founded every month in the US.
47.5% of the country's total workforce is employed by small businesses.
+81% of all businesses in Broward County have less than 10 employees!
Only 50% of small businesses survive 5 years!

**The Dania Beach Business Academy
prepares businesses for success!**

Free Online Business Course

PASSIONS TO PROFITS	ESSENTIAL BUSINESS TOOLS
From Hobbyist to Entrepreneur - Where Can Your Dreams Take You?	Maximizing CRM Systems Helps Make More Money With Less Resources
Start Up Your Business for Success!	How To Use Video To Promote Your Business
A Good Business Plan & Savvy Financial Plan Is Your Map To Success.	Plan Your Website for Online Success
Money To Start and Grow Your Business.	Stand Out Online With Google's Tools!
FIRST-TIME HOMEBUYER	GLOBAL MARKETS
Home Buying in South Florida	Prepare an Export Plan
Financing Your Home Purchase	Develop International Marketing Strategies / Logistics
Credit Repair and Tips on Saving Enough for the Purchase	Financial Strategies for Exporting Goods
First-Time Homebuyer: Broward & Miami-Dade County Housing Program for Buyers	Federal and State Resources Available to Support Your Needs

100 West Dania Beach Boulevard, Dania Beach, FL 33004
For more information: cra@daniabeachfl.gov | www.DaniaBeachCRA.org



COMMERCIAL PROPERTY IMPROVEMENT GRANT

up to \$25,000 per grant

ELIGIBLE IMPROVEMENTS

- Façade Improvements
- Parking Lot Improvements
- Exterior Painting & Repair
- Impact Windows
- Landscaping
- Signage
- Awnings

CONTACT: Bill Harris, Business Attraction & Investment Manager 754.934.8901 ext. 5667 | billharris@dania-beach.com

DaniaBeachCRA.org

DANIA BEACH

Headquarter Operations - Center of the RT MSA in the US, Greater Fort Lauderdale/Dania Beach has everything a business needs to succeed.

- Nation's Best Places to Start a Small Business, *Staples*
- 3rd Least-Costly Place to Do Business, *KPMG*
- 2nd Most City for Business Friendliness, *TD Magazine*
- Highest Start-Up Help in America, *Kraftwerk Foundation*
- Florida's 4th best state business tax climate in the US, *Tax Foundation State Business Tax Climate Index*

Marine Industries - Fort Lauderdale is the "International Marine Hub" and the "Yachting Capital of the World"

The Greater Fort Lauderdale/Dania Beach marine industry encompasses world-class shipyards, manufacturing, storage, and every conceivable type of marine service. Marine Industry Association of South Florida (MISF) owns the Fort Lauderdale International Boat Show (FLIBS), the world's largest boat show, contributes +\$937 million to the economy annually, the economic impact of FLIBS draws a Super Bowl and it happens every year.

Life Sciences - South Florida is home to +1,530 biotechnology businesses and institutions that employ more than 26,000 people and generate over \$4 billion in sales.

South Florida's academic institutions, research parks and economic development organizations have joined together to form Life Sciences South Florida. BioFlorida represents +5,500 companies and research organizations in the biotechnology, pharmaceuticals, bioprocess, and medical device/diagnostic sectors. The Florida Institute for the Commercialization of Public Research facilitates the creation of spin-off companies from technology developed at Florida's publicly funded research institutions - provides support services and relationship building with seasoned entrepreneurs, to accelerate the growth of commercially viable discoveries.

Manufacturing - Florida ranks in the nation's top 10 states for manufacturing business climate, workforce, and infrastructure infrastructure.

- +18,600 manufacturing companies produce a wide variety of products in Greater Fort Lauderdale/Dania Beach including:
 - Aircraft parts
 - Building/construction materials
 - Computer/electronic components
 - Jewelry
 - Software applications
 - Medical devices and instruments
 - Military supplies
 - Mobile devices
 - Newspapers
 - Pharmaceuticals

CITY OF DANIA BEACH COMMUNITY REDEVELOPMENT AGENCY TARGET INDUSTRIES

Major Dania Beach Employers

Spirit Airlines (Corp. HQ), H&M (Reg. HQ), American Maritime Officers (Corp. HQ), Broward College, Chevy, Inc. (Corp. HQ), Chiquita, Dania Pointe, Casino at Dania Beach, Design Center of The Americas, Devcon, FAU SeaTech Campus, Fort Lauderdale-Hollywood International Airport, Gallery of Amazing Things/Werner Museum of Decorative Arts, Holocaust Education and Documentation Center, International Game Fish Ass., Nova Southeastern University, Oceanographic Center, Port Everglades, Oribsonator, Bass Pro Shops, Hull & Company.

- ### Broward Existing Business Sectors
- Technology in Greater Fort Lauderdale - "Work in the Cloud, Live in the Sun"™**
- Florida 3rd in the US for high-tech companies and high-tech products
 - Top 25 US High-Tech Cities, *Business Week*
 - Top 50 US "Tech Talent" Markets, *CNN*
 - Among most wired broadband areas in the US, *Forbes*
 - MSA home to more than 6,000 high-tech firms, *Brookings Institute*

- Global Logistics - Global Trade Magazine: "One of the best cities for global trade and Port Everglades as one of its favorite ports"**
- Port Everglades: #1 Seaport in Florida by revenue / #3 Cruise port in the world
 - Fort Lauderdale-Hollywood International Airport (FLL): In 2020, FLL ranked #14 in the US by passengers; #2 in the US by affordability; Fastest-growing hub airport in the US; FLL ranked #1 in total passenger traffic recovery and #1 in international traffic recovery
 - Fort Lauderdale Executive Airport (FXE): Top 10 general aviation airports in US. Home to +800 aircraft - +200 jets and 43 helicopters

- Aviation & Aerospace - South Florida's aerospace legacy comes from its history as the Pan Am and Eastern Airlines hub - "Dania Beach is smack dab in the middle!"**
- Florida 1st in the US for aerospace manufacturing
 - Florida 2nd in the US for aviation/aerospace establishments
 - Multinational industry - airlines, airframe/engine manufacturing, parts, maintenance repair and overhaul (MRO) facilities, and allied industries like banking, fleet training, and insurance.

The CRA has developed a set of print materials to tell the world about our opportunities, our region, our City, and our CRA. Some of our brochures incorporate the professionally designed info-graphics from our partner agencies, like the Greater Ft Lauderdale Alliance. These materials are designed to be informative and understandable to corporate management, site selection professionals, and those with simply a general interest. They are also valuable to our businesses for developing market strategies. We provide these materials to business/investor inquiries, leasing agents, and owners of our commercial properties. The inventory of promotional materials published for 2021 include: Target Industries; Demographic Snapshot; Educational Attainment, Income, Employment; Opening A Business In Dania Beach; CRA Sub-Districts - City Center, College Gardens, Dania Beach Heights, East Federal Highway, Marine, Sun Gardens, and West Bryan Road.

2022 Retail Market Power 2022 Opportunity Gap by Retail Store Types

Dania Beach, FL (city)

Retail Type (NAICS)	Demanded	Supply	Opportunity Gap
Total Retail Food and Drink (NAICS 44-48, 720)	462,975,321	\$1,288,088,714	187,114,331
Total retail trade (NAICS 44-48)	561,084,436	\$1,187,745,039	\$616,631
Total food (NAICS 720)	\$67,916,527	\$1,017,828,866	\$130,912
Motor Vehicle, Parts, Dealers			
New car dealers (NAICS 4411)	119,099,836	285,925,954	(166,826)
Used car dealers (NAICS 4412)	13,641,428	131,161	13,510,267
Recreational vehicle dealers (NAICS 4413)	3,023,431	424,965	2,598,466
Boat dealers (NAICS 4414)	1,811,630	85,969,454	(86,776)
Motorcycle, ATV, other motor vehicle dealers (NAICS 4415)	4,998,154	9,983,449	4,985,295
Automotive parts, accessories stores (NAICS 4416)	8,875,521	17,337,538	(8,462,017)
Tire dealers (NAICS 4417)	3,416,238	15,538,284	(12,122,046)
Furniture, Home Furnishings Stores			
Furniture stores (NAICS 4421)	5,740,628	44,142,362	(38,401,734)
Floor covering stores (NAICS 4422)	864,217	3,528,074	(2,663,857)
Window treatment stores (NAICS 4423)	146,156	1,347,449	(1,201,293)
All other home furnishings stores (NAICS 4429)	2,421,452	9,461,553	(7,040,101)
Electronics, Appliance Stores			
Household appliance stores (NAICS 4431)	1,894,521	909,445	985,076
Electronics stores (NAICS 4432)	9,223,328	13,425,345	(4,202,017)
Building Material, Garden Equipment, Supplies Dealers			
Home centers (NAICS 4441)	10,658,799	38,874,281	(28,215,482)
Paint, wallpaper stores (NAICS 4442)	1,368,691	250,171	1,118,520
Hardware stores (NAICS 4443)	3,714,438	8,435,354	(4,720,916)
Other building material stores (NAICS 4444)	12,533,895	30,500,009	(17,966,114)
Outdoor power equipment stores (NAICS 4445)	1,073,488	862,828	210,660
Nurseries, garden, lawn supplies (NAICS 4446)	4,328,036	738,413	3,589,623
Food, Beverage Stores			
Supermarkets, grocery and other (NAICS 4451)	87,795,636	131,188,202	(43,392,566)
Convenience stores (NAICS 4452)	3,732,545	1,844,863	1,887,682
Meat markets (NAICS 4453)	811,713	1,575,585	(763,872)
Fish, seafood markets (NAICS 4454)	240,321	307,151	(63,830)
Pet, vegetable markets (NAICS 4455)	419,153	87,329	331,824
Other specialty food stores (NAICS 4456)	749,721	143,861	605,860
Bakeries, other food stores (NAICS 4457)	9,377,679	5,351,492	4,026,187
Health, Personal Care Stores			
Pharmacies, drug stores (NAICS 4461)	10,808,754	85,541,976	(74,733,222)
Cosmetics, beauty, skin care (NAICS 4462)	2,257,237	77,143,511	(74,886,274)
Optical goods stores (NAICS 4463)	847,136	2,875,240	(2,028,104)
Foot, health, supplement stores (NAICS 4464)	514,130	1,826,143	(1,312,013)
Other health, personal care (NAICS 4465)	1,040,194	2,331,489	(1,291,295)
Gasoline Stations			
Gasoline stations (NAICS 447)	45,998,034	80,289,251	(34,291,217)

2022 Retail Market Power 2022 Opportunity Gap by Retail Store Types

Dania Beach, FL (city)

Retail Type (NAICS)	Demanded	Supply	Opportunity Gap
Children, Clothing Accessories			
Children's clothing stores (NAICS 4481)	588,038	2,631,771	(2,043,733)
Women's clothing stores (NAICS 4482)	2,253,218	4,875,833	(2,622,615)
Children's, women's clothing stores (NAICS 4483)	397,130	445,751	(48,621)
Family clothing stores (NAICS 4484)	2,741,163	12,588,139	(9,846,976)
Clothing accessories stores (NAICS 4485)	817,793	2,193,880	(1,376,087)
Other clothing stores (NAICS 4486)	1,713,144	3,361,209	(1,648,065)
Shoe stores (NAICS 4487)	2,624,428	3,524,738	(899,310)
Jewelry stores (NAICS 4488)	2,333,754	7,380,438	(5,046,684)
Luggage, suitcase stores (NAICS 4489)	1,360,793	3,551,021	(2,190,228)
Sporting Goods, Hobby, Musical Instrument, Book			
Sporting goods stores (NAICS 4511)	3,907,813	6,483,116	(2,575,303)
Hobby, book stores (NAICS 4512)	1,298,480	2,775,275	(1,476,795)
Sewing, dress goods stores (NAICS 4513)	232,791	1,041,863	(809,072)
Musical instr. supplies (NAICS 4514)	368,680	811,561	(442,881)
Book stores (NAICS 4515)	476,237	3,192,702	(2,716,465)
Novelty stores, novelties (NAICS 4516)	56,865	0	56,865
General Merchandise Stores			
Department stores (NAICS 4520)	8,191,058	6,307,856	1,883,202
Veterinarian's offices, pet supplies (NAICS 4521)	54,963,034	87,860,839	(32,897,805)
Other general merchandise (NAICS 4522)	5,740,130	0	5,740,130
Miscellaneous Store Retailers			
Florists (NAICS 4531)	451,298	724,489	(273,191)
Office supplies, stationery stores (NAICS 4532)	998,180	3,329,987	(2,331,807)
Gift, novelty, novelties (NAICS 4533)	1,342,476	3,111,266	(1,768,790)
Used merchandise stores (NAICS 4534)	1,574,730	1,875,530	(300,800)
Pet, pet supplies stores (NAICS 4535)	2,142,330	5,051,423	(2,909,093)
All other stores (NAICS 4536)	81,154	917,646	(836,492)
Food Services, Drinking Places			
Food service contractors (NAICS 7201)	3,928,240	2,818,566	1,109,674
Caterers (NAICS 7202)	866,271	1,047,249	(180,978)
Mobile food services (NAICS 7203)	81,136	18,889	62,247
Drinking places (restaurants) (NAICS 7204)	1,798,342	2,152,238	(353,896)
All other food services (NAICS 7205)	27,246,887	86,784,445	(59,537,558)
Liquor stores, wine stores (NAICS 7206)	23,681,620	27,198,821	(3,517,201)
Cafeterias, canteens, buffets (NAICS 7207)	803,376	944,948	(141,572)
Truck, food service (NAICS 7208)	3,624,648	6,425,808	(2,801,160)

“Florida Ranked Best State in the Nation for Higher Education”, U.S. News & World Report

“Miami-Ft. Lauderdale #2 Among Nation’s Best Places to Start a Small Business”, Kauffman Foundation

City of Dania Beach Community Redevelopment Agency Demographic Snapshot Education, Income, Employment				
	Dania Beach	Broward County	Tri-County MSA	
Age 25+ by Education Attainment	26,894	1,404,572	6,816,572	
Less than 9th Grade	502 3.0%	55,741 4.8%	505,871 7.8%	
Some High School, No Diploma	1,730 7.0%	57,506 5.2%	499,340 7.3%	
High School Graduate (or GED)	7,754 31.6%	292,409 27.2%	1,748,920 28.8%	
Some College, No Degree	5,100 20.8%	293,329 20.0%	1,045,502 16.7%	
Associate's Degree	2,333 9.8%	133,188 10.7%	810,962 12.4%	
Bachelor's Degree	4,223 17.2%	278,255 20.8%	1,301,239 20.3%	
Master's Degree	1,579 6.8%	118,026 9.4%	505,049 7.8%	
Professional Degree	554 2.3%	38,911 2.9%	191,514 2.9%	
Doctorate Degree	279 1.1%	15,008 1.1%	79,145 1.2%	
Bachelor / Master / Doctorate Degree	6,745 27.2%	451,400 32.1%	2,076,948 31.8%	
Some College / Assoc Degree	7,433 30.3%	415,514 29.7%	1,556,494 25.0%	
High School Grad (or GED)	7,754 31.6%	352,409 27.2%	1,748,920 28.8%	
No High School Diploma	2,322 10.2%	154,249 11.2%	898,211 15.2%	
Pop Age 18+ by Emp Status	37,460	1,609,622	7,455,553	
In Armed Forces	0 0.0%	625 0.1%	3,941 0.1%	
Civilian - Employed	18,359 59.6%	957,548 61.4%	4,437,509 68.1%	
Civilian - Unemployed	1,294 4.7%	57,000 3.5%	244,117 3.7%	
Not in Labor Force	8,507 30.7%	554,149 35.0%	2,769,885 42.5%	
Civ. Employed Pop. 18+ by Class	18,648	840,844	3,895,856	
For-Profit Private Workers	11,587 65.7%	703,092 83.6%	3,122,732 80.3%	
Non-Profit Private Workers	912 5.7%	48,199 5.7%	222,887 3.4%	
Local Government Workers	700 4.7%	72,855 8.7%	275,087 4.2%	
State Government Workers	249 1.8%	15,798 2.0%	75,139 1.2%	
Federal Government Workers	243 1.8%	14,028 1.7%	60,967 0.9%	
Self-Employed Workers	2,237 10.4%	133,201 15.2%	514,359 8.4%	
Unpaid Family Workers	59 0.4%	2,281 0.3%	9,485 0.1%	
White Collar	8,940 73.7%	505,308 72.2%	2,585,897 73.7%	
Blue Collar	3,430 24.9%	191,734 21.5%	991,860 23.2%	
Service and Farming	3,137 23.6%	200,432 23.9%	933,186 23.9%	
Avg Travel Time to Work (Min)	30.0	32.0	34.0	

City of Dania Beach Community Redevelopment Agency Demographic Snapshot Population & Race				
	Dania Beach	Broward County	Tri-County MSA	
2025 Projection	35,833 5.7%	2,034,378 5.5%	9,558,791 5.2%	
2021 Estimate	33,709 13.7%	1,575,228 13.1%	9,072,510 11.5%	
2010 Census	29,639 9.1%	1,748,066 7.6%	8,061,070 10.5%	
2000 Census	27,179	1,626,691	7,260,309	
Male	16,711 49.5%	962,766 48.7%	4,409,169 48.6%	
Female	10,558 50.4%	1,013,462 51.3%	4,653,341 51.4%	
Age Median / Average (Yrs)	42.33 41.60	41.14 41.00	41.81 41.54	
Pop by Race Classification	35,798	1,978,228	9,072,510	
White	21,640 66.1%	1,143,917 57.9%	6,422,047 70.8%	
Black/African American	8,052 23.0%	588,004 29.8%	1,800,556 19.8%	
American Indian/Alaskan Native	117 0.3%	8,065 0.3%	25,919 0.3%	
Asian	870 2.6%	74,904 3.8%	204,714 2.3%	
Native Hawaiian/Pacific Islander	15 0.0%	1,206 0.1%	3,583 0.0%	
Some Other Race Alone	1,530 4.5%	91,042 4.6%	360,070 4.0%	
Two or More Races	1,185 3.5%	71,000 3.6%	255,721 2.8%	
Not Hispanic or Latino	23,168 68.7%	1,331,181 67.4%	4,062,265 44.8%	
Hispanic or Latino	10,541 31.3%	645,047 32.6%	5,010,245 55.2%	
Pop Age 18+ by Marital Status	36,397	1,633,250	7,559,451	
Never Married	9,967 34.1%	580,006 35.8%	2,652,134 35.8%	
Married	13,002 44.5%	739,140 45.3%	3,423,038 45.3%	
Widowed	1,621 5.9%	93,796 5.7%	467,037 6.2%	
Divorced	4,647 15.9%	220,310 13.9%	677,182 12.9%	
Households	Dania Beach	Broward County	Tri-County MSA	
2025 Projection	14,648 5.3%	800,231 5.1%	3,459,531 5.3%	
2021 Estimate	14,200 11.4%	791,569 11.0%	3,323,429 12.2%	
2010 Census	12,740 6.8%	686,047 4.7%	2,564,978 11.7%	
2000 Census	11,529	654,939	2,682,154	
Group Quarters Population	352	16,369	123,627	
Average Household Size	2.35	2.57	2.69	
Family Households	8,071 56.8%	481,551 63.2%	2,213,252 66.6%	
Non-Family Households	6,129 43.2%	279,626 36.7%	1,110,177 33.4%	
Housing Units, Owner-Occupied	7,595 56.0%	503,407 66.1%	2,615,169 80.7%	
Housing Units, Renter-Occupied	6,245 44.0%	258,162 33.9%	1,355,205 36.3%	
Term of Occ: Owner / Renter	14.70 5.00	14.30 5.80	15.03 6.17	

City of Dania Beach Community Redevelopment Agency Demographic Snapshot Education, Income, Employment				
	Dania Beach	Broward County	Tri-County MSA	
Civ. Emp Pop 18+ by Occupational	18,648	840,844	3,895,856	
Architecture/Engineering	234 12.0%	11,522 6.1%	47,562 0.7%	
Arts/Design/Entertainment/Sports/Med	200 14.8%	17,518 14.1%	65,434 1.3%	
Building/Grounds/Cleaning/Maintenance	764 39.0%	47,849 37.2%	252,836 3.9%	
Business/Financial Operations	599 34.2%	49,379 35.2%	214,872 3.3%	
Community/Social Services	51 3.1%	14,594 11.5%	57,228 0.9%	
Computer/Mathematical	345 17.6%	24,597 19.4%	83,379 1.3%	
Construction/Extraction	575 44.7%	49,470 39.1%	251,661 3.9%	
Education/Training/Library	501 48.0%	47,566 37.4%	205,673 3.2%	
Farming/Fishing/Forestry	39 2.0%	2,023 1.5%	16,042 0.2%	
Food Preparation/Service/Related	1,106 59.2%	55,554 47.8%	207,421 4.1%	
Healthcare Practitioner/Technician	793 40.5%	59,829 47.3%	244,839 3.8%	
Healthcare Support	342 17.5%	33,682 24.4%	156,707 2.1%	
Installation/Maintenance/Repair	404 25.2%	32,449 25.0%	142,702 2.2%	
Legal	255 13.0%	16,482 13.5%	67,324 1.0%	
Life/Physical/Social Science	81 3.1%	5,190 4.1%	21,497 0.3%	
Management	1,089 60.3%	105,067 84.2%	456,363 7.0%	
Office/Administrative Support	2,345 19.1%	127,194 10.1%	550,317 8.4%	
Production	476 24.3%	25,418 22.0%	129,320 2.0%	
Protective Services	302 15.4%	27,760 23.2%	123,580 1.9%	
Sales/Related	2,297 11.6%	124,420 94.3%	551,209 8.9%	
Personal Care/Service	594 29.8%	31,332 24.8%	136,580 2.1%	
Transportation/Material Moving	1,555 79.8%	71,367 58.4%	337,800 5.0%	
Households by HH Income	9,844	308,472	1,499,240	
Income < \$15,000	1,843 27.7%	75,714 24.9%	373,756 5.7%	
Income \$15,000 - \$24,999	1,353 20.5%	55,045 18.1%	313,545 4.8%	
Income \$25,000 - \$34,999	1,417 21.3%	55,230 18.1%	303,918 4.7%	
Income \$35,000 - \$44,999	2,241 30.6%	103,463 32.0%	419,041 6.4%	
Income \$45,000 - \$54,999	2,119 39.3%	133,062 41.1%	567,652 8.6%	
Income \$55,000 - \$64,999	1,596 25.5%	91,558 29.9%	367,829 5.0%	
Income \$65,000 - \$74,999	1,136 17.0%	67,116 21.8%	278,447 4.3%	
Income \$75,000 - \$84,999	538 9.4%	45,301 15.0%	160,079 2.9%	
Income \$85,000 - \$94,999	197 5.9%	43,059 16.8%	201,194 3.1%	
Income \$95,000 - \$104,999	140 5.1%	23,438 7.5%	105,640 1.9%	
Income \$105,000 - \$149,999	325 4.6%	28,237 9.2%	121,960 1.9%	
Income \$150,000+	125 1.6%	15,226 4.9%	70,378 1.1%	
Household Income: Avg. / Median	\$75,131 \$75,331	\$62,163 \$62,566	\$61,309 \$60,300	

DANIA BEACH INNOVATION ECOSYSTEM

An innovation ecosystem refers to a loosely interconnected network of companies and other entities that work cooperatively to develop new products and services. An ecosystem is complicated and has many different platforms available to support entrepreneurs and early-stage ventures. The specific components that may be appropriate for any given ecosystem will vary, but will generally include:

- **Education**
- **Location & Events**
- **Mentorship**
- **Incubation & Acceleration**
- **Funding**
- **Talent**

We are building an environment in which innovators and entrepreneurs can develop and launch solutions to solve real-world problems, faster. This stimulates the development of expertise in new areas, helps diversify the economy, and allows businesses to meet their customers where they are. An innovation ecosystem provides the means to create economic stability and resource sharing.



COLLABORATIVE PARTNERSHIPS

Collaborative working relationships are important, if not critical to the success of public agencies. In summary, potential benefits of collaboration between organizations include:

- **Synergy:** The sum of the whole is bigger than the sum of each part.
- **Sharing resources:** An expert in one field and can help the other agency learn about it.
- **Overcoming obstacles:** Coalitions are more powerful than single organizations.
- **Increased community awareness.** Group messaging is better relayed to the community.
- **Access to constituents and funding.** More grant opportunities and a bridge for exposure.

During FY2022, the CRA continued to build on and expand our network of collaborative partners, including the country's leading experts in business management, development, and mentorships. To date, our collaborative relationships include: Florida International University / IP-To-Market (US DOE), SCORE Broward, Broward County Office of Economic and Small Business Development, Port Everglades, Alliance of Entrepreneur Resource Organizations (AERO), Florida International University / InteRaCT, Broward County Public Schools / Broward Technical Colleges (Atlantic, McFatter, and Sheridan), National Development Council, Business Briefings, Hispanic Unity, Jim Moran Institute for Global Entrepreneurship, and CareerSource Broward.



CRA SATELLITE OFFICE

The CRA will open a satellite office at 25 North Federal Highway. The CRA's objective is to address two Goals of the CRA Plan - enhance the CRA's public identity and to be more physically accessible to those we serve. The CRA's satellite office will house the FIU/DOE IP2Mkt Hospitality and Technology Incubator.



Intellectual Property-To-Market for Inclusive Economic Development IP2Mkt Hospitality Technology Incubator

The CRA has initiated the development of an Innovation Ecosystem. A major milestone was achieved in April 2022 when J. Chris Ford, Ph.D. Principal Scientist, FIU Applied Research Center, announced FIU's commitment to establish the FIU/DOE IP2Mkt Hospitality and Technology Incubator in Dania Beach. The Incubator's stated purpose is:



“To further the IP2Mkt mission by focusing on STEM Entrepreneurial Workforce Development, Innovation Ecosystem Development, Business Incubator and Accelerator Network, and Technology Transfer/Commercialization.”

The Incubator has several notable characteristics:

- Incubator has direct ties to two Federal Agencies (DOE and EDA), one of which is an Executive Branch Department, is the first of its kind in the nation.
- Both DOE/EDA mandate “Inclusive Innovation” - inclusion of people in underserved communities, with a focus on minority-, women-, and Hispanic-owned businesses.
- The IP2Mkt Incubator focuses on commercializing patented technologies - a Silicon Valley style incubator unique in South Florida.
- FIU estimates the Incubator will spawn 3 – 5 new businesses each year – typically an incubated tech-based business creates 13 jobs with average wages of \$79,000/year.
- The Incubator will be an economic engine to support and stimulate businesses - it will be an anchor to establish a Dania Beach Innovation District.

“Innovation Districts that practice inclusive innovation advance inclusive outcomes for residents living in or nearby the District and strives to build wealth via expanding the ownership of homes and businesses”

- **Brookings Institute**

“Innovation Districts today play a key role in the economic development of cities. They attract mid- and high-income jobs, and offer opportunities for more efficient land use, movement patterns, and for better liveability, and environmental outcomes.”

- **Urban Land Institute**

U.S. Department of Energy: IP2Mkt Hospitality Incubator



IP2Mkt seeks to tap the trillions of dollars of underutilized patented technologies developed by DOE Labs, Federal Labs, research institutions, and industry to foster economic development in South Florida and beyond. Located at 25 N Federal Highway, the IP2Mkt Incubator will conduct two 14-week cohorts each year in addition to SBIR/STTR application workshops, access to capital workshops, CEO training, info sessions, webcasts, networking, job fairs, and pitch competition events. Collaboration with other agencies,

such as SCORE and SBDC, will provide follow up mentorship programs as requested.

The Incubator will include industrial themes related to hospitality and dual use technologies that support the COVID-impacted entertainment and tourism industries while catalyzing existing Tech, Healthcare, Defense, and Aerospace industries in Florida. The Incubator will also focus on venture capital access and readiness, a critical issue facing early-stage companies and those planning to start high tech companies.

IP2Mkt embraces DOE Equity in Energy™, designed to include and expand the participation of individuals in underserved communities to ensure America's energy independence.

U.S. Economic Development Administration: 10-IN-5 Program



The U.S. Economic Development Administration (EDA) created the “10 Unicorns in 5 Years Program” (10-in-5) specifically to Cultivate an inclusive tech innovation ecosystem in Florida. The primary objective is to nurture 10 minority founded tech ventures to achieve a billion-dollar valuation in 5 years. A unique support system of mentors, coaches, impact investors, and alternative capital managers is proposed to help Minority-Owned, Women-Owned, and Hispanic-Owned businesses to pivot into high growth technology industries relevant to the new economy of Florida.



The Technical Advisory Committee (TAB) will consist of senior executives of the economic engines of Broward County and many of the major businesses of Dania Beach, connecting the Incubator to the business community. The TAB will provide input on evolving

trends and issues, based on the member's experience in their industry, thus assisting FIU w to continually align the Incubator programming with critical factors of entrepreneurial development.

The members of the Technical Advisory Board include:

- Port Everglades: Glenn A. Wiltshire, Deputy Director
- Florida Power & Light: TBD
- Cruise Lines: Marie McKenzie, SVP, Govt and Destination Affairs, Carnival Corporation (Member status pending)
- Healthcare: Len Quist, Sr. Vice President/General Manager Vikand Technologies
- Venture Capital: Eric Kuchova, CFO/Partner Cue Ball Capital
- Hospitality – Hotels: Dale Reed, COO Merrimac Ventures
- Developer: Daniel Dabakaroff, Director Skyland Development Group

- FL Restaurant and Lodging Assn – Broward: Rozeta Mahboubi, Reg Dir
- Applied Technology: Marc Aptakin, CEO MAD Studios
- International: Nick Kuchova, Senior Advisor-Global Government Affairs, Vikand Technologies
- Marine Research HUB: Katherine O'Fallon, Executive Director (Member status pending)

DANIA BEACH BUSINESS ACADEMY

Over 543,000 new businesses are founded every month in the US
47.5% of the country's total workforce is employed by small businesses.

Only 50% of small businesses survive 5 years

(U.S. Small Business Administration)

+81% of all businesses in Broward County have less than 10 employees!

The Dania Beach Business Academy is designed to set businesses up to succeed.

The Dania Beach Business Academy offers **free** on-line webinars on business management topics designed to help small businesses to provide better services and be more profitable. Courses are 4-part series of two-hour classes, once a week for 4 consecutive weeks. Students who attend all four sessions of the course are designated Dania Beach Business Academy graduates and receive a lapel pin and graduation certificate. Successful courses will be offered annually.

Courses offered in FY2022 include:

- **PASSIONS TO PROFITS**
- **ESSENTIAL TOOLS FOR SMALL BUSINESSES**
- **FIRST TIME HOMEBUYER**



While fulfilling at least 12 CRA Plan goals, the summary description of what the Academy does for Dania Beach is:

- Provides expert advice to improve the success of our businesses (business retention).
- Promotes/supports new start-up companies (business diversity).
- Identifies Dania Beach as a business-friendly destination (business attraction).

- Improves business operations to provide better goods and services (quality of life).
- Establishes an ongoing, “branded” platform for future programing.

The first year of the Dania Beach Business Academy was successful beyond expectation: +1,000 businesses from 17 states and 7 countries attended classes.

MEET YOUR PASSIONS TO PROFITS BUSINESS EXPERTS



Dr. J. Chris Ford, Prin. Scientist & Mission-to-Market Mgr
 FIU Applied Research Center (ARC)
 Dr. Ford is an expert in building inclusive innovation ecosystems & programs for technology transfer and commercialization. Dr. Ford served as a change agent to catalyze the DOE technology commercialization ecosystem while assisting minority & small businesses, impacting underserved communities, and inclusion of minority serving institutions.



Joseph Gray, Sr. Director
 National Development Council
 Mr. Gray has extensive experience on a wide range of housing and economic initiatives including home ownership and multi-family rental projects, Community Land Trusts and other shared equity programs, neighborhood and community redevelopment plans, and public facilities and infrastructure projects.



George Gremse, Chairman
 SCORE Broward
 Mr. Gremse has held CEO, President, and COO positions in national and international businesses. Designed business strategy, restructured under-performing businesses, and improved operations to increase profitability. Mr. Gremse can help you deal with current issues or opportunities or help you plan where you want to take your business.



Richard Morgenstern, Vice-Chair for Chapter Programs
 Webinar Production SCORE Broward
 Mr. Morgenstern has worked for large & small companies as well as having started and grown numerous successful businesses in varied industries such as technology, finance, product development, real estate, construction, and distribution. His areas of expertise includes, Marketing, Operations, Product Development & Mfg, and Finance & Insurance.



Bryan Cunningham, Co-Founder
 VP Business Development Business Briefings, LLC
 Formerly Entrepreneurship Center Director at the Urban League of Broward County, he provided strategic leadership for disenfranchised business owners. As such was able to deploy over \$3 million dollars in small business capital across the state of Florida and provided technical assistance to minority and small business owners.



Eric Yankwitz, Principal
 Yankwitz Law Firm PLLC
 Mr. Yankwitz is a self-employed accountant, attorney, and mediator with 20 years of experience. He also operates Advisory Tax Services, Inc., an accounting firm that handles personal and business accounting, budgeting and QuickBooks data entry, tax planning and preparation, IRS audits and settlement offers. Mr. Yankwitz is also President of Florida Community support.

DBBA COLLABORATIVE PARTNERS



"A service provided by the Dania Beach CRA"

The Dania Beach Business Academy (DBBA) supports businesses for success.

DBBA programs consist of four classes, held one day a week for two hours (6pm-8pm), over four weeks. Those attending all four class will be DBBA Graduates and will receive a graduation certificate, be honored by the City Commission, and be recognized on the Dania Beach Community Redevelopment Agency (CRA) website. As the CRA's investment into our businesses, all classes will be offered at no cost.

FREE ONLINE BUSINESS COURSES!

- July 8 | From Hobbyist to Entrepreneur - Where can your dreams take you?
- July 15 | Start Up Your Business for Success!
- July 22 | A Good Business Plan & Savvy Financial Plan is Your Map to Success.
- July 29 | Money to Start and Grow Your Business.

REGISTER ONLINE TODAY!

https://score.zoom.us/webinar/register/WN_9uGtdrtTG6vjyV_Cb2Tvw

100 West Dania Beach Boulevard, Dania Beach, FL 33004
 For more info cra@daniabeachfl.gov | www.DaniaBeachCRA.org

COMMERCIAL FACADE GRANT

The Dania Beach CRA's Commercial Facade Improvement Grant Program is a business retention/attraction incentive program. Program funds are used to improve the curb appeal of properties and enhance the functionality of the business within.

Over its 10-year history, the Program was changed to reflect evolving priorities. In 2016, the Program was changed to: exterior improvements only, properties along Federal Highway and Dania Beach Blvd. only, and a 70% CRA match not to exceed \$20,000. Between the limitations and an overly complicated application process, there were no completed applications in FY2021.



During 2021, the Program was changed again as follows:

Qualified: Building must be classified as a “Retail” or “Commercial” with a compliant use.

Program Area: Expanded to the entire CRA for properties with zoning compliant uses

CRA Match: 70% if business is less than 3 years old, 50% if business is +3 years old

Max Grant: Increased to \$25,000

Specific exclusions to the program:

- A building that is/was supported by a CRA, City, or County development incentive.
- A building within a shopping center.
- Properties that are for sale may not apply for grant funding.
- A building owned by an organization or with a tenant that is tax-exempt.
- Adult uses, as defined in CHAPTER 2.5 of the City of Dania Beach Code of Ordinances.

The application process was also streamlined – completed application to award letter in 30 days. Largely due to economic conditions and the challenges businesses faced coming out of COVID, there were no Façade Grant applications during FY2022.



AT HOME DANIA BEACH RESIDENTIAL BEAUTIFICATION PROGRAM



A goal of the CRA Plan is the elimination of slum and blighted conditions through neighborhood revitalization. The At Home Dania Beach Residential Beautification Program was established in 2018 to help qualified low-income and age challenged single-family homeowners with the assistance needed to enhance the street-visible appearance of their property. Improvements on qualified houses includes pressure washing/ painting of the house, repairing flooring, minor plumbing work, door/window repairs, installing wheelchair ramps (if needed), and limited landscaping – at no cost to the homeowner. By participating in the program to beautify their homes,

these residents help to improve the overall aesthetics of the neighborhood and increase property values.

In FY2022, the CRA contracted with Rebuilding Together Broward County, Inc. to revitalize forty (40) properties in the CRA. Rebuilding Together completed the 40 houses for 2022, bringing their total houses rehabbed in Dania Beach to 131. At the end of 2022, Rebuilding Together still had a waiting list of 22 qualified applications. The CRA renewed the contract for 40 more houses in 2023. Based on past experience, Rebuilding Together is considered to be a trusted vendor that delivers beyond the terms of their contract.



DANIA *after dark*

A MONTHLY STREET FESTIVAL IN BROWARD'S FIRST CITY!

IS BACK!



The CRA launched Dania After Dark (DAD) as a family friendly summer series in 2018. DAD evolved to a monthly festival focusing on art and crafts, music, food, and culture. The event was developed as a revitalization effort for the downtown area by creating a sense of community enjoyed by businesses, visitors, and residents.

Dania After Dark returns on December 4, 2021 (FY2022), better than ever. There are two new elements to the event. First, the events will have photo ops with a seasonal celebrity – come see Santa in December. Second, every event will have a 20ft x 60ft tent to provide refuge for when an unforeseen rain “dampens” the spiri.



DANIA BEACH ARTS & SEAFOOD FESTIVAL!

The CRA proudly announced the return of its Award-Winning Dania Beach Arts & Seafood Celebration on April 2nd and 3rd, 2022. Our annual flagship event featured live music from your favorite local & regional bands, live performance art, a juried fine art vendors/crafters showcase, family activities, and seafood galore.

For 2023, the Dania Beach Arts & Seafood Celebration will be held on Saturday, April 1st and Sunday, April 2nd at Frost Park

In The Heart Of Downtown Dania Beach - Experience Two Days Of Fun And Excitement

- Fresh Delicious Seafood
- Live Band Music All Day
- Culinary Delights from Top Local Restaurants
- Fine Arts and Crafters
- Local Retailer Booths
- Beer & Wine Garden
- Family Activities, Games, and Rides
- Chef Showcase Featuring Culinary Creations
- Live Performance Art
- And Much More!





ARTS AND ENTERTAINMENT DISTRICT



Public art adds enormous value to the cultural, aesthetic, and economic vitality of a community. It is a well-accepted principle of urban design that public art contributes to a community's identity, fosters community pride and a sense of belonging, and enhances the quality of life for residents and visitors.



Characteristics of a Creative Arts District

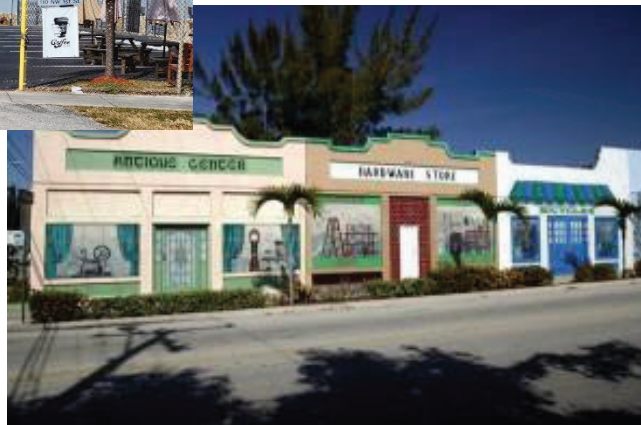
Sources: Urban Land Institute, San Francisco Bay Area Planning and Urban Research Association (SPUR), Arttimesjournal.com, City of Seattle – Arts & Cultural Districts.

- Include multiple attractions such as shopping, dining, art galleries/facilities, and events
- Vitally important – create a foundational infrastructure incorporating three core activities: teaching, developing, showcasing the arts
- Attract new investment, arts-tech/creative businesses, residents, and tourists to the district
- Increase new businesses generated by residents or graduates of local colleges
- Increase employment opportunities

The CRA At Work

The CRA has been proactive in accelerating the reality of a Dania Beach Arts & Entertainment District.

- Hosting family-oriented events in the District – Dania After Dark
- Worked collaboratively with existing arts-based businesses/artists to expand their role in the Arts District
- Aggressively pursue new arts-based businesses and reputed artists to Dania Beach, thereby creating a catalyst to draw more arts businesses
- Establish a critical mass of arts that justify the identification of an Arts and Entertainment District



Existing/Recent District Additions

- Gallery of Amazing Things (Mad Arts) – Thinking Cap Theater
- Let LOVE Guide Your Way, Artist Lloyd Goradesky – City Hall
- Creative Workshop
- Gasper Arts Center
- Bake Shack
- My Mama's Books & Records
- Holocaust Documentation & Education Center
- 3 Sons Brewing Co
- Artesano Cafe & Lounge
- The Fish Grill
- Art Dania
- Rob Stern Art Glass
- Victoria L'Originale



HDEC's new location





DISCOVER THE ARTS IN DANIA BEACH
OPEN HOUSE & FREE ADMISSION
 ONE DAY ONLY - SATURDAY, MAY 14



GASPER
ARTS
CENTER

12PM - 7PM ARTIST DEMONSTRATIONS
OPEN HOUSE & TOURS



WMODA
WIENER MUSEUM OF DECORATIVE ARTS

10AM - 4PM ART EXHIBITIONS &
FAMILY-FRIENDLY ACTIVITIES

Come Join Art Dania Hosting Art by
 Artem Mirolevich @ FACTORY 110

STRAWBERRY HEART



ARTIST STATEMENT
ARTEM MIROLEVICH

Mirolevich's work is a portal to the bizarre, meta-civilization, where doom and hope co-exist. The artist is not afraid to make political statements on global governance, war and conflict or decadence, thus offering more layers that the eye can examine in his very richly worked compositions.

@FACTORY 110
 110 NW 1ST STREET
 Dania Beach, FL 33004

Thursday, November 3rd 6:00 P.M. -9:00 P.M.

**GREAT ART
 LIVE MUSIC
 FOOD & DRINKS**

OUR SPONSORS

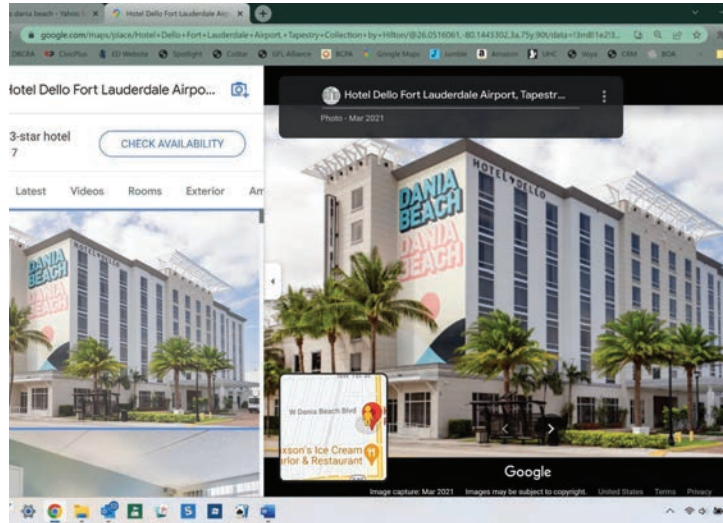







New Hotels (Since 2018)

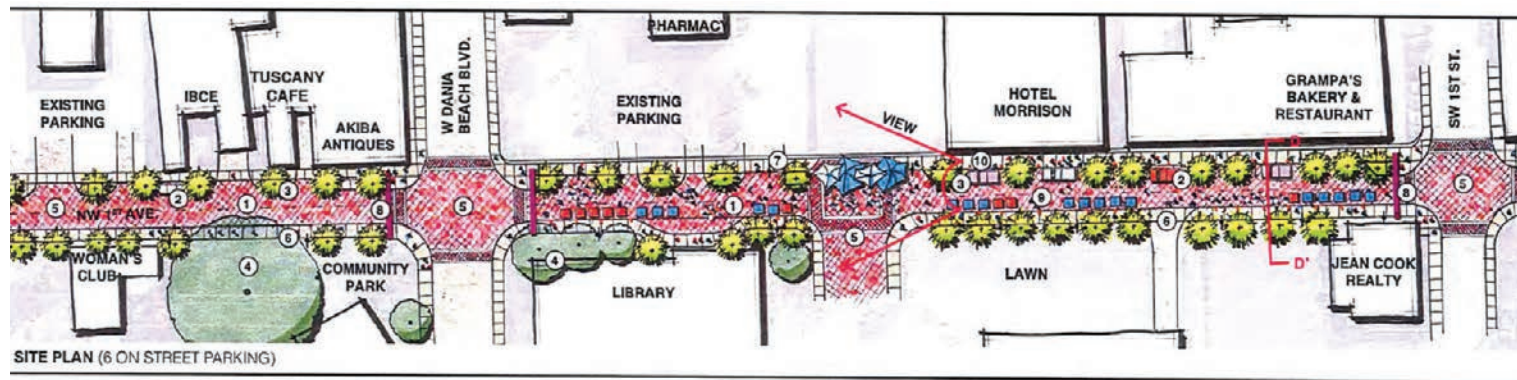
- Hotel Dello
- Wyndham Garden
- Tru by Hilton
- Comfort Suites



COMPLETE STREETS: PHASE I

Since 2017, there has been an interest in constructing an enhance streetscape project on W 1st Avenue, from Stirling Road to NW 3rd Street, commonly described as a complete streets project. In an effort to initiate movement

on the complete streets project and accelerate the identity of the Arts & Entertainment District, the CRA has designated the segment of W 1st Avenue, between SW 1st Street and NW 1st Street as Phase 1 of the complete streets project. An illustration of the Phase 1 segment is below.



In the FY2023 budget, the CRA has funding to initiate an engineering design for Phase 1. The street level concept is depicted

in the illustration at right.





DANIA BEACH REGIONAL DESTINATIONS

Dania Pointe shines as the pinnacle of a modern lifestyle destination, featuring best-in-class retail, restaurants, entertainment, and events, complemented by two Marriott hotels, Avery luxury apartments and — coming soon — the global headquarters for Spirit Airlines.

Dania Pointe is conveniently located in Dania Beach at I-95 and Stirling Road, just minutes away from the Fort Lauderdale

airport, Port Everglades and at the heart of the best shopping, dining and entertainment experiences in South Florida!

This open-air community offers plentiful, free parking in an unbeatable and easily accessible location which also includes one-, two-, and three-bedroom luxury apartments at Avery Dania Pointe.

There's Always Something to See and Do...



Dania Pointe is a community of good vibes where families and friends gather to live their best life, featuring the best shopping and dining in Dania Beach!

New additions to Dania Pointe include a wide selection of new stores like Anthropologie, Urban Outfitters, American Eagle, Aerie, and OFFLINE by Aerie in addition to the new Marriott, AC Hotel, and Improv Comedy Club.

These new openings complement the already diverse mix of retailers, restaurants and entertainment offerings like Tommy Bahama, Sugarboo & Co., Pandora, Cooper's Hawk Winery & Restaurant, Rodizio Grill Brazilian Steakhouse, Tommy Bahama Marlin Bar, Firebirds Wood Fired Grill, Bowlero, and quick bite options like BurgerFi, InRamen, First Watch, and Häagen-Dazs to name a few.

Locals and tourists alike flock to Dania Pointe for the variety of unique and exclusive experiences, events, and programs not



available anywhere else including live music, outdoor fitness classes, cultural celebrations, artisanal markets, family activities and so much more!



THE CASINO @ DANIA BEACH

2022 was an incredible year for The Casino @ Dania Beach. Employing more than 255 full and part-time staffers, the popular entertainment destination drew a record number of visitors from near and far and continued to offer gaming and entertainment options found nowhere else in Broward County.

Revenue spiked 48% year-over-year with almost \$53,000,000 in total jackpot winnings dispersed to lucky winners.

Jai-Alai

The world's fastest ball sport returned to the country's last remaining full court fronton with two premier Jai-Alai tournaments. Top Jai-Alai players from the Basque region of France and Spain returned to Dania Beach for the Battle at the Palace in April 2022 and The Dania Beach Invitational – 2022 -2023 Jai-Alai Tournament, a 25-round competition which ran from December 2022 – January 2023.



Gaming

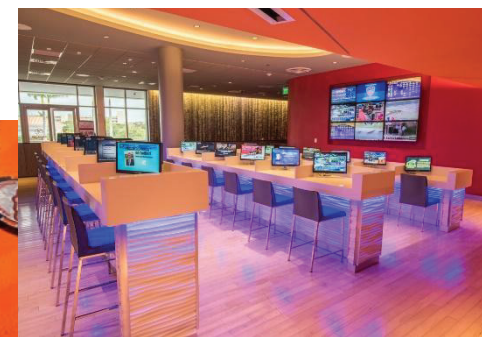
With year-round gaming options and daily promotions there are countless ways to win big! Plus, all new Players Club members can win up to \$1,000 in Free Play.



The Casino @ Dania Beach boasts more than 750 slot machines and are continually adding new and interactive slots such as Money Link, Buffalo Gold and All Aboard.

The Dania Poker Room features High Hand with Friday and Tuesday tournaments where players can win up to \$25,000 guaranteed. Plus, live Poker tables with Ultimate Texas Hold 'em, DJ Wild Stud Poker and Three Card Poker.

The newly renovated simulcast Sports Lounge, where guests can reserve a private booth, features 30+ flat screen televisions, 40 new betting stations and a full bar lounge.



Special Promotions

The popular ongoing partnership with **Virgin Voyages** continues to offer qualifying Players Club members a chance to receive a free Caribbean cruise onboard the spectacular Scarlet Lady.



Industry Leader

The Casino @ Dania Beach was privileged to be named the host venue for *SAGSE Miami Powered by Play'n GO*, Latin America's foremost international gaming trade show. More than 120 C-suite executives and gaming industry leaders from Brazil, Mexico, Colombia, Argentina, Chile, Uruguay, Paraguay, Peru, Aruba, Dominican Republic, Puerto Rico, Panama, Ecuador, Costa Rica, and beyond attended the three-day international summit. Attendees learned about the latest trends and technologies in the gaming industry and sat in on master classes, operational seminars, round table discussions and enjoyed multiple networking sessions.



Live Entertainment

Stage 954, one of the hottest venues in Broward County for live concerts, featured an impressive entertainment lineup with hilarious comedy shows and live concerts every weekend. National recording artist Jeffrey Osbourne, returned to headline special benefit concert for the Embrace Girls Foundation. Osbourne serenaded a sold-out audience with his recognizable hits including "On the Wings of Love" and "Back in Love Again".



A sampling of sold-out performances included Strangelove -The Depeche Mode Experience, Classic Albums Live U2: The Joshua Tree, Slippery When Wet Bon Jovi, Turn the Page, a Bob Seger Tribute and Absolute Queen were

just a few of the headlining bands to grace Stage 954. It's standing room only for our popular Kiss Country Under Cover concerts.



The Casino @ Dania Beach was proud to celebrate Juneteenth and host **Mello Fest**, a poetry, spoken word and music festival that honored freedom of expression and featured hip hop stars and many talented artists.



On the third Saturday of each month, The Casino @ Dania Beach hosts its popular **Rock the Block** food truck event. The free, family-friendly experience offers live music and brings the community together in the spacious parking lot.



Latin Thursdays

Dancers of all levels from throughout South Florida are fans of **Latin Thursdays**. Enjoy free salsa and bachata lessons, \$5 drink specials, no cover charge, free parking and the hottest mixes from the Miami Salsa Scene.



Luxe Buffet Reopens

Diners were thrilled when the Luxe Buffet reopened in 2022. Now open every Friday and Saturday from 5-10 p.m., Luxe Buffet has a rotating menu with plentiful options for \$34.99. Bonus, during the holidays, Luxe Buffet offers prix-fixed curated themed dinners.



Giving Back to the Community

The Casino @ Dania Beach gets into the holiday spirit every year and 2022 was extra meaningful thanks to a partnership with The Pantry of Broward County. Staff and patrons generously donated hurricane supplies following Hurricane Ian and canned goods for Thanksgiving. For the holidays, unwrapped presents for kids of all ages were collected and donated to the nonprofit organization for its annual toy giveaway.

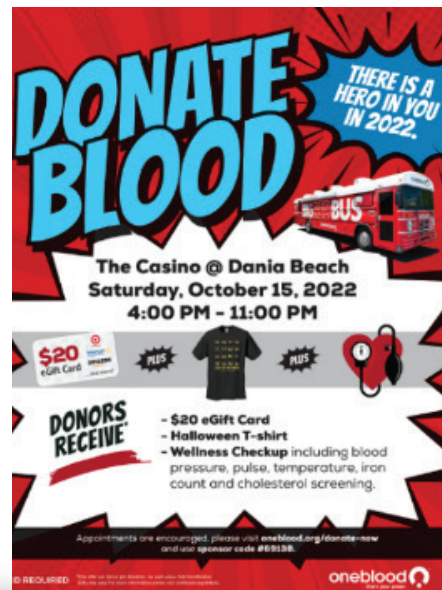
The Marketing Department volunteered and helped 300+ local seniors who are on low or fixed incomes, shop for free and select personalized gifts for grandchildren or young ones in their care.

The Casino @ Dania Beach also teamed up with OneBlood to host a Halloween-themed blood drive in October. As a hearty thank you for being a hero and saving a life, guests who donated blood received a \$20 eGift card, Halloween T-shirt and a free wellness checkup.



The Casino is a loyal supporter of the Dania Beach Arts & Seafood Celebration, with Head Chef Johnny Alarcon Ruiz headlining the annual Chef Showcase. Chef Johnny, who amazed the crowds with his exceptional culinary skills and homemade paella, will return as a featured chef in the 2023 competition.

The Casino @ Dania Beach is located at 301 E. Dania Beach Boulevard, Dania Beach, FL 33004, and is open seven days a week. casinodaniabeach.com/



INVESTMENT AND DEVELOPMENT IN DANIA BEACH

According to PricewaterhouseCoopers and the London School of Economics key factors investors seek when considering markets/cities for investments include:

- **Strong Fiscal Environment**
- **City Leadership and Planning**
- **Regulatory, Legal, and Policy Environment**

Dania Beach is the hub of one of the most robust economic regions in the United States, with all the elements required for business success – trained, diversified workforce; c-suite experience; transportation networks; dependable utility systems; access to local/global markets; and exceptional educational options. The region is served by world-class economic engines and is home to a dozen thriving industry clusters.

Dania Beach elected officials tend to have lived in the city for decades, with a genuine concern for the people. City administration is knowledgeable and dedicated to serving the community. City leadership values well-defined vision and conducted/adopted a Strategic Plan in 2021 and initiated a CRA Plan update in 2022. The City takes care of its neighborhoods, actively deals with sustainability, and invests in its infrastructure.

The Community Development Department periodically updates the zoning code and comprehensive plan. Under their strong leadership, Land Development Regulations are appropriate to the districts across the City and in alignment with practical market opportunities. The Building Division has earned the Countywide designation of “Platinum-Rated” plan review/permit services.





Dania Beach is in a period of sustained investment.

- Between 2013 and 2018, projects completed in the city included:
 - » 367 dwelling units
 - » 1,226 hotel rooms
 - » 551,774 square feet of retail
 - » 491,599 square feet of industrial
- 2019-2021 active construction projects, including:
 - » 2,150 dwelling units
 - » 570 hotel rooms
 - » 999,200 square feet of retail
 - » 57,197 square feet of industrial
- Projects under construction during FY2022 within the CRA, including:
 - » Spirit Airlines Headquarters, includes:
 - + A six-story headquarters office (180,000 square feet)
 - + A two-story flight simulation center (103,000 square feet)

- + A seven-story residential development (200 units)
- + Two parking garages (1,295 spaces total)

- Avery Dania Point East: 336 luxury units - second phase of the Avery Dania Pointe
- AC Hotel by Marriott: 154 rooms
- Marriott at Dania Pointe: 196 rooms
- Soleste CityLine: 340 luxury apartments
- Oasis Pointe : 301 luxury apartments - waterfront boardwalk and a 19-slip marina.
- Seaview #1: 385 resort-style apartments - walking distance to the Dania Beach Pier

Much of this has been part of the 102-acre Dania Pointe development (within the CRA). Overall, it will include one million square feet of retail and restaurants, one million square feet of Class A offices, luxury apartments, hotels, and public event space.



Dania Beach takes pride in the fact that our city soundly meets the high standards of investment cited by PricewaterhouseCoopers and the London School of Economics. However, the actual market strength is where “the rubber meets the road.” According to CoStar Analytics

(June 2022 - specifically within the CRA), our market is a high-return, low-risk investment destination. The CoStar Analytics are summarized below. (change depending on actual position)

Search Analytics

INVENTORY SF

349K

+0%

Prior Period 349K

UNDER CONSTRUCTION SF

0

-

Prior Period 0

12 MO NET ABSORPTION SF

19.5K

+779.8%

Prior Period 2.2K

VACANCY RATE

1.9%

-5.6%

Prior Period 7.5%

MARKET RENT/SF

\$25.52

+4.4%

Prior Period \$24.45

MARKET SALE PRICE/SF

\$204

+6.8%

Prior Period \$191

MARKET CAP RATE

6.7%

-0.2%

Prior Period 6.9%

Search Analytics

INVENTORY SF

1.8M

+0%

Prior Period 1.8M

UNDER CONSTRUCTION SF

0

-

Prior Period 0

12 MO NET ABSORPTION SF

58.7K

+904.3%

Prior Period (7.3K)

VACANCY RATE

0.1%

-3.2%

Prior Period 3.3%

MARKET RENT/SF

\$16.36

+17.0%

Prior Period \$13.99

MARKET SALE PRICE/SF

\$195

+16.2%

Prior Period \$167

MARKET CAP RATE

5.9%

-0.1%

Prior Period 6.0%

Search Analytics

INVENTORY SF

1.6M

+4.0%

Prior Period 1.5M

UNDER CONSTRUCTION SF

0

-100.0%

Prior Period 60.7K

12 MO NET ABSORPTION SF

(48.9K)

-157.7%

Prior Period 64.7K

VACANCY RATE

10.1%

+8.9%

Prior Period 3.2%

MARKET RENT/SF

\$25.62

+10.0%

Prior Period \$23.30

MARKET SALE PRICE/SF

\$282

+7.5%

Prior Period \$261

MARKET CAP RATE

6.0%

-0.2%

Prior Period 6.2%

Search Analytics

INVENTORY UNITS

2,052

+0%

Prior Period 2,052

UNDER CONSTRUCTION UNITS

1,414

+175.0%

Prior Period 514

12 MO ABSORPTION UNITS

154

-32.1%

Prior Period 227

VACANCY RATE

2.9%

-7.6%

Prior Period 10.5%

MARKET RENT/UNIT

\$1,754

+7.8%

Prior Period \$1,627

MARKET SALE PRICE/UNIT

\$327K

+21.3%

Prior Period \$269K

MARKET CAP RATE

4.8%

-0.3%

Prior Period 5.1%

Search Analytics

INVENTORY ROOMS

1,560

+28.9%

Prior Period 1,210

UNDER CONSTRUCTION ROOMS

0

-100.0%

Prior Period 350

12 MO OCC RATE

73.4%

+32.2%

Prior Period 55.5%

12 MO ADR

\$120

+25.3%

Prior Period \$96

12 MO REV/PAR

\$88

+65.5%

Prior Period \$53

MARKET SALE PRICE/ROOM

\$147K

-1.9%

Prior Period \$150K

MARKET CAP RATE

7.6%

-0.2%

Prior Period 7.8%

* The inventories stated in the tables are solely within the CRA (not citywide), an area of 1,349 acres.

The low vacancy rates are impressive (Occupancy Rate in terms of the hotel properties), but the thing that is eye catching are the capitalization rates (cap Rates). While there are no clear ranges for a good or bad cap rates, they are clear indicators

of property value and the market - a lower value cap rate corresponds to better valuation and a better prospect of returns with a lower level of risk.



SPIRIT AIRLINES

In 2022 Spirit Airlines aggressively constructed their revised the plans for its Dania Beach HQ and training facility. The updated concept includes a 180,000sf office in six stories, a 103,000sf flight simulation center in two stories, and a 998-space parking garage. Behind those two buildings, Spirit Airlines is building 200 apartments in seven stories, along with a 297-space parking garage.

Qualified Target Industry (QTI): Working with the Florida Department of Economic Opportunity, Enterprise Florida,

and Broward County on a QTI/HIPI incentive package for the relocation to Dania Beach valued at \$1.8 million. The CRA partnered with Broward County for our required local match through our Direct Cash Job Creation Incentive Program. The CRA's maximum contribution through ther QTI/HIPI incentive is \$135,000 Spirit's project commits a capital investment of approximately \$250 million and creation of 225 new high wage jobs

Spirit Offices

Rendering



Reality



spiritTM

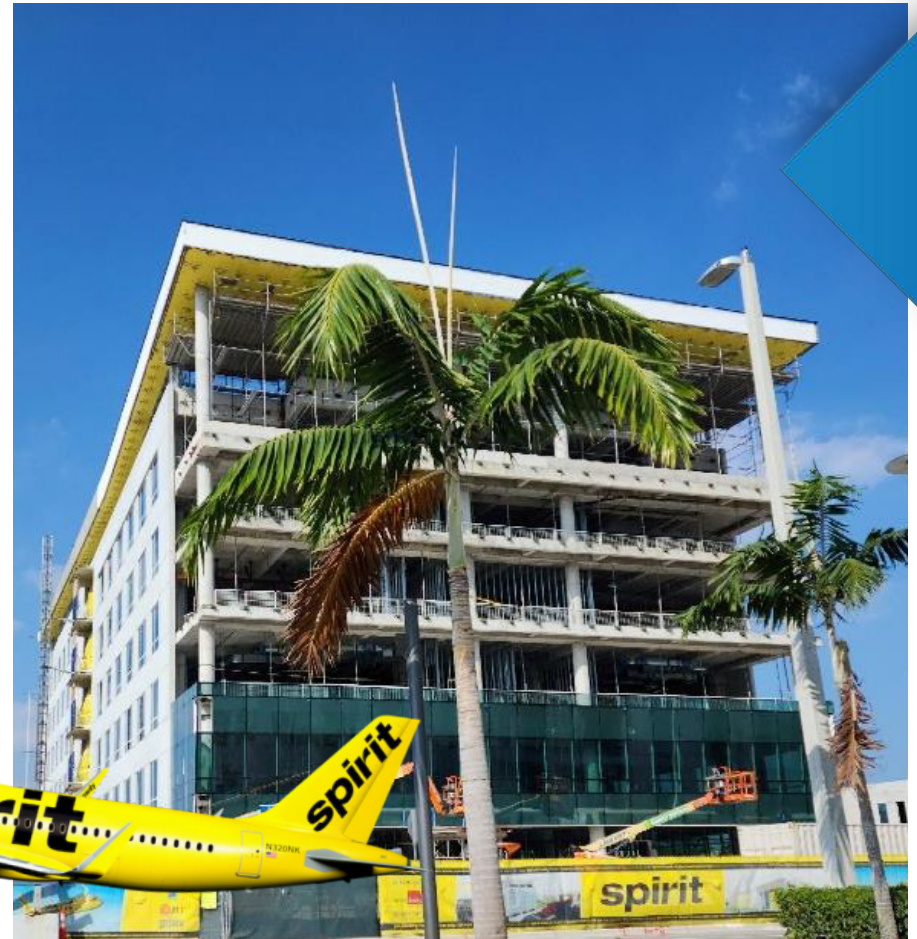
LESS MONEY. MORE GO.

Flight Simulator Training Center

Rendering



Reality



SARATOGA CROSSINGS III

Saratoga Crossings III is a 75-unit one-bedroom, low-income affordable (<80% AMI) residential building developed in partnership between Atlantic-Pacific Communities and the Dania Beach Housing Authority. They purchased the site from a private seller who was operating

an existing 12-unit residential building. All 12 of the original tenants are returning to the new development. The Housing Authority is providing 15 vouchers for units to be set-aside for seniors 62+. Construction started in January 2022 and is expected to be completed by March 2023.

Reality

Rendering



SOLESTE CITYLINE

Soleste Cityline is located in downtown Dania Beach just a few miles from the City's beautiful beaches. Soleste is an 8-story, 340-unit, luxury multifamily development at Federal Highway/US1 and Dania Beach Boulevard is only minutes from Fort Lauderdale International Airport, Port Everglades, Dania Pointe, and Downtown Fort Lauderdale. Preleasing summer of 2022, featuring Studio Suites, One, Two, and Three-Bedroom Apartment Homes.

On May 12, 2020 the Community Redevelopment Agency Board approved a Development Agreement (to facilitate construction of the Trion (currently Soleste). The Agreement provides funding not to exceed One Million Dollars (\$1,000,000.00) to offset the cost of certain public

improvements that will benefit the City of Dania Beach, including perpetual park space. This funding agreement was backed by an Interlocal Agreement between the CRA and Broward County for One Million Dollars (\$1,000,000.00) of funding from the Broward Redevelopment Program.

In late-2022, the Soleste requested an Amendment to the Agreements to extend the completion deadline to qualify for the balance of the park funding. They cite a delayed start due to COVID and supply chain challenges during the construction as the cause of the delay. Regardless, the project is over 90% complete and they plan to start pre-leasing in the first quarter of 2023.

Rendering



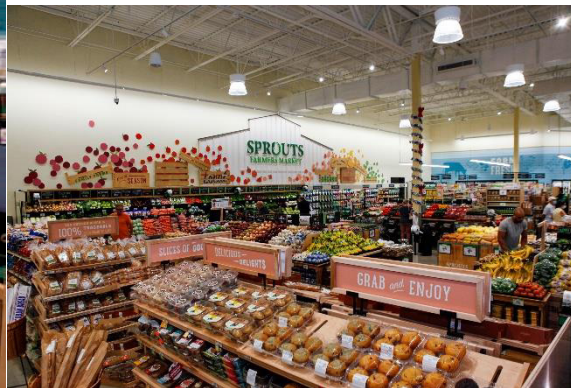
Reality



SPROUTS FARMERS MARKET

Sprouts specialty markets offer a fresh, friendly take on grocery shopping, where exploration and discovery happen naturally. They are known for having the season's freshest, most delicious produce around, and taking extra care in curating uniquely healthy products to fit any lifestyle. Sprouts opened at Dania Pointe in December 2021.





ATLANTICA AT DANIA BEACH

Atlantica at Dania Beach is a 124-unit, garden-style community with contemporary design lush landscaping. Atlantica is only minutes away from the Atlantic Ocean, Dania Beach Pier, Fort Lauderdale Airport, Dania Beach Casino, Hard Rock Hotel & Casino, the Shops at Dania Pointe, and nightlife at Las Olas Boulevard. The community features a clubhouse complete with a gym, pool, dog park, and a concierge trash pickup. Each unit features granite tile, modern kitchens complete with dishwashers, in-unit washers and dryer, spacious closets, hurricane impact windows and doors, central air conditioning, and oversized porcelain tile floors.

The Prestige & Pacifica Companies is a premier developer of exceptional residential communities, commercial properties, and industrial properties in Florida. The Prestige Companies have developed or converted over 15,000 units, 200,000 sq. ft. of commercial properties, and over 1,000 acres of land. The Prestige Companies and Pacifica Companies are also among the largest privately held rental companies in South Florida with over \$400MM in value. Prestige believes in giving back to the communities it works in. The company endowed the Prestige Scholarship at St. Thomas University for underprivileged youth from the City of Hialeah and is a recipient of the Century Award from Baptist Health Foundation.

Renderings



OASIS POINTE

Oasis Pointe, 301 luxury apartments by Cymbal Development, is the area's first waterfront apartment building, thoughtfully designed details, and exceptional indoor and outdoor amenities to create fresh-air havens of relaxation and retreat. Adjacent to the dining, shopping, and entertainment options of Dania Pointe. The building features a mix of studios,

one, two, and three-bedroom luxury apartments with open floor plans and modern features. Amenities include butterfly and meditation gardens; a boat club; a waterfront boardwalk with a 19-slip marina; a Zoom lounge with private office suites. Pre-leasing started in the 4th quarter of 2022.

Rendering



Reality



SEA VIEW AT DANIA BEACH

This 385-unit Resort Style building on East Dania Beach Blvd is less than 1/2 mile to the famous Dania Beach Fishing Pier and secluded beaches. Sea View features 1-, 2-, and 3-bedroom luxury apartments in a 13-story building with a long list of amenities, including:

- 24-Hour Fitness Center and Weight Room
- Men's and Women's Sauna
- Resort-Style Heated Pool and Jacuzzi
- Clubhouse with Billiards/Game Room
- Business Center/Conference Room
- Bark Park
- 24-Hour Secured Entry
- Covered Garage Parking
- Electric Car Charging Stations
- On-Site Emergency Generators

Rendering



Reality

AVERY DANIA POINTE EAST

Set in the heart of Dania Pointe, Avery Dania Pointe East offers 336 luxury residences in a modern, urban oasis, featuring beautifully designed one, two, and three-bedroom residences. "Living on Pointe" includes unparalleled amenities that include

a three-story clubhouse with tropical pool, cabanas and spa with waterfall, fitness center, business center, resident lounge area and club room.

Rendering



Reality



THE PATCH

People's Access To Community Horticulture (PATCH) was established in 2013 to create an environmentally and economically sustainable urban farming system within the community, that creates a network of secure healthy food sources of naturally grown vegetables and fruits, while providing local jobs and vocational training in the sustainable agricultural industry to the residents of the community; welcoming all communities and individuals interested in urban farming.

The PATCH only uses non-GMO/Certified Organic and Heirloom seeds. The PATCH uses pesticide free fertilization practices and although we are not certified organic yet, our application is pending.

The Patch reduces the cost of their already low, farmer's market prices by 50% for people on the SNAP Program and they are set up to accept EBT payments. Special programs, such as PATCH-In-The-Box Customer Supported Agriculture (CSA) program (box of mixed seasonal produce every two weeks from November to April), are broken into smaller increments to keep prices within SNAP spending limits.





PATCH HIGHLIGHTS FOR 2022

- ✓ The PATCH participated in a Produce Prescription program, which is an initiative to address the disproportional diet-related diseases among low-income Americans. It works by providing a coupon/prescription to buy and eat healthy fruits and vegetables using food as medicine. This program was developed by Wholesome Wave, a non-profit organization, which was created to eliminate nutritional insecurity. The Dania Beach PATCH, along with other collaborators, was selected as an ideal partner to launch the program in South Florida. Our partners, University of Florida Institute of Food and Agriculture Science (UF/IFAS), American Health Association, Memorial Health Systems, and the Mobile School Pantry, launched the program in 2022. Participants were charged \$20.00 for the monthly box and EBT/Snap cardholders paid \$10.00 with the USDA paying the difference through Feeding Florida.
- ✓ In May 2022, Spirit Airlines Charitable Foundation awarded a \$20,000 Grant to the PATCH. The Environment is one of the Foundation's Pillars, and recognizing Dania Beach as the home of their headquarters, the PATCH was considered a qualifying beneficiary as an entity focusing on sustainable solutions and minimizing of the global carbon footprint.

The funds were used to support the PATCH Mobile Market program for expenses such as consulting services, outreach and educational materials on sustainability, and the PATCH's Community Supported Agriculture (CSA) program.

- ✓ The Dania Beach PATCH received the prestigious 2022 "Smart Growth Excellence Award" in the category of Civic Places for its work in promoting sustainability and healthy eating in Dania Beach and in underserved communities across Broward County. Smart Growth Partnership principles appreciate communities and projects that have successfully used the principles of Smart Growth to preserve and enhance quality of life while helping to protect public health and the environment.
- ✓ The PATCH Volunteer Program continues to provide the garden with much needed labor and support while providing the farming experience to its participants. Over 100 volunteers from various walks of life "got their hands dirty" growing produce in 2022. Corporate volunteers included, staff from Amazon, Nike, Nova Southeastern University Medical Division, Innovation Homes and Temple Beth Soleil.
- ✓ The CRA Plan update (Adoption targeted for March 2023) included PATCH Conceptual Master Plan to identify operational opportunities/improvements, which included ADA efficiencies, educational programs on sustainable "green" practices, improved ingress/egress, beautification of the garden, and improvements in its commercial activities. This was done in conjunction with the CRA Plan update and the Plan consultant worked on developing a Strategic Master Plan for the PATCH.
- ✓ The PATCH is continuing its collaboration with Urban Health Partnerships (UHP) and the South Broward Community Health Hub as and they are seeking PATCH participation in sustainability programs.

DANIA BEACH PATCH

PEOPLE'S ACCESS TO COMMUNITY HORTICULTURE

1201 WEST DANIA BEACH BLVD

FARM & MARKET

NURSERY DAY
SAT | NOVEMBER 13
SEEDS, PLANTS & GARDEN SALES DAY!

Join us at the PATCH! Grow your own food! Ask us how! Professional growers to help you grow your own food at home.

SEEDS & SEEDLINGS FOR SALE
SEEDS: \$20 & up depending on type/quantity
SEEDLINGS: \$100 & up depending on type/quantity
GRO-BAGS: 5 GALLON: \$20 and \$300 with soil, 7 GALLON: \$200 and \$400 with soil
SOIL: 5 GALLON: \$450
FERTILIZER: 1.5 POUND: \$5

9am - 1pm

EBT/SNAP RECEIVE 50% OFF FLORIDA-GROWN PRODUCE

- ONLINE** Order Fresh, Low Cost Produce for Pick-up
- Pick-up days Wednesday from 10-11am
 - Orders for pick-up must be received by Monday at 8pm
 - What's growing? See our list on Facebook or email your request
- QUESTIONS: events@thepatchgarden.com or call: 954.922.8228



DANIA BEACH PATCH
PEOPLE'S ACCESS TO COMMUNITY HORTICULTURE
1201 W. Dania Beach Blvd | Dania Beach, FL
Mon - Fri 9 AM - 10 AM | Sat 9 AM - 1 PM



DANIA BEACH PATCH

PEOPLE'S ACCESS TO COMMUNITY HORTICULTURE

1201 WEST DANIA BEACH BLVD

FARM & MARKET

BRING YOUR SCRAPS
MON-FRI BETWEEN 9-11AM

WE ACCEPT: Raw Food, Vegetable Food Scraps, Coffee Grounds, and Non-shiny Shredded Paper
WE DO NOT ACCEPT: Meat, Cooked Food, Citrus, Garlic, Onions, Pet Waste or Oils, and Large Hard to Breakdown Items.



SHOP LOCAL • EAT LOCAL
EBT/SNAP RECEIVE 50% OFF FLORIDA-GROWN PRODUCE
SHOP FRESH • NON-GMO • ORGANICALLY-GROWN PRODUCE AT UNBEATABLE PRICES!

QUESTIONS: events@thepatchgarden.com or call: 954.922.8228



DANIA BEACH PATCH

PEOPLE'S ACCESS TO COMMUNITY HORTICULTURE

1201 WEST DANIA BEACH BLVD

FARM & MARKET

FALL MARKET
SAT | NOVEMBER 20
The PATCH Market Reopening

Join us for our Reopening presentation and also learn about our PATCH-in-a-Box (CSA) program.

PATCH-in-a-Box CSA Benefits:

- Nutritious and delicious foods from local growers and chefs.
- A PATCH labeled grocery bag.
- A reusable collapsible water bottle.

9am - 1pm

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DANIA BEACH PATCH
PEOPLE'S ACCESS TO COMMUNITY HORTICULTURE

1201 WEST DANIA BEACH BLVD

FALL PUMPKIN PATCH

SATURDAY OCTOBER 20

ACTIVITIES INCLUDE: Pumpkin Bowling & Ring Toss, A Pumpkin in Patch, Pumpkins and Fall Themed Arts & Crafts, Samples, Educational Activities, Readings, Market Games, Music and Much More!

FREE! EBT/SNAP RECEIVE 50% OFF FLORIDA-GROWN PRODUCE

SHOP LOCAL • EAT LOCAL

SHOP FRESH • NON-GMO • ORGANICALLY-GROWN PRODUCE AT UNBEATABLE PRICES!

FOR MORE SPINETS AND MORE INFO
Therapists: 954.922.8228
954.922.8228
954.922.8228

DANIA BEACH PATCH
PEOPLE'S ACCESS TO COMMUNITY HORTICULTURE

1201 WEST DANIA BEACH BLVD

FARM & MARKET

HOLIDAYS AT THE PATCH
DECEMBER 18 FROM 9-1 PM

- Holiday Special at The Patch
- Self-Directed Kids Craft Corner from 10:00 am to 12:30 pm
- Shop our Local Vendors

EBT/SNAP RECEIVE 50% OFF FLORIDA-GROWN PRODUCE

FINANCIALS

DANIA BEACH COMMUNITY REDEVELOPMENT AGENCY FY2021 FINANCIAL EVENTS / FINANCIAL PERFORMANCE

The foundational document to create a Community Redevelopment Agency (CRA) and the designation of a Community Redevelopment Area is a “Finding of Necessity” (FON), which identifies and defines the community conditions that justify the designation of “Blight.” The FON is followed by the CRA Plan, which is the guide on how to eliminate the “Blight” conditions identified in the FON.

The initial FON for the Dania Beach CRA is dated May 8, 2001. The Dania Beach Community Redevelopment Agency was established by the City of Dania Beach and Broward County in 2002. The Downtown Community Redevelopment Plan was adopted in 2004, confirming the creation of the Community Redevelopment Area encompassing 506 acres.

A second FON was completed in August 2008. Subsequently, Dania Beach Community Redevelopment Agency adopted the 2009 Community Redevelopment Plan, which, among other things, modified the CRA Boundary to encompass 1,349 acres and re-established the Base Year to the 2011 Tax Roll Value on the combined base and expanded area (\$555,988,910).

CRA PERFORMANCE BENCHMARK

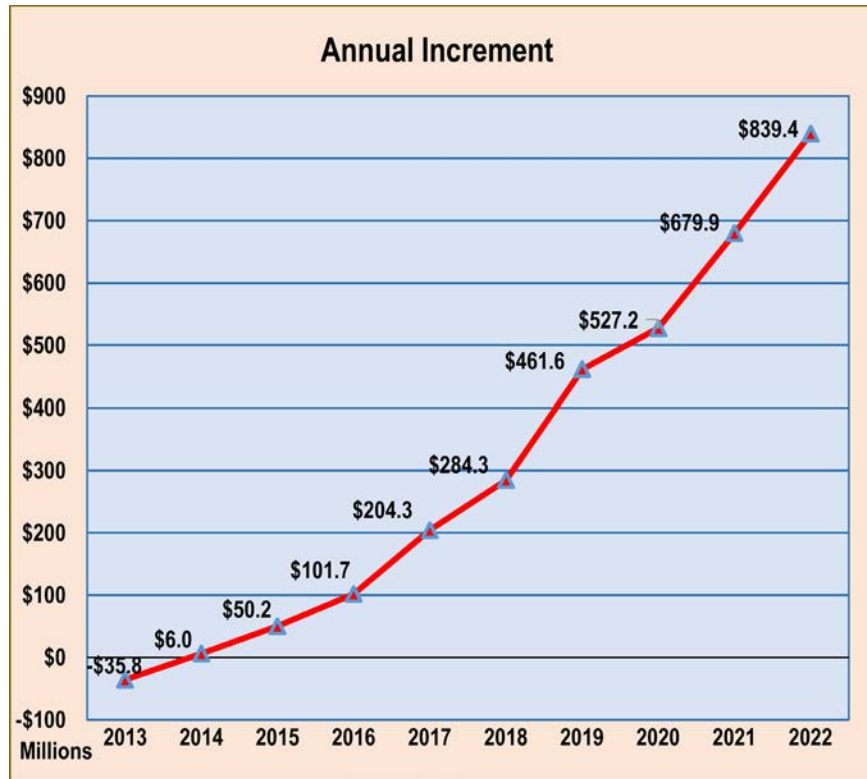
Understanding the Broward County Property Assessor (BCPA) Tax Roll is one of the best quantifiable benchmarks of how a CRA is performing. Lets start with some definitions.

- **Tax Roll Year:** A real estate property Tax Roll is created annually by the BCPA. The tax roll year is the assessed value of the parcels in the tax roll as of January 1st of each year.
- **Fiscal Year:** City/County revenues are generated from the collective Taxable Value of the previous year – property taxes are paid in arrears.
- **Taxable Value:** Assessed Value is what the BCPA determines a property is worth based on its size, use, and location. Assessed Value adjusted for special conditions and exemptions results in Taxable Value, the value used to calculate property taxes.
- **Base Year Taxable Value:** In the year a CRA is created (or amended), the existing taxable value of the area encompassed by the CRA boundary is set as the Base Year benchmark.
- **Taxable Value Increment:** Taxable Value is determined by BCPA annually. Each year in the life span of the CRA the Base Year Taxable Value is subtracted from the current year Taxable Value, resulting in the annual Taxable Value Increment. Therefore, the increment is the financial measure of the annual CRA performance.

Since the Taxable Value Increment reflects the growth of property values from the beginning of the CRA, it is an effective measure of the CRA performance. In the case of a CRA with a Tax Increment Financing Trust Fund (TIF), the annual increment is the basis of calculating the funding contributions from captured taxing authorities. The Dania Beach CRA does not have a TIF, but it still measures the .CRA performance.

So, what do the numbers tell us? By the table below, in tax roll year 2013, the property values from the 2008 real estate crash were still underwater in the CRA (negative increment). The good news is that the real estate values bottomed out in 2012, the first year of the expanded CRA, and the Taxable Value has increased every year since. By tax roll year 2022, the Taxable Value was more than double (251%) the Base Year Taxable Value.

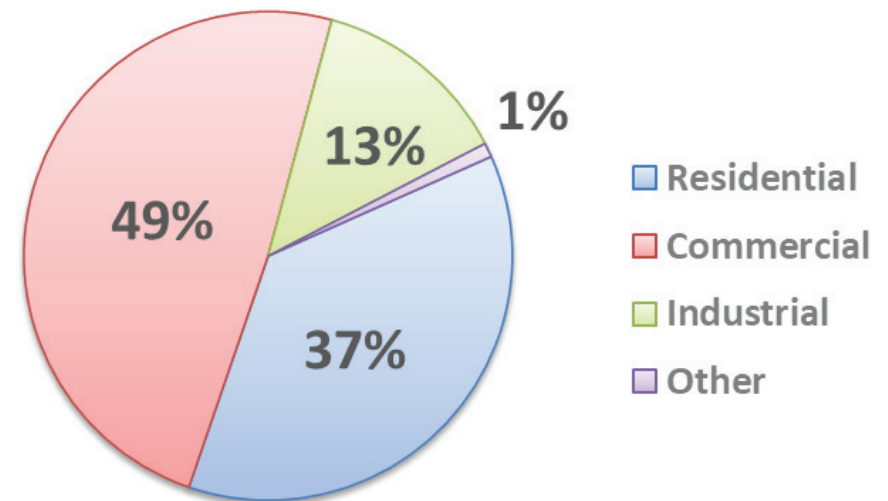
Taxable Property Values Analysis						
Tax Roll Year	Fiscal Year	Taxable Value	Ann'l Change	Base Yr Tax Val	Base Yr Change	Tax Value Increment
2022	2023	1,395,414,500	12.9%	555,988,910	251.0%	839,425,590
2021	2022	1,235,867,510	14.1%	555,988,910	222.3%	679,878,600
2020	2021	1,083,147,040	6.4%	555,988,910	194.8%	527,158,130
2019	2020	1,017,542,200	21.1%	555,988,910	183.0%	461,553,290
2018	2019	840,265,840	10.5%	555,988,910	151.1%	284,276,930
2017	2018	760,320,310	15.6%	555,988,910	136.8%	204,331,400
2016	2017	657,675,940	8.5%	555,988,910	118.3%	101,687,030
2015	2016	606,167,390	7.9%	555,988,910	109.0%	50,178,480
2014	2015	561,994,300	8.0%	555,988,910	101.1%	6,005,390
2013	2014	520,192,680	2.8%	555,988,910	93.6%	-35,796,230

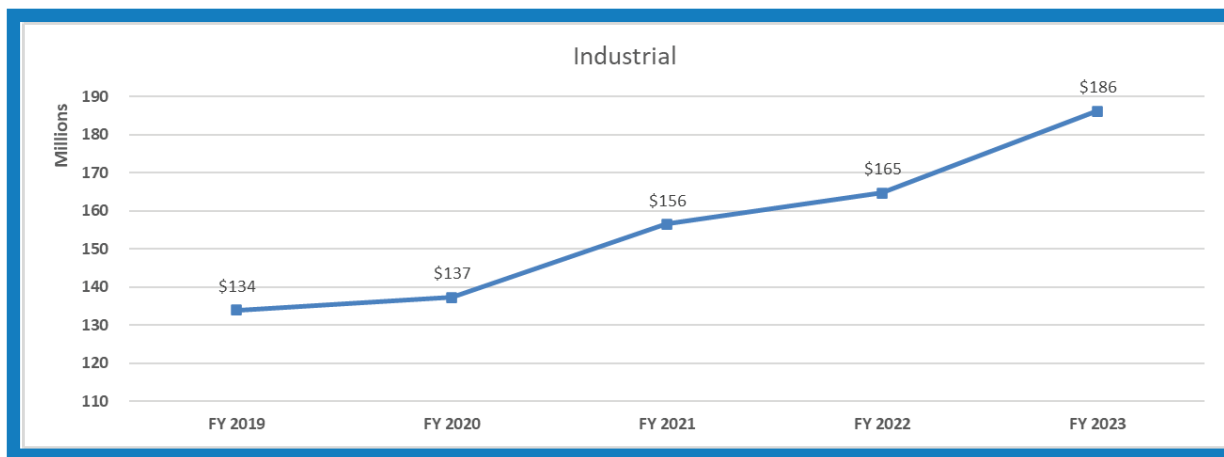
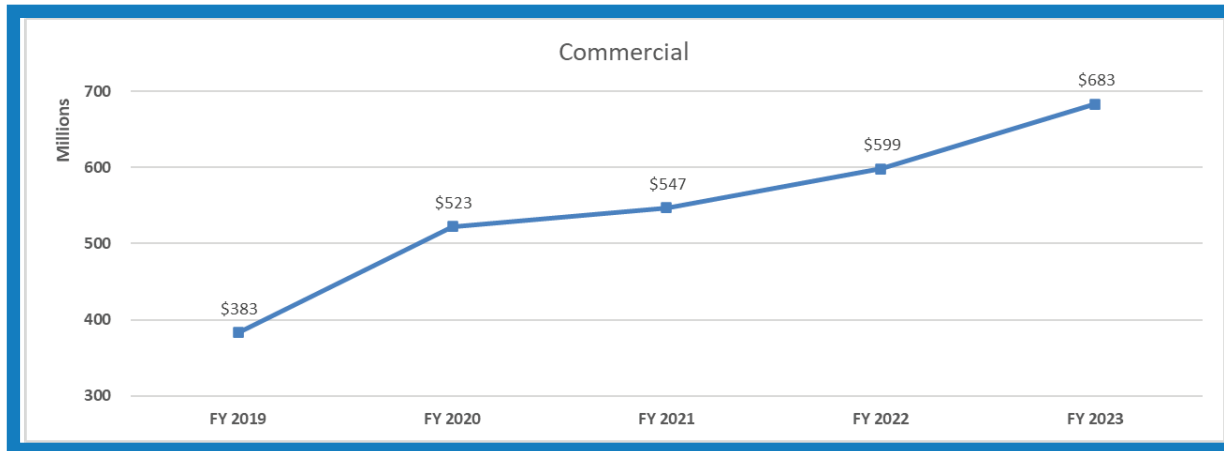
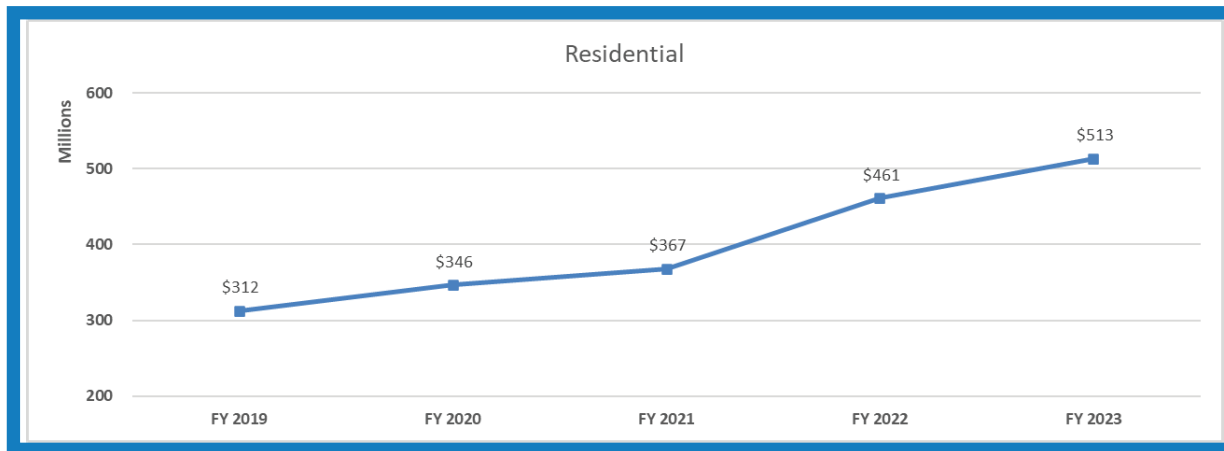


The trend of the growth of the Increment is easier to see in the graph below. Not only is the Increment growing each year, but it is growing at an accelerated rate – slope of the curve is increasing over time.

A balanced and diversified tax-base reflects market stability and helps insulate the CRA from value declines occurring market segments. The diversification of the CRA real estate base is reflected in the pie chart below and this diversification has remained relatively stable for the ten-year period ending with tax roll year 2022.

The strength and stability of the CRA real estate base is reflected in the graphs below. The graphs show the continued increase of property values in each major property classification.





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 CRA's principal taxpayers. 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 CRA's principal taxpayers. Taxpayer concentration is a measure of revenue risk for the CRA. 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 Name	Land Area (ac)	% of Tot Area	Property Use	Taxable Value	% of Tot Val
DANIA LIVE 1748 II LLC	59.1	4.9%	Comm'l/Res	182,903,900	13.1%
DANIA LIVE 1748 LLC	33.3	2.8%	Commercial	90,306,740	6.5%
DANIA ENTERTAINMENT CENTER	48.6	4.1%	Comm'l/Res	57,150,970	4.1%
DAWSON JOHNSON OPERATIONS LLC	1.9	0.2%	Residential	31,828,920	2.3%
BROWARD INTERNATIONAL COMMERCE	25.2	2.1%	Comm'l/Res	31,333,900	2.2%
STIRLING INDUSTRIAL PARK	12.4	1.0%	Industrial	28,406,450	2.0%
BRE POLYGON PROPERTY OWNER LLC	1.7	0.1%	Commercial	27,409,820	2.0%
S3 HOSPITALITY MIAMI LLC	0.9	0.1%	Commercial	20,262,670	1.5%
ROBERT D DERECKTOR & CO	15.5	1.3%	Commercial	19,940,950	1.4%
RK DANIA LLC	8.7	0.7%	Commercial	14,272,270	1.0%
Totals	207.5	17.3%		503,816,590	36.1%

Performance Data

The following section provides performance data in accordance with F.S. §163.371 as of September 30, 2022 (most recent available).

Total number of activities started and completed and the estimated cost for each activity;

Total expenditures from the Redevelopment Agency Trust Fund;

Original assessed real property values within the boundaries of the CRA as of the creation date (base year);

Total assessed real property values of property within the boundaries of the CRA as of January 1 of the reporting year;

Total amount expended for affordable housing for low-income and middle-income residents; and

A summary indicating Redevelopment Plan achievements. Within the framework of this data, the redevelopment activities are categorized by achievement.

Dania Beach Community Redevelopment Agency

Florida Department of Economic Opportunity Special District Accountability Program ID

1827

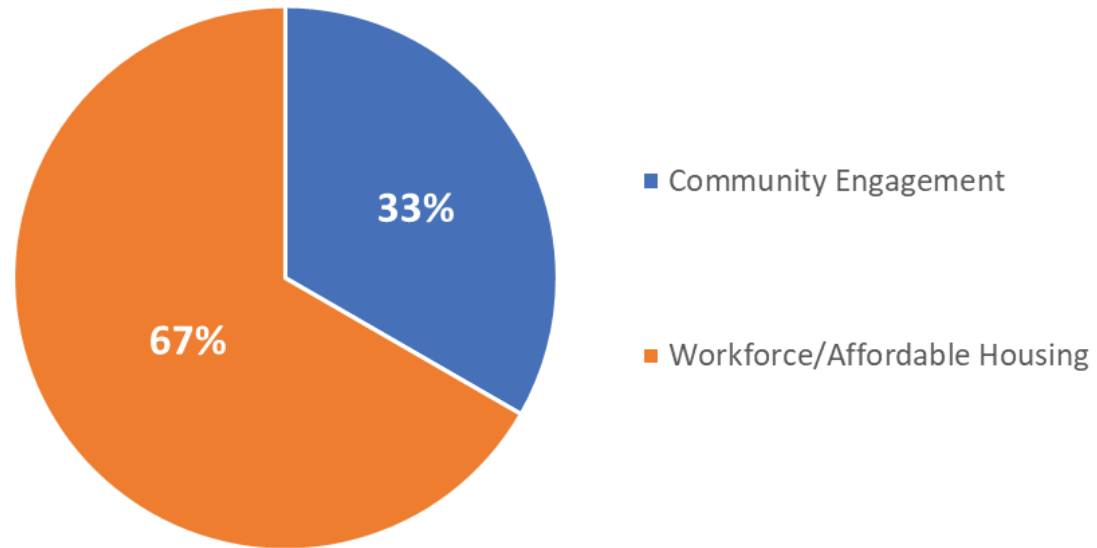
Registered Agent	Mr. K. Michael Chen
Mailing Address	100 West Dania Beach Boulevard Dania Beach, FL 33004
Office Address	100 West Dania Beach Boulevard
Telephone	(954) 924-6801
Fax	(954) 921-2604
Email	mchen@daniabeachfl.gov
Website	www.DaniaBeachCRA.org
County(ies)	Broward
Local Governing Authority	City of Dania Beach
Date Created / Established	Tuesday, June 25, 2002
Creation Documents	City Ordinance 2002-032
Board Selection	Identical to Local Governing Authority
Authority to Issue Bonds	Yes
Revenue	Municipality Contributions
Most Recent Update	Monday, January 11, 2021

Total number of Activities started and/or ongoing	6
Total number of Activities completed	6
Current Year Taxable Value in CRA	\$ 1,395,414,500.00
Actual expended from Redevelopment Trust Fund	\$ 1,706,194.59
Base Year Taxable Value in CRA	\$ 555,988,910.00
Current Year Tax Increment Value	\$ 839,425,590.00
Total amount expended for low and middle income affordable housing	\$ 15,620.12

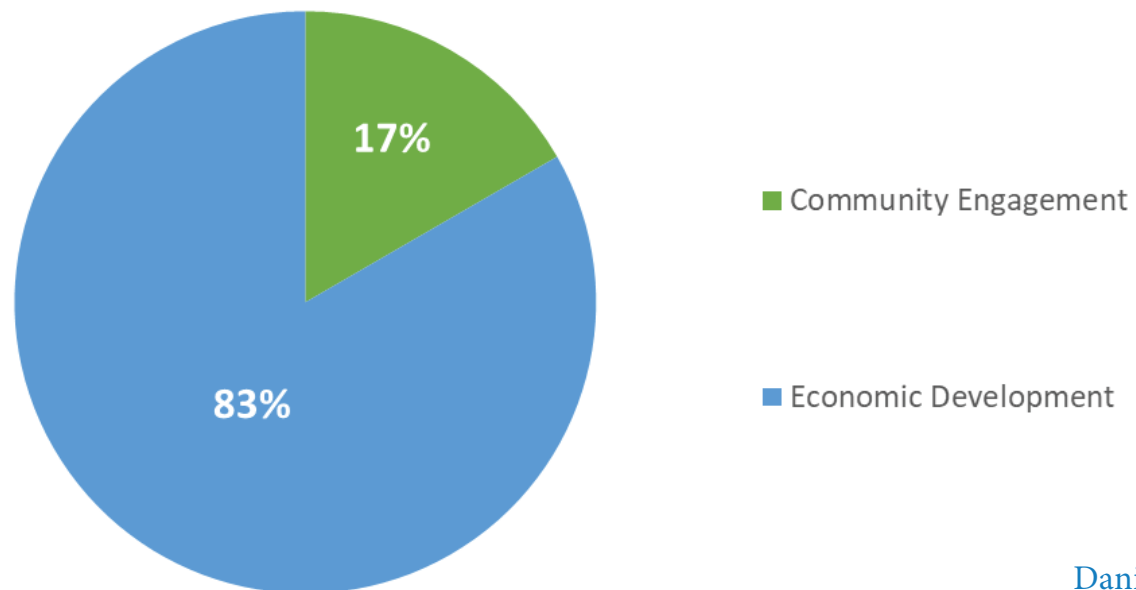
The following is a summary of this community redevelopment agency's achievement of its redevelopment plan's goals.

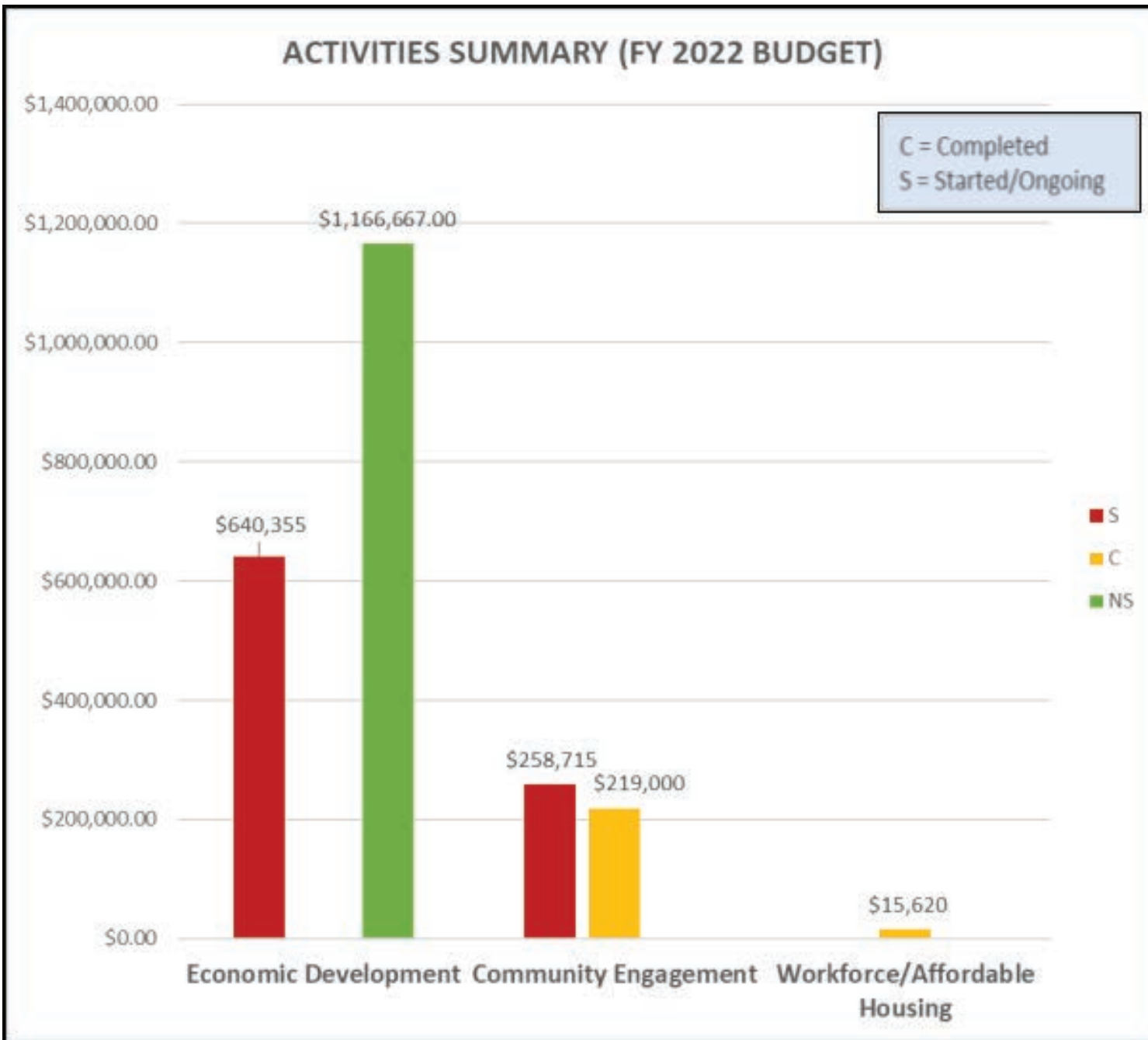
ACHIEVEMENT	CRA Plan (Section 9)
Economic Development	9.1, 9.3, 9.4, 9.5
Community Engagement	9.1, 9.4, 9.5
Affordable Housing	9.1, 9.2, 9.5

% OF COMPLETED (C) ACTIVITIES BY ACHIEVEMENT TYPE



% OF STARTED/ONGOING (S) ACTIVITIES BY ACHIEVEMENT TYPE





While the Performance Data included thus far provides an important linkage between the CRA's financials (budget, expenditures, etc.) and its activities, it is also important to understand that the CRA has material economic impacts that are not readily apparent in its financials. For example, the CRA has

been an aggressive partner in facilitating the growth of business, industry, and residential development in the district and has had direct influence in 3.5 million square feet of development either under construction or in the planning stages.

Projects Developed Due To CRA Support/Influence				
Project Name	Use - Name / Phase	Area (sf)	Rms / DUs	Status
Dania Pointe				
	Restaurants			
	Phase I – 9	28,398		Open
	Phase II - 16	111,416		Open
	Merchandise Stores			
	Phase I – 15	283,318		Open
	Phase II - 17	311,025		Open
Retail Sub-Tot		734,157		
	Hotels			
	AC/Marriott Hotel	218,470	154	Open
	Marriott Hotel	278,053	196	Open
	Residential			
	Avery I	321,860	264	Open
	Avery II	321,860	264	Const
Spirit Airlines				
	Office	180,000		Const
	Training/Flt Simulators	103,000		Const
	Training Residences	250,000	200	Const
Oasis Pointe	Residential	500,000	301	Const
SkySpaces	Office	7,000		Const
Soleste	Residential	564,700	340	Const
	Retail	14,000		Const
Totals		3,493,100	1,719	

**The following notes are intended to provide additional context for the projects listed above: Dania Pointe is a CRA initiative. The CRA is providing the required local match for the Spirit Airlines development (no funding to date). Oasis Pointe is being constructed across the street from Dania Pointe (many other residential projects are also coming proximate to Dania Pointe) and the CRA hosted a job fair for construction labor. SkySpaces is a 7,000 sq. ft. co-working office project directly related to our FIU IP2Mky Incubator. Soleste has a development agreement with the CRA for \$1 million in funding for the cost of constructing a public park which will be provided through the Broward Redevelopment fund. These developments are highlighted to show the significant economic impact of CRA activities that extend beyond those directly related to expenses included in the financial statements.*

Financial Statements

The CRA Annual Report for the fiscal year ending September 30, 2022, has been prepared in accordance with F.S. §163.371 and 163.387(8).

This Annual Report has been prepared in accordance with F.S. §163.371 including a financial statement setting forth its income/expenses.

F.S. §163.387(8)

The Financial Statements included herein are sourced from the Annual Comprehensive Financial Report (“Financial Report”) for the fiscal year ending September 30, 2022. The Financial Report is under its annual independent audit review and will be issued within State mandated timelines. Once issued, copies can be obtained electronically from the website:

<http://www.daniabeachcra.org/about-us/plans>

**Dania Beach Community Redevelopment Agency
Balance Sheet - Governmental Funds (Unaudited)
September 30, 2021**

	<u>Total Governmental Funds</u>
Assets:	
Cash, cash equivalents and investments	\$ 1,606,552
Receivables, net:	
Customer/other, net	13,500
Due from other government agencies	10,542
Property held for sale	<u>37,700</u>
Total assets	\$ <u>1,668,294</u>
Liabilities:	
Accounts payable and accrued liabilities	\$ 51,853
Due to primary government	1,686
Deposits	<u>75</u>
Total liabilities	<u>53,614</u>
Fund Balances:	
Restricted for:	
Property held for sale	37,700
Unassigned	<u>1,576,980</u>
Total fund balances	<u>1,614,680</u>
Total liabilities and fund balances	\$ <u>1,668,294</u>

TO BE
UPDATED

Dania Beach Community Redevelopment Agency
Statement of Revenues, Expenditures and Changes in Fund Balances -
Governmental Funds (Unaudited)
For the Year Ended September 30, 2021

	Total Governmental Funds
Revenues:	
Grants	\$ 487,659
Investment earnings	1,250
Miscellaneous	6,658
Total revenues	<u>495,567</u>
Expenditures:	
Community redevelopment	<u>1,322,073</u>
Total expenditures	<u>1,322,073</u>
Excess (deficiency) of revenues over (under) expenditures	<u>(826,506)</u>
Other Financing Sources (Uses):	
Transfers in from primary government	1,883,926
Transfers out to primary government	<u>(233,789)</u>
Total other financing sources (uses)	<u>1,650,137</u>
Net change in fund balances	823,631
Fund Balances - October 1	<u>791,049</u>
Fund Balances - September 30	<u>\$ 1,614,680</u>

TO BE
UPDA
TED



DANIA BEACH

COMMUNITY REDEVELOPMENT AGENCY



DANIA BEACH
COMMUNITY REDEVELOPMENT AGENCY



City of Dania Beach
Community Redevelopment Agency

100 W. Dania Beach Boulevard

Dania Beach, FL 33004

www.DaniaBeachCRA.org

EMAIL: CRA@DANIABEACHFL.GOV

Phone Number: 954(924) 6801