

City of Dania Beach
Community Redevelopment Agency

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Annual Report

For the Year Ending
September 30, 2009



DANIA BEACH
COMMUNITY REDEVELOPMENT AGENCY

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

Transmittal Letter

Date: March 31, 2010

Ladies and Gentleman:

Presented herein is the 2009 Annual Report for the Dania Beach Community Redevelopment Agency ("CRA").

The CRA's 2009 Annual Report covers the period from October 1, 2008, through September 30, 2009, and includes the following information:

- ✓ general background information regarding the CRA;
- ✓ historical/current economic and financial data regarding the CRA, including taxable property values, incremental taxable property values, tax-base segmentation, etc.; and
- ✓ financial statements for the fiscal year ending September 30, 2009.

This Annual Report has been prepared in accordance with F.S. 163.356(3)(c) and 163.387(8).

Respectfully Submitted,

Jeremy Earle, CRA Executive Director

Table of Contents

Transmittal Letter	2
Contents	3
Executive Team	4
The CRA	5
Background	5
Funding Source	5
Redevelopment Area and Boundary Map	6
Historical Data	7
Historical Taxable Property Values	7
Segmentation of Tax-Base	7
CRA Sub Areas	8
City Center Sub Area.....	8
College Gardens Sub Area.....	9
Dania Beach Heights Sub Area.....	10
East Federal Highway Sub Area	11
Marine Sub Area	12
Sun Garden Isles Sub Area.....	13
West Bryan Road Sub Area	14
Activities/Projects (2009 Update)	15
Financial Statements	17

Dania Beach CRA - 2009 Annual Report
Executive Team

CRA Board of Commissioners



Chair
C.K. "Mac" McElyea



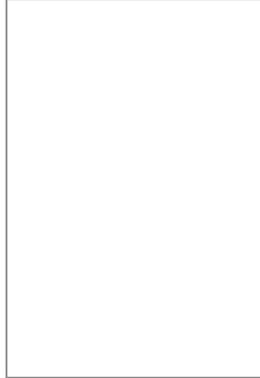
Vice Chair
Anne Castro



Board Member
Robert Anton



Board Member
Walter Duke



Board Member
Open

CRA Executive Director

Jeremy Earle, ASLA, AICP

The CRA

Background

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

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

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

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

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

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

Funding Source

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

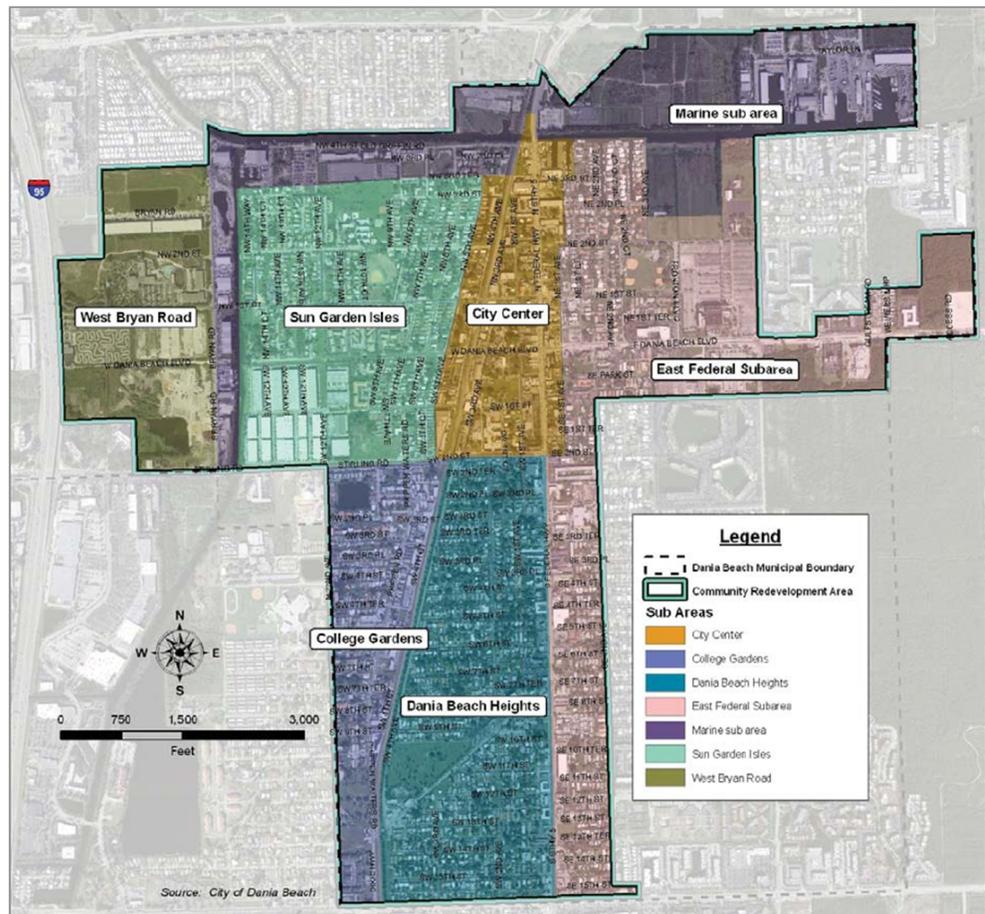
county tax increment financing. The Redevelopment Capital Program is established by County Resolution No. 2004-76.

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

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

Redevelopment Area and Boundary Map

The CRA
comprises
approximately
1,349 acres.



Historical Data

Historical Taxable Property Values

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

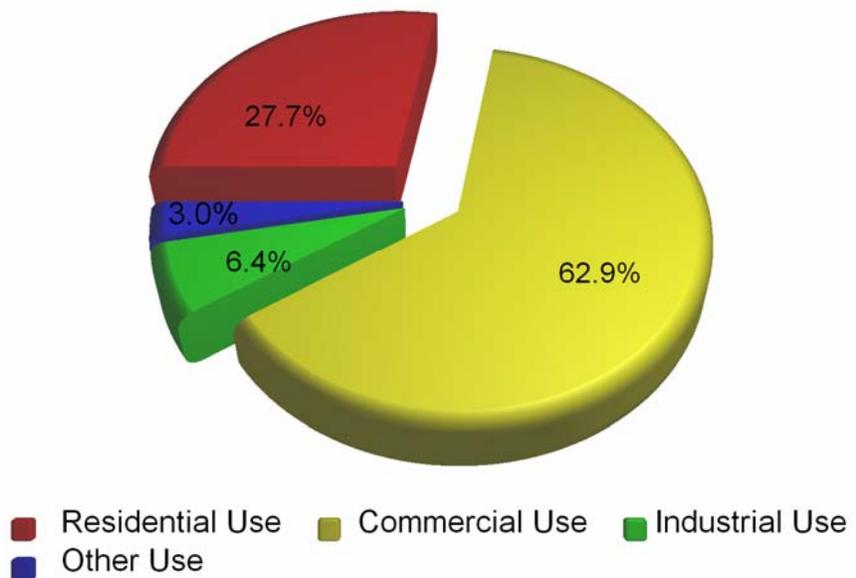
Historical Taxable Property Values						
Tax Roll Year	Fiscal Year	<i>A</i> Final Gross Taxable Value	% Increase over prior year	<i>B</i> Base Year Taxable Value	<i>= A - B</i> Incremental Taxable Value	% Increase over prior year
2008	2009	293,947,520	-5.92%	120,000,000	173,947,520	-9.62%
2007	2008	312,456,800	17.24%	120,000,000	192,456,800	31.36%
2006	2007	266,507,430	14.20%	120,000,000	146,507,430	29.23%
2005	2006	233,372,870		120,000,000	113,372,870	

Segmentation of Tax-Base

The segmentation of taxable values within the CRA by property-use type highlights a tax-base primarily composed of Commercial and Residential properties (representing 63% and 28% of taxable value respectively).

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

Segmentation of Taxable Value by Property-Use Type



CRA Sub Areas

City Center Sub Area

Location

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

Zoning

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

General Characteristics

aging buildings

incompatible uses

general unplanned appearance

high concentration of contaminated sites

poor property maintenance

significant amount of vacant land (City-owned)

inadequate street and swale landscaping and maintenance

inadequate parking

discontinuous pedestrian access, often interrupted by vehicular use

bisected by FEC Rail corridor

Summary

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

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

College Gardens Sub Area

Location

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

Zoning

RS-6000 Single Family

General Characteristics

vacancy rate of 11%

renter occupancy rate of 57%

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

multi-family units lack adequate parking

general need for maintenance and repairs

parking throughout the neighborhood is deficient

lack of street landscaping or swale maintenance

structural and infrastructure deterioration

vagrancy

inadequate public park land

Summary

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

Dania Beach Heights Sub Area

Location

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

Zoning

RD-8000 Two Family

General Characteristics

vacancy rate of 23%

renter occupancy rate of 40%

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

inadequate parking

general need for maintenance and repairs

parking throughout the neighborhood is deficient

unsanitary and unsafe conditions were observed in alleys

lack of street landscaping or swale maintenance

inadequate buffering between commercial and residential uses

structural and infrastructure deterioration

inadequate public park land

Summary

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

East Federal Highway Sub Area

Location

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

Zoning

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

General Characteristics

mix of owner-occupied and rental

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

vacant, undeveloped property – northern portion

Frost Park and Community Center – large and well equipped

Summary

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

Marine Sub Area

Location

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

Zoning

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

General Characteristics

aging buildings

incompatible uses

vacancy and deteriorated structures

several contaminated sites

poor property maintenance

inadequate infrastructure and obstructions to navigation

underutilized sites

Summary

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

Sun Garden Isles Sub Area

Location

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

Zoning

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

General Characteristics

vacancy rate of 11%

renter occupancy rate of 60%

overall disinvestment in the area

absentee ownership

poor property maintenance – unsafe conditions

vacant lots and abandoned structures

crime

inadequate street and swale landscaping and maintenance

inadequate parking

discontinuous pedestrian access

street flooding

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

Summary

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

West Bryan Road Sub Area

Location

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

Zoning

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

General Characteristics

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

Summary

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

Activities/Projects (2009 Update)

During fiscal year 2009, the CRA accomplished many things on its way to becoming a fully function agency. Below are some of the highlights of 2009.

- We approved a Brownfield Area designation for the entire expanded CRA boundary that could potentially provide millions of dollars in state and federal incentives for development and redevelopment within our City.
- We conducted cost estimates and completed conceptual bridge designs for the US-1 Bridge, FEC Bridge, Old Griffin Road Bridge and Dania Beach Blvd Bridge. We are now going to begin the process of seeking outside funding for their construction on a bridge by bridge basis.
- We are now in the process of conducting a parking study which will set the tone for the creation of a payment-in-lieu system down the road. This payment-in-lieu system will be another source of revenue for the City and will ultimately help us with our parking needs by funding new parking facilities.
- We have begun the process of working with City Staff to identify ways to streamline our permitting and approval process in order to be able to fast track certain development projects. This step alone is one of the major non-monetary incentives that we can offer a developer.
- This year the CRA Board, City Commission and Broward County Commission approved our Redevelopment Plan Modification which set the stage for all of the implementations that we have been able to accomplish.
- We successfully renegotiated our Broward County Redevelopment Capital program funds that provided over \$ 2.3 million dollars to the agency that we can use for incentives, economic development, neighborhood improvements, and as leverage for additional capital.
- We negotiated with Broward County for a contribution of up to \$3.1 million dollars to a new 440 space parking garage on the 109 Park Parcel. This will be matched with other funding sources including a GO Bond and private funds from a developer for an overall project cost of approximately \$6.5 million dollars. Our new parking garage will be one of the first “Green Parking Garages” in South Florida, complete with charging stations for both hybrid and electric vehicles.

- We issued an RFQ for a new parking garage and mixed use development that garnered responses from seven large highly respected developers across the nation. We were able to do this even at a time when other larger cities that had also issued RFQ's were getting no responses.
- We continued to get the CRA in order by creating new CRA Bylaws that ensure that this agency will operate and be held to the highest standards of governance.
- We created a Five Year Strategic Finance Plan for the agency. This plan in addition to the CRA Redevelopment Plan will provide very clear direction over the next 5-years in regards to what needs to be done and when it needs to be completed.
- We produced new marketing materials and began marketing the CRA and the City at various conferences, events and educational institutions. The word is getting out regarding the “New Dania Beach” and I believe that our continued efforts at marketing will reap more benefits for us in the years to come.
- We completed our Economic Benefit Analysis for the impacts to the region of our City's role in the expansion of the Marine Industry. We have also begun to build the partnerships that are necessary to see the vision completed over the next 10 years. We will continue to promote our City's interests and hopefully get some federal funds that we can use to improve our City and construct new infrastructure such as the US-1 Bridge and the FEC Bridge.
- We conducted a very thorough parking study of the downtown area which was our first step in order for us to legally create our new Payment-in-Lieu System which should be completed in the first quarter of 2010.
- We created new CRA Incentive programs including our Façade Improvement Program, our Housing Investment Program and our Strategic Investment Program. These incentives will play a major role in the economic development of our City.
- We started the process of working with a developer to get a brand new charter school here in Dania Beach. This new charter school which will have a marine industry focus will only add to the tremendous resources that our City has to offer and will be a great marketing tool that we can use to encourage new families to move to our community.

Dania Beach CRA - 2009 Annual Report

Financial Statements

This CRA Annual Report for the fiscal year ending September 30, 2009, has been prepared in accordance with F.S. § 163.356(3)(c) and 163.387(8).

- F.S. § 163.356(3)(c)

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

- F.S. § 163.387(8)

Within the context of Financial Reporting, the Dania Beach Community Redevelopment Agency (“CRA”) is reported as part of the primary government and is included in the City’s Comprehensive Annual Financial Report (“CAFR”).

The Financial Statements included herein for the CRA are sourced from the City’s CAFR for the fiscal year ending September 30, 2009. The CAFR can be obtained electronically from the City’s website at:

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

CITY OF DANIA BEACH, FLORIDA
BALANCE SHEET
For the Year Ended September 30, 2009

		Community Redevelopment Agency
ASSETS:		
Cash and investments	\$	2,452,567
Total assets	\$	2,452,567
 LIABILITIES AND FUND BALANCES:		
Accounts payable and accrued liabilities	\$	101,397
Total liabilities		101,397
Fund balances:		
Reserved for:		
Encumbrances		2,351,170
Total fund balances		2,351,170
Total liabilities and fund balances	\$	2,452,567

Notes:

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CITY OF DANIA BEACH, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
For the Year Ended September 30, 2009

		Community Redevelopment Agency
REVENUES:		
Investment earnings	\$	1,655
Total revenues		1,655
 EXPENDITURES:		
Current:		
Community redevelopment		661,950
Total expenditures		661,950
Excess (deficiency) of revenues over (under) expenditures		(660,295)
 OTHER FINANCING SOURCES:		
Note proceeds		2,334,200
Transfers in		662,602
Total other financing sources		2,996,802
Net change in fund balances		2,336,507
 FUND BALANCES, beginning of year		14,663
 FUND BALANCES, end of year	\$	2,351,170

Notes:

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CITY OF DANIA BEACH, FLORIDA
 BUDGETARY COMPARISON SCHEDULE
 COMMUNITY REDEVELOPMENT FUND
 For the Year Ended September 30, 2009

	<u>Original Budget</u>	<u>Final Budget</u>	<u>Actual Amounts</u>	<u>Variance</u>
REVENUES:				
Investment earnings	\$ -	\$ -	\$ 1,655	\$ 1,655
Appropriation of prior year reserves	-	14,662	-	(14,662)
Total revenues	<u>-</u>	<u>14,662</u>	<u>1,655</u>	<u>(13,007)</u>
EXPENDITURES:				
Community redevelopment	\$ 520,113	\$ 685,883	\$ 661,950	\$ (23,933)
Total expenditures	<u>520,113</u>	<u>685,883</u>	<u>661,950</u>	<u>(23,933)</u>
Excess (deficiency) of revenues over (under) expenditures	<u>(520,113)</u>	<u>(671,221)</u>	<u>(660,295)</u>	<u>10,926</u>
OTHER FINANCING SOURCES:				
Note proceeds	-	59,500	2,334,200	2,274,700
Transfers in	<u>520,113</u>	<u>611,721</u>	<u>662,602</u>	<u>50,881</u>
Total other financing sources	<u>520,113</u>	<u>671,221</u>	<u>2,996,802</u>	<u>2,325,581</u>
Net change in fund balances	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 2,336,507</u>	<u>\$ 2,336,507</u>

Notes:

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DANIA BEACH

COMMUNITY REDEVELOPMENT AGENCY