



City of Dania Beach

Finding of Necessity

for the purposes of expanding an existing
Community Redevelopment Area

Prepared by:



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I. INTRODUCTION AND LEGAL FRAMEWORK

A. Introduction

This report was undertaken for the purposes of inventorying and documenting the existing conditions of slum or blight in the City of Dania Beach as part of an effort to determine and justify the boundaries of a Community Redevelopment Area. The structure of this report was developed using the “Outline for Slum and Blight Studies” prepared by the Broward County Environmental Protection and Growth Management Department. The information included in this document satisfies the data and analysis needs of the County through its charter form of government and the minimum requirements of the State of Florida for establishing a Community Redevelopment Area per Chapter 163, Part III, Florida Statutes (F.S.).

B. Florida Statutory Requirement for Establishing a Community Redevelopment Area.

In Florida, the establishment of a Community Redevelopment Area (CRA) is governed by Chapter 163, Part III, F.S. Pursuant to Section 163.355, no county or municipality shall exercise the community redevelopment authority conferred by Chapter 163, Part III, Florida Statutes until after the governing body has adopted a resolution, supported by data and analysis, which makes a legislative finding that the conditions in the area meet the criteria of “slum” or “blight”.

In Section 163.340 F.S., both terms, “slum” and “blight”, are defined. *Slum* is defined as an area having physical or economic conditions conducive to disease, infant mortality, juvenile delinquency, poverty, or crime because there is a predominance of buildings or improvements, whether residential or nonresidential, which are impaired by reason of dilapidation, deterioration, age or obsolescence, and exhibiting one or more of the following factors:

- a. Inadequate provision for ventilation, light, air, sanitation, or open spaces;
- b. High density of population, compared to the population density of adjacent areas within the county or municipality; and overcrowding, as indicated by government-maintained statistics or other studies and the requirements of the Florida Building Code; or
- c. The existence of conditions that endanger life or property by fire or other causes

Blight is defined as an area in which there are a substantial number of deteriorated, or deteriorating structures, in which conditions, as indicated by government-maintained statistics or other studies, are leading to economic distress or endanger life or property, and in which two or more of the following factors are present:

- a. Predominance of defective or inadequate street layout, parking facilities, roadways, bridges, or public transportation facilities;
- b. Aggregate assessed values of real property in the area for ad valorem tax purposes have failed to show any appreciable increase over the 5 years prior to the finding of such conditions;

- c. Faulty lot layout in relation to size, adequacy, accessibility, or usefulness;
- d. Unsanitary or unsafe conditions;
- e. Deterioration of site or other improvements;
- f. Inadequate and outdated building density patterns;
- g. Falling lease rates per square foot of office, commercial, or industrial space compared to the remainder of the county or municipality;
- h. Tax or special assessment delinquency exceeding the fair value of the land;
- i. Residential and commercial vacancy rates higher in the area than in the remainder of the county or municipality;
- j. Incidence of crime in the area higher than in the remainder of the county or municipality;
- k. Fire and emergency medical service calls to the area proportionately higher than in the remainder of the county or municipality;
- l. A greater number of violations of the Florida Building Code in the area than the number of violations recorded in the remainder of the county or municipality;
- m. Diversity of ownership or defective or unusual conditions of title which prevent the free alienability of land within the deteriorated or hazardous area; or
- n. Governmentally owned property with adverse environmental conditions caused by a public or private entity.

However, the term "blighted area" also means any area in which at least one of the factors identified in paragraphs (a) through (n) are present and all taxing authorities subject to s. 163.387(2)(a) agree, either by interlocal agreement or agreements with the agency or by resolution, that the area is blighted. Such agreement or resolution shall only determine that the area is blighted. For purposes of qualifying for the tax credits authorized in Chapter 220, "blighted area" means an area as defined in this subsection.

C. Broward County Charter Rule Requirements for Establishing a Community Redevelopment Agencies.

In October, 1999, Broward County adopted resolution 1999-1398 which created Sections 18.86 and 18.87 of the Broward County Administrative Code setting forth procedures for the creation and amendment of municipal community redevelopment agencies and criteria for County review of municipal requests to create community redevelopment agencies.

Section 18.86, "Creation of a Municipal Community Redevelopment Agency" reads as follows:

- a. In order for the County to delegate authority to a Municipality to create a Community Redevelopment Agency, a Municipality shall provide County with a finding of "necessity," together with and supported by a Slum and Blight study, all of which shall be referred to as the "Application."
- b. The Application shall include such information as required by statute and such available applicable information as would illustrate the following criteria, or an explanation why the information is not available or applicable.
 1. That a "Slum area" exists, which is an area in which there is a predominance of buildings or improvements, which by reason of deterioration or obsolescence, has a higher density of population and overcrowding than that of adjacent areas within the County or municipality, are conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, or crime, and detrimental to the public health, safety, morals or welfare;
 2. That a "Blighted area" exists, which is an area in which there is a substantial number (20% or more), of slum or deteriorating structures and conditions which endanger life or property;
 3. That the only additional criteria supplemental to Florida Statutes to be required of applicants in their submission of their Slum and Blight study is a statistical and narrative analysis of the taxable values in a proposed Community Redevelopment Area for at least the three (3) year period preceding the year in which the finding of necessity study is prepared.
- c. The County Administrator or designee shall review the Application to determine whether it meets the above criteria in the aggregate, and recommend approval or disapproval to the County Commission. The County Commission, based upon the County Administrator's recommendation, shall either approve or disapprove the Application. If the Application is approved, the County Commission shall delegate to the Municipality only the authority to create a Community Redevelopment Agency (Agency) and to prepare a Redevelopment Plan (Plan) in accordance with Florida Statutes. The Plan should specifically identify its term.

- d. The Agency, through the Municipality, shall submit a completed Plan to the County for review and approval. Upon submission, the County Administrator or designee shall review the Plan and recommend approval or disapproval to the County Commission. The County Commission, based upon the County Administrator's recommendation, shall either approve or disapprove the Plan. If the Plan is approved, the County Commission shall delegate to the Municipality, all powers necessary to implement the Plan.

Section 18.87, "Requirements for a Municipal Community Redevelopment Agency" reads as follows:

- a. During the term of the Plan, the Agency shall provide to the County a copy of the annual audit and annual report required by 163.387(8), F.S., and 163.356(3), F.S. The Agency shall include a comparison of Plan goals, objectives, and policies to annual program accomplishments and an analysis comparing current year tax base to the base year, in addition to the statutorily required financial statements.
- b. The County Commission, based upon the County Administrator's recommendation, shall either approve or disapprove any changes to the Plan as follows:
 1. A boundary change. Requests for changes to the boundary shall include such information as required by 18.86 a. and b.
 2. 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, shall be negotiated between each existing community redevelopment agency and the County, subject to approval by the community redevelopment agency's local governing body and the Board of County Commissioners.
 3. A change to the Plan of such magnitude as would require a County or municipal land use plan amendment.

II. BACKGROUND AND PURPOSE

A. Existing Community Redevelopment Area.

In 2002, a 525 acre area within Dania Beach was designated as a limited authority Community Redevelopment Area by County Resolution #2002-423, pursuant to a finding of slum and blight. At the time, the population of the Community Redevelopment Area was estimated to be 5,354 and the Community Redevelopment Area comprised nearly 10 percent of the entire land area of the City of Dania Beach. In 2004, the Dania Beach Community Redevelopment Area plan was finalized and approved by the County through County Resolution #2004-423. In 2006, an amendment was made to the interlocal agreement between the City of Dania Beach, the Dania Beach Community Redevelopment Agency, and Broward County. This amendment affected the redevelopment capital program only and had no impact on the boundaries of the created Community Redevelopment Area.

B. Proposed expansion of Community Redevelopment Area.

The City of Dania Beach is now proposing to expand the current boundaries of its Community Redevelopment Area by 824 acres to a total of 1,349 acres. If the Community Redevelopment Area expansion is approved, the Community Redevelopment Area will comprise 25 percent of the entire land area within the City of Dania Beach (see Table 1), and contain a total population of 9,415. In general, the boundaries of the Community Redevelopment Area are proposed to be expanded towards the east and west to include a larger land area proximate to Federal Highway, areas of commercial and industrial development that have declined and become blighted, and neighborhoods west of Federal Highway that are in need of major redevelopment, extensive refurbishment and significant reinvestment.

Throughout this document the terms, “expanded Community Redevelopment Area” or “expanded CRA” are used to identify the total 1,349.1-acre area of the combined CRA and the area to be added.

Table 1. City and Community Redevelopment Area Land Area Calculations

	Acres	Square Miles	Percent of Total
Existing CRA	525	0.82	9.9%
Area to be added	824	1.29	15.5%
Expanded CRA	1,349.1	2.11	25.4%
City of Dania Beach	5,315	8.30	100%

Source: The Mellgren Planning Group, June 2008.

C. Description of the slum or blight conditions.

The information contained in this study confirms that slum and/or blight still exist within the existing Community Redevelopment Area and are prevalent in areas that lie outside of the existing Community Redevelopment Area. Areas of slum or blight that lie outside the existing Community Redevelopment Area are proposed in this study to be included in an expanded Community Redevelopment Area. Preparation of this study included a review of materials prepared in support of the Dania Beach Community Redevelopment Area Plan of 2004 as well as field observations in the existing Community Redevelopment Area, which confirmed that there has been no appreciable change in conditions since the plan was adopted.

D. Purpose for creating a Community Redevelopment Area

The purpose for expanding the Community Redevelopment Area and continuing to designate an agency to carry out community redevelopment activities in Dania Beach is to prevent and eliminate conditions of slum or blight.

E. Justification and explanation of why a Community Redevelopment Area is the only means to overcome slum and blight.

The creation of a Community Redevelopment Area in the areas proposed will allow the City of Dania Beach to lawfully exercise additional municipal powers to prevent and eliminate slum or blight conditions identified within the existing and expanded Community Redevelopment Area. These powers are identified in Chapter 163, Part III of Florida Statutes and include, but are not limited to, the following authority: to raise funds and utilize those funds to spur redevelopment activity; to acquire property through voluntary methods of acquisition; to demolish and remove buildings and improvements; to install, construct or reconstruct streets, utilities, parks, playgrounds, and other public improvements; to dispose of property at a fair market value; to enter into buildings or property in order to make inspections, surveys, appraisals, soundings or test borings; and other activities authorized under Section 163.370 F.S.

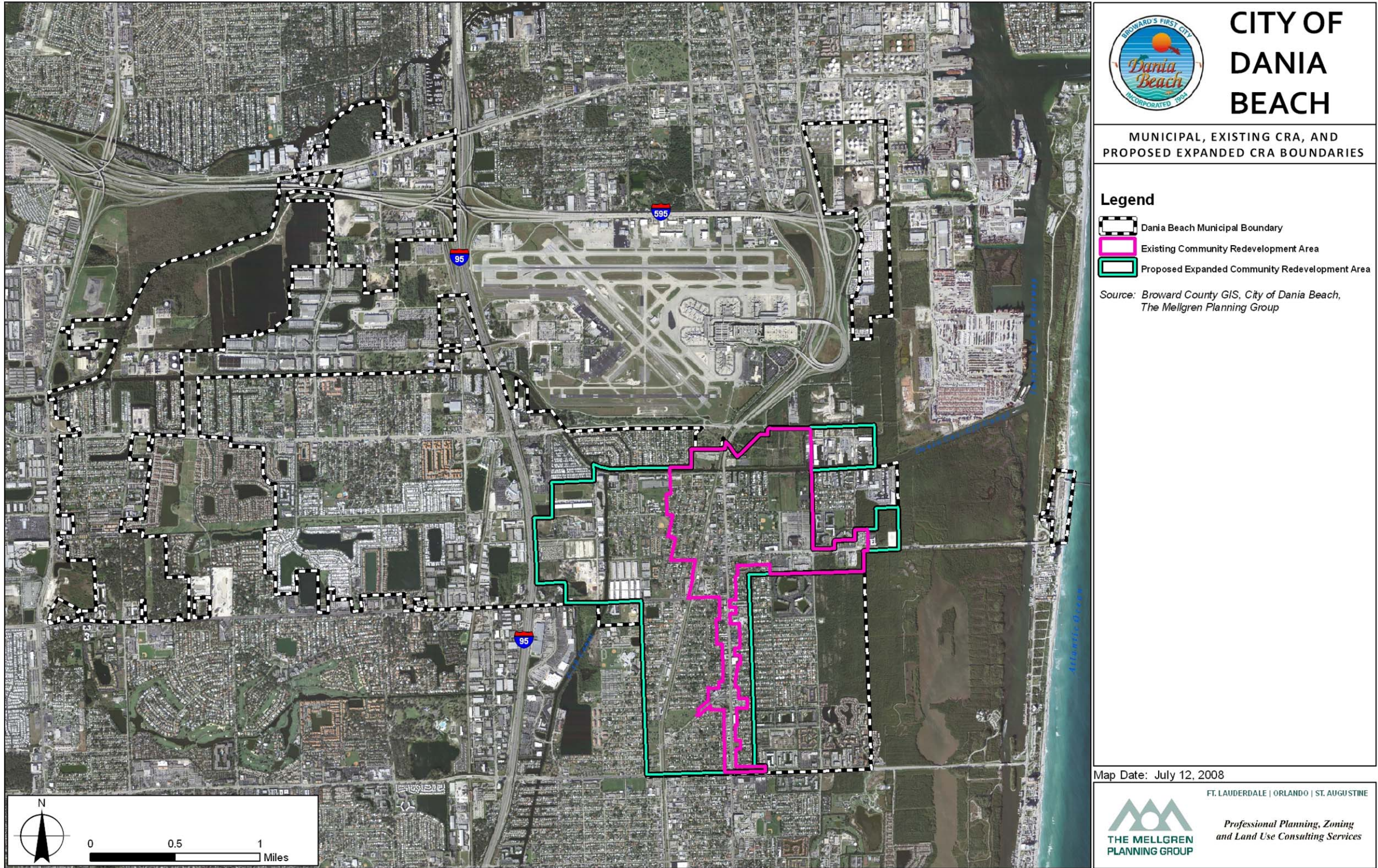
The enduring conditions of blight in the existing and expanded Community Redevelopment Area can only be corrected through a multifaceted and coordinated use of municipal powers. The expansion of the Community Redevelopment Area will allow Dania Beach to focus its efforts on its downtown core and surrounding neighborhoods and businesses that have fallen into blighted conditions over time. Improvements in these core areas will halt the spread of slum and blight and create an opportunity for redevelopment and reinvestment. The Community Redevelopment Area will allow the City to direct monies and efforts towards these areas through the guidance of a plan and an expanded list of funding sources. It will also allow the City to improve or demolish and remove structures which, for some time, have been impeding the area's ability to experience private redevelopment and reinvestment.

F. Description of the proposed redevelopment area and its immediately adjacent areas.**a. Boundaries**

The boundaries of the existing Community Redevelopment Area are proposed to be expanded towards the east and west to include a larger land area proximate to Federal Highway, areas of commercial and industrial development that have fallen into disrepair and are deteriorating, and neighborhoods west of Federal Highway that are in need of reinvigoration and reinvestment. The boundaries of the existing and proposed Community Redevelopment Areas are shown on Map 1, which follows the next page. In addition, the description of the Community Redevelopment Area boundaries, as expanded is as follows:

Commencing at the intersection of Sheridan Street and North 22nd Avenue, the Community Redevelopment Area boundary extends east along Sheridan Street to SE 3rd Avenue, then north to SE 15th Street, then west to SE 2nd Avenue, then north along SE 2nd Avenue to SE 1st Street, then east along SE 1st Street to the Dania Beach city limits, then north to Dania Beach Boulevard, then east along Dania Beach Boulevard to the Dania Beach city Limits, then north approximately 1,300 feet, then west approximately 680 feet, then south approximately 630 feet, then west to Gulfstream Road, then south approximately 315 feet, then west approximately 640 feet, then south to Dania Beach Boulevard, then west along Dania Beach Boulevard to NE 5th Avenue, then north along NE 5th Avenue to the Dania Beach cut-off canal, then east along the canal approximately 2,000 feet, then north approximately 1,285 feet to the Dania Beach city limits, then west along the city limits until reaching the single family homes located on NW 6th Avenue, then south to the Dania Beach cut-off canal, then west along the canal to North Bryan Road, then south approximately 510 feet, then west approximately 1,325 feet, then south approximately 1,100 feet, then west to I-95, then south along I-95 and continuing south along the I-95 ramp approximately 2,030 feet, then east 875 feet, then south to Stirling Road, then east along Stirling Road to North 22nd Avenue, then south along NE 22nd Avenue to the point of commencement.

Map 1 Existing and Proposed Community Redevelopment Areas



b. Existing Land Uses

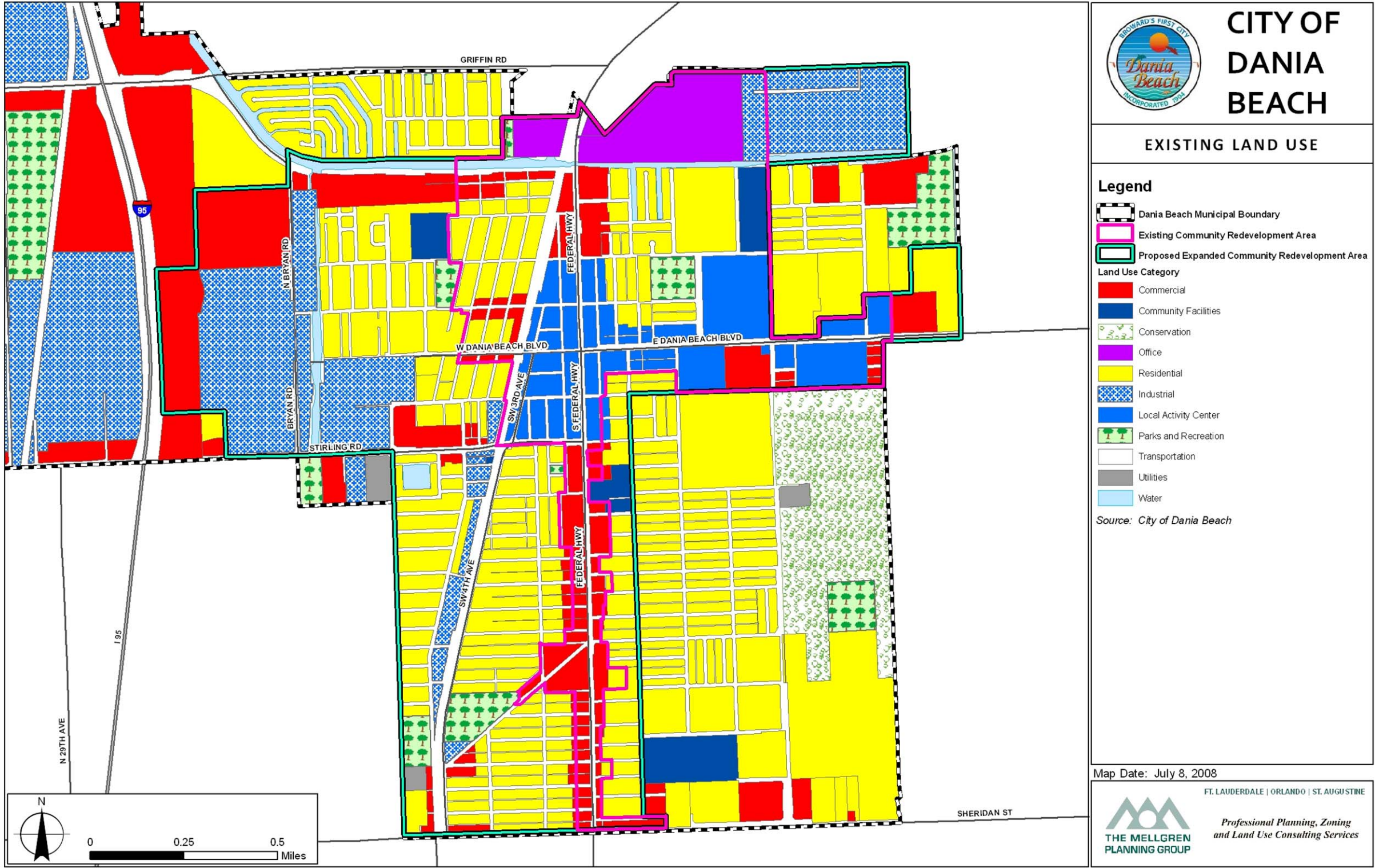
With the addition of the lands proposed for inclusion, nearly one-third of the existing land uses in the expanded Community Redevelopment Area are residential uses and almost all of the residential uses are located away from the City's main corridors and separated from the corridors by commercial uses. The intersection of Federal Highway and Dania Beach Boulevard is a major node within the Community Redevelopment Area and is surrounded by a mix of uses. Industrial uses are located on the periphery of the expanded Community Redevelopment Area boundaries, along the Florida East Coast Railway and in the western half of the expanded Community Redevelopment Area. There are a number of scattered park and community facilities land uses within the expanded Community Redevelopment Area. It is also important to note that roadways currently comprise 16.5 percent of the total land area in the expanded Community Redevelopment Area. The distribution of existing land uses within the expanded and existing Community Redevelopment Area is shown in Table 2 and depicted graphically on Map 2.

Table 2. Community Redevelopment Area Existing Land Uses

Existing Land Use	Existing CRA		Expanded CRA	
	Acreage	Percent of Total	Acreage	Percent of Total
Residential (all densities)	110.3	21%	419.6	31.1 %
Commercial	187.22	36%	302.3	22.5%
Industrial	14.35	3%	210.7	15.6%
Vacant w/ Office Designation	60.5	12%	60.5	4.5%
Parks & Recreation	10.03	2%	32.8	2.4%
Community Facilities	16.85	3%	31.3	2.3%
Utilities	0	0%	2.6	0.2%
Conservation	.24	0%	0.2	0.0%
Roadways	107.49	20%	223.0	16.5%
Water	18.02	3%	66.0	4.9%
Total	525	100	1349.1	100%

Source: The Mellgren Planning Group, June 2008

Map 2 Existing Land Uses



c. Future Land Uses

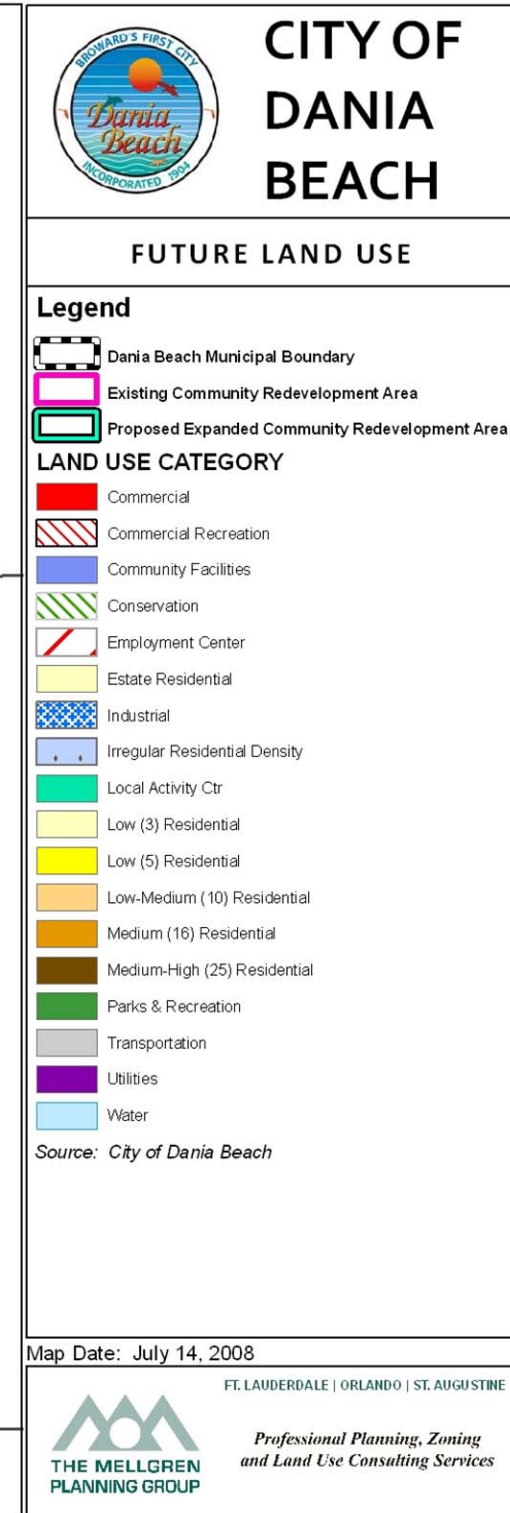
With the addition of the lands proposed for inclusion, there are a total of 16 separate future land use designations within the expanded Community Redevelopment Area. The most prevalent land use designation is Low-Medium (10) Residential, which makes up 25 percent of all land in the expanded Community Redevelopment Area. Following close behind are Industrial and Commercial future land uses, each of which comprise 15 percent of the land in the expanded Community Redevelopment Area. Aside from Transportation, the only other major future land use designation is Local Activity Center (LAC), which comprises 10 percent of all developable land in the expanded Community Redevelopment Area. Most of the LAC designated lands are included in the existing Community Redevelopment Area. A small portion of the southeastern LAC is being proposed for inclusion, which would result in the entire LAC area falling within the expanded Community Redevelopment Area. The LAC is designed to support a balanced mix of uses characterized by compact, pedestrian friendly design and neighborhood scale, and framed by architecture and landscape design appropriate to local history and ecology. As noted above, 16.5 percent of the total land in the expanded Community Redevelopment Area is designated as Transportation (roadways). Transportation and Water, which is 5 percent, are instrumental in shaping the future land use pattern in the expanded Community Redevelopment Area. The distribution of future land uses within the expanded and existing Community Redevelopment Area is shown in Table 3 and depicted graphically on Map 3, which are contained on the following 2 pages.

Table 3. Expanded Community Redevelopment Area Future Land Uses

Existing Land Use	Existing CRA		Expanded CRA	
	Acreage	Percent of Total	Acreage	Percent of Total
Low (5) Residential	10.7	20.4%	25.6	1.9 %
Low-Medium (10) Residential	85.3	16.24%	341.4	25.3%
Medium (16) Residential	0.1	0.02%	21	1.6%
Irregular (13) Residential	0.0	0.00%	2.2	0.2%
Irregular (15) Residential	0.4	0.08%	14.7	1.1%
Commercial	91.4	17.41%	206	15.3%
Industrial	9.7	1.85%	206.2	15.3%
Local Activity Center	120.4	22.93%	121.7	9%
Employment Center	60.5	11.52%	60.5	4.5%
Parks & Recreation	10.0	1.9%	32.8	2.4%

Existing Land Use	Existing CRA		Expanded CRA	
	Acreage	Percent of Total	Acreage	Percent of Total
Community Facilities	10.8	2.06%	25.3	1.8%
Utilities	0.0	0.0%	2.6	0.2%
Conservation	0.3	0.06%	0.2	0.0%
Roadways	107.5	20.47%	223.0	16.5%
Water	18.0	3.43%	66.0	4.9%
Total	525.1	100%	1349.1	100%

Source: The Mellgren Planning Group, 2008

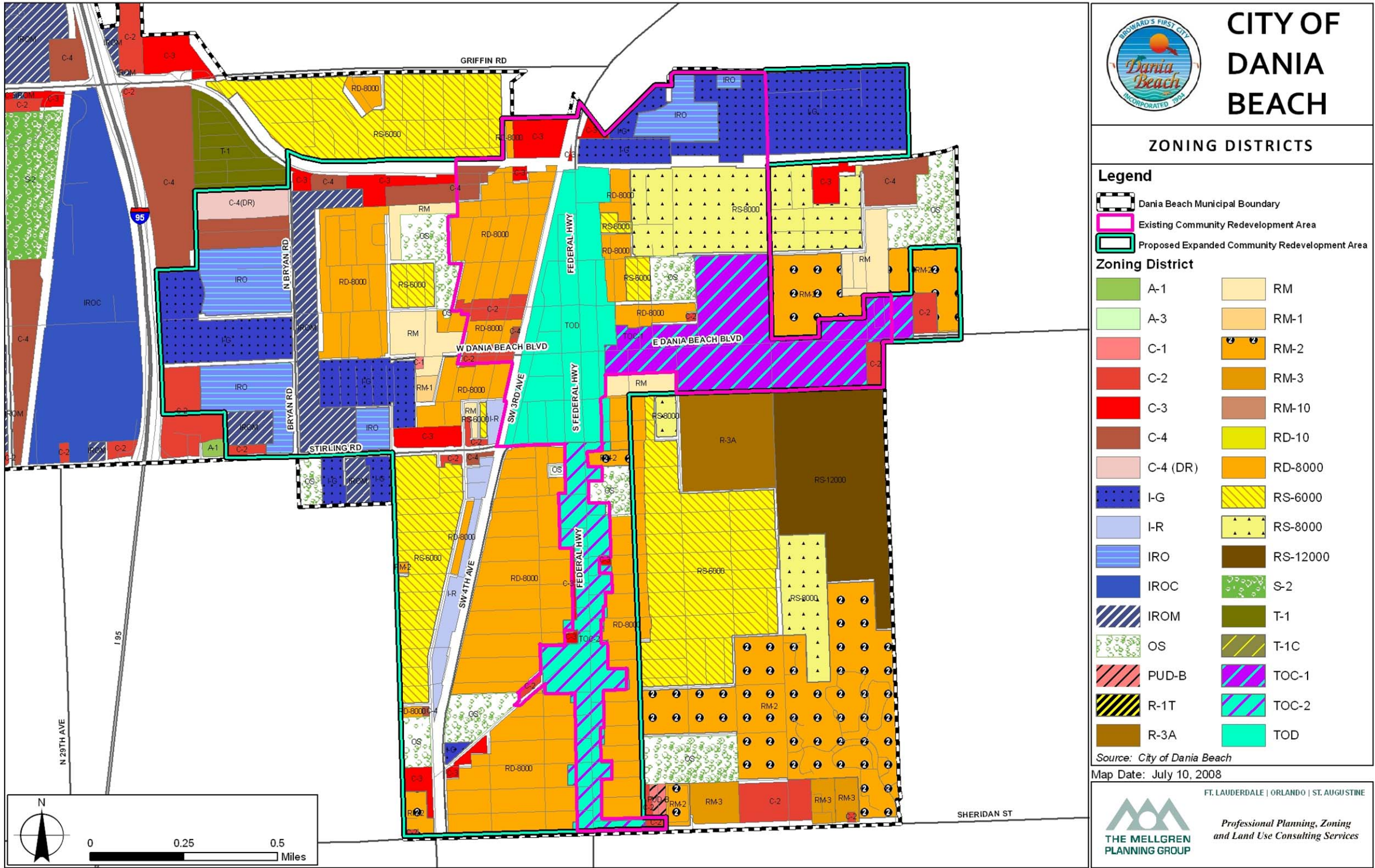


d. Zoning Districts

The City of Dania Beach maintains 32 separate zoning districts throughout the City. Within the expanded Community Redevelopment Area, there are 6 residential districts, 5 commercial districts, 4 industrial districts, 3 transit-oriented districts, and 1 open space district. The distribution of zoning districts within the expanded and existing Community Redevelopment Area is shown in Map 4 on the following page.

In the area to be added there is also a mix of zoning districts, including 5 residential districts, 4 commercial districts, one open space district and 4 industrial districts that allow for a mix of industrial and office uses. The largest portion of the area to be added is comprised of residential zoning and most is designated for single family. There is a significant amount of industrially zoned land, which is located primarily around the northern and western periphery and along the Florida East Coast Railway.

Map 4 Zoning Districts




e. Contaminated Sites/Brownfields

The existing Community Redevelopment Area contains 13 contaminated sites, primarily located along Federal Highway. The area proposed for inclusion in the expanded Community Redevelopment Area will add 8 sites for a total of 21 contaminated sites in the expanded Community Redevelopment Area. See Map 5 on the following page for the location of all contaminated sites within the existing and expanded Community Redevelopment Area. There are no designated brownfields within the existing or expanded Community Redevelopment Area.

Map of the Port of Dania area showing various businesses and landmarks. The map includes a north arrow and a scale bar from 0 to 0.5 miles. Key locations labeled include:

- MAC'S MILLIONS OF PARTS
- BROWARD LINEN SERVICES
- SYMONS CORP
- 10 ACRE SITE
- DANIA DISTRIBUTION CTR
- TITAN MARITIME INDUSTRIES
- CHEVRON #47271 FIL'S
- XPRESS GAS
- STANDARD GARRISON
- 40-44 NFH, LLC
- MOBIL 10436 #02-FNQ
- J & L FEED & SUPPLY
- ONE HOUR MARTINIZING
- FLO-MAR DRY CLEANERS
- CIRCLE K #1865
- TWIN MINI SHOP
- 7-ELEVEN #25643 DANIA
- MOBIL #10-092 GENE'S
- POWELL BROS. BARGE TRMNL
- PORT LAUDANIA




Major roads shown include I-95, Griffin Rd, Stirling Rd, and E Dania Beach Blvd.



CITY OF DANIA BEACH








CONTAMINATED SITES

Legend

-  Dania Beach Municipal Boundary
-  Existing Community Redevelopment Area
-  Proposed Expanded Community Redevelopment Area


Contaminated Sites

POLLUTANT

-  UNSPECIFIED
-  CHLORINATED
-  GASOLINE
-  MIXED PRODUCT
-  PETROLEUM
-  PHENOLS
-  UNKNOWN AMMONIA

Source: Broward County Environmental Protection Department, Pollution Prevention and Remediation Division.

Map Date: July 8, 2008



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*Professional Planning, Zoning
and Land Use Consulting Services*

G. Description of activities undertaken to discern/engage public interest in the Community Redevelopment Area.

Several studies and planning initiatives have previously taken place to revive and master plan the area. “*City of Dania Beach Downtown Community Redevelopment Plan*” 2004; “*City of Dania Beach, Urban Infill and Redevelopment Area Plan*”, March 2003; “*City of Dania Greenway Conceptual Plan*”, April 1998; “*Historic Preservation Plan for the City of Dania Beach*,” June 2000; “*Needs Assessment and Crime Prevention Through Environmental Design Study*,” September 2005; and “*Neighborhood Master Plan Workshop*”, 1999, represent activities that were undertaken to create and implement the existing Community Redevelopment Agency. Because the City has previously been through several initiatives to encourage redevelopment, it was critical to gain community trust and buy-in in the redevelopment effort for the proposed expansion of the City’s Community Redevelopment Area boundaries.

The input process included a number of meetings with stakeholders and residents. On June 3, 2008 the professional planning consulting team met with the Chamber of Commerce and the Executive Business Council separately. On June 6 and 7, the team conducted a visioning session with the residents of the City. Feedback from these three events was presented to the City Commission’s visioning session on June 11, 2008. The purpose of these three sessions was to identify commonalities among the visions of each of the three groups, the elected officials, the business community and the residents. Once these visions and core values were established, a team of experts, including the professional planning consulting team, landscape architects, traffic engineers, market analysts and financial analysts, went back to the community for a weekend long charrette on June 20, 21 and 22, which focused on the expanded Community Redevelopment Area. The purpose of this charrette was to identify the participants’ perception of their existing living and working conditions, where they envisioned redevelopment to occur and what kind of redevelopment they desired for their community. Three options were prepared by the residents, and were aggregated into a single ‘Synthesis Plan’ the third day. This area-wide plan will be refined and brought back to individual neighborhoods for further feedback from the residents. When this process is complete the master plan will be presented to the City Commission for its approval.

The public input process for the expansion of the Community Redevelopment Area was extensive and interactive. Grouping the stakeholders by areas of interest (business, residents and elected officials) ensured that the redevelopment master plan will be comprehensive and equitable. The City has made extensive efforts to reach out all concerned people, has put together a team of experts from varied fields to ensure that implementation of the redevelopment plan will be feasible. The City is committed to continuing its efforts to revive and energize its declining downtown and neighborhoods.

H. Description of the impact of Community Redevelopment Area on residents and businesses.

Residents that reside and businesses that operate inside or adjacent to the expanded Community Redevelopment Area will be positively affected by its designation. A

Community Redevelopment Area strengthens the City's ability to eliminate conditions of slum and blight that threaten the public's health, safety, and welfare. Changes brought about by expansion of the Community Redevelopment Area will improve the quality of life for residents and allow the community to project a more positive image. For businesses, the Community Redevelopment Area designation will create new opportunities to expand upon their existing business or increase sales and customer activity. Improving failing areas will also increase property values, strengthen the municipal tax base, and provide the City with the means to capitalize on its existing resources.

I. Description of public-private partnerships.

Dania Beach has a history of strong community involvement that is reflected in the number of public/private partnerships that have been forged in the past several years. These activities represent a commitment from a variety of corporate and industrial entities and government agencies working in concert.

Public/private partnerships can involve a range of activities from the funding of community or citywide initiatives to the involvement of citizens at a local meeting to craft a vision for their community. Nowhere is there a better example of a community's time, talent and treasure than when the citizens of a neighborhood, town or county come together to suggest what may occur in the future. Dania Beach has been the focus of many public/private partnerships during the past decade.

In 1998, Dania Beach was granted Main Street Florida status and this has lead to the development and revival of a number of programs that are intended to revitalize the Main Street corridor.

In that same year, the South Florida Water Management District prepared "Setting a Course Towards the Future", a project report funded by the Florida Coastal Management Program that was focused on the Dania Cut-Off Canal. The goal of this project was "to foster cooperation among the parties to develop locally acceptable solutions to problems confronting the canal's numerous jurisdictions and the property owners dependent upon the health and functioning of the canal and its environs".

The Children's Services Council of Broward County's Institute for Community Empowerment (ICE) conducted a neighborhood Master Plan Workshop in 1999 that again provided an opportunity for residents to develop future goals for the community.

In November 2000, Dania Beach Elementary School applied for and received a Broward Beautiful Grant to address the serious need to buffer the school from street noise and traffic flow and to reduce street visibility and the related distractions for the students. This project was completed with the help of the City of Dania Beach, the Department of Public Works, Myer's Landscaping, the American Maritime Officers, Dania Lions Club, Dania Beach Chamber of Commerce, Volunteer Broward and many volunteer in-kind donated work hours.

In late Fall of 2001, the Marine Master Plan was completed by the Urban Harbors Institute, Marine Industries Association of South Florida and the Florida Atlantic University (FAU) Joint Center for Environment and Urban Problems. Many recommendations were made with respect to the character of the City, the navigable waters within the City of Dania Beach, water-dependent commercial uses and the development potential of thirteen sites was identified for the City.

In 2002 the original City of Dania Beach Downtown Community Redevelopment Plan was prepared, which lead to the creation of the existing Community Redevelopment Area boundary. Later that Fall the residents undertook several meetings, walkthroughs, preparation of the City of Dania Beach Urban Infill and Redevelopment Area Plan, advisory meetings and community stakeholder meetings that formed the basis for the completed Urban Infill and Redevelopment Area Study.

In 2003, the Catanese Center at Florida Atlantic University prepared the Urban Infill and Redevelopment Area Plan for the City of Dania Beach. This was a very thorough study of the portion of Dania Beach that lies west of the existing Community Redevelopment Area. Many residents of Sun Garden Isles, College Gardens and Dania Beach Heights participated in neighborhood planning meetings (walkthroughs and brainstorming sessions), community advisory committee meetings, neighborhood association meetings, Commission meetings and one-on-one discussions with study area stakeholders.

Those commercial and retail public/private partnerships that involve the capital outlay from area businesses for specific projects within the Community Redevelopment Area will be on hold while the City of Dania Beach processes the modification of its redevelopment plan in order to ensure that resources and energies directed at newly defined priority projects within the Community Redevelopment Area will be optimized.

III. DEMOGRAPHIC AND ECONOMIC ANALYSIS

A. Description of deteriorated demographic and economic conditions including supporting data and photos.

The three neighborhoods comprising the largest portion of the proposed Community Redevelopment Area expansion exhibit clear and convincing evidence of deteriorated demographic and economic conditions. The area includes a mix of aging residential and a few new single family and duplex housing units. Commercial development suffers from deterioration, lacks adequate parking and often conflicts with adjacent residential development. Vacant lots that are overgrown and often serve as dumping grounds, and homes that are in need of major repair, exist throughout the Community Redevelopment Area. Deteriorated infrastructure, utility pole anchors located in walkways, unpaved roads and widespread deterioration of swales, which is generally caused by inadequate off-street parking, exist throughout. The area also exhibits a lack of consistent and well maintained street landscaping. Some of these conditions create an impediment to physically challenged residents of the area. There are homes that lack front steps, crowded and exposed water and electric meters, sagging electric overhead wiring and peeling paint. The public transportation bus stop is located below grade and between the sidewalk and the street with no access for handicapped individuals. A lack of maintenance in the area gives large portions of the community a blighted appearance.

These conditions are indicators of seriously deteriorated and stagnant demographic and economic conditions in the proposed Community Redevelopment Area expansion area, as indicated in Sections B, C, D and E, which follow. Extraordinarily high vacancy rates in the residential, office and retail markets; low rents as compared to the County and City; and, high poverty and unemployment rates are clearly borne out in the physical conditions of the area. These data are reinforced by extensive field survey results. Map 10 illustrates that the area that is proposed for inclusion in the expanded Community Redevelopment Area contains a substantial number (well in excess of 20 percent) of deteriorating structures and conditions which endanger life or property.



Figure 1: Overgrown and deteriorated site - unsanitary and unsafe conditions



Figure 2: Unpaved parking and pedestrian access



Figure 3: Unfinished infrastructure lacking swale and sidewalk maintenance



Figure 4: Deteriorating structure and site conditions – inadequate parking



Figure 5 : Inadequate off-street parking



Figure 6: Unsafe structural and infrastructure conditions – obstructions in walkway

B. Historical data on vacancy rates and rental rates for commercial and residential properties in the Community Redevelopment Area, the City and the County.

Residential Market

Broward County is ranked sixth in the nation for the highest percentage of homeowners spending 50 percent or more of their income on housing, with 21.5 percent of Broward's residents falling into that category. Currently, in the expanded Community Redevelopment Area housing market, 16.7 percent of the housing units in the market area are vacant. In 2000, 16.8 percent were vacant and in 1990, 19.2 percent were vacant. These data are shown in Table 4 on the following page. This apparent small decrease in vacant housing is actually a result of unsafe structures being demolished (vacant houses no longer exist), and the current numbers will be adversely affected by the continued downturn of the housing market in south Florida.

Table 4. Expanded Community Redevelopment Area Vacant Housing Units

	2008 Number / Percent of Total		2000 Number / Percent of Total		1990 Number / Percent of Total	
Existing CRA Vacant Housing Units	339	16.7%	329	17.5%	367	20.7%
Expanded CRA Vacant Housing Units	744	16.7%	704	16.8%	737	19.2%

Source: Census 2000, Integra Realty Resources, 2008

The downturn in the national housing market has been especially severe in Broward County. The 'total housing sales volume' in Broward County has declined by 22 percent through the end of 2007. Re-sale housing has declined 13.3 percent since the peak year of 2004. New single-family/town home sales closings accounted for only 9.9 percent of the total sales volume in 2007. New condominium/apartment sales closings accounted for only 13.8 of the total sales volume during the same period. Within the proposed expanded Community Redevelopment Area, in June 2008, there were only 48 active housing units listed with the Multiple Listing Service. (*Integra Realty Resources, 2008*).

Commercial Market

The Dania Beach expanded Community Redevelopment Area represented 0.4 percent of the office market share in Broward County for the first quarter of 2008. This small share of 252,200 leasable square feet is also the least expensive at \$13.50 per square foot. This rent is less than half the average in the County, which is \$27 per square foot and almost \$6 less than Dania Beach as a whole. Even with a rental rate that is almost less than half of rates charged in other communities, the expanded Community Redevelopment Area has a vacancy rate of 23 percent. This compares to a 10.9 percent vacancy rate in the City and a 9.4 percent rate in the County. Inadequate infrastructure and the visual appearance of the commercial corridors within the expanded Community Redevelopment Area contribute to this high vacancy rate. This is a depressed area. Vacancy rates of this level are a drain on the community because empty, unproductive, non-revenue contributing and underperforming, taxable sites cost more to maintain than what they produce. There is a domino effect that occurs in communities with vacant and under-utilized commercial space. The properties become less attractive to potential commercial tenants, vacancy rates increase, businesses move elsewhere and the result is a downward spiral of property distress. (*Integra Realty Resources, 2008*).

The retail market within the Dania Beach expanded Community Redevelopment Area has a total inventory of 908,809 square feet; 18 percent of which, or 163,586 square feet, is vacant. There are 928 businesses located within the expanded Community Redevelopment Area, which employ 6,679 citizens. Part of the expanded Community Redevelopment Area is located in one of the two Enterprise Zones in Dania Beach and could become a target for development in the future. The advantage of opening or

expanding a business in such an area is the variety of tax incentives that are part of Enterprise Zone development for both business owners and their employees. As evidenced by the vacancy rate, however, the positive impacts of the Enterprise Zones have yet to be realized in the proposed expanded area of the Community Redevelopment Area.

Retail in the expanded Community Redevelopment Area has an 18 percent vacancy rate as compared to 5.8 percent in the City and 4.2 percent in Broward County (*Integra Realty Resources, 2008*).

Industrial

The industrial space market share of Broward County that lies within the Dania Beach expanded Community Redevelopment Area is only 1.4 percent of the County total of 35,435,844 square feet. This represents 1,927,620 square feet. This category for both the expanded Community Redevelopment Area and the City of Dania Beach represents the only business category that has a higher rental rate than Broward County. The rental rate for industrial space is \$9.57 per square foot within the expanded Dania Beach Community Redevelopment Area, \$10.36 per square foot in the City of Dania Beach, and Broward County is the lowest with a fee of \$8.99 per square foot. The proposed expanded Community Redevelopment Area also has a current vacancy rate of 3.8 percent, while Dania Beach citywide has a 4.2 percent vacancy rate and the County has 5.7 percent of its industrial market space available for rent. Field observation, however, indicates that the data for higher rents in the proposed expanded Community Redevelopment Area are likely skewed by a single large new warehouse development north of Stirling Road and proximate to Interstate 95. This development is immediately adjacent to a much older and very deteriorated warehouse community that fronts directly onto Stirling Road. (*Integra Realty Resources, 2008, field observations by TMPG*)

C. Population density for the Community Redevelopment Area and for the municipality and the County.

The proposed expanded Community Redevelopment Area has a 2008 population of 9,415 and a land area of 1,349 acres which equates to a population density of approximately 7 residents per acre. In comparison, the City of Dania Beach, which has a population of 21,480 and contains 5,315 acres, has a population density of approximately 4 residents per acre. Finally, Broward County with a total land area of 1,220 square miles and a 2008 population of 1,820,376, has a population density of approximately 6.7 people per acre. (*Integra Realty Resources, U.S. Census*)

D. Conditions of overcrowding, unemployment, poverty, age of housing stock, affordability of housing, crime, economic distress, as compared to the City and County.

Overcrowding

The overcrowding that pervades in the area proposed for inclusion in the expanded Community Redevelopment Area represents an overcrowding of incompatible uses and a lack of space and buffering between these uses. With each transition in land use, there is potential for incompatibility. These incompatibilities can often be mitigated through

design or buffering requirements. As an example, a change from medium residential to low residential can cause incompatibilities in the size and scale of the structures as well as parking layout, impervious surface areas, and lighting. A well designed land use plan and zoning map will limit these occurrences and, through guidelines and regulations, mitigate any possible incompatibilities.

An analysis of the existing and future land uses and zoning districts in the area proposed for inclusion in the expanded Community Redevelopment Area demonstrates an overcrowding of different uses and districts. A number of parcels are surrounded by two or three different types of land uses and as many as four and five different zoning districts. This is the result of incremental changes over time with no overriding vision. As opposed to being integrated into a mixed use development supported by strict design guidelines, or simply laid out into common districts, the uses and districts in the expanded Community Redevelopment Area are so crowded that all the incompatibilities between them cannot be mitigated, which results in the decline and underutilization of many of the properties. In addition, the lack of logical transition from one use to another creates inconsistent neighborhood and commercial districts and prevents land owners from reinvesting in an area until the perceived state of flux has been resolved.

Unemployment

The percentage of those in the labor force (16 years and older) but unemployed is substantially higher in the expanded Community Redevelopment Area than in the City and County. In the current year, it is estimated that 9.9 percent of the labor force in the expanded Community Redevelopment Area is unemployed as compared to the City at 6.9 percent and the County at 6.6 percent (see Table 5). High unemployment rates in localized areas have been directly correlated with problems such as crime, over reliance on social welfare programs, reduced income, delinquent tax collections, and suppression of wages. Field analysis of the area reveals pockets of vagrancy, extensive graffiti, property abandonment and other signs associated with high levels of unemployment.

Table 5. Comparison of Unemployment Rates, 2008

2008 Civilian Population 16 + in Labor Force	Existing CRA Unemployed	Expanded CRA Unemployed	Dania Beach Unemployed	Broward County Unemployed
	9.3%	9.9%	6.9%	6.6%

Source: U.S. Census 2000, Integra Realty

Poverty

There are a number of indicators that can be used to identify areas of poverty and how extensive the problem has become. A primary indicator is household median income. In the expanded Community Redevelopment Area, the household median income for the current year is \$33,932, as compared to that of the City which is \$44,029 and the County which is \$55,541. With the addition of the area proposed for inclusion, the households in the expanded Community Redevelopment Area earn 23 percent less than the rest of the City and 39 percent less than the rest of the County (see Table 6).

Table 6. Comparison of Household Median Income, 2008

2008 Household Median Income	Existing CRA	Expanded CRA	Dania Beach	Broward County
	\$36,100	\$33,932	\$44,029	\$55,541

Source: U.S. Census 2000, Integra Realty

In addition, in the expanded Community Redevelopment Area, 39.9 percent of households make less than \$25,000 annually as compared to that of Broward County, in which 21 percent of households make \$25,000 or less (see Table 7).

Table 7. Comparison of Households Earning less than \$25,000 annually, 2008

Households earning less than \$25,000 annually	Existing CRA Number / Percent		Expanded CRA Number / Percent		Dania Beach Number / Percent		Broward County Number / Percent	
	635	37.7%	779	39.9%	2,770	29.1%	151,750	21.3%

Source: U.S. Census 2000, Integra Realty

Another poverty indicator is per capita income. Per capita income is a measurement of income spread across an estimated population. This statistic can shed light on situations where a household may have a higher than average household income but also a higher than average number of individuals living in that household. In the expanded Community Redevelopment Area, the per capita income in the current year is \$20,002 as compared to that of the City which is \$25,456 and the County which is \$29,818 (see Table 8). These data suggest that one or two wage earners of the household are supporting a large number of dependents in households in the expanded Community Redevelopment Area.

Table 8. Comparison of Per Capita Income, 2008

Existing CRA	Expanded CRA	Dania Beach	Broward County
\$21,561	\$20,002	\$25,456	\$29,818

Source: U.S. Census 2000, Integra Realty

Finally, the percentage of school aged children who receive free or reduced lunch is a reliable indicator of poverty in a community. In Broward County as a whole, 45.3 percent of elementary school students and 42.8 percent of middle school students receive free or reduced lunch. In comparison, the schools that serve the expanded Community Redevelopment Area have the following percentages of students on free or reduced lunch: Dania Elementary, 76 percent; Oakridge Elementary, 80 percent; Bethune Elementary, 88 percent; Collins Elementary, 94 Percent, Attucks Middle School, 70 percent; and, Olsen Middle, 67 percent. As these statistics show, schools serving the expanded Community Redevelopment Area have a much higher percentage of students receiving lunch subsidies, thereby documenting a higher rate of poverty in the study area.

Age of housing stock

The proposed expanded Community Redevelopment Area contains an estimated 4,155 housing units in the year 2000 (see Table 9). Of these, 75 percent were built prior to the year 1980 as compared to that of the County in which 59 percent of all housing units were built prior to 1980. The median year of construction of housing built in the expanded Community Redevelopment Area is 1971 as compared to the median year of construction of housing built in the County, which is 1977.

Table 9. Age of Housing Stock Comparison, 2000

Age of Housing Stock by percentage of total	Existing CRA	Expanded CRA	Dania Beach	Broward County
Total units	1,856	4,155	10,875	741,043
1999 to March 2000	2.3%	2.1%	1.3%	2.6%
1995 to 1998	4.4%	3.6%	7.1%	8.2%
1990 to 1994	4.6%	5.8%	6.5%	8.7%
1980 to 1989	14.8%	13.5%	18.2%	21.2%
1970 to 1979	30.7%	29.1%	30.4%	29.8%
1969 or earlier	43.3%	45.8%	36.6%	29.5%
Median Year	1972	1971	1974	1977

Source: U.S. Census 2000, Integra Realty

It is important to note that annexations in 2001 added an estimated 3576 dwelling units to the City. Annexations consisted of the addition of dwelling units in Chambers Estates (3556); Edgewater (803); Estates of Fort Lauderdale (1750); Ravenswood Estates (960); and Unincorporated Area (53). When combined with the total units estimated by the U.S. Census, the resulting housing unit count in the City of Dania Beach is 14,451.

Source: Broward County Planning Services Division, Broward-by-the-Numbers.

Affordability of housing

Housing affordability is defined as a housing cost that does not exceed 30 percent of a household's gross income. Housing costs considered include taxes, insurance and utility costs. When the monthly carrying costs of a home exceed 30 percent of household income, then the residents are considered cost burdened and the housing is considered unaffordable.

In the expanded Community Redevelopment Area, 40 percent of households earn less than \$25,000 annually. More than half of these households earn less than \$15,000 annually. Using the 30 percent of income rule, households that earn \$25,000 a year can afford a monthly payment of \$500 or less. A payment of \$500 allows a person to purchase a home which costs \$90,000 or less assuming that the borrower qualifies for a 30-year mortgage with an interest rate of 6 percent and is only required to make a down payment of \$5,000, or 5.5 percent of the purchase price. These favorable lending terms are not always available but are included in this discussion as a best case scenario. In an analysis of the current housing values in the Dania Beach Community Redevelopment

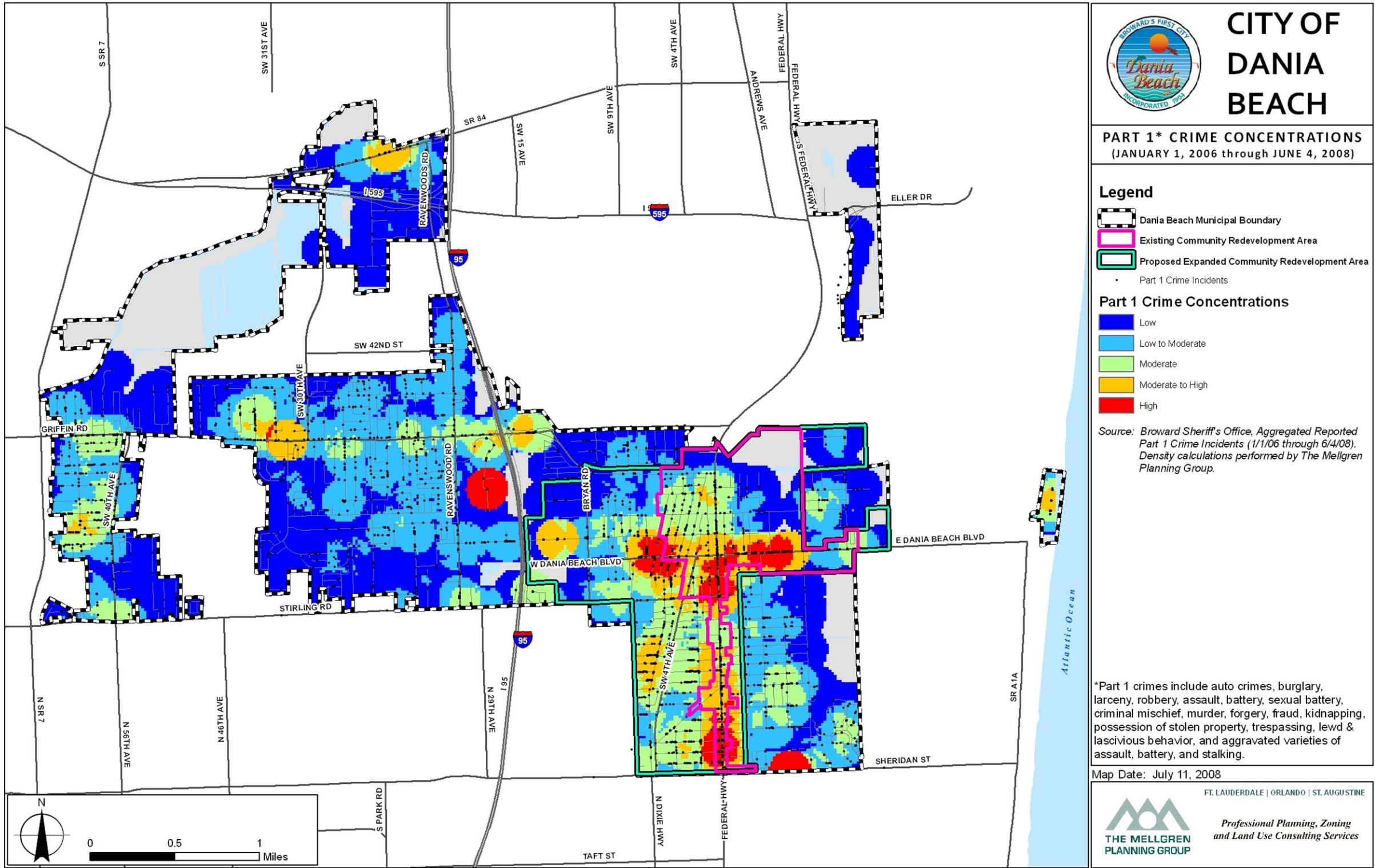
Area, an area generally recognized as one of the most affordable areas in the City and County, only 19 percent of homes are valued at less than 90,000. Not only does this not meet the affordable housing demand but many of the homes in this price range are in need of substantial rehabilitation and repair, indicating a need for greater household income for structure upgrading.

Crime

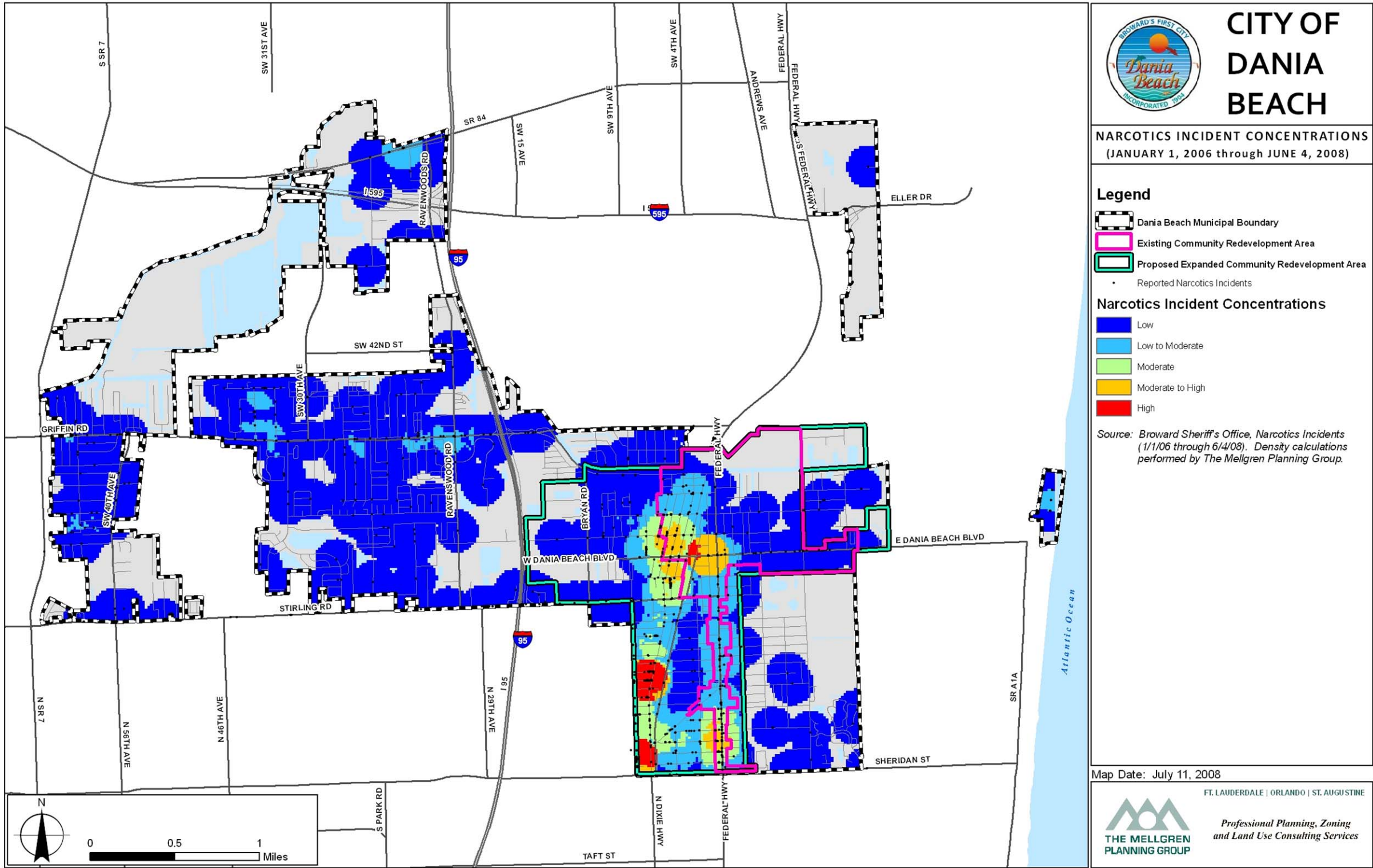
County maintained crime statistics are classified into two types: *narcotics* and *Part One* crimes. Part One crimes include auto crimes, burglary, larceny, robbery, sexual battery, and other crimes such as aggravated assault, battery, criminal mischief and trespassing. Narcotics are defined as any illegal drug or unlawfully possessing such a drug.

Within the expanded Community Redevelopment Area, there were a total of 3,481 documented crimes between January 1, 2006 and June 3, 2008. This equates to a ratio of 1,650 crimes per square mile as compared to the citywide rate of 809 crimes per square mile and a total of 6,718 crimes. Additionally, of all the crimes that occurred in the City between the two timeframes, 52 percent of them (3,481) occurred within the expanded Community Redevelopment Area despite the fact that the area comprises only 25 percent of the total land area in Dania Beach. This high incidence of crime adversely affects tourism and retail sales, discourages private property reinvestment, and weakens the sense of community in Dania Beach. See Maps 6 and 7 on the following pages for Part One Crime Concentrations and Narcotics Incident Concentrations within the City of Dania Beach.

Map 6 Part 1 Crime Concentrations



Map 7 Narcotics Incident Concentrations



Economic distress

According to the 1990 U.S. Census, 23.6 percent of all households in the expanded Community Redevelopment Area were below the poverty level. According to the 2000 U.S. Census, 21.5 percent of all households in the expanded Community Redevelopment Area were still below the poverty level. While a slight reduction between the 1990 U.S. Census and the 2000 U.S. Census did occur, the reduction in poverty was less than one percent over ten years or a net reduction of six (6) poverty stricken households. Further, this apparent *de minimus* reduction is likely attributable to displacement of poverty level households that occurred when unsafe or uninhabitable structures were demolished. This persistent state of poverty is an example of the economic distress that the expanded Community Redevelopment Area has been experiencing over the past two decades (see Table 10).

Table 10. Households in Expanded Community Redevelopment Area Below Poverty Level, 1990-2000

Households below the poverty level	1990 Number / Percent		2000 Number / Percent		Difference Number / Percent	
Existing CRA	229	20.9%	299	19.5%	70	30.6%
Expanded CRA	753	23.6%	747	21.5%	-6	-.008%

Source: U.S. Census 2000, Integra Realty

E. Population Size (Community Redevelopment Area compared to City and County)

The 2008 population of the expanded Community Redevelopment Area is estimated to be 9,415 as compared to 21,480 and 1,820,376 for the City of Dania Beach and Broward County, respectively. Between the years of 2000 and 2008, the population in the expanded Community Redevelopment Area has grown by 7.9 percent as compared to the City of Dania Beach which has grown by 7.1 percent and Broward County which has grown by 12.2 percent (see Table 11). Most of the population in the expanded Community Redevelopment Area is housed in the single family neighborhoods surrounding Federal Highway.

Table 11. Population Comparison, 2000-2008

Population Estimates	2000	2008	Percent Change
Existing CRA	3,821	4,203	9.9%
Expanded CRA	8,724	9,415	7.9%
Dania Beach	20,061	21,480	7.1%
Broward County	1,623,018	1,820,376	12.2%

Source: U.S. Census 2000, Integra Realty

IV. CONSTRUCTION AND INFRASTRUCTURE ANALYSIS

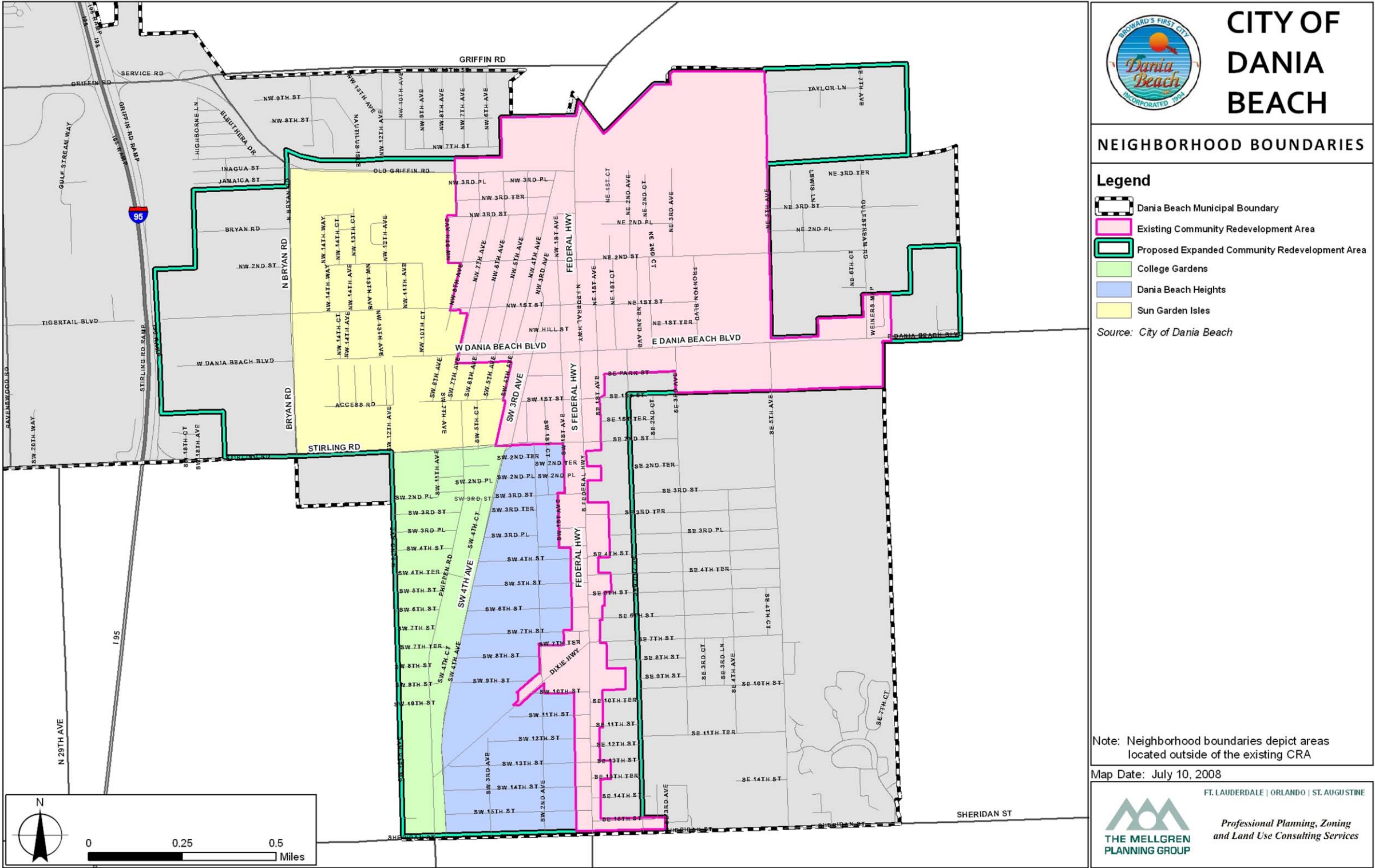
A. Description of physical deterioration including data and photos.

Detailed field observation clearly shows that the expanded Community Redevelopment Area exhibits extensive physical deterioration of residential and non-residential structures and sites. This is particularly true of the area to be added to the existing CRA. Likewise, aging and incomplete infrastructure provides a weak and inadequate framework upon which to improve community conditions. As noted in Section III A of this report, infrastructure deterioration includes broken sidewalks, obstructions in walkways, unpaved roads and widespread deterioration of swales, which is exacerbated by inadequate off-street parking. Inadequate and unsafe access for physically challenged people and substandard electrical and plumbing connections create safety hazards. Aging, dilapidated and obsolete housing conditions are prevalent and the area exhibits a general lack of consistent and well maintained street landscaping.

The residential areas of the proposed for inclusion in the expanded Community Redevelopment Area have several problems that call for a concentrated redevelopment plan. Structural deterioration, vacancy, absentee ownership and crime are typical conditions that exist throughout the area. Many units are substandard. Some are boarded up and abandoned, creating an attractive nuisance and further degrading the quality of life for the neighboring residents.

The residential component of the area to be included in the expanded Community Redevelopment Area boundary is comprised mostly of three neighborhoods: College Gardens, Dania Beach Heights, and Sun Garden Isles (see Map 8 on the following page for geographical limits of these neighborhoods). Additionally, a small amount of residential acreage east of the existing Community Redevelopment Area boundary to the south of SE Park Street is being proposed for inclusion in the expanded Community Redevelopment Area. The purpose for including this area is to provide enough land to achieve a liable size of land area for mixed-use or commercial redevelopment along Federal Highway, as was envisioned by the residents and business owners of the City of Dania Beach.

Map 8 Neighborhood Boundaries



All areas proposed for inclusion in the expanded Community Redevelopment Area were evaluated for external structural conditions through a field survey. Structures were evaluated for stairs, rails and porches; roofs, gutters, downspouts and chimneys; exterior surfaces; windows and doors; driveways; sidewalks; and landscaping. Sites were evaluated for occupancy, maintenance, off-street parking and general condition. Streets and alleys were evaluated for overall condition, street landscaping, swale conditions and width of right-of-way. The results of the field survey are summarized below.

College Gardens

College Gardens is bounded by the Florida East Coast (FEC) railway corridor to the east, N 22nd Avenue to the west, Stirling Road to the north and Sheridan Street to the south. The zoning designation for this neighborhood is RS-6000 Single Family. The purpose of this zoning district is to provide for use and occupancy of one-family dwelling units at low densities on 6,000 square-foot lots. According to the 2000 Census, the vacancy rate was 11 percent as compared to 9 percent from 1990. Approximately 57 percent of the units were renter occupied. Some units have been illegally converted from single family to multiple family residential units. The average household size, according to the 2000 Census, was 2.8 people per unit as compared to City's average of 2.19. The multi-family units lack adequate parking and are in dire need of maintenance and repairs. Fifteen total buildings were identified as buildings requiring major repairs or demolition, while there are multiple instances of boarded up windows on deteriorated and seemingly abandoned homes. Parking throughout the neighborhood is deficient. Vehicles were observed parked on grass, or illegally on the street. Lack of street landscaping or swale maintenance was noted. The neighborhood as a whole exhibits serious structural and infrastructure deterioration. Vagrancy was observed on multiple occasions in areas where commercial uses abut residential areas. The following photographs from the survey illustrate the conditions described above.



Figure 7: Vacant lots poorly maintained



Figure 8: Abandoned, boarded-up house



Figure 9: Deteriorating structure, lack of maintenance



Figure 10: Multi-family units



Figure 11: Multi-family with boarded windows



Figure 12: Vacant lots



Figure 13: No landscaping, lack of site maintenance



Figure 14: Debris pile – unsanitary and unsafe conditions



Figure 15: Lack of maintenance



Figure 16: Deteriorating multi-family structure with inadequate parking and landscaping



Figure 17: Aging, dilapidated structure, unsafe site conditions



Figure 18: Vacant unit with boarded windows

Dania Beach Heights and the area east of Federal Highway

The Dania Beach Heights neighborhood is bounded by the FEC right-of-way on the west, Sheridan Street on the south, Stirling Road on the north and US 1 to the east. The zoning designation for this neighborhood is RD-8000. The purpose of this district is to provide for use and occupancy of one- and two-family units at low moderate densities on 8,000 square-foot lots. The 2000 Census indicated that 23 percent of units were vacant, 37 percent were owner occupied and 40 percent were renter occupied. Residential properties that front on Stirling Road and Sheridan Street, or are adjacent to properties that front on these corridors, abut commercial parcels and often have inadequate buffering from the non-residential uses. There is poor maintenance and upkeep of these properties. Unsanitary and unsafe conditions were observed in alleys, including fence damage, debris piles and areas of overgrown vegetation. Inadequate or unsafe infrastructure observed include an incomplete sidewalk system, poor swale conditions, inadequate street landscaping and maintenance and lack of sanitary sewer service. Typical of the proposed expanded area, illegal street and swale parking is a problem due to inadequate parcel size.

East of Federal Highway

The residential area that is proposed for expansion of the southeastern portion of the Community Redevelopment Area is bounded by SE Park Street on the north, SE 2nd Avenue on the east, Sheridan Street on the south and the eastern boundary of the existing Community Redevelopment Area boundary on the west. It contains 69.65 acres. The area is separated from Dania Beach Heights by Federal Highway and the existing southern portion of the Community Redevelopment Area, and is similar in character to Dania Beach Heights. It contains deteriorated structures and exhibits the typical characteristics of an area that serves as a transition between active commercial and single family residential areas. There is a marked difference between the homes in this area and those immediately across SE 2nd Avenue. Most of the homes in this area are single family units. The most prevalent aspects of deterioration in this area are infrastructure related. The most notable conditions are deteriorated swales, and poorly maintained street landscaping.

The photographs on the following page are from the survey and illustrate the conditions described above.



Figure 19: Fallen fences



Figure 20: Unpaved driveways



Figure 21: Boarded up windows

Sun Garden Isles

Sun Garden Isles is bounded by the Dania Cut-Off Canal on the north, Stirling Road on the south, Bryan Road on the west and the existing western Community Redevelopment Area boundary on the east, which generally follows NW 9th and 8th Avenues from N to S. The zoning designation for Sun Garden Isles varies. Most residential properties are zoned RD-8000 (two-family residential), RS-6000 (single family residential), RM (multi-family residential) and RM-1 (multi-family residential). According to the 2000 Census, the vacancy rate was 11 percent. Twenty nine percent of the units were owner occupied and 60 percent were renter occupied. The high percentage of rental properties indicates absentee ownership, which results in an increase of poor property maintenance and overall disinvestment in the area.

The majority of this neighborhood contains old and dilapidated structures that would not be economically feasible to reconstruct or rehabilitate. Abandoned structures were also prevalent. There are a large number of vacant parcels in this area, many of which are poorly maintained and contain debris. Infrastructure deficiencies include inadequate

street and swale landscaping and maintenance, parking, discontinuous pedestrian access and street flooding. Electrical and plumbing connections to older structures are exposed, posing safety hazards.



Figure 22: Junk and debris on vacant parcel – unsanitary and unsafe conditions



Figure 23: Boarded house



Figure 24: Abandoned, dilapidated structures



Figure 25: Inadequate off-street parking, deferred maintenance



Figure 26: Boarded house



Figure 27: Lack of property maintenance

Commercial and Industrial

There are three primary areas of commercial and industrial development that proposed for inclusion in the proposed expanded Community Redevelopment Area boundaries. These include the area west of the C-10 canal between Old Griffin Road and Stirling Road (Bryan Road Industrial Area); the area east of the existing Community Redevelopment Area boundary and south of Griffin Road and Taylor Road (Northeast Industrial Area); and, the area immediately north of Dania Beach Boulevard and east of the existing Community Redevelopment Area boundary (Dania Beach Boulevard Commercial Area). In addition to these, there are a number of commercial or industrial areas that lie immediately adjacent to the existing Community Redevelopment Area boundaries or to residential areas that are being proposed for inclusion in the expanded Community Redevelopment Area. The most notable of these are the industrial area along Old Griffin Road and the commercial/industrial area along Stirling Road.

Conditions in these areas include vacancy, poor site layout, inadequate parking and deteriorated or missing infrastructure. Severe instances of structural deterioration were observed on a number of sites. A description of the individual commercial and industrial areas is included below, and photographs of these areas follow the descriptions.

Bryan Road Industrial Area

This area is bounded by Interstate Highway 95 to the west, the C-10 canal to the east, Jamaica Street to the north and Stirling Road to the south. It is immediately west of the Sun Garden Isles residential area that is proposed for inclusion in the expanded Community Redevelopment Area boundaries. It contains approximately 186 acres. It is zoned C-4, IRO and IG, commercial and industrial. The area contains Boomers Amusement Park, two medium sized office complexes, a number of abandoned warehouses, and a large amount of unimproved, undeveloped land that is severely encumbered by powerlines. This area is poorly maintained and blighted. Graffiti and vandalism are prevalent. Additionally, much of the area is undeveloped and is poorly drained.

Northeast Industrial Area

This area is located immediately east of the existing Community Redevelopment Area boundary south of Griffin and Taylor Roads. It extends southward to the Dania Cut-Off Canal and its eastern boundary is coterminous with the eastern property line of the Broward Yachts site. It contains approximately 60 acres. The area contains a number of marine related industrial sites along the canal, some warehousing and partially developed, underutilized sites that act as staging areas or open storage. A large portion of the area is undeveloped and overgrown with a mix of native and exotic vegetation. The City's future land use map has the entire area designated as Industrial and the zoning for the property is IROC, which is designed to accommodate industrial development.

Dania Beach Boulevard Commercial Area

This area is located on the north side of Dania Beach Boulevard immediately east of the existing Community Redevelopment Area boundaries and west of West Lake Park. It contains approximately 25 acres. A portion of the property is designated Commercial on the City's future land use plan map and has a zoning of C-2, which is designed to accommodate commercial development. The balance of the site has a future land use designation of Irregular Residential Density and is zoned RM-2. There is an existing motel on the commercial portion, and there is a recently prepared building site east of the motel. The balance of the property is undeveloped and contains a mix of native and exotic vegetation.

Old Griffin Road

The industrial area that fronts on the south side of Old Griffin Road is immediately adjacent to the Sun Garden Isles residential area that is proposed for inclusion in the expanded Community Redevelopment Area. It extends from the eastern boundary of the existing Community Redevelopment Area to Bryan Road and contains a mix of vacant lots, aging and deteriorated warehousing, a junk yard and some marine related dry storage uses. The vacant areas are unkempt and there is a lack of paved parking at some of the warehousing sites. Immediately north of the area, the public land that lies between Old Griffin Road and the Dania Cut-Off Canal shows some limited signs of public investment (landscaping), but the vehicular area is rutted and shows signs of heavy use.

Stirling Road

The proposed expanded Community Redevelopment Area includes a section of mixed commercial and industrial development along the north side of Stirling Road from Bryan Road to the FEC tracks. The area is adjacent to the Sun Garden Isles residential area, which lies immediately to the north, and it is north of the College Gardens area, which abuts it from the south. Much of the warehousing and store frontage in this area are deteriorated. Poor site layout, inadequate parking and lack of property maintenance were observed in the commercial areas closer to the FEC tracks at Phippens-Waiters Road.



Figure 28: Abandoned structure, vandalized



Figure 29: Graffiti



Figure 30: Vacant parcels, not maintained, fallen fences



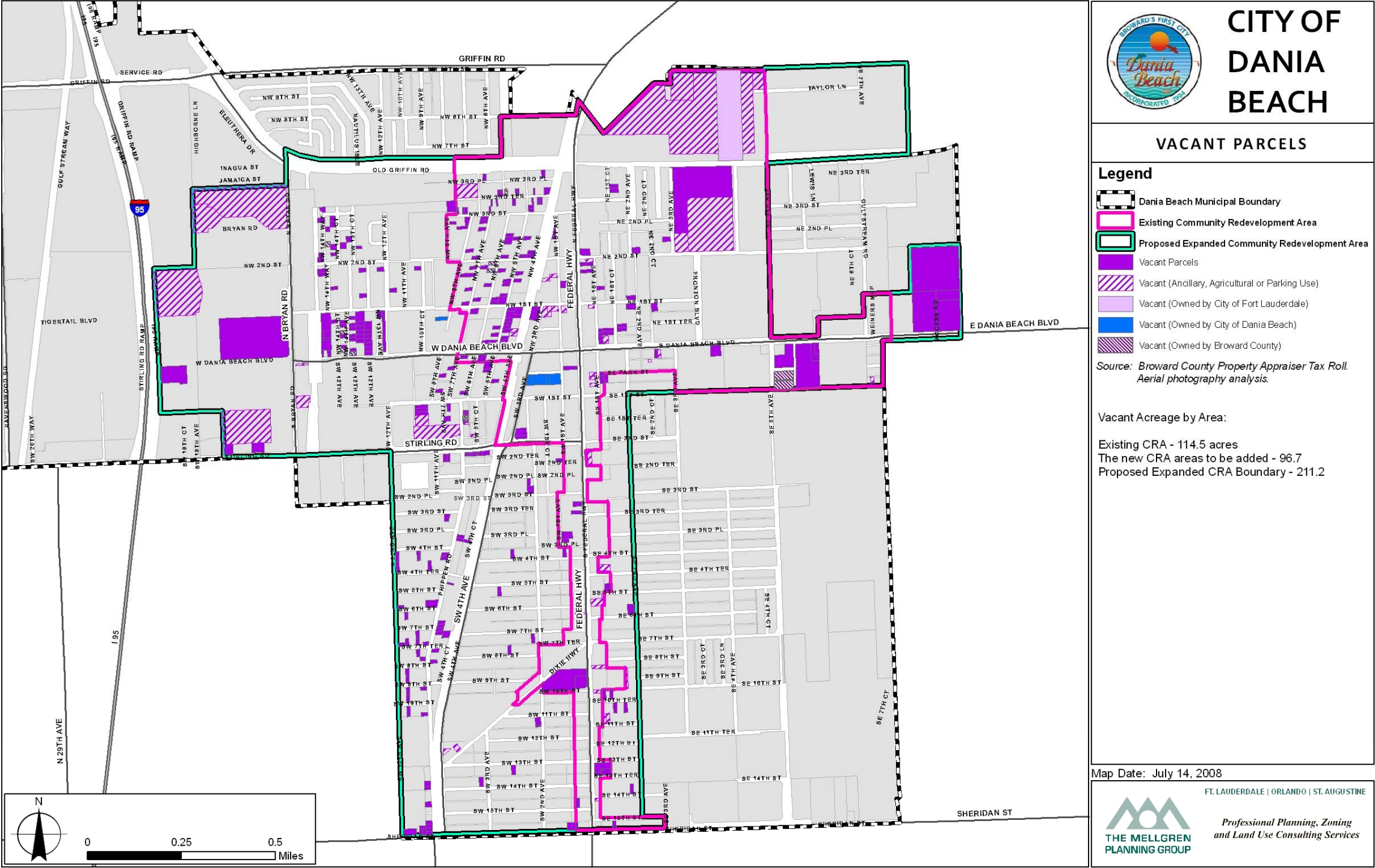
Figure 31: Vehicles parked on sidewalks



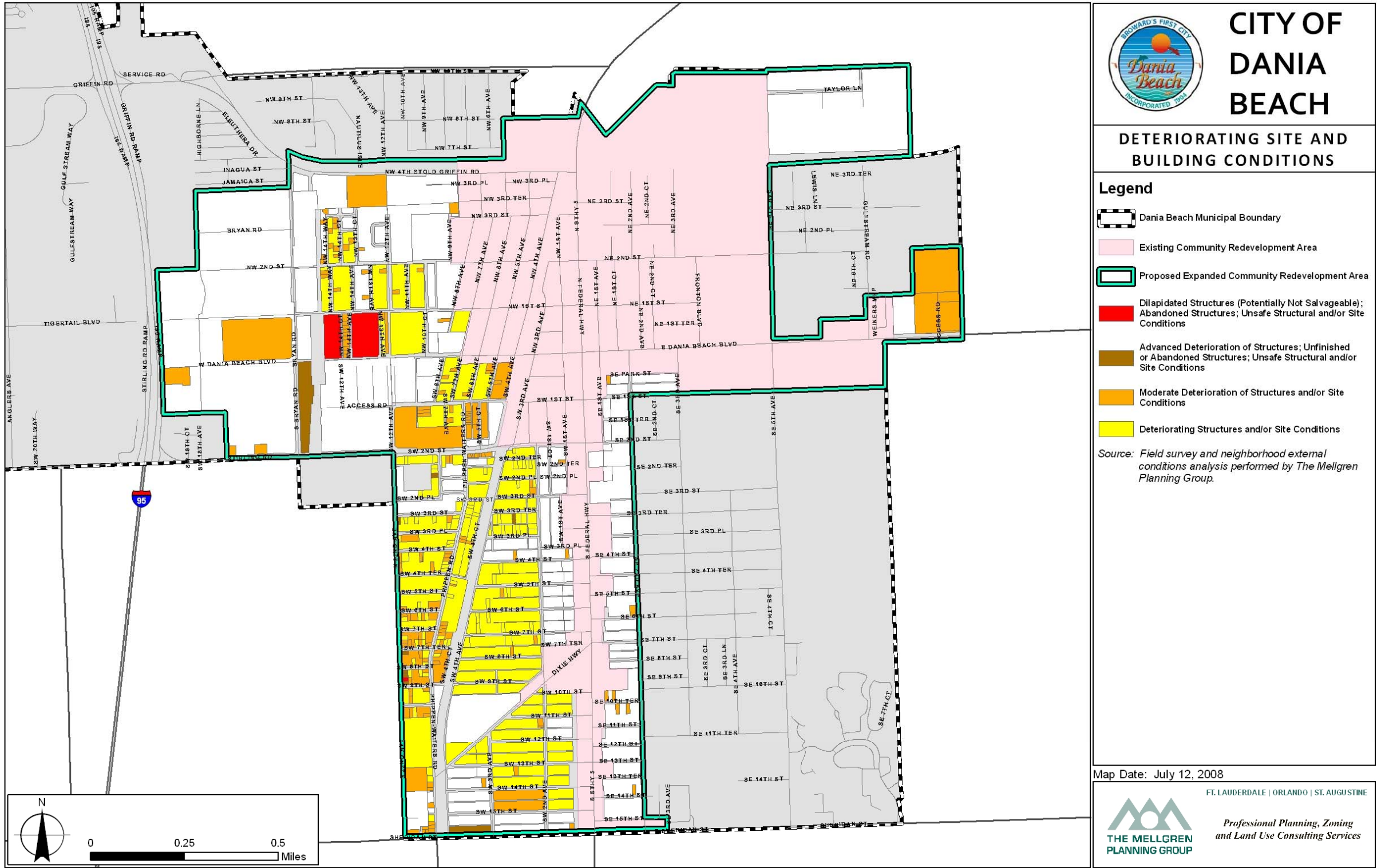
Figure 32: Deteriorating industrial property

Maps 9 and 10, contained on the following pages, illustrate vacancy and deteriorated building and site conditions for all areas discussed above. Map 10 illustrates the extent and specific locations of deteriorating structural and site conditions. In the area proposed for inclusion in the Community Redevelopment Area 36.6 percent of the area exhibits site and structural deterioration which endanger life or property. When this area is combined with the existing Community Redevelopment Area, the expanded CRA exhibits 22.7 percent site and structural deterioration.

Map 9 Vacant Parcels Location



Map 10 Deteriorating Site and Building Conditions



B. Description of existing infrastructure and planned infrastructure improvements (including those aside from Community Redevelopment Area projects) for drainage, roads, water and sewer utilities, street lights, and parks.

A number of infrastructure improvements were identified in the original Community Redevelopment Area plan drafted in 2004. It is unclear, at this time, which improvements were funded and constructed by the City and which remain to be built or are no longer needed. As was noted in the plan, the City of Dania Beach Water Distribution System within the Community Redevelopment Area, in particular, consisted of old galvanized iron, asbestos, concrete, PVC and ductile iron pipelines. Sections of the water distribution system exceeded sixty years of age, which is beyond the standard for a typical useful life. The major problem area within the Community Redevelopment Area was said to be the Federal Highway corridor, where the existing 6-inch water main is insufficient to address future needs. Given the growth expected along this corridor, a thorough analysis of existing and planned infrastructure improvements will be incorporated as part of the expanded Community Redevelopment Area plan that will be completed.

C. Description of existing plans (including those aside from Community Redevelopment Area projects) for housing, commercial and industrial site improvements.

The expanded Community Redevelopment Area in Dania Beach has a number of major projects under construction and others, although none are funded by the CRA, that are moving through the approval review process. The City has partnered with Habitat for Humanity to build 12 single family homes, which are currently under construction. The commitment from the City to provide housing for those underserved residents is part of the City's New Century Mission Statement to "improve the quality of life for its citizens".

Dania Beach Boulevard will be the site of a 9-apartment condominium project; a 292 room hotel with 15,000 square feet of commercial, and The Modello, a 288 unit residential project. Each of these is in various stages of approval. Bank Atlantic has completed its 8,000 square foot facility equipped with drive-through banking service on the outparcel at the Publix Shopping Center. Boyd Gaming, which has achieved great success in Atlantic City, is undertaking the 325,000 square foot renovation and development of the Dania Jai Alai Fronton.

The American Marine Officers Association has received approval for the development of approximately 20,000 square feet of office space on North Federal Highway. South Federal Highway will be the site of Lucky's, a 6-story, 81 room hotel which is awaiting approval of its site plan. A third busy location in Dania Beach is Bryan Road, which is home to 2 large projects that have been approved by the Dania Beach City Commission. The Broward International Commerce Center and the Bryan Road Office Warehouse will each contain 200,000 square feet of office and warehouse space.

D. Description and quantification of the impact that the Community Redevelopment Area will have on lot size, faulty street layout, poor parking, and other physical conditions.

The Community Redevelopment Agency will establish a renewed opportunity to bring about beneficial change in the communities of Dania Beach through the proposed expansion of existing boundaries. The inclusion of parcels east and west of Federal Highway will allow larger tracts of land to be assembled for commercial and mixed use redevelopment, and the expansion of borders into existing commercial and industrial areas will allow the Community Redevelopment Area to address a number of private businesses that are contributing to the deterioration and decline of the surrounding community. With each parcel that can be redeveloped, an opportunity will be created to bring the parcel up to current standards including standards for parking, street layout, and accessibility.

An important component of the expanded Community Redevelopment Area plan will be a neighborhood level planning effort that includes master planning many of the neighborhoods and surrounding commercial and industrial districts. This will allow for more targeted public facility improvements and the creation of well defined districts based on commonality and functional relationships. At the same time, historic structures and important community landmarks can be preserved and even highlighted in the plan. The creation of a master plan will also have the added benefit of improving predictability and lowering risk for the private development community. This is important because many of the current issues are, in part, caused by a lack of available private and public funds.

V. FISCAL IMPACT ANALYSIS

A. Provide data on assessed values and taxable values over the three year period preceding this study for the redevelopment area, the municipality and the County.

Table 12. Assessed Value Analysis, 2006-2008

Year	Existing CRA (\$ millions)	Expanded CRA (\$ millions)	City of Dania Beach (\$ millions)	Broward County (\$ millions)
2005	\$225	\$579	\$2,637	\$151,855
2006	\$347	\$814	\$2,884	\$173,503
2007	\$307	\$770	\$3,291	\$197,007
2008	\$268	\$664	\$3,324	\$200,015

Source: Broward County Property Appraiser's Office Tax Roll (as of June 23, 2008).

Calculations performed by The Mellgren Planning Group.

Note: Expanded Community Redevelopment Area values include existing Community Redevelopment Area data.

Table 13. Taxable Value Analysis, 2006-2008

Year	Existing CRA (\$ millions)	Expanded CRA (\$ millions)	City of Dania Beach (\$ millions)	Broward County (\$ millions)
2005	\$191	\$498	\$2,145	\$129,166
2006	\$228	\$609	\$2,477	\$147,400
2007	\$262	\$701	\$2,826	\$166,797
2008	\$259	\$621	\$3,030	\$179,976

Source: Broward County Property Appraiser's Office Tax Roll (as of June 23, 2008).

Calculations performed by The Mellgren Planning Group.

Note: Expanded Community Redevelopment Area values include existing Community Redevelopment Area data.

The existing Community Redevelopment Area and the area proposed for inclusion in the expanded CRA boundaries compare poorly to the City and the County in terms of assessed and taxable value of real property in the period 2005 to 2008. In both cases the values for the CRA and CRA expansion area increased during the middle portion of the period but then experienced a decline at the end. The City of Dania Beach and Broward

County on the other hand, experienced significant increases in both assessed value and taxable value throughout the same period.

Table 12 illustrates the trend for assessed values for the three year period preceding this study. From 2005 to 2006 assessed values in the existing CRA rose by 54.2 percent, but then declined by 22.8 percent from 2006 to 2008. As a result, 2008 assessed values in the existing CRA are 19.1 percent higher than they were in 2005. The expanded CRA experienced a similar trend. Assessed values increased by 40.6 percent from 2005 to 2006 and then fell by 18.4 percent from 2006 to 2008. The resulting assessed values in the expanded CRA are currently 14.6 percent higher than they were in 2005. It is reasonable to expect that this downward trend will continue into the coming year given the current economy in South Florida. By comparison the trends for assessed values in both the City and the County have increased from 2005 to 2008 with no sign of abating. The City of Dania Beach experienced a 26.1 percent increase during this period and Broward County's values increased by 31.7 percent.

Analysis of taxable values in the same areas for the same period (Table 13) confirms similar trends. In the Existing CRA taxable values are currently 35.6 percent higher than they were in 2005 after experiencing an increase in 2006 and 2007 and a decline from 2007 to 2008. In the expanded CRA taxable values moved upward from 2005 through 2007 and then declined. Current values in the expanded CRA are 24.7 percent higher than they were in 2005. Taxable value declined by 11.4 percent in this area from 2007 to 2008 however, and it is not expected to increase in the foreseeable future. Trends for taxable values in the City and County provide a stark comparison. Values in the City and County have been steadily rising during the same period and in both cases have increased by 41.3 percent and 39.3 percent respectively.

While some overall increases are shown in the case of both assessed value and taxable value in the existing and expanded CRA during the period 2005 to 2008, they compare poorly to the City and County increases. It is also worthy of note that 2005 and 2006 values are reflective of a strong real estate market, a condition that has changed dramatically in the past year and a half. It is notable that the weakening of the market is clearly reflected in the assessed and taxable values in the existing and expanded CRA areas, but City and County values continue on a constant upward trend irrespective of market conditions.

B. Provide data on the number of tax-exempt properties and types of exemptions.

Types of Total Exemptions

The total number of tax folio numbers listed on the Broward County Property Appraiser tax roll located within the area proposed for inclusion in the Community Redevelopment Area is 2,209. Approximately 3.9 percent of these (87 in total) are designated tax exempt. Of these 87 tax exempt properties, the largest tax exempt categories are Municipal (24 percent), Churches (21 percent), Broward County use (14 percent) and Miscellaneous (12 percent). The remainder of exemption categories are for flood control

and drainage districts, total and permanent disability, lodges, charitable organizations, the Broward County School Board, and common areas.

Ownership of Total Exempted Property

Ownership of the tax exempt properties is largely by government (52 percent). These are the City of Dania Beach (24 properties), Broward County (16 properties), and other miscellaneous government (5 properties). The next largest ownership group (18 properties) is religious institutions (21 percent).

Homestead and Widows/Veterans/Disability Exemptions

Partial exemptions also exist as seen in the amount and number of properties with single- and double-homestead exemptions. Of the 2,209 total tax folio numbers, 1,804 are residential uses (82 percent). 755 of the 1,804 (42 percent) residential properties receive at least one homestead exemption, while 659 of those 755 receive a second homestead exemption. In summary, 659 properties, or 37 percent of residential properties within the proposed expanded areas receive double homestead exemptions. The total dollar value in all homestead exemptions within the proposed expanded Community Redevelopment Area is just over \$33 million.

Widows/Veterans/Disability (WVD) exemptions are given to 120 residential properties (7 percent). Seventy eight percent of all WVD exemptions are for Widow/Widowers (94 properties). The remainder of WVD exemptions are distributed as follows: Disability (13 percent), Veterans (5 percent), others (3 percent). The total dollar value of Widows/Veterans/Disability exemptions within the proposed expanded Community Redevelopment Area is \$93,500.

C. Describe how slum and blight have contributed to a decline in the tax base and how a Community Redevelopment Area can reverse the decline.

Broward County Property Appraiser's office determines the value of property based on the market demand in the area, condition of the property and a comparison price of similar properties in the area. The conditions of slum and blight as documented in the expanded Community Redevelopment Area reduce market demand for property in the area for a variety of reasons, regardless of whether the land is utilized for commercial, industrial, or residential development. As a result, the conditions of slum and blight over time lead to a decline in the tax base. Expanding the existing Community Redevelopment Area will allow an area that is deteriorating to be improved. Unsafe and blighted structures can be demolished under the authority of a Community Development Area and replaced with new structures that meet current building codes and standards. The expanded Community Redevelopment Area will also allow substandard sized parcels to be aggregated and improvements to be made in a coordinated, predictable manner that will encourage reinvestment and redevelopment.

D. Compare amount of taxable value in the redevelopment area to that of the municipality.

The expanded Community Redevelopment Area is expected to comprise between 20 and 25 percent of the total taxable value of the City. As properties are redeveloped and the tax base is improved, it is anticipated that this percentage will increase significantly. This is to be expected as the expanded Community Redevelopment Area includes the City's downtown core and its major commercial corridor.

VI. CONCLUSIONS AND RECOMMENDATIONS

This Finding of Necessity Study meets the requirements of Chapter 163, Part III, F.S. and the Broward County Charter Rule Requirements for Establishing Community Redevelopment Agencies for a finding of slum and blight conditions. In addition both the area proposed for inclusion in the Community Redevelopment Area and the expanded CRA meet and exceed the criteria for a finding of “blight” or “blighted area”, as defined in the statutes and Broward County Resolution 1999-1398, Section 18.86. Over 36 percent of the areas that are being proposed for inclusion within the expanded Community Redevelopment Area exhibit site and structural conditions which endanger life or property. When those areas are combined with the existing Community Redevelopment Area the expanded CRA contains blight conditions in 22.7 percent of its area.

This study clearly and undisputedly demonstrates the persistent conditions of blight that exist in the proposed expanded Community Redevelopment Area. The proposed expansion area is a logical extension of the existing Community Redevelopment Area that will provide the City with a more meaningful basis for a redevelopment master plan than currently exists.

It is recommended that the Dania Beach City Commission adopt this Finding of Necessity Study and submit it to Broward County with an application for expansion of the Community Redevelopment Area boundaries as described in this study.