

City of Dania Beach
Community Redevelopment Agency

Prepared by:
Office of the Executive Director
100 W. Dania Beach Blvd.
Dania Beach, FL 33004
Phone (954) 924-6800 x3732
Fax (954) 921-2604
www.ci.dania-beach.fl.us

Annual Report

For the Year Ending
September 30, 2011



DANIA BEACH
COMMUNITY REDEVELOPMENT AGENCY

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

Dania Beach CRA - 2011 Annual Report

Transmittal Letter

Date: March 31, 2012

Ladies and Gentlemen:

Presented herein is the 2011 Annual Report for the Dania Beach Community Redevelopment Agency ("CRA").

The CRA's 2011 Annual Report covers the period from October 1, 2010, through September 30, 2011, and includes the following information:

- ✓ general background information regarding the CRA;
- ✓ historical/current economic and financial data regarding the CRA, including taxable property values, incremental taxable property values, tax-base segmentation, etc.; and
- ✓ financial statement for the fiscal year ending September 30, 2011.

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

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 (2011 Update)	14
Financial Statements.....	17

Dania Beach CRA - 2011 Annual Report
Executive Team

CRA Board of Commissioners



Chair
Patricia A. Flury



Board Member
C.K. "Mac" McElyea



Board Member
Anne Castro



Board Member
Walter Duke



Vice Chair
Bobbie H. Grace

CRA Executive Director

Jeremy Earle, ASLA, AICP

The CRA

Background

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

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

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

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

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

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

Funding Source

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

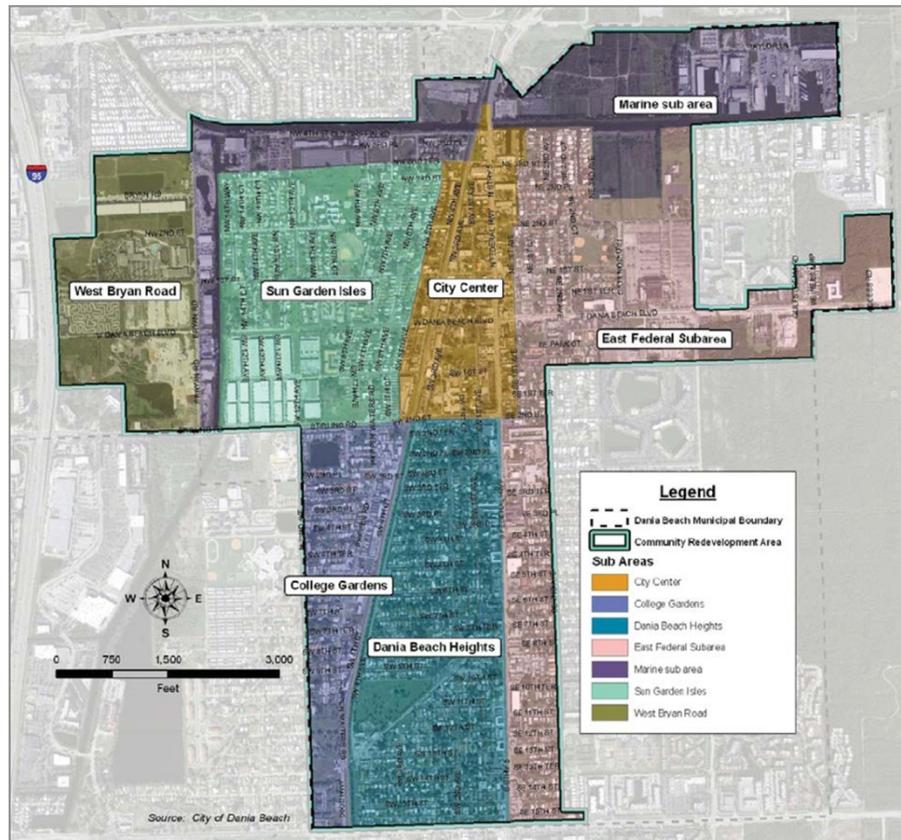
county tax increment financing. The Redevelopment Capital Program is established by County Resolution No. 2004-76.

The City entered into an interlocal agreement with the County to borrow an amount up to \$6,345,866 for eligible projects in the Redevelopment Capital Program. To date, the City has drawn-down approximately \$5.3 million for various redevelopment projects including the City's new 4-level parking garage and associated equipment (e.g. security and gate arm systems). The loan is held to conditions requiring the City to complete the project within five years of the first draw and to demonstrate a net increase in the tax base of the Community Redevelopment Area. If the conditions are met the note will be forgiven using a predetermined schedule. If the conditions are not met the note will be payable to the County over a fifteen-year period commencing at the end of the initial five-year interest-free period with interest at the Municipal Market Data (MMD) "A" revenue bond rate in effect at the time repayment begins.

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

Redevelopment Area and Boundary Map

The CRA comprises approximately 1,349 acres.



Historical Data

Historical Taxable Property Values

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

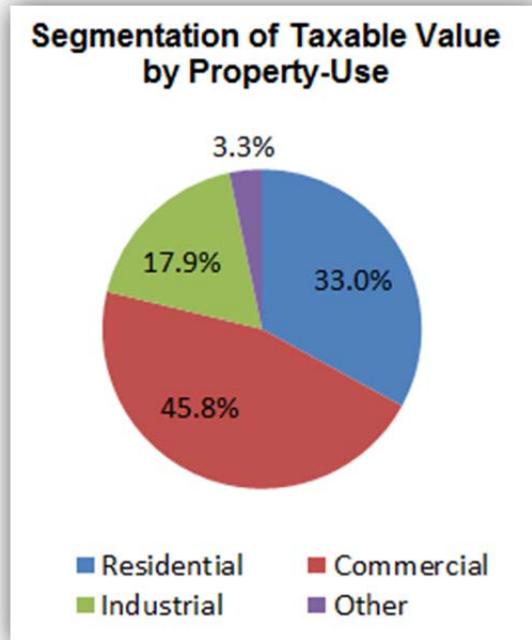
Historical Taxable Property Values						
Tax Roll Year	Fiscal Year	<i>A</i>		<i>B</i>		<i>= A - B</i>
		Final Gross Taxable Value	% Increase over prior year	Base Year Taxable Value	Incremental Taxable Value	% Increase over prior year
2010	2011	561,178,990	-15.0%	555,988,910	5,190,080	-95.0%
2009	2010	659,988,350	124.5%	555,988,910	103,999,440	-14.2%
2008	2009	293,947,520	-5.7%	172,715,440	121,232,080	-12.9%
2007	2008	311,851,920	17.1%	172,715,440	139,136,480	48.8%
2006	2007	266,213,480	14.2%	172,715,440	93,498,040	54.7%
2005	2006	233,137,690		172,715,440	60,422,250	

CRA Boundaries were expanded in FY 2010.

Segmentation of Tax-Base

The segmentation of taxable values within the CRA by property-use type highlights a tax-base primarily composed of Commercial and Residential properties (representing 46% and 33% 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.



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

CC (City Center)

General Characteristics

aging buildings

incompatible uses

general unplanned appearance

high concentration of contaminated sites

poor property maintenance

significant amount of vacant land (City-owned)

inadequate street and swale landscaping and maintenance

inadequate parking

discontinuous pedestrian access, often interrupted by vehicular use

bisected by FEC Rail corridor

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. In addition, based on current plans the existing land upon which City Hall sits will be utilized for a mixed use complex which includes City Hall, residential, retail and commercial; allowing this would aid in increasing the tax base in the downtown area. 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, Stirling Road to the north and Sheridan Street to the south.

Zoning

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

General Characteristics

vacancy rate of 11%

renter occupancy rate of 57%

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

multi-family units lack adequate parking

general need for maintenance and repairs

parking throughout the neighborhood is deficient

lack of street landscaping or swale maintenance

structural and infrastructure deterioration

vagrancy

inadequate public park land

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

Dania Beach Heights Sub Area

Location

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

Zoning

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

General Characteristics

vacancy rate of 23%

renter occupancy rate of 40%

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

inadequate parking

general need for maintenance and repairs

parking throughout the neighborhood is deficient

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. A significant issue in the redevelopment of this area is the need to provide adequate buffering between the residential and commercial development that occurs along Federal Highway. Residential Office uses were approved in FY 2011 by the City Commission as recommended in the CRA Redevelopment Plan for the Stirling Road and Sheridan Street corridors. The existence of alleys in the neighborhood presents the opportunity to alleviate the parking, but alleys need to be improved to eliminate unsanitary conditions and create a safer environment. Physical improvements to SW 2nd Avenue have been approved by the CRA Board.

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

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

General Characteristics

mix of owner-occupied and rental

inadequate street and swale landscaping 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 City Center uses and residential will be necessary. Second will be the development of an urban village north of Dania Beach Boulevard at the east side of the 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), MA (Marine), RD 8000 (two-family residential), C-3 (Commercial).

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, Stirling Road on the south, Bryan Road on the west and the existing western Community Redevelopment Area boundary on the east.

Zoning

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

General Characteristics

vacancy rate of 11%

renter occupancy rate of 60%

overall disinvestment in the area

absentee ownership

poor property maintenance – unsafe conditions

vacant lots and abandoned structures

crime

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.

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 Stirling Road and on the west by Interstate Highway 95.

Zoning

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

General Characteristics

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

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 (2011 Update)

From the Executive Director

For the fourth straight year in a row, this Agency has successfully undertaken significant projects that will serve the long term interests of this City and its residents. Because of these efforts the CRA and the City have received numerous awards and recognition from organizations throughout Broward County and the State of Florida.

Below are a few of the highlights of some of the things that we have been able to accomplish over the past year. This list is by no means comprehensive of all that we have done but it helps to remind us that all of our hard work and planning are now producing measurable results.

- We started and completed a major construction project with our beautiful new entry cul-de-sac that serves to connect the new Paul DeMaio Library to the new municipal parking garage.
- We continued to aggressively, market and promote our community in 2011. A major feature of this effort was the creation of our new CRA website, associated marketing materials, newsletter, and a new logo for the City/CRA. For all of these efforts the CRA won the prestigious Roy F. Kenzie award in Marketing and Communications from the Florida Redevelopment Association.
- We continued our major push for economic development within our City by not only hiring a highly experienced Economic Development Manager in Ana Zeinieh, but also beginning our City's first major economic development plan, which should be completed within the next few months.
- At the request of our local business owners, we started an informal Merchant Association, which allows our business community to interact directly with CRA and City staff in order to address their concerns and answer any questions.
- We started a very successful outreach program called Neighborhood Ambassadors, which served to bring the residents and business owners of the City together in an informal atmosphere to socialize, reconnect or get to know each other for the first time.
- We started construction on Phase I of an ambitious US-1 Landscaping Project, which will help redefine the way that people see the City of Dania Beach. This project was requested over three years ago by residents and business owners who wanted to see major improvement along the US-1 corridor by the addition of new lush subtropical landscaping.
- Pursuant to the CRA Redevelopment Plan, we have started streetscaping projects in College Gardens and Dania Beach Heights. We have selected the contractor for another streetscaping project in Sun Garden Isles; that project should be starting shortly as well.
- We were able to successfully negotiate the addition of approximately 26 new solar powered bus shelters and benches from Broward County. These will be placed along the busiest routes within the CRA and are currently being permitted. In addition, these solar powered shelters are completely in line with the CRA goals of sustainability and livability.

- We have completed the installation of a new gate arm system for the parking garage. This system will allow the City of Dania Beach to receive revenue from the parking garage that can be used for maintenance and other purposes.
- We were able to successfully negotiate the inclusion of Dania Beach into Broward County's new bike sharing program along with their partner B-Cycle. This was a major coup for us because it means that Dania Beach will be a part of Broward County's \$350,000 grant program for the B-Cycle stations, and will be one of only six initial cities to be a part of the program.
- We continued to work closely with the Chamber of Commerce on our Marketing Plan efforts and promotion of our CRA Incentives to local businesses. We also attended a Business Outreach Workshop which was held in conjunction with the City of Hollywood and other municipalities.
- Over the course of 2011, we worked very hard to reach out to the business community in order to provide them with the tools and assistance that they needed to improve their businesses. Over the course of the year, the CRA's incentive programs began to gain some traction; to date we have approved over \$80,000 of Merchant Assistance Grant funds to six local businesses, and have approved almost \$30,000 in Façade Improvement funding as well.
- Under the leadership of the CRA the City of Dania Beach approved an expedited permitting process that will help to attract new businesses and development to our community.

As you can see, we continue to work hard, and have made every effort to use CRA funds in ways that eliminate blight, enhance our tax base and promote our great city. As stated earlier, I am very pleased to say that we are now an award winning Agency, which has garnered the respect of fellow agencies throughout the State of Florida. We have been able to do this because the CRA Redevelopment Plan creates a very clear vision of where we want to go and what we want to become as a community.

There is still a lot of work ahead of us as we look towards 2012 and beyond. Redevelopment itself is never an easy thing to accomplish; pair that with the fact that we are doing all of this in the worst economy since the Great Depression and it should become evident that many of the changes that we desire to see happen, will bear their greatest fruit in the long term. This CRA is financially sound and prepared to take on any challenge.

Dania Beach CRA - 2011 Annual Report

Financial Statements

This CRA Annual Report for the fiscal year ending September 30, 2011, has been prepared in accordance with F.S. § 163.356(3)(c).

- F.S. § 163.356(3)(c)

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

- F.S. § 163.387(8)

Within the context of Financial Reporting, the Dania Beach Community Redevelopment Agency (“CRA”) is reported as part of the primary government and is included in the City’s Comprehensive Annual Financial Report (“CAFR”). The CAFR is currently under its annual independent audit review and will be issued within State mandated timelines. Once issued, copies of the CAFR can be obtained electronically from the City’s website at: <http://www.ci.dania-beach.fl.us/index.aspx?nid=217>

CITY OF DANIA BEACH, FLORIDA
BALANCE SHEET-UNAUDITED
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2011

	Community Redevelopment Agency
ASSETS	
Cash, cash equivalents and investments	\$ 2,607,083
Total assets	<u>\$ 2,607,083</u>
LIABILITIES AND FUND BALANCES	
Liabilities:	
Accounts payable and accrued liabilities	\$ 59,804
Due to other funds	350,000
Total liabilities	<u>409,804</u>
Fund balances:	
Unassigned:	
Community Redevelopment Agency	<u>2,197,279</u>
Total fund balances	<u>2,197,279</u>
Total liabilities and fund balances	<u>\$ 2,607,083</u>

CITY OF DANIA BEACH, FLORIDA

STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES - UNAUDITED

GOVERNMENTAL FUNDS

FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2011

	Community Redevelopment Agency
REVENUES	
Interest earnings	\$ 2,592
Total revenues	<u>2,592</u>
EXPENDITURES	
Current:	
Community Redevelopment	960,381
Total expenditures	<u>960,381</u>
Excess (deficiency) of revenues over (under) expenditures	<u>(957,789)</u>
OTHER FINANCING SOURCES (USES)	
Transfers in	822,150
Total other financing sources (uses)	<u>822,150</u>
Net change in fund balances	(135,639)
Fund balances—beginning	<u>2,332,918</u>
Fund balances—ending	<u>\$ 2,197,279</u>



DANIA BEACH

COMMUNITY REDEVELOPMENT AGENCY