

City of Dania Beach  
Community Redevelopment Agency

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# Financing and Implementation Plan (2012-2016)

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**DANIA BEACH**  
**COMMUNITY REDEVELOPMENT AGENCY**

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

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# Dania Beach Community Redevelopment Agency

## Financing and Implementation Plan

### Summary Statement by Project <sup>(1)</sup>

	Total	Preliminary FY 2012	Forecasted FY 2013	Forecasted FY 2014	Forecasted FY 2015	Forecasted FY 2016
<b>Source (Revenue)</b>						
<b>Carryforward</b>						
Carryforward of FY 2011 Project Appropriations	\$ 1,850,000	\$ 1,850,000				
<b>Total Estimated Carryforward Balances</b>	<b>\$ 1,850,000</b>	<b>\$ 1,850,000</b>				
<b>Revenues</b>						
<b>Tax Increment Revenue (TIR) Allocation</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Intergovernmental Funding</b>						
Broward County:						
Other (unencumbered)	\$ 1,450,000	700,000	300,000	150,000	150,000	150,000
City of Dania Beach:						
Contribution in-lieu of TIR (general)	\$ 3,844,855	768,971	768,971	768,971	768,971	768,971
Contribution in-lieu of TIR (cost allocation plan)	\$ 1,362,747	261,867	267,100	272,440	277,890	283,450
<b>Miscellaneous</b>	\$ -	-	-	-	-	-
<b>Total Forecasted Revenues</b>	<b>\$ 6,657,602</b>	<b>\$ 1,730,838</b>	<b>\$ 1,336,071</b>	<b>\$ 1,191,411</b>	<b>\$ 1,196,861</b>	<b>\$ 1,202,421</b>
<b>Total Sources</b>	<b>\$ 8,507,602</b>	<b>\$ 3,580,838</b>	<b>\$ 1,336,071</b>	<b>\$ 1,191,411</b>	<b>\$ 1,196,861</b>	<b>\$ 1,202,421</b>
<b>Use (Expenditures)</b>						
<b>Expenditures</b>						
<b>Operations</b>						
Dedicated Personnel Allocation (3 full-time positions)	\$ 1,715,521	\$ 310,471	\$ 325,990	\$ 342,290	\$ 359,400	\$ 377,370
City Cost Allocation Plan (transfer to General Fund)	\$ 1,362,747	261,867	267,100	272,440	277,890	283,450
Miscellaneous Operating Expense	\$ 1,084,950	208,500	212,670	216,910	221,230	225,640
<i>Subtotal - Operations</i>	<b>\$ 4,163,218</b>	<b>\$ 780,838</b>	<b>\$ 805,760</b>	<b>\$ 831,640</b>	<b>\$ 858,520</b>	<b>\$ 886,460</b>
<b>Sub Area Initiatives</b>						
Streetscape Enhancements	\$ 425,000	\$ 425,000	\$ -	\$ -	\$ -	\$ -
Broward County Funding	\$ 700,000	700,000	-	-	-	-
Infrastructure Improvements	\$ 150,000	150,000	-	-	-	-
Housing and Neighborhood Stabilization	\$ 760,000	760,000	-	-	-	-
Redevelopment Initiatives/Business Development	\$ 740,000	290,000	150,000	100,000	100,000	100,000
Parks and Open Space	\$ 110,000	110,000	-	-	-	-
Community Oriented Policing	\$ 31,000	31,000	-	-	-	-
Consultants, Professional/Design Services, etc.	\$ 349,000	149,000	50,000	50,000	50,000	50,000
Marketing and Public Relations	\$ 285,000	60,000	75,000	50,000	50,000	50,000
Other	\$ 150,000	75,000	75,000	-	-	-
<i>Subtotal - Sub Area Initiatives</i>	<b>\$ 3,700,000</b>	<b>\$ 2,750,000</b>	<b>\$ 350,000</b>	<b>\$ 200,000</b>	<b>\$ 200,000</b>	<b>\$ 200,000</b>
<b>Total Forecasted Expenditures</b>	<b>\$ 7,863,218</b>	<b>\$ 3,530,838</b>	<b>\$ 1,155,760</b>	<b>\$ 1,031,640</b>	<b>\$ 1,058,520</b>	<b>\$ 1,086,460</b>
<b>Reserve</b>						
Redevelopment Project Contingency	\$ 644,384	\$ 50,000	\$ 180,311	\$ 159,771	\$ 138,341	\$ 115,961
<b>Total Forecasted Reserves</b>	<b>\$ 644,384</b>	<b>\$ 50,000</b>	<b>\$ 180,311</b>	<b>\$ 159,771</b>	<b>\$ 138,341</b>	<b>\$ 115,961</b>
<b>Total Uses</b>	<b>\$ 8,507,602</b>	<b>\$ 3,580,838</b>	<b>\$ 1,336,071</b>	<b>\$ 1,191,411</b>	<b>\$ 1,196,861</b>	<b>\$ 1,202,421</b>
<b>Surplus/(Deficit)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

**Notes:**

(1) Readers should refer to the Supporting Schedules for detailed information involving miscellaneous operating expenditure forecasts and Source & Use Statements for each Sub Area that specify the individual projects and associated funding sources.



# Dania Beach Community Redevelopment Agency

## Financing and Implementation Plan

### Summary Statement by Sub Area <sup>(1)</sup>

	Total	Preliminary FY 2012	Forecasted FY 2013	Forecasted FY 2014	Forecasted FY 2015	Forecasted FY 2016
<b>Source (Revenue)</b>						
<b>Carryforward</b>						
Carryforward of FY 2011 Project Appropriations	\$ 1,850,000	\$ 1,850,000				
<b>Total Estimated Carryforward Balances</b>	<b>\$ 1,850,000</b>	<b>\$ 1,850,000</b>				
<b>Revenues</b>						
<b>Tax Increment Revenue (TIR) Allocation</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Intergovernmental Funding</b>						
Broward County:						
Other (unencumbered)	\$ 1,450,000	700,000	300,000	150,000	150,000	150,000
City of Dania Beach:						
Contribution in-lieu of TIR (general)	\$ 3,844,855	768,971	768,971	768,971	768,971	768,971
Contribution in-lieu of TIR (cost allocation plan)	\$ 1,362,747	261,867	267,100	272,440	277,890	283,450
<b>Miscellaneous</b>	\$ -	-	-	-	-	-
<b>Total Forecasted Revenues</b>	<b>\$ 6,657,602</b>	<b>\$ 1,730,838</b>	<b>\$ 1,336,071</b>	<b>\$ 1,191,411</b>	<b>\$ 1,196,861</b>	<b>\$ 1,202,421</b>
<b>Total Sources</b>	<b>\$ 8,507,602</b>	<b>\$ 3,580,838</b>	<b>\$ 1,336,071</b>	<b>\$ 1,191,411</b>	<b>\$ 1,196,861</b>	<b>\$ 1,202,421</b>
<b>Use (Expenditures)</b>						
<b>Expenditures</b>						
<b>Operations</b>						
Dedicated Personnel Allocation (3 full-time positions)	\$ 1,715,521	\$ 310,471	\$ 325,990	\$ 342,290	\$ 359,400	\$ 377,370
City Cost Allocation Plan (transfer to General Fund)	\$ 1,362,747	261,867	267,100	272,440	277,890	283,450
Miscellaneous Operating Expense	\$ 1,084,950	208,500	212,670	216,910	221,230	225,640
<i>Subtotal - Operations</i>	<b>\$ 4,163,218</b>	<b>\$ 780,838</b>	<b>\$ 805,760</b>	<b>\$ 831,640</b>	<b>\$ 858,520</b>	<b>\$ 886,460</b>
<b>Sub Areas</b>						
City Center	\$ 1,795,000	\$ 1,245,000	\$ 250,000	\$ 100,000	\$ 100,000	\$ 100,000
College Gardens	\$ 300,000	300,000	-	-	-	-
Dania Beach Heights	\$ 250,000	250,000	-	-	-	-
East Federal Highway	\$ 500,000	300,000	50,000	50,000	50,000	50,000
Marine	\$ -	-	-	-	-	-
Sun Garden Isles	\$ 335,000	335,000	-	-	-	-
West Bryan Road	\$ -	-	-	-	-	-
Agency Wide	\$ 520,000	320,000	50,000	50,000	50,000	50,000
<i>Subtotal - Sub Area Initiatives</i>	<b>\$ 3,700,000</b>	<b>\$ 2,750,000</b>	<b>\$ 350,000</b>	<b>\$ 200,000</b>	<b>\$ 200,000</b>	<b>\$ 200,000</b>
<b>Total Forecasted Expenditures</b>	<b>\$ 7,863,218</b>	<b>\$ 3,530,838</b>	<b>\$ 1,155,760</b>	<b>\$ 1,031,640</b>	<b>\$ 1,058,520</b>	<b>\$ 1,086,460</b>
<b>Reserve</b>						
Redevelopment Project Contingency	\$ 644,384	\$ 50,000	\$ 180,311	\$ 159,771	\$ 138,341	\$ 115,961
<b>Total Forecasted Reserves</b>	<b>\$ 644,384</b>	<b>\$ 50,000</b>	<b>\$ 180,311</b>	<b>\$ 159,771</b>	<b>\$ 138,341</b>	<b>\$ 115,961</b>
<b>Total Uses</b>	<b>\$ 8,507,602</b>	<b>\$ 3,580,838</b>	<b>\$ 1,336,071</b>	<b>\$ 1,191,411</b>	<b>\$ 1,196,861</b>	<b>\$ 1,202,421</b>
<b>Surplus/(Deficit)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

**Notes:**

(1) Readers should refer to the Supporting Schedules for detailed information involving miscellaneous operating expenditure forecasts and Source & Use Statements for each Sub Area that specify the individual projects and associated funding sources.



# Dania Beach Community Redevelopment Agency Financing and Implementation Plan

## Supporting Schedule - City Center Sub Area Source & Use

	Total	Preliminary FY 2012	Forecasted FY 2013	Forecasted FY 2014	Forecasted FY 2015	Forecasted FY 2016
<b>Source (Revenue)</b>						
<b>Tax Increment Revenue (TIR) Allocation</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Intergovernmental Funding</b>						
Broward County:						
Other (unencumbered)	\$ 1,250,000	700,000	250,000	100,000	100,000	100,000
<b>Miscellaneous</b>	\$ -	-	-	-	-	-
<b>Carryforward Fund Balance</b>	\$ 545,000	545,000	-	-	-	-
<b>Total Sources</b>	<b>\$ 1,795,000</b>	<b>\$ 1,245,000</b>	<b>\$ 250,000</b>	<b>\$ 100,000</b>	<b>\$ 100,000</b>	<b>\$ 100,000</b>
<b>Use (Expenses)</b>						
<b>Streetscape Enhancements</b>						
Lighting	\$ 160,000	\$ 160,000	\$ -	\$ -	\$ -	\$ -
Streetscape	\$ 250,000	250,000	-	-	-	-
<b>Broward County Funding</b>	\$ 700,000	700,000	-	-	-	-
<b>Redevelopment Initiatives/Business Development</b>						
Redevelopment Initiatives/Business Development	\$ 250,000	-	100,000	50,000	50,000	50,000
<b>Marketing and Public Relations</b>	\$ 285,000	60,000	75,000	50,000	50,000	50,000
<b>Other</b>						
Community Festival	\$ 150,000	75,000	75,000	-	-	-
<b>Total Uses</b>	<b>\$ 1,795,000</b>	<b>\$ 1,245,000</b>	<b>\$ 250,000</b>	<b>\$ 100,000</b>	<b>\$ 100,000</b>	<b>\$ 100,000</b>
<b>Surplus/(Deficit)</b>	-	-	-	-	-	-



# Dania Beach Community Redevelopment Agency

## Financing and Implementation Plan

### Supporting Schedule - College Gardens Sub Area Source & Use

	Total	Preliminary FY 2012	Forecasted FY 2013	Forecasted FY 2014	Forecasted FY 2015	Forecasted FY 2016
<b>Source (Revenue)</b>						
Tax Increment Revenue (TIR) Allocation	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Intergovernmental Funding	\$ -	-	-	-	-	-
Miscellaneous	\$ -	-	-	-	-	-
Carryforward Fund Balance	\$ 300,000	300,000	-	-	-	-
<b>Total Sources</b>	<b>\$ 300,000</b>	<b>\$ 300,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Use (Expenses)</b>						
Housing and Neighborhood Stabilization						
Neighborhood Beautification	\$ 260,000	\$ 260,000	\$ -	\$ -	\$ -	-
Parks and Open Space						
Park Improvements/Community Garden	\$ 40,000	40,000	-	-	-	-
<b>Total Uses</b>	<b>\$ 300,000</b>	<b>\$ 300,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Surplus/(Deficit)</b>	-	-	-	-	-	-



# Dania Beach Community Redevelopment Agency Financing and Implementation Plan

## Supporting Schedule - Dania Beach Heights Sub Area Source & Use

	Total	Preliminary FY 2012	Forecasted FY 2013	Forecasted FY 2014	Forecasted FY 2015	Forecasted FY 2016
<b>Source (Revenue)</b>						
Tax Increment Revenue (TIR) Allocation	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Intergovernmental Funding	\$ -	-	-	-	-	-
Miscellaneous	\$ -	-	-	-	-	-
Carryforward Fund Balance	\$ 250,000	250,000	-	-	-	-
<b>Total Sources</b>	<b>\$ 250,000</b>	<b>\$ 250,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Use (Expenses)</b>						
Housing and Neighborhood Stabilization						
Neighborhood Beautification	\$ 250,000	\$ 250,000	\$ -	\$ -	\$ -	\$ -
<b>Total Uses</b>	<b>\$ 250,000</b>	<b>\$ 250,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Surplus/(Deficit)</b>	-	-	-	-	-	-



# Dania Beach Community Redevelopment Agency Financing and Implementation Plan

## Supporting Schedule - East Federal Highway Sub Area Source & Use

	Total	Preliminary FY 2012	Forecasted FY 2013	Forecasted FY 2014	Forecasted FY 2015	Forecasted FY 2016
<b>Source (Revenue)</b>						
<b>Tax Increment Revenue (TIR) Allocation</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Intergovernmental Funding</b>						
Broward County:						
Other (unencumbered)	\$ 200,000	-	50,000	50,000	50,000	50,000
<b>Miscellaneous</b>	\$ -	-	-	-	-	-
<b>Carryforward Fund Balance</b>	\$ 300,000	300,000	-	-	-	-
<b>Total Sources</b>	<b>\$ 500,000</b>	<b>\$ 300,000</b>	<b>\$ 50,000</b>	<b>\$ 50,000</b>	<b>\$ 50,000</b>	<b>\$ 50,000</b>
<b>Use (Expenses)</b>						
<b>Infrastructure Improvements</b>						
Surface Parking:						
Construction/Demolition	\$ 150,000	\$ 150,000	\$ -	\$ -	\$ -	-
<b>Redevelopment Initiatives/Business Development</b>						
Redevelopment Initiatives/Business Development	\$ 350,000	150,000	50,000	50,000	50,000	50,000
<b>Total Uses</b>	<b>\$ 500,000</b>	<b>\$ 300,000</b>	<b>\$ 50,000</b>	<b>\$ 50,000</b>	<b>\$ 50,000</b>	<b>\$ 50,000</b>
<b>Surplus/(Deficit)</b>	-	-	-	-	-	-



# Dania Beach Community Redevelopment Agency

## Financing and Implementation Plan

### Supporting Schedule - Sun Garden Isles Sub Area Source & Use

	Total	Preliminary FY 2012	Forecasted FY 2013	Forecasted FY 2014	Forecasted FY 2015	Forecasted FY 2016
<b>Source (Revenue)</b>						
Tax Increment Revenue (TIR) Allocation	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Intergovernmental Funding	\$ -	-	-	-	-	-
Miscellaneous	\$ -	-	-	-	-	-
Carryforward Fund Balance	\$ 335,000	335,000	-	-	-	-
<b>Total Sources</b>	<b>\$ 335,000</b>	<b>\$ 335,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Use (Expenses)</b>						
Streetscape Enhancements	\$ 15,000	\$ 15,000	\$ -	\$ -	\$ -	\$ -
Housing and Neighborhood Stabilization						
Neighborhood Beautification	\$ 250,000	250,000	-	-	-	-
Parks and Open Space						
Park Improvements/Community Garden	\$ 70,000	70,000	-	-	-	-
<b>Total Uses</b>	<b>\$ 335,000</b>	<b>\$ 335,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Surplus/(Deficit)</b>	-	-	-	-	-	-





# Dania Beach Community Redevelopment Agency

## Financing and Implementation Plan

### Supporting Schedule - Agency Wide Source & Use

	Total	Preliminary FY 2012	Forecasted FY 2013	Forecasted FY 2014	Forecasted FY 2015	Forecasted FY 2016
<b>Source (Revenue)</b>						
<b>Tax Increment Revenue (TIR) Allocation</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Intergovernmental Funding</b>						
City of Dania Beach:						
Contribution in-lieu of TIR	\$ 400,000	200,000	50,000	50,000	50,000	50,000
<b>Miscellaneous</b>	\$ -	-	-	-	-	-
<b>Carryforward Fund Balance</b>	\$ 120,000	120,000	-	-	-	-
<b>Total Sources</b>	<b>\$ 520,000</b>	<b>\$ 320,000</b>	<b>\$ 50,000</b>	<b>\$ 50,000</b>	<b>\$ 50,000</b>	<b>\$ 50,000</b>
<b>Use (Expenses)</b>						
<b>Redevelopment Initiatives/Business Development</b>						
Façade Improvement Assistance	\$ 80,000	\$ 80,000	\$ -	\$ -	\$ -	\$ -
Merchant Assistance	\$ 60,000	60,000	-	-	-	-
<b>Consultants, Professional/Design Services, etc.</b>	\$ 349,000	149,000	50,000	50,000	50,000	50,000
<b>Community Oriented Policing</b>	\$ 31,000	31,000	-	-	-	-
<b>Total Uses</b>	<b>\$ 520,000</b>	<b>\$ 320,000</b>	<b>\$ 50,000</b>	<b>\$ 50,000</b>	<b>\$ 50,000</b>	<b>\$ 50,000</b>
<b>Surplus/(Deficit)</b>	-	-	-	-	-	-



# Dania Beach Community Redevelopment Agency

## Financing and Implementation Plan

### Supporting Schedule - Miscellaneous Operating Expenditures

	Total	Preliminary FY 2012	Forecasted FY 2013	Forecasted FY 2014	Forecasted FY 2015	Forecasted FY 2016
<b>Growth Assumptions</b>						
			2.00%	2.00%	2.00%	2.00%
Professional Services	\$ 260,200	\$ 50,000	\$ 51,000	\$ 52,020	\$ 53,060	\$ 54,120
Other Legal Services	\$ 520,400	100,000	102,000	104,040	106,120	108,240
Contractual Services	\$ 124,900	24,000	24,480	24,970	25,470	25,980
Training & Per Diem	\$ 20,800	4,000	4,080	4,160	4,240	4,320
Expense Account	\$ -	-	-	-	-	-
Telephone	\$ 9,400	1,800	1,840	1,880	1,920	1,960
Postage	\$ 26,010	5,000	5,100	5,200	5,300	5,410
Printing & Binding	\$ 41,630	8,000	8,160	8,320	8,490	8,660
Legal & Display Advertisements	\$ 20,800	4,000	4,080	4,160	4,240	4,320
Office Supplies	\$ 20,800	4,000	4,080	4,160	4,240	4,320
Meiscellaneous Supplies	\$ 5,200	1,000	1,020	1,040	1,060	1,080
Computer Software	\$ 5,200	1,000	1,020	1,040	1,060	1,080
Books, Subscriptions, etc.	\$ 3,600	700	710	720	730	740
Memberships	\$ 26,010	5,000	5,100	5,200	5,300	5,410
<b>Total</b>	<b>\$ 1,084,950</b>	<b>\$ 208,500</b>	<b>\$ 212,670</b>	<b>\$ 216,910</b>	<b>\$ 221,230</b>	<b>\$ 225,640</b>