



DANIA BEACH
COMMUNITY REDEVELOPMENT AGENCY

2025
ANNUAL
REPORT

BUILDING PLACE. CELEBRATING CULTURE. ADVANCING OPPORTUNITY.

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LEADERSHIP & GOVERNANCE



WELCOME TO
DANIA BEACH
SEA IT. LIVE IT. LOVE IT.

LEADERSHIP IN ACTION: BOARD OF DIRECTORS



JOYCE L. DAVIS
Chair



MARCO A. SALVINO, SR
Vice-Chair



LORI LEWELLEN
Board Member



LUIS RIMOLI
Board Member



ARCHIBALD J. RYAN IV
Board Member



MESSAGE FROM THE CRA BOARD CHAIR

Dania Beach Community Redevelopment Agency - 2025

It is an honor to share the progress and accomplishments reflected in the Dania Beach Community Redevelopment Agency's 2025 highlights. As chair, I remain deeply grateful to our executive

director, CRA board members, and partners whose dedication continues to translate vision into meaningful, on-the-ground impact for our community.

In 2025, the CRA strengthened its role as a catalyst for inclusive growth, neighborhood investment and long-term resilience. Our work continues to focus on revitalizing key areas of the city while ensuring that progress reaches our residents, small businesses and local neighborhoods in tangible ways.

This year, the CRA continued investing in our business corridors by awarding four Commercial Façade Grants totaling \$92,838, supporting local businesses and reinforcing the visual and economic vitality of our community. These investments complement the CRA's expanded emphasis on public art, cultural assets and community spaces, including major public art installations and continued advancement of an Arts and Entertainment District that helps define Dania Beach's identity and attracts residents and visitors alike.

The CRA's partnership with Rebuilding Together Broward remains a cornerstone of our neighborhood-focused efforts. In 2025, 280 homes were repainted and landscaped through the Home Beautification Program at no cost to homeowners, and safety improvements were

completed on 40 homes through the Safe at Home Program. These initiatives focus on eliminating unsafe and substandard living conditions for low-income homeowners who are elderly, veterans and individuals with disabilities, ensuring that revitalization begins at home.

Housing continued to be a central priority in 2025. The CRA advanced several multifamily and mixed-use developments to meet strong local demand and support workforce accessibility through public-private partnerships and mixed-income strategies. Projects moving forward include City Place with 99 units, Seaview with 384 units, 101 Dania with 278 units, and 101 Dania Phase 2 with an additional 102 units. Together, these efforts reflect a thoughtful approach to growth that balances opportunity, affordability and community need.

Dania Beach is a city defined by progress, creativity and care for its people. The CRA's work in 2025 demonstrates a continued commitment to building a stronger, more vibrant city while ensuring that revitalization remains inclusive and sustainable.

I look forward to continuing this work alongside our residents, stakeholders and dedicated team as we advance economic opportunity, strengthen neighborhoods and shape a future where Dania Beach continues to thrive.

Joyce L. Davis

Chair, Community Redevelopment Agency

Mayor, City of Dania Beach

THE CRA TEAM DRIVING TRANSFORMATION



ANA GARCIA
City Manager



CANDIDO SOSA-CRUZ
Executive Director



YAVOCKA YOUNG-SMITH
Redevelopment Real Estate Manager



BIANCAMARIA BACAROSS
Lead Farm & Market Coordinator



EMILEE ADAMS
Administrative Assistant



MESSAGE FROM THE CRA EXECUTIVE DIRECTOR

Dania Beach Community Redevelopment Agency - 2025

As we reflect on 2025, the City of Dania Beach's Community Redevelopment Agency (CRA) proudly celebrates a year of transformative progress. Our mission remains unwavering:

to create vibrant, thriving spaces where businesses succeed, residents prosper and redevelopment turns vision into action.

Dania Beach continues to grow and flourish. Our population has increased nearly 5% since 2020, reaching an estimated 33,412 residents, reflecting the city's vitality and appeal as a place to live, work and invest. This growth supports our expanding housing market, businesses and local workforce, and underscores the resilience of our economy, which remains strong amid broader regional trends. Broward County maintained low unemployment at 3.3% in March 2025, signaling continued momentum in job growth and economic activity across key industries.

The CRA is advancing strategic redevelopment along our premier corridors, including Federal Highway and Dania Beach Boulevard, creating dynamic streetscapes, modernized infrastructure and pedestrian-friendly connectivity. These efforts attract private investment, elevate property values, and position Dania Beach as a hub for business, culture and community life. Leveraging our city's strategic location near Fort Lauderdale-Hollywood International Airport (FLL) and Port Everglades, we are reinforcing sectors that drive economic strength, particularly trade and logistics, which remain critical engines for the region.

Collaboration with private developers remains central to our strategy. Projects such as City Place, 101 Dania, Sea View, Ocean View, Oasis

Pointe and Avery Apartments exemplify our commitment to expanding housing opportunities, blending affordable, workforce and market-rate options to meet diverse community needs. Supporting existing businesses through façade improvements and incentive programs continues to fuel reinvestment, enhance visual appeal and strengthen our local economy, while innovative strategies attract new enterprises to diversify and grow our economic base.

Neighborhood transformation starts with the PATCH™. Our CRA urban farm and market fuels food security, workforce development, and community resilience, connecting residents to programs that truly change lives. Through our partnership with Rebuilding Together Broward County, initiatives like Home Beautification and Safe at Home make neighborhoods safer, stronger and full of pride. Bold investments in the Arts & Entertainment District are turning Dania Beach into a vibrant hub of culture, creativity and opportunity. Together, we're building a thriving, sustainable community where every neighborhood can flourish.

Through these coordinated efforts, the CRA is shaping a future of sustainable growth, economic resilience and community vitality. Together, we are not only revitalizing our city's spaces but also elevating the quality of life for every resident, business and visitor.

With commitment and pride,

Candido Sosa-Cruz

CRA Executive Director, Dania Beach CRA

Deputy City Manager, City of Dania Beach

OUR FOUNDATION & IDENTITY



FOR YOUR PROTECTION
All Broward Sheriff's Deputy
are authorized to advise an
person to leave the premises
Failure to leave the premises
after being instructed may
result in an arrest for
trespassing



OUR FOUNDATION: THE HISTORY OF THE CRA

The foundational document when creating a Community Redevelopment Agency (CRA) and the designation of a Community Redevelopment Area is a Finding of Necessity for Development (FON). The initial FON for Dania Beach is dated May 8, 2001. The Dania Beach Community Redevelopment Agency was established by the City of Dania Beach and Broward County in 2002. The Downtown Community Redevelopment Plan was adopted in 2004, confirming the creation of the Community Redevelopment Area encompassing 506 acres.

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

It is best practice to keep the CRA Plan current, fresh and relevant. The Community Redevelopment Plan update was approved by the Dania Beach Community Redevelopment Agency by Resolution No. R-2023-CRA-005 and was adopted by the Dania Beach City Commission by Resolution No. R-2023-029, on March 14, 2023. This 2023 CRA Plan update builds upon the past approved plans, memorializes past actions by reference, and includes an additional economic development emphasis to help the community more

fully benefit from the changing market conditions in Dania Beach.

Dania Beach's strategic location and competitive land prices position it as a prime destination for investment and development. The city's CRA is currently experiencing development activity, with multiple projects underway that are expected to reshape the local urban landscape. According to the University of Florida's Bureau of Economic and Business Research (BEBR), Dania Beach is projected to add over 4,000 new residents by 2040, with the majority of this growth concentrated within the CRA. This expansion underscores the CRA's role as a key driver of economic development, attracting residential, commercial and mixed-use investment to support the city's long-term growth objectives.

While Dania Beach has seen strong growth and development, some residents and neighborhoods have not yet fully shared in these benefits. Rising housing, insurance and utility costs, combined with stagnant wages in certain sectors, can create challenges for maintaining household stability. These circumstances highlight an opportunity for the Dania Beach Community Redevelopment Area Plan update to proactively support vulnerable populations, ensuring that the city's growth is inclusive and that all residents can participate in and benefit from the community's economic prosperity.

OUR IMPACT ZONE: THE CRA DISTRICT OVERVIEW & MAPS

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

CITY CENTER

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



COLLEGE GARDENS

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



DANIA BEACH HEIGHTS

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



WEST BRYAN ROAD

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



MARINE

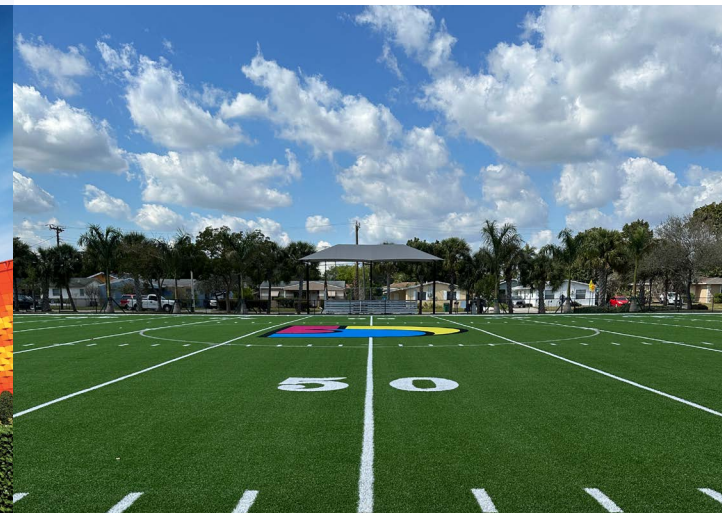
This zone is generally located along the northern limits of the CRA and the Dania Cut-Off Canal to the east of Bryan Road. The marine industry in Dania Beach benefits from its proximity to Port Everglades, the Intracoastal Waterway and the Atlantic Ocean and is home to more than 300 marine-related companies.

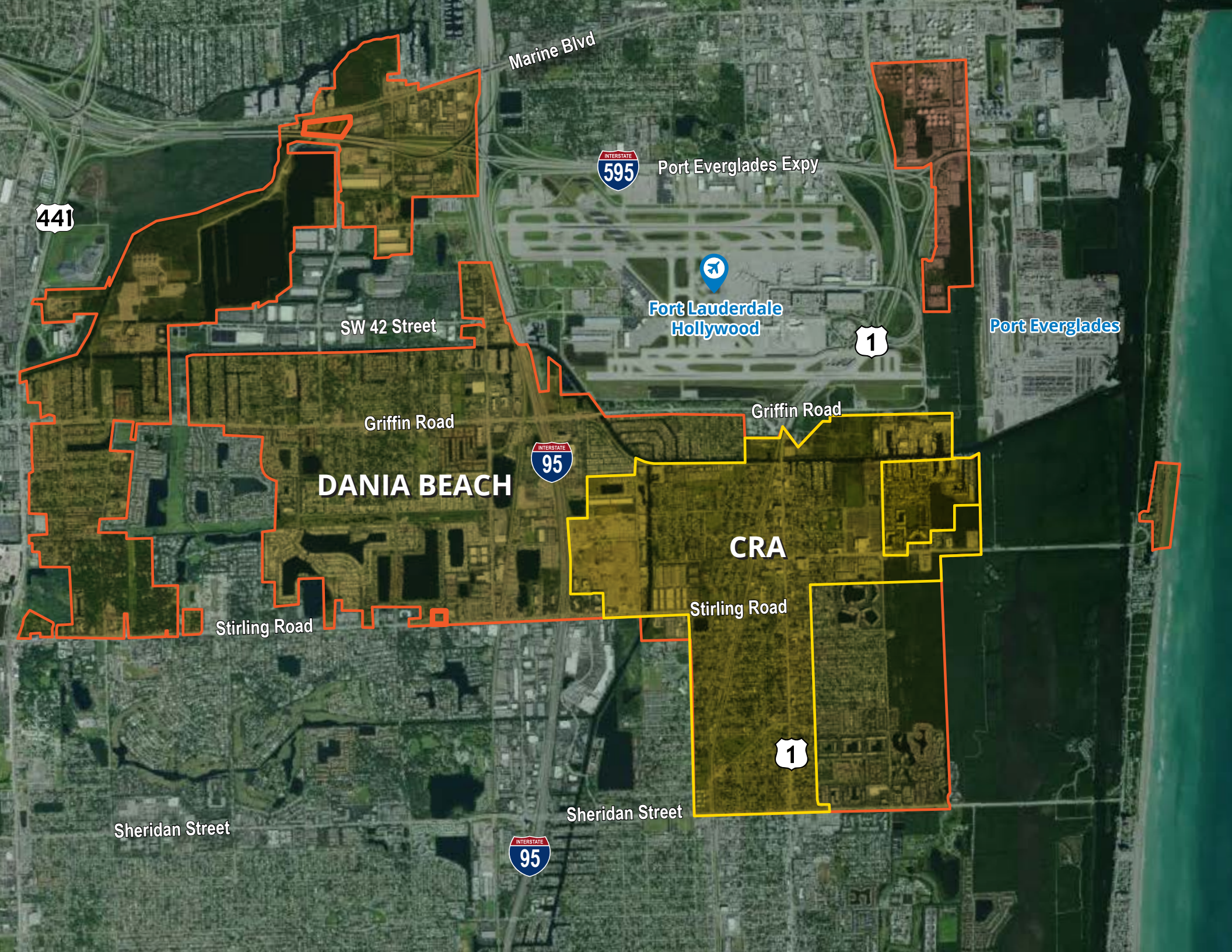
EAST FEDERAL HIGHWAY

The zone has small commercial uses along the Federal Highway. The Dania Beach Casino and newer high-rise residential developments along East Dania Boulevard. This corridor provides direct access to the Dania Beach pier, the Atlantic Ocean and the Intracoastal Waterway. Uses are industrial due to prior zoning designations. Property to the south is multi-family (RM-2), permitting a moderate density of residential development.

SUN GARDENS

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





Marine Blvd



Port Everglades Expy

441



Fort Lauderdale
Hollywood

1

Port Everglades

SW 42 Street

Griffin Road

Griffin Road

DANIA BEACH



CRA

Stirling Road

Stirling Road

1

Sheridan Street

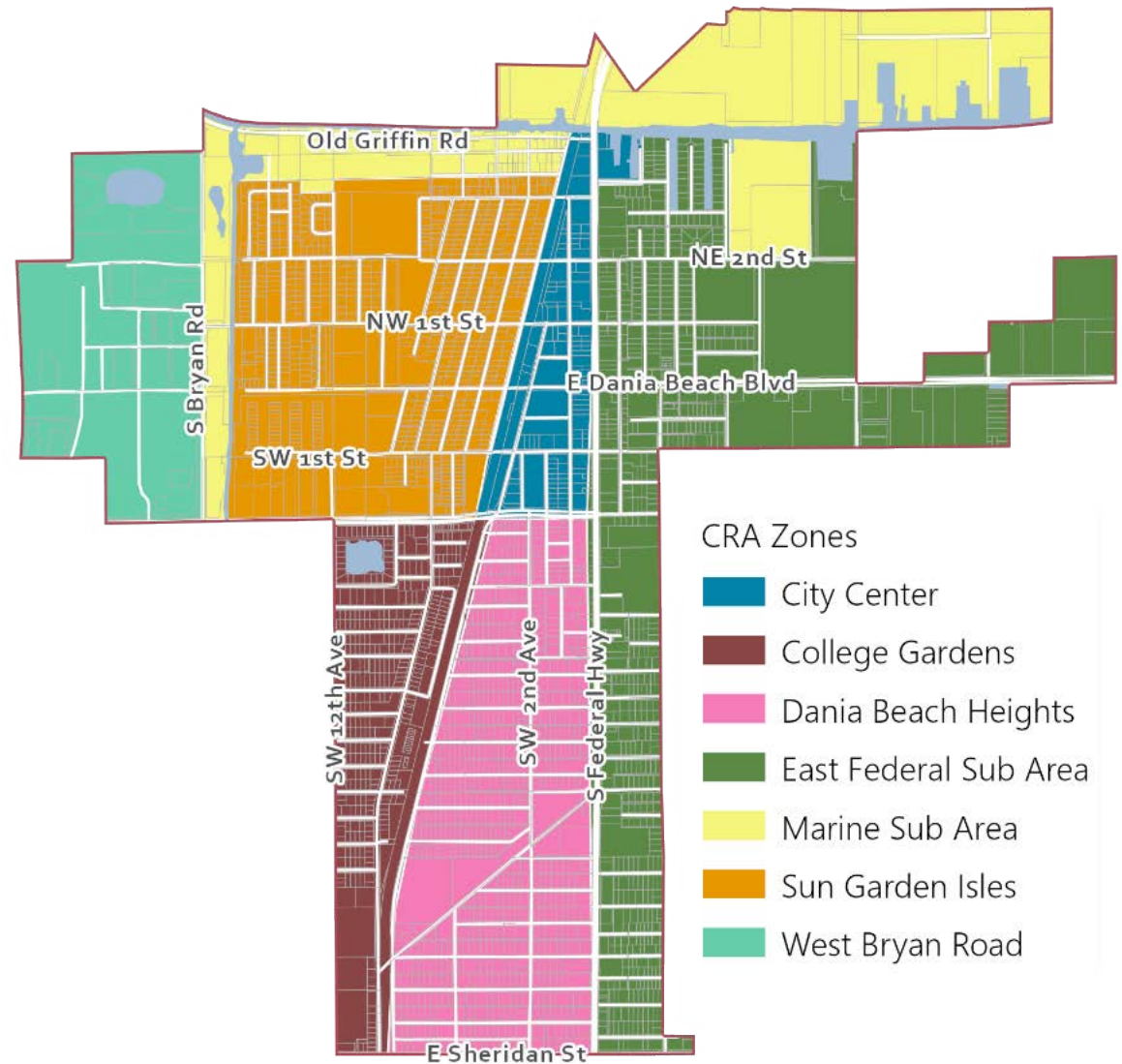


Sheridan Street

PRINCIPLES THAT GUIDE PROGRESS

The guiding principles provide a foundational framework that shapes the goals and strategies of the CRA Plan Update. They articulate the overarching vision and aspirations for the Dania Beach Community Redevelopment Area, serving as a compass for decision-making and long-term planning. The following reflects both the original and restated guiding principles of the CRA Plan:

- Elimination of Slum and Blight
- Improvement of the Quality of Life for Current and Future Residents
- Protection of the Environment
- Improvement of the economy through retention of current businesses and attraction of new businesses with a focus on the targeted industries
- Making progress through public involvement and good governance



OUR COMMITMENT: MISSION, VISION & CORE VALUES



CRA MISSION STATEMENT

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



CRA VISION STATEMENT

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



CRA VALUES

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

STRATEGY & ACCOUNTABILITY



BLUEPRINT FOR REVITALIZATION: THE CRA PLAN

A Community Redevelopment Agency (CRA) is a public entity established by a city or county to carry out the redevelopment activities outlined under the Community Redevelopment Act, enacted in 1969 (Chapter 163, Part III, Florida Statutes). The CRA operates as part of the local government and is overseen by the Community Redevelopment Agency Board, which governs all CRA activities and initiatives.

A Community Redevelopment Area is a designated district within clearly defined boundaries, created to address specific needs within that area, primarily the elimination of slum and blight conditions. Within the CRA boundaries, typical projects include infrastructure improvements, housing initiatives, social service programs, and beautification projects that foster economic growth. The CRA is responsible for preparing and implementing the Community Redevelopment Plan, which identifies the redevelopment goals and specific projects designed to revitalize the area. This plan is periodically updated to respond to evolving community needs, market conditions, and emerging development opportunities.

On October 22, 2021, the City of Dania Beach issued Request for Proposals (RFP NO. CRA-21-031) to secure consulting services for updating the CRA Plan. Vanasse, Hangen, Brustlin, Inc. (VHB) was selected to conduct the plan update. The purpose of this update was to assess current conditions and address major changes in the Community Redevelopment Area since the prior update in June 2009. These changes were driven by factors including rapid housing cost

escalation, global economic impacts from the COVID-19 pandemic and shifting employment trends.

The CRA Plan update process was highly collaborative, engaging residents, businesses, property owners, local officials and other stakeholders through multiple workshops:

- **January 18, 2022** – Virtual public workshop with the CRA Board
- **February 8, 2022** – Hybrid public workshop for community input
- **April 12, 2022** – Public workshop for detailed priority setting with CRA staff and VHB
- **June 8–9, 2022** – Series of four public workshops at City Hall
- **July 21, 2022** – Meeting with development industry professionals

The updated CRA Plan was formally approved by the Dania Beach CRA Board (Resolution No. R-2023-CRA-005) and adopted by the Dania Beach City Commission (Resolution No. R-2023-029) on March 14, 2023. Implementation of the plan has continued into 2025, with ongoing monitoring, project execution and community engagement.

STRATEGIC PRIORITIES & MEASURABLE GOALS

The CRA Plan establishes clear redevelopment goals that align with guiding principles and provide a framework for specific strategies and initiatives. The goals include:

- GOAL 1:** Enhance and Reinforce the CRA Sub-Areas.
- GOAL 2:** Eliminate Substandard Housing and Provide Affordable Housing Alternatives.
- GOAL 3:** Redevelop the CRA in a manner that is energy efficient and sustainable.
- GOAL 4:** Attract the Marine Industry and help it to expand.
- GOAL 5:** Pursue an active marketing and public information approach to implementation of the CRA Redevelopment Plan.

Additional emphasis areas were identified in the 2023 CRA Plan Update to help achieve the Guiding Principles. The following additional goals are recommended for inclusion in the plan:

- GOAL 6:** Support existing small businesses and attract new targeted industries with higher-wage jobs that retain and expand employment.
- GOAL 7:** Increase community information outreach through regular communications using multiple traditional, social media and neighborhood-compatible information streams.

Conclusion & Implementation Strategy

The Dania Beach CRA continues to take an active role in planning, funding, and implementing redevelopment initiatives aligned with the CRA Plan. Through strategic partnerships, ongoing community engagement, and adaptive planning, the CRA seeks to foster economic growth, improve quality of life and ensure sustainable development throughout the Community Redevelopment Area.



TARGET INDUSTRY DEMOGRAPHICS

MARINE INDUSTRIES

Known worldwide as the “Yachting Capital of the World,” Greater Fort Lauderdale enjoys a thriving recreational marine industry that contributes an economic impact of \$9 billion in Broward County, and \$12 billion in the South Florida region, according to the Marine Industries Association of South Florida (MIASF), recipient of the Greater Fort Lauderdale Alliance 2017 Economic Development Partner of the Year award.

Greater Fort Lauderdale’s marine industry is comprised of world-class shipyards, marinas, manufacturing, wholesale and retail marine products, brokers, dockage, and every conceivable type of marine service, all supported by more than 142,000 jobs regionally - 111,000 in Broward County alone, with \$4 billion in wages and earnings that are typically 16 percent higher than the state average. Approximately 2,000 mega-yachts (vessels measuring 80 feet or more) visit the county each year.



PORT EVERGLADES QUICK FACTS

Port Everglades generates more than \$28.1 billion worth of business activity annually and supports more than 12,272 direct local jobs and nearly 204,385 statewide jobs. Statistics displayed are based on preliminary data.



4,640,146
Cruise Passengers



5,251
Ship Calls



1,167,552
TEUs Total



131,631,352
Petroleum Barrels



133,727
Ferry Passengers



227,770
Break Bulk Tons

AVIATION

In 2024, FLL served over 35 million passengers, connecting travelers to more than 135 domestic and international destinations. With 700+ daily flights, the airport links Fort Lauderdale to major markets across the globe, making it a key driver of our community's economic and tourism boom.



NEARLY **71,000**
JOBS IN AVIATION &
AEROSPACE IN SOUTH FLORIDA



REACH **4** CONTINENTS
NON-STOP IN ONE DAY



NEARLY **2,000**
AVIATION & AEROSPACE
ESTABLISHMENTS

LOGISTICS AND DISTRIBUTION OPERATIONS

With the second-largest foreign trade zone network in the U.S., Florida is an ideal location for logistics and distribution operations.

Home to 11,500+ of logistics and distribution establishments and the second-largest foreign trade zone network in the nation, Florida is the ideal choice for logistics, supply chain and distribution companies to locate. Nearly every major global logistics integrator has a presence in Florida. The broader wholesale trade, transportation, and logistics industry in Florida accounts for over 63,000+ establishments and employs more than half a million talented individuals across the state. As the Western Hemisphere's commercial gateway, Florida is a top choice for any company in search of global access and a direct path to rapidly expanding markets in Latin America and the Caribbean.

Impact & Potential



South Florida now derives

\$18.5 billion
IN ECONOMIC IMPACT

142,000
JOBS

From our reefs and marine industry. "We've just splashed the surface of what's possible," said **Bob Swindell, President/CEO Greater Fort Lauderdale Alliance**. "Our region has the expertise and track record to earn global respect - but it's up to us to make sure everyone knows it."

The opportunity is in our backyard for economic growth and ocean health being compatible and mutually dependent for long-term sustainability.

By 2030, the Ocean/Blue economy is expected to reach \$3 trillion & 40 million jobs world-wide.

The fastest growth expected in marine aquaculture (i.e., algae, oysters, fish, etc.), fish processing (i.e., from catch to consumer), energy (i.e., wind, waves, tidal, etc.), and port activities (i.e., shipping, cruise). At the same time, our coastal communities need solutions to harden our infrastructure from weather, erosion, storms & storm surges, sea level rise, water quality issues, and other climate impacts.

The ocean holds the key to unexplored and untapped potential in biomedicine, clean energy, and natural protection from storms. These resources are in our backyard and building this ecosystem will position Florida to lead the way for solutions, jobs, and infrastructure to support our Blue Economy.

Labor Force

Broward County Labor Force

- Labor Force 1,094,935
- Employment 1,053,285
- Unemployment 41,650
- Percentage Rate 3.8%

Source: Florida Department of Economic Opportunity, July 2025 - 8.15.25 Release

Age	Unemployment (Jul 2025)	% of Unemployed
< 22	270	0.65%
22-24	852	2.05%
25-34	7,795	18.72%
35-44	10,301	24.73%
45-54	9,177	22.03%
55-59	4,602	11.05%
60-64	4,511	10.83%
65+	4,141	9.94%
Total	41,650	100.00%

Sector/Industry	Total Jobs July 2025	June 2025 to July 2025	% change	July 2024 to July 2025	% change
Professional and Business Services	173,900	-800	-0.5%	2,700	1.6%
Leisure and Hospitality	100,400	-900	-0.9%	2,700	2.8%
Trade, Transportation, and Utilities	204,700	-500	-0.2%	1,600	0.8%
Other Services	38,400	-100	-0.3%	1,600	4.3%
Government	104,000	-400	-0.4%	1,500	1.5%
Education and Health Services	122,700	-200	-0.2%	1,400	1.2%
Financial Activities	74,500	400	0.5%	1,100	1.5%
Manufacturing	32,100	-200	-0.6%	0	0.0%
Information	19,400	100	0.5%	-600	-3.0%
Construction	54,400	-100	-0.2%	-1,400	-2.5%
Total Nonagricultural Employment	924,600	-2,700	-0.3%	10,600	1.2%

Labor Force Participation Rate (Adults 16 years and older):

- United States: 64.0%
- Florida: 60.8%
- South Florida: 64.8%
- **Broward County: 66.4%**

Source: Census.gov ACS 2024 1-year estimates

Welcome

EVERYONE UNDER THE SUN

Welcome thrill-seekers and chill-seekers and kids of all ages. The world's most welcoming destination awaits in Greater Fort Lauderdale with miles of golden beaches and scenic waterways, cosmopolitan dining and nightlife, amazing Everglades eco-tours and more. Come share unforgettable moments in a beach playground unlike any other.

Plan Your Adventure at VisitLauderdale.com

BUILDING SPACE



BUILDING THE FUTURE: EXPANDING AND ACTIVATING SPACE

In 2025, the CRA continued advancing strategic economic development initiatives aimed at strengthening the city's long-term competitiveness and enhancing the vitality of the redevelopment district. Through targeted investments in infrastructure, public realm improvements, and site readiness, the CRA expanded opportunities for business growth, community activity and future private investment.

A major milestone in the CRA region was the completion of the new C.W. Thomas Park, a \$23 million investment and the first major project delivered under the City's Parks Master Plan. The project included the

complete demolition of the former park and construction of a modern recreational facility designed to improve community quality of life. Key features include a 14,000-square-foot community center with an indoor gymnasium, a recreational pool, upgraded multi-use athletic fields for football and soccer, an outdoor basketball court and an inclusive playground with ground-based play opportunities.

Together, these initiatives reflect the CRA's commitment to placemaking, transforming public spaces into dynamic community and economic assets while enhancing the overall quality of life within the redevelopment area.



BEFORE



C.W. Thomas Park in Dania Beach features multi-purpose public recreational spaces.

AFTER

HOUSING FOR ALL: A YEAR OF STRATEGIC REDEVELOPMENT

The CRA Plan is guided by goals to eliminate substandard housing, expand affordable housing opportunities, promote energy-efficient and sustainable development and strengthen redevelopment through proactive marketing and investment initiatives. Recognizing that housing stability is a cornerstone of economic resilience, the CRA made significant progress in 2025 toward expanding diverse and attainable housing options within the redevelopment district. Through strategic planning and public-private partnerships, the CRA advanced multi-family and mixed-use housing initiatives designed to meet strong local demand while preserving the character and accessibility of the community. These efforts focused on identifying redevelopment opportunities that support mixed-income housing, promote responsible density, and integrate residential uses with nearby commercial corridors, allowing residents of varying income levels to live closer to employment centers, transit connections, and neighborhood amenities. Key projects contributing to these goals include:

- **City Place** – 99 affordable housing units
- **Seaview** – 384 units
- **101 Dania** – 278 units
- **101 Dania (Phase 2)** – 102 units

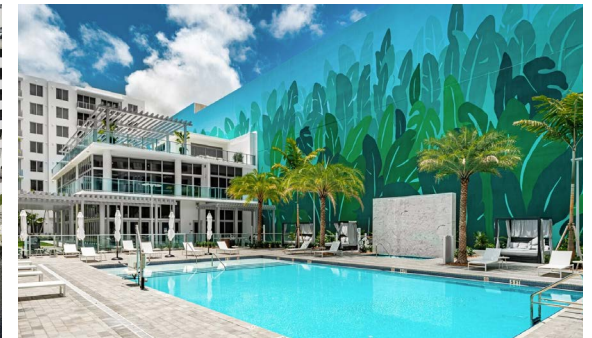
Collectively, these initiatives reflect the CRA's broader economic development strategy to revitalize the district, expand quality housing options, and ensure that sustainable growth benefits both current and future residents.



CITY PLACE



OASIS POINTE



AVERY APARTMENTS



SEAVIEW



101 DANIA BEACH

NEIGHBORHOOD PRIDE: HOME BEAUTIFICATION PROGRAM

The Home Beautification Program supports the revitalization of residential properties within the Dania Beach CRA by assisting low- to moderate-income homeowners with improvements that enhance the street-visible appearance of their homes. The program is designed to strengthen neighborhood aesthetics, promote property maintenance and reinforce community pride.

In 2025, 40 homes were improved, which brings the total to 280 revitalized homes since the program inception.

Through a partnership with Rebuilding Together, the program utilizes a neighborhood-based approach that targets multiple homes in close proximity for repairs and improvements completed during coordinated single-day service events. Typically, two to four homes are revitalized during each project day, allowing the program to create a visible and immediate impact within targeted blocks.



Eligible repair services include exterior pressure washing, minor structural repairs such as fascia board, complete exterior painting and landscaping enhancements. Rebuilding Together recruits skilled labor, volunteers and materials, often at discounted or donated rates, while the CRA funds the remaining project costs to ensure homeowners receive needed improvements with minimal financial burden.

To qualify, applicants must meet the following minimum requirements:



Location: Property must be located within the Dania Beach CRA boundaries.



Home Ownership: Applicant must own and reside in the home as their primary residence.



Home Occupancy: At least one permanent occupant must be 60 years or older, a low-income household member, a veteran or a person with a disability.



Ongoing Maintenance: Homeowners must demonstrate a commitment to maintaining their property after improvements are completed.



Tax Compliance: Property taxes must be current and paid.



House Condition: The property must show signs of exterior deterioration and be in need of revitalization.

By improving the visual character of homes and supporting residents in maintaining their properties, the Home Beautification Program helps stabilize neighborhoods, preserve housing quality and strengthen the overall redevelopment goals of the CRA.

PEACE OF MIND AT HOME: THE SAFE AT HOME PROGRAM

The Dania Beach CRA recognizes that most older adults wish to remain in their homes for as long as possible. To support this goal, the Safe at Home Program provides home modifications that enhance safety, accessibility and independence, allowing residents to age in place with dignity and confidence.

In 2025, the first year of the program, 40 homes were made accessible.

Program Highlights:

- Customized home improvements tailored to each resident's needs
- Safety upgrades such as grab bars, ramps and mobility supports
- Repairs that ensure long-term functionality and livability
- Dedicated support for veterans and their families



Eligibility Requirements:

Applicants must meet the following minimum criteria:



Location: The home must be within the Dania Beach CRA boundaries.



Ownership & Occupancy: The applicant must own and reside in the home as their primary residence.



Resident Criteria: At least one occupant must be age 60 or older, a veteran, low-income or physically challenged.



Maintenance Commitment: Homeowners must ensure the ongoing upkeep of their residence.



Property Taxes: All property taxes must be current.



Home Condition: The property must require modifications that improve safety, accessibility and livability.

By providing these essential modifications, the Safe at Home Program strengthens housing stability, promotes independence, and enhances the quality of life for Dania Beach residents, ensuring that safe and accessible homes are available to those who need them most.

GROWING A GREENER CITY: URBAN TREE CANOPY EXPANSION

The City of Dania Beach CRA is committed to enhancing environmental sustainability and community livability through the Urban Tree Canopy Expansion Program. This initiative focuses on strategically planting and maintaining trees throughout the CRA district, creating shaded streetscapes, improving air quality and promoting stormwater management. By investing in a healthier, greener urban environment,

the CRA not only beautifies neighborhoods but also supports long-term economic resilience, increases property values, and fosters a stronger sense of place for residents and visitors alike. The program exemplifies the CRA's proactive approach to integrating green infrastructure into redevelopment strategies while nurturing a more vibrant, sustainable community.



THE PATCH™: CULTIVATING SUSTAINABILITY & COMMUNITY ACCESS TO HORTICULTURE

Founded in 2013, Dania Beach's People's Access To Community Horticulture (PATCH™) was created to transform underutilized urban land into a vibrant center for sustainable agriculture, education and community development. With a \$35,000 grant from the Broward Regional Health Planning Council (BRHPC), PATCH converted 1.1 acres of a former trash site into what is now the largest community garden in Broward County. The garden grows non-GMO and heirloom fruits and vegetables following strict organic farming standards, promoting both environmental sustainability and community health.

PATCH operates with two primary goals:

1. **Nutritional Access:** Providing the community with affordable, organically grown produce.
2. **Community Enrichment:** Serving as a hub for education, cultural engagement and life skills programs, including:
 - o Farming techniques and sustainable agriculture practices
 - o Healthy eating habits
 - o Educational and personal development programs
 - o Civic responsibility and community participation

Under the leadership of Lead Farm Coordinator Bianca Bacarossi, in collaboration with farming consultant, Jaime Castoro, PATCH has implemented raised beds to mitigate flooding and ensure reliable crop production. Jaime's organization, Fruitful Fields (TFF), partners with PATCH to grow and distribute nutrient-dense produce to food-insecure residents, foster connections through nature and empower communities through education.



Learn, Grow & Eat Local

Farmer's Market

Saturdays 9 AM to Noon

February 7
Shop with Our Growers

February 14
Valentine's Day Tour and Taste

February 21
Shop with Our Growers

February 28
Farmer's Market with Vendors & Floral Arranging Class

DANIA BEACH PATCH
PEOPLE'S ACCESS TO COMMUNITY HORTICULTURE

Weekly FRESH FOOD BOX PROGRAM

Dania Beach residents receive a 10% discount

RESERVATION REQUIRED

1201 W. Dania Beach Blvd.
Dania Beach, FL 33004
ThePatch@DaniaBeachFL.gov
954.993.6401

Through April 17

Sign-Up Form
<https://form.jotform.com/242736171089158>

Key Programs at PATCH

- **Feeding Florida:** Introduces residents to the Fresh Access Bucks program, which provides 50% off for EBT cardholders on PATCH produce.
- **C.W. Thomas Park After-School Program:** Brings approximately 30 students weekly to PATCH for hands-on gardening and educational experiences.
- **Fresh Food Box:** Offers weekly seasonal produce boxes for \$20, with a 50% discount for EBT/SNAP cardholders.
- **Adult Intern Program:** Local adults participate nine hours per week, earning \$1,000 upon completion, funded through a USDA grant administered by FIU.
- **Farmers Outreach Program:** Supports veterans, small farmers, minorities, and disadvantaged individuals with hands-on farming experiences funded by USDA programs.



- **FIU Internship Program:** PATCH serves as FIU's Broward County location for their intern program, reinforcing the USDA-funded Adult Intern Program.
- **Saturday Farmer's Market:** Offers locally grown produce and seasonal crafts, fostering community engagement and local commerce.
- **Lifestyle Workshops:** In partnership with Memorial Healthcare, PATCH hosts workshops promoting wellness and healthy living.
- **Earth 2 Table Youth Program:** Educates youth on gardening, teamwork, communication, financial literacy, public speaking and environmental stewardship.

PATCH thrives thanks to the dedication, contributions, and hard work of numerous volunteer groups and partners, including the Dan Marino Foundation, NOVA School of Medicine, FIU, Chaminade-Madonna College Preparatory, EMBASSY SUITES, Invitation Homes and many others. Together, these programs and partnerships make PATCH a cornerstone of food security, education and community vitality in Dania Beach.



CELEBRATING CULTURE



HONORING HERITAGE: CELEBRATING CULTURE & COMMUNITY IDENTITY

The City of Dania Beach and its Community Redevelopment Agency continue to honor the rich heritage and unique identity of our community through preservation, celebration, and engagement. In 2025, the city proudly marked significant milestones that both preserve the past and inspire future generations.

Nyberg-Swanson House Restoration

A centerpiece of Dania Beach's historic legacy, the Nyberg-Swanson House underwent a transformative restoration in 2025. With a \$1.2 million renovation funded through the American Rescue Plan, the project successfully modernized the home to meet contemporary standards while preserving its historic character. The restoration drew an enthusiastic turnout from the community, highlighting the enduring value of safeguarding Dania Beach's architectural and cultural heritage. The Nyberg-Swanson House now stands as a timeless symbol of the city's past and future, serving as both a historic landmark and a vibrant community asset.



Dania After Dark: Engaging Experiences for All

The City and CRA continues to foster cultural connection and community engagement through Dania After Dark, a signature monthly event series held on the second Saturday of each month from October through April. These events offer unique, themed experiences featuring live entertainment, interactive activities and family-friendly zones. Highlights include beer sampling at Oktoberfest, wine tastings at the Wine & Seafood Festival and a romantic Valentine's dinner at Dinner at the Hall. Children and families enjoy a lively Kids' Zone with crafts, face painting, games, and more. While admission is free, select activities provide optional or ticketed experiences, allowing all residents and visitors to participate in ways that suit their interests.

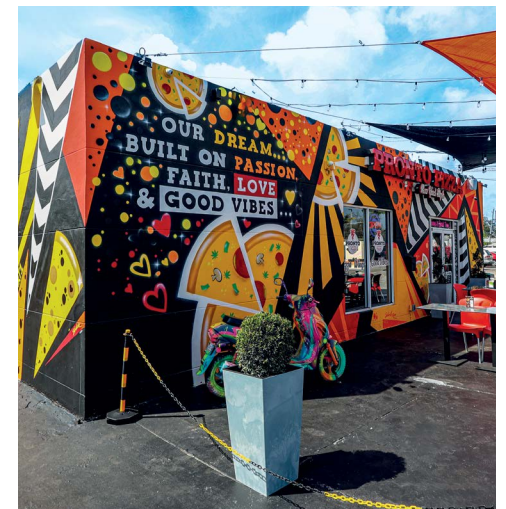
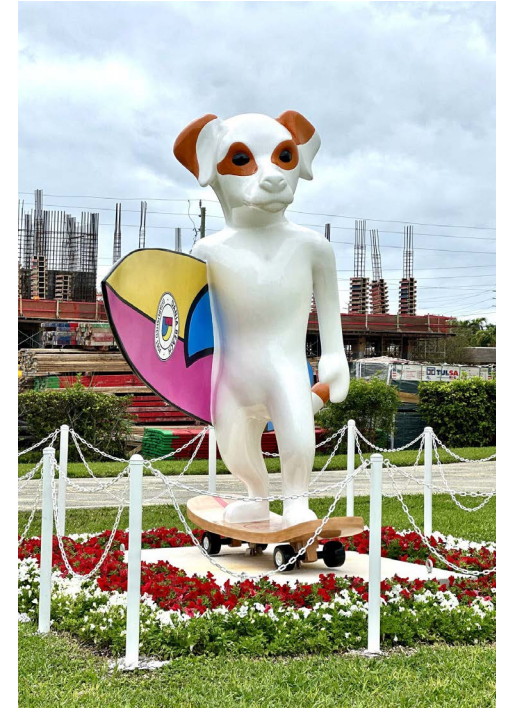


Celebrating Community

In 2025, the City of Dania Beach and the CRA commemorated Juneteenth, the nation's oldest nationally recognized celebration of the end of slavery, emphasizing the importance of history, reflection and community pride. Additional milestones celebrated included Fall Festival, the dedication of the Veterans Park mural honoring service and sacrifice, and the opening of Rita Crockett's Beach Sports Academy at Frost Park. A new service club sign was installed to honor organizations whose volunteerism and advocacy have strengthened the fabric of our community, including the Dania Beach Lions Club, Dania Beach Historical Society & Museum, Inc., American Legion Posts 304 and 209, Friends of the Library, Dania Beach Woman's Club and the Improvement Committee. Together, these initiatives reflect a shared commitment to service, civic engagement, cultural preservation and active community life, ensuring Dania Beach's heritage remains a living, shared experience for all.



CREATIVE PLACEMAKING: THE ART & ENTERTAINMENT DISTRICT





MAD ARTS

MAD Arts is a museum, community hub and laboratory for art and technology. Facilitating visionary exhibitions and projects by individuals, collectives and companies, MAD Arts operates out of its flagship headquarters, a 50,000-square-foot space in the CRA's Art & Entertainment District.

In 2025, MAD Arts continued to expand its role as a cultural anchor within Dania Beach's Arts & Entertainment District, creating accessible opportunities for artists and the community to engage with innovative art and technology experiences.

One of this year's major milestones was the activation of the yard, which has become a vital creative hub for both public programming and artist development. Through this expansion, MAD Arts successfully hosted the Art & Tech Studio Program, providing seven local artists with dedicated workspace and mentorship to develop ambitious, large-scale projects. The program supports emerging talent while strengthening Dania Beach's creative ecosystem by allowing artists to produce and present work within the community where they live and work.

MAD Arts also played a key role in supporting IGNITE Broward, welcoming thousands of visitors into Dania Beach and offering free public access to exhibitions and programming throughout the festival. By removing financial barriers, MAD Arts ensured that residents and visitors of all ages and backgrounds could experience immersive art, projection mapping and creative technology installations. The shuttle and city parking support has always been of great help to make sure our neighbors are happy with the parking situation in the neighborhood.



A core focus in 2025 has been accessibility and inclusion. MAD Arts continues to actively reach diverse communities across Broward County through free public programming, educational opportunities and partnerships that make contemporary art approachable and welcoming for all demographics. By combining community engagement with international artistic experiences, MAD Arts contributes to Dania Beach's identity as a growing destination for arts and culture.

Through artist support, public programming, and regional partnerships, MAD Arts remains committed to advancing creative innovation while strengthening Dania Beach's cultural and economic vitality.

Here are some events that have brought attention to MAD Arts at a national, local and international level:

- Masterclass with Liz Rosenthal
- FAU Student Digital Storytelling Showcase
- Giant Clyde: A Celebration, a Journey, and a Cause
- The Last Human Studio – Workshop for High School Students with professors from Columbia University
- INTERVAL: An immersive dinner celebration by CHROLIK
- SUNNY SIDE UP MARKET x MAD Arts



IGNITE Art & Light Festival

IGNITE Broward Festival South Florida's most exciting, family-friendly festival of interactive art and technology. IGNITE Broward, presented by Broward County Cultural Division in partnership with MAD Arts, features immersive large-scale projection mapping and interactive light sculptures and installations in Dania Beach, Fort Lauderdale and Hollywood. Annually, IGNITE Broward offers days and nights of free immersive art experiences.



inside the IGNITE festival image

DANIA BEACH PRESS

Dania Beach Press Newspaper is the feel-good voice of the community, having proudly served the city since 1938. Owned by only two families throughout its nearly century-long history, the newspaper has been under the stewardship of the Lizana family for more than 40 years. During that time, the family has successfully navigated the city's evolution, aligning the publication's growth with that of the expanding Dania Beach population. The newspaper distributes more than 20,000 free print copies each month and continues to grow its email distribution of the digital edition.

The publication focuses on highlighting the exciting activities, festivals, and local attractions offered in Dania Beach, while also showcasing the area's diverse dining and entertainment options. A significant portion of its editorial coverage is dedicated to promoting new businesses joining the city and celebrating the many long-standing business owners who have served the community for decades. By promoting the longevity and success of small businesses, the newspaper elevates their visibility while providing engaging and inspiring content for readers.

The newspaper also ensures that both residents and visitors are informed about the wide range of leisure activities available each month. Its free events and entertainment guide includes

information on public city meetings and how to attend or view them remotely, opportunities to join local social and charitable organizations, and free classes at the Paul DeMaio Library, such as book clubs, painting courses, film events, and health and wellness programs. Coverage also spans local park activities for families and large-scale community events such as Dania After Dark. By promoting vibrant and engaging activities, the publication creates an environment where advertisers can market their businesses alongside compelling content that attracts thousands of readers each month.

The Dania Beach Press takes pride in the fact that more than 80 percent of its advertisers have partnered with the newspaper for over 20 years, viewing it as a trusted and worthwhile marketing investment.

Success is measured by the positive feedback received from residents who express appreciation for the stories, information, and event photographs featured in each edition. Dania Beach remains a community where both residents and visitors value physical media, fostering an environment in which a local newspaper can continue promoting the heart and soul of the city while embracing growth through creative and innovative approaches.

ADVANCING OPPORTUNITIES

spirit



CREATING PATHWAYS: ADVANCING ECONOMIC OPPORTUNITY



Special Needs Group® (SNG) has proudly called Dania Beach home since its founding in 2007, starting along Marina Mile before relocating to the City Center in November 2011. From its Dania Beach headquarters, the company now manages operations across more than 70 countries and 217 metropolitan areas, making it one of the most far-reaching accessible travel companies in the world and proof that a small city can have a global impact.

Specializing in the rental of medical and accessibility equipment, including wheelchairs, mobility scooters, power chairs, oxygen systems and hearing-impaired devices, SNG delivers directly to travelers at cruise ports, hotels and airports worldwide. As the only vendor trusted by major cruise lines to provide equipment for their guests, the company proudly serves all 43 CLIA member cruise lines worldwide, making accessible cruising possible while also supporting Fort Lauderdale-Hollywood International Airport and Port Everglades to ensure travelers with special needs can move through our community and beyond with confidence and dignity. To date, more than half a million successful deliveries have been completed, and nearly 10,000 travel professionals have been certified through the Certified Accessible Travel Advocates (CATA®) program.

Deeply committed to the community it calls home, SNG hires graduates of the Broward Arc Works program, creating meaningful local employment opportunities for individuals with disabilities, a reflection of the same mission of inclusion and accessibility that drives its global work every day. With nearly two decades of service and a reputation built on never saying no to a customer in need, Special Needs Group continues to put Dania Beach on the map as a hub of innovation, compassion and opportunity.

FOREIGN TRADE ZONE NO. 25 AT PORT EVERGLADES

Broward County's Foreign-Trade Zone No. 25 maintains its national position in the Top 25 for merchandise received and exports, according to the recently released U.S. Foreign-Trade Zones Board's 2024 Annual Report to Congress.

The City of Dania Beach is in Broward County's Foreign Trade Zone (FTZ) as it is just five miles from FTZ No. 25 Port Everglades, one of the Western Hemisphere's most accessible deep-water ports. That means goods/components may be stored, manipulated, manufactured or re-exported by designated businesses in Dania Beach without being subject to customs duties or other taxes until they enter U.S. commerce. This makes conducting international manufacturing business in the city an advantage in a challenging tariff environment.

The major industries with FTZ designation across the U.S. include automotive, oil refining and machinery/equipment, according to the report. At Port Everglades, the leading commodities traded through FTZ No. 25, by value, in Fiscal Year 2024 (October 1, 2023 to September 30, 2024) were petroleum products, machinery and mechanical appliances.

In addition to serving as grantee, FTZ No. 25 serves as operator, a distinction that makes it unique among other FTZs in South Florida and allows FTZ No. 25 to offer CBP representation services. This provides businesses with direct support in navigating compliance requirements and streamlining interactions with federal partners.

Combined with the zone's proximity to a deepwater port and regional intermodal connections, FTZ No. 25 is positioned to drive trade and create economic value for its clients and Dania Beach for years to come.



POWERING PROSPERITY: STRATEGIC INDUSTRY & BUSINESS GROWTH

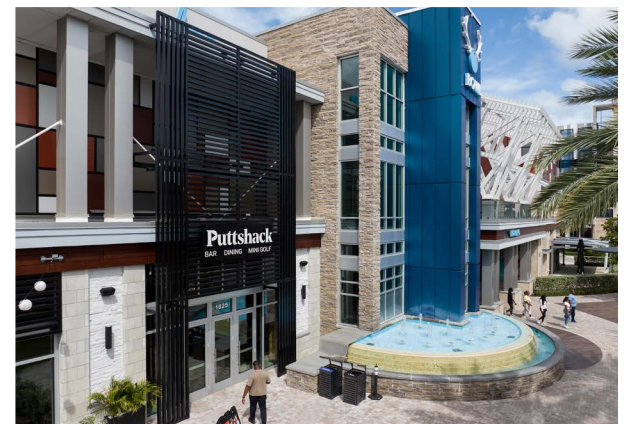


Dania Pointe sits in the heart of Dania Beach, offering a lively open air setting where visitors can relax, dine and unwind among an ever growing mix of retail, restaurants and entertainment. With two on-site Marriott hotels and luxury apartments at Avery Dania Pointe and Avery Dania Pointe East, the community provides a seamless blend of lifestyle, leisure and convenience. The destination continues to grow as a hub for both visitors and professionals, with the Spirit Airlines corporate campus adding to its momentum.

A wave of new arrivals continues to elevate the experience, with sought-after brands like Puttshack, lululemon, Rowan, Swarovski and Face Foundrie joining the lineup. These new

openings enhance a collection that already includes standout brands like H&M, Sephora, Anthropologie, Nike, American Eagle, Aerie and OFFLINE by Aerie, Pura Vida Miami, Cooper's Hawk Winery & Restaurant, Rodizio Grill Brazilian Steakhouse, Tommy Bahama Marlin Bar, Lucky Strike, Regal and the Fort Lauderdale Improv Comedy Club. Looking ahead, 2026 will welcome Warby Parker, Shake Shack, Mister O1, Skinny Louie and Zho by Bol Hospitality.

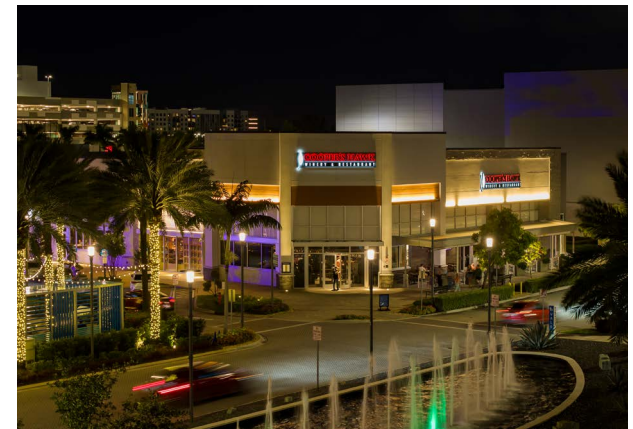
Locals and tourists are drawn to Dania Pointe for the variety of unique experiences and events, like free weekly yoga classes on Wellness Wednesdays and artisanal Night Markets with live music on the second and



fourth Saturday of every month. Other popular signature events that occur each fall include the 5K Fun Run Under the Sun in partnership with the City of Dania Beach and the Dania Pointe Food and Wine Festival.

Conveniently positioned at I-95 and Stirling Rd East, this open-air community offers ample free parking and effortless access, just minutes from Fort Lauderdale-Hollywood International Airport, Port Everglades and the area beaches.

Stay connected to the latest events, offers, and openings at www.daniapointe.com or on Instagram @dania.pointe and Facebook @daniapointe.





The Casino @ Dania Beach continues to serve as a major entertainment and economic anchor within the City of Dania Beach, attracting visitors from across South Florida year-round. With a workforce of more than 280 team members, the property blends gaming, dining and live entertainment while supporting local jobs and tourism.

Throughout 2025, the casino focused on reinvestment, redevelopment, and strategic partnerships that strengthen Dania Beach as a regional destination. The property achieved record-breaking revenue and awarded more than \$83 million in jackpot winnings, underscoring strong guest engagement and sustained market growth.

Significant investments were made across the gaming floor, which now features more than 700 slot machines supported by upgraded systems and technology. A major highlight was the complete renovation of the High Limit gaming area, delivering a more refined and elevated experience for VIP players. Additional enhancements are planned for 2026, including the launch of a new mobile app providing guests with easy access to promotions, rewards and property updates.

Poker remains a key draw, with the Dania Poker Room offering more than 25 live tables, daily promotions, and competitive tournaments. Its partnership with World Series of Poker Champion Chris Moneymaker

and the Moneymaker Tour has expanded the property's regional profile. Looking ahead, a new VIP Poker Room is planned for 2026 to further enhance the high-end poker experience.

Dania Beach Jai Alai continues to be a distinctive feature of the property, celebrating 73 years of athletic tradition and cultural legacy. International tournaments, including the annual Dania Beach Invitational, reinforce the venue's role in preserving South Florida sports heritage while introducing new corporate sponsorship opportunities.

Live entertainment also remained a cornerstone in 2025. Stage 954 welcomed more than 47,000 guests and earned its seventh consecutive "Best of Hollywood" title from Our City Magazine. The venue hosted a diverse lineup of





concerts, comedy and special events, while also expanding its role as a flexible space for corporate meetings, private celebrations and community gatherings.

Food and beverage offerings continued to emphasize quality and convenience, with casual dining options, classic American fare and buffet service complementing the overall guest

experience. Seasonal promotions, slot tournaments, and tier-based rewards, along with partnerships such as complimentary cruise incentives, added further value for Players Club members.

Beyond entertainment, the casino remains committed to community engagement and long-term reinvestment. Ongoing priorities include technology upgrades, expanded poker programming, increased Jai Alai sponsorship activation, and initiatives that strengthen ties between the property and the City of Dania Beach.

DANIA BEACH JAI ALAI BISCAYNE CUP
THE CASINO @ DANIA BEACH

SUNDAY, FEBRUARY 15 - 1:00 PM (SUPER SINGLES)
 MONDAY, FEBRUARY 16 - 1:00 PM (SUPER SINGLES)
 TUESDAY, FEBRUARY 17 - 1:00 & 6:00 PM (BC 10-11 & 12-13)
 WEDNESDAY, FEBRUARY 18 - 6:00 PM (BC 1, 2, 3 & 4)
 THURSDAY, FEBRUARY 19 - 6:00 PM (BC 10-11 & 12-13)
 FRIDAY, FEBRUARY 20 - 6:00 PM (BC 10-11 & 12-13)
 SATURDAY, FEBRUARY 21 - 1:00 & 7:00 PM (BC 10 & 11 FINAL)
 SUNDAY, FEBRUARY 22 - 1:00 PM (SUPER SINGLES)

GAMBLING PROBLEM? CALL 1.833.PLAYWISE.



GIVING BACK TO THE COMMUNITY

- Employs more than 280 local team members, supporting stable, year-round jobs
- Generates tourism and economic activity that benefits surrounding businesses
- Hosts monthly OneBlood drives with incentives and wellness screenings
- Supports local charities and nonprofit organizations throughout the year
- Serves as a venue for community events, fundraisers and private functions
- Proud sponsor of Dania After Dark, helping enhance quality of life and civic engagement in Dania Beach



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



3 Sons Brewing Co. is a family-owned and operated brewery, tasting room, and nationally recognized kitchen proudly rooted in Dania Beach's CRA district. Since opening in 2019, it has grown into both a beloved local gathering space and a recognized regional destination, welcoming more than 300,000 guests. Our brewery attracts craft beer enthusiasts, culinary travelers and international visitors who generate steady foot traffic and destination-driven tourism, contributing meaningful economic impact throughout the CRA district and along the US-1 corridor.

Inspired by brewing collaborations across 13 countries, and by combining global brewing technique with a hospitality-forward dining experience, 3 Sons creates a space where food, beverage and community intersect, taking pride in crafting beers and menus that intentionally celebrate Dania Beach's history, milestones and business community.

A key component of our growth strategy is aligning product development with purposeful storytelling, using select releases to celebrate Dania Beach's identity while strengthening market differentiation for our brand. That connection to place, extends across our entire portfolio, with every product labeled "Brewed and Packaged in Dania Beach,

Florida." As distribution has expanded across seven U.S. states and into 13 countries, the city's name travels with each can and bottle, generating sustained geographic recognition well beyond South Florida.

Several of our core and collaborative releases intentionally celebrate Dania Beach's identity, economic evolution and community partnerships:

- **Ocean Park Pils** – Pays tribute to the city's beachfront and iconic pier, reinforcing one of Dania Beach's primary tourism anchors.
- **Antique Alley** – Honors the historic US-1/N Federal Highway corridor, designated in 1945 as the "Antique Capital of the South," a district central to the City's commercial heritage and ongoing redevelopment.
- **Sea It. Drink It. Love It.** – Brewed in recognition of the City of Dania Beach's 120th Anniversary, commemorating this important civic milestone.
- **Dania Pointe Pale Ale** – Created in collaboration with Dania Pointe, highlighting the City's 102-acre mixed-use destination
- **Pink Bling** – Brewed in partnership with the Lynn Cancer Institute and the Giving Pink Foundation to support breast cancer awareness and raise funds benefiting local patients and families.



"Sea it. Drink it. Love it." Happy Anniversary 120



"Pink Bling" Bringing residents and visitors together



"Fresh Start" Pouring for a Cause



Freshly Packed in Dania Beach

- **Fresh Start** – Produced in collaboration with Kristi House to raise awareness for human trafficking prevention and reinforce our commitment to meaningful community impact.

National exposure has further strengthened both the 3 Sons brand and Dania Beach's visibility. A feature on Diners, Drive-Ins and Dives introduced the brewery to a nationwide audience, with each broadcast and syndicated rerun identifying its location in Dania Beach. This recurring recognition continues to drive destination interest and supports the Dania Beach CRA as a hub for commerce, tourism and community activity.

Photo credit: *"Courtesy of 3 Sons Brewing Co."*



2025 Highlights & Community Impact

- 3 Sons expanded global distribution from 8 to 13 countries
- Domestically, 3 Sons strengthened statewide placement in Florida at national retailers including Trader Joe's, Whole Foods Market, and Total Wine & More, while also expanding distribution across 7 additional U.S. states.
- The company reinvested in expanded brewing and fermentation capacity, and installed a new canning line, and enhanced its tasting room layout to support private events and community gatherings.
- 3 Sons Brewing employ 30 team members, including 5 Dania Beach residents with 3 serving in leadership roles, reflecting an ongoing commitment to local workforce development and sustained economic vitality within the CRA district.

As Dania Beach continues to develop, 3 Sons remains committed to long-term growth within the CRA district, aligning future capacity, private investment, and brand expansion with the City's broader redevelopment vision. By pairing strategic growth with ongoing reinvestment, job creation, destination driven visitation and expanding national and international reach, 3 Sons Brewing continues to contribute meaningfully to the economic momentum and cultural identity of Dania Beach.

CATALYZING INVESTMENT: COMMERCIAL FACADE GRANT PROGRAM

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

A summary of the program requirements are as follows:

- **Qualified Properties:** Building must be classified as a "Retail" or "Commercial"
- **Qualified Area:** The entire CRA for properties with zoning compliant uses
- **CRA Match:** 50%
- **Max Grant:** \$25,000
- **Specific exclusions to the program:**
 - A building that is/was supported by a CRA or City development incentive.
 - A building within a shopping center.
 - Properties that are for sale may not apply for grant funding.
 - A building owned by an organization or with a tenant that is tax-exempt.
 - Adult uses, as defined in CHAPTER 2.5 of the City of Dania Beach Code of Ordinances.

RECEIVE UP TO
\$25,000*
for your
**STOREFRONT
MAKEOVER**

Commercial Property Improvement Grant

Go from neighborhood staple to branded landmark business with up to **\$25,000*** in matching grant funds for the following:

- Facade Improvements
- Exterior Painting / Repair
- Landscaping
- Parking Lot Improvements
- Impact Windows
- Signage and Awnings

*Restrictions apply.



INFO & APPLICATION

DaniaBeachCRA.org/incentives
954.924.6801
info@DaniaBeachCRA.org



STEWARDSHIP IN ACTION: CRA-OWNED PROPERTIES

Land area calculations by Broward County Property Appraiser (BCPA) folio sheets and surveys.

Parcel ID	Property Address	Req Dimensions (ft)		Zoning Designation	Site Area (sf)	Site Dimensions (ft)	
		Width	Depth			Width	Depth
504233150060	NW 14 Way	60	90	NBHO - Res	4,900	70.0	70.0
504234011190	137 NW 4 Ave	50	100	City Center (MU)	5,421	50.1	108.2
504234060260	524 NW 3 Ter	60	90	NBHO - Res	3,750	37.5	100.0
504234060640	Old Griffin Rd	60	90	NBHO - Res	4,231	58.32	100/103
504234230130	56 NW 8 Ave	60	90	NBHO - Res	8,435	50/49	167/179
514203340580	701 SW 12 Ave	60	90	NBHO - Res	5,000	50.0	100.0
514203340570	705 SW 12 Ave	60	90	NBHO - Res	5,700	57.0	100.0
514203340560	711 SW 12 Ave	60	90	NBHO - Res	5,700	57.0	100.0
504234300200	115 Phippen Waiters Rd	60	90	NBHO - Res	1,992	25.0	79.7
504234300210	117 Phippen Waiters Rd	60	90	NBHO - Res	1,993	25.0	79.7
504234300220	119 Phippen Waiters Rd	60	90	NBHO - Res	1,994	25.0	79.8
504234300230	121 Phippen Waiters Rd	50	100	NBHD-MU	1,995	25.0	79.8
504234300240	123 Phippen Waiters Rd	50	100	NBHD-MU	1,995	25.0	79.8
504234300250	125 Phippen Waiters Rd	50	100	NBHD-MU	1,996	25.0	79.8
Total					55,101		

FINANCIALS

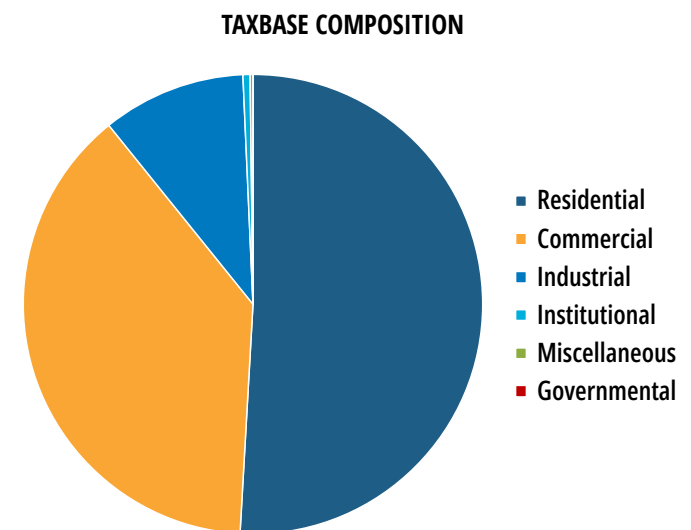
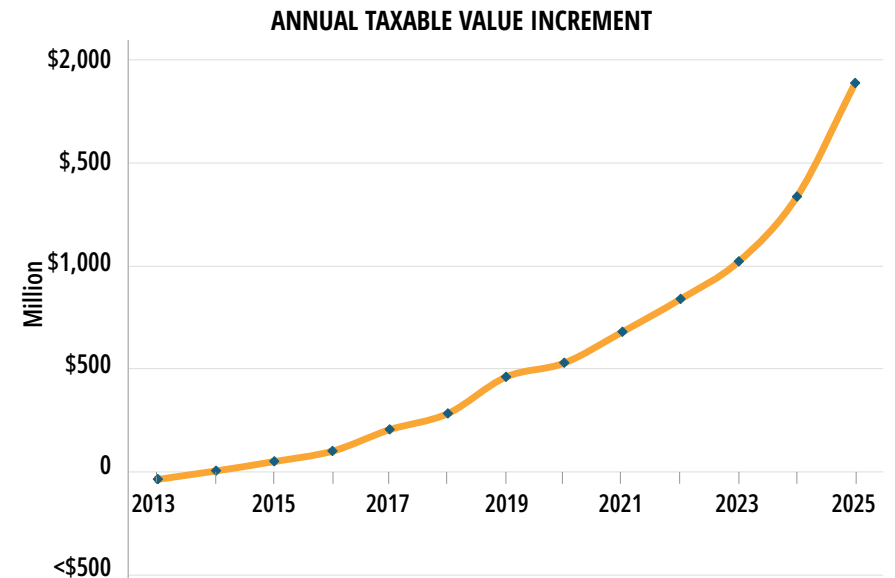


ACCOUNTABILITY & TRANSPARENCY: CRA PERFORMANCE & FINANCIAL STATEMENTS

The CRA Annual Report for the fiscal year ending September 30, 2025, has been prepared in accordance with F.S. §163.371 and 163.387(8). F.S. §163.371 This Annual Report has been prepared in accordance with F.S. §163.371 including a financial statement setting forth its income/expenses.

F.S. §163.387(8): The Financial Statements included herein are sourced from the Annual Comprehensive Financial Report (“Financial Report”) for the fiscal year ending September 30, 2025. The Financial Report is under its annual independent audit review and will be issued within State mandated timelines.

TAXABLE PROPERTY VALUE					
Tax Year	Fiscal Year	Taxable Value A	% Ann'L Change	Base Year Tax Val B	Tax Increment A-B
2025	2024/25	\$2,441,041,290	29.16%	\$555,988,910	\$1,885,052,380
2024	2023/24	\$1,889,967,450	20.03%	\$555,988,910	\$1,333,978,540
2023	2022/23	\$1,574,625,790	12.84%	\$555,988,910	\$1,018,636,880
2022	2021/22	\$1,395,414,500	12.91%	\$555,988,910	\$839,425,590
2021	2020/21	\$1,235,867,510	14.10%	\$555,988,910	\$679,878,600
2020	2019/20	\$1,083,147,040	6.45%	\$555,988,910	\$527,158,130
2019	2018/19	\$1,017,542,200	21.10%	\$555,988,910	\$461,553,290
2018	2017/18	\$840,265,840	10.51%	\$555,988,910	\$284,276,930
2017	2016/17	\$760,320,310	15.61%	\$555,988,910	\$204,331,400
2016	2015/16	\$657,675,940	8.50%	\$555,988,910	\$101,687,030
2015	2014/15	\$606,167,390	7.86%	\$555,988,910	\$50,178,480
2014	2013/14	\$561,994,300	8.04%	\$555,988,910	\$6,005,390
2013	2012/13	\$520,192,680	2.80%	\$555,988,910	(\$35,796,230)



More detail is provided in the tables below.

TAXBASE COMPOSITION						
Category	Taxable Value (2025)	Percentage	# of Parcels		Acreage	
Residential	1,241,496,130	50.9%	2,409	75.0%	401	33.5%
Commercial	934,755,600	38.3%	353	11.0%	353	29.5%
Industrial	247,215,730	10.1%	159	5.0%	99	8.3%
Institutional	11,627,010	0.5%	48	1.5%	50	4.2%
Miscellaneous	5,942,650	0.2%	210	6.5%	219	18.3%
Governmental	4,170	0.0%	31	1.0%	76	6.3%
	2,441,041,290	100.0%	3,210	100.0%	1,198	100.0%

TAXBASE COMPOSITION						
Category	Taxable Value (2025)	Percentage	# of Parcels		Acreage	
Single-Family	297,489,588	24.0%	1,270	52.7%	205	51.1%
Multi-Family	842,842,844	67.9%	657	27.3%	156	38.9%
Condo	76,230,434	6.1%	216	9.0%	1	0.2%
Vacant	16,064,450	1.3%	171	7.1%	35	8.7%
Other	8,868,814	0.7%	95	3.9%	4	1.0%
Governmental	4,170	0.0%	31	1.0%	76	6.3%
	1,241,496,130	100.0%	2,409	100.0%	401	100.0%

TAXBASE COMPOSITION						
Category	Taxable Value (2025)	Percentage	# of Parcels		Acreage	
Retail	296,506,240	31.7%	77	21.7%	115	32.5%
Mixed-Use	24,169,590	2.6%	29	7.8%	8	2.3%
Office/Business	184,408,360	19.7%	48	12.8%	34	7.0%
Restaurants	17,416,720	1.9%	20	5.3%	8	2.0%
Entertainment	75,235,790	8.0%	4	1.4%	30	8.4%
Hotel/Motel	190,543,130	20.4%	24	6.7%	17	4.6%
Marina	76,447,780	8.2%	14	3.9%	66	18.2%
Vacant	48,989,660	5.2%	84	25.6%	52	18.5%
Other	21,038,330	2.3%	53	14.8%	23	6.5%
	934,755,600	100.00%	353	100.00%	353	100.00%

TAXBASE COMPOSITION						
Category	Taxable Value (2025)	Percentage	# of Parcels		Acreage	
Manufacturing	12,545,890	5.6%	3	1.9%	5	5.3%
Warehouse	228,891,010	92.0%	136	85.0%	78	78.4%
Open Storage	2,710,650	1.2%	17	10.6%	5	5.1%
Vacant	3,068,180	1.3%	3	2.5%	11	11.2%
	247,215,730	100.1%	159	100.0%	99	100.0%



TOP -20 SORTED BY TAXABLE VALUE

Owner's Name	"Land (Acres)"	"% of Tot Land"	"Taxable Value"	"% of Tot Tax Val"
DANIA LIVE 1748 II LLC	59.1	4.9%	400,232,040	16.4%
SPIRIT AIRLINES INC	8.5	0.7%	133,298,300	5.5%
DANIA BEACH RENTALS LLC	3.6	0.3%	106,422,970	4.4%
DANIA LIVE 1748 LLC	33.2	2.8%	98,503,700	4.0%
4 DANIA BEACH HOLDINGS LLC	2.1	0.2%	90,828,410	3.7%
DANIA BEACH APTS LLC	4.1	0.3%	86,533,140	3.5%
EAST SIDE FIVE LLC - LANDLORD	4.6	0.4%	62,309,170	2.6%
DANIA ENTERTAINMENT CENTER	48.6	4.1%	53,777,720	2.2%
DANIA POINTE WATERFRONT LLC	2.4	0.2%	46,532,030	1.9%
STIRLING INDUSTRIAL PARK	12.4	1.0%	37,808,860	1.5%
BROWARD INTERNATIONAL COMMERCE	25.2	2.1%	37,262,230	1.5%
KD DANIA BEACH LLC	1.9	0.2%	36,512,440	1.5%
DAWSON JOHNSON OPERATIONS LLC	1.9	0.2%	34,984,770	1.4%
ROBERT D DERECKTOR & CO	15.5	1.3%	21,204,680	0.9%
S3 HOSPITALITY MIAMI LLC	0.9	0.1%	16,863,720	0.7%
JSF STIRLING ROAD EX LLC	1.4	0.1%	16,690,410	0.7%
DANIA AIRPORT HOTELS LLC	1.1	0.1%	15,950,340	0.7%
DANIA BEACH HOSPITALITY	0.9	0.1%	15,940,630	0.7%
RK DANIA LLC	8.7	0.7%	14,447,660	0.6%
MIRANJALI LLC	1.2	0.1%	12,000,000	0.5%
	237.4	19.8%	1,338,103,220	54.8%

DRAFT AUDIT FOR YEAR ENDING SEPTEMBER 30, 2025

City of Dania Beach Community Redevelopment Agency
(A Component Unit of the City of Dania Beach, Florida)
Balance Sheet - Governmental Fund
September 30, 2025

Assets:	
Cash, cash equivalents and investments	\$ 1,868,341
Accrued interest receivable	4,822
Property held for sale	<u>37,700</u>
Total assets	<u>1,910,863</u>
Liabilities:	
Accounts payable and accrued liabilities	45,322
Deposits	<u>75</u>
Total liabilities	<u>45,397</u>
Fund Balance:	
Restricted for:	
Property held for sale	37,700
Committed to:	
Community redevelopment projects	<u>1,827,766</u>
Total fund balance	<u>1,865,466</u>
Total liabilities and fund balance	<u>\$ 1,910,863</u>

City of Dania Beach Community Redevelopment Agency
(A Component Unit of the City of Dania Beach, Florida)
Statement of Revenues, Expenditures and Changes in Fund Balance
Governmental Fund
For the Year Ended September 30, 2025

Revenues:	
Investment income	\$ 46,881
Miscellaneous	<u>18,012</u>
Total revenues	<u>64,893</u>
Expenditures:	
Community redevelopment	<u>1,018,084</u>
Total expenditures	<u>1,018,084</u>
Deficiency of revenues under expenditures	<u>(953,191)</u>
Other Financing Sources (Uses):	
Transfers in	1,323,088
Transfers out	<u>(827,223)</u>
Total other financing sources	<u>495,865</u>
Net change in fund balance	<u>(457,326)</u>
Fund Balance - Beginning	<u>2,322,792</u>
Fund Balance - Ending	<u>\$ 1,865,466</u>

See accompanying notes to financial statements.

See accompanying notes to financial statements.



DANIA BEACH
SEA IT. LIVE IT. LOVE IT.

DANIA BEACH
COMMUNITY REDEVELOPMENT AGENCY

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