



DANIA BEACH
COMMUNITY REDEVELOPMENT AGENCY

2024 ANNUAL REPORT



BUSINESS

COMMUNITY

INVESTMENT

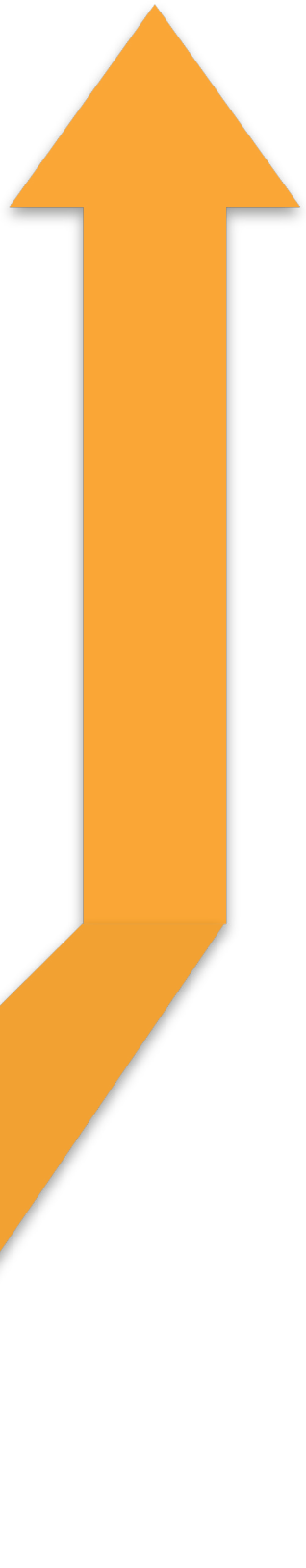


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Letter From the CRA Board Chair

I am privileged to highlight the achievements of the Dania Beach Community Redevelopment Agency (CRA) 2024 Annual Report. As Chair of the Board, I extend my heartfelt gratitude to our dedicated Executive Director and CRA Board Members, whose unwavering commitment continues to open doors, spark innovation, and drive meaningful progress that elevates our community.

The CRA remains resolute in its mission to foster sustainable growth and revitalization, ensuring a thriving economy and an enhanced quality of life for all who proudly call Dania Beach home. Our priorities span Downtown City Center, Dania Pointe, our robust marine industries, and our diverse residential neighborhoods. My vision for these areas is steadfast: to ignite private investment, empower and nurture small businesses, confront housing challenges head-on, and develop a dynamic Arts and Entertainment District that serves as a cultural cornerstone of our city.

I am pleased that the CRA is addressing one of the greatest challenges facing our nation, affordable housing, by partnering with Florida Land Community Trust, a nonprofit committed to ensuring that homeownership remains within reach for low-income families. This collaboration is a testament to our commitment to sustainable, long-term affordability for Dania Beach residents.

I am also proud of the undeniable success of The PATCH Community Garden, which continues to flourish like never before thanks to generous donations from Spirit Airlines and Invitation Homes. This garden has become a vibrant hub for our community, attracting volunteers from Nova Southeastern University, local nonprofits, and residents alike. The CRA is setting the standard for other cities to follow, demonstrating innovative approaches to community building while fostering sustainability and unity.

Furthermore, the CRA's expanded partnership with Rebuilding Together Broward is making a meaningful impact—not only by

enhancing the beauty of existing homes through landscaping and revitalization but also by incorporating senior safety measures to protect our community's most vulnerable residents.

CRA 2024 Highlights:

- The CRA awarded five Commercial Façade Grants of \$25,000 each.
- The Spirit Airlines HQ campus at Dania Pointe has opened and now houses approximately 1,000 employees.
- The CRA sold a property, 608 W Dania Beach Blvd, to Turn Two Construction for the development of a 2-unit attached housing project to be sold as low-income affordable housing (80% AMI).
- The CRA, in partnership with Rebuilding Together Broward, we have repainted and landscaped 240 homes under the Home Beautification program - at no cost to the homeowners.

Dania Beach is a city of resilience, progress, and unity, and I am proud of the CRA's unwavering commitment to our residents and businesses. There will always be challenges ahead, but our resolve remains stronger than ever. Together, we will continue to advance community enhancement, create economic opportunities, and build a brighter future for Dania Beach, one where everyone can thrive.

I look forward to continuing this transformational journey alongside our residents, stakeholders, and dedicated team to make Dania Beach a model of progress and inclusivity for generations to come.



Mayor Joyce L. Davis

CRA Board Chair
Dania Beach CRA

Letter From the CRA Director

In 2024, the economy of Broward County and Dania Beach remained strong. Broward County's job report indicated a 2.9% unemployment rate in December 2024, 0.1% greater than a year ago and 0.2% lower than the state. Non-agricultural employment in greater Ft. Lauderdale was 948,400, an increase of 13,000 jobs (+1.4%) over the year. "The interest from companies looking at Greater Ft Lauderdale as a location of choice and the local expansion in our targeted industries remains strong," said Greater Ft Lauderdale Alliance President/CEO, Bob Swindell. Eight of our ten major industries experienced positive year-over-year job growth in 2024.

The accomplishments of the CRA in FY2023/24 reflect the diversity of our work, our continued drive to deliver results to the citizens of our CRA/City, our effective collaborations, and optimizing redevelopment opportunities. Examples include:

- The adopted 2023 CRA Plan listed priorities for the next 1 to +4 years. By the end of FY2024, the CRA had initiated and made significant progress on 10 of the 11 priorities.
- The Spirit Airlines HQ campus at Dania Pointe has opened and now houses approximately 1,000 employees. The CRA provides a 10% local match to the Florida Qualified Target Industry (QTI) incentive awarded for Spirit's commitment to Dania Beach.
- The Downtown Vision Plan to create an arts and entertainment district and a walkable corridor along NW/SW 1st Avenue progressed and is the subject of the city's Complete Streets (CSLIP) grant application.

- The CRA initiated a major update of its website to provide a targeted branding identity, expand program information for residents and businesses, and enhance the user experience – completed November 2024.
- The CRA, in collaboration with Rebuilding Together Broward, has repainted and landscaped 240 homes under the Home Beautification program - at no cost to the homeowners.
- The PATCH was completely rebuilt with raised beds to mitigate the regular flooding of its site. The total project costs were covered by generous grants of \$53,835 from Invitation Homes and \$25,000 from Spirit Airlines.
- The CRA sold a property, 608 W Dania Beach Blvd, to Turn Two Construction for the development of a 2-unit attached housing project to be sold as low-income affordable housing (80% AMI).
- The CRA awarded five Commercial Façade Grants of \$25,000 each.

We have finally filled the critical CRA Business Manager position with a person with the experience needed to accomplish our updated goals and objectives, the CRA will continue to provide increasingly valuable services to our neighborhoods and businesses.



K. Michael Chen
CRA Director
Dania Beach CRA

Board of Directors



Joyce L. Davis
Chair



Marco A. Salvino, Sr
Vice-Chair



A.J. Ryan IV
Board Member



Lori Lewellen
Board Member



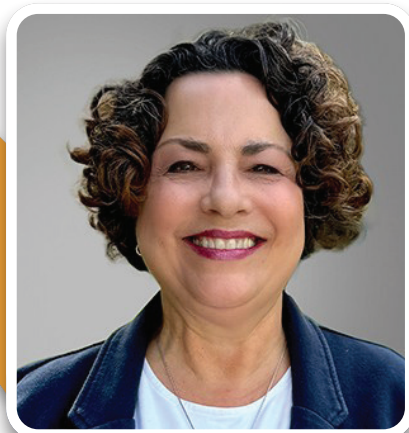
Luis Rimoli
Board Member



Staff



K. Michael Chen
Director



Denise Greenstein
CRA Executive Assistant



Krystal Permanan
Business Manager



Biancamaria Bacarossi
Lead Farm & Market
Coordinator

CRA History

The foundational document when creating a Community Redevelopment Agency (CRA) and the designation of a Community Redevelopment Area is a “FINDING OF NECESSITY FOR REDEVELOPMENT” (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 until March 2023.

It is best practice to keep the CRA Plan current, fresh, and

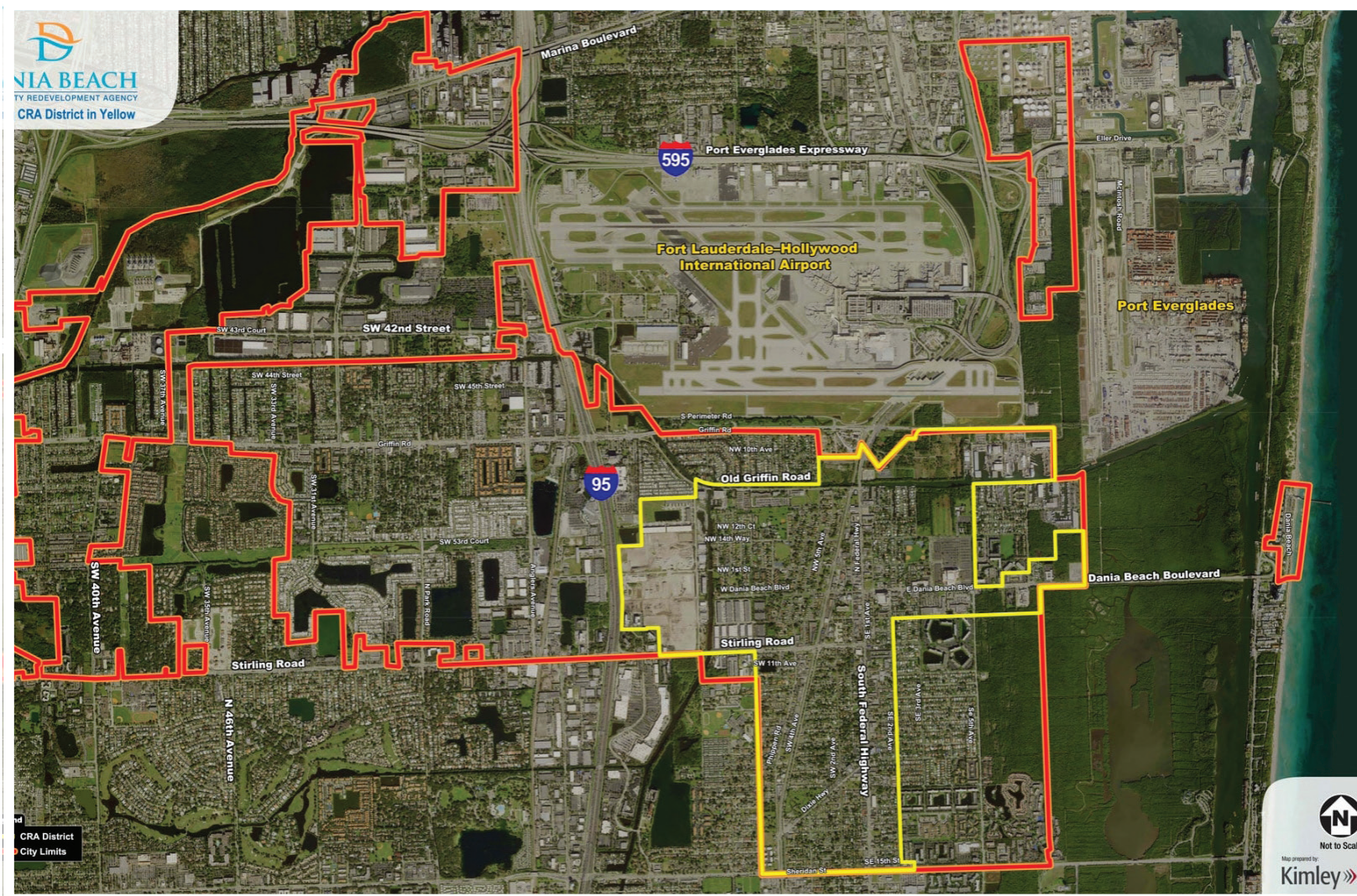


relevant. The Community Redevelopment Plan Update was approved by the Dania Beach Community Redevelopment Agency by Resolution No. R-2023-CRA-005 and was adopted by the Dania Beach City Commission by Resolution No. R-2023-029, on March 14, 2023. This 2023 CRA Plan Update builds upon the past approved 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 affordable land prices have made it a popular destination for development, and several exciting projects are currently being built within the CRA. This growth is expected to continue, and the University of Florida’s Bureau of Economic Research (BEER) projects that more than 8,200 new residents will be added within the city limits by 2040. The majority of these new residents are expected to be located within the new development projects located within the CRA.

While Dania Beach has experienced growth, not all of its residents and neighborhoods have benefited equally. Vulnerable populations are facing the negative consequences of increased housing costs, insurance costs, utility costs, and tampered employment wages that

erode personal household wealth, making it even more challenging for them to remain in place. These issues highlight the need for the Dania Beach Community Redevelopment Area Plan Update to address and alleviate the negative impacts on vulnerable populations.





Guiding Principles

The guiding principles serve as a set of tenets that influence the goals and strategies of the CRA Plan Update. These broad principles inform the overarching aspirations of the Dania Beach CRA. The previous and restated CRA Plan guiding principles are:

- 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

Mission

“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.”

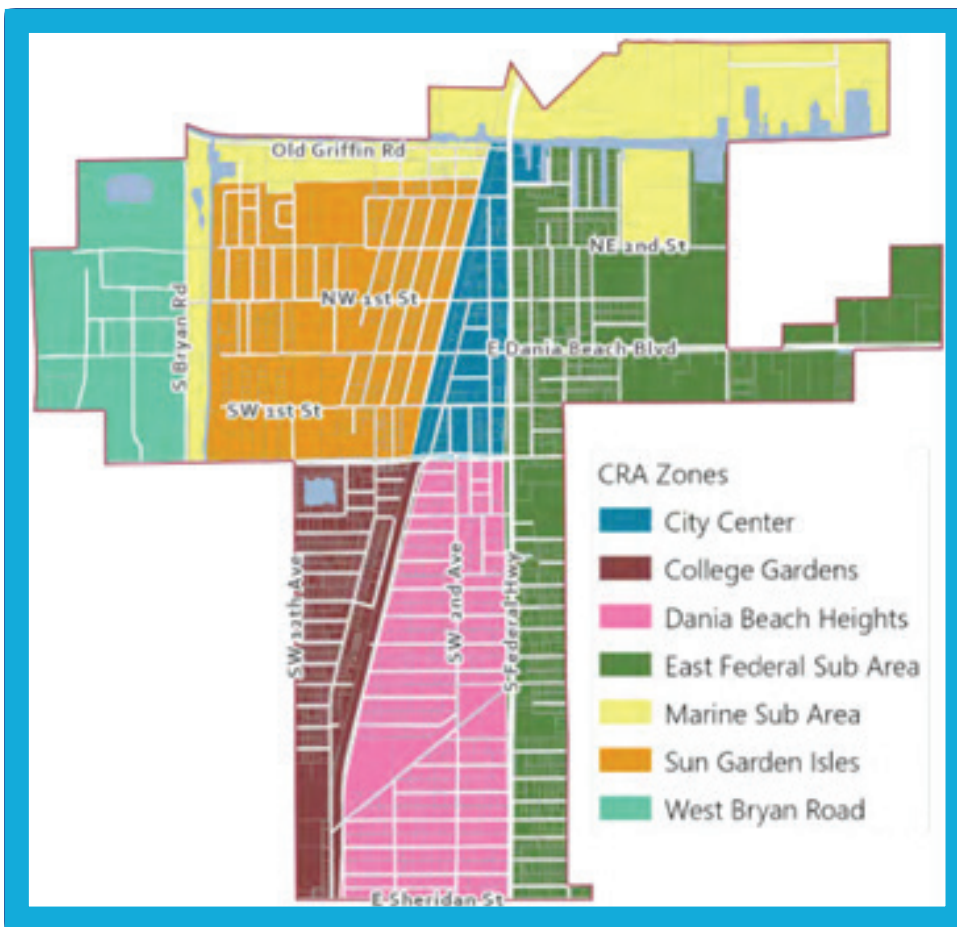
Vision

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

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

CRA Districts



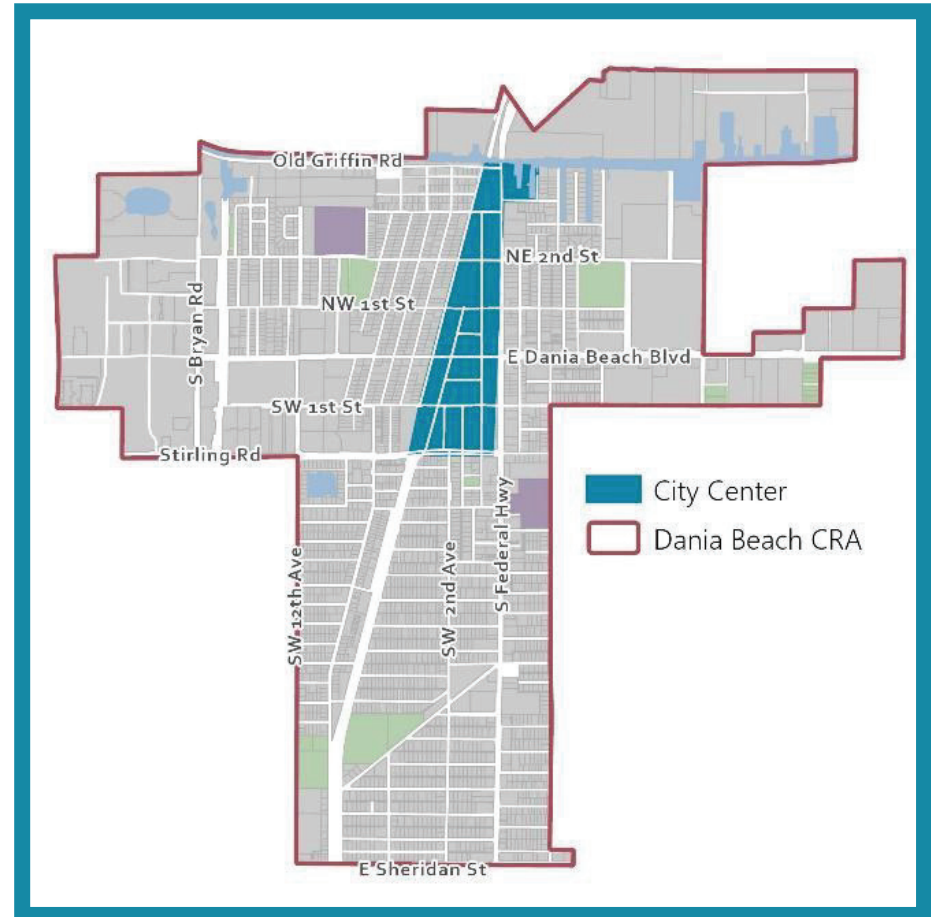
The area within the CRA boundary encompasses 1,349 acres, or about 27% of the entire City's land area. The area is composed of seven defined districts, each with distinctively different characteristics and objectives and future directions.

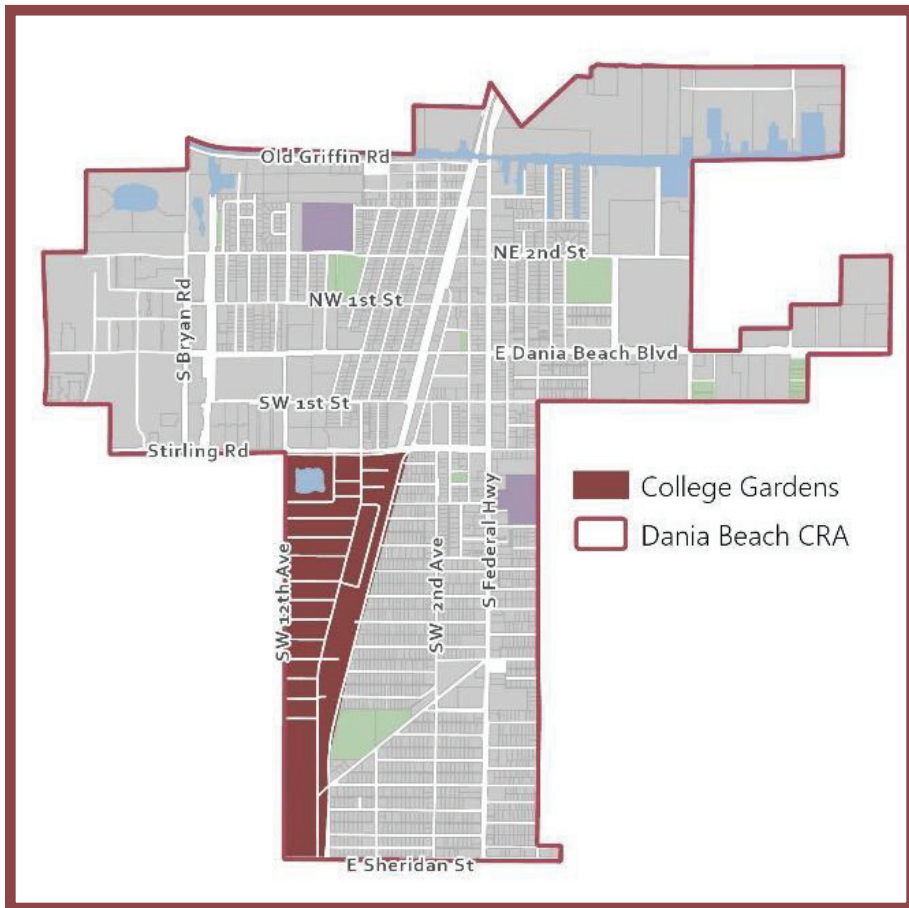
CITY CENTER

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.

Future Focus

- Support the creation of an Arts, Entertainment & Innovation District along Federal Highway, using partnerships with local businesses.
- Support redesign of NW/SW 1st Avenue as a Complete Street. Promote dual building frontage to activate block and mid-block pedestrian connections from Federal Highway.



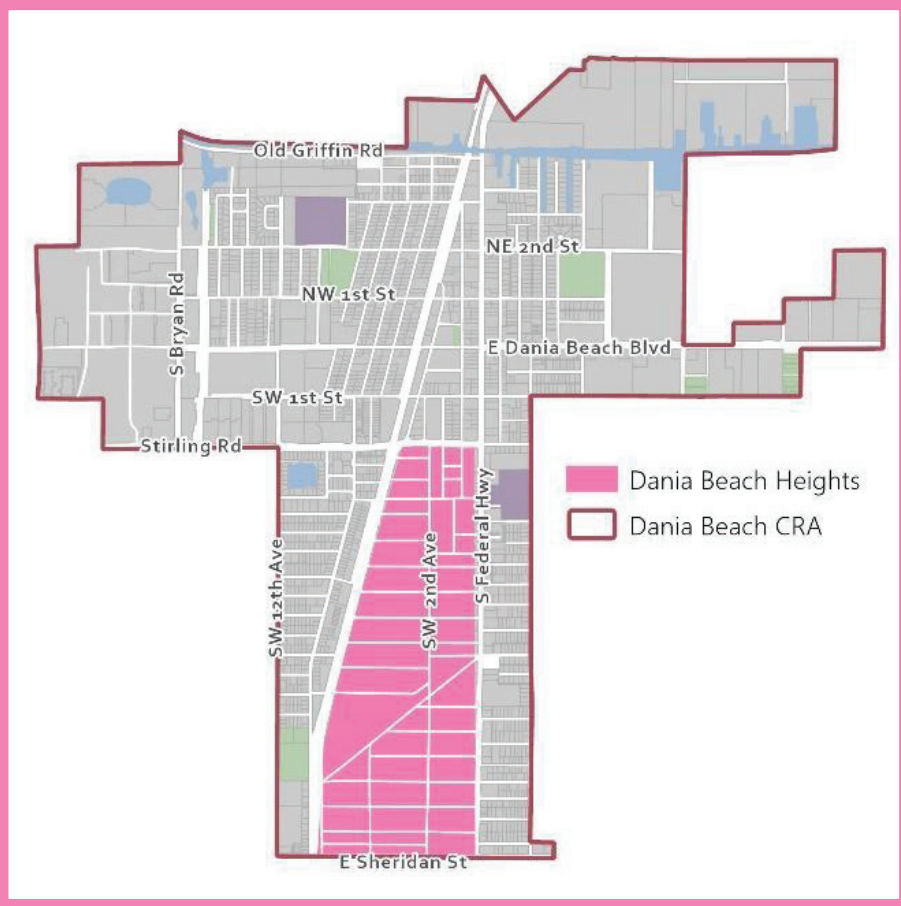


COLLEGE GARDENS

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.

Future Focus

- Protect existing single-family residential neighborhoods.
- Rising housing costs continues to affect existing homeowners - partner to support increased housing options.
- Reduce poverty rates in CRA neighborhoods.
- Require affordable housing unit accommodation in future private large-scale residential entitlements.
- Continue the Home Beautification program, which adds curb appeal.

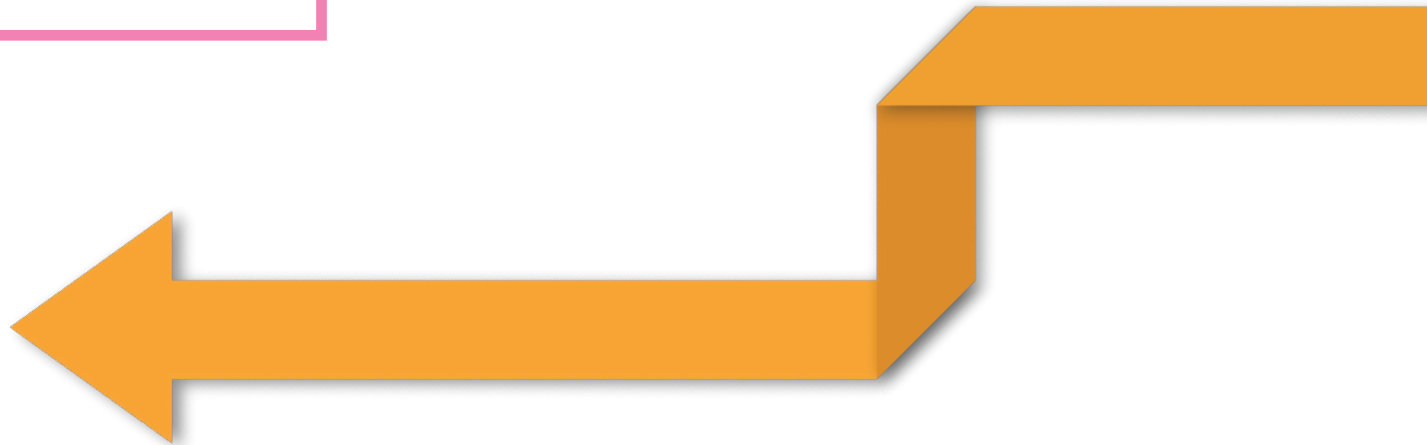


DANIA BEACH HEIGHTS

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

Future Focus

- Reduce poverty rates in CRA neighborhoods.
- Require affordable housing unit accommodation in future private large-scale residential entitlements.
- Continue the Home Beautification program, which adds curb appeal



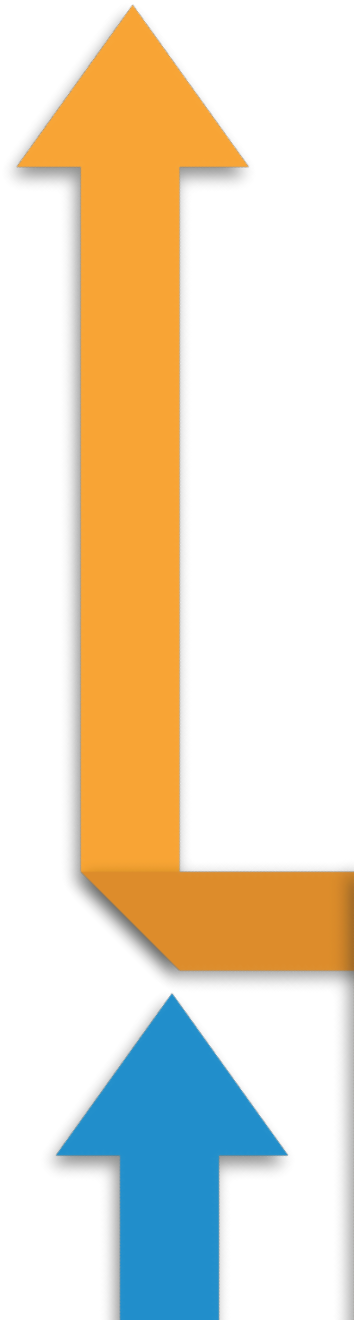
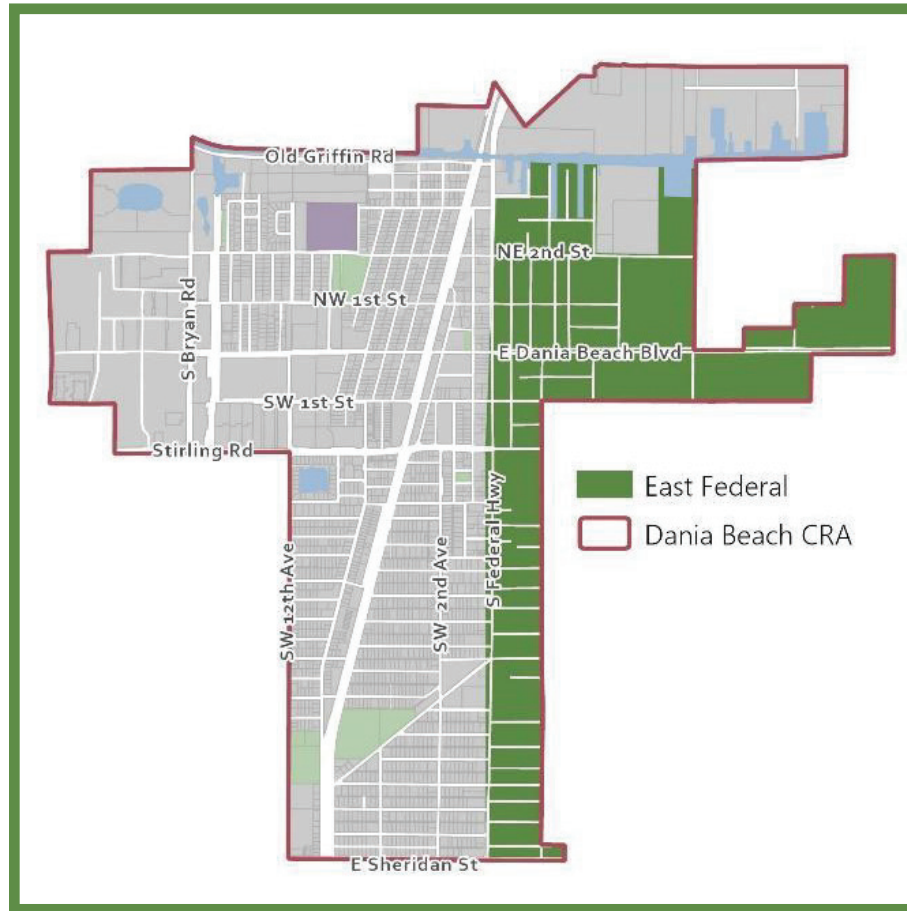
EAST FEDERAL HIGHWAY

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.

Future Focus

- Support the creation of an Arts, Entertainment & Innovation District along Federal Highway, using partnerships with local businesses.
- Increase Dania Beach's downtown presence and sense of place by installing the branded public realm and private development improvements.
- Continue the Home Beautification program, which adds curb appeal

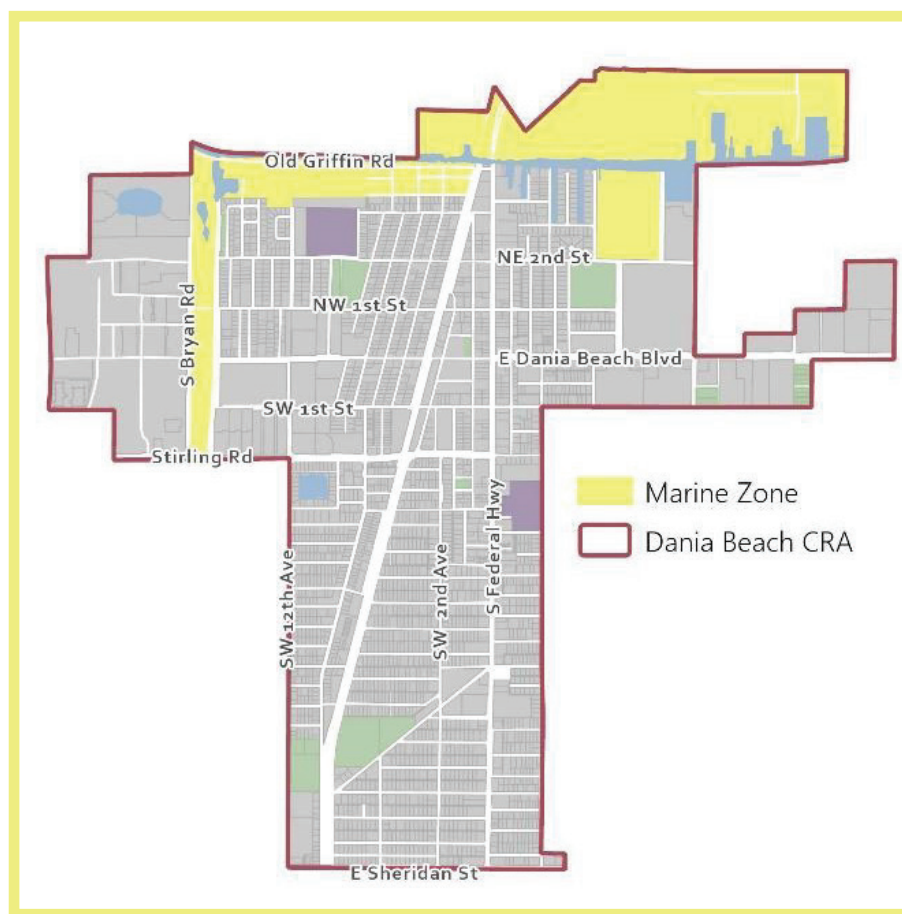


MARINE

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 Intercoastal Waterway, and the Atlantic Ocean and is home to more than 300 marine-related companies.

Future Focus

- Recognize that the marine industry is important to Dania Beach's history, related to many leading target industries, and support its continued importance as part of the community's future.
- Partner and support increased workforce employment development programs for local businesses.
- Continue the At Home Dania Beach program, which adds curb appeal through painting and landscaping.

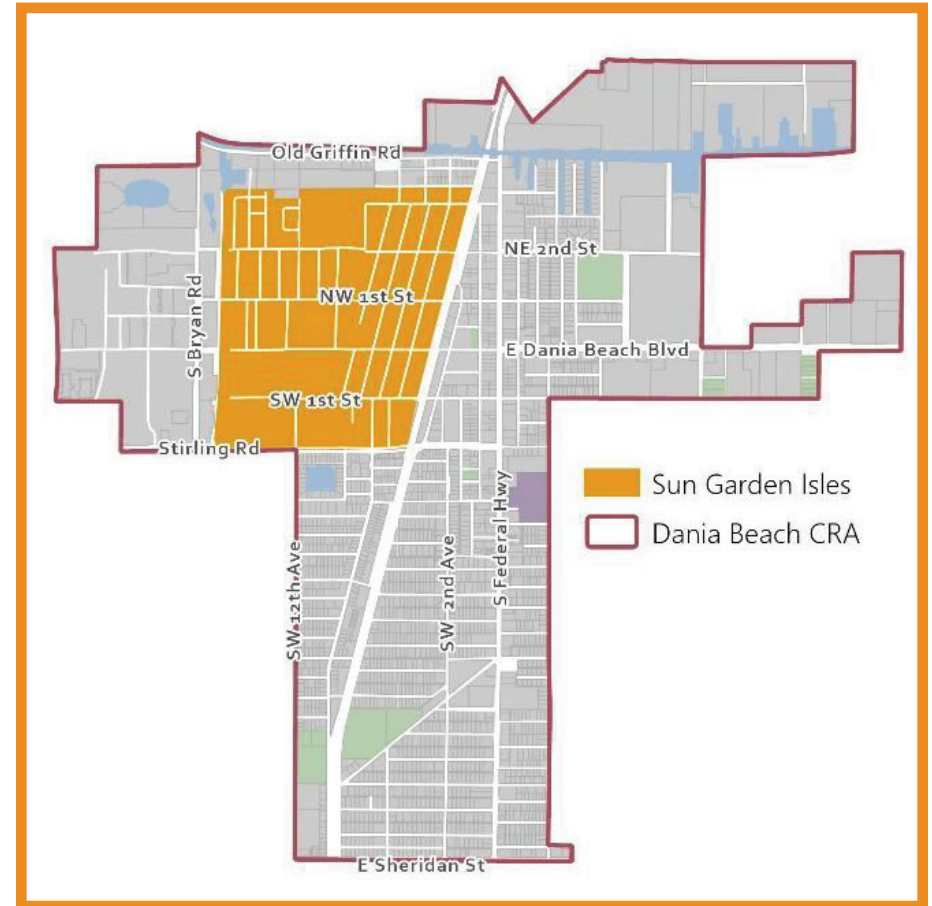


SUN GARDENS

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 Neighborhood Mixed Use 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.

Future Focus

- Protect existing single-family residential neighborhoods from non-residential intrusion.
- Recognize that rising housing costs continue to affect existing homeowners, and partner to support increased housing options for all residents.
- Reduce poverty rates in CRA neighborhoods.
- Require a percentage of affordable housing unit accommodations in all future private large-scale residential entitlement applications.
- Continue the At Home Dania Beach program, which adds curb appeal through painting and landscaping.

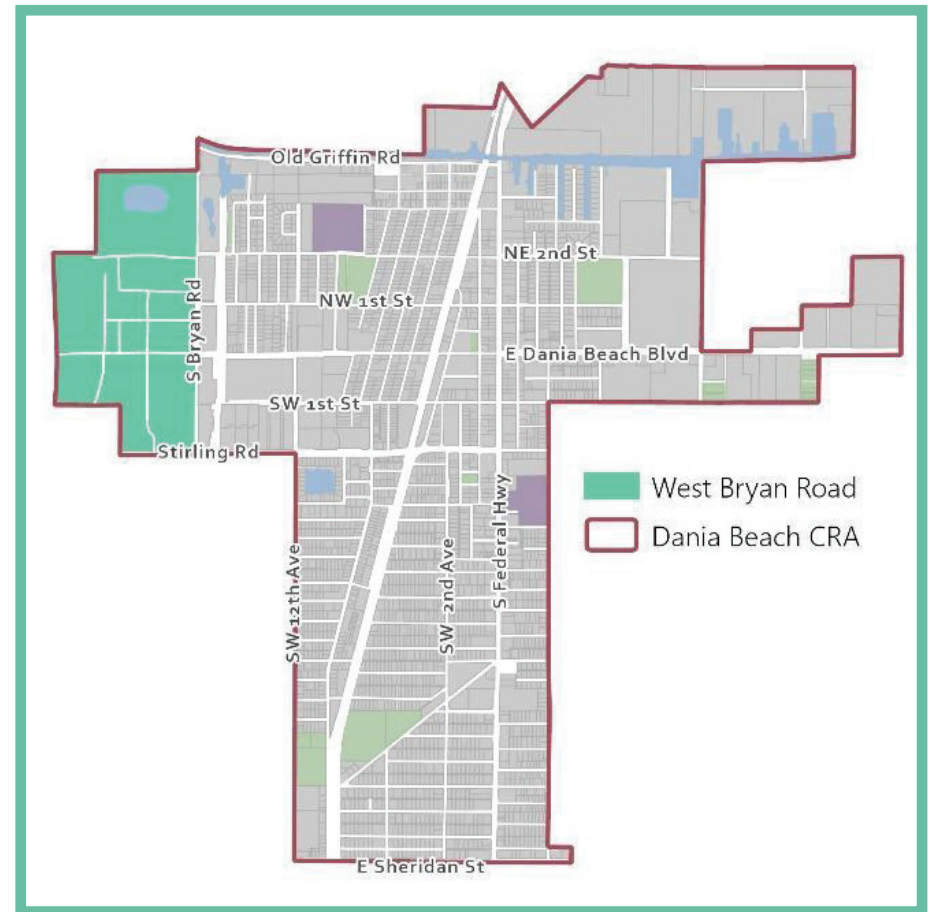


WEST BRYAN ROAD

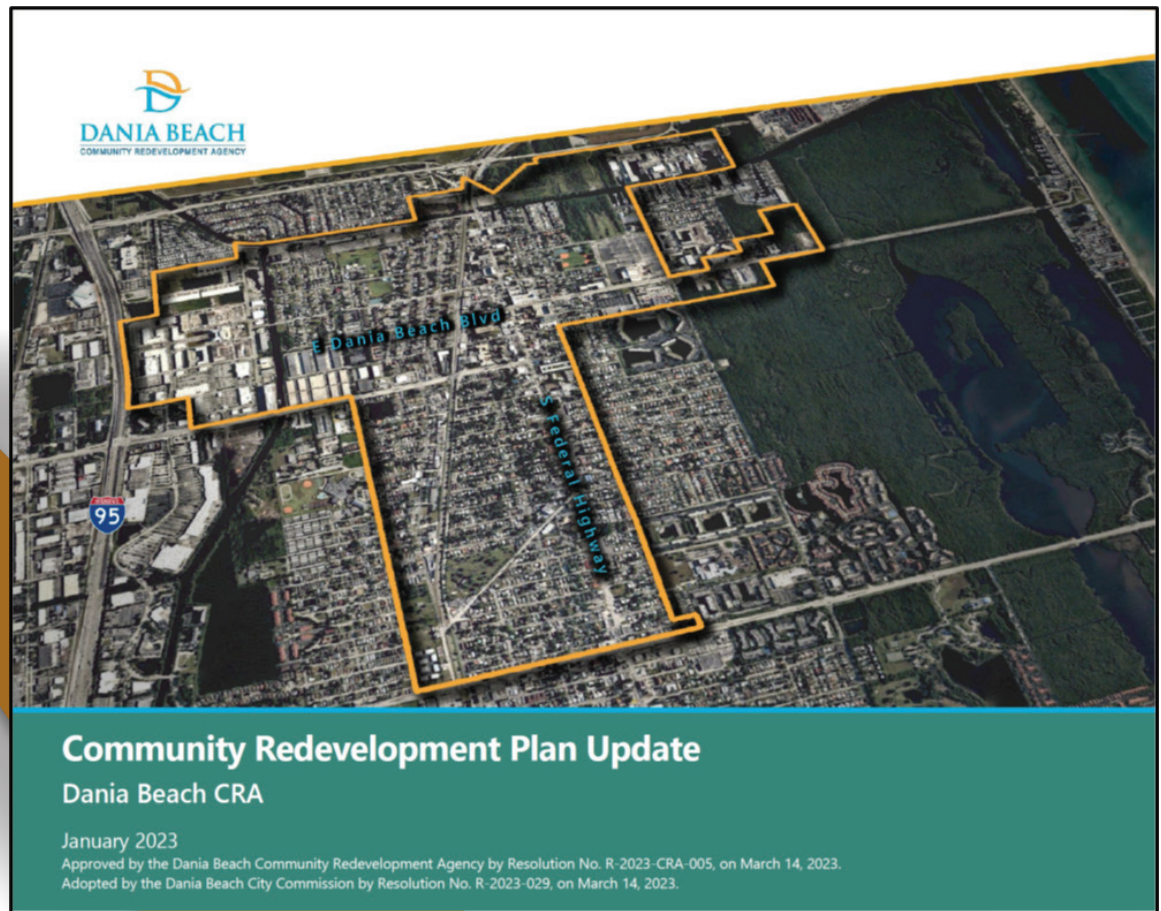
This District contains the Dania Pointe project, which is continuing to develop and deliver 1 million square feet of retail space, 1 million square feet of office space, 350 hotel rooms, and 1,400 residential units, including the HQ of Spirit Airlines. This development will significantly improve the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

Future Focus

- Promote Dania Pointe as a regional development that brings new Dania Beach residents and businesses that are drawn to the best-in-class products.
- Recognize that Dania Pointe has many placemaking features and events that does not replace Center City cultural activities.
- Engrain new Dania Beach residents and business owners into the civic and cultural citywide community.
- Continue the At Home Dania Beach program, which adds curb appeal through painting and landscaping



CRA Plan: CRA Plan 2023 Update



A Community Redevelopment Agency is a public entity created by a city or county to implement the community redevelopment activities outlined under the Community Redevelopment Act which was enacted in 1969 (Chapter 163, Part III, Florida Statutes). The CRA is established by the local government and functions within that local government. It is governed by the Community Redevelopment Agency Board.

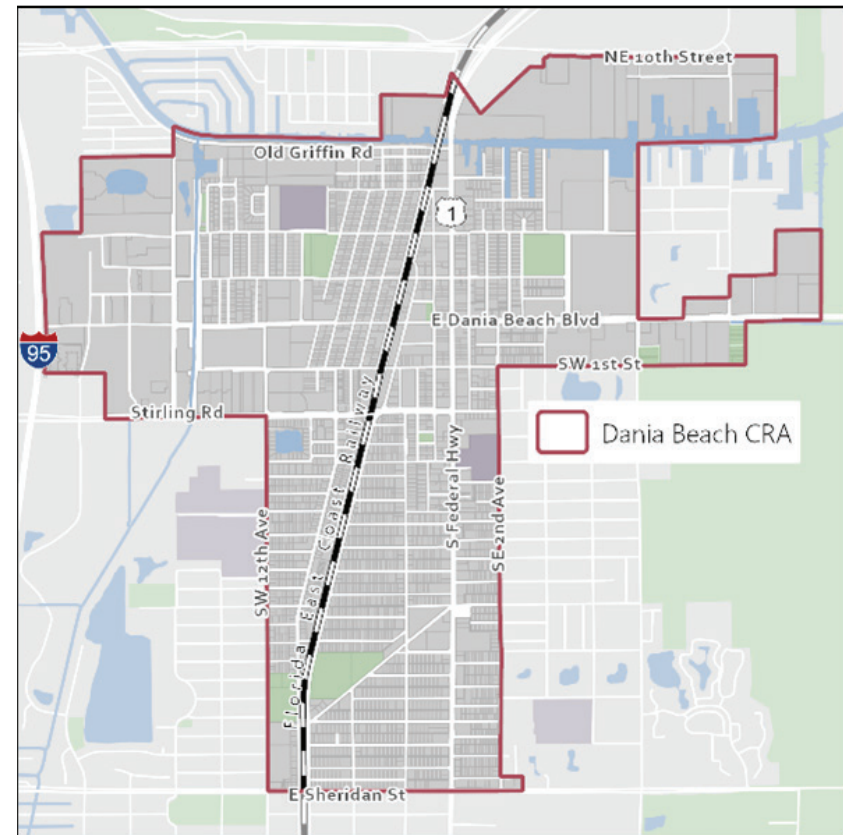
A Community Redevelopment Area is a special district within defined boundaries created to meet a specific need(s) within those borders to eliminate “slum and blight” conditions. Typical activities conducted within the Area include infrastructure, social service programs, housing initiatives and beautification projects within that district that can lead to economic development.

The Community Redevelopment Agency is responsible for developing and implementing the Community Redevelopment Plan that addresses the specific needs of the targeted area. The plan includes the overall goals for redevelopment in the area, as well as identifying the types of projects planned for the area. The redevelopment plan should be regularly updated to meet the changing environment and needs within the Community Redevelopment Area.

On October 22, 2021, a Request for Proposals (RFP NO. CRA-21-031) was issued to secure consulting services to update the CRA Plan and Vanasse, Hangen, Brustlin, Inc. (VHB) was selected. The Dania Beach Community Redevelopment Area Plan Update was conducted to evaluate the current conditions and major changes within the Community Redevelopment Area since the last plan update in June 2009. The need for this update was recognized as the last seven years have seen dramatic change locally, regionally, and across the United States in response to a fevered pitch in housing cost escalation, the pandemic global economic shutdown, and a reevaluation of employment virtual work conditions.

The CRA Plan Update process included numerous methods of engaging with residents, businesses, property owners, officials, and other stakeholders. The CRA Board met during a virtual

public workshop on January 18, 2022. On February 8, 2022, the CRA met during a hybrid public workshop and provided input. On April 12, 2022, the CRA met during a public workshop and provided detailed priorities to CRA staff and VHB. A series of four workshop meetings were conducted on June 8th and 9th, 2022, at City Hall. On July 21, 2022, a meeting with interested development industry professionals occurred at City Hall.



The updated CRA Plan was approved by the Dania Beach Community Redevelopment Agency by Resolution No. R-2023-CRA-005, on March 14, 2023, and adopted by the Dania Beach City Commission by Resolution No. R-2023-029, on March 14, 2023.



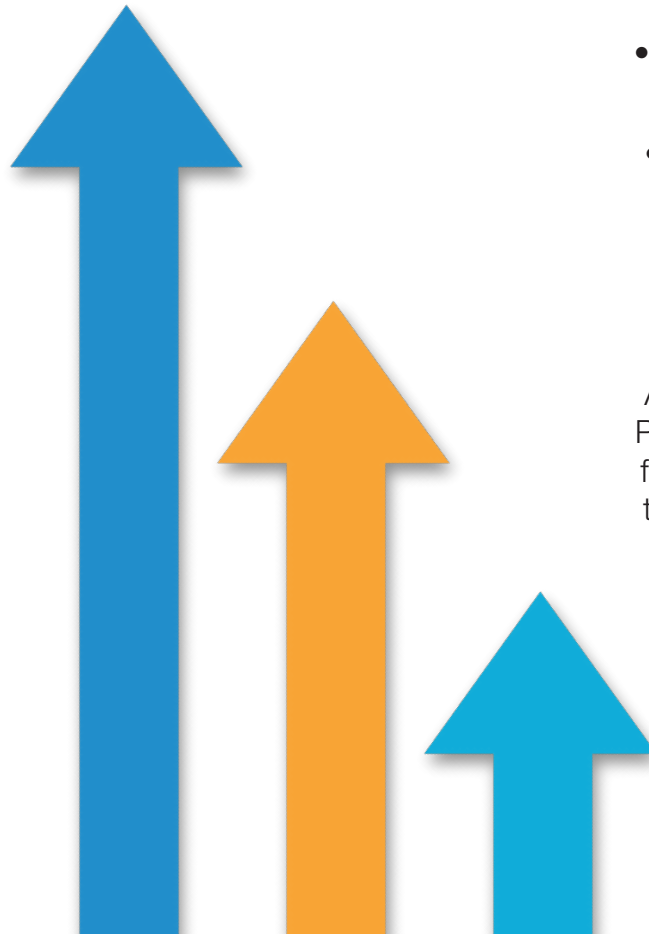
CRA Goals

The CRA Plan's Redevelopment Goals are designed to fulfill the purpose of the Guiding Principles with specific objectives that will be implemented through recommended strategies. The previous and restated Redevelopment Goals established in the CRA Plan are:

- **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 has the responsibility to plan, update, fund, and implement multiple activities related to the CRA Plan.

The following table includes projects that have been identified in the CRA Plan analyses and are based on the public comments received during the planning process. The projects are based on the current CRA work program and possible extension to include an approach to implement the identified strategy recommendations.

Project / Action Title	Priority	Status
Federal Highway Public Realm Enhancements: Complete a design for FDOT review of placemaking sign elements and wayfinding signage in the City Center and Arts, Entertainment & Innovation Dist.	1-2 Yrs	The Downtown Vision Plan and Wayfinding sign "draft" concepts are ready for presentation.
NW/SW 1st Street Enhancements: Design/construct a Complete Street with increased pedestrian emphasis. Include public art locations. Modify code requirements to promote dual building frontages and midblock pedestrian connections.	2-4 Yrs	The Downtown Vision Plan and Wayfinding sign "draft" concepts are ready for presentation. The CRA will propose creating an "Arts District Overlay" once the Vision Plan is adopted.
CRA Website Enhancements: Improve the website to increase public communication through multiple media streams that inform residents, promote activities, and attract community redevelopment.	1-2 Yrs	The CRA website update is complete.
Business Academy Support: Continue to support small business management education and training within the program.	1-2 Yrs	Continuing, ongoing. Programs include: "Simple Steps for Starting a Business"; "First Time Homebuyer"; "Financial Strategies for Small Businesses"
At Home Dania Beach: Continue to support and consider expansion of the CRA-led development of low-income affordable single-family homes program through the First Time Homebuyer and Residential Revitalization Programs.	1-2 Yrs	Rebuilding Together is ongoing. In FY2024, 40 homes were completed (total +220) New program for interior safety improvements, "Safe At Home", has started.
Non-Residential Improvement Program: Establish new minor improvement (e.g., paint, landscape, etc.) program for existing building frontage enhancements along Federal Hwy.	1-2 Yrs	Façade Grant Program is active. Five grants were awarded in 2024.
Workforce Training Program: Identify secondary and higher education providers to partner on aligned local business employment skills programs.	1-2 Yrs	Funding for remote IP2Mkt classes was exhausted. Dania Beach is still listed as a "Collaborator" for IP2Mkt programs at FIU. Working with CareerSource to develop cross-supporting programs.
PATCH Master Plan Implementation: Implement master plan elements by resolving land ownership through improvement relocation or easements, installing ADA sidewalks, and increasing program delivery.	2-4 Yrs	Rebuild of PATCH with raised beds is completed. There has been a significant in on-site programs – partners with FIU, Love Our Nation, and Fruitful Field.
Project Arts, Entertainment & Innovation District: Evaluate code and plan revisions, public realm improvements, and use of non-residential improvement grants (e.g., paint, landscape, etc.) to support improvements and branding of the district.	2-4 Yrs	The Downtown Vision Plan and Wayfinding sign "draft" concepts are ready for presentation. The CRA will propose creating an "Arts District Overlay" once the Vision Plan is adopted. . Façade Grants are being promoted – 5 awards in FY2024.
Target Industry Inquiry: Establish a local business inventory, conduct outreach and annual business surveys to identify market conditions, and determine critical needs of local business leaders.	2-4 Yrs	In December 2024, the CRA secured an accurate list of City and CRA .businesses. The counts are City 2,813, CRA 1,070. These are being uploaded to our CRM.
Special Events and Festivals: Continue to support the CRA-led events that activate the City Center sub-area.	4+ Yrs	DAD and Arts & Seafood are no longer allowed by ss163, Part III. CRA will conduct PATCH events.
Commercial Façade Grant Program: Continue to support and streamline the grant program to promote curb appeal enhancements along Federal Highway. Consider program expansion that incentivizes property owner actions and supports existing small business tenants.	4+ Yrs	Façade Grant Program is active. Five grants awarded in FY2024.

Dania Beach Works For Business



Dania Beach is the hub of one of the most robust and diverse regions in the United States. As the geographic center of the Miami-Fort Lauderdale-West Palm Beach Metropolitan Statistical Area (MSA), Dania Beach has the resources you need to succeed – a large, diversified multi-lingual workforce; abundant c-suite experience; international business expertise; highway and rail networks; a full range of dependable, high-capacity utility systems at nationally competitive costs; easy access to national/international markets; and world-class educational options producing an ongoing supply of educated and trained workforce. Couple these assets with a business-friendly government, including “Platinum-Rated” plan review/permit services, and you will understand why “Dania Beach Works for YOUR Business.”



The MSA has at least 10 successful industry clusters covering everything from logistics to marine industry to manufacturing. These industry clusters are evidence of our skilled workforce, significant infrastructure, and geographic strengths. They are also a testament to the strength of our market by sheltering us from the downturns of normal market cycles of any single industry. Our global reputation has attracted the migration of major venture capital firms, creating our newest industry cluster.

South Florida is designated a “megaregion of the future” and a driver of future U.S. economic growth.

More than 150 corporate headquarters across Broward County are evidence of our stature of being a global business center. A gateway to the world served by three international airports, seven general aviation airports, three deep-water seaports, and the third largest concentration of consular corps in the United States. With over \$163.5 billion of restaurant and retail sales across the MSA for 2024, (\$53.5 billion in Broward) our large diverse market is an economic engine. And we have not even started talking about the incomparable lifestyle of Dania Beach.

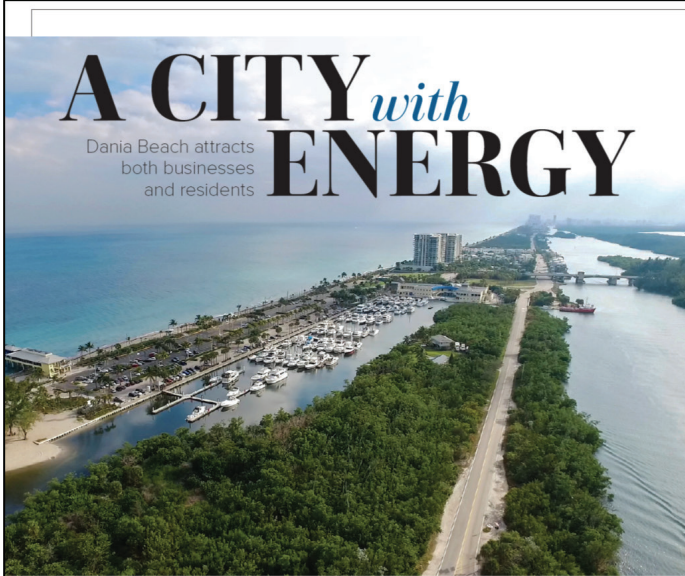


Systematic Branding Strategy: Dania Beach – An International Business Hub

The CRA has been conducting a systematic strategy to brand Dania Beach as an International Business Hub.

In addition to running an 1-page ad in the Greater Ft Lauderdale Alliance Sourcebook and a 2-page ad in the Gania Beach Chamber Sourcebook, we run a 2-page branding article in the Greater Ft Lauderdale Livability Magazine. The Livability Magazine has

+12 million annual pageviews on digital, online, and print media, and is distributed by the Alliance to site selection professionals considering Broward County as a potential relocation target. Livability Magazine focuses on our target industries, and reaches :



A CITY with ENERGY
Dania Beach attracts both businesses and residents

A wave of excitement is permeating the city of Dania Beach. This South Florida city is experiencing incredible growth – from its population and business climate to housing developments and entertainment options – and transforming into a place that companies and people want to call home. Let's dig into some of the city's assets.

Grow a Career Here
Dania Beach is the perfect place to launch or grow a career

as the area is home to a variety of thriving industries such as aviation, technology, recreational marine, logistics and manufacturing. Plus, Dania Beach houses the headquarters for Chewy.com, Spirit Airlines and VIKAND Technologies, a leading expert in global medical operations and public health solutions for the maritime industry. Additionally, according to Michael Chen, executive director for the Dania Beach Community Redevelopment Agency, Broward County is often the highest job-creation county in Florida.

"We're the hub of this enormous, robust economy that is Southeast Florida," he says.

Best for Business
Thanks to its vast, world-class resources, Dania Beach is a great area for both relocating businesses and startups. A few of its advantages include a tax-friendly environment, solid infrastructure, high-speed internet, low-cost utilities and nearby airports and seaports. Fort Lauderdale-Hollywood International Airport and Fort Everglades are less than one-half mile from Dania Beach. The airports

and seaports of Miami and Palm Beach are just a one-hour drive from the city.

"You can cover a wider range of the globe by being centrally located in Dania Beach," Chen says. "You have three international airports and seaports that are covering the entire planet."

Additionally, for companies looking to engage in international trade, South Florida has one of the nation's largest consular corps, providing a multitude of services to international residents, visitors and businesses.

As for individuals looking to launch a new company, Dania Beach offers more than just a promising business environment. The city will soon house Florida International University's new IP-to-Market Hospitality Technology Incubator. A particular focus of the incubator will be the development of entrepreneurial ecosystems with special opportunities for women-, minority- and Hispanic-owned startup business founders.


It will host two 14-week cohorts annually, in addition to regularly scheduled workshops, job fairs and more. The first cohort began in May 2022.

"This new business incubator is going to be revolutionary. It's the first of its kind in the United States," Chen says.

Living Large in Dania Beach
Quality-of-life assets run the gamut in Dania Beach. In addition to its family-friendly beach, busy dining scene, fun community events and wide range of housing options, the city is home to three regional destinations: The Casino @ Dania Beach; Dania Pointe, a large plaza with retail, restaurant and residential space; and the world headquarters of the International Game Fish Association.

and friendly can-do attitude toward all who live, work and visit our city is second to none!"

Dania Beach is one of South Florida's most vibrant communities and a great place to call home.



and seaports of Miami and Palm Beach are just a one-hour drive from the city.

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AS SEEN IN THE GREATER FORT LAUDERDALE FLORIDA MAGAZINE

- Site selectors and corporate real estate professionals
- Qualified relocation prospects who have requested information
- People attending relevant trade shows, conferences and events
- Talent recruitment prospects of major employers in the city and region
- Potential new residents via real estate agents and financial institutions
- Our advertisers' clients and talent prospects
- People visiting the community via distribution to public offices

Dania Beach is in BUSINESS

Dania Beach gains reputation as a strong international business hub

Global business leaders have determined Dania Beach is an ideal place to launch and grow a business.

Not only does the scenic South Florida city offer an exceptional quality of life for its residents, it's also an incredibly strong business destination that has made serious progress in its identity as an international business hub.

Industries Boom in Dania Beach

Aviation, technology, logistics, recreational marine and manufacturing are just a sampling of industries thriving in Dania Beach.

Spirit Airlines chose Dania Beach for its new \$250 million corporate headquarters, capitalizing on Broward County's robust economy that serves as an economic engine in Southeast Florida.

The corporate headquarters includes 120,000 square feet of flight simulator space where Spirit Airlines will train its flight crews in Dania Beach. Spirit is also building a residential unit to support flight crews during their training.

Plus, Dania Beach is home to the corporate headquarters for VIKAND Technologies, a global leader in medical operations and health care for the maritime industry.

According to Michael Chen, executive director for the Dania Beach Community Redevelopment Agency, "Our city's front-door location to the Fort Lauderdale-Hollywood International Airport and Port Everglades is easily accessible by the +988,000 diverse, skilled workforce of Broward County. Dania Beach has plenty of accolades and opportunities, and businesses are noticing the robust economies of Broward County are specifically realized and available in Dania Beach."

Business Advantages

A few advantages of doing business in Dania Beach include a tax-friendly environment, solid infrastructure, high-speed internet, low-cost utilities and nearby airports and seaports.

Fort Lauderdale-Hollywood International Airport and Port Everglades are less than one-half mile from Dania Beach, while the airports and seaports of Miami and Palm Beach are only a one-hour drive from the city. Dania Beach's central location gives businesses the ability to access world markets.

Individuals planning to launch a new company can find support in Dania Beach, thanks to Florida International University's new Intellectual Property-to-Market (IP2Mkt) Hospitality Technology Incubator, the first of its kind in the country.

The incubator focuses on the development of entrepreneurial ecosystems with special opportunities for women-, minority- and Hispanic-owned startup businesses. FIU estimates the Incubator will spawn three to five new tech businesses each year.

"Being able to secure the Florida International University Hospitality Technology Incubator to generate economic development activity in Dania Beach speaks to the strength of our city," says Mayor A.J. Ryan IV.

New Downtown Arts & Entertainment District

Downtown Dania Beach has experienced a tidal wave of investments in recent years.

"We have investment activity that's been unparalleled in our city's history," Chen says. "The key factors investors seek include a strong fiscal environment, city leadership and planning, and regulatory policy environment."

From 2013 to 2018, projects completed include 367 dwelling units, 1,200 hotel rooms, 550,000 square feet of retail and 500,000 square feet of industrial space. From 2019 to 2021, Dania Beach saw construction of an additional 2,150 dwelling units, 570 hotel rooms, 999,000 square feet of additional retail space and another 60,000 square feet of industrial space. Currently, 4,024 dwelling units are under construction.

Downtown has attracted world-renowned artists and a wide range of arts-based businesses to create an emerging Arts and Entertainment District. MAD ARTS in Dania Beach was host to several events of the award-winning IGNITE Broward Festival in 2023, offering five days and nights of immersive art experiences created by top national and international artists – in Dania Beach and Fort Lauderdale.

"Downtown Dania Beach is emerging as an Arts and Entertainment District."

– Michael Chen, executive director for the Dania Beach Community Redevelopment Agency

The South Florida city of Dania Beach is experiencing unprecedented growth.

— SPONSORED BY DANIA BEACH COMMUNITY REDEVELOPMENT AGENCY —





Business Support Publications: Demographics Are Critical for Business Success

Demographics is the study of the characteristics of people or organizations within a defined geographical location. The more information collected, the more people and organizations can be segmented into smaller common groups with shared attributes.

In the contemporary business landscape, demographic information stands as a pillar of informed decision-making. From shaping advertising strategies to enhancing product development, its applications are vast and transformative. As we navigate this data-driven era, understanding and harnessing the power of demographics will undeniably be the keystone of sustainable business growth.

- Demographic data are important to companies offering goods and/or services to:
- Determine the likely size of their target market to develop their business plan.
- Understand which products and services different groups of customers want and can afford.
- More precisely target marketing campaigns, thereby reducing the cost per lead or sale.
- Track how society is changing and how they should adapt
- Develop the company's logo, imagery and branding to appeal to their customer base.

For corporate relocation/site selection professionals, demographics play a crucial role in evaluating the availability and skillset of the local workforce. Businesses need to assess the labor market conditions in a potential location to ensure that they can find and retain the necessary

Business Resources							Source: South Florida Business Journal
South Florida's Top 15 Law Firms (Ranked by number of South Florida lawyers)							
Rank	Firm	Address	Phone	Lawyers	\$ FL Staff	\$ FL Offices	
1	Greenberg Traurig	333 SE Second Ave, Ste 4400, Miami, FL 33131	305-579-0500	295	161	5	
2	Cole, Scott & Kissane, P.A.	9150 S. Dadeland Blvd., Ste 1400 Miami, FL 33156	305-350-5300	255	97	5	
3	Akerman LLP	98 SE Seventh St, Ste 1100, Miami, FL 33131	305-374-5600	252	159	4	
4	Holland & Knight	701 Brickell Ave, Ste 3300, Miami, FL 33131	305-374-8500	210	120	3	
5	Shutts & Bowen LLP	200 S Biscayne Blvd, Ste 4100, Miami, FL 33131	305-358-6300	167	118	3	
6	Gunster	777 S Flagler Dr, Ste 500, W Palm Bch, FL 33401	561-655-1980	129	84	6	
7	Kelley Kronenberg	8201 Peters Rd, Ste 4000, Plantation, FL 33324	954-370-9970	123	66	4	
8	Greenspoon Marder LLP	200 E Broward Blvd, Ste 1800, Ft Lauderdale, FL 33301	954-491-1120	118	64	7	
9	Wicker Smith O'Hara McCoy & Ford P.A.	2800 Ponce de Leon Blvd, Ste 800, Miami, FL 33134	305-448-3939	107	48	3	
10	Carlton Fields	100 SE Second St, Ste 4200, Miami, FL 33131	305-530-0050	106	69	2	
11	Nelson Mullins Broad and Cassel	2 S Biscayne Blvd, 21st Fl, Miami, FL 33131	305-373-9400	92	47	5	
12	Bilzin Sumberg	1450 Brickell Ave, 23rd Fl, Miami, FL 33131	305-374-7580	92	45	1	
13	Kubicki Draper	9100 S. Dadeland Blvd, Ste 1800, Miami, FL 33130	305-374-1212	82	41	4	
14	White & Case LLP	200 S Biscayne Blvd, Ste 4900, Miami, FL 33131	305-371-2700	82	26	2	
15	Conroy Simberg	3440 Hollywood Blvd, 2nd Fl, Hollywood, FL 33021	954-961-1400	76	28	3	
South Florida's Top 15 Accounting Firms (Ranked by number of South Florida CPAs)							
Rank	Firm	Address	Phone	\$ FL CPAs	\$ FL Partners	\$ FL Offices	
1	MBAF	1450 Brickell Ave., 18th fl, Miami, FL 33131	305-373-5500	220	60	5	
2	EY	201 S. Biscayne Blvd., Ste 3000, Miami, FL 33131	305-358-4111	189	51	2	
3	Kaufman Rossin	2699 S. Bayshore Drive, 3rd fl, Miami, FL 33133	305-858-5600	156	58	3	
4	Berkowitz Pollack Brant Advisors and Accountants	200 S. Biscayne Blvd., 7th fl, Miami, FL 33131	305-379-7000	102	30	4	
5	RSM US LLP	801 Brickell Ave., Ste 1050, Miami, FL 33131	305-446-0114	101	23	3	
6	Marcum LLP	1 S.E. Third Ave, Ste 1100, Miami, FL 33131	305-995-9900	90	23	4	
7	BDO	100 S.E. Second St., 17th fl, Miami, FL 33131	305-381-8000	85	17	3	
8	Grant Thornton LLP	1301 International Pky, Ste 300, Sunrise, FL 33323	954-768-9900	80	16	2	
9	Crowe LLP	401 E Las Olas Blvd, Ste 1100, Ft Lauderdale, FL 33301	954-202-8600	70	12	2	
10	Daszkal Bolton	2401 N.W. Boca Raton Blvd., Boca Raton, FL 33431	561-367-1040	65	13	3	
11	AbiOs, PLLC	255 Aragon Ave, 2nd Fl, Coral Gables, FL 33134	305-774-2945	65	4	4	
12	Kabat, Schertzer, De La Torre, Taraboules & Co.	9300 S. Dadeland Blvd., Ste 600, Miami, FL 33156	305-760-3370	48	13	2	
13	Cherry Bekaert LLP	2525 Ponce de Leon Blvd., Ste 1040, Coral Gables, FL 33134	786-693-6300	42	12	2	
14	CBIZ MHM LLC	1675 N. Military Trail, 5th fl, Boca Raton, FL 33486	561-994-5050	41	10	1	
15	Caler, Donten, Levine, Cohen, Porter & Veil, P.A.	505 S. Flagler Drive, Ste 900, West Palm Beach, FL 33401	561-832-9292	36	13	2	

NOTE: The City of Dania Beach does not endorse the work performed by these companies or the practitioners therein. This list is intended to be a contact resource only.

In addition to publishing brochures informing and promoting our incentives and programs, the CRA publishes the following demographic data, updated annually:

- Population
- Households/Housing
- Age groups
- Gender
- Race
- Marital status
- Education attainment
- Occupation
- Employment status
- Income/Affluence
- Retail demand/sales analysis by product type
- Top regional banks, accounting firms, law firms, and universities
- Citywide Property tax analysis

Business Resources							Source: South Florida Business Journal	
South Florida's Top 15 Banks (Ranked by South Florida deposits)								
Rank	Bank	Address	Phone	Dep (\$B)	S FL Offices	S FL Mkt Share		
1	Bank of America	401 E Las Olas Blvd, Ft Lauderdale, FL 33301	954-524-6581	48	184	0		
2	Wells Fargo	333 Ave of the Americas, Ste 400, Miami, FL 33131	305-523-2500	42	196	0		
3	JPMorgan Chase	1450 Brickell Ave, 33rd fl, Miami, FL 33131	305-579-9400	28	184	0		
4	Truist Financial	515 E Las Olas Blvd, Ft Lauderdale, FL 33301	954-765-7145	20	185	0		
5	Citibank	8750 Doral Blvd, Miami, FL 33178	800-374-9700	19	53	0		
6	BankUnited	14817 Oak Lane, Miami Lakes, FL 33016	305-231-6400	14	50	0		
7	City National Bank of Florida	2855 S LeJeune Rd, 28th Fl, Coral Gables, FL 33134	305-577-7333	13	30	0		
8	TD Bank NA	255 Alhambra Circle, Coral Gables, FL 33134	305-441-5703	10	78	0		
9	HSBC Bank	1441 Brickell Ave, Miami, FL 33131	305-539-4915	6	8	0		
10	PNC Bank	205 Datura St, 4th fl, West Palm Beach, FL 33401	561-803-9831	6	67	0		
11	IberiaBank	1111 Brickell Ave, 30th fl, Miami, FL 33131	305-421-6565	6	26	0		
12	Amerant Bank	220 Alhambra Circle, Coral Gables, FL 33134	305-460-8701	5	19	0		
13	Regions Bank	2800 Ponce de Leon Blvd, Coral Gables, FL 33134	305-774-5122	5	63	0		
14	Synovus Bank	2500 Weston Road, Ste 300, Weston, FL 33331	954-984-3313	4	21	0		
15	Northern Trust NA	700 Brickell Ave, Miami, FL 33131	305-372-1000	4	8	0		
South Florida's 15 Largest Colleges and Universities (Ranked by 2020 enrollment)								
Rank	School	Address	Phone	Enrollment	F-T Faculty	P-T Faculty		
1	Florida International University	11200 SW 8th St, CBC 300, Miami, FL 33199	305-348-2000	55,609	1,665	1,049		
2	Miami Dade College	300 NE 2nd Ave, Miami, FL 33132	305-237-8888	53,592	705	1,332		
3	Broward College	111 E Las Olas Blvd, Ft Lauderdale, FL 33301	954-201-7200	42,542	375	1,158		
4	Florida Atlantic University	777 Glades Road, Boca Raton, FL 33431	561-297-3000	30,846	911	431		
5	Palm Beach State College	4200 Congress Ave, Lake Worth, FL 33461	561-967-7222	26,666	340	1,375		
6	Nova Southeastern University	3301 College Ave, Davie, FL 33314	800-541-6682	18,011	811	850		
7	University of Miami	1320 S Dixie Hwy, Coral Gables, FL 33124	305-284-2211	17,809	2,660	469		
8	Keiser University	1900 W Commercial Blvd, Ft Lauderdale, FL 33309	954-776-4476	9,103	1,161	533		
9	Barry University	11300 NE 2nd Ave, Miami Shores, FL 33161	305-899-3532	5,496	303	780		
10	St. Thomas University	16401 NW 37th Ave, Miami Gardens, FL 33054	305-625-6000	4,188	95	402		
11	Florida National University	4425 W 20th Ave, Hialeah, FL 33012	305-821-3333	4,173	88	100		
12	Palm Beach Atlantic University	901 S Flagler Dr, West Palm Beach, FL 33416	561-803-2000	3,598	163	197		
13	Lynn University	3601 N Military Tr, Boca Raton, FL 33431	561-237-7000	3,232	122	129		
14	Everglades University	5002 T Rex Ave, Boca Raton, FL 33431	888-772-6077	2,169	63	153		
15	Florida Memorial University	15800 NW 42nd Ave, Miami Gardens, FL 33054	305-626-3600	1,099	39	36		

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Retail Market Power® 2024 | Retail Stores Opportunity Gap

Claritas Pop-Facts® Premier 2024	Dania Beach	Ga/Surolus	Broward	Ga/Surolus	Tri County MSA	Ga/Surolus
	Demand	Suovlv	Demand	Suovlv	Demand	Suovlv
totals						
total retail (NAICS 44-45-722)	659,088,112	1,589,555,477	-910,467,355	42,973,117,796	53,551,238,045	-11,278,120,249
total retail (NAICS 44 and 45)	584,320,401	1,381,479,425	-797,159,024	37,515,182,004	47,903,938,771	-10,333,756,774
total food & bev (NAICS 722)	74,787,711	188,076,052	-113,308,341	4,757,935,792	5,847,299,286	-889,363,474
Motor Vehicle and Parts Dealers						
new car dealers (NAICS 44111)	116,443,287	299,612,560	-183,169,273	7,585,264,643	11,947,476,171	-4,362,211,528
used car dealers (NAICS 44112)	14,407,753	29,277,049	-14,869,296	940,445,952	985,107,345	-44,661,393
recreational vehicle dealers (NAICS 44121)	3,834,192	53,038	3,781,154	454,719,740	127,143,294	785,567,426
part dealers (NAICS 44122)	2,151,157	87,779,282	-85,628,125	142,667,380	1,399,485,862	-1,256,818,482
cycle, ATV, other motor veh (NAICS 441228)	4,820,840	37,718,168	-32,897,328	315,824,142	460,248,516	-144,424,374
automotive parts accessories (NAICS 44131)	7,108,255	27,850,792	-20,742,537	453,163,795	415,027,520	38,136,275
retailers (NAICS 44132)	4,127,537	5,202,048	-1,074,509	263,059,335	208,073,291	55,986,044
Furniture and Home Furnishings Stores						
furniture (NAICS 4421)	6,100,892	18,103,705	-12,002,813	391,651,868	808,695,899	-417,044,031
floor covering (NAICS 44221)	1,879,541	4,587,383	-2,707,842	125,385,258	216,889,753	-91,484,498
indoor treatment (NAICS 442291)	1,128,088	284,316	-843,772	8,134,143	18,593,939	-8,459,795
other home furnishings (NAICS 442299)	2,594,554	6,093,627	-3,499,073	166,494,312	253,328,818	-86,834,506
Electronics and Appliance Stores						
household appliance (NAICS 443141)	1,688,950	881,039	807,910	107,786,341	55,982,825	51,803,516
electronics (NAICS 443142)	7,389,937	21,895,530	-14,505,592	469,967,078	936,078,055	-466,110,977
Building Mat'l, Garden Equip/Supplies Dealers						
home centers (NAICS 44411)	18,979,092	55,113,582	-36,134,490	1,224,645,610	1,833,993,953	-609,348,342
paint wallpaper (NAICS 44412)	1,484,332	263,905	1,220,427	97,475,015	13,632,593	83,842,492
hardware (NAICS 44413)	3,005,834	3,835,516	-829,681	193,712,100	122,556,817	71,155,283
other building material dealers (NAICS 44419)	10,931,455	20,203,363	-9,271,908	704,065,810	537,776,305	166,289,505
outdoor power equipment (NAICS 44421)	1,162,194	415,094	747,100	75,268,105	42,121,433	33,144,671
irrigation, garden center, farm supply (NAICS 44422)	4,452,494	384,739	4,067,755	286,368,662	39,814,574	246,554,088
Food and Beverage Stores						
supermarkets / grocery (excl.com) (NAICS 4451)	68,362,313	136,399,814	-68,037,501	4,363,817,663	5,406,739,746	-1,042,922,083
convenience (NAICS 44512)	2,972,707	4,919,591	-1,946,884	189,018,026	288,848,963	-97,830,951
meat markets (NAICS 44521)	600,315	1,958,585	-1,358,269	38,293,898	68,513,342	-30,219,444
fish seafood markets (NAICS 44522)	235,725	227,088	8,637	15,040,274	17,624,431	-2,584,157
full vegetable markets (NAICS 44523)	407,855	0	407,855	26,077,048	11,902,877	14,174,170
other specialty food (NAICS 44529)	714,853	756,748	-41,895	45,639,102	41,522,257	4,116,845
beer, wine, liquor (NAICS 4453)	5,758,904	7,615,556	-1,856,651	387,588,617	325,215,529	42,373,088
Health and Personal Care Stores						
pharmacies drug (NAICS 44611)	29,740,507	68,816,223	-39,075,716	1,891,242,347	2,717,535,199	-826,292,852
cosmetics, beauty, supplies, perfume (NAICS 448)	2,169,018	7,237,138	-5,068,120	138,065,276	268,389,303	-130,324,026
optical goods (NAICS 44613)	24,848	3,536,453	-3,511,605	37,616,794	128,011,397	-90,394,603
pod (health) supplement (NAICS 446191)	694,545	1,872,811	-1,178,266	44,172,265	66,478,401	-22,306,136
other health personal care (NAICS 446199)	1,973,141	2,810,887	-837,746	80,959,113	117,530,848	-36,571,735

2024 Demographic Pop-Facts® | Population & Race

Claritas Pop-Facts® Premier 2024

Demographic Fact	Dania		Broward		Tri County MSA	
	Count	%	Count	%	Count	%
Population						
029 Projection	32,584	1.01%	2,009,629	1.88%	6,358,023	1.98%
024 Estimate	32,259	1.69%	1,972,618	1.45%	6,234,664	1.57%
020 Census	31,723	6.97%	1,944,375	11.23%	6,138,333	10.31%
010 Census	29,656		1,748,049		5,564,628	
Group Quarters	193	0.6%	15,614	0.8%	87,123	1.4%
Male	15,873	49.2%	952,075	48.3%	2,999,258	48.1%
Female	16,386	50.8%	1,020,543	51.7%	3,235,406	51.9%
Top by Race						
White	15,503	48.1%	741,495	37.6%	2,393,845	38.4%
Black/African American	6,884	20.7%	547,686	27.8%	1,204,794	19.3%
Hispanic/Latino	187	0.6%	7,796	0.4%	27,549	0.4%
Asian	746	2.3%	77,976	4.0%	168,172	2.7%
Native Hawaiian/Other Pacific Islander	32	0.1%	907	0.0%	2,215	0.0%
Some Other Race	3,219	10.0%	179,998	9.1%	629,053	10.1%
Two or More	5,888	18.3%	416,760	21.1%	1,809,036	29.0%
Top by Age						
Age 0 - 4	1,632	5.1%	95,872	4.9%	68,723	1.1%
Age 5 - 9	1,709	5.3%	101,755	5.2%	72,391	1.2%
Age 10 - 14	1,714	5.3%	113,605	5.8%	81,449	1.3%
Age 15 - 17	1,048	3.2%	72,783	3.7%	52,783	0.8%
Age 18 - 20	1,054	3.3%	72,761	3.7%	232,380	3.7%
Age 21 - 24	1,374	4.3%	93,222	4.7%	296,019	4.7%
Age 25 - 34	3,875	12.0%	237,885	12.1%	755,294	12.1%
Age 35 - 44	4,601	14.3%	264,412	13.4%	817,481	13.1%
Age 45 - 54	4,328	13.4%	264,307	13.4%	821,223	13.2%
Age 55 - 64	4,916	15.2%	280,261	14.2%	859,808	13.8%
Age 65 - 74	3,740	11.6%	217,308	11.0%	685,834	11.0%
Age 75 - 84	1,729	5.4%	115,856	5.9%	427,336	6.9%
Age 85 and over	539	1.7%	42,591	2.2%	176,889	2.8%
Age 16 and over	26,850	83.2%	1,637,154	83.0%	5,219,687	83.7%
Age 18 and over	26,156	81.1%	1,588,603	80.5%	5,072,264	81.4%
Age 21 and over	25,102	77.8%	1,515,842	76.8%	4,839,884	77.6%
Age 65 and over	6,008	18.6%	375,755	19.0%	1,290,059	20.7%
Average Age	42.40	43.10	42.10	43.10	42.98	43.10
Top Age 15+ by Race						
Total, Never Married	8,542	31.4%	575,164	34.6%	1,817,731	34.3%
Married, Spouse Present	11,419	42.0%	670,331	40.3%	2,128,874	40.2%
Married, Spouse Absent	1,265	4.7%	100,668	6.1%	342,100	6.5%
Widowed	1,771	6.5%	96,655	5.8%	329,948	6.2%
Divorced	4,207	15.5%	218,588	13.2%	674,705	12.7%

Target Industries

An industry cluster is defined by concentrations of companies, technologies, and resources that has high employment specialization in a region. A strong industry cluster is a particularly important factor for companies looking to locate or expand their operations in a region. They can help companies gain a competitive advantage.

Greater Fort Lauderdale is home to business sectors which are established, strong and growing target industry clusters. From aviation

and aerospace to financial services, global logistics, headquarters, life sciences, manufacturing, marine industries and technology, the area offers a solid infrastructure to support these growing industries and clusters. Additionally, Greater Fort Lauderdale is home to a highly trained and skilled workforce that ensures these industries continue to grow and prosper.

discover florida's best location for business growth

greater fort lauderdale

- zero** state income tax
- 76°** average temperature
- 200** corporate, regional & international headquarters
- 35** colleges & universities
- AAA** bond rating
- #1 place** for your next business home
- access to over **6 million** people and 80+ languages
- world class business service providers
- reach **4 continents** in one day
- \$25 billion** in intl trade
- 10 airports**: 2 major international, 7 private for executives & business travelers, 2000+ daily flights
- port everglades**: #1 support for exports in Florida, top 3 container port in Florida, top 5 cruise port in the WORLD

greater fort lauderdale alliance | broward county
gfalliance.org

get the best of South Florida
PALM BEACH
FORT LAUDERDALE
MIAMI

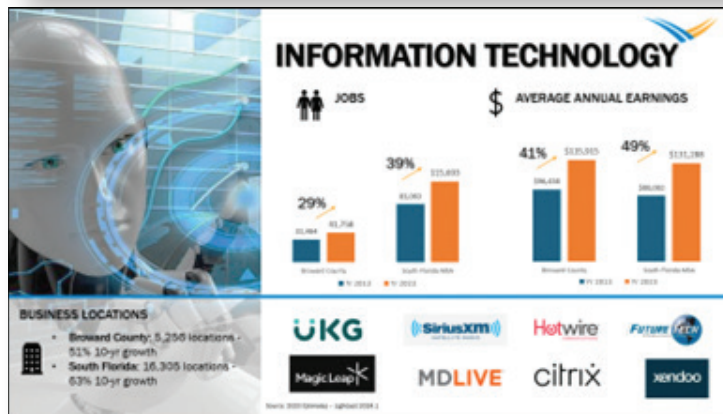
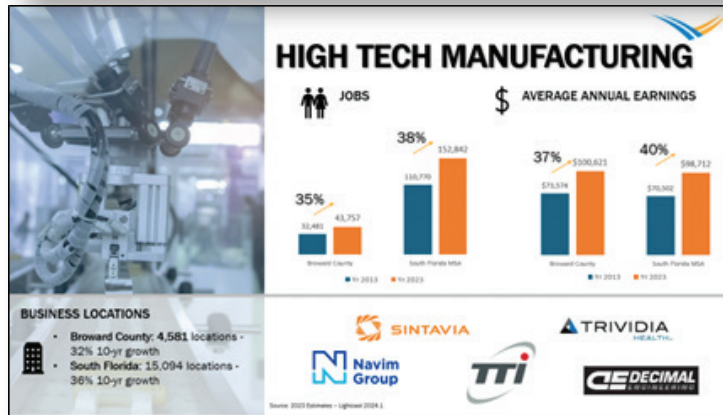
greater fort lauderdale alliance | broward county

A pro-business climate makes for a pro-business paradise.

Visit LessTaxing.com or call 800-741-1420

- 54,800+** JOBS IN AVIATION & AEROSPACE
- NEARLY 2,000** AVIATION & AEROSPACE ESTABLISHMENTS
- REACH 4** CONTINENTS NON-STOP IN ONE DAY

Life. Less taxing.



SOUTH FLORIDA MARINE RESEARCH HUB

FLORIDA HAS THE **WORLD'S THIRD LARGEST CORAL BARRIER REEF SYSTEM**

THE OCEANS CONTAIN **MORE THAN 96% OF THE EARTH'S WATER** 95% IS UNEXPLORED

SOUTH FLORIDA REEFS PROVIDE OVER \$6 BILLION IN ECONOMIC IMPACT PER YEAR

71,000 JOBS

4 MAJOR UNIVERSITIES, HUNDREDS OF RESEARCH PROJECTS ON REEF RESTORATION, EDUCATION, FISHERIES & ECOLOGIES

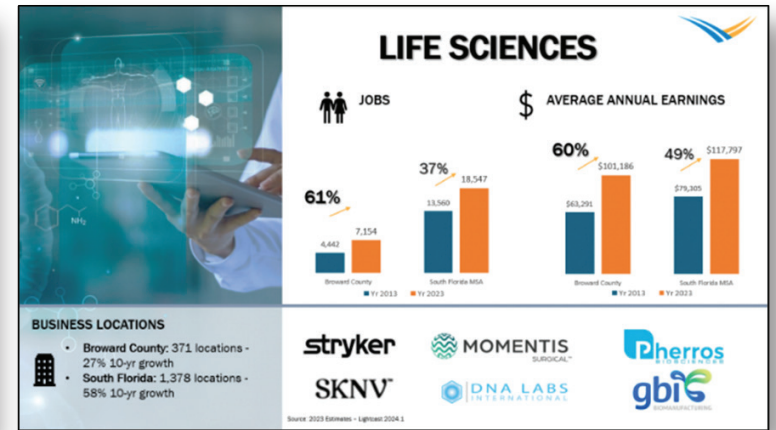
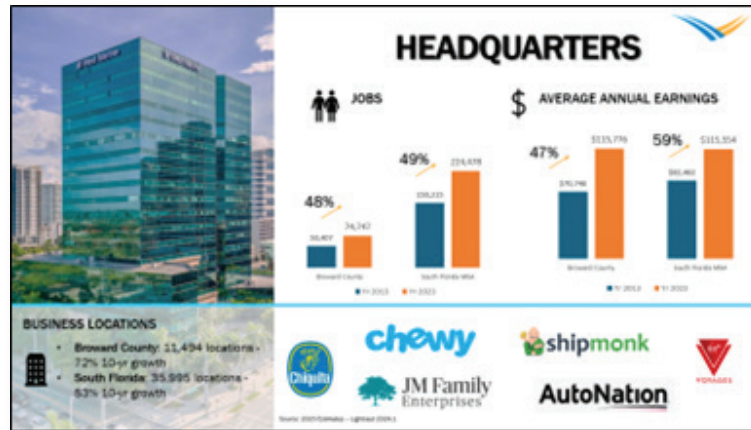
8 MAJOR INDUSTRIES WILL BENEFIT FROM A MARINE RESEARCH HUB

\$13 BILLION INVESTED IN AQUACULTURE WATER SYSTEMS GLOBALLY BY 2030

MANY PRIVATE YACHTS HAVE OCEANOGRAPHIC RESEARCH CAPABILITY

BY 2050 THE EARTH'S POPULATION WILL DOUBLE GREATLY INCREASING THE NEED FOR FOOD, ENERGY & CLEAN WATER

floridainst.org | sun.org | mfl.org | starmark.org



get the best of South Florida
PALM BEACH
FORT LAUDERDALE
MIAMI

greater fort lauderdale alliance
broward county

A pro-business climate makes for a pro-business paradise.

Greater Fort Lauderdale/South Florida MSA named one of tech's "rising star" metro areas - Brookings Analysis, March 2022

Visit LessTaxing.com or call 800-741-1420

Life. Less taxing.

- Access to over 6 million people and 100 languages spoken
- ZERO STATE INCOME TAX
- 105,400 plus jobs in information & communication technologies

get the best of South Florida
PALM BEACH
FORT LAUDERDALE
MIAMI

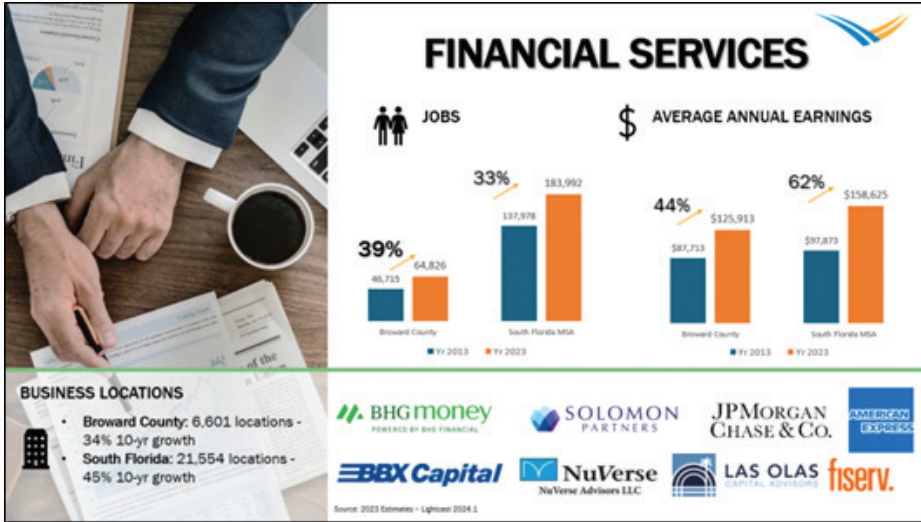
greater fort lauderdale alliance
broward county

A pro-business climate makes for a pro-business paradise.

Visit LessTaxing.com or call 800-741-1420

Life. Less taxing.

- Life Sciences South Florida was created to focus on accelerating economic growth in the region
- More Than 1,300 life sciences entrepreneurs
- 18,800+ jobs in life sciences in South Florida
- 6 universities offer life science master's degrees
- 4 universities offer life science doctorates





South Florida
 one of the **next Top Ten Tech Markets**
 - *CBRE Tech 30, U.S. & Canada*

Florida #1
 for **Talent Attraction** and
#4 for Job Growth
 - *Talent Attraction Scorecard*

Florida #1
 for **Business Startups in the Country**
 - *US Census*

South Florida
 one of Tech's
"RISING STAR" Metros
 - *Brookings*

South Florida #1 in U.S.
 for **Migration of Software and IT Workers**
 - *Axios/LinkedIn*

Florida #1
 for **Business Startups in the country**
 - *US Census*

Florida #1
Best States for
Growth Prospects
 - *Forbes*

2022

SOUTH FLORIDA AVIATION HUB OF THE AMERICAS
Miami - Fort Lauderdale - West Palm Beach



BDB BUSINESS DEVELOPMENT BOARD
PALM BEACH COUNTY
Contact: 561.836.1006

greater fort lauderdale alliance
Contact: 954.624.2113

MIAMI-DADE BEACON COUNCIL
The Official Economic Development Partnership
Contact: 305.679.1300

GMAA
Greater Miami Aviation Association

For a comprehensive list of aviation and aerospace companies located in South Florida, visit SFLAviationHub.com

Broward Public High Schools
among the **Best in America**
- *U.S. News & World Report*

Greater Ft Lauderdale #2 Metro for **Best Business Climate**
- *Business Facilities Magazine*

Florida #4 (again) in the Nation
- *Tax Foundation*

Florida Best State in the Nation for **Higher Education**
- *U.S. News & World Report*

South Florida #8 in **Tech Labor Pool Growth**
- *CBRE*

Broward County #16 in the Nation for **Talent Attraction Counties**
- *Emsi*

SOUTH FLORIDA **TECHGATEWAY**
WORK IN THE CLOUD. LIVE IN THE SUN.
Miami - Fort Lauderdale - West Palm Beach

2024

Your GATEWAY to a Career in TECHNOLOGY

- 116,279 estimated Information Technology Industry Jobs in South Florida
- \$22,038 Annual Average Earnings

Source: Upstart™ 2023

For more information about technology companies, academics and organizations in South Florida visit TechGateway.org

Hologram Welcome Message From David Coddington

FOUNDING PARTNERS:
Florida Power & Light

WELLS FARGO | greater fort lauderdale | Tech-Hub | MIAMI-DADE BEACON COUNCIL

CRA INITIATIVES:

CRA Website Update

LIVE WHERE YOU VACATION™

Welcome to the City of Dania Beach. We are Broward's First City with a great community spirit and small town charm. You can live, work, play and enjoy our laid back atmosphere, natural beauty, beach and charming old-fashioned parks, iconic restaurants and marine activities. Dania Beach is close to everything you need: an international airport, major league major highways, first class entertainment from gaming in our downtown to professional sports, world class arts and entertainment, and night life, just minutes away in our neighboring metropolitan cities.

Enjoy the best of all worlds right here in our great little city which is First in Broward and Second to None!

Watch on YouTube

- 4,100 Restaurants
- 16 Museums
- 63 Golf Courses
- 12 Shopping Malls
- 100 Marinas
- 132 Nightclubs

RESOURCES

- DB BY THE NUMBERS
- TARGET INDUSTRIES
- BUSINESS RESOURCES
- THE PATCH
- HOME BEAUTIFICATION
- SAFE AT HOME
- BUSINESS ACADEMY
- SMALL BUSINESS SUPPORT
- BUSINESS HUB

The Dania Beach CRA has a variety of incentives to assist your business relocation and success.

LOGISTICS & ACCESSIBILITY ADVANTAGES

Explore the extensive networks that connect the region to the world.

- AIRPORT NETWORK
- MAJOR ROAD NETWORK
- SEA PORT NETWORK
- RAIL AND FREIGHT NETWORK
- BROADBAND NETWORK

61 International Connections | 116 Domestic Connections

Fort Lauderdale Hollywood International Airport
ATA Code: FLL

12 min
4 mi

Drive Time: 8 hours

Florida ranks **#1 BEST STATE** for growth prospects - *Forbes*

Florida ranks **#1** in quality of LIVING ENVIRONMENT - *Chief Executive Magazine*

South Florida **#2** Among Nation's BEST PLACES to Start a Small Business - *Kauffman Foundation*

South Florida **TOP TEN** the next tech market - *CBRE Tech 30, U. Canavia Office Mar*

ABOUT INCENTIVES PROGRAMS PROJECTS LEGAL DOCUMENTS RESOURCES NEWS EVENTS CONTACT

Economic

- GDP Per Capita: \$67.4K
- Population: 1,962,531
- Median Household Income: \$74,531

Real GDP - Annual Growth

Unemployment Rate: 2.9%

Total Employment: 1.1M

Total Establishments: 83,42K

Top Employment Sectors

- Health Care and Social Assistance
- Retail Trade
- Professional, Scientific and Technical services
- Accommodation and Food Services
- Educational Services

ABOUT INCENTIVES PROGRAMS PROJECTS LEGAL DOCUMENTS RESOURCES NEWS EVENTS CONTACT

Education Levels

- 44.6% High School Diploma Equivalent
- 9.9% Associates Degree
- 22.1% Bachelors Degree
- 13.7% Masters or Higher Degree

Residents' Industry of Employment

Health Care and Social Assistance: 134,613	Professional, Scientific and Technical Services: 82,968	Construction: 71,727	Administrative and Support and Waste Management and Remediation Services: 66,002	Transportation and Warehousing: 62,954
Retail Trade: 122,026	Accommodation and Food Services: 76,559	Other Services (except Public Administration): 51,060	Finance and Insurance: 48,823	Wholesale Trade: 30,868
Educational Services: 72,343	Manufacturing: 49,600	Public Administration: 40,612	Arts, Entertainment, and Recreation: 25,431	Information: 19,653
				Real Estate and Rental and Leasing: 30,383

Top Occupations

- Management
- Office and administrative support
- Sales and related
- Healthcare Technical
- Business and Finance

Low-Income Affordable Housing

The CRA Plan goals include (1) eliminate substandard housing and provide affordable housing alternatives; (2) redevelop the CRA in a manner that is energy efficient and sustainable; and (3) enhance redevelopment activities through an active marketing strategy that supports redevelopment initiatives.

At the request of the CRA at the February 13, 2024 CRA Board meeting, the Board approved for the CRA to initiate a public notice and Request For Proposals (RFP) process for the sale of the property located at 608 West Dania Beach Boulevard (Folio No. 5042 34 01 2520). The property is owned by the CRA and the CRA Board, by motion and consensus, desires to sell the Property for development as low-income affordable housing (80% AMI) and/or workforce affordable housing (120% AMI).

In accordance with Florida Statutes Section 163.380, the CRA published notice on behalf of the CRA and the City of their interest in selling a CRA-owned property, both of which were published in the Sun Sentinel on February 26, 2024. Concurrently, the CRA initiated RFP No. CRA-24-005 on February 23, 2024, and closed the process on March 22, 2024. Two proposals were compliant with the RFP requirements: (1) Turn Two Construction, Inc. and (2) Habitat For Humanity of Broward.

The CRA, approved the CRA to negotiate the terms and conditions and draft appropriate documentation for the sale of the property located at 608 West Dania Beach Boulevard, Dania Beach, FL, to Turn Two Construction, Inc. The Turn Two purchase price for the lot was \$80,000, per their response proposal to the RFP. This price was below the appraised value for the property (August 2023) of \$195,300.

Turn Two's proposal was for the development of two (2) attached single-family houses. Staff confirmed that Turn Two does have a loan from South Florida Regional Planning Council to pay for the purchase of the land and funding toward construction of the two homes. Turn Two will try to sell the houses at HUD defined low-income affordable (80% AMI) standards, but if they are unable to sell either of the houses for six (6) months they are allow to sell the house(s) at HUD standards for workforce affordable (120% AMI) standards. Due to the below-market price land sale, the CRA imposed a thirty (30) year Covenant on the property requiring the maintenance of the affordability levels in future sales.

Pursuant to Section 163.358(4), Florida Statutes, the City Commission also approved the sale of the CRA property.

Incentives: Commercial Facade Grant

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.



The flyer features a blue and orange color scheme with a large stylized 'D' logo at the top. The title 'COMMERCIAL PROPERTY IMPROVEMENT GRANT' is prominently displayed in the center. Below the title, there are two photographs: one labeled 'BEFORE' showing a building with a plain facade, and another labeled 'AFTER' showing the same building with a more modern, improved facade. To the right of the photos, a blue box highlights 'up to \$25,000 per grant'. Below this, a list of 'ELIGIBLE IMPROVEMENTS' includes Façade Improvements, Parking Lot Improvements, Exterior Painting & Repair, Impact Windows, Landscaping, Signage, and Awnings. The Dania Beach CRA logo is at the bottom right. Contact information for Bill Harris is provided at the bottom, along with a disclaimer about eligibility and the website DaniaBeachCRA.org.

COMMERCIAL PROPERTY IMPROVEMENT GRANT

up to \$25,000 per grant

ELIGIBLE IMPROVEMENTS

- Façade Improvements
- Parking Lot Improvements
- Exterior Painting & Repair
- Impact Windows
- Landscaping
- Signage
- Awnings

CONTACT: Bill Harris, Business Attraction & Investment Manager 954.924.6801 ext. 3667 | bharris@daniabeachfl.gov

Properties "for sale" or listed on the MLS at the time of application are not eligible. Property Owners may not reapply if they have received the maximum funding amount within a 5 year period under this or any other grant program administered by the Dania Beach CRA.

DaniaBeachCRA.org

Broward County Strategic Job Creation Incentive (SJCI)

The Strategic Job Creation Incentive (SJCI) is available for companies that create high wage jobs in targeted high, value-added industries. This incentive includes refunds on sales tax impact via payroll wages. Pre-approved applicants who create jobs in Broward County receive tax refunds per net new Broward County full-time equivalent job created. The amount of refund and/or rebate is based on the average wage of the jobs created per year compared to the County average wage. The table below displays the four levels of rebate based on wage levels determined by the State for calendar year 2022. Average wage data is provided by the Florida Department of Commerce and are updated annually

Wage Criteria	Wage (2024)	Incentive Rebate
*Manufacturing (County avg wage)	\$66,081	\$750
115% county average wage	\$75,993	\$1,000
150% county average wage	\$99,122	\$1,500
200% county average wage	\$132,162	\$2,000

**A special waiver for the high impact sector of manufacturing at the County average wage has been created for \$750 per job*

The amount of the tax refund and/or rebate would be split 70% by Broward County and 30% by city/CRA where company chooses to locate. (On a case-by-case basis, the Dania Beach CRA will provide the required local match.) There is a cap of \$1 million per single qualified applicant in all years, and no more than 25% of the total refund approved may be taken in any single fiscal year.

CRA-Owned Land - Affordable Housing

The CRA struggles with significant affordable housing related challenges. Vacant properties create safety and public image challenges for the CRA's neighborhoods. The CRA recognizes the value of homeownership in creating and promoting neighborhood stability. In order to maintain and continue to improve the CRA's rate of home ownership, a priority has been placed on addressing the housing needs related to owner-occupied housing.

The City of Dania Beach and the CRA own a number of parcels within the CRA that are not being used for municipal purposes. Such properties often contribute to neighborhood blight, attract crime, present a fire hazard, and contribute to declining property values. The Acquisition & Disposition program is a suburban infill program designed to address the problem of neighborhood blight by revitalizing underutilized residential properties in the CRA. Based on the CRA Plan policy guidelines, the CRA shall actively pursue the purchase and/or redevelopment of vacant or abandoned properties in the CRA area as a priority. CRA-owned properties are listed in the table below.



As part of the Acquisition & Disposition Program, the CRA is receptive to proposals for the development of low-income affordable housing (80% AMI) and/or workforce affordable housing (120% AMI) from experienced developers. For qualified affordable projects, the CRA may sell a land parcel below market value to assist with the affordability of

the finished home. All CRA-owned property sales will be conducted in accordance with ss163, Part III. A Restrictive Covenant to protect the affordability mandate will be recorded for a period of thirty (30) years from the date of the property sale.

CRA-Owned Properties							
Land area calculations by 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
Totals:					55,101		



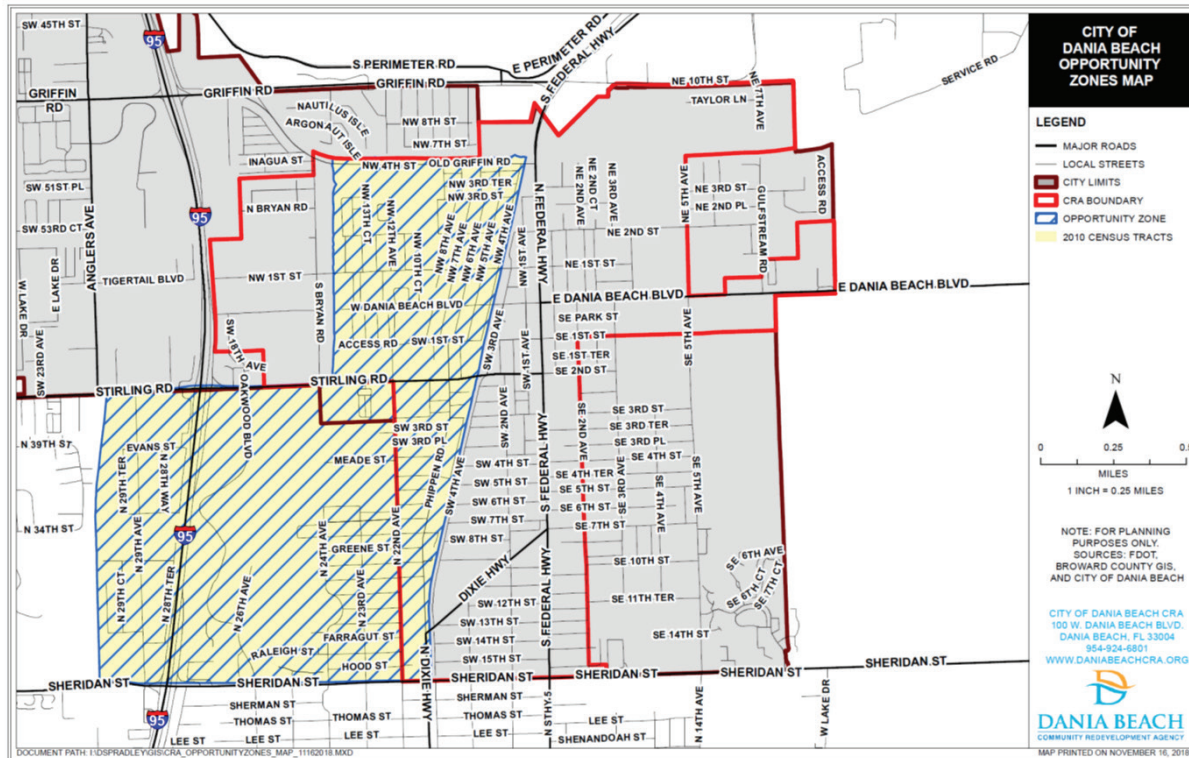
Opportunity Zone (Federal)

An Opportunity Zone Fund is an investment vehicle organized as a corporation or a partnership that was created as part of the Tax Cuts and Jobs Act of 2017 to incentivize investments in targeted communities called Opportunity Zones. State and Federal governments have identified portions of the Dania Beach Community Redevelopment Agency (CRA) as an Opportunity Zone targeted for economic development. (See map.)

At least 90 percent of the Opportunity Zone investment must hold qualified opportunity zone properties. The Opportunity Zone in the Dania Beach CRA has been identified as a targeted redevelopment area that is experiencing a booming amount of construction and is prime for attractive real estate investments and development opportunities.

Opportunity Zones consist of four elements:

1. **Places:** Eligible census tracts designated as Opportunity Zones where investments will be directed.
2. **Funds:** Qualified Opportunity Funds invested in projects in Opportunity Zones.
3. **Projects:** Business, commercial, residential, or multi-purpose projects located in Opportunity Zones.
4. **Investors:** Individuals/institutions who make equity investments in Opportunity Funds.



Opportunity Zone Fund: An investor who activates a capital gain by selling an asset (eg. stocks or real estate) can receive special tax benefits if that gain is rolled into the Opportunity Zone Fund within 180 days of the initial transaction. Opportunity Zone Funds can reduce capital gains tax payments by 15% to 100% tax on potential profits from the Opportunity Zone Fund if the investment is held for 10 years - the program provides the most potential upside to those who remain in the Opportunity Zone Fund for 10 years or longer.

Opportunity Zone Fund Investments: Investors who live in states with higher taxation will receive the greatest benefit from the program. There are three primary advantages to rolling over a capital gain into the Opportunity Zone fund:

1. Defer the payment of your capital gains until Dec 31, 2026;
2. Reduce the taxes you owe by up to 15% after 7 years - 100% after 10 years; and
3. Pay 0% taxes on gains earned from the Opportunity Zone Fund after 10 years.

Programs: Home Beautification Program

The purpose of the Home Beautification is to assist single-family homeowners with the financial assistance needed to enhance the street-visible appearance of their property. The Beautification Program is available to low- to moderate-income property owners within the CRA

The applicant must be the owner and occupant of a homesteaded single-family home or townhome or duplex (triplex, quadplex, apartments, and condos are not eligible). Prospective applicants must meet income eligibility requirements and their property taxes must be current and in a paid status.

Rebuilding Together' Neighborhood Rebuild approach targets multiple qualified homes in need of repairs and rehabilitation

located close together and the repair services on two to four houses on a single day. Repairs for all the homes include exterior pressure washing, minor repairs of fascia board/cracks, complete exterior painting, and landscaping. For each project, Rebuilding Together recruits skilled labor, materials, and volunteers at a discounted rate or no cost, and the remaining costs incurred are funded by the CRA.

To qualify, applicants must meet the following minimum requirements:

- Location: The home must be located within the boundaries of the Dania Beach CRA.
- Home Ownership: The applicant must be the owner and reside in the house as their primary living space.
- Home Occupancy: A permanent occupant of the home must be elderly (minimum 60 years old), and/or qualify as a low-income household, and/or be a veteran, and/or physically challenged.
- Ongoing Maintenance: The homeowner must be committed to the ongoing maintenance of their residence.
- Tax Compliance: Property taxes on the house requiring repairs must be paid up to date.
- House Condition: The house must be in disrepair and in need of exterior revitalization.

37 th NW 5th Ave.



334 Phippen Waiters Rd.



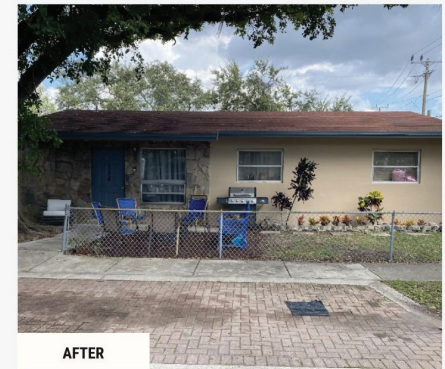
275 SW 9th St.



718 SW 4th St.



734 SW 8th St.



Safe at Home

According to AARP, nearly 80% of older adults would prefer to stay in their current homes as long as possible. However, most of the existing housing stock in the United States is not designed to accommodate the physical and cognitive changes that come with age and physical challenges.

The Safe at Home Program provides home modifications for older adults and people with disabilities to improve accessibility, reduce falls, increase independence and facilitate aging-in place. Safe at Home is designed to improve aging-in-place outcomes for low-income older adults through the modification of their home environment to meet their specific needs.

Safe at Home also serves our veterans and their families. The need for sustainable, safe and healthy housing for veterans is dire. The Safe at Home Program provides home modifications and repairs to veterans and their families to improve safety and accessibility, increase independence, and support aging-in place.

To qualify, applicants must meet the following minimum requirements:

- **Location:** The home must be located within the boundaries of the Dania Beach CRA.
- **Home Ownership:** The applicant must be the owner and reside in the house as their primary living space.
- **Home Occupancy:** A permanent occupant of the home must be elderly (minimum 60 years old), and/or qualify as a low-income household, and/or be a veteran, and/or physically challenged.
- **Ongoing Maintenance:** The homeowner must be committed to the ongoing maintenance of their residence as their primary living space.
- **Tax Compliance:** Property taxes on the house requiring repairs must be paid up to date.

- **House Condition:** The house must need modifications that support and improve the safety and livability of the challenged occupant(s).



The flyer features a stylized house icon in teal and orange. The text 'CRA RESIDENTIAL PROGRAM' is in orange and blue, with 'SAFE AT HOME' in white on a blue background. The flyer is divided into sections: 'Safe At Home Program' with a description of services, 'Information' with website links, and a list of requirements with checkmarks. Logos for Dania Beach and Rebuilding Together are at the bottom right, along with a QR code and a URL.

Safe At Home Program

The Safe at Home Program provides home modifications and repairs to the homes of aged (60+), low-income physically challenged, or veterans and their families to improve safety and accessibility, increase independence, and support aging-in place to meet their specific needs, at no cost to the homeowner - costs are funded by the Dania Beach CRA.

Information

daniabeachcra.org/safe-healthy-home
daniabeachcra.org/home-beautification-program

To qualify for the **Safe At Home** or **Home Beautification Program**, applicants must meet the following minimum requirements:

- ✓ **Location:** The home must be located within the boundaries of the Dania Beach CRA.
- ✓ **Applicant:** The applicant must be the owner and occupant of a homesteaded single-family home or townhome or duplex.
- ✓ **Home Ownership:** The applicant must be the owner and reside in the house as their primary living space.
- ✓ **Home Owner Qualification:** Aged (60+), low-income physically challenged, or veterans.
- ✓ **Home Occupancy:** A permanent occupant of the home must be elderly (minimum 60 years old), and/or qualify as a low-income household, and/or be a veteran (having served at least 24 continuous months and honorably discharged), and/or physically challenged (physical or mental impairment that significantly limits major life activities).

 rebuildingtogetherbroward.my.salesforce-sites.com/homeownerapplication/

Dania Beach Innovation Ecosystem

An innovation ecosystem refers to a loosely interconnected network of companies and other entities that work cooperatively to develop new products and services. An ecosystem is complicated and has many different platforms available to support entrepreneurs and early-stage ventures. The specific components that may be appropriate for any given ecosystem will vary, but will generally include:

- **Education**
- **Location & Events**
- **Mentorship**
- **Incubation & Acceleration**
- **Funding**
- **Talent**

We are building an environment in which innovators and entrepreneurs can develop and launch solutions to solve real-world problems, faster. This stimulates the development of expertise in new areas, helps diversify the economy, and allows businesses to meet their customers. An innovation ecosystem provides the means to create economic stability and resource sharing.



Dania Beach Business Academy

Over 543,000 new businesses are founded every month in the US
47.5% of the country's total workforce is employed by small businesses
Only 50% of small businesses survive 5 years
(U.S. Small Business Administration)

+81% of all businesses in Broward County have less than 10 employees!

The Dania Beach Business Academy is designed to help businesses.

The Dania Beach Community Redevelopment Agency (CRA) believes that successful small businesses and a thriving entrepreneurial environment are the backbone of a prosperous community and provides wealth creation opportunities for our residents.

“Innovation Districts that practice inclusive innovation advance inclusive outcomes for residents living in or nearby the District and strives to build wealth via expanding the ownership of homes and businesses” - Brookings Institute

“Innovation Districts today play a key role in the economic development of cities. They attract mid- and high-income jobs, and offer opportunities for more efficient land use, movement patterns, and for better livability, and environmental outcomes.” – Urban Land Institute

The Dania Beach Business Academy offers **free** on-line webinars on topics designed to help small businesses to provide better services and

be more profitable. We partner with the leading subject experts across the region, the state, and the country to provide these outstanding programs. Examples of our collaborative partners includes: SCORE Broward, Florida International University – Applied Research Center, Grow America (formerly National Development Council), the US Department of Energy (DOE), the U.S. Economic Development Administration (EDA), Habitat for Humanity of Broward, and Broward County - Housing Finance Division. As of 2024, the Dania Beach Business Academy served over 3,000 entrepreneurs, from 17 states and 7 countries.



Academy Courses are 4-part series with two-hour, on-line classes, once a week for 4 consecutive weeks. Students who attend all four sessions of the course are designated Dania Beach Business Academy graduates and receive a lapel pin and graduation certificate. Our most popular courses are offered annually.

The Dania Beach Business Academy has hosted a number of incredible workshops such as:

- *Maximizing CRM Systems Helps Make More Money With Less Resources!*
- *Stand Out Online With Google's Tools!*
- *Plan Your Website for Online Success!*
- *How to Use Video to Promote Your Business*

Over 500,000 new businesses are founded every month in the US.
47.5% of the country's total workforce is employed by small businesses.
+81% of all businesses in Broward County have less than 10 employees!
Only 50% of small businesses survive 5 years!

**The Dania Beach Business Academy
prepares businesses for success!**

**DANIA BEACH
BUSINESS
ACADEMY**

Free Online Business Course

PASSIONS TO PROFITS

From Hobbyist to Entrepreneur - Where Can Your Dreams Take You?

Start Up Your Business for Success!

A Good Business Plan & Savvy Financial Plan Is Your Map To Success.

Money To Start and Grow Your Business.

ESSENTIAL BUSINESS TOOLS

Maximizing CRM Systems Helps Make More Money With Less Resources

How To Use Video To Promote Your Business

Plan Your Website for Online Success

Stand Out Online With Google's Tools!

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Home Buying in South Florida

Financing Your Home Purchase

Credit Repair and Tips on Saving Enough for the Purchase

First-Time Homebuyer: Broward & Miami-Dade County Housing Program for Buyers

GLOBAL MARKETS

Prepare an Export Plan

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Financial Strategies for Exporting Goods

Federal and State Resources Available to Support Your Needs

100 West Dania Beach Boulevard, Dania Beach, FL 33004
For more information: cra@daniabeachfl.gov | www.DaniaBeachCRA.org

Arts & Entertainment District

The City of Dania Beach is experiencing unprecedented growth with the addition of commercial and residential developments in all sectors of the city. This rapid change to the built environment and influx of new residents, has presented an opportunity to consider the appearance of the city of the future. City leaders recognize the potential to transform Dania Beach for the benefit of citizens, while highlighting its charm, character, potential, and history through public art.

The CRA benefits from a strong history of local investment in arts, entertainment, and culture – and Dania Beach has a great deal to show for its commitment to the creative economy. Dania Beach’s focus on arts and entertainment, involving artists, businesses, and residents, has contributed to its reputation as a destination. The City and CRA are taking steps to build on this success and

strengthen the city’s position as an arts and entertainment destination.

The designation of an urban area as an arts and entertainment district attempts to create a “critical mass” of cultural attractions through co-locating public art, performance venues, events, gathering places, and similar facilities. To-date, specific boundaries for an Arts and Entertainment District are not formally designated. This is intended to reflect an “inclusionary” approach to embrace investors, restaurants, and arts-based businesses coming into our downtown. Generally, the areas along Federal Highway from Old Griffin Road to SE 5th Street are considered the Arts & Entertainment District - see map.



Downtown Vision / Wayfinding Signage Plan

The Downtown Vision Plan is the first step to create an enhanced, walkable corridor to serve as the spine of the Arts & Entertainment District throughout the future and create a magnet to attract a concentration of residential projects, arts-based businesses, and restaurants/entertainment venues. The concepts will be presented to the CRA Board/Commission in early 2025.

A Downtown Streetscape Visioning Plan along West 1st Avenue has been a long-term goal of the CRA. The 2009 CRA Plan recommended “A redesigned NW 1st Avenue and its visual connectivity with Federal Highway may best exemplify a walkable site” and proposed a Master Plan to design an enhanced public realm for the NW/SW 1st Avenue corridor. The 2023 CRA Plan Update states that activities in downtown reinforce the importance of street design and infrastructure requirements with an emphasis on an arts district concept to help improve pedestrian safety and to increase the activity of the 1st Avenue corridor that runs

parallel with S. Federal Highway.

Calvin, Giordano & Associates, Inc. was contracted to provide professional services to develop a Streetscape Vision Plan for an Arts and Entertainment District centered along the West 1st Avenue corridor, from Stirling Road to NW 3rd Street. The objective of their scope of work is to develop a comprehensive streetscape vision plan for the central spine of the Dania CRA’s Arts and Entertainment District. The plan will integrate urban design principles, landscape architecture techniques, engineering design considerations, and create a vibrant and engaging environment for residents, visitors, and businesses, while reflecting the unique character and opportunities within the district. The conclusions of the initiative will be presented to the CRA Board in 2024.





Partner Agency Resources

The Dania Beach CRA is a firm believer in collaborative partnerships.

Collaborative partnerships are agreements and actions made by consenting organizations to share resources to accomplish a mutual goal. Collaborative partnerships rely on participation

by at least two parties who agree to share resources, such as finances, knowledge, and people. Organizations in a collaborative partnership share common goals.

Examples of our collaborative partners include:





Dania Beach Regional Destinations: Dania Beach Casino

The Casino @ Dania Beach had an incredible year in 2024, welcoming thousands of visitors and solidifying its reputation as Broward County's premier destination for gaming, entertainment, and dining. With a dedicated team of over 250 full-time and part-time staff, the casino achieved record-breaking revenue and awarded over \$81 million in jackpot winnings to lucky players.

Gaming & Expansion



The Casino @ Dania Beach continues to elevate the gaming experience with thrilling daily promotions, slot tournaments, and exclusive offers for senior guests. New Players Club members can win up to

\$1,000 in Free Play, while members enjoy tier level promotions and VIP guests enjoy exclusive perks, including access to the Legends Lounge, where they can unwind with drinks, appetizers, and have direct access to the newly renovated high-limit room. The holidays brought a lot of excitement as well with a promotion partnered with 101.5 lite FM, Santa's Secret Stash, where guests had the chance to win \$100,000. Plus, an unforgettable New Year's Eve celebration where guests had a chance to win a share of \$70,000 in cash.

The casino has over 750 slot machines, including popular electronic games such as video poker, roulette, craps, and blackjack, and it constantly introduces new and interactive options to enhance the gaming experience. A major highlight of 2024 was the grand opening of the Smoking Terrace, featuring some of the most popular slot games completely separate from the main casino building. This space provides a unique atmosphere where guests can enjoy their favorite games in an open-air setting. Open late daily and 24 hours from Thursday through Saturday, the casino has plenty of free parking and is located just minutes from major highways and Fort Lauderdale-Hollywood International Airport.



Poker & Table Games

Poker players continue to enjoy the Dania Poker Room on the second floor, which features over 20 live poker tables, daily High Hands,

and action-packed tournaments. The casino also expanded its live Table Games area to a newly renovated location on the first level, and offers Three Card Poker, DJ Wild, and Ultimate Texas Hold'em.

Jai-Alai: A Thrilling Tradition

Jai-Alai, the world's fastest ball sport, made a return to Dania Beach with the 2024-2025 Third Annual Dania Beach Invitational. The highly anticipated tournament brought top players from the Basque region of France and Spain to compete from December 2024 through February 23, 2025. This year's winning team earned a coveted spot in the Biscayne Cup, an international three-day event held from February 20 to 22, 2025. Marking the 100th anniversary of Jai-Alai in the U.S., the tournament honored Florida's historic Biscayne Fronton, celebrating a legacy that has captivated audiences for generations.



Live Entertainment at Stage 954

Stage 954 continued to set the bar high in live entertainment, earning the venue its sixth consecutive “Best of Hollywood” title in Our City Magazine. The 2024 concert lineup delivered a series of unforgettable performances, kicking off with Quiet Riot on January 27 as they celebrated 40 years of metal. Fans were treated to a nostalgic night with War on April 27, as the band performed classics like “Why Can’t We Be Friends” and “Low Rider,” while Stephen Percy, the voice of RATT, brought a high-energy rock show on May 25. Additional standout performances included the Average White Band, Invincible – A Glorious Tribute to Michael Jackson, and The Fab Four, reinforcing Stage 954’s reputation as a

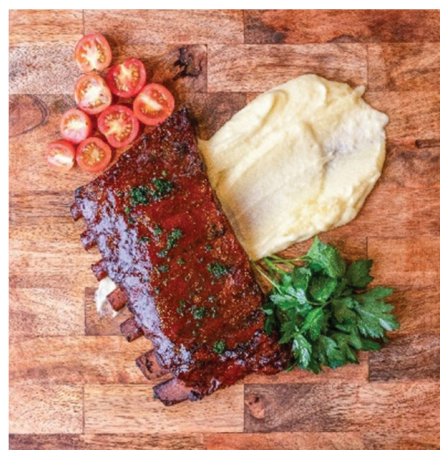


top destination for live music.

Beyond concerts, Stage 954 continued to serve as a premier venue for private events and conferences. With over 11,000 square feet of event space, a full stage, and state-of-the-art sound and lighting, the venue remains a dynamic setting capable of transforming to accommodate a wide range of occasions.

Luxe Buffet

The all-you-can-eat Luxe Buffet remains a highlight of the casino’s dining experience, offering an exquisite selection of dishes in an inviting setting. Open Thursday through Saturday from 5pm to 10pm, with a lavish brunch on Sundays from 11am to 3pm, Luxe Buffet presents an array of expertly prepared cuisine for \$34.99 with upgrades available. Special themed menus on holidays bring an added touch of variety, while Chef Johnny Alarcon’s masterful approach to flavor and presentation elevates each dish into a culinary delight. In addition to its offerings, the Luxe Buffet hosted several community and cultural events throughout the year, providing a welcoming space for gatherings of all kinds. With its elegant



ambiance and versatile layout, Luxe Buffet also serves as an ideal venue for private events and celebrations. For quick bites, The Grill and Pizzelato are perfect options to grab a burger or pizza.

Simulcast & Sports Lounge



For racing enthusiasts, the Sports Lounge on the second level remains the ultimate destination to catch all the Simulcast action. With private booth reservations available, more than 30 flat-screen TVs,

40 betting stations, and a full-service bar, guests can watch and wager in a vibrant and comfortable setting.

Special Promotions

The ongoing partnership with MSC continues to offer qualifying Players Club members a chance to receive a free cruise where they can enjoy scenic views, gourmet dining, and immersive experiences onboard one of their 23 stunning ships, sailing worldwide.



Giving Back to the Community



In 2024, The Casino @ Dania Beach remained deeply committed to giving back to the community, supporting numerous charitable initiatives throughout the year. Partnering with The Pantry of Broward, the

casino collected and donated unwrapped holiday gifts to children in need, ensuring that the holiday season was a little brighter for local families. Casino staff also volunteered their time to assist seniors on fixed incomes, helping them select personalized gifts for their grandchildren and loved ones.

Community outreach efforts extended beyond the holiday season, as the casino hosted monthly OneBlood drives, encouraging guests to donate blood while receiving gift cards, T-shirts, and free wellness checkups as a token of appreciation.



The casino also played an active role in local events, proudly sponsoring Dania After Dark, a popular community celebration presented by the City of Dania Beach. Culinary excellence was once again on display as Chef Johnny Alarcon returned to the Dania Beach Wine & Seafood Festival, where he showcased his incredible skills, including his signature homemade paella, a festival favorite.



The Casino @ Dania Beach is located at 301 E. Dania Beach Boulevard, Dania Beach, FL 33004, and is open seven days a week. casinodaniabeach.com

casinodaniabeach.com





DANIA POINTE

Located in the heart of Dania Beach, Dania Pointe presents a walkable oasis featuring a diverse array of shops, eateries, entertainment, and year-round family-friendly events. Enhanced by the convenience of two on-site Marriott hotels and apartments at Avery Dania Pointe and Avery Dania Pointe East, it's the

ideal setting for both locals and visitors to indulge in the Sunny Side of life. Adding to its dynamic landscape, Dania Pointe is also home to the newly opened corporate campus for Spirit Airlines, further cementing its role as a thriving hub for business, hospitality, and community engagement.



Discover the latest additions, including sought-after brands like H&M, Lovesac, Pura Vida Miami, Crema Gourmet Espresso Bar, Sirocco Mediterranean, Playa Bowls, and The Baked Bear. These new openings complement the already diverse mix of retailers, restaurants and entertainment offerings like Sephora, Anthropologie, Urban Outfitters, Nike, American Eagle, Aerie, and OFFLINE by Aerie, Cooper's Hawk Winery & Restaurant, Rodizio Grill Brazilian Steakhouse, Tommy Bahama Marlin Bar, Bowlero, Regal, and Dania Improv Comedy Club. Stay tuned for more exciting openings, such as Puttshack, Face Foundrie, Rowan, and Purple Oak.



Friday of every month, and live music every Friday and Saturday. Other popular signature events include the annual 5K Fun Run Under the Sun in partnership with the City of Dania Beach and the Dania Pointe Food and Wine Festival.



Located at I-95 and Stirling Rd East, this open-air community offers plentiful, free parking in an unbeatable and easily accessible location just minutes from Fort Lauderdale-Hollywood International Airport, Port Everglades, and the beaches. Join us on the Sunny Side. All we're missing is you!

Keep up with the latest events, offers, and openings at www.daniapointe.com or on Instagram @dania.pointe and Facebook @daniapointe.

Investment and Development in Dania Beach: Market Overview

According to PricewaterhouseCoopers and the London School of Economics key factors investors seek when considering markets/cities for investments include:

- **Strong Fiscal Environment**
- **City Leadership and Planning**
- **Regulatory, Legal, and Policy Environment**





Dania Beach elected officials tend to have lived in the city for decades, with a genuine concern for the people. City administration is knowledgeable and dedicated to serving the community. City leadership values well-defined vision and conducted/adopted a Strategic Plan in 2021 and the CRA is already implementing many of the goals identified in the adopted 2023 CRA Plan Update. The City takes care of its neighborhoods, actively deals with sustainability, and invests in its infrastructure.

Dania Beach is in a period of sustained investment.

- **Between 2013 and 2018, projects completed in the city included:**

- o 367 dwelling units
- o 1,226 hotel rooms
- o 551,774 square feet of retail
- o 491,599 square feet of industrial

- **Between 2019-2023, projects completed in the city included:**

- o 2,791 dwelling units
- o 920 hotel rooms
- o 999,200 square feet of retail
- o 57,197 square feet of industrial
- o **Spirit Airlines Headquarters, includes:**
 - ▷ A six-story headquarters office (180,000 square feet)
 - ▷ A two-story training center (flight simulators, 103,000 square feet)
 - ▷ A seven-story residential development (200 units)
 - ▷ Two parking garages (1,295 spaces total)
- o Avery Dania Point East: 336 luxury units
- o Seaview #1: 385 resort-style apartments
- **Projects under construction during FY2024 within the CRA, including:**
 - o Seaview II: 450 market rate unit apartments
 - o Viridian Apartments: 237 market rate unit apartments
 - o Aileron Residences: 380 market rate condos

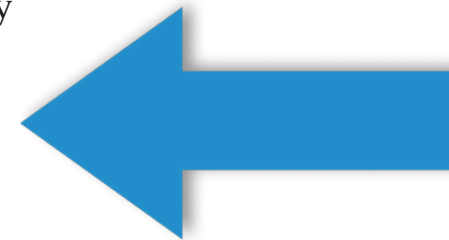
The actual market strength is our accomplishments. According to the Broward County Property Assessor, in 2023 Dania Beach had the highest percentage increase of assessed value at 24.4% as a result of new construction and the increase in value of existing properties. According to CoStar Analytics (specifically within the CRA), our market is a high-return, low-risk investment destination. The CoStar Analytics are summarized on the next page.

Search Analytics		HOSPITALITY 2024					
INVENTORY ROOMS 1,391 +0% Prior Period 1,391	UNDER CONSTRUCTION ROOMS 0 - Prior Period 0	12 MO OCC RATE 75.2% +0.8% Prior Period 74.6%	12 MO ADR \$176 -0.9% Prior Period \$178	12 MO REVPAR \$133 -0.1% Prior Period \$133	MARKET SALE PRICE/ROOM \$199K +10.4% Prior Period \$180K	MARKET CAP RATE 7.6% +0.3% Prior Period 7.3%	
Search Analytics		INDUSTRIAL 2024					
INVENTORY SF 1.6M +0% Prior Period 1.6M	UNDER CONSTRUCTION SF 0 - Prior Period 0	12 MO NET ABSORPTION SF 5.4K +160.8% Prior Period (8.9K)	VACANCY RATE 0.7% -0.4% Prior Period 1.1%	MARKET ASKING RENT/SF \$21.89 +6.3% Prior Period \$20.59	MARKET SALE PRICE/SF \$230 +3.3% Prior Period \$223	MARKET CAP RATE 6.7% +0.4% Prior Period 6.3%	
Search Analytics		MULTI-FAMILY 2024					
INVENTORY UNITS 2,981 +16.0% Prior Period 2,569	UNDER CONSTRUCTION UNITS 200 -59.1% Prior Period 489	12 MO ABSORPTION UNITS 389 +90.9% Prior Period 204	VACANCY RATE 15.0% -1.4% Prior Period 16.4%	MARKET RENT/UNIT \$2,241 +3.0% Prior Period \$2,176	MARKET SALE PRICE/UNIT \$298K -6.2% Prior Period \$318K	MARKET CAP RATE 5.7% +0.5% Prior Period 5.2%	
Search Analytics		OFFICE 2024					
INVENTORY SF 307K +0% Prior Period 307K	UNDER CONSTRUCTION SF 180K +0% Prior Period 180K	12 MO NET ABSORPTION SF 6.2K +200.5% Prior Period (6.2K)	VACANCY RATE 2.1% -2.0% Prior Period 4.1%	MARKET ASKING RENT/SF \$34.01 +3.9% Prior Period \$32.73	MARKET SALE PRICE/SF \$235 -1.9% Prior Period \$239	MARKET CAP RATE 7.6% +0.3% Prior Period 7.3%	
Search Analytics		RETAIL 2024					
INVENTORY SF 1.6M +0% Prior Period 1.6M	UNDER CONSTRUCTION SF 0 - Prior Period 0	12 MO NET ABSORPTION SF 94.2K +9,934.6% Prior Period 938	VACANCY RATE 3.2% -5.8% Prior Period 9.0%	MARKET ASKING RENT/SF \$29.95 +1.8% Prior Period \$29.41	MARKET SALE PRICE/SF \$334 +3.8% Prior Period \$322	MARKET CAP RATE 5.7% -0.1% Prior Period 5.8%	

* The inventories stated in the tables are solely within the CRA (not citywide), an area of 1,349 acres.

The low vacancy rates are impressive (Occupancy Rate in terms of the hotel properties), but the thing that is eye catching are the capitalization rates (cap Rates). While there are no clear ranges for good or bad cap

rates, they are clear indicators of property value and the market - a lower cap rate corresponds to better valuation and a better prospect of returns with a lower level of risk.



New Projects Under Development: Viridian Apartments

Veridian Apartments is a 14 story 237 unit residential building currently under site plan approval. This residential development will be designed with a contemporary aesthetic, and will be building features sculpted massing, clean lines, and elegant glass balcony railings that enhance its modern appeal.

Designed to meet the needs of modern living, Viridian features 237 carefully crafted residences, including:

- **10 studio units**
- **70 one-bedroom units**
- **129 two-bedroom units**
- **28 three-bedroom units**
- **420 Parking Space Garage**
- **5th Floor Recreation Center, with pool area**



With a focus on spacious living, the development prioritizes two- and three-bedroom layouts, providing more room for families and professionals seeking comfort and flexibility.

Viridian combines safety with contemporary design to create an exceptional living experience in the heart of Dania Beach.

Address: 480 E Dania Beach Blvd



Aileron

Aileron Residences is a mixed use residential and commercial project that is currently under site plan approval. This premier 17-story luxury development will offer 380 thoughtfully designed waterfront residences. The project features a mix of studio, one-bedroom, and two-bedroom units, each crafted with high-end finishes and eco-conscious materials, including quartz countertops and energy-efficient induction cooktops.

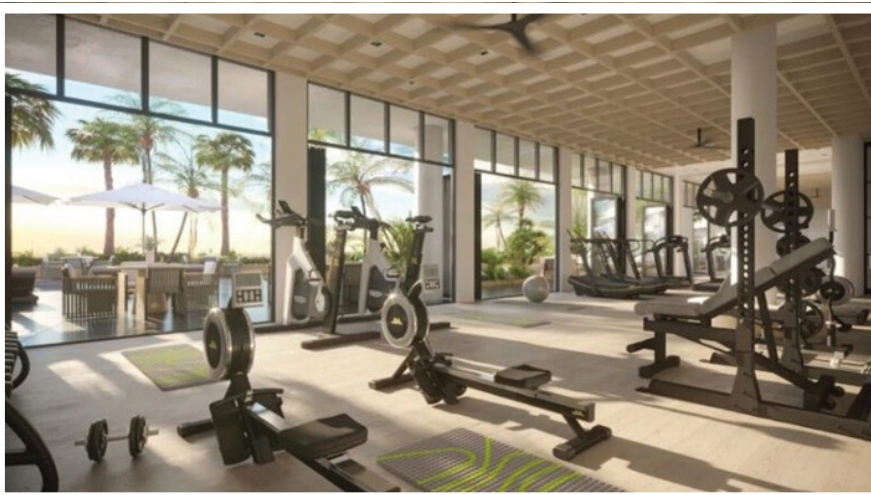
Luxury Amenities

- **Waterfront & Outdoor:** Boardwalk, boat slips, electric boat rentals, paddleboard & kayak drops, public park, tiki bar, and resort-style pools.
- **Wellness & Recreation:** Fitness center, yoga and Pilates studios, rooftop sun deck, and game/media room.
- **Modern Conveniences:** Co-working spaces, EV charging, bike storage, and entertainment lounge.

Designed to provide an exceptional living experience, Aileron boasts an onsite marina with limited boat slips accommodating vessels up to 30 feet, making it a unique opportunity for waterfront living. Completion is scheduled for 2027.



**Address: 50 S Bryan Rd, Dania Beach, FL
33004**



Recently Completed Projects: City Place

City Place is an eight-story multifamily development designed to provide quality, affordable housing. The project features 99 modern apartments, offering one- and two-bedroom floor plans with 752 to 904 square feet of living space.

Affordable Housing Options:

- 83 units designated for households earning 60-80% of the area median income (AMI)

- 16 units for households earning 30% or less of AMI
- Rental rates range from \$430 to \$1,100, based on unit size and income eligibility

City Place will also include 2,500 square feet of commercial space, fostering a vibrant and connected community.

Address: 59 S.W. Third Ave Dania Beach, FL 33004 (south of the City Hall garage)



Avery Dania Pointe East

Avery Dania Pointe East offers a hotel-inspired lifestyle, combining convenience and luxury with thoughtfully designed amenities. From relaxation to recreation, residents have access to a variety of spaces tailored for comfort, wellness, and social connection.



Resort-Style Amenities

- Swimming Pool & Sun Deck with private cabanas and spa
- Fitness Center & Yoga Studio for an active lifestyle

Social & Entertainment Spaces

- TV Lounge & Game Room for casual gatherings
- Exhibition Kitchen for intimate dinner parties
- Private Theater for movie nights
- Business Center for work and meetings

Avery Club – Exclusive Resident Perks

Residents enjoy wellness coaching, fitness classes, and curated events through the Avery Club concierge program, along with discounts to local businesses and national events.

**Address: 120 N Compass Way, Dania Beach, FL
33004**





Sea View at Dania Beach

Seaview I

Newly built 13-story multifamily construction finished in May 2023

Amenities:

- 384 apartments with various layouts ranging from studios to three-bedrooms
- Covered parking garage with 617 parking spaces
- Pool deck with a hot tub, cabanas and saunas
- Two Clubhouses
- Children's playroom
- Dog Park
- *Marine Life Monument* by internationally renowned marine life artist Wyland

Address: 601 E Dania Beach Blvd



Seaview II

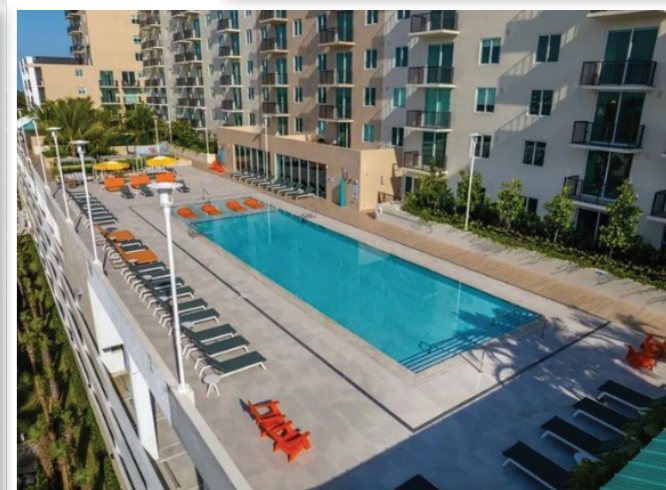
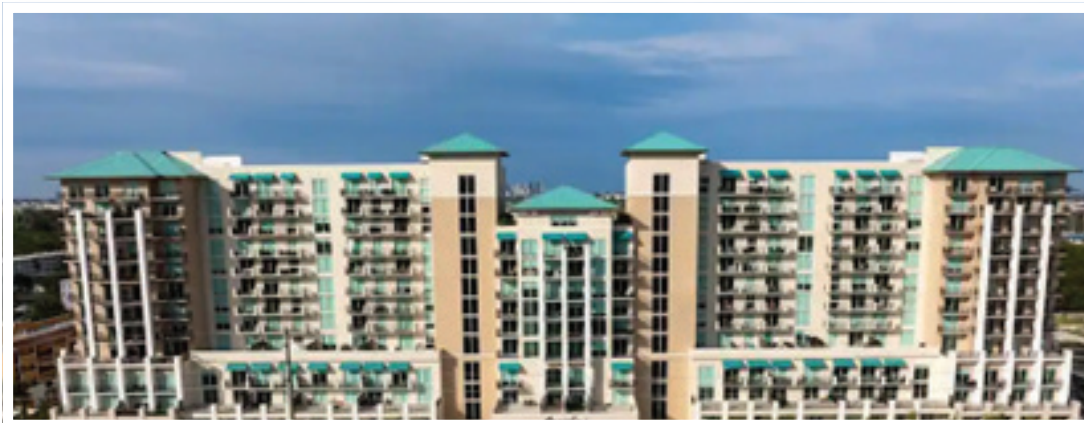
Pet Spa with Washing 14-story multifamily building approved to begin construction

Amenities

- 450 Units proposed to be built

- Covered parking garage with 769 parking spaces
- Pool deck with a hot tub

Address: 801 E Dania Beach Blvd., Dania Beach 33004



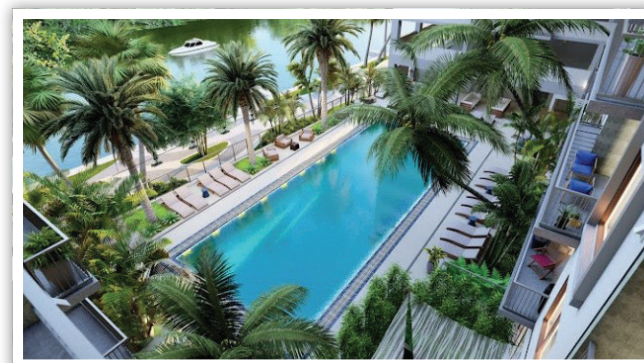


Oasis Pointe Residence

Oasis Pointe Residences offers elevated waterfront living in Dania Beach, featuring 301 luxury apartments with studio, one, two, and three-bedroom options. Each unit is designed with modern finishes, including Samsung energy-efficient appliances, smart home features, and porcelain tile flooring.

Residents enjoy a peaceful yet vibrant lifestyle with resort-style amenities, including a saltwater pool, co-working spaces, a waterfront boardwalk with a 19-slip marina, and meditation gardens. Conveniently located near Dania Pointe, Oasis Pointe provides easy access to dining, shopping, and entertainment.

**Address: 150 S Bryan Rd, Dania Beach, FL
33004**



Soleste SeaSide

The Soleste SeaSide is an eight (8) story residential building, with 340 market-rate units, approximately 13,000 square feet of retail space, on-site parking, and a public park. Just a few miles off the coast of beautiful beaches and located in downtown Dania Beach resides Soleste SeaSide. Adventure out to see the sights, the sea, and the city or stay in and enjoy the sensational amenities that our incredible community offers. Each apartment home at Soleste SeaSide comes with a sleek and modern kitchen with quartz countertops, floor-to-ceiling windows for expansive natural light, luxury ceramic tile throughout, and oversized closets.

This project received \$1,000,000 of funding support specifically related to the public park within their landscaping as part of a CRA Development Agreement. The developer obtained their Certificate of Occupancy on March 25, 2023, and qualified for the complete funding of the \$1,000,000 grant.

Amenities:

- Hotel-Inspired Swimming Pool with Poolside cabanas and daybeds
- Al-Fresco Dining with Summer Kitchen & Grills
- 24hr Health Club with Cardio gear, free weights, and a Yoga/Spin Room
- Spa Lounge with a Sauna, Steam Room, Rain Shower, and Massage Room
- Open-Air Outdoor Fitness Area
- Resident Social Lounge and Gaming Lounge
- Co-working and Study Room

- Bark Park for Pets
- Hotel Lobby with Conversation Spaces
- Dry Cleaning and Laundry Services
- Electric Car Charging Stations
- Onsite Bike Parking and Storage
- Green Building Certification
- Storage Units







The PATCH

History

People's Access To Community Horticulture (PATCH™) was established in 2013 to create an environmentally and economically sustainable urban farm within the community to provide a secure healthy source of naturally grown vegetables and fruits, while providing local jobs and vocational training in the sustainable agricultural industry to the residents of the community

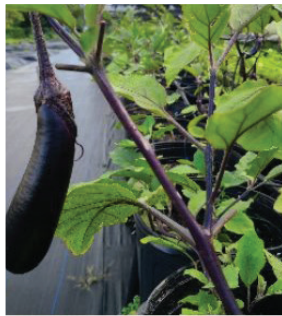
With the help of a \$35,000 grant from the Broward Regional Health Planning Council (BRHPC), created the Dania Beach PATCH community garden. Located on 1.1 acres of land, which was once a trash dump site, the PATCH is now the largest community garden in

Broward County.

The PATCH only uses non-GMO and Heirloom seeds grown to organic farming standards. The PATCH provides a platform for education, cultural growth, community engagement, and local economic development. Therefore, the PATCH has two equally important goals:

- Provide healthy, organically grown fruits and vegetables to the community at affordable prices, and
- Provide a community social center that offers programs such as: Farming skills; Healthy eating habits; Educational, learning, and life skills; and practices of being good citizens.





The Flood of 2023

On April 12, 2023, an historic flash flood occurred in Fort Lauderdale and the surrounding areas. The PATCH was severely flooded by this historic event. The initial damage at the PATCH was exacerbated by additional storms continuing through the rest of April. Examples and photos of the extent of damage follows:

- The flood waters flowed over the crops in grow bags/pots sitting on the ground. The contamination and debris carried by the flood water destroyed what the water itself did not.
- The office, tool, and storage sheds were damaged to the point of condemnation.
- 90% of the crops in the PATCH were affected by the tropical storms..
- The Hydroponic Propagation System and PVC structures were damaged.
- The PATCH closed from May to January 2024, except for cleanup volunteers.



While closed, the potential of moving the PATCH to a site less prone to flooding was explored. Meanwhile, Bianca, our lead farm coordinator, with volunteer labor worked to clean up the dead and rotting vegetation and debris left by the flood.

Due to the part-time nature of PATCH jobs, the CRA had difficulty in filling the positions. Jaime Castoro, the long-term PATCH consultant and new Executive Director of Fruitful Fields, proposed an operating agreement.

Our Lead Farm Coordinator, Bianca, in collaboration with our farming consultant, Jaime Castoro proposed a way to mitigate the impacts of flooding and increase productivity - Hydroponics and Raised Beds. At the February 13, 2024, meeting, the CRA approved the proposed solution, determined to keep the PATCH at its current location, and approved the operating agreement with

the Fruitful Field. The serious clean up and construction of the new raised bed began.

The construction of the 64 new raised beds was planned to be a 3-year project. In April 2024, we were notified that Invitation Homes awarded the PATCH \$53,358 to pay for the entire project. Also, Spirit Airline opened and moved into the new global headquarters in Dania Beach. To commemorate the occasion, the Spirit Airline Foundation awarded the PATCH a \$25,000 grant. The generosity of corporate these donors turned our 3-year



Construction began with the purchase of bulk materials:

- 9,700 concrete blocks (enough to build 7 houses of 1,200sf)
- 7 truckloads of compost (custom mixed for the growing conditions at the PATCH), and
- 2 truckloads of clean mulch (secured by the Fruitful Field at no cost).

In addition to the construction materials, the project required labor. We also ran a highly successful campaign for volunteers – 300 volunteers stacked blocks, laid a mulch foundation, and filled the raised beds with compost during the summer of 2024. The raised bed construction was completed in November of 2024.



While the raised beds were being constructed, we restored the existing nursery and built a second nursery . We also completely rebuilt the irrigation system, which was mostly destroyed by the April 2023 flood. The new system is a high efficiency automated system, designed and built by the Fruitful Field for about half the cost of the proposals from the commercial sprinkler companies.

Starting in late August, as the raised beds were built and filled,

the fall planting began so as not to lose the 2024 growing season. The redevelopment of the PATCH restored the garden's ability to provide healthy fruits and vegetables – one of the primary objectives.



As the construction project wound down, we focused on reestablishing the community engagement objective of the garden. Having the PATCH open on a regular schedule was a starting point, which was made possible by the Fruitful field staffing. We also actively developed a collaborative relationship with Love Our Nation. Bianca's relationship with FIU School of Agroecology secured their support for some of our programs and resulted in FIU designating the PATCH as the facility for their Broward programs. Collectively, we developed community programs for people of all ages and diversified interests. Examples of programs offered at the PATCH include:

Fruitful Fields Programs:

- Feeding Florida: Feeding Florida is distributing and explaining to residents the Fresh Access Bucks program (50% off for EBT cardholders) includes the Dania Beach PATCH.
- CW Thomas Park: After school program started September 11. Parks is bringing approximately 30 kids to the PATCH after school on Wednesdays through December
- Fresh Food Box: Weekly seasonal food boxes. The cost will be \$20.00 per box, EBT/SNAP cardholders receive 50% off.
- Adult Intern Program: TFF is hosting an Adult Intern Program at the PATCH. The program is for 9 hours per week. The interns are paid \$1,000 at the end of their service, funded by a USDA grant administered by FIU.
- Farmers Outreach Program: The Farmers Outreach assists veterans, small farmers, minorities, and the disadvantaged by offering a hands-on farming experience,, funded by USDA loans/grant programs.



- FIU Intern Program: FIU approved the PATCH as their Broward location for their Intern program. FIU is extending the USDA grant program to support the Adult Intern Program described above.
- Farmer's Market: On Saturdays TFF hosts a Farmer's Market with locally grown produce and Thanksgiving crafts.
- Memorial Healthcare: TFF worked with Memorial Healthcare to conduct Lifestyle Workshop series at the PATCH.



Love Our Nation Programs:

- Summer BreakSpot: Summer BreakSpot is part of the National Summer Food Service Program, a federally funded program operated by the USDA. The Program provides meals at no cost to children, while schools are closed for the summer. LON, hosted the Summer BreakSpot to provide food to 75 kids per day at the PATCH.



- Earth 2 Table: The Earth 2 Table program teaches youth the importance of making healthy food choices and caring for the environment. Programs include gardening, etiquette, teamwork, communication skills, finance, homework, and public speaking.



- SPARKS: Provides a hands-on, interactive multi-week workshops, which includes math, science and nutrition of food.



- Financial Literacy: LON takes monthly field trips to Sun Credit Union where all of the children have a savings account and have a complete banking experience:

- Developing Dreams Foundation: Provides youth the opportunity to dance, sing, act, and learn to read music, which develops the ability to listen, respond, focus, and the value of teamwork





Financials: CRA Performance Benchamrk

Understanding the Broward County Property Assessor (BCPA) Tax Roll is one of the best quantifiable benchmarks of how a CRA is performing. Let's start with some definitions.

- **Tax Roll Year:** A real estate property Tax Roll is created annually by the BCPA. The tax roll year is the assessed value of the parcels in the tax roll as of January 1st of each year.
- **Fiscal Year:** City/County revenues are generated from the collective Taxable Value of the previous year – property taxes are paid in arrears.
- **Taxable Value:** Assessed Value is what the BCPA determines a property is worth based on its size, use, and location. Assessed Value adjusted for special conditions and exemptions results in Taxable Value, the value used to calculate property taxes.
- **Base Year Taxable Value:** In the year a CRA is created (or amended), the existing taxable value of the area encompassed by the CRA boundary is set as the Base Year benchmark.
- **Taxable Value Increment:** Taxable Value is determined by BCPA annually. Each year in the life span of the CRA the Base Year Taxable Value is subtracted from the current year Taxable Value, resulting in the annual Taxable Value Increment. Therefore, the increment is the financial measure of the annual CRA performance.

Since the Taxable Value Increment reflects the growth of property values from the beginning of the CRA, it is an effective measure of CRA performance. In the case of a CRA with a Tax Increment

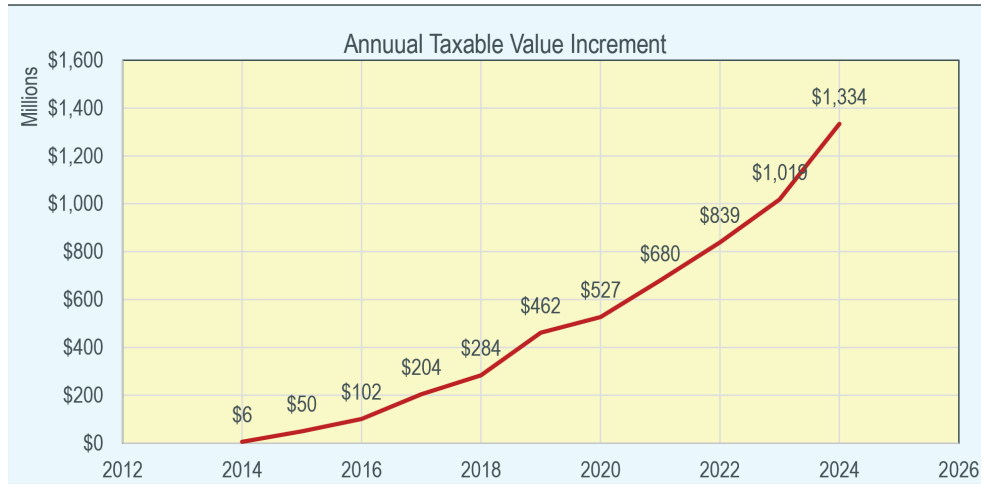
Financing Trust Fund (TIF), the annual increment is the basis of calculating the funding contributions from captured taxing authorities. The Dania Beach CRA does not have a TIF, but it is still a measure of the CRA's performance.

So, what do the numbers tell us? By the table below, in tax roll year 2015, the property values from the 2008 real estate crash had recovered enough to bring Taxable Value Increment into the positive range for the second time since tax roll year 2010.

The good news is that the real estate values bottomed out in 2012, the first year of the expanded CRA, and the Taxable Value has increased every year since. By tax roll year 2024, the Taxable Value was more than triple (340%) the Base Year Taxable Value.

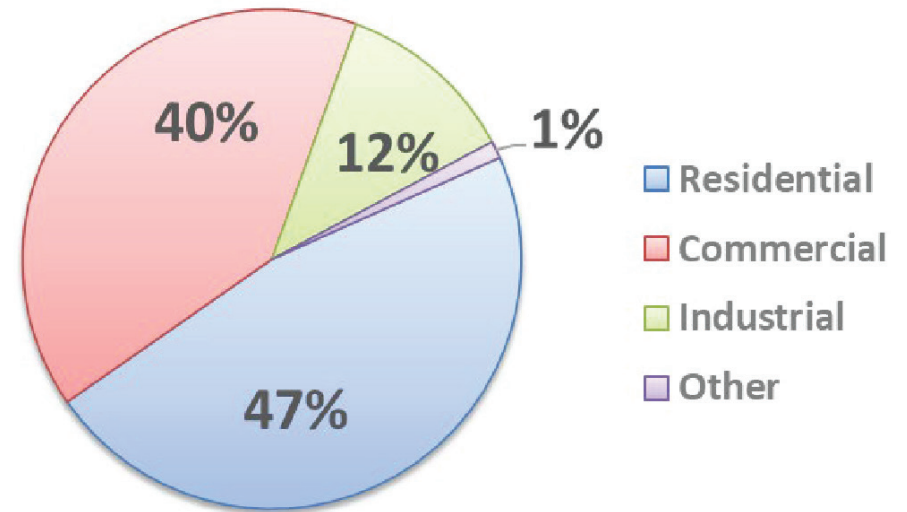
TAXABLE PROPERTY VALUE					
TAX YEAR	FISCAL YEAR	TAXABLE VALUE A	% ANN'L CHANGE	BASE YEAR TAX VAL B	TAX VAL INCREMENT A - B
2024	2023/24	\$1,889,967,450	20.03%	\$555,988,910	\$1,333,978,540
2023	2022/23	\$1,574,625,790	12.84%	\$555,988,910	\$1,018,636,880
2022	2021/22	\$1,395,414,500	12.91%	\$555,988,910	\$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

The trend of the growth of the Increment is easier to see in the graph below. Not only is the Increment growing each tax roll year, but it is growing at an accelerated rate – slope of the curve is increasing over time.



A balanced and diversified tax-base reflects market stability and helps insulate the CRA from value declines occurring market segments. The diversification of the CRA real estate base is reflected in the pie chart below and this diversification has remained relatively stable for the ten-year period ending with tax roll year 2024. That said, the last several years have highlighted an accelerated growth pace for the residential market segment relative to the other segments (commercial,

industrial, etc.) including new construction in tax year 2024 (that is to say, the improvements being reflected on the tax roll upon completion of the development’s construction). The larger new construction developments in tax year 2024 reflected residential uses including the Sea View at Dania Apartments (owner: Dania Beach Rentals, LLC), Soleste SeaSide Apartments (owner: 4 Dania Beach Holdings, LLC), etc. and are reflected in the Principal Taxpayers table included herein



More detail is provided in the tables below.

Taxbase Composition						
Category	Taxable Value (2024)		# of Parcels		Acreage	
Residential	888,712,790	47.0%	2,284	73.9%	393	32.8%
Commercial	759,319,080	40.2%	359	11.6%	361	30.1%
Industrial	221,283,530	11.7%	160	5.2%	100	8.3%
Institutional	12,614,770	0.7%	49	1.6%	51	4.2%
Miscellaneous	8,033,110	0.4%	208	6.7%	218	18.2%
Governmental	4,170	0.0%	32	1.0%	76	6.4%
	1,889,967,450	100.0%	3,092	100.0%	1,198	100.0%

Taxbase Residential						
Category	Taxable Value (2024)		# of Parcels		Acreage	
Single-Family	269,740,130	30.4%	1,266	55.4%	205	52.1%
Multi-Family	583,221,420	65.6%	655	28.7%	146	37.2%
Condo	10,259,180	1.2%	92	4.0%	1	0.1%
Vacant	17,259,000	1.9%	176	7.7%	36	9.3%
Other	8,233,060	0.9%	95	4.2%	5	1.2%
	888,712,790	100.0%	2,284	100.0%	393	100.0%

Taxbase Commercial						
Category	Taxable Value (2024)		# of Parcels		Acreage	
Retail	263,387,430	34.7%	78	21.7%	117	32.5%
Mixed-Use	23,058,170	3.0%	28	7.8%	8	2.3%
Office/Business	48,928,690	6.4%	46	12.8%	25	7.0%
Restaurants	14,868,180	2.0%	19	5.3%	7	2.0%
Entertainment	76,037,420	10.0%	5	1.4%	30	8.4%
Hotel/Motel	184,105,950	24.2%	24	6.7%	17	4.6%
Airport	74,390,690	9.8%	14	3.9%	66	18.2%
Vacant	54,484,930	7.2%	92	25.6%	67	18.5%
Other	20,057,620	2.6%	53	14.8%	23	6.5%
	759,319,080	100.0%	359	100.0%	361	100.0%

Taxbase Industrial						
Category	Taxable Value (2024)		# of Parcels		Acreage	
Manufacturing	12,286,620	5.6%	3	1.9%	5	5.3%
Warehouse	203,524,060	92.0%	136	85.0%	78	78.4%
Open Storage	2,631,810	1.2%	17	10.6%	5	5.1%
Vacant	2,841,040	1.3%	4	2.5%	11	11.2%
	221,283,530	100.0%	160	100.0%	100	100.0%

The strength and stability of the CRA real estate base is reflected in the graphs below. The graphs show the continued increase of property values in each major property classification.

An important analysis to consider when discussing property values pertains to taxpayer concentration, or more specifically, the percentage of total tax increment generated from the CRA's principal taxpayers.

Taxpayer concentration is a measure of revenue risk for the CRA. A low concentration of taxpayers indicates a diverse base of taxpayers and a stronger ability to adapt to the loss of any one taxpayer.

Top-20 Sorted by Taxable Value				
Owner Name	Land (Acres)	% of Tot Land	Taxable Value	% of Tot Tax Val
DANIA LIVE 1748 II LLC	59.1	4.9%	232,473,450	12.3%
DANIA BEACH RENTALS LLC	3.6	0.3%	106,492,530	5.6%
4 DANIA BEACH HOLDINGS LLC	2.1	0.2%	99,747,060	5.3%
DANIA LIVE 1748 LLC	33.2	2.8%	91,071,380	4.8%
DANIA ENTERTAINMENT CENTER	48.6	4.1%	53,295,600	2.8%
DANIA POINTE WATERFRONT LLC	2.4	0.2%	39,726,570	2.1%
KD DANIA BEACH LLC	1.9	0.2%	36,111,300	1.9%
BROWARD INTERNATIONAL COMMERCE	25.2	2.1%	35,271,520	1.9%
DAWSON JOHNSON OPERATIONS LLC	1.9	0.2%	34,984,770	1.9%
STIRLING INDUSTRIAL PARK	12.4	1.0%	34,371,730	1.8%
ROBERT D DERECKTOR & CO	15.5	1.3%	20,527,780	1.1%
S3 HOSPITALITY MIAMI LLC	0.9	0.1%	16,863,720	0.9%
JSF STIRLING ROAD EX LLC	1.4	0.1%	15,173,100	0.8%
DANIA AIRPORT HOTELS LLC	1.1	0.1%	14,551,080	0.8%
DANIA BEACH HOSPITALITY	0.9	0.1%	14,491,490	0.8%
RK DANIA LLC	8.7	0.7%	13,670,430	0.7%
MIRANJALI LLC	1.2	0.1%	13,054,280	0.7%
760 TAYLOR LANE LLC	10.3	0.9%	11,281,140	0.6%
LUCKEYS MOTEL INC	0.5	0.0%	10,938,780	0.6%
HARE KRISHNA DANIA BEACH LLC	3.9	0.3%	10,089,000	0.5%
	234.9	19.6%	904,186,710	47.8%

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	234.9	19.6%	904,186,710	47.8%

Performance Data

- The following section provides performance data in accordance with F.S. §163.371 as of September 30, 2024 (most recent data available).
- • F.S. §163.371
- Total number of activities started and completed and the estimated cost for each activity;
- Original assessed real property values within the

boundaries of the CRA as of the creation date (base year);

- Total assessed real property values of property within the boundaries of the CRA as of January 1 of the reporting year;
- Total amount expended for affordable housing for low-income and middle-income residents; and
- A summary indicating Redevelopment Plan achievements. Within the framework of this data, the redevelopment activities are categorized by achievement.

Dania Beach Community Redevelopment Agency

Florida Department of Economic Opportunity Special District Accountability Program ID

1827

Registered Agent	Mr. K. Michael Chen
Mailing Address	100 West Dania Beach Boulevard Dania Beach, FL 33004
Office Address	100 West Dania Beach Boulevard
Telephone	(954) 924-6801
Fax	(954) 921-2604
Email	mchen@daniabeachfl.gov
Website	www.DaniaBeachCRA.org
County(ies)	Broward
Local Governing Authority	City of Dania Beach
Date Created / Established	Tuesday, June 25, 2002
Creation Documents	City Ordinance 2002-032
Board Selection	Identical to Local Governing Authority
Authority to Issue Bonds	Yes
Revenue	Municipality Contributions
Most Recent Update	Tuesday, October 15, 2024

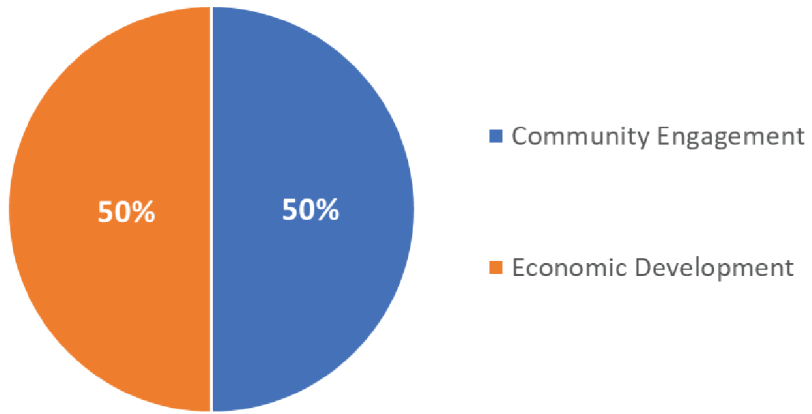
Total number of Activities started and/or ongoing	6
Total number of Activities completed	4
Current Year Taxable Value in CRA	\$ 1,889,967,450.00
Base Year Taxable Value in CRA	\$ 555,988,910.00
Current Year Tax Increment Value	\$ 1,333,978,540.00
Total amount invested for low and middle income affordable housing	*\$115,300

** During Fiscal Year 2024, the CRA sold one of its land holdings to a private developer for the construction of two low-income affordable housing units. The CRA received \$80,000 for the land sale which had an appraised market value of \$195,300. The difference between market value and sales price represents the CRA's investment in this affordable housing initiative as reported above.*

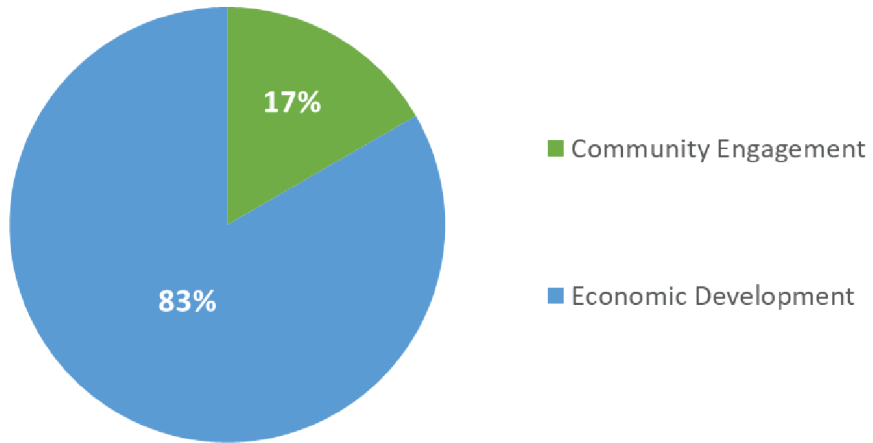
The following is a summary of this community redevelopment agency's achievement of its redevelopment plan's goals.

ACHIEVEMENT	CRA Plan (Section 9)
Economic Development	9.1, 9.2, 9.3, 9.4, 9.5
Community Engagement	9.1, 9.2, 9.3, 9.4, 9.5

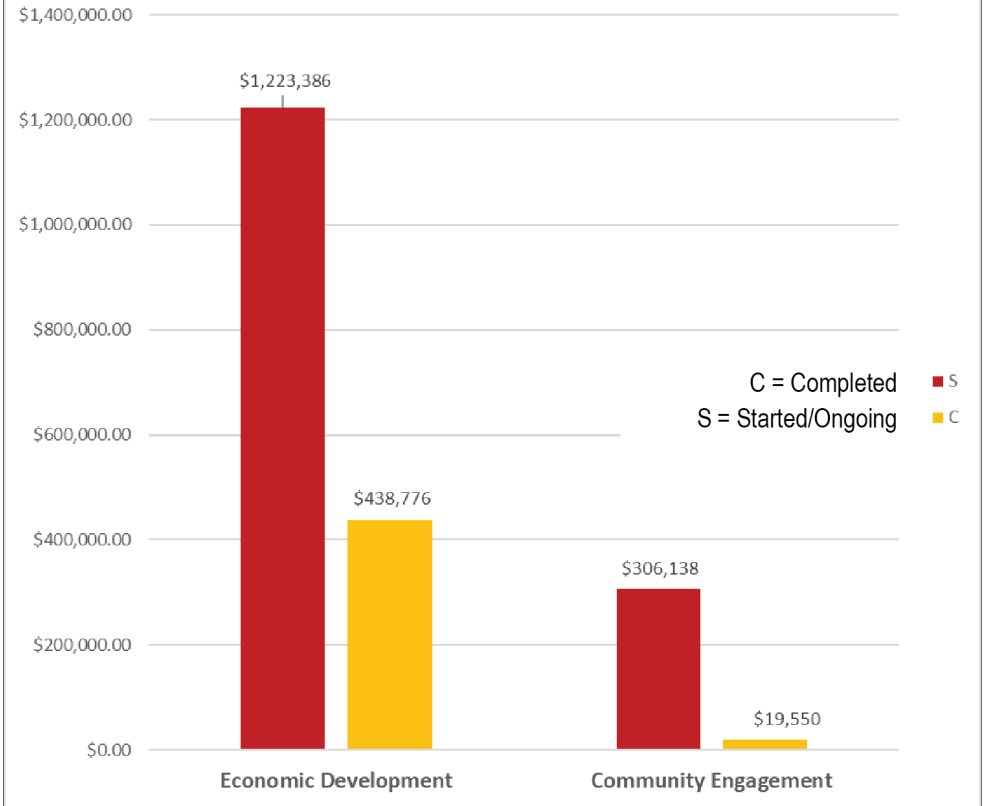
% OF COMPLETED (C) ACTIVITIES BY ACHIEVEMENT TYPE



% OF STARTED/ONGOING (S) ACTIVITIES BY ACHIEVEMENT TYPE



ACTIVITIES SUMMARY (FY 2024 BUDGET)



While the Performance Data included thusfar provides an important linkage between the CRA’s financials (budget, expenditures, etc.) and its activities, it is also important to understand that the CRA has material economic impacts that are not readily apparent in its financials. For example, the CRA has been an aggressive partner

in facilitating the growth of business, industry, and residential development in the district and has had direct influence in almost 3.4 million square feet of development either under construction or in the planning stages.

Projects Developed Due To CRA Support/Influence 2024			
Project Name	Use - Name / Phase	Area (sf)	Rms
Dania Pointe			
	Restaurants		
	Phase I (9)	30,000	
	Phase II (16)	82,000	
	Retail Stores		
	Phase I (18)	288,000	
	Phase II (23)	337,000	
	Hotels		
	AC/Marriott Hotel	218,470	154
	Marriott Hotel	278,053	196
	Residential		
	Avery I	235,424	264
	Avery II	304,900	336
Spirit Airlines			
	Office	180,000	
	Training/Flt Simulators	103,000	
	Training Residences	250,000	200
Oasis Pointe	Residential	500,000	301
SkySpaces	Office	7,000	
Soleste	Residential	564,700	340
	Retail	14,000	
Totals		3,392,547	1,719

* The following notes are intended to provide additional context for the projects listed above: Dania Pointe is a CRA initiative. The CRA is providing the required local match for the Spirit Airlines development. Oasis Pointe is being constructed across the street from Dania Pointe (many other residential projects also coming proximate to Dania Pointe). SkySpaces is a 7,000 sq. ft. co-working office project resulting from direct influence from the CRA. Soleste has a development

agreement with the CRA for \$1 million in funding for the cost of constructing a public park which was provided through the Broward Redevelopment fund. These developments are highlighted to show the significant economic impact of CRA activities that extend beyond those directly related to expenses included in the financial statements.

Financial Statements

The CRA Annual Report for the fiscal year ending September 30, 2024, 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, 2024. The Financial Report is under its annual independent audit review and will be issued within State mandated timelines. Once issued, copies can be obtained electronically from the website: <http://www.daniabeachcra.org/about-us/plans>

City of Dania Beach Community Redevelopment Agency Statement of Revenues, Expenditures and Changes in Fund Balance - (Unaudited) Governmental Fund For the Year Ended September 30, 2024	
Revenues:	
Investment income	\$ 67,005
Miscellaneous	<u>161,491</u>
Total revenues	<u>228,496</u>
Expenditures:	
Community redevelopment	<u>1,013,105</u>
Total expenditures	<u>1,013,105</u>
Excess (deficiency) of revenues over (under) expenditures	<u>(784,609)</u>
Other Financing Sources (Uses):	
Transfers in	2,352,812
Transfers out	<u>(747,490)</u>
Total other financing sources (uses)	<u>1,605,322</u>
Net change in fund balance	820,713
Fund Balance - October 1	<u>1,502,079</u>
Fund Balance - September 30	<u>\$ 2,322,792</u>

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**City of Dania Beach Community Redevelopment Agency
Balance Sheet - Governmental Fund (Unaudited)
September 30, 2024**

Assets:	
Cash, cash equivalents and investments	\$ 2,334,085
Accrued interest receivable	4,404
Property held for sale	<u>37,700</u>
Total assets	<u>\$ 2,376,189</u>
Liabilities:	
Accounts payable and accrued liabilities	\$ 53,322
Deposits	<u>75</u>
Total liabilities	<u>53,397</u>
Fund Balances:	
Restricted for:	
Property held for sale	37,700
Committed to:	
Community redevelopment	2,133,650
Other committed funds	<u>151,442</u>
Total fund balance	<u>2,322,792</u>
Total liabilities and fund balances	<u>\$ 2,376,189</u>

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DANIA BEACH
COMMUNITY REDEVELOPMENT AGENCY

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Dania Beach, FL 33004
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Phone Number: 954(924) 6801