

RESOLUTION NO. 2001-115

A RESOLUTION OF THE CITY OF DANIA BEACH, FLORIDA, PERTAINING TO A PROPOSED COMMUNITY REDEVELOPMENT AREA, SUCH RESOLUTION BEING PROMULGATED PURSUANT TO §163.355, FLORIDA STATUTES, AND SECTION 18.86, BROWARD COUNTY ADMINISTRATIVE CODE; APPROVING A SLUM AND BLIGHT STUDY; DEFINING THE REDEVELOPMENT AREA; DETERMINING THAT THE REDEVELOPMENT AREA SUFFERS FROM ONE OR MORE INDICATORS OF BLIGHT; DETERMINING THAT THE REDEVELOPMENT AREA IS APPROPRIATE AND CRITICALLY NECESSARY IN THE INTEREST OF THE PUBLIC HEALTH, SAFETY, MORALS, AND WELFARE OF THE RESIDENTS OF THE CITY; MAKING CERTAIN OTHER REQUIRED FINDINGS AND DETERMINATIONS AND PROVIDING EFFECTIVE DATE.

WHEREAS, blight constitutes a serious menace injurious to the public health, safety, morals and welfare of the City, imposing onerous burdens which decrease the tax base and reduce tax revenues, substantially impairing or arresting sound growth, aggravating traffic problems and substantially hampering the elimination of traffic hazards and the improvement of traffic facilities, and increasing the costs of providing public services to blighted areas; and

WHEREAS, Chapter 163, Part III, Florida Statutes, requires the following findings to be made in order to designate a portion of the City as a "community redevelopment area":

- (1) One or more slum or blighted areas, or one or more areas in which there is a shortage of housing affordable to residents of low or moderate income, including the elderly, exist in such county or municipality; and,
 - (2) The rehabilitation, conservation, or redevelopment, or a combination thereof, of such area or areas, including, if appropriate, the development of housing which residents of low or moderate income, including the elderly, can afford, is necessary in the interest of the public health, safety, morals, or welfare of the residents of such county or municipality.
- ; and

WHEREAS, the City Commission of the City of Dania Beach commissioned a "Finding of Necessity for Redevelopment Study" ("Study"), a copy of which is attached to and made a part of this Resolution as Exhibit "A," to determine whether any portions of the City of Dania Beach display sufficient indications of blight, as required by the statutes, to warrant designation of the area as a "community redevelopment area"; and

WHEREAS, while the City has determined that the area identified in Figure 2 of the Study ("Proposed CRA") demonstrates conditions of blight, the area can be conserved and rehabilitated through appropriate public action as authorized under the Florida statutes and Broward County Administrative Code, which will preserve and enhance the tax base for the benefit of all taxing authorities; and

WHEREAS, Broward County is a charter county and is authorized under Florida law to delegate such powers provided in Part III of Section 163 to the governing bodies of municipalities within the County; and

WHEREAS, Section 18.86 of Broward County's Administrative Code provides additional procedures and requirements for creating community redevelopment agencies within the County; and

WHEREAS, the Study shall constitute the "Slum and Blight study" required by Broward County;

NOW THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA, as follows:

Section 1. Recitals.

The recitals contained in the preamble to this Resolution are incorporated by reference into it.

Section 2. Findings.

The City Commission finds:

(a) Based upon the facts and evidence presented to and considered by the City Commission, the following conditions exist in the Proposed CRA:

1. Conditions are present in the Proposed CRA that are detrimental to the sound growth of the City and substantially impair or arrest the growth of the City and present conditions and uses in the Proposed CRA that are detrimental to the public health, safety, morals and public welfare;

2. There is a predominance of defective or inadequate street layout;

3. Lot layouts in the Proposed CRA are faulty in relation to their size, adequacy, accessibility, or usefulness;

4. There are examples of unsanitary and unsafe conditions;

5. There are examples of deterioration of site and other improvements;

6. There are inadequate and outdated building density patterns;

7. There are inadequate transportation and parking facilities;

8. There is a diversity of ownership and defective or unusual conditions of title are present that prevent the free alienability of land within the deteriorated or hazardous area.

(b) The notices required by Section 163.346, Florida Statutes, have been timely published or mailed in accordance with that statute.

(c) Action must be taken immediately to prevent further blight and deterioration and to protect and enhance public expenditures previously made in the Proposed CRA.

(d) The preservation or enhancement of the tax base from which a taxing authority realizes tax revenues is essential to its existence and financial health; that the preservation and enhancement of such tax base is implicit in the purposes for which a taxing authority is established; that tax increment financing is an effective method of achieving such preservation and enhancement in areas in which such tax base is declining; that community redevelopment in such areas, when complete, will enhance such tax base and provide increased tax revenues to all affected taxing authorities, increasing their ability to accomplish their other respective purposes; and that the preservation and enhancement of the tax base in such areas through tax increment financing and the levying of taxes by such taxing authorities therefor and the appropriation of funds to a redevelopment trust fund bears a substantial relation to the purposes of such taxing authorities and is for their respective purposes and concerns.

Section 3. Finding of Necessity.

The City Commission, based upon evidence presented to it and in the public record, finds that a "blighted area", as defined in the Florida Statutes, exists in the Proposed CRA Area since the Area is deteriorating and economically distressed due to outdated building density patterns, inadequate transportation and parking facilities, faulty lot layout or inadequate street layout and does further find that the rehabilitation, conservation or development or a combination thereof, of such Area described is necessary in the interest of the public health, safety, morals or welfare of the residents of the City of Dania Beach, Florida, and that such area is appropriate for designation as a "community redevelopment area" as defined by Florida Statutes.

Section 4. County Approval.

The City requests that the Board of County Commissioners of Broward County delegate the exercise of all powers and responsibilities conferred upon Broward County by §163.410, Florida Statutes to the City of Dania Beach for the purpose of establishing a Community Redevelopment Agency and the preparation of a Redevelopment Plan to be submitted to the County for approval.

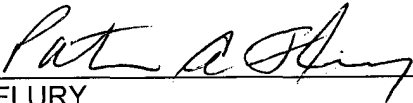
Section 5. Severability.

If any section or portion of a section of this resolution proves to be invalid, unlawful, or unconstitutional, it shall not be held to invalidate or impair the validity, force, or effect of any other section or part of this resolution.

Section 6. Effective Date.

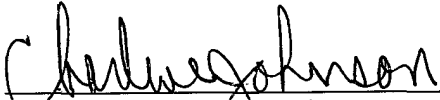
This resolution shall become effective immediately upon its passage and adoption.

PASSED AND ADOPTED ON 26TH DAY OF JUNE, 2001.



PAT FLURY
MAYOR-COMMISSIONER

ATTEST:

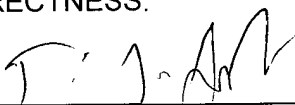


CHARLENE JOHNSON
ACTING CITY CLERK

ROLL CALL:

COMMISSIONER BERTINO-YES
COMMISSIONER MIKES-YES
COMMISSIONER McELYEA-NO
VICE-MAYOR CHUNN-YES
MAYOR FLURY-YES

APPROVED AS TO FORM AND
CORRECTNESS:



THOMAS J. ANSBRO, CITY ATTORNEY

NOTICE OF PUBLIC HEARING
CITY OF DANIA BEACH

NOTICE IS HEREBY GIVEN that a public hearing will be held before the Dania Beach City Commission as follows:

Date: June 26, 2001
Time: 7:00 p.m., or as soon thereafter as possible
Where: The City Commission Chambers
Administrative Center
100 West Dania Beach Blvd.
Dania Beach, Florida 33004

A resolution by the City Commission of the City of Dania Beach, Florida, which considers adoption of a "Finding of Necessity" for the establishment of a Community Redevelopment Area as follows:

A RESOLUTION OF THE CITY OF DANIA BEACH, FLORIDA, PERTAINING TO A PROPOSED COMMUNITY REDEVELOPMENT AREA, SUCH RESOLUTION BEING PROMULGATED PURSUANT TO §163.355, FLORIDA STATUTES, AND SECTION 18.86, BROWARD COUNTY ADMINISTRATIVE CODE; APPROVING A SLUM AND BLIGHT STUDY; DEFINING THE REDEVELOPMENT AREA; DETERMINING THAT THE REDEVELOPMENT AREA SUFFERS FROM ONE OR MORE INDICATORS OF BLIGHT; DETERMINING THAT THE REDEVELOPMENT AREA IS APPROPRIATE AND CRITICALLY NECESSARY IN THE INTEREST OF THE PUBLIC HEALTH, SAFETY, MORALS, AND WELFARE OF THE RESIDENTS OF THE CITY; MAKING CERTAIN OTHER REQUIRED FINDINGS AND DETERMINATIONS AND PROVIDING EFFECTIVE DATE.

The area covered by this Finding of Necessity for Redevelopment is generally described as that portion of the City of Dania Beach bound by the Dania Cut-Off Canal on the north, Sheridan Street on the South, NW 9th Avenue on the west and Gulfstream Road on the east. Further information may be obtained from the Planning and Growth Management Office located in City Hall or by phone at (954) 924-3645.

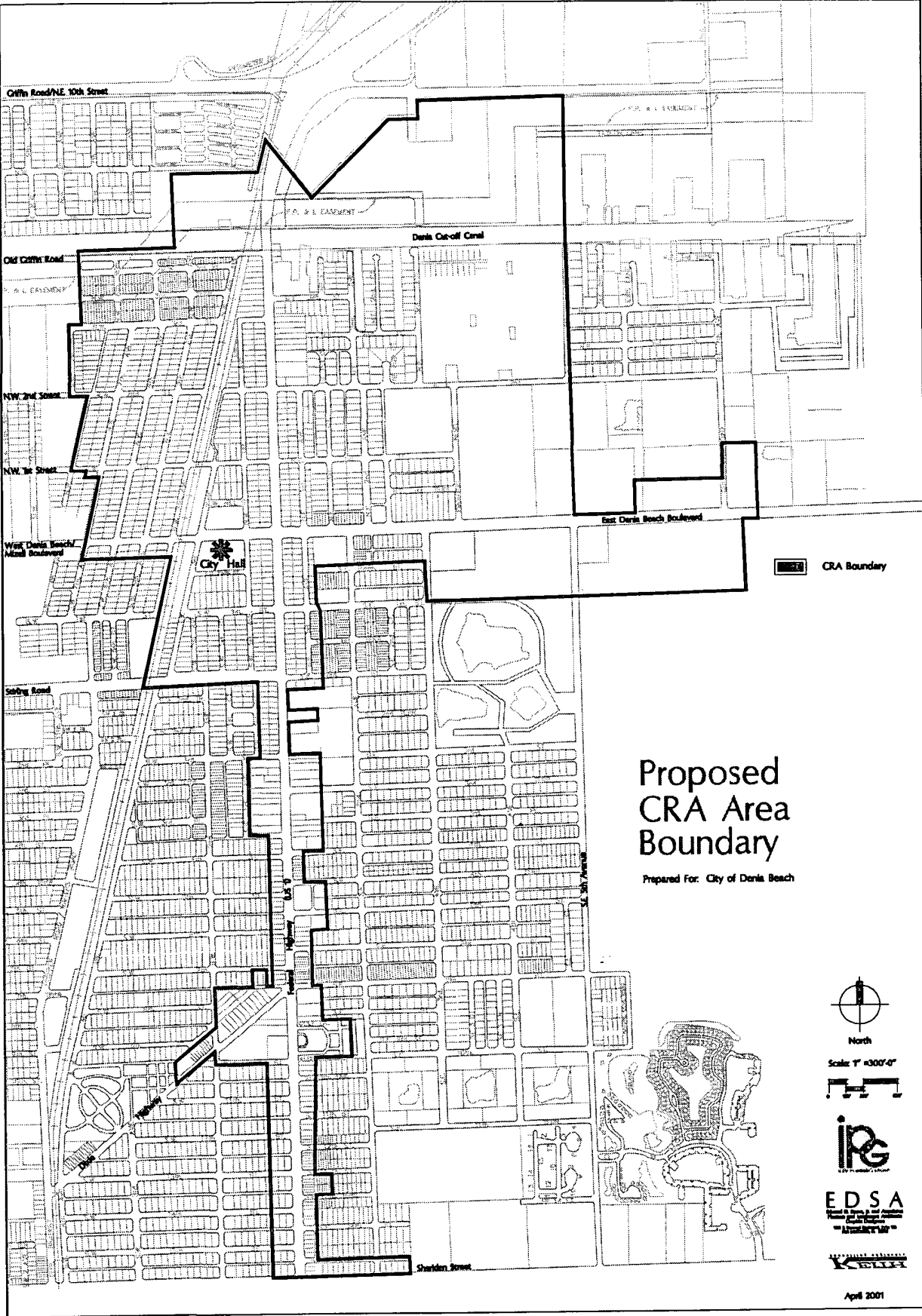
Copies of the proposed petition are available for viewing in the Growth Management Department, 100 West Dania Beach Blvd., Dania Beach, Florida between the hours of 8:00 a.m. and 4:00 p.m., Monday - Friday. Interested parties may appear at the public hearing and be heard with respect to the proposed petition.

In accordance with the Americans With Disabilities Act, persons needing assistance to participate in any of these proceedings should contact Sheryl Chapman, Administrative Services Director, 100 W. Dania Beach Blvd, Dania Beach, FL 33004, (954) 924-3630, at least 72 hours prior to meeting.

Any person who decides to appeal any decision made by the City Commission with regard to any matter considered at this meeting or hearing will need a record of the proceedings and for such purpose may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

Laurence Leeds, AICP
Director, Growth Management Department

See location map on back



Proposed CRA Area Boundary

Prepared For: City of Del Rio, Texas



Scale: 1" = 3000'



April 2001

Ms. Jane Turner
Budget Director / Task Assigned
Broward County School Board
600 SE 3rd Avenue, 8th Floor
Ft. Lauderdale FL 33301

Mr. Joseph Rosenhagen
Revenue Collector
Broward County
115 South Andrews Avenue, Room 218
Ft. Lauderdale FL 33301

Mr. David Roach
Executive Director
c/o Florida Inland Navigation District
1314 Marcinski Rd.,
Jupiter FL 33477

Ms. Patti Mahaney
Administration
North Broward Hospital District
303 SE 17th Street,
Ft. Lauderdale FL 33316

Mr. Frank Sacco, CEO
South Broward Hospital District
3501 Johnson Street, Administration
Hollywood FL 33021

Ms. Gloria Trope
Senior Financial Analyst
South Florida Water Management Dist.
3301 Gun Club Rd.,
West Palm Beach FL 33406

Ms. Kayla Olsen
Board of County Commission
Governmental Center
115 S. Andrews Avenue, Room 404
Ft. Lauderdale FL 33301

Mr. I. Benjamin Leong
Comptroller
Broward County School Board
600 SE 3rd Ave, 10th Floor
Ft. Lauderdale FL 33301

Ms. Kim Cooke
North Broward Hospital District
303 SE 17th Street, #601
Ft. Lauderdale FL 33316

Mr. Jeffrey T. Curdele, CFO
South Broward Hospital District
3501 Johnson Street
Hollywood FL 33021

Mailed Registered Mail on June 12, 2001
Return Receipts Received
on all (see 6/22/01)



[Home](#)

Domestic Calculator

If you mail your **0** pound **1** ounce **First-Class** letter from **DANIA, FL 33004** to **FORT LAUDERDALE, FL 33301**, we estimate your letter will arrive in **1** Day(s).

Itemized Service Summary

Service Item	Price
First-Class Mail	
Registered without Insurance	\$0.34
Return Receipt	\$7.25
	\$1.50

TOTAL CHARGES

\$9.09

Registered items must be presented to a retail employee at a post office or a rural carrier.

[Click here to make another postage calculation](#)

PS Fort 33006

CITY OF DANIA BEACH



FINDING OF NECESSITY FOR REDEVELOPMENT

Prepared by:



Palm Beach Gardens, Florida

EDSA

Edward D. Stone, Jr. and Associates
Ft. Lauderdale, Florida



May 8, 2001

Finding of Necessity for Redevelopment

Prepared for:

City of Dania Beach



Prepared By:



D.S.A.



May 2001

Table of Contents

Executive Summary	iv
I. Introduction	1
II. CRA Criteria	4
A. State Requirements	4
B. Broward County Requirements	6
III. Methodology	7
IV. Proposed Community Redevelopment Area	8
A. Area Characteristics	8
B. Land Use	8
C. Community Facilities and Features	16
D. Demographics	17
V. Need for Redevelopment	22
A. Deteriorating Structures	25
B. Deteriorating Property Conditions	29
1. Vacancy	29
2. Junk, Trash and Debris	32
3. Faulty Lot Layout	33

Table of Contents (continued)

4.	Diversity of Ownership	35
C.	Code Enforcement Violations	36
D.	Zoning Deficiencies	37
E.	Inadequate Transportation Facilities	38
1.	Transportation Facilities Incapable of Handling Traffic Flows ..	38
2.	Faulty and Inadequate Street Layout	40
F.	Infrastructure Deficiencies	40
G.	Crime Statistics	41
H.	Tax Base Growth	43
VI.	Conclusions	45

List of Figures

Figure 1:	Regional Location Map	2
Figure 2:	Proposed CRA Boundary	8
Figure 3:	Future Land Use Map	9
Figure 4:	Zoning Map	10
Figure 5:	Existing Land Use Map	11
Figure 6:	Census Block Group Map	17
Figure 7:	Deteriorating Site and Building Conditions Map	23
Figure 8:	Deteriorating Site and Building Conditions	24
Figure 9:	District 2 - Part 1 Crimes	42

Executive Summary

The City of Dania Beach has delineated a redevelopment study area (see Figure 2) to determine if sufficient deteriorated conditions exist in the area to warrant establishment of a Community Redevelopment Agency (CRA). The purpose of a CRA is to bolster the economy in a qualified area which has been selected based on its need for redevelopment and its ability to meet both State and County criteria. There are three primary benefits of a CRA in Dania Beach:

1. Tax increment financing, which diverts future property tax revenues from Broward County and the City to a trust fund for redevelopment projects;
2. Increased eligibility for federal and state grants that can be used for infrastructure improvements, business development and property acquisition; and
3. A master planning approach and implementation strategy for the area.

The City is pursuing the possible creation of a CRA to ensure that the older commercial areas of the City do not experience further decline and to encourage reinvestment in these areas.

The proposed CRA area is primarily located along US 1 from just north of the Dania Cut Off Canal to Sheridan St., and includes residential areas west and east of US 1, north of Dania Beach Blvd. (see Figure 2). The gross acreage of this area is 506 acres including road rights-of-way and canals and 345 acres without. The character of the area is mixed with 40% of the land used for commercial, 26% for residential, 10% for public/institutional uses, 4% for industrial, 1% for parks and less than 1% for utilities. Approximately 19% of the land within the proposed CRA area is undeveloped.

This report finds that approximately 25% of the proposed CRA area is exhibiting deteriorated conditions such as damaged structures and declining site conditions; 19% is affected by congested roadways that fail to meet the adopted level of service standard; and 13% is affected by inadequate potable water lines that need to be upgraded in order to support additional development. The taxable value of the proposed CRA area has grown at a significantly lower rate than either the City or County tax base since 1996. Incidence of crime is substantially higher than in the remainder of Dania Beach.

The redevelopment study area meets the criteria set forth by the State of Florida and Broward County for the creation of a CRA. If the City adopts these findings, the next step of the process is to petition Broward County for the establishment of the proposed CRA and approval to develop a redevelopment master plan for the subject area.

I. Introduction

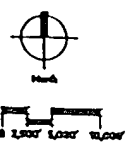
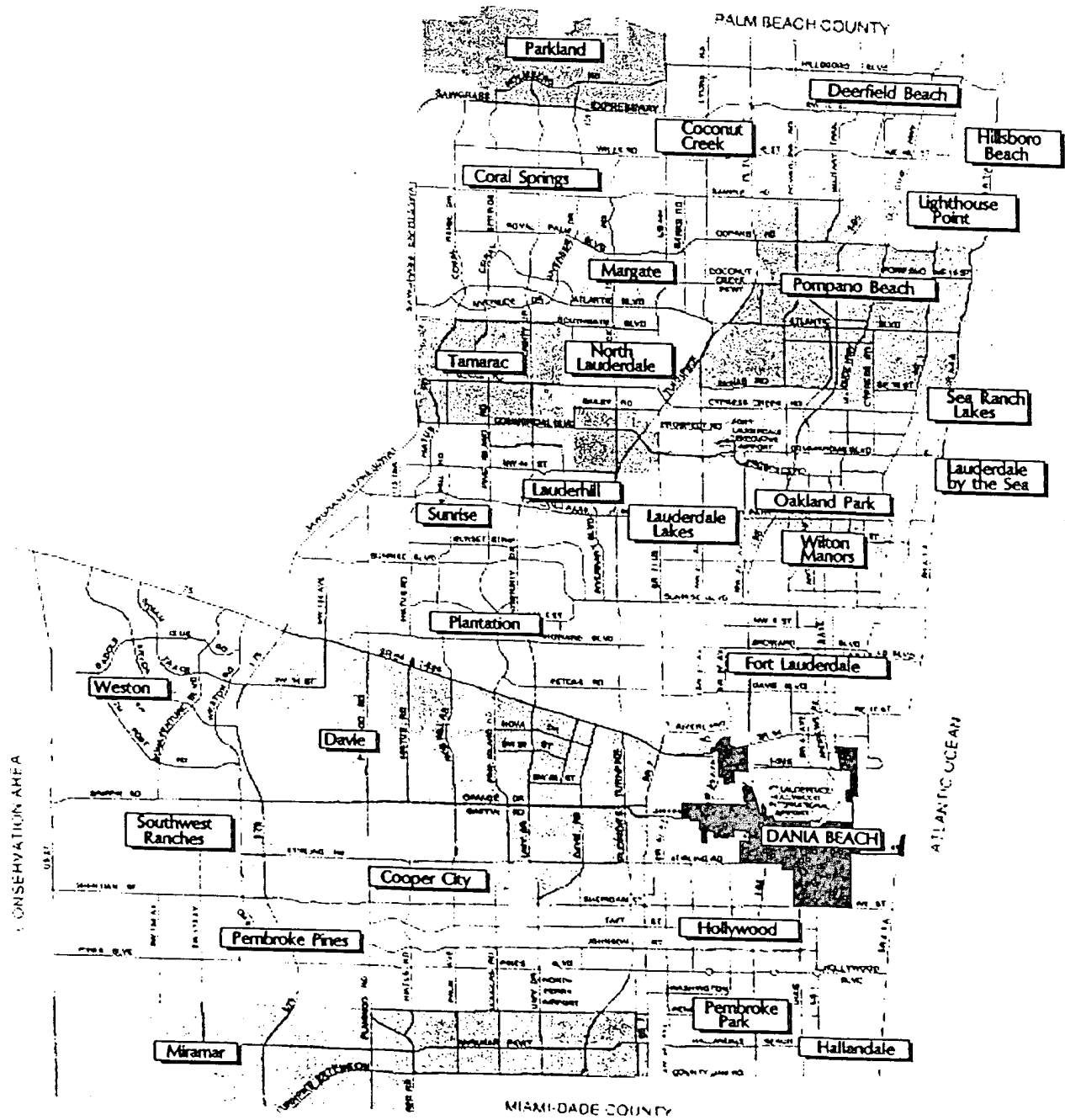
The City of Dania Beach, located in south east Broward County, is Broward's oldest municipality, incorporated in 1904. Figure 1 provides a regional perspective, showing Broward County and its municipalities. On the west the City is bordered by the Town of Davie. The City of Fort Lauderdale lies to the north and the City of Hollywood to the south and east. A portion of Dania Beach extends east across the Intracoastal Waterway to the Atlantic Ocean. The City is approximately 6.25 square miles (4,000 acres) in size. Recently annexed areas will officially become part of the City in September 2001 and will increase the City's land area to 8.4 square miles.

Several major roads transect the City, including Interstate 95, US Highway One (hereafter referred to as "US 1"), Griffin Road, Stirling Road, and Sheridan Street. Two major transportation hubs, the Fort Lauderdale/Hollywood International Airport and Port Everglades, are located just north of the City. The FEC Railway crosses the City, running parallel to US 1.

The City of Dania Beach considered establishing a Community Redevelopment Agency (CRA) for its downtown area in 1992 but this did not occur. To encourage redevelopment and growth in the downtown and its surrounding areas, the City is once again examining the potential for a CRA. The purpose of a CRA is to bolster the economy in a qualified area which has been selected based on its need for redevelopment and its ability to meet both State and County criteria.

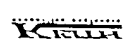
There are three primary benefits of a CRA. One is tax increment financing or TIF. To employ TIF, the latest year's taxable assessment is used as the base or starting point. From that year forward, for a period of up to 30 years, any increase in taxable property assessment (known as an increment) is collected and placed into a trust fund for the redevelopment area and then reinvested in that area according to an approved master plan. The increment comes from both municipal and county property tax revenues.

In addition to TIF, the CRA increases the City's eligibility for a variety of state and federal grants. The grants available can be used for development of affordable housing, business development programs, small business loans and property acquisition. The end result is an increase of the money available for public investment in the specified area over what would have been available prior to the establishment of the CRA. Lastly, the redevelopment area benefits due to the application of a



Regional Location Map

Prepared For: City of Dania Beach



May 2001

Figure 1

master planning approach which creates a vision for the area and specifies an implementation program to accomplish that vision.

II. CRA Criteria

A. State Requirements

Chapter 163 allows municipalities to designate a Community Redevelopment Area (CRA) as a special district where future County and City property tax increment revenues can be used to fund infrastructure improvement and development, as well as new redevelopment initiatives. The initial step in the process of designating a CRA is the “finding of necessity for redevelopment.” This finding is made pursuant to a City resolution that one or more slum or blighted areas, or areas exhibiting a shortage of affordable housing, exist in the municipality; and that the rehabilitation, conservation, or redevelopment of these areas are necessary in the interest of the public health, safety, morals, or welfare of the residents of the City. Once this finding is made by the City, it must also be approved by the Broward County Board of County Commissioners. If approved by the County, the City can then establish the Community Redevelopment Agency and prepare a Community Redevelopment Plan for the designated Area. Once the Redevelopment Plan is approved by County, the City CRA can begin accumulating revenues and implementing the CRA Plan. It is important to note that a CRA does not increase the millage rate on properties located within its boundaries.

Qualification for designation as a CRA requires that the identified geographic area meet one or more of the criteria set forth in Chapter 163, Part III, Florida Statutes. These criteria are listed below:

- 1.) Slum area means an area in which there is a predominance of buildings or improvements, whether residential or nonresidential, which by reason of dilapidation, deterioration, age, or obsolescence; inadequate provision for ventilation, light, air, sanitation, or open spaces; high density of population or overcrowding; the existence of conditions which endanger life or property by fire or other causes; or any combination of such factors is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, or crime and is detrimental to the public health, safety, morals, or welfare. [F.S. 163.340(7)]

- 2.) Blighted area means either:

(a.) An area in which there are a substantial number of slum, deteriorated, or deteriorating structures and conditions which endanger life and property by fire or other causes or one or more of the following factors which substantially impairs or arrests sound growth of a municipality and is a menace to the public health, safety, morals, or welfare in its present condition and use:

- Predominance of defective or inadequate street layout;
- Faulty lot layout in relation to size, adequacy, accessibility, or usefulness;
- Unsanitary or unsafe conditions;
- Deterioration of site or other improvements;
- Tax or special assessment delinquency exceeding the fair market value of the land; and
- Diversity of ownership or defective or unusual conditions of title which prevent the free alienability of land within the deteriorated or hazardous area. [F.S. 163.340(8)] or

(b.) An area in which there exists:

- Faulty or inadequate street layout;
- Inadequate parking facilities; or
- Roadways, bridges, or public transportation facilities incapable of handling the volume of traffic flow into or through the area, either at present or following proposed construction. [F.S. 163.340(8)]

3.) There is a shortage of housing affordable to residents of low or moderate income, including the elderly. [F.S. 163.355(1)]

B. Broward County Requirements

In 1999, Broward County adopted Resolution 1999-1398 which established procedures and criteria for the consideration of requests to establish CRAs within the county. The resolution requires municipal applications for proposed CRAs to meet all applicable State requirements and illustrate the following additional criteria:

- 1.) That a "Slum area" exists, which is an area in which there is a predominance of buildings or improvements, which by reason of deterioration or obsolescence, has a higher density of population and overcrowding than that of adjacent areas within the County or municipality, are conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, or crime, and detrimental to the public health, safety, morals or welfare;
- 2.) That a "Blighted area" exists, which is an area in which there is a substantial number (20% or more) of slum or deteriorating structures and conditions which endanger life or property;
- 3.) A statistical and narrative analysis of the taxable values in a proposed community redevelopment area for at least the three (3) year period preceding the year in which the finding of necessity study is prepared.

As demonstrated in this report, the proposed Dania Beach CRA Area meets or exceeds most of the above-listed criteria, thus creating the need for effective redevelopment planning and implementation in order to overcome these negative influences and renew the Area's proportional contribution to the City's tax base growth.

III. Methodology

A number of information sources and analytical techniques were used in the determination of the need for redevelopment. Field surveys were conducted between January and March 2001 to provide accurate assessments of physical conditions in and around the proposed CRA Area. Initial field work focused on the appropriate boundary of the Redevelopment Area. Field data gathered included visual surveys of conditions of infrastructure, vacant lots, debris piles, building structures and facades, roads and traffic, transit route system, bikeways, pedestrian linkages, streetscapes, parking, property maintenance, and lighting. Land use conflicts were also noted.

City and County records and analyses by technical staff were utilized to provide important background information on code enforcement trends, previous and current private development plans, infrastructure deficiencies, property tax values, land subdivision and ownership, programmed public improvements, crime, parking citations and complaints, and other factors. The prior Finding of Necessity Report for the downtown area, prepared in 1992, was also utilized as a basis of information for this report.

The information collected was assessed against the criteria presented previously in this report to determine the existence of slum and/or blighting conditions, the overall need for redevelopment, and to finalize the boundary for the proposed CRA Area.

IV. Proposed Community Redevelopment Area

A. Area Characteristics

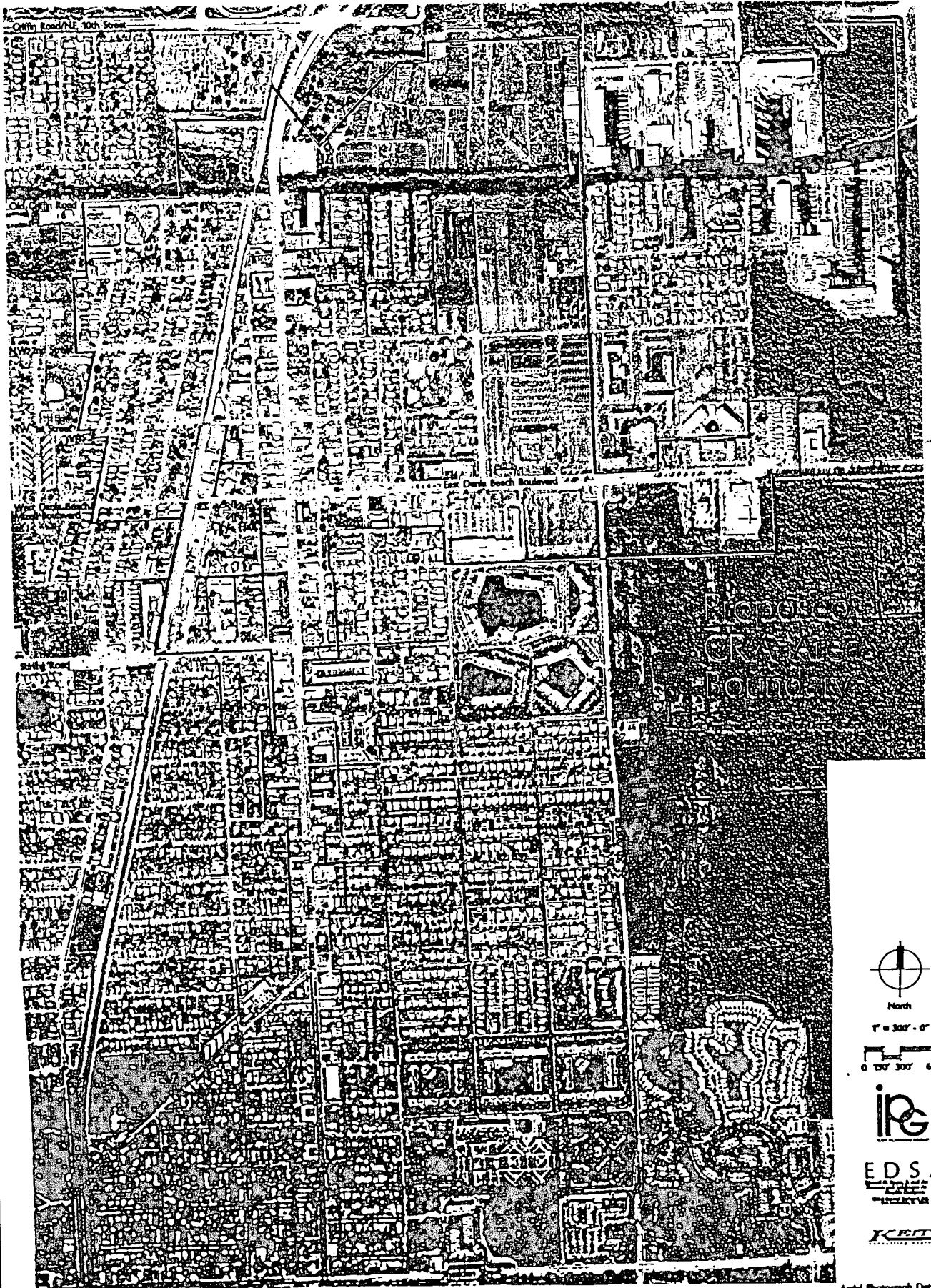
Based on field surveys, the recommended boundaries for Dania Beach's proposed CRA are shown in Figure 2. The area being considered for redevelopment (hereafter referred to as "the proposed CRA area") is generally located along US 1 and extends from just north of the Dania Cut Off Canal south to Sheridan Street. South of Stirling Road the study area includes commercially zoned parcels along US 1. North of Stirling Road the study area extends west and east of US 1 to include residential areas. The major intersections with US 1 included in the study area are Dania Beach Boulevard, Stirling Road, Dixie Highway, and Sheridan Street.

The gross area of the proposed CRA area is 506 acres. Excluding road rights-of-way and canals, the acreage is 345, or 8.6% of the City of Dania Beach's land area. This acreage includes 1,031 parcels¹. Approximately 81% (280 acres) of the area is developed and supports a variety of uses including residential, commercial retail, heavy commercial/light industrial, parks and recreation, public/institutional and utility uses. The northern area (that portion of the proposed CRA area located north of Stirling Road) contains the majority of the land, with 294 acres or 85% of the study area. Within the northern area, 235 acres (80%) of the land are developed and 59 acres (20%) are vacant. By contrast, the southern portion of the area contains 51 acres, 45 of which (or 88%) are developed.

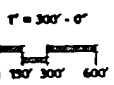
B. Land Use

This section provides an overview of the future land use designations, zoning districts and existing land uses within the proposed CRA area. This analysis is based on Figures 3 through 5 on the following pages and the tables presented throughout the section. The discussion begins with future land use as this is the controlling factor in land development.

¹A "parcel" is any configuration of land with a unique Property Identification Number from the Broward County Property Appraiser and does not necessarily mean individual subdivided lots.

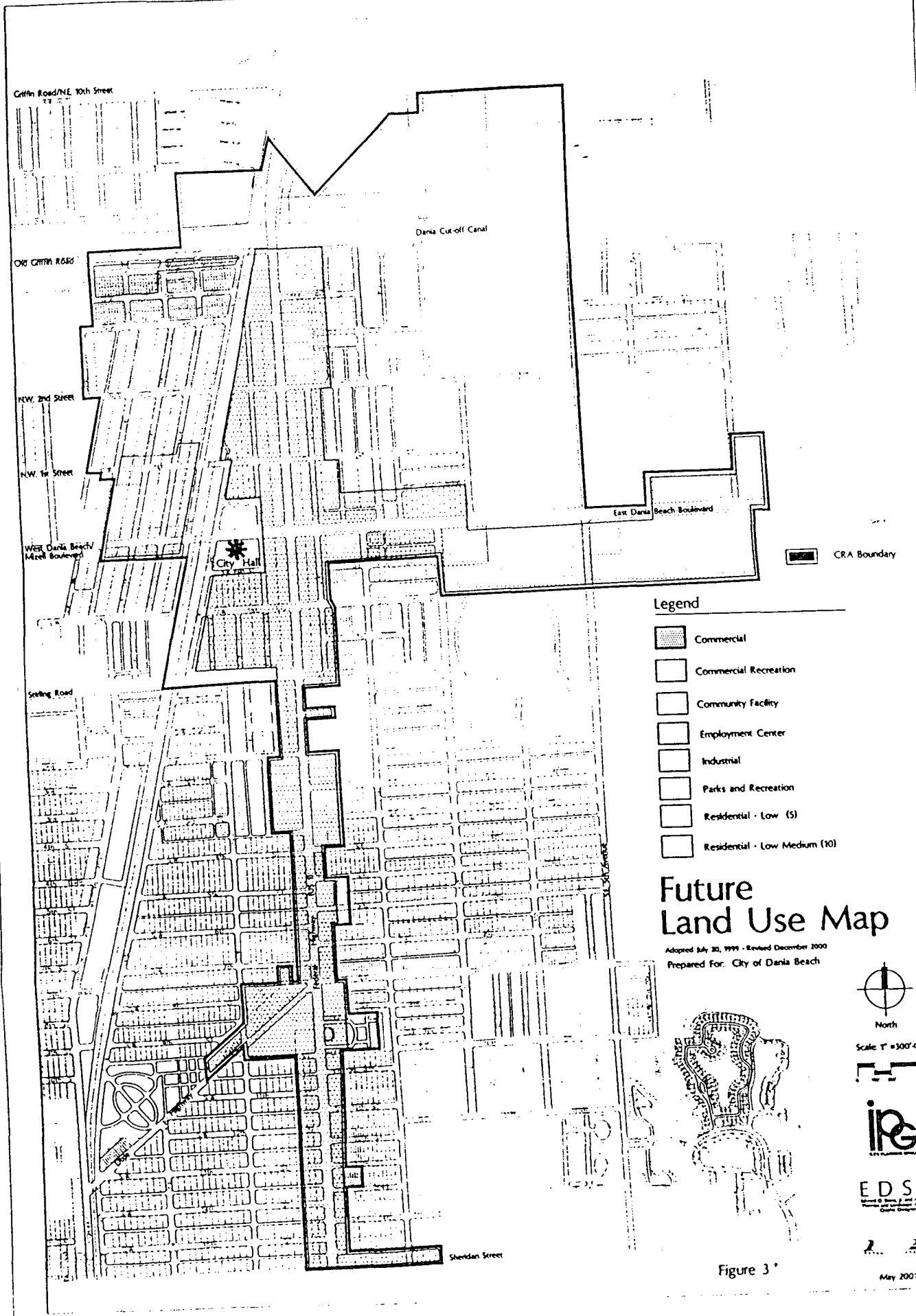


North











IRG
EDSA
 ENGINEERS ARCHITECTS
 PLANNERS
KEITH

Figure 2
 Aerial Photograph Date: 1995
 Source: Broward County's Web
www.cbroward.com



Legend

-  Commercial
-  Commercial Recreation
-  Community Facility
-  Employment Center
-  Industrial
-  Parks and Recreation
-  Residential - Low (5)
-  Residential - Low Medium (10)

Future Land Use Map

Adopted July 30, 1999 - Revised December 2000
 Prepared For: City of Dania Beach

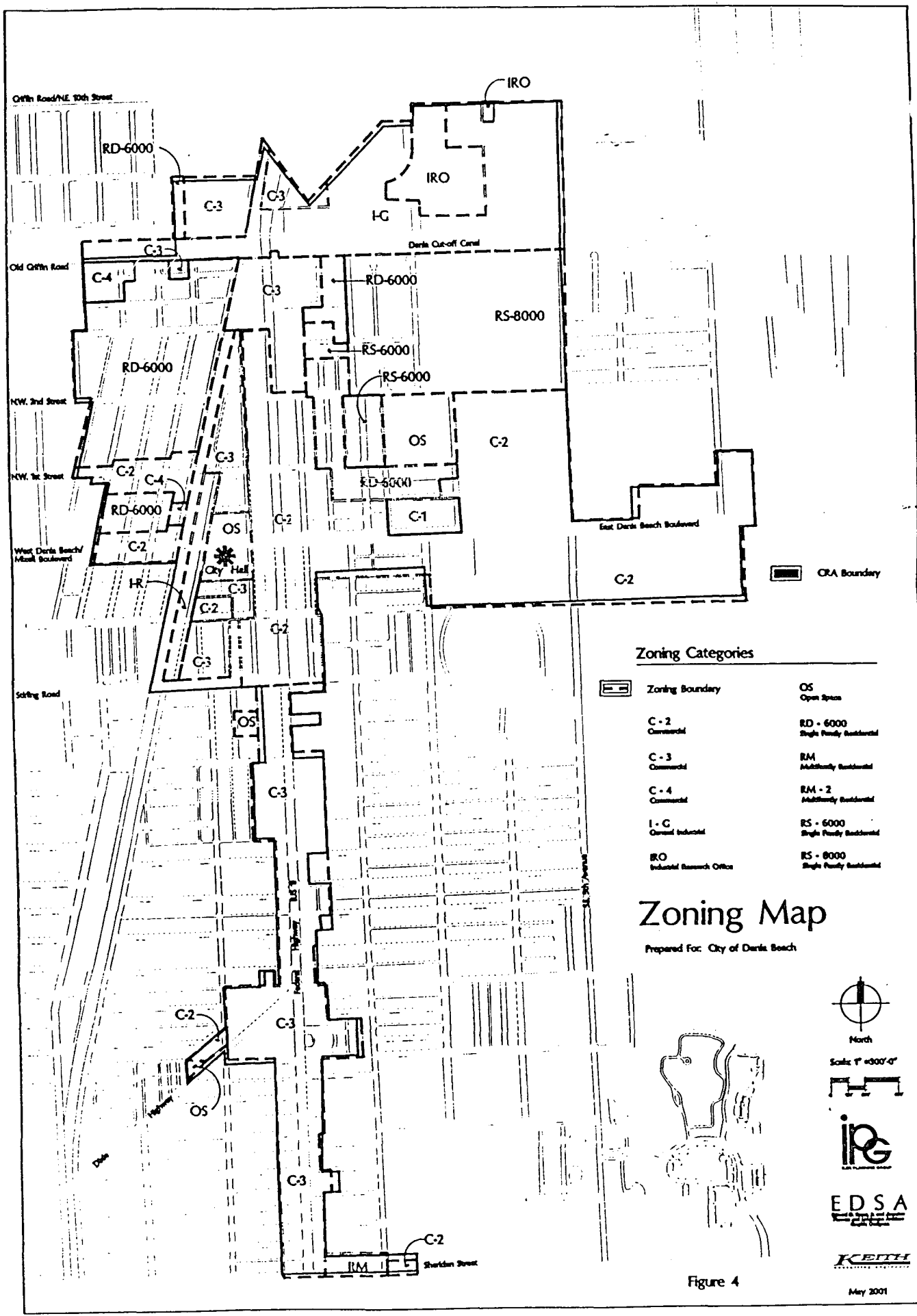


Scale 1" = 3000'



Figure 3 *

May 2001



Zoning Categories

	Zoning Boundary	OS Open Space
C-2	Commercial	RD-6000 Single Family Residential
C-3	Commercial	RM Medium Density Residential
C-4	Commercial	RM-2 Medium Density Residential
I-G	General Industrial	RS-6000 Single Family Residential
IRO	Industrial Research Office	RS-8000 Single Family Residential

Zoning Map

Prepared For: City of Darin Beach



Scale: 1" = 400'-0"



Figure 4

May 2001

Offin Road/NE 10th Street

Old Offin Road

NW 2nd Street

NW 1st Street

West Derts Beach/
Mozell Boulevard

Sebring Road

Derts Cut-off Canal










East Derts Beach Boulevard

SE 30th Avenue

Sheldon Street

CRA Boundary

Legend

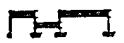
-  Commercial
-  Industrial
-  Public / Institutional
-  Single-Family
-  Duplex
-  Multi-Family / Mobile Homes
-  Parks / Open Space
-  Utilities
-  Vacant

Existing Land Use Map

Prepared For: City of Derts Beach



North
Scale 1" = 4000'



EDSA
ENGINEERS ARCHITECTS



Figure 5

May 2001

Table 1 shows a breakdown of the future land use designations within the proposed CRA area, while Figure 3 graphically depicts these designations.

Table 1. Future Land Use

Future Land Use Designation	Acres	Percent of Proposed CRA Area
Commercial	178	51.5%
Commercial Recreation	26	7.5%
Community Facility	14	4.0%
Employment Center	27	7.8%
Industrial	19	5.5%
Parks and Recreation	10	2.9%
Residential - Low (5)	10	2.9%
Residential - Low Medium (10)	61	18.0%

Source: City of Dania Beach.Future Land Use Map

As indicated in Table 1 above, the majority (51.5%) of the property within the proposed CRA area is designated for commercial use. Figure 3 shows that these commercially designated lands are concentrated along US 1 and Dania Beach Blvd., with some smaller areas located west of US 1. Land designated for Residential - Low Medium (with a density of up to 10 units per acre) is the second most common designation, with 18% of the proposed CRA area. Employment Center and Commercial Recreation are nearly tied for third most prevalent designation with 7.8 and 7.5%, respectively. The Employment Center designation applies to only five (5) parcels within the proposed CRA area and Commercial Recreation to only three (3) parcels, however, these are some of the largest parcels.

The remaining 53 acres are divided among the Industrial, Community Facility, Parks and Recreation and Residential Low future land use designations. These future land use designations are present only in the northern portion of the proposed CRA area. The industrially designated land is located along the eastern side of the FEC Railway between Stirling Rd. and NW 1st St. The Residential Low designation is confined to a small area located south of the Dania Cut Off Canal between NE 2nd and

3rd Avenues. The parcels designated Community Facility and Parks and Recreation are all located east of the FEC Railway.

The distribution of zoning districts throughout the proposed CRA area is depicted on Figure 4 and summarized in Table 2 below.

Table 2. Zoning

Zoning District	Acres	Percent of Proposed CRA area
C-1, Commercial	3	0.9%
C-2, Commercial	116	33.6%
C-3, Commercial	83	24.1%
C-4, Commercial	4	1.1%
I-G, General Industrial	27	7.8%
I-R, Industrial Research	4	1.1%
IRO, Industrial Research Office	3	0.9%
OS, Open Space	13	3.8%
RD-6000, Single Family Residential	61	17.7%
RM, Multifamily Residential	2	0.6%
RS-6000, Single Family Residential	6	1.7%
RS-8000, Single Family Residential	23	6.7%

Source: City of Dania Beach Zoning Map

Corresponding with the future land use designations, approximately 60% of the proposed CRA area is zoned commercial. The commercially zoned acreage exceeds the commercially designated acreage since the 26 acres of land designated as Commercial Recreation on the Future Land Use Map are zoned C-2. Notably, nearly 94% of the land in the southern portion of the proposed CRA area is zoned C-3. Only two other zoning districts are located in this portion, RM and C-2. The second most common zoning is single family residential with 26% of the proposed CRA area. The majority (68%) of the single family residential land is zoned RD-6000. The third most prevalent zoning category is

industrial, with 34 acres, or 9.8% of the proposed CRA area, followed by Open Space and Multifamily Residential.

Table 3 summarizes the existing land uses, which are shown on Figure 5, in the proposed CRA area.

Table 3. Existing Land Use

Existing Use	Acres	Percent of Proposed CRA area
Single Family Residential	46	13%
Duplex Residential	5	1%
Multi Family Residential	40	12%
Commercial	134	39%
Industrial	13	4%
Parks	4	1%
Public/Institutional	36	10%
Utility	2	<1%
Vacant	65	19%

Source: Broward County Property Appraiser.

As mentioned in the previous discussions on future land use and zoning, the character of the proposed CRA area is predominately commercial. Table 3 indicates that approximately 40% of the land in the proposed CRA area is used for commercial uses, including retail sales, hotels, commercial recreation (Dania Jai Alai), restaurants, gas stations, banks, and office uses. Residential uses (single family, duplex and multi family) are the next most prevalent uses, representing 26% of the proposed CRA area combined. Vacant land accounts for 19% of the proposed CRA area, followed by public/institutional uses. The public/institutional uses in the proposed CRA area include churches, schools and governmental buildings (such as City Hall, the fire station, and post office), as well as a museum. Industrial, parks, and utilities account for the remaining 6% of the proposed CRA area. Within the proposed CRA area, utility uses include land that supports power lines and substations.

Throughout the proposed CRA area several instances of incompatible uses were noticed, especially in the neighborhoods in the northwestern section of the proposed CRA area. Some examples include junk yards (see photograph 4 on Figure 8) and automobile repair uses that abut single family homes with little to no buffering. In the northeastern quadrant of the proposed CRA area similar conflicts occur between single family homes and commercial retail and office uses. This is also an issue in the southern part of the proposed CRA area where the commercial uses along US 1 back up to single family homes.

C. Community Facilities and Features

Community facilities include parks and recreation sites, schools, governmental buildings, churches and other buildings that are open to the public and provide facilities for community events such as neighborhood meetings, political debates and social gatherings, as well as informal meeting places. There are 15 community facilities distributed throughout the proposed CRA area. The overwhelming majority (87%) of these facilities are found north of Stirling Road. The community facilities within the proposed CRA area are as follows:

4. St. Joseph Wesleyan Methodist Church - 421 NW 3rd Street
5. A M E Church Mt. Zion - 215 NW 5th Avenue
6. St. Ruth's Baptist Church - 145 NW 5th Avenue
7. First Baptist Church - 23 NW 1st Street
8. Bethel Missionary Baptist Church of Dania - 6 SW 6th Avenue
9. Dania Methodist Church - 113 S Federal Highway
10. The Church of God in Christ - 421 NW 3rd Terrace
11. American Legion Post 304 - 41 NE 1st Court
12. House of God - 810 NW 3rd Street
13. Church of the Resurrection - 441 NW 2nd Street
14. Dania Heights Baptist Church - 606 S Federal Highway
15. Frost Park - West of Fronton Boulevard between NE 1st and 2nd Streets
16. Dania Elementary School - 300 SE 2nd Avenue
17. Dania Beach Fire Station - 100 W Dania Beach Boulevard
18. Dania Beach City Hall - 100 W Dania Beach Boulevard

D. Demographics

There are seven census block groups included in the proposed CRA area. However, none of these block groups fall entirely within the proposed CRA area boundaries (see Figure 6), making it difficult to use Census data as a means to compare the proposed CRA area to the City as a whole. As such, this section will focus more on city to county comparisons than proposed CRA to city comparisons. For illustrative purposes only, the one census block group with a majority (78%) of its area in the study boundaries will be included in these comparisons. This census block group contains approximately 17% of the proposed CRA area and is highlighted on the following map.

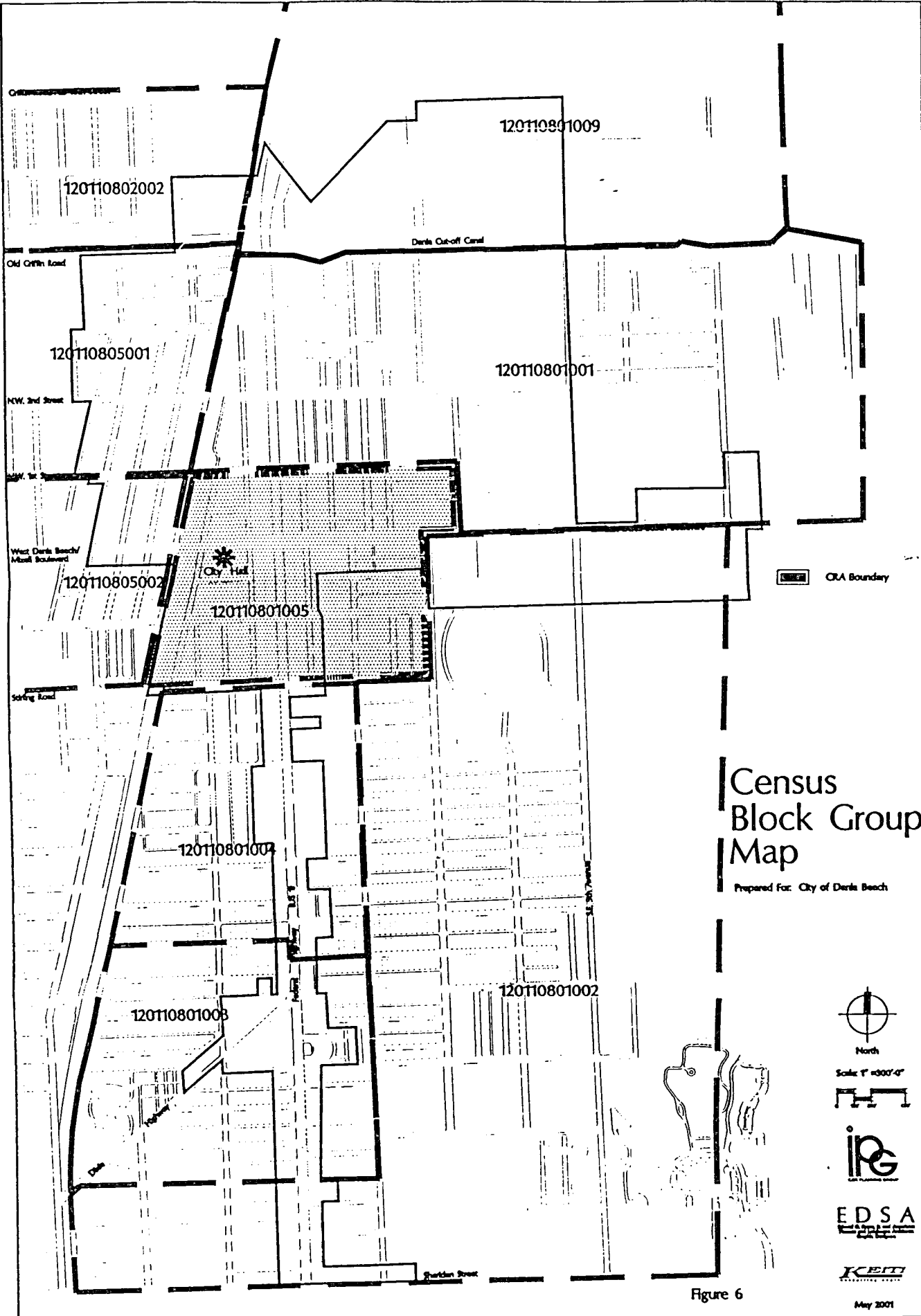
The data in the following tables is from the 1990 US Census. Table 4 provides estimates of the 1990 population by race.

Table 4. Population by Race

Race	Block Group 801.5		City of Dania Beach		Broward County	
	Pop.	%	Pop.	%	Pop.	%
American Indian, Eskimo or Aleut	0	0%	31	<1%	2,907	<1%
Asian or Pacific Islander	7	1%	16	<1%	16,499	<1%
Black	166	21%	4,076	31%	193,360	15%
White	630	78%	8,748	67%	1,027,465	82%
Other	0	0%	153	1%	15,257	1%
TOTAL	803	100%	13,024	100%	1,255,488	100%

Source: U.S. Census Bureau; 1990 Census of Population and Housing, Summary Tape File 3A; generated by IPG; using 1990 Census Lookup; <<http://homer.ssd.census.gov/cdrom/lookup>>; (March 6, 2001).

The 2000 US Census estimates the City's current population to be 20,061. This represents a growth rate of 54% over the ten-year period. By comparison, the County's current population is estimated to be 1,623,018, indicating a growth rate of 30% for the same period.



Census Block Group Map

Prepared for: City of Derek Beach



Scale: 1" = 1000' 0"

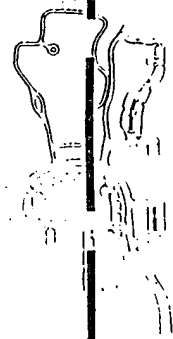
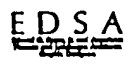


Figure 6

May 2001

Indicators of the economic conditions in an area include the number of persons living at or below the poverty level, the median household income, the unemployment rate, and the number of homeowners versus renters. The following tables present this information for the one block group within the proposed CRA area, the City and Broward County.

Table 5. Poverty Rate

	Block Group 801.5	City of Dania Beach	Broward County
Population	803	13,024	1,255,488
Persons Below Poverty Level	177	2,610	126,307
As Percent of Population	22.0%	20.0%	10.1%

Source: U.S. Census Bureau; *1990 Census of Population and Housing, Summary Tape File 3A*; generated by IPG; using 1990 Census Lookup; <<http://homer.ssd.census.gov/cdrom/lookup>>; (March 6, 2001).

In 1990, the percent of the City's population living below the poverty level was double the percent of the County's population living below the poverty level. An explanation for this elevated poverty level may lie in the median household income and unemployment rate, presented in the following tables. Based on the information presented in Tables 6 and 7, the City's median household income is only 76% of the County's median income, while the City's unemployment rate is nearly double the County's.

Table 6. Median Household Income

	Block Group 801.5	City of Dania Beach	Broward County
Median Household Income	\$ 24,223.00	\$ 23,269.00	\$ 30,571.00
Compared to City	\$ 954.00	--	\$ 7,302.00
Compared to County	\$ (6,348.00)	\$ (7,302.00)	--

Source: U.S. Census Bureau; *1990 Census of Population and Housing, Summary Tape File 3A*; generated by IPG; using 1990 Census Lookup; <<http://homer.ssd.census.gov/cdrom/lookup>>; (March 6, 2001).

Table 7. Unemployment Rate

	Block Group	City of Dania	Broward
Persons in Labor Force	214	3,388	342,740
Number Unemployed	20	343	18,338
Unemployment Rate	9.3%	10.1%	5.4%

Source: U.S. Census Bureau; *1990 Census of Population and Housing, Summary Tape File 3A*; generated by IPG; using 1990 Census Lookup; <<http://homer.ssd.census.gov/cdrom/lookup>>; (March 6, 2001).

Related to median household income is the number of persons who either own or rent their homes. Home ownership, however, is not solely a function of income as lifestyle choices also play a role in a person's housing decisions. None the less, comparing the number of renters to home owners can provide insight into economic conditions of the area, particularly the ability of the average person to acquire sufficient capital to purchase a home.

Table 8. Rental vs. Ownership of Housing Units

	Block Group 801.5	City of Dania Beach	Broward County
Number Occupied Housing Units	427	5,794	528,442
Number Owner Occupied	74	3,230	359,570
As Percent of Total	17.3%	55.7%	68.0%
Number Renter Occupied	353	2,564	168,872
As Percent of Total	82.7%	44.3%	32.0%

Source: U.S. Census Bureau; *1990 Census of Population and Housing, Summary Tape File 3A*; generated by IPG; using 1990 Census Lookup; <<http://homer.ssd.census.gov/cdrom/lookup>>; (March 6, 2001).

In addition to economic considerations, other housing statistics are useful for demonstrating an area's depressed conditions. The following tables provide information on basic housing conditions, as they existed in 1990, for the one block group within the proposed CRA area, the City and the County. Table 9 below indicates that the number of overcrowded households (defined as having more than one person per room) in the City exceeded the County by approximately 36% in 1990.

Table 9. Overcrowding for All Housing Units

	Block Group 801.5	City of Dania Beach	Broward County
Number Occupied Housing Units	427	5,794	528,442
Number of housing units with > 1.00 persons per room	19	504	28,295
As Percent of Total	4.5%	8.7%	5.4%

Source: U.S. Census Bureau; *1990 Census of Population and Housing, Summary Tape File 3A*; generated by IPG; using 1990 Census Lookup; <<http://homer.ssd.census.gov/cdrom/lookup>>; (March 6, 2001).

The following tables focus on the availability of basic needs for households within each area. Generally speaking, there is not a significant difference between the City and the County in the comparison of these factors. It is interesting to note the difference between the representative census block group from the proposed CRA area and both the City and County. While the percentage of housing units in the block group without public/private water and sewer is lower, indicating that the City's infrastructure coverage in this particular area is good, based on the percent of units without plumbing facilities and kitchens, there are significantly more units not utilizing these available services.

Table 10. Housing Units without Specific Improvements

	Block Group	City of Dania	Broward
Total No. Housing Units	510	7,699	628,660
No Plumbing Facilities	16 (3.1%)	41 (0.5%)	1,872 (0.3%)
No Kitchen	47 (9.2%)	88 (1.1%)	2,826 (0.5%)
No Public/Private Water	0 (0%)	31 (0.4%)	6,547 (1.0%)
No Public/Private Sewer	11 (2.2%)	647 (8.4%)	59,426 (9.5%)

Source: U.S. Census Bureau; *1990 Census of Population and Housing, Summary Tape File 3A*; generated by IPG; using 1990 Census Lookup; <<http://homer.ssd.census.gov/cdrom/lookup>>; (March 6, 2001).

Based on this limited review of economic and housing conditions, one may conclude that in 1990 the City of Dania Beach was not keeping pace with Broward County as a whole.

V. Need for Redevelopment

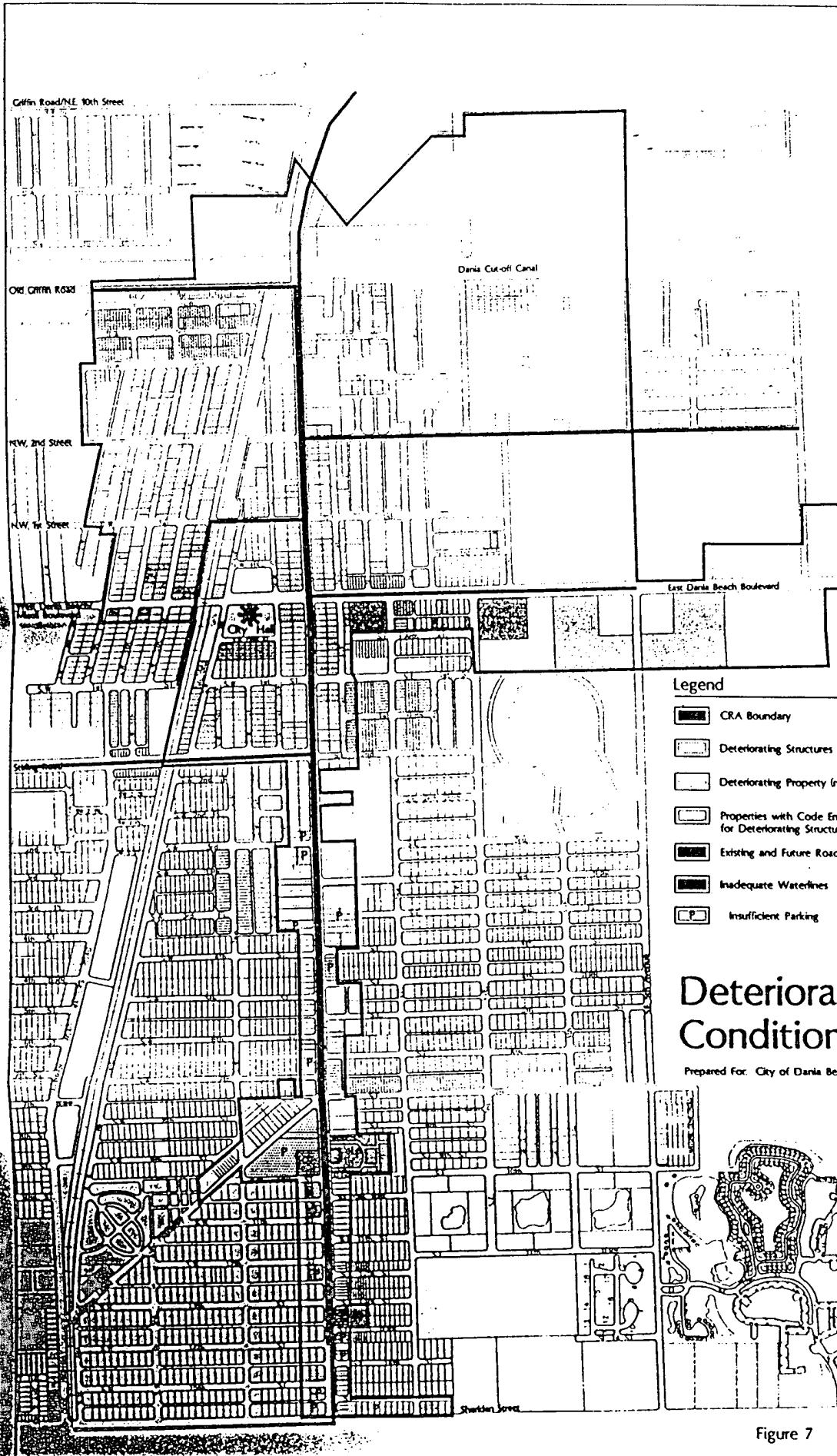
Based on field surveys and information provided by both Broward County and the City, Figure 7 presents a composite analysis of the deteriorating conditions and Figure 8 shows some specific examples of these conditions within the proposed CRA area. Specifically, Figure 7 delineates the areas with deteriorating structures, deteriorating property conditions, code enforcement violations, existing and future roadway deficiencies, inadequate water lines, and insufficient parking, all of which are prerequisites for establishing a CRA. Further, Broward County advises that a minimum of 20% of an area proposed for a CRA should meet the State's definitions of slum and blight. It is evident on Figure 7 that well more than 20% of Dania Beach's proposed CRA area meets one or more of the State's criteria.

The gross acreage of the proposed CRA area, including road rights-of-way and canals, is approximately 506 acres. Using this gross acreage, the conditions illustrated on Figure 7 account for the following proportions of the study area:








▶ Deteriorating Structures	-	54 acres (11%)
▶ Deteriorating Property Conditions	-	73 acres (14%)
▶ Code Enforcement Violations	-	4 acres (<1%)
▶ Inadequate Roadways	-	96 acres (19%)
▶ Insufficient Parking	-	16 acres (3%)
▶ Insufficient Water Lines	-	67 acres (13%)

When combined and adjusted for overlapping conditions, these six conditions represent 243 acres, or 48%, of the proposed CRA area. It is important to note that while the inadequate roadways may only directly affect 14% of the area, the entire region is adversely affected by the degraded level of service on US 1.

The following sections of this report will discuss each of these conditions, including other zoning deficiencies, the occurrence of "Part 1" crimes and a comparison of tax base growth.



Legend

-  CRA Boundary
-  Deteriorating Structures
-  Deteriorating Property (non-structural) Conditions
-  Properties with Code Enforcement Violations for Deteriorating Structures and Property Conditions
-  Existing and Future Roadway Deficiencies
-  Inadequate Waterlines
-  Insufficient Parking

Deteriorating Conditions Map

Prepared for: City of Dania Beach



Scale: 1" = 300'-0"

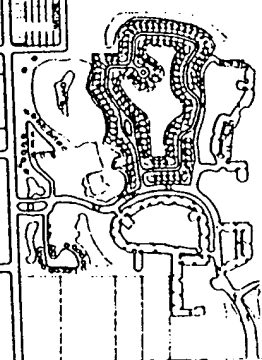
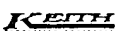
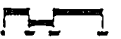
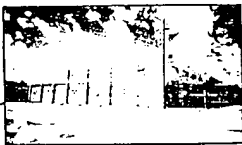


Figure 7

Offin Road/NE 10 Street



Dents Cut-off Canal

Old Offin Road

NW 2nd Street

NW 1st Street

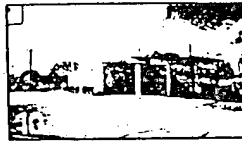
West Dents Beach/
Mozell Boulevard



East Dents Beach Boulevard

 CRA Boundary

Selling Road



Deteriorating Site and Building Conditions Map

Prepared For: City of Dents Beach

Federal Highway U.S. 9

Highway

Dike

Sharden Street



North

Scale: 1" = 300'-0"



EDSA
Environmental Design
Services, Inc.

KEITH

Figure 8

April 2001

A. Deteriorating Structures

Dania Beach is the oldest city in Broward County and a majority of the buildings in the proposed CRA area attest to this fact. The developed parcels account for 81% of the proposed CRA area, or approximately 7% of the City. The acreage of parcels designated as deteriorating structures on Figure 7 is 49.5, representing 18% of the developed parcels. These deteriorating structures are primarily concentrated in the downtown and the area west of the railroad tracks. Referring to the images on Figure 8:

#1 is an abandoned apartment building (located on NW 3rd Place). The windows and doors of this building were boarded up, however, a few of the boards had been removed and the building could be serving as shelter for homeless individuals and/or drug dealers.

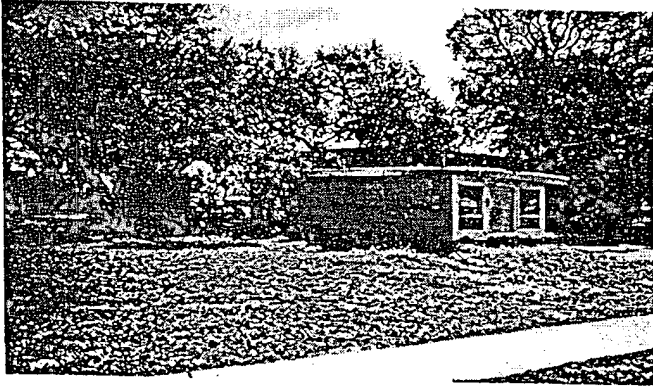
#2 is a large commercial building located on US 1. This building is also boarded up and appears to have been vacant for some time. It is one of the first buildings someone entering the City from the north sees.

#3 is a boarded up building located on the northeast corner of Isadore Mizell and NW 5th Ave. The previous use of this building is not known, although based on the lack of windows, it does not appear to have been residential. From the street, the roof appeared to be intact, but there is substantial damage to the exterior walls, which may allow rodents and other vermin to use the structure for shelter.

#6 is a vacant commercial building currently on the market. From the street, the only visible deterioration is the rusting of the metal garage doors and the need for paint on the exterior walls.

#10 is a vacated gasoline station with canopy damage. The photograph does not accurately portray the deteriorated state of this building.

In addition to the images displayed on Figure 8, the following photographs provide further examples of building conditions within the proposed CRA area.



Photograph 1 Boarded up building with exterior damage on NW 5th Avenue.

Photographs 1 through 3 are several examples of deteriorated residential buildings in the northwestern quadrant of the proposed CRA area. The building in Photograph 1 is located on NW 5th Avenue and has damage to its roof and exterior finish.

The residential structure in Photograph 2 also has some exterior wall damage.

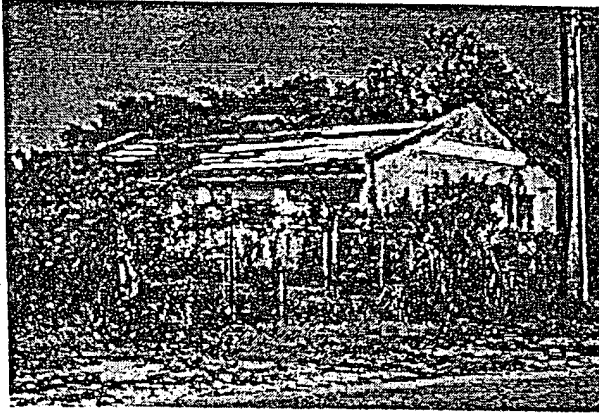


Photograph 2 Boarded up single family home on NW 4th Avenue.



Photograph 3 Single family home in poor condition on NW 5th Avenue and 3rd Place.

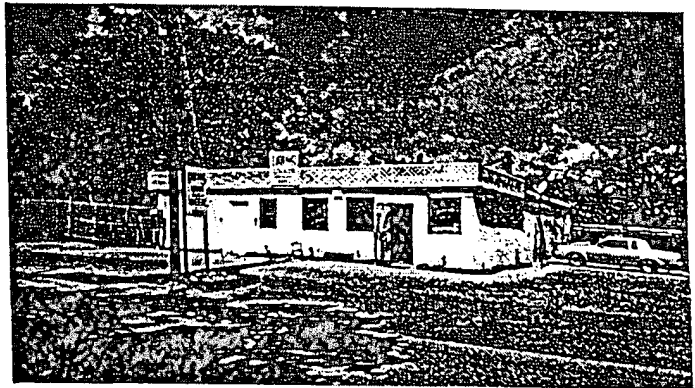
Photograph 3 shows a single family home with roof damage, broken windows, and a window air-conditioning unit that does not appear to be securely installed.



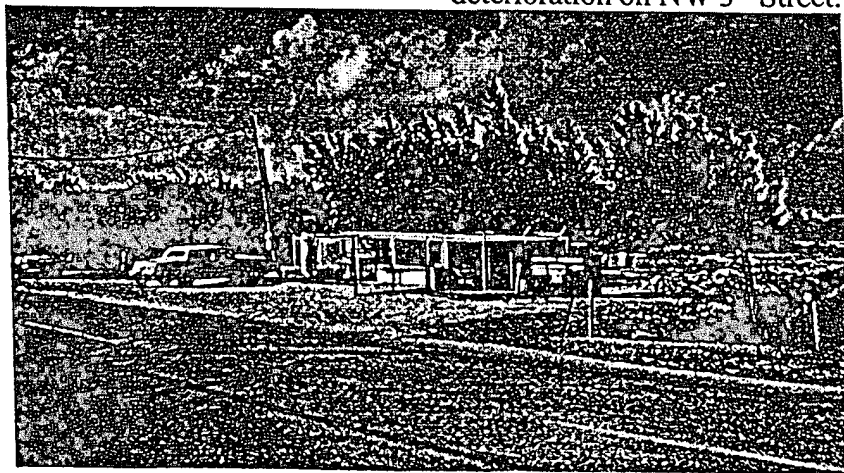
Photograph 4 Vacant building on NW 4th Ave.

The following photographs depict examples of deteriorated commercial buildings throughout the proposed CRA area. Photograph 4 is of a vacant commercial building located at 929 NW 4th Ave. This building has significant roof deterioration. Further, the exterior of the building is in need of maintenance to remove overgrown vines.

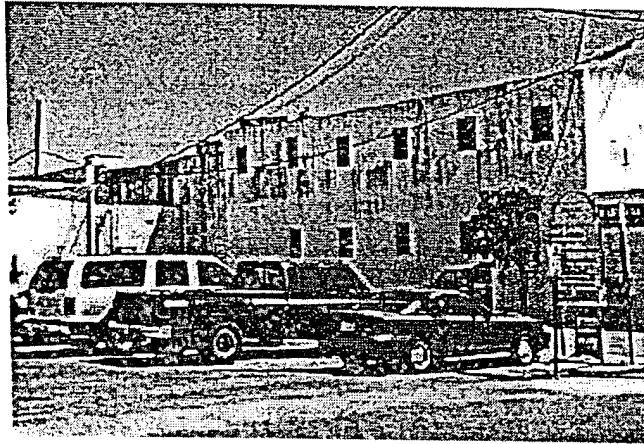
The liquor store in Photograph 5 needs a fresh coat of paint. Photograph 6 is an open air fruit and vegetable stand that is located north of Dania Jai Alai. The structure itself is not in bad shape as much as it was evidently pieced together and is not consistent with the other structures in the area.



Photograph 5 Building showing signs of deterioration on NW 3rd Street.

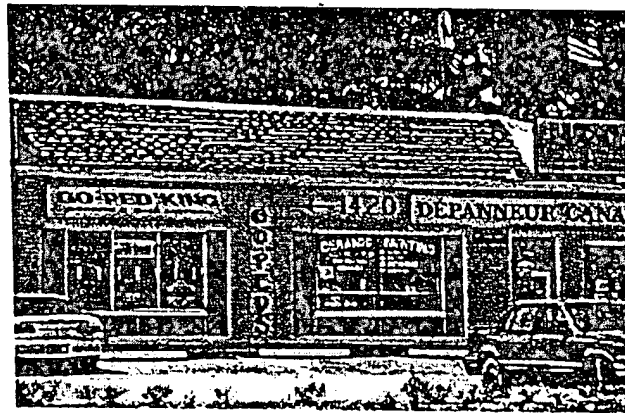


Photograph 6 Open air fruit stand on NE 2nd Street.



Photograph 7 Building exterior deterioration on NW 1st Ave.

The buildings shown in Photograph 7 extend from US 1 down Dania Beach Boulevard back to 1st Ave. The discoloration can be seen from both US 1 and 1st Ave. The building in Photograph 8 is located at the southern end of the proposed CRA area on the west side of US 1. While the exterior walls are in good shape, several roof tiles are missing.

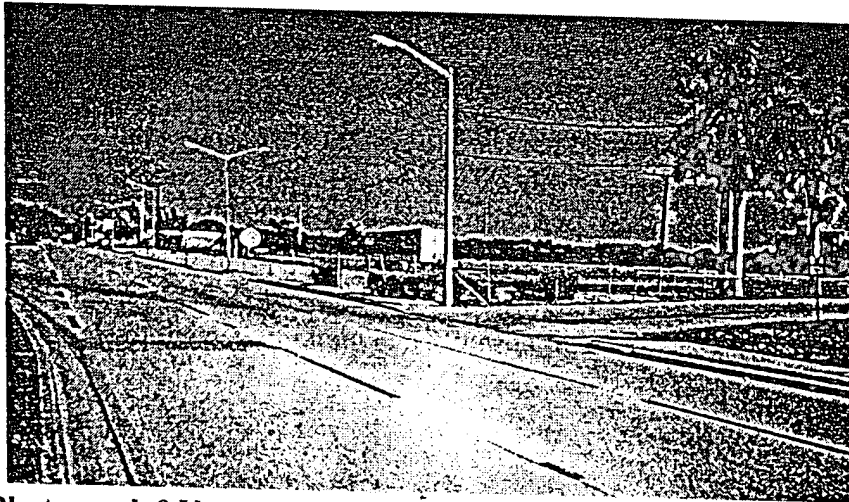


Photograph 8 Building with roof damage at 1420 S. Federal Highway.

B. Deteriorating Property Conditions

1. Vacancy

Another indication of depressed conditions in the proposed CRA area is the amount of vacant land and the number of vacant buildings. As mentioned in the previous section on existing land uses, 18% of the proposed CRA area is comprised of vacant land. Photographs 5 and 8 on Figure 8 and the following photograph are three examples of vacant parcels within the proposed CRA area. Photograph 5 on Figure 8 is an example of one of the numerous vacant parcels found in the northwestern

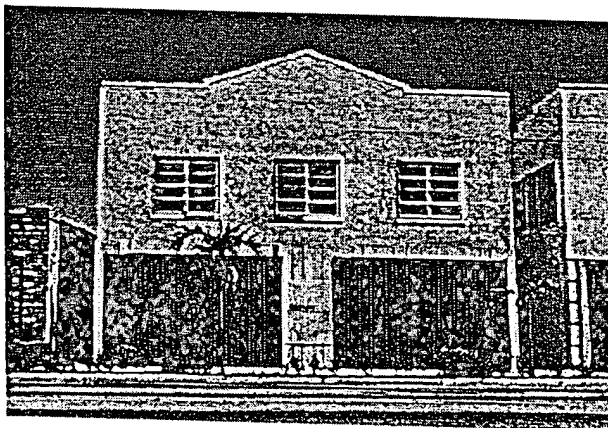


Photograph 9 Vacant parcel across from the Dania Jai Alai on East Dania Beach Blvd.

quadrant of the proposed CRA area. Photograph 8 on Figure 8 is a vacant commercial parcel located on the north side of SW 10th St. and US 1. Photograph 9 above is an 8.8 acre parcel located south of Dania Beach Jai Alai on West Dania Beach Blvd.

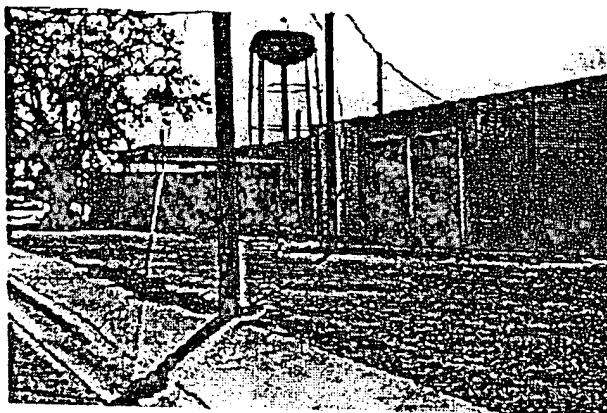
In addition to vacant land, there are a number of vacated buildings within the proposed CRA area. Eight examples of vacated buildings were discussed in Section A above. Photographs 7 and 9 on Figure 8 and the following photographs show some further examples of the vacant buildings with the proposed CRA area. Photograph

7 on Figure 8 is of several vacant buildings located on US 1 in Dania Beach's downtown area, while Photograph 9 is a vacant building further south on US 1. The building shown below is also located along "antique row" in Dania's downtown.

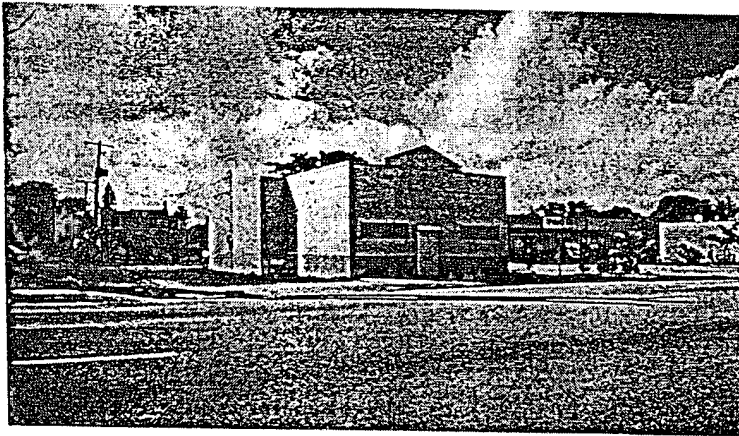


Photograph 10 Vacant building located at 3904 Commercial Blvd

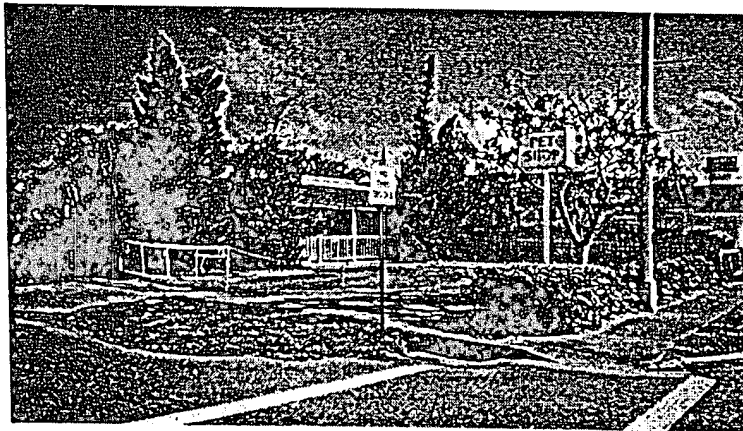
The vacant building in photograph 11 backs up to the FEC railroad. This building is another example of the deteriorating conditions in the proposed CRA area.



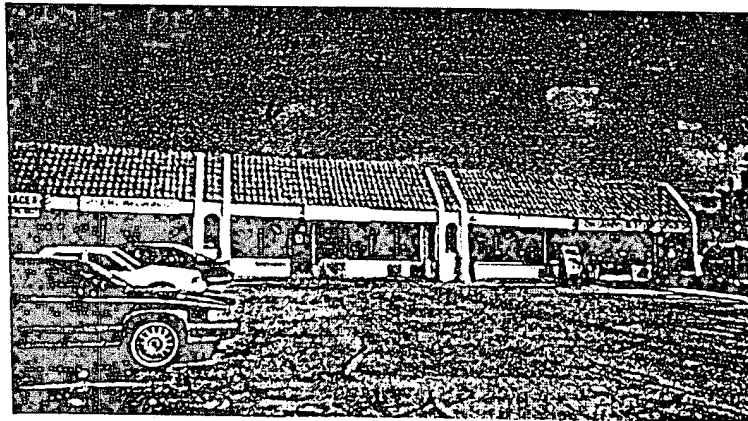
Photograph 11 Vacant industrial building on SW 3rd Ave.



Photograph 12 Vacant commercial building on S. Federal Highway.



Photograph 13 Vacant commercial building at 405 S. Federal Highway.



Photograph 14 Vacant units in shopping plaza located on east side of S. Federal Highway.

Photographs 12 through 14 are a few of the vacant commercial buildings located along US 1 in the southern portion of the proposed CRA area. Structurally each of these buildings appears to be in good condition.

Given the number of vacant buildings in the proposed CRA area, it is not surprising to know that no certificates of occupancy for new free standing buildings have been issued in the proposed CRA area in the past 5 to 7 years, according to the City's Building Official.

2. Junk, Trash and Debris

Accumulation of litter and debris is not a significant issue for the commercial portions of the proposed CRA area. This may be due in part to the lack of landscaping and vegetation in these areas in which trash and debris may be thrown as well as due to diligent code enforcement officers and property owners. In the residential areas, however, there is more of a problem with junk, trash and debris, particularly in the northwestern neighborhoods. Of the 63 code enforcement cases in the proposed CRA area between 1998 and 2000, 18 (or 28%) were for junk, trash and debris. The majority (67%) of these cases were in the northwestern quadrant of the proposed CRA area.

The following photograph is just one example of litter in the proposed CRA area. This photograph was taken in the southern portion on a parcel with a vacant commercial building that directly abuts single family residential to the east.



Photograph 15 Litter in parking lot and right of way of SE 14th St.

3. Faulty Lot Layout

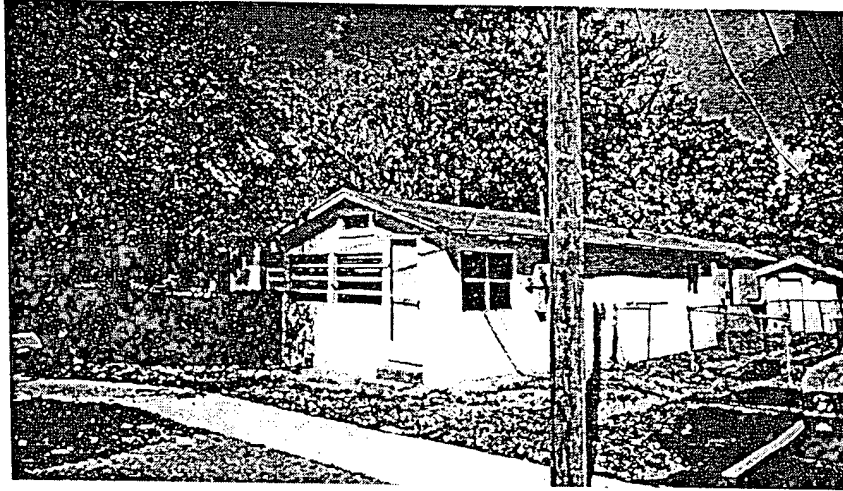
Small lot size is a significant problem within the proposed CRA area for both residential and commercial properties. The City's zoning code requires a minimum lot width of 60 feet and a minimum lot area of 6,000 square feet for residential uses. The following table summarizes the residential lot sizes, by zoning district, in the proposed CRA area.

Table 11. Residential Lot Sizes in the Proposed CRA Area

Zoning District	Minimum Lot Size (sq. ft.)	Total # of Parcels	# of Vacant Parcels	VACANT		DEVELOPED	
				# < MLS	# ≥ MLS	# < MLS	# ≥ MLS
RD-6000	6,000	398	103	90	13	91	204
RM	6,000	10	2	2	0	6	2
RS-6000	6,000	30	0	0	0	0	30
RS-8000	8,000	58	3	1	2	35	20

Source: Broward County Property Appraiser
 MLS = Minimum Lot Size

As indicated in Table 11, the most significant problem with small lot size is found in the RD-6000 zoning district, which is located primarily in the northwestern quadrant of the proposed CRA area. Of the 103 vacant parcels, 87% do not meet the minimum lot area of 6,000 square feet. Individual RD-6000 lot sizes in the proposed CRA area range from 2,550 square feet to 5,604 square feet. Thus, only those parcels that are a combination of two or more lots meet the minimum area requirements. Table 11 also shows that more than 60% of the developed parcels in the RS-8000 zoning district are smaller than the minimum required area. All of these parcels are considered nonconforming which increases the difficulty of development. Photograph 16 is an example of one of the 2,550 square foot lots.



Photograph 16 Small single family home on NW 3rd Street and NW 5th Avenue.

Of the 524 parcels which are zoned for commercial development, 477 are in platted subdivisions with lot sizes ranging between 2,550 and 6,000 square feet. A selected review of typical commercial developments in Broward County indicates that modern commercial development requires at least one acre to accommodate uses such as gas stations, fast food restaurants, combined pharmacy and convenience stores, auto part stores and hotels. The information presented in Table 12 indicates that only 5% of the vacant commercially zoned parcels within the proposed CRA area are one acre or larger in size. In fact, the majority (90%) of the parcels are less than one-half acre in size. This indicates that the vacant land available in the proposed CRA area is not suited for today's commercial development patterns. In order to construct a modern retail store, a developer would have to combine multiple parcels.

Table 12. Lot Sizes for Vacant Parcels Zoned Commercially

Total Number of Vacant Parcels	217
Number Zoned C-1, C-2, C-3, or C-4	105
Number of Parcels \geq 1 acre	5 (5%)
Number of Parcels $<$ 1 acre	100 (95%)
Number of Parcels $<$ $\frac{1}{2}$ acre	95 (90%)

Source: Broward County Property Appraiser

Vacant parcels are not the only potential source for development, as existing buildings can be expanded or demolished and rebuilt. Table-13 provides a breakdown of the lot sizes of commercially zoned developed parcels within the proposed CRA area.

Table 13. Lot Sizes for Developed Parcels Zoned Commercially

Total Number of Developed Parcels	814
Number Zoned C-1, C-2, C-3 or C-4	419
Number of Parcels \geq 1 acre	25 (6%)
Number of Parcels $<$ 1 acre	394 (94%)
Number of Parcels $<$ $\frac{1}{2}$ acre	282 (67%)

Source: Broward County Property Appraiser

Only 6% of the developed parcels in the proposed CRA area are equal to or greater than one acre in size, the remainder are too small to support conventional commercial development without first combining lots. These small developed parcel sizes may be a hindrance to redevelopment of the area.

4. Diversity of Ownership

Diversity of ownership presents difficulties for development due to the excessive time and money required to deal with multiple property owners and the complications multiple property owners may present in implementing a development plan. The 1,031 parcels in the proposed CRA area have 654 different owners, generating a ratio of 1.6 parcels for each owner.

The 220 vacant parcels have 146 different owners, creating a ratio of 1.5 parcels per owner. Of these vacant land owners, 86 own only one lot. The remaining 134 vacant parcels are divided among 60 owners, averaging more than two lots per owner.

C. Code Enforcement Violations

The third condition depicted on Figure 7 are the properties that have been issued code violations between 1998 and 2000 for one or more of the following:

- ▶ Building maintenance,
- ▶ Property maintenance,
- ▶ Landscape maintenance, or
- ▶ Public nuisance (junk, trash, or debris, overgrown vegetation or abandoned vehicles).

As mentioned earlier in this report, not every parcel that was issued a violation is shown on Figure 7. Therefore, the number of parcels designated as code enforcement properties on Figure 7, which account for 4.5% of the proposed CRA area, is less than the actual number of parcels with violations.

Code enforcement data for 1998 through 2000 was reviewed in order to compare the number of violations issued in the proposed CRA area to the City as a whole. Table 14 displays the number of violations issued in each year for both these areas.

Table 14. Code Enforcement Violations for City and Proposed CRA Area

Area	1998	1999	2000	TOTAL
Entire City	2,039	2,356	2,634	7,029
Proposed CRA area	280	159	294	733
% of City	13.73%	6.75%	11.16%	7.86%

Considering that the proposed CRA area represents 8.6% of the land area of the entire City, it is significant that in 1998 and 2000 the proposed CRA area accounted for more than 10% of the violations in the City. Of the 733 violations, 63 became cases that went before the Code Enforcement Board. These 63 cases are broken down as follows:

Table 15. Proposed CRA Area Code Enforcement Cases by Violation

Type of Violation	Number of Instances
Building maintenance	8
Property maintenance	3
Landscape maintenance	2
Public nuisance	20
Prohibited uses	2
Prohibited signs	3
Failure to obtain permits	7
Failure to obtain final inspection	12
Failure to comply with approved plans	2
Failure to obtain occupational license	1
Fire safety	2
Boat docking	1

As indicated in Table 15, violations for public nuisance (such as abandoned vehicles, junk, trash or debris, or overgrown vegetation) are the most prevalent in the proposed CRA area, followed by failure to obtain a final inspection and building maintenance. Public nuisance cases represent more than 30% of all cases. This is an indicator of the blighted conditions that exist within the proposed CRA area.

D. Zoning Deficiencies

Zoning deficiencies are instances where a property does not comply with the code requirements due to a governmental action, such as amending regulations or loss of property to road widening. These properties are not subject to code enforcement violations because the trigger for compliance is redevelopment of 75% or more of the existing floor area. In the proposed CRA area, the two most common zoning deficiencies are properties that do not meet the current parking standards (depicted

on Figure 7) and those that do not meet the pervious surface requirements (not shown on Figure 7).

There are 30 parcels (accounting for 16 acres) identified on Figure 7 as having insufficient parking. These parcels account for approximately 3% of the study area and the majority are the result of property loss due to the widening of US 1.

In 1999, the City adopted an ordinance requiring all commercial and industrial sites to provide 30% pervious area and residential sites to provide 40%, a significant increase from the previous code requirements. Due to the recent adoption of these regulations, nearly all the developed parcels located along US 1, Stirling Rd, Sheridan St, and Dania Beach Blvd do not comply with the pervious surface percentages. A complete list of the parcels that do not comply with the pervious surface requirements is not available and therefore, these parcels are not indicated on Figure 7.

In order to bring the parcels identified with parking insufficiencies and those that do not comply with the recently adopted pervious surface regulations into compliance, a property owner may have to reduce the size of an existing building, remove existing paved areas or acquire additional property. While the end result of both of these zoning regulations is improved development quality, it is possible that they may be hindering redevelopment in the area somewhat, due to the costs associated with compliance.

E. Inadequate Transportation Facilities

1. Transportation Facilities Incapable of Handling Traffic Flows

The adopted level of service (LOS) in the City's Comprehensive Plan for arterial roads is "D". Table 16 lists the volume to capacity ratios for US 1 and the primary arterial roadways that intersect it within the proposed CRA area. A volume to capacity (v/c) ratio greater than 1.00 indicates that the roadway segment exceeds the LOS "D" standard.

Table 16. 1999 Arterial Roadway Capacities

Roadway		V/C Ratio
<i>From</i>	<i>To</i>	
US 1		
<i>Sheridan St.</i>	<i>Stirling Rd.</i>	1.05
<i>Stirling Rd.</i>	<i>Griffin Rd.</i>	1.34
Sheridan St.		
<i>Dixie Highway</i>	<i>US 1</i>	0.85
<i>US 1</i>	<i>terminus</i>	0.76
Stirling Rd.		
<i>East of I-95</i>	<i>terminus</i>	0.98
Dania Beach Blvd.		
<i>US 1</i>	<i>NE 2nd Ave.</i>	0.60
<i>NE 2nd Ave.</i>	<i>Gulfstream Rd.</i>	0.40

Source: Broward County DPEP, Transportation Planning Division, 1999 Traffic Counts

Based on the V/C ratios, only one roadway in the proposed CRA area is currently exceeding the adopted LOS; however, it is US 1, the major north-south arterial for downtown Dania Beach. This degraded LOS on US 1 adversely affects the entire proposed CRA area since alternate north-south routes are not available. In addition, the segment of Stirling Rd, which runs east from I-95 and terminates at US 1 in the proposed CRA area, is approaching a V/C ratio of 1.0, indicating that it may be exceeding the adopted LOS in the near future. Table 17 presents the projected level of service in 2020 for the major roadway segments in the proposed CRA area.

Table 17. Projected 2020 Roadway Level of Service (LOS)

Roadway		LOS
<i>From</i>	<i>To</i>	
US 1		
<i>Sheridan St.</i>	<i>Stirling Rd.</i>	F
<i>Stirling Rd.</i>	<i>Griffin Rd.</i>	F
Sheridan St.		
<i>Dixie Highway</i>	<i>US 1</i>	D
<i>US 1</i>	<i>terminus</i>	B
Stirling Rd.		
<i>East of I-95</i>	<i>terminus</i>	F
Dania Beach Blvd.		
<i>US 1</i>	<i>NE 2nd Ave.</i>	C
<i>NE 2nd Ave.</i>	<i>Gulfstream Rd.</i>	C

Source: Broward County DPEP, Transportation Planning Division

This information indicates that traffic conditions on US 1 are not expected to improve and that Stirling Rd is expected to further degrade to LOS F. The major obstacle to improving the LOS on both US 1 and Stirling Rd in the proposed CRA area is the lack of land available for widening the right-of-way. Without some method of resolving these traffic concurrency issues, redevelopment of the proposed CRA area will be significantly hindered.

Those roadways that are currently operating below LOS "D," as well as those expected to be below LOS "D" in 2020 are shown on Figure 7, presented on page 23 of this report.

2. Faulty and Inadequate Street Layout

As discussed previously, US 1 through the proposed CRA area is operating above the adopted LOS. Due to the configuration of the existing developed parcels, there is no room to expand the roadway in an attempt to reduce the LOS. Additionally, there are no right turn lanes on US 1, which contributes to the inefficient flow of traffic. Further, the volume of traffic on the roadway makes pedestrian crossing dangerous.

Initially, a two-lane road with parallel parking on each side, providing quick and easy access to businesses, US 1 was widened to four lanes to accommodate increased traffic flow. The parallel parking was eliminated causing a parking deficiency in Dania Beach's downtown. With visible parking areas removed, visitors and shoppers must search for the limited parking available by continuously driving around blocks seeking parking spaces. This adds to the traffic congestion problems.

F. Infrastructure Deficiencies

A major infrastructure problem exists in the proposed CRA area with the potable water distribution system. According to the City's Public Utilities Department, the existing water lines in several areas (shown on Figure 7) are not large enough to accommodate additional development. Of the 1.7 miles

of US 1 located between Sheridan St. and Old Griffin Rd., 1.6 miles (or 94%) is affected by this problem, as are East Dania Beach Blvd, Old Griffin Rd., NW 1st St, and NW 4th Ave. In terms of the water lines themselves, an estimated 17,500 linear feet need to be upgraded. Table 18 provides information on the waterline upgrades needed to support further development.

Table 18. Required Waterline Upgrades

Location		Estimated Length	Required Upgrade
<i>From</i>	<i>To</i>		
Old Griffin Rd <i>US 1</i>	<i>NW 9th Ave</i>	1,425 LF	12 inches
US 1 <i>Old Griffin Rd.</i>	<i>Stirling Rd.</i>	4,500 LF	12 inches
	<i>Stirling Rd.</i> <i>SW 14th St.</i>	4,850 LF	8 inches
NE 2 nd St. <i>US 1</i>	<i>Gulfstream Rd.</i>	2,660 LF	8 inches
NW 1 st St. <i>US 1</i>	<i>NW 4th Ave.</i>	690 LF	16 inches
NW 4 th Ave. <i>NW 1st St.</i>	<i>SW 1st St.</i>	675 LF	16 inches
East Dania Beach Blvd <i>US 1</i>	<i>SE 5th Ave.</i>	2,660 LF	12 inches

Source: City of Dania Beach, Public Utilities Department
LF = Linear feet

These 17,500 linear feet of water line affect over 229 parcels, which account for 13% of the proposed CRA area. A CRA could assist with funding these needed improvements and thereby encourage redevelopment of the area by removing the onus from the developer of funding infrastructure improvements.

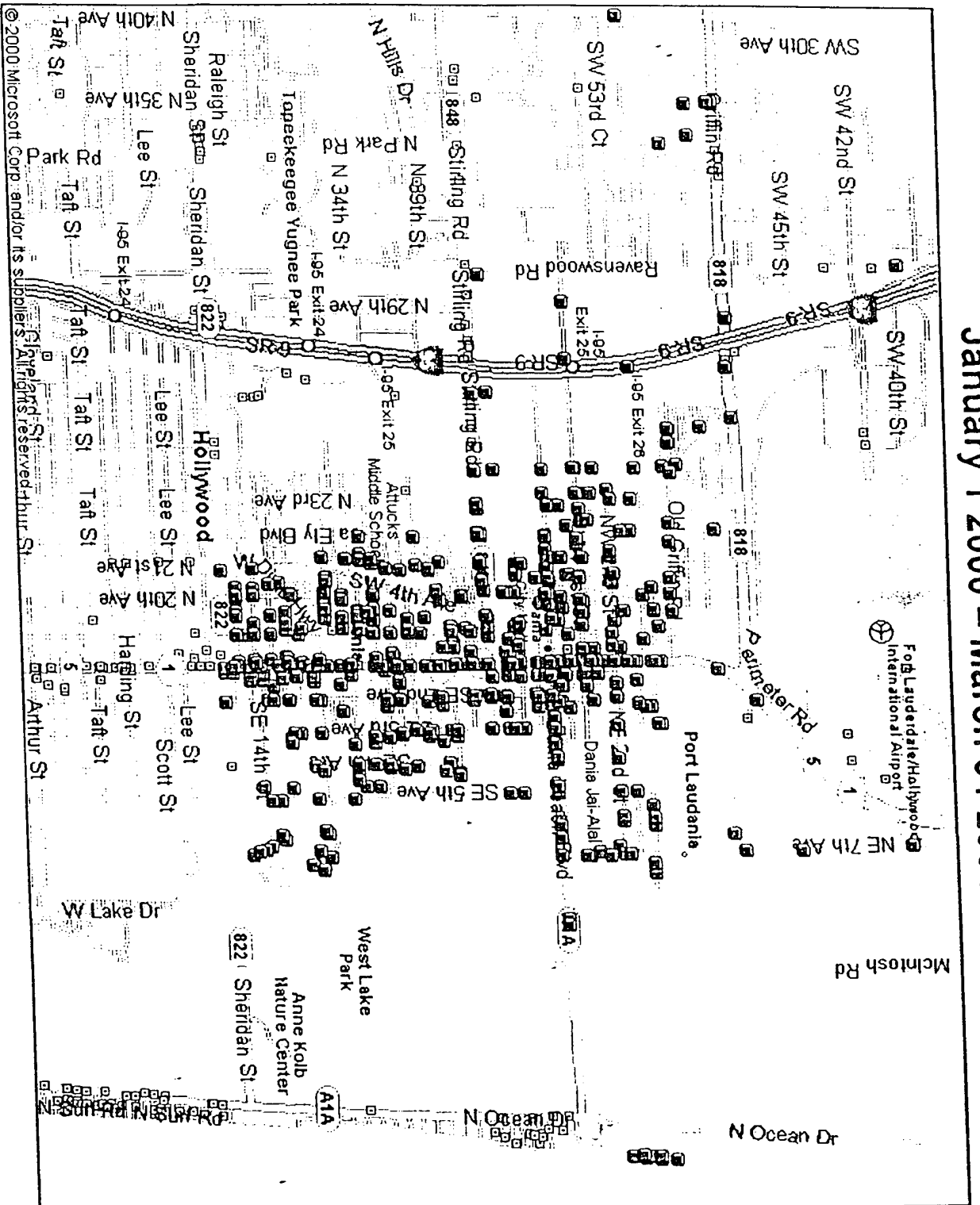
G. Crime Statistics

Dania Beach is divided into six policing zones by the Broward County Sheriff's Office (BSO). Four of these six zones include portions of the proposed CRA area. As with the census data, none of these zones conform exactly to the proposed CRA boundary, making analysis and comparison difficult. In order to illustrate the significant number of crimes that occur within and around the proposed CRA area, the following figure (Figure 9) and Table 19 provide information on "Part 1" crimes (the most serious offenses, including rape, murder and burglary) within these four zones.



District 2 - Pa 1 Crimes
 January 1 2000 - March 31 2001

Figure 9



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Zones 201, 202, 203, 204



Figure 9 shows that the majority of the Part 1 crimes within the four zones occur within, or in close proximity to, the proposed CRA area. Of particular note is the number of crimes that have occurred on both US 1 and Dania Beach Blvd. Table 19 summarizes the "Part 1" crimes within the four policing zones for the period from 1995 to 1999.

Table 19: "Part 1" Crimes

Type of Crime	1996	1997	1998	1999	2000	Total by Type
Murder	4	3	2	1	0	10
Forcible Sex Offenses	15	22	23	18	26	104
Robbery	89	98	80	61	46	374
Assault	157	138	83	93	145	616
Burglary	202	329	200	163	159	1,053
Larceny	939	892	761	595	670	3,857
Stolen Vehicles	206	265	174	183	212	1,040
Total by Year	1,612	1,747	1,323	1,114	1,258	7,054

Source: Broward County Sheriff's Office

Based on the information presented in Table 19 above, the most common crime in the four zones is larceny, which includes shoplifting, pocket picking, purse snatching, bicycle theft, theft from motor vehicles, and theft from other locations. Burglary and stolen vehicles are the next most common crimes, followed by assault. City officials have also stated that prostitution, drug sales and stolen vehicles are a major problem, particularly along US 1 in the proposed CRA area.

Considering both Figure 9 and the information presented in Table 19, the proposed CRA area appears to have a significant crime problem, which is a threat to public health, safety and welfare.

H. Tax Base Growth

Broward County requires that a review of the taxable value of the proposed redevelopment area be included in a request to establish a CRA. The following table provides the taxable values for the

proposed CRA area, the City of Dania Beach and Broward County for 1996 to 2000.

Table 18. Taxable Values

Year	Broward Co. Taxable Value (\$ millions)	5-year % Growth	City of Dania Beach Taxable Value (\$ millions)	5-year % Growth	proposed CRA area Taxable Value (\$ millions)	5-year % Growth
1996	\$ 50,753.80	--	\$ 797.63	--	\$ 91.77	--
1997	\$ 64,417.30	--	\$ 838.82	--	\$ 92.88	--
1998	\$ 70,015.40	--	\$ 867.61	--	\$ 98.52	--
1999	\$ 74,630.30	--	\$ 923.14	--	\$ 105.11	--
2000	\$ 74,829.00	47.4%	\$ 1,039.75	30.4%	\$ 112.43	22.5%

Source: Broward County Property Appraiser

The information in Table 18 demonstrates that neither the City of Dania Beach nor the proposed CRA area has grown in taxable value at a pace comparable to Broward County. The City's growth over the five-year period was 64% of the County's, while the proposed CRA area grew at less than half (47%) the County's rate. The proposed CRA area also lagged behind the City growing at a rate of 74% that of the City. For the 3-year period between 1998 and 2000, the proposed CRA area experienced a 14% growth rate compared to 20% experienced by the City, thus reducing the area's growth rate to 70% of the City's.

Given that the proposed CRA area includes the downtown section of Dania Beach, this slow growth rate is troublesome and is a very strong indication of the need for redevelopment in the area. According to the Dania Beach Building Official, no certificates of occupancy have been issued for freestanding buildings in the proposed CRA within the past five to seven years.

VI. Conclusions

Based on the information presented in this report, the Dania Beach proposed CRA area meets the state requirements and County's recommended conditions for a Community Redevelopment Agency. The proposed CRA area meets the following criteria:

1. Approximately 25% of the area has deteriorating building and site conditions;
2. US 1 is highly congested through the proposed CRA area and is far below the adopted level of service, impacting 19% of the area;
3. The tax base of the proposed CRA area has grown at a significantly lower rate than either the City or the County over the past 5 years;
4. The existence of inadequate lot and street layout throughout the area;
5. Infrastructure that is insufficient to accommodate additional growth; and
6. High incidence of crime that threatens the public health, safety and welfare.

These findings and the other detailed conclusions contained herein clearly indicate a very strong need for redevelopment in the Dania Beach proposed CRA area.