

DANIA BEACH COMMUNITY REDEVELOPMENT AGENCY BOARD MEETING
SEPTEMBER 13, 2021 at 5:30 PM
PUBLIC MEETING AND PUBLIC COMMENTS PROCEDURE

The Dania Beach Community Redevelopment Agency (CRA) will be conducting a “Hybrid” CRA Board meeting in the Commission Chamber with limited public access and utilizing communications media technology (“CMT”) for additional access, in accordance with Ordinance No. 2021-012, adopted February 9, 2021, and Resolution No. 2021-070, adopted May 11, 2021, related to conducting public meetings while under the public health emergency related to the spread of Novel Coronavirus Disease 2019 (COVID-19).

Please visit www.daniabeachfl.gov/virtualmeetings for detailed instructions on how to attend and participate in virtual CRA Board meetings. Public access to this virtual meeting can be accomplished as follows:

- Watch Meeting on the City’s YouTube Channel at www.daniabeachfl.gov/2654/Watch-DaniaTV
- Watch Meeting on Comcast Cable Channel 78
- Join the Meeting virtually or by telephone using RingCentral Meetings

Any member of the public wishing to comment publicly on any matter including on specific agenda items can do so by one of the following options:

Before 2:00 p.m. on the day of a meeting, comments can be submitted into the record using the following link:

<https://daniabeach.seamlessdocs.com/f/PublicSpeakingFormCRAMeeting> *(all public comments submitted will be provided to the CRA Board prior to the meeting and will be attached to the minutes of this meeting and become part of the official record)*

Participating in a public meeting using the video conference platform:

- Virtual attendance: download and install RingCentral Meetings and join using the meeting ID; to be recognized during public comment, click “Raise my hand” in the software
- Telephone attendee: dial meeting phone number and enter meeting ID; to be recognized during public comment, dial *9 to raise your hand

For more information about this CRA Board meeting or submitting a public comment at the meeting, please contact:

Thomas Schneider, City Clerk
City of Dania Beach
100 W Dania Beach Boulevard
Dania Beach, FL 33004
954-924-6800 | tschneider@daniabeachfl.gov

NOTICE: This meeting is open to the public. In accordance with the Americans with Disabilities Act of 1990, all persons who are disabled and who need special accommodations to participate in this meeting because of that disability should contact the Office of the City Clerk, 954-924-6800 ext. 3624, no later than two days prior to such proceeding. Anyone wishing to appeal any decision made by the Dania Beach City Commission with respect to any matter considered at such 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. Agenda items may be viewed online at www.daniabeachfl.gov.

**Instructions for Participating and Viewing
Dania Beach CRA Board Virtual Meeting
September 13, 2021 at 5:30 PM**

Through the City's Website:

Please click the link below:

www.daniabeachfl.gov/2654/Watch-DaniaTV

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If you are a Comcast/Xfinity customer, please go to Channel 78 to view the meeting.

Before 2:00 p.m. on the day of the meeting, submit Public Comments by clicking this link:

<https://daniabeach.seamlessdocs.com/f/PublicSpeakingFormCRAMeeting> *(all public comments submitted will be provided to the CRA Board prior to the meeting and will be attached to the minutes of this meeting and become part of the official record)*

Options for Viewing and Participating in the Meeting Using RingCentral Meetings software

Visit <https://www.ringcentral.com/apps/rc-meetings> to download and install the software on your device

Use this meeting link to join as an attendee:

<https://webinar.ringcentral.com/j/1470664698>

Using your telephone – for higher quality, dial a number based on your current US location:

+1(773)2319226 (US North)
+1(312)2630281
+1(470)8692200 (US East)
+1(646)3573664
+1(346)9804201
+1(469)4450100 (US South)
+1(623)4049000 (US West)
+1(650)2424929
+1(720)9027700 (US Central)
+1(213)2505700

Enter the meeting ID: 147 066 4698

To raise hand and be acknowledged to speak:

1. Users who call in can dial *9 to raise their hand
2. If using the meeting software, to raise hand click or tap "Participants", then choose the option to raise hand.
3. Once you have been selected to speak, you may be prompted to unmute your device or this will be done for you.

AGENDA
COMMUNITY REDEVELOPMENT AGENCY
HYBRID REGULAR MEETING
MONDAY, SEPTEMBER 13, 2021 - 5:30 PM

ANY PERSON WHO DECIDES TO APPEAL ANY DECISION MADE WITH REGARD TO ANY MATTER CONSIDERED AT THIS MEETING OR HEARING WILL NEED A RECORD OF THE PROCEEDING, AND FOR SUCH PURPOSE MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDING IS MADE WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

LOBBYIST REGISTRATION IS REQUIRED. PRIOR TO ENGAGING IN ANY LOBBYING ACTIVITIES, WHETHER OR NOT COMPENSATION IS PAID OR RECEIVED IN CONNECTION WITH THOSE ACTIVITIES, EACH LOBBYIST SHALL FILE WITH THE CITY CLERK AN ANNUAL REGISTRATION STATEMENT AND PAY AN ANNUAL TWO HUNDRED FIFTY DOLLARS (\$250.00) REGISTRATION FEE FOR EACH PRINCIPAL OR EMPLOYER. REGISTRATION FORMS ARE AVAILABLE ON THE CITY WEBSITE: WWW.DANIABEACHFL.GOV. (ORDINANCE #2012-019; AMENDED BY ORDINANCE #2019-019)

IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT, PERSONS NEEDING ASSISTANCE TO PARTICIPATE IN ANY OF THESE PROCEEDINGS SHOULD CONTACT THE CITY CLERK'S OFFICE, 100 W. DANIA BEACH BOULEVARD, DANIA BEACH, FL 33004, (954) 924-6800 EXTENSION 3624, AT LEAST 48 HOURS PRIOR TO THE MEETING.

IN CONSIDERATION OF OTHERS, WE ASK THAT YOU:

- A. PLEASE TURN CELL PHONES OFF, OR PLACE ON VIBRATE. IF YOU MUST MAKE A CALL, PLEASE STEP OUT INTO THE ATRIUM, IN ORDER NOT TO INTERRUPT THE MEETING.
- B. IF YOU MUST SPEAK TO SOMEONE IN THE AUDIENCE, PLEASE SPEAK SOFTLY OR GO OUT INTO THE ATRIUM, IN ORDER NOT TO INTERRUPT THE MEETING.

**DECORUM POLICY FOR MEETINGS OF THE BOARD OF DIRECTORS OF THE DANIA BEACH COMMUNITY
REDEVELOPMENT AGENCY OF THE CITY OF DANIA BEACH, FLORIDA:**

INDIVIDUALS WHO WISH TO MAKE ANY "CITIZEN'S COMMENTS" UNDER THAT PORTION OF THE CRA BOARD AGENDA, OR WHO OTHERWISE WANT TO ADDRESS THE CRA BOARD, MUST FIRST BE REGISTERED WITH THE CRA SECRETARY (CLERK) (FORMS ARE AVAILABLE OUTSIDE OF THE CITY COMMISSION CHAMBER AND MUST BE GIVEN TO THE CLERK BEFORE THE MEETING). OTHERS WHO WANT TO ADDRESS THE CRA BOARD ON ANY MATTERS MUST FIRST BE RECOGNIZED BY THE CHAIR. ALL SUCH PERSONS MUST USE THE PODIUM IN THE COMMISSION CHAMBER. NO MORE THAN ONE PERSON AT A TIME MAY ADDRESS THE CRA BOARD FROM THE PODIUM. COMMENTS ARE ONLY TO BE MADE TO THE CRA BOARD AND ARE NOT TO BE DIRECTED TO THE AUDIENCE OR CRA STAFF.

NO INDIVIDUAL SHALL MAKE ANY SLANDEROUS OR UNDULY REPETITIVE REMARKS, OR ENGAGE IN ANY OTHER FORM OF BEHAVIOR THAT DISRUPTS OR IMPEDES THE ORDERLY CONDUCT OF THE MEETING, AS DETERMINED BY THE CHAIR. NO INDIVIDUAL MAY SPEAK DIRECTLY TO OR ADDRESS THE CHAIR, BOARD MEMBER OR CRA STAFF: COMMENTS ARE TO BE ONLY DIRECTED TO THE CRA BOARD AS A WHOLE. NO CLAPPING, APPLAUDING, HECKLING OR VERBAL OUTBURSTS IN SUPPORT OF OR OPPOSITION TO A SPEAKER OR HIS OR HER REMARKS SHALL BE PERMITTED. NO SIGNS OR PLACARDS SHALL BE PERMITTED IN THE COMMISSION CHAMBER.

IF ANY PERSON'S CONDUCT AS DETERMINED BY THE CHAIR IS FOUND TO BE DISRUPTIVE OR INTERFERES WITH THE ORDERLY CONDUCT OF THE MEETING, THE PERSON MAY BE ASKED BY THE CHAIR TO LEAVE THE COMMISSION CHAMBER; IF THE PERSON DOES NOT LEAVE AND THE CONDUCT PERSISTS, THE CITY POLICE DEPARTMENT WILL BE REQUESTED TO ESCORT THE INDIVIDUAL FROM THE COMMISSION CHAMBER.

ALL CELLULAR TELEPHONES ARE TO BE SILENCED DURING THE MEETING. ALL PERSONS EXITING THE COMMISSION CHAMBER SHALL DO SO QUIETLY. (RESOLUTION #2020-CRA-006)

1. CALL TO ORDER/ROLL CALL

2. CITIZEN COMMENTS

Addressing the Commission: Comments by Dania Beach citizens, or other interested parties that are not part of the regular agenda, may be made during each Commission meeting during the period set aside for "citizen comments." A thirty (30) minute "citizen comments" period shall be designated on the agenda for citizens and interested persons to speak on matters not scheduled on that day's agenda. Each speaker shall be limited to 3 minutes for his or her comments. Persons desiring to speak during the citizen comment period shall inform the City Clerk prior to the beginning of the meeting of their intention to speak. If more than 10 speakers express a desire to speak, the Commission shall determine, on a meeting by meeting basis, whether to (a) extend the time allotted for citizen comments to accommodate all speakers, or (b) whether to limit the number of speakers or amount of time per speaker. A speaker's time shall not be transferable to another speaker.

3. ADMINISTRATIVE REPORTS

1. Administrative Report

4. PRESENTATIONS

5. CONSENT AGENDA

1. Minutes:
Approve Minutes of August 24, 2021 CRA Board Virtual Meeting
2. Travel Requests: None

6. PROPOSALS AND BIDS

1. RESOLUTION NO. 2021-CRA-009

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE COMMUNITY REDEVELOPMENT AGENCY (“CRA”) OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE AWARD OF REQUEST FOR PROPOSAL (“RFP”) NO. CRA-21-014, TO ATLANTIC STUDIOS, INC. TO PROVIDE PRODUCTION AND MANAGEMENT SERVICES RELATED TO THE “DANIA AFTER DARK” EVENTS; AUTHORIZING THE PROPER CRA OFFICIALS TO ENTER INTO AN AGREEMENT IN AN AMOUNT NOT TO EXCEED ONE HUNDRED SEVENTEEN THOUSAND SIX HUNDRED DOLLARS (\$117,600.00); PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

7. DISCUSSION AND POSSIBLE ACTION

1. At Home Dania Beach
2. Commercial Improvement Grant

8. BOARD MEMBER COMMENTS

9. INFORMATION ITEMS

10. ADJOURNMENT

MEMORANDUM

To: Dania Beach Community Redevelopment Agency Chair, Vice Chair, Board Members
From: Michael Chen, Executive Director
Date: September 13, 2021
Re: **Administrative Report**

1. DANIA BEACH INNOVATION ECOSYSTEM

Background

An Innovation Ecosystem is complicated and has many different platforms 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



Update

In July, Dania Beach Business Academy (DBBA) was launched. These free educational programs designed to set businesses up to succeed.

The first DBBA program, “Passions to Profits” attracted 364 attendees over the 4-week online series, with 46 being from Dania Beach. We had 29 graduates (people attending all 4 sessions), including 4 from Dania Beach.

Twenty-nine students of the inaugural class of the Dania Beach Business Academy will receive their signed certificates and official academy lapel pins in the mail within the next few weeks. A half page ad was reserved for the month of September in the Dania Beach Press to honor all of the graduates and instructors. We are looking forward to our second course in partnership with Score and introducing more partners and graduates to the program.

2. NEW BUSINESS OPENINGS

The CRA is working with the following businesses to hold a Brand Opening event:

- Cucina Italia @ Dania Pointe: Lirim Jacoby is the owner. As soon as he's fully staffed, we'll schedule his grand opening.
- 7-11 Gas Plaza on Stirling Road (next to Aldi) is planning a Grand opening on September 26 (tentative). The owner, Aric Livorio, who will confirm the date/time.
- Grandpa's Bakery Deli Café is planning a Grand Opening when the owners, Mark Fried and Mark Goldberg, can get a confirmed date from Carol Grandpa who they would like to have in attendance.
- Sprouts Market @ Dania Pointe is scheduled for opening October 26 (tentative). We are reaching out to their produce buyer to see if they can use fresh produce from our PATCH. The retailer, which operates 362 stores in 23 states, opened 22 new stores in 2020 since the pandemic. We will have one of their new footprint stores at Dania Pointe
- We are scheduling tours of the AC Hotel by Marriott on September 15 at 11:30 with the hotel owners and General Manager. This will become a major hotel destination for our city as Dania Pointe continues to build. Will be meeting with CVB President to make sure Dania Pointe is listed on their website as a destination.
- Asi Cymbal Development, developer of the Oasis Pointe Residences, will be having a topping off ceremony on Friday September 17 from 12:00pm to 4:00pm.

3. BUSINESS STAFFING CHALLENGES

New and existing businesses are frequently complaining about the challenge of securing staff. The CRA is working with CareerSource to hold an event to register our businesses in the CareerSource network. The purpose of this event will be to educate our businesses on the resources and services provided by CareerSource Broward and to formally connect them to these resources. A general description of CareerSource is below:

Our goal is to provide valuable information and tools to promote strong job growth, employment opportunities, and economic prosperity for individuals and businesses.

Whether you are a resident of Broward County looking for your first job, a new job, or a better job, or an employer looking to hire high-quality candidates, CareerSource Broward is here to save you money, energy, and time. Our dynamic and mobile-friendly website is filled with great resources on available apprenticeship and internship programs, career training and education, labor market data, recruitment services, and more. In an effort to help promote workplace diversity and innovation, the website also contains information about opportunities for veterans, individuals with disabilities, entrepreneurs and even those who may be experiencing significant barriers to employment.

CareerSource Broward has a dedicated team of workforce professionals who are here to offer one-on-one assistance at any of our three local career centers in Coconut Creek, Oakland Park and Hollywood, Fla.

4. STRATEGIC COMMUNICATIONS AND SOCIAL MEDIA OUTREACH

Over the 2nd Quarter of 2021 the Dania Beach CRA shared relevant content about local businesses, economic development opportunities, business programs & incentives, partner programs for the City of Dania Beach and Chamber of Commerce, as well as stories of local interest. These posts had over 53,000 unique organic impressions, over 65k total impressions with over 2k engaged users. In addition, the PATCH Garden had nearly 10k unique organic page impressions, with 50% of them returning to the page more than once. In addition to Dania Beach, the CRA & the PATCH have a solid reach within the surrounding areas with a high reach in Hollywood, Ft. Lauderdale, Davie, and Miami.

During Q2, the Dania Beach CRA website had a 55% increase in page views over the previous year with over 3,000 page views and over 2,000 visitors with a specific increase in traffic from Virginia, California, Ohio, and Texas.

We have updated the Dania Beach Arts & Seafood Celebration website and completed the Dania Beach After Dark website and are working on a major rework of the PATCH website.

As part of looking ahead, Q3, we have been focusing on reintroducing the Dania Beach Arts & Seafood Celebration and Dania After Dark events to evaluate community interest and are excited about the response. We look forward to sharing more details on that in our Q3 report.

Here are the businesses which received spotlights during Q2:

- American Maritime Officers
- The Casino at Dania Beach
- AMC Surveillance Cameras
- Canino's Karate & Boxing Studio
- Oceans 13 at Dania Beach
- The Fresh Squeeze
- Dania Rexall Pharmacy
- Joe's Wood Grill
- Dania Pointe/ Night Market at Dania Pointe
- Ideal Food Basket Dania Beach
- The Fish Grill
- Historic Dockers Restaurant & Pub
- Sheri Kaplan
- Associated MD Medical Group
- WMODA
- 3 Sons Brewing Co.

5. THE PATCH

The PATCH staff is busy preparing for the fall planting season. The "crop-king" growing system is in place with the first seedlings planted last week.

The Vermicomposters are progressing, and the worms survived the summer and are looking forward to cooler weather. The PATCH staff will be inviting composters back as we open the PATCH Market in October. Mr. Amado Diaz updated the guidelines so that staff members do not spend too much time sorting through compost materials.

We updated the Community Garden contract, and members will be receiving contracts as they expire. We have been receiving a lot of interest from the community, especially from Saratoga Crossings.

We received lettuce and basil from Florida Urban Farms (a container hydroponic farm in SW Ranches) on two occasions. Mr. Leon Carroll distributed the produce to a local church for distribution to seniors and a youth group.

We were fortunate to have a group of second year medical students from Nova Southeastern University volunteer at the PATCH. All members of the group were fully vaccinated, and some promised to return and assist in the future.

The USDA grant is winding down. Our efforts to participate in Mobile Markets were severely hampered because of the continued threat of Covid-19 spread. Most of the partners work in the public health sector and have suspended non-essential programming. Of course, the team working through the USDA grant continues to participate in online and all other activities wherever possible.

The team is working to ensure that the Mobile Markets are ready to roll when the pandemic restrictions end. They have been working closely with CRA grant provider Urban Health Partnerships to build programming at the Community Enhancement Collaborative (Hollywood) and St. Ruth's Missionary Church (Dania Beach). They are also researching sites in Hallandale Beach.

Plans are being made to upgrade the online sales platform and building a Community Supported Agriculture (CSA) program for the 21-22 growing season. The CSA is a membership program which would be called PATCH in a Box, and participants would purchase a subscription for a box of fresh produce that members pick up every two weeks during the high growth season from November to April. SNAP/EBT cardholders would also be able to join the program and receive 50% off their purchase.

Vertical Hydroponic Gardening:

We have assembled a team to initiate a pilot program to research and document the productivity of using shipping containers, adapted to vertical hydroponic growing environments. The objective of the pilot program will be to determine if these adaptive reuse containers are viable solutions to urban food deserts across the country. Currently our pilot team will be the PATCH, the CRA, and YES WE ARE MAD. We are reaching out to FIU Agriculture School and University of Florida's Institute of Food and Agricultural Sciences (UF/IFAS) to join our team.

Jaime Castro, consultant for the PATCH, has found a new grant program from the Florida Department of Agriculture and Consumer Services. The Program Objectives are:

- Objective 1: Establish a long-term grant program to provide more communities cleaner air and a stable, affordable, and secure source of fresh produce.
- Objective 2: Identify ways to grow fresh produce locally in urban and community farms for the benefit of those experiencing food insecurity.
- Objective 3: Reduces energy costs of food production growing
- Objective 4: Provide incentives for community involvement in reducing CO2 and the production of nutritious food.
- Objective 5: Promote CO2 sequestration in the most heavily populated areas including urban areas and the most densely populated and heavily traveled areas of medium to small-sized cities and towns by growing food where it is consumed

Our grant application was hand delivered to the Florida Department of Agriculture and Consumer Services on time.

Congratulations

To All Of Our Passion To Profits Graduates

Ricardo Aguilera
Kim Andersen
Lionel Austin
Rochelle Baker
Audrey Burgher
Eulalia Calderon
Natalie Chin Sue

Regina Commedore
Tracy Dean
Uchenna Egenti
Karen Green-Walker
Robert Handwerker
Terry Jackson
Alyssa Ligmont

Nataly Macias
Queenette Minter
Lori Mosby
Betsy Narayan
Karl Norris
Deaundra Oates
Maria Pontes

Shauna Preston
Andrea Ragan
Sharday Rhue
Janet Sims
Brandon Thompson
Hosie Thompson
Tabitha Tucker
Karen Venzen

Special Thanks to Our Inaugural Dania Beach Business Academy Instructors and Partners.

J. Chris Ford, Ph.D. (FIU Applied Research Center, Principal Scientist & Mission-to-Market Mgr)

George Gremse (SCORE Broward, Chairman)

Tim Haider (SCORE Broward, Vice-Chair, Government & Community Relations)

Rosario Walker (SCORE Broward, Vice-Chair, Workshop and Event Coordinator)

Dr. Latanya Hughes (SCORE Broward, Vice-Chair, Global Mentor Coach)

Eric D. Yankwitt, Esq. (SCORE Broward)

Dyck Bennett (NDC, Chief Credit Officer)

Bryan Cunningham (Business Briefings, LLC, Vice President)

Oseremi Adekoye (NDC, Loan Officer)

Joseph Gray (NDC, Sr. Director)





PATCH Crop King Produce Growing System



MINUTES OF VIRTUAL MEETING
DANIA BEACH COMMUNITY REDEVELOPMENT AGENCY
TUESDAY, AUGUST 24, 2021 – 5:30 P.M.

1. Call to Order/Roll Call

Chair James called the meeting to order at 5:30 p.m.

Present:

Chair:	Tamara James
Vice-Chair:	Marco A. Salvino, Sr.
Board Members:	Joyce L. Davis
	Lori Lewellen
	Lauren Odman
Executive Director:	K. Michael Chen
City Attorney:	Thomas Ansbro
CRA Secretary:	Thomas Schneider

2. Citizen Comments

Linda Wilson, President of Friends of the Dania Beach Library, questioned what impact the Dania Pointe planned annual monthly activities request on the Commission agenda would have on the DAD and Art in the Hall return as far as scheduling conflicts.

3. Administrative Reports

3.1 Administrative Report

Director Chen reviewed the information included in the agenda packet, consisting of updates on the Dania Beach Innovation Ecosystem and the Dania Beach Business Academy, forgiveness by Broward County of the parking garage RCP loan, Art In Public Places: Honor The Legacy Project, Dania After Dark, At Home Dania Beach, and the PATCH, including the vertical hydroponic gardening pilot program.

Rodney Collins, 24 SW 5th Avenue, questioned whether or not the CRA is interested in doing a feasibility study regarding infrastructure as it relates to NW 1st Street.

Director Chen noted we have written an RFP to update the CRA Plan; an analysis of our current infrastructure is included in the scope of work. The RFP should be in process this week. The CRA has to do its work and activities within the bounds of our CRA Plan. We are hoping to get an evaluation of what has been done and what still needs to be done, within state guidelines.

Mr. Collins asked Director Chen to contact him about this.

4. Presentations

There were no presentations on the agenda.

5. Consent Agenda

5.1 Minutes:

Approve Minutes of July 13, 2021 CRA Board Meeting

Approve Minutes of August 2, 2021 Virtual Workshop

5.2 Travel Requests: None

5.3 RESOLUTION NO. 2021-CRA-007

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE DANIA BEACH COMMUNITY REDEVELOPMENT AGENCY (“CRA”), OF THE CITY OF DANIA BEACH FLORIDA, AUTHORIZING THE PROPER CRA OFFICIALS TO EXECUTE THE FIRST OF THREE OPTIONAL RENEWALS OF AN EXISTING AGREEMENT FOR A ONE (1) YEAR PERIOD WITH STANDING OVATIONS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, RELATING TO CONSULTING AND PRODUCTION SERVICES IN CONNECTION WITH THE 2022 ARTS AND SEAFOOD CELEBRATION IN AN AMOUNT NOT TO EXCEED FORTY THOUSAND DOLLARS (\$40,000.00); PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

Vice-Chair Salvino motioned to approve the Consent Agenda; seconded by Board Member Lewellen. The motion carried unanimously.

6. Proposals and Bids

6.1 RESOLUTION NO. 2021-CRA-008

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE COMMUNITY REDEVELOPMENT AGENCY (“CRA”) OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE PROPER CRA OFFICIALS TO AWARD A BID RELATED TO REQUEST FOR PROPOSALS (RFP NO. CRA-21-012) TO REBUILDING TOGETHER BROWARD COUNTY, INC., A FLORIDA NOT FOR PROFIT CORPORATION, TO PROVIDE HOME REPAIR AND IMPROVEMENT SERVICES IN CONNECTION WITH THE AT HOME DANIA BEACH RESIDENTIAL REVITALIZATION BEAUTIFICATION PROGRAM; AUTHORIZING THE PROPER CRA OFFICIALS TO NEGOTIATE AN AGREEMENT IN AN AMOUNT NOT TO EXCEED EIGHTY THOUSAND DOLLARS (\$80,000.00); PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

Board Member Lewellen motioned to adopt Resolution #2021-CRA-008; seconded by Chair James.

Vice-Chair Salvino asked if there are projects we could look at to see what we have already done from the first round of homes.

Chair James explained how the first-round program worked.

Director Chen noted he would get a list of the homes that were done by Rebuilding Together Broward. He explained the first round which included 90 homes being improved.

Vice-Chair Salvino wanted to ensure we follow up on this program.

Board Member Lewellen said she has driven past some of the homes in the first round and some have not been kept up.

The motion carried unanimously.

7. Discussion and Possible Action

7.1 Broward Heights Neighborhood Rebranding Sign

Director Chen reviewed the information included in the agenda packet and noted he is seeking direction from the Board on the following options: continue with the sign installation under the name Broward Heights as indicated on the Plat or hire a consultant to meet and survey the residents to determine a new name. The second option would require additional funding from the City as all rebranding funds were used. Costs would also include having the sign company produce and install new signs.

Board Member Lewellen asked if there is still money in the budget.

Director Chen there is money to install the current sign.

Board Member Lewellen questioned renaming the neighborhood.

City Attorney Ansbro explained the Commission should not attempt to re-name the neighborhood. He suggested having the neighborhood decide what they want and tell the Commission what they want.

Chair James recommended Director Chen go to the neighborhood and find out what name they want.

Director Chen noted he would get with the City Manager.

8. Board Member Comments

Board Member Davis thanked Director Chen for the success of the Business Academy.

Rodney Collins, 24 SW 5th Avenue, asked what the projects are that the CRA is working on or planning to work on.

Director Chen addressed the restart of Dania After Dark, hosting the Arts & Seafood Celebration next year, re-initiating the revitalization of our neighborhoods through the contract with Rebuilding Together Broward for home rehabilitation, and the home building program (to be discussed at the next meeting). Our business initiatives include the Commercial Façade Improvement Program, the new pilot program at the PATCH, and business recruitment.

9. Information Items

There were no items on this agenda.

10. Adjournment

Chair James adjourned the meeting at 6:03 p.m.

ATTEST:

COMMUNITY REDEVELOPMENT
AGENCY

THOMAS SCHNEIDER, CMC
CRA SECRETARY

TAMARA JAMES
CHAIR – CRA

CITY OF DANIA BEACH

Agenda Request Item

Type of Request: Bids and Proposals

Continued from:

Requested Action (Identify appropriate Action or Motion)

ADOPT RESOLUTION AUTHORIZING THE AWARD OF REQUEST FOR PROPOSAL (“RFP”) NO. CRA-21-014, TO ATLANTIC STUDIOS, INC. TO PROVIDE PRODUCTION AND MANAGEMENT SERVICES RELATED TO THE “DANIA AFTER DARK” EVENTS; AUTHORIZING THE PROPER CRA OFFICIALS TO ENTER INTO AN AGREEMENT IN AN AMOUNT NOT TO EXCEED ONE HUNDRED SEVENTEEN THOUSAND SIX HUNDRED DOLLARS (\$117,600.00)

Purchasing Requests ONLY

Dept:

Acct #:

Amt:

Fund:

Fiscal Impact/Cost Summary

ONE HUNDRED SEVENTEEN THOUSAND SIX HUNDRED DOLLARS (\$117,600.00)

Exhibits Attached

Memo Dania After Dark (003), R-2021-CRA- Atlantic Studios, Inc. Bid Award and Agreement for Production and Management Services for Dania After Dark Events (RFP CRA-21-014), Agreement - Atlantic Studios for Dania After Dark for the CRA_

MEMORANDUM

To: Dania Beach Community Redevelopment Agency Chair, Vice Chair, Board Members
From: Michael Chen, Executive Director
Date: September 13, 2021
Re: Dania After Dark

DANIA AFTER DARK

Background: The CRA launched Dania After Dark (DAD) as a family friendly summer series from June to September 2018. DAD evolved to a monthly festival focusing on art and crafts, music, food, and culture. DAD also provides an art lovers experience at the gallery in the City Hall Atrium - coordinated by the Dania Beach Creative Arts Council Advisory Board. The event was developed as a revitalization effort for the downtown area by creating a sense of community enjoyed by businesses, visitors, and residents.

From 2018 to 2020 17 DAD events were held. Over time, DAD gained popularity and following, with approximately 1,000 to 1,500 patrons attending monthly. Each event was served by approximately 40 tented vendors and 10 to 12 food trucks. The event was cancelled in March 2020 because of the global COVID-19 Pandemic.

Update: The RFP seeking a consultant to provide production services for the Dania After Dark Festival closed on August 30, 2021. We received one response from Atlantic Studios, Inc. Atlantic Studios was the firm that provided the CRA production services to host the Dania After Dark events since the start of the program (2018). Atlantic Studios, Inc., proposed to perform the production services for Nine Thousand, Eight Hundred Dollars for each event, or a total amount not to exceed One Hundred, Seventeen Thousand, Six Hundred Dollars (\$117,600.00).

RECOMMENDATION: The CRA recommends Board approval of the Atlantic Studios, Inc. contract.

RESOLUTION NO. 2021-CRA-009

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE COMMUNITY REDEVELOPMENT AGENCY (“CRA”) OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE AWARD OF REQUEST FOR PROPOSAL (“RFP”) NO. CRA-21-014, TO ATLANTIC STUDIOS, INC. TO PROVIDE PRODUCTION AND MANAGEMENT SERVICES RELATED TO THE “DANIA AFTER DARK” EVENTS; AUTHORIZING THE PROPER CRA OFFICIALS TO ENTER INTO AN AGREEMENT IN AN AMOUNT NOT TO EXCEED ONE HUNDRED SEVENTEEN THOUSAND SIX HUNDRED DOLLARS (\$117,600.00); PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the CRA launched Dania After Dark (“DAD”) as a family-friendly summer series in September 2018; and

WHEREAS, from 2018 to 2020, seventeen (17) DAD events were held; and

WHEREAS, the DAD event was cancelled in March 2020, along with all future DAD events, due to the global COVID-19 pandemic, resulting in the termination of the production services contract with Atlantic Studios, Inc.; and

WHEREAS, the CRA posted and advertised RFP No. CRA-21-014, on the City website, Demand Star and in the Sun-Sentinel newspaper on June 22, 2021 seeking to obtain a new production services contract for DAD; and

WHEREAS, the bid opening was held virtually on August 30, 2021; and

WHEREAS, only one (1) bidder, Atlantic Studios, Inc., submitted a proposal; and

WHEREAS, the CRA Bid Evaluation Committee held a virtual review meeting on September 7, 2021 at 1:00 p.m. to evaluate the sole proposal received; and

WHEREAS, the CRA Bid Committee recommends awarding the bid to Atlantic Studios, Inc., for an amount not to exceed One Hundred Seventeen Thousand Six Hundred Dollars (\$117,600.00); and

WHEREAS, funding is proposed in the Fiscal Year 2021-2022 Community Redevelopment Agency budget in the Professional Services CRA Redevelopment Initiatives Account; Budget Account No. 106-52-08-552-31-10 and as such, the agreement with Atlantic Studios, Inc. will be finalized in Fiscal Year 2021-2022, pending approval of the Fiscal Year 2021-2022 CRA Budget; and

WHEREAS, the CRA deems it in its best interest to retain Atlantic Studios, Inc., to provide services to the CRA and recommends approval of this Resolution; and

WHEREAS, the CRA desires to enter into an agreement with Atlantic Studios, Inc. to provide production and management services in connection with twelve (12) DAD events to be held within the community redevelopment area; and

WHEREAS, a copy of the Agreement is attached as Exhibit “A” and is made part of and incorporated into this Resolution by this reference;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF DANIA BEACH, FLORIDA:

Section 1. That the foregoing “Whereas” clauses are ratified and confirmed to be true and correct and they are made a part of and are incorporated into this Resolution by reference.

Section 2. That the CRA Board approves the bid award for Request for Proposal (RFP) No. CRA-21-014 to Atlantic Studios, Inc. to provide production and management services in connection with twelve (12) Dania After Dark events in the Community Redevelopment Area;

Section 3. That the proper CRA officials are authorized to execute an Agreement with Atlantic Studios, Inc. in an amount not to exceed One Hundred, Seventeen Thousand, Six Hundred Dollars (\$117,600.00).

Section 4. That funding is proposed in the Fiscal Year 2021-2022 budget in the Professional Services Redevelopment Initiatives General Ledger Account No. 106-52-08-552-31-10 and as such, the agreement with Atlantic Studios, Inc. will be finalized in FY 2021-2022, pending approval of the Fiscal Year 2021-2022 CRA Budget.

Section 5. That the Executive Director and CRA Attorney are authorized to make minor revisions to the Agreement as are deemed necessary and proper for the best interest of the CRA.

Section 6. That all resolutions or parts of resolutions in conflict with this Resolution are repealed to the extent of such conflict.

Section 7. That this Resolution shall be in force and take effect immediately upon its passage and adoption.

PASSED AND ADOPTED on September 13, 2021.

ATTEST:

THOMAS SCHNEIDER, CMC
BOARD SECRETARY

TAMARA JAMES
BOARD CHAIRPERSON

APPROVED AS TO FORM AND CORRECTNESS:

THOMAS J. ANSBRO
CRA ATTORNEY

**AGREEMENT BETWEEN
THE DANIA BEACH COMMUNITY REDEVELOPMENT AGENCY
AND ATLANTIC STUDIOS, INC.**

This is an Agreement (the "Agreement") entered into on _____, 2021 by and between the Dania Beach Community Redevelopment Agency, a public body corporate and politic, under Part III, Chapter 163, Florida Statutes (the "CRA") with an address of 100 West Dania Beach Boulevard, Dania Beach, Florida 33004, and Atlantic Studios, Inc., a Florida corporation (the "Contractor"), with a mailing address of P.O. Box 671012 Coral Springs, FL 33067, to perform event production and management services in connection with the CRA's monthly "Dania After Dark" event (the "Event"). The City of Dania Beach, Florida (the "City") is not a party to this Agreement, but the parties agree it has certain rights as expressed in this Agreement and that it is intended to be a third-party beneficiary of the covenants in this Agreement.

In consideration of the mutual covenants, terms and conditions contained in the Agreement, and for other good and valuable consideration, the adequacy and receipt of which are acknowledged and agreed upon, the parties agree to the following:

1. Scope of Services/Deliverables

The Contractor agrees to perform production and management services in connection with the "Event", in accordance with the Scope of Services, which is attached as Exhibit "A", and made a part of and incorporated into this Agreement by this reference.

2. Term/Commencement Date

This Agreement shall become effective upon execution by both parties and shall remain in effect through September 30, 2022, unless earlier terminated in accordance with Paragraph 8. The CRA has the sole option to renew the agreement annually for up to a maximum of three (3) additional one (1) year periods in an amount not to exceed One Hundred, Seventeen Thousand, Six Hundred Dollars (\$117,600.00) for each additional renewal period.

3. Compensation and Payment

3.1 The Contractor shall be compensated a total of One Hundred, Seventeen Thousand, Six Hundred Dollars (\$117,600.00) for the "Events" payable in twelve (12) monthly installments of Nine Thousand, Eight Hundred Dollars (\$9,800.00) (a per show fee). The anticipated payment schedule is per the table below:

Event Date	Payment Date	Payment Amount
November 13, 2021	October 30, 2021	\$9,800.00
December 11, 2021	November 27, 2021	\$9,800.00
January 8, 2022	December 25, 2021	\$9,800.00

February 12, 2022	January 29, 2022	\$9,800.00
March 12, 2022	February 26, 2022	\$9,800.00
April 9, 2022	March 26, 2022	\$9,800.00
May 14, 2022	April 30, 2022	\$9,800.00
June 11, 2022	May 28, 2022	\$9,800.00
July 9, 2022	June 25, 2022	\$9,800.00
August 13, 2022	July 30, 2022	\$9,800.00
September 10, 2022	August 27, 2022	\$9,800.00
October 8, 2022	September 24, 2022	\$9,800.00

3.2 The Contractor shall invoice the CRA monthly as specified in the Scope of Services.

3.3 The CRA shall pay Contractor in accordance with the Florida Prompt Payment Act.

3.4 If a dispute should occur regarding an invoice submitted, the CRA Executive Director may withhold payment of the disputed amount and may pay to the Contractor the undisputed portion of the invoice. Upon written request of the CRA Executive Director, the Contractor shall provide written documentation to justify the invoice. Any compensation disputes shall be decided by the CRA Executive Director whose decision shall be final.

4. **Subcontractors**

4.1 The Contractor shall be responsible for all payments to any subcontractors and shall maintain responsibility for all work related to the Project.

4.2 Any subcontractors used for the Event must have the prior written approval of the CRA Executive Director.

5. **CRA's Responsibilities**

The CRA will:

5.1 Furnish to Contractor, at the Contractor's written request, all available maps, plans, existing studies, reports, and other data pertinent to the services to be provided by Contractors, in possession of the CRA.

5.2 Arrange for access to and make all provisions for Contractor to enter upon real property as required for Contractor to perform services as may be requested in writing by the Contractor.

6. Contractor's Responsibilities

The Contractor shall exercise the same degree of care, skill, and diligence in the performance of the Scope of Services as is ordinarily provided by a contractor under similar circumstances. If at any time during the term of this Agreement or within one year from the completion of the Event, it is determined that the Contractor's deliverables are incorrect, defective or fail to conform to the Scope of Services of the Event, upon written notification from the CRA Executive Director, the Contractor shall at Contractor's sole expense, immediately correct the work.

7. Conflict of Interest

To avoid any conflict of interest or any appearance of a conflict, Contractor shall not, for the term of this Agreement, provide any contracting services to any private sector entities, developers, corporations, real estate investors, etc., regarding any issues adversarial to the CRA. For the purposes of this section "adversarial" shall mean any development application where the City of Dania Beach, Florida or CRA staff recommends denial or denied an application, administrative appeal, or court action in which the City or CRA is a party.

8. Termination

- 8.1 The CRA Executive Director without cause may terminate this Agreement upon ten (10) days' written notice to the Contractor, or immediately for cause. Contractor may terminate with ten (10) days' written notice to the CRA.
- 8.2 Upon receipt of the CRA's written notice of termination, Contractor shall stop work on the Event unless directed otherwise by the CRA Executive Director.
- 8.3 In the event of termination by the CRA, the Contractor shall be paid for all work accepted by the CRA Executive Director up to the date of termination, provided that the Contractor has first complied with the provisions of Paragraph 8.4.
- 8.4 The Contractor shall transfer all books, records, reports, working drafts, documents, maps, and data pertaining to the Event to the CRA, in a hard copy and electronic format within fourteen (14) days from the date of the written notice of termination or the date of expiration of this Agreement.

9. Insurance

The Contractor shall secure and maintain throughout the duration of this Agreement insurance of such type and in such amounts as required by the CRA Executive Director. Certificates of Insurance for any required insurance shall be provided to the CRA at the time of execution of this Agreement and certified copies are to be provided if requested. Each policy certificate shall be endorsed with a provision that not less than thirty (30) calendar days' written notice and shall be provided to the CRA before any policy or coverage is cancelled or restricted.

At all times Contractor shall provide, pay for, and maintain in force during the term of this

Agreement, such insurance, including General Liability, Workers' Compensation and Automobile Liability insurance as stated below:

- 9.1 Certificates of Insurance must be delivered to the Risk Manager of the City. All Certificates of Insurance must clearly identify the contract to which they pertain, including a brief description of the subject of the contract. If coverage is not provided, then Contractor is responsible for prompt notice to the CRA Executive Director and the City. Insurance policies for required coverages shall be issued by companies authorized to do business under the laws of the State of Florida and any such companies' financial ratings must be no less than A-VII in the latest edition of the "BEST'S KEY RATING GUIDE", published in the A.M. Best Guide. If the insurance carrier's rating shall drop, the insurance carrier shall immediately notify the City in writing.
- 9.2 Coverages shall be in force while all services required to be performed under the terms of this Agreement are being performed. In the event insurance certificates provided to the CRA and the City indicate that the insurance shall terminate and lapse during the term of this Agreement, then in that event, the Contractor shall immediately furnish a renewed Certificate of Insurance as proof that equal and like coverages for the period of the Agreement is in effect. The Contractor and any subcontractor of the Contractor shall not perform or continue any services pursuant to the Agreement unless all coverages remain in full force and effect. Any delay in the services caused by a lapse in coverage shall be non-excusable, shall not be grounds for an extension, and will be subject to any other applicable provisions described in this Agreement, concerning Contractor or any subcontractor delay.
- 9.3 Insurance Requirements. The below coverages are minimum limit requirements. Umbrella or Excess Liability policies are acceptable to provide the total required liability limits if the Risk Manager of the City reviews and approves in writing the insurance limits on each of the policies. The City must approve any changes to these specifications and has the right to review and amend coverage requirements. The Contractor shall be held responsible for any modifications, deviations, or omissions in these insurance requirements. Contractor shall be responsible for any deductible or self-insured amounts.
 - 9.3.1. General Liability Insurance to include bodily injury, broad form property damage, blanket contractual liability, and personal injury with limits of no less than One Million Dollars (\$1,000,000.00) per occurrence, combined single limit for bodily injury liability and property damage liability.

SPECIAL PROVISIONS AS TO GENERAL LIABILITY INSURANCE: (to be confirmed on or attached to the Certificate of Insurance)

- The CRA and CITY are to be added as Additional Named Insureds;
- Additional named insured coverage shall be no more restrictive than Insurance Services Office (ISO) form CG 2037 (07 04);
- Contractor's insurance shall be primary and non-contributory;
- Waiver of Subrogation in favor of the CRA and City;
- Copy of Additional Named Insured Endorsement or other endorsements may be attached to the Certificate.

9.3.2. Liquor Liability Insurance with limits of no less than One Million Dollars (\$1,000,000.00) per occurrence. Certificate must name the City of Dania Beach and the Dania Beach Community Redevelopment Agency as additional insureds.

9.3.3. Workers' Compensation insurance to apply for all employees in compliance with the "Workers' Compensation Law" of the State of Florida and all applicable federal laws, for the benefit of the Contractor and its employees.

9.3.4. Employers' Liability Part B with minimum limits of no less than One Hundred Thousand Dollars (\$100,000.00), each accident.

9.3.5. Automobile Liability with minimum limit of Five Hundred Thousand Dollars (\$500,000.00) combined single limit.

9.3.6. The Contractor shall provide the Risk Manager of the City Certificates of Insurance for coverage and policies required by this Agreement. Such policies and coverage shall not be affected by any other policy of insurance which the City or the CRA may carry in their own names.

9.3.7. **In no event shall the Contractor be permitted to utilize in the delivery of the services, the following:**

- i) Any employee, subcontractor, or subcontractor employees, who is exempted or purported to be exempt from Workers' Compensation insurance coverage; or**
- ii) Any employee, subcontractor, or subcontractor employees, who will be covered by an employee leasing arrangement.**

10. Nondiscrimination

During the term of this Agreement, Contractor shall not discriminate against any of its employees or applicants for employment because of their race, color, religion, sex, or national origin, and agrees to abide by all federal and state laws regarding nondiscrimination.

11. Indemnification

11.1 Contractor shall defend, indemnify, and hold harmless the City, the CRA, and their respective officers, agents and employees, from and against any and all demands, claims, losses, suits, liabilities, causes of action, judgment or damages, arising out of, related to, or any way connected with Contractor's performance or non-performance of any provision of this Agreement including, but not limited to, liabilities arising from contracts between the Contractor and third parties made pursuant to this Agreement. Contractor shall reimburse the City and the CRA for all its expenses including reasonable attorney fees and costs incurred in and about the defense of any such claim or investigation and for any judgment or damages arising out of, related to, or in any way connected with Contractor's performance or non-performance of this Agreement.

11.2 The provisions of this section shall survive termination of this Agreement.

12. Notices/Authorized Representatives

Any notices required by this Agreement shall be in writing and shall be deemed to have been properly given if transmitted by hand-delivery, by registered or certified mail with postage prepaid return receipt requested, or by a private postal service, addressed to the parties (or their successors) at the following addresses:

For the CRA: **K. Michael Chen, Executive Director**
Dania Beach Community Redevelopment Agency
100 West Dania Beach Boulevard
Dania Beach, Florida 33004

For The Contractor: **Christian Gaidry, CEO**
Atlantic Studios, Inc.
P.O. Box 671012
Coral Springs, FL 33067

13. Governing Law

This Agreement shall be construed in accordance with and governed by the laws of the State of Florida. Exclusive venue for any litigation arising out of this Agreement shall be in the Circuit Court of Broward County, Florida.

14. Attorney Fees and Waiver of Jury Trial

14.1 All claims, counterclaims, disputes and other matters in question between CRA and Contractor arising out of, relating to or pertaining to this Agreement, or the breach of it, or the services of it, or the standard of performance required in it, shall be addressed by resort to non-binding mediation as authorized under the laws and rules of Florida; provided, however, that in the event of any dispute between the parties, the parties agree to first negotiate with each other for a resolution of the matter or matters in

dispute and, upon failure of such negotiations to resolve the dispute, the parties shall resort to mediation.

- 14.2 If mediation is unsuccessful, any such matter may be determined by litigation in a court of competent jurisdiction for any legal action arising out of or pertaining to this Agreement shall be the Circuit Court for the Seventeenth Judicial Circuit in and for Broward County, Florida, or the federal District Court in the Southern District of the United States. Each party further agrees that venue of any action to enforce this Agreement shall be in Broward County, Florida. In any litigation, the parties agree to each waive any trial by jury of all issues. In the event of any litigation which arises out of, pertains to, or relates to this Agreement, or the breach of it, or the standard of performance required in it, each party shall bear its own attorney fees and costs.

15. Entire Agreement/Modification/Amendment

- 15.1 This document contains the entire Agreement of the parties and supersedes any prior oral or written representations. No representations were made or relied upon by either party, other than those that are expressly set forth in this Agreement.
- 15.2 No agent, employee, or other representative of either party is empowered to modify or amend the terms of this Agreement, unless executed with the same formality as this document.

16. Ownership and Access to Records and Audits

- 16.1 All records, books, documents, maps, data, deliverables, papers, and financial information (the "Records") that result from the Contractor providing services to the CRA under this Agreement shall be the property of the CRA.
- 16.2 The CRA Executive Director or her designee shall, during the term of this Agreement and for a period of three (3) years from the date of termination of this Agreement, have access to and the right to examine and audit any Records of the Contractor involving transactions related to this Agreement.
- 16.3 The CRA may cancel this Agreement for refusal by the Contractor to allow access by the CRA Executive Director or her designee to any Records pertaining to work performed under this Agreement that are subject to the provisions of Chapter 119, Florida Statutes.
- 16.4 All submissions become the property of the CRA and will not be returned to the Contractor. The CRA will hold all submissions in confidence unless otherwise required by law. The Contractor is aware that the CRA is a "public body" as defined in Florida Statutes, Section 119.011(2) and that it is subject to Florida Statutes, Section 119.0701(2)(a), and the related provisions of the Florida Public Records Law.

- 16.5 Contractor agrees to keep and maintain public records in Contractor's possession or control in connection with Contractor's performance under the Agreement. Contractor additionally agrees to comply specifically with the provisions of Section 119.0701, Florida Statutes. Contractor shall ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed, except as authorized by law, for the duration of the Agreement, and following completion of the Agreement until the records are transferred to the CRA.
- 16.6 Upon request from the CRA custodian of public records, Contractor shall provide the CRA with a copy of the requested Records or allow the Records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided by Chapter 119, Florida Statutes, or as otherwise provided by law.
- 16.7 Unless otherwise provided by law, all records, including but not limited to reports, surveys, and other data and documents provided or created in connection with the contract are and shall remain the property of the CRA.
- 16.8 Upon completion of the Agreement or in the event of termination by either party, any or all public records relating to the contract in the possession of the Contractor shall be delivered by the Contractor to the Executive Director, at no cost to the CRA, within seven (7) days. All such Records stored electronically by Contractor shall be delivered to the CRA in a format that is compatible with the CRA's information technology systems. Once the public records have been delivered upon completion or termination of the contract, the Contractor shall destroy all duplicate public records that are exempt or confidential and exempt from public records disclosure requirements.
- 16.9 Any compensation due to Contractor shall be withheld until all records are received as provided in this Agreement.
- 16.10 Contractor's failure or refusal to comply with the provisions of this section shall result in the immediate termination of the Agreement by the CRA.

Pursuant to Section 119.0701(2)(a), Florida Statutes:

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THE CONTRACT, THE CONTRACTOR MUST CONTACT THE CRA CUSTODIAN OF PUBLIC RECORDS.

Custodian of Records: THOMAS SCHNEIDER, CRA SECRETARY
Mailing Address: 100 W. Dania Beach Boulevard
Dania Beach, Florida 33004
Telephone number: 954-924-9800, Ext. 3623
Email: tschneider@daniabeachfl.gov

17. Non-assignability

This Agreement shall not be assignable by Contractor unless such assignment is first approved in writing by the CRA Executive Director. The CRA is relying upon the apparent qualifications and personal expertise of the Contractor, and such firm's familiarity with the CRA's circumstances and desires.

18. Severability

If any term or provision of this Agreement shall to any extent be held invalid or unenforceable, the remainder of this Agreement shall not be affected, and each remaining term and provision of this Agreement shall be valid and enforceable to the fullest extent permitted by law.

19. Independent Contractor

The Contractor and its employees, volunteers and agents shall be and remain independent contractors and not agents or employees of the CRA with respect to all the acts and services performed by and under the terms of this Agreement. This Agreement shall not in any way be construed to create a partnership, association or any other kind of joint undertaking, enterprise, or venture between the parties.

20. Compliance with Laws

The Contractor shall comply with all applicable laws, ordinances, rules, regulations, and lawful orders of public authorities relating to this Agreement.

21. Waiver

The failure of either party to this Agreement to object to or to take affirmative action with respect to any conduct of the other which is in violation of the terms of this Agreement shall not be construed as a waiver of the violation or breach, or of any future violation, breach, or wrongful conduct.

22. Survival of Provisions

Any terms or conditions of either this Agreement that require acts beyond the date of the term of the Agreement, shall survive termination of the Agreement, and shall remain in full force and effect unless and until the terms or conditions are completed and shall be fully enforceable by either party.

23. Prohibition of Contingency Fees

The Contractor warrants that it has not employed or retained any company or person, other than a bona fide employee working solely for the Contractor, to solicit or secure this Agreement, and that it has not paid or agreed to pay any person(s), company, corporation, individual or firm, other than a bona fide employee working solely for the Contractor, any fee, commission, percentage, gift, or any other consideration, contingent upon or resulting from the award or making of this Agreement.

24. Counterparts

This Agreement may be executed in several counterparts, each of which shall be deemed an original and such counterparts shall constitute one and the same instrument.

IN WITNESS OF THE FOREGOING, the parties have executed this Agreement on _____, 2021.

CRA:

ATTEST:

**DANIA BEACH COMMUNITY
REDEVELOPMENT AGENCY**

THOMAS SCHNEIDER, CMC
CRA SECRETARY

TAMARA JAMES
CRA CHAIRMAN

APPROVED FOR LEGAL FORM AND CORRECTNESS:

THOMAS J. ANSBRO
CRA ATTORNEY

WITNESSES:

Signature

PRINT Name

Signature

PRINT Name

CONSULTANT:

ATLANTIC STUDIOS, INC., a
Florida Corporation

By: _____

PRINT Name

Title

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☐ physical presence or by ☐ online notarization, on _____ 2021, by Christian Gaidry, as CEO of Atlantic Studios, Inc, a Florida corporation, on behalf of the corporation. He is personally known to me or has produced _____ as identification.

Notary Public, State of Florida

My Commission Expires:

EXHIBIT “A”

SCOPE OF WORK AND REQUIREMENTS

Items identified in the Scope of Work will be prepared, managed and executed by the successful Respondent. The duties will be performed with the approval of the CRA Executive Director, together with CRA staff in compliance with all CRA and City financial, operational and risk management requirements.

BACKGROUND: “*Dania After Dark*” is a monthly, family-oriented entertainment festival established in 2018. DAD is presented by the Dania Beach Community Redevelopment Agency (CRA) to create a sense of place for Dania Beach residents and businesses and to introduce visitors to the unique charm of our City. DAD is complimented by “*Art in the Hall*”, presented by Dania Beach Creative Arts Council, is located in the adjacent City Hall atrium and showcases emerging artists. Typically, 1,000 to 1,500 patrons attend DAD monthly and enjoy the offerings of 40 tented vendors and 10 to 12 food trucks. The combined event is setting the stage for an arts and entertainment district in Dania Beach. The Event is free to the public.

DAD is held in the City Hall/Paul DeMaio Library urban center in the heart of downtown Dania Beach. DAD is held on the second Saturday of each month, 5:00 pm to 10:00pm, showcasing all forms of arts and crafts, live music, food, and culture. The event went into “hibernation” in March 2020 due to the global COVID-19 Pandemic, but prior to the interruption 1,000 to 2,000 revelers attended DAD monthly and enjoyed the offerings of more than tented arts and crafts vendors and food trucks/vendors. This Event is intended to inspire community pride and be a promotional tool for Broward County’s first City.

Dania After Dark is leading our way back to normalcy in 2021!

DELIVERABLES / EVENT DATES

- | | | |
|---------------------|------------------|----------------------|
| • November 13, 2021 | • March 12, 2022 | • July 9, 2022 |
| • December 11, 2021 | • April 9, 2022 | • August 13, 2022 |
| • January 8, 2022 | • May 14, 2022 | • September 10, 2022 |
| • February 12, 2022 | • June 11, 2022 | • October 8, 2022 |

PROCUREMENT: The Contractor is responsible for providing turn-key production and management services for the twelve (12) Events held on the second Saturday of each month beginning on November 13, 2021 and ending on October 8, 2022. Each Event must start at 5:00pm and end no later than 10:00 p.m. All permits, goods and services for the Event must be procured, acquired and paid for by the Contractor. This is a free Event to the public and no admission or parking fees may be charged. The Contractor will work with the Dania Beach CRA to discuss, coordinate and implement strategies for the Event.

Contractor, all sub-contractors, and Event vendors must operate in compliance with all City regulations. Two recent Ordinances were adopted by the City that will have an impact on these Events, as follows:

1. *Sec. 17-135. - Prohibition of use of Styrofoam, polystyrene and polypropylene food and beverage service articles by city and CRA contractors and temporary vendors.*
(a) City and CRA contractors and temporary vendors shall not sell, use, or provide food, beverages or both in Styrofoam, polystyrene or polypropylene food and beverage service products or articles in city facilities and on city property, including but not limited to special events in such facilities or on such property.
2. *Sec. 110-320. - Mobile food vending conditions of use.*
(D) Other prohibitions. Mobile food vendors shall be prohibited from:
 - (6) Using or distributing Styrofoam containers or cups; and*
 - (7) Using or distributing plastic straws.*

EVENT PLAN: Contractor must create and present an Event Plan to the CRA. The Plan should detail the following:

- Master Schedule (covering all Events): Event day timeline and site plan.
- Marketing and Advertising plan for twelve Events. All marketing materials are to be provided to CRA for pre-approval in the format requested in a timely manner.
- Strategies for outreach to and participation from local brick and mortar downtown businesses to be part of the Event experience.
- Strategies for Activities designed for children with a range of ages
- Strategies for coordinating the Dania After Dark events with the “Art in the Hall” events, presented by Dania Beach Creative Arts Council.
- Vendor procurement - types and mix of merchandise and food vendors.
- Permit Applications - coordination with City Services as necessary.
- Coordination with the Broward Sheriff’s Office (“BSO”) for safety and security.
- Coordination with BSO Fire for inspections.
- On-site Operations Management for load in and load out.
- Volunteer recruitment and coordination.
- Organizational Chart showing Project Manager and site crew for the Event days.
- Plan for communication with CRA staff, CRA consultants, and participating organizations. Contact information for Project Manager, site crew, and assistants, including cell phone numbers must be provided in advance.
- Proposed entertainment, including type of music, performers, and activities.

- Provide 70 feet of space for the exclusive use by the CRA or its designee(s). CRA, at its sole discretion, may waive the use of any part of this space to make room for additional vendors.
- Monthly written post-Event reports delivered via email no later than one week after Event to CRA Executive Director. Reports shall include the name and contact information of all vendors which participated in the Event.
- After the Event photos must be included with the post Event wrap up reports and delivered by email or through large file transfer media.

LOGISTICS MANAGEMENT AND COORDINATION

1. **SITE DESIGN AND LAYOUT.** The successful Respondent shall design, develop and implement a site map for the Event production, which shall include the locations of the elements of the Event: The layout should be comprehensive and show full use of the entire available space to accommodate the public. The descriptions/strategies to address the following factors must be included:

- Food vendors tented;
- Food trucks;
- Beverage vendors;
- Artists/crafters/others tented;
- Performance artists;
- Children's activities;
- Musical performances;
- Sponsor areas (CRA requires 70 feet for its use at each Event);
- Portable restrooms;
- Event parking for disabled, vendors, artists, sponsors and general public;
- Stage location and set up information;
- Lighting for each tent (led lighting preferred);
- Generators;
- Audience layout for the entertainment area (tables, chairs and other seating) will be provided by the Contractor; and
- Strategy for dealing with inclement weather on a scheduled event day.

2. **EVENT MANAGEMENT:** Contractor will coordinate and manage all elements of the Event during Event hours to include agreed upon Event set up time, and time needed to break down, and cleanup site after the Event.

3. **VENDOR APPLICATIONS/LICENSES.** Contractor will determine all vendors and artists' fees, receive applications and make decisions regarding the selection of vendors, and provide information on all vendors to the CRA. All vendors including local Dania Beach artist vendors should be considered on the condition that the quality of their art meets the Event's required standards. All required licenses and permits must be obtained in a timely manner. Items at vendors' booths and vendor activities may not contain political or controversial advertising, imagery or items deemed to be hazardous by the CRA. All vendors and activities must be approved by the CRA prior to the Event. The CRA reserves the right to remove from the Event any and all vendors who or which are not on the vendor list provided by the Contractor and therefore deemed unauthorized to vend at the Event.
4. **FOOD AND BEVERAGE VENDOR SELECTION.** A key feature of the Event is dining al fresco through food trucks and tented food, beverage and other related vendors. The Contractor will procure all food vendors and will be responsible for all costs and compensation that may be due to any vendor. Contractor must provide the CRA with a list of Food Trucks and tented food and beverage vendors participating in the Event prior to the Event. All vendors including local Dania Beach food vendors should be considered on the condition that the quality of their food meets the Event's required standards. Respondents should document experience securing food vendors and administering their compliance with insurance, health and safety regulations during an outdoor Event. All food vendors must comply with all local, state and national laws and the Event policies of the City/CRA.

NOTE: To refresh the Event and create continuing interest from the public, Contractor must rotate food and beverage/vendors appearance to add variety and maintain public interest in attending the Event. Food and beverage vendor fees are to be made payable to the Contractor.

5. **ARTIST/CRAFTER VENDOR SELECTION:** The Contractor will manage the recruitment, qualification and notification of artist/crafter participants. The Contractor will be responsible for all costs and compensation that may be due to any artist/crafter. Respondents should submit examples of having secured artist/crafts exhibitors and management of art exhibitor communication, coordination and placement upon approval of artist. CRA has the right to refer artists to Contractor for consideration._

NOTE: To refresh the Event and create continuing interest from the public, Contractor must rotate artists/vendors appearance to add variety and maintain public interest in attending the Event. Artists fees are to be made payable to the Contractor.

6. **ALCOHOLIC BEVERAGES:** The sale of alcoholic beverages is permitted and all vendor fees are to be paid to the Contractor. The Contractor may decide to own and operate the bar during the Event. All the required liquor safety laws must be adhered to including ensuring that alcohol is not sold to minors. The DBDAD Contractor must obtain beer and liquor licenses for the Event and provide copies to the CRA. An up to date current liquor liability certificate of insurance must also be obtained

and copies provided to the CRA. Respondents should document actual capability to perform this service as well as examples of previous experience.

7. **VOLUNTEERS:** The Contractor must provide the CRA with a list of volunteers being used and all volunteers must sign the CRA's Hold Harmless Certificate provided for the Event. Volunteers and all staff must be properly attired and be courteous and respectful to all guests and CRA personnel. The CRA retains the right to remove persons who do not comply with these requirements from the Event.
8. **MANAGE/SECURE SERVICE PROVIDERS FOR EVENT:** Services required for the Event include portable sanitary facilities, stage, audio/sound; tents, tables, chairs, electricity generation through generators, lighting, signage, and other necessary contracted services. The Contractor shall contract and pay for these items.
 - 8.1: Tents/canopies are required for artists and must be a pop-up design measuring 10'x10', clean, in good condition, and white. The CRA recommends that artists apply weights to their tents to avoid wind damage. All work must be displayed professionally. Tables must be covered to the ground. No storage boxes and other paraphernalia should be visible.

Exhibits are to be completely set-up 30 minutes before opening of the Event. Set up and breakdown times will be strictly enforced. All artists must keep their booths open until the Event is over. Early booth closing is not permitted!
 - 8.2: Waste removal: Contractor must provide a waste removal plan for public and vendor use throughout the Event. Ample garbage bins with liners must be easily accessible to avoid trash at the event site. Garbage must be collected frequently, in bags and tied before placing in waste collection dumpsters/bins. The CRA will provide easy access to a waste collection dumpster/area for garbage to be stored.
 - 8.3: Generators and Lighting: Contractor must provide silent/quiet generators for on-site provision of electricity. Some electricity may be obtained from light poles at the City Center. For safety reasons all electrical cords and conduits necessary for booth lighting, must be taped down, and clearly marked with bright tape to prevent accidents.
9. **EVENT PERMITTING:** A City/CRA operations committee will meet regularly as required with the Contractor to discuss the Event production. An important element is the Contractor's progress in obtaining the appropriate building and fire code permits and compliance with pertinent City regulations. Respondents should demonstrate familiarity with variations in permit requirements in different venues and should submit a conceptual plan for managing the process in the City. The selected Contractor will submit, obtain and pay for all permits for the Event and services as required. Contractor must complete the required City of Dania Beach Special Event Permit form provided through the following link: <https://daniabeachfl.gov/DocumentCenter/View/1447/Application-for-Special-Event?bidId>

NOTE: The CRA will assist in guiding Contractor through this application process. Monthly inspections will be required for structural, electrical, plumbing, gas plumbing, food cooking areas and food trucks. (See attachments for BSO Fire's requirements).

10. **SAFETY AND SECURITY:** The Contractor will ensure all safety regulations are followed and safe practices are observed. The City of Dania Beach contracts with the Broward Sheriff's Department for police and fire services. The Contractor must make arrangements with and pay BSO for police and fire service before the Events. Private security may be used to cover security at the City's Parking Garage if approved in advance in writing by City. Respondents should document their experience, safety record and any unique approaches to outdoor events.
11. **EVENT MEETINGS:** The Contractor will participate in and provide leadership during all planning meetings. This will include meetings with CRA staff, and the City/BSO operations team. The meeting schedule will be held monthly as necessary.
12. **EVENT TIMELINE:** A critical element of success for the Event will be a detailed event timeline with the many items dovetailed to meet deadlines. The Contractor will develop and submit an Event timeline for all installations, deliveries, set-up, event operations, and breakdown for each Event installment.
13. **ENTERTAINMENT:** The Contractor will select entertainers and provide a lineup of musical acts for adults and activities for children. Please Note: To refresh the event and create continuing interest from the public, Contractor must rotate musical acts and activities for children to add variety and maintain public interest in attending the Event. Fees for entertainment are the responsibility of the Contractor.
14. **MARKETING AND ADVERTISING:** The Contractor will design, develop and disseminate marketing and advertising print and digital materials at the Contractor's expense. All elements of the Marketing and Advertising plan produced must be approved by the CRA in writing and all final documents provided to the CRA and its marketing consultants as required. The CRA reserves the right to change the Event logo and branding images if necessary, after discussions with the Contractor.
15. **SPONSORS:** Contractor may secure cash and in-kind sponsors to defray costs to Contractor and must submit prospective sponsors to the CRA for written approval in advance. CRA, in its sole discretion, will determine the appropriateness of sponsors for Event participation. The CRA may also secure cash and in-kind sponsors to defray costs to the CRA. CRA and Contractor will coordinate regarding Sponsors to ensure a variety of Sponsor types. Contractor will assist with all sponsor servicing, including grid creations pre-Event, on-site and post-Event fulfillment obligations.

16. **EVENT CANCELLATION:** The CRA may cancel the Event up to twenty four (24) hours prior to the start of the Event at no cost to the CRA. If the event is cancelled at any time after the twenty four (24) hours has passed, the CRA will pay 50% of the per show fee.
17. **FEE SCHEDULE:** A per event fee of Nine Thousand, Eight Hundred Dollars (\$9,800.00) will be paid to the Contractor for the services provided. This rate is inclusive of all costs for the services to be provided and shall not exceed One Hundred, Seventeen Thousand, Six Hundred Dollars (\$117,600.00) in total. The per-show fee will be paid to the Contractor two (2) weeks prior to each Event if Contractor provides an invoice in a timely fashion.
18. **ITEMS AND SERVICES PROVIDED BY THE CRA:**
- Site preparation and related items e.g.: Street closure barricades, cones, garbage truck or dumpster located near Event site for garbage disposal during the Event.
 - Support with advertising and marketing the Event.
 - Support and guidance with the City permitting and inspection process.
19. **REQUIREMENTS.**
- Contractor must fully comply with the specified insurance requirements.
 - Contractor must provide all necessary licenses (City, county and state).
 - Contractor must designate an experienced team member to regularly meet with CRA staff to discuss planning and execution of tasks for a successful Event.
 - Contractor must produce notes of all meetings to the CRA for its review and records.
 - Contractor must meet all deadlines to ensure Event success.

MEMORANDUM

To: Dania Beach Community Redevelopment Agency Chair, Vice Chair and Board of Directors

From: Michael Chen, Executive Director

Date: September 13, 2021

Re: At Home Dania Beach / CRA-Owned Properties

Background

Through various transfers and acquisitions, the CRA has acquired a total of 16 properties, with a total of 79,241 square feet (1.82 Acres) of land. The characteristics of the parcels are varied and include the following:

1. Potentially buildable: 11 parcels, with a total of 47,559sf (1.09 ac) of land.
2. Developed: 1 parcel, with 5,022sf (0.12 ac) of land and a building of 5,512sf (2 DU)
3. Right-Of-Way: 1 parcel, with 10,260sf (0.24 ac) of land; and
4. Smith Store: 3 parcels, with a total of 16,400sf (0.38 ac) of land.

Update: The subject of this update are the 6 parcels within category 1 that were the focus of discussion at the June 8, 2021 CRA Meeting (see table below):

CRA-Owned Properties			Appraised Val / SF: \$11.07					
(Source: FI Dept. of Revenue, Broward 2020)			(Appraisal on 137 NW 4th Ave, June 21, 2021)					
Site	Property Address	Site Area (sf)	Req Dimensions		Actual Dimensions		Land Val By Appr	Zoned Dist / Designation
			Width	Depth	Width	Depth		
1	NW 14 Way	4,900	60	90	70.0	70.0	\$54,243	NBHO - Res
2	137 NW 4 Ave	5,421	50	100	51.7	108.5	\$60,010	City Center (Comm'l/MU)
3	608 W Dania Beach Blvd	10,850	50	100			\$120,110	NBHO - Mixed Use
4	524 NW 3 Ter	3,750	60	90	37.5	100.0	\$41,513	NBHO - Res
5	Old Griffin Rd	4,231	60	90	57.5/31.6	100.0/103.4	\$46,837	NBHO - Res
6	56 NW 8 Ave	8,435	60	90	50.0/48.5	166.9/179.0	\$93,375	NBHO - Res
	Totals:	37,587					\$416,088	

In the June 8 discussion a question was raised as to if all of these sites are actually buildable. There are two answers to that question: 1) Buildable by land use regulations, and 2) Buildable by practical design.

The minimum site dimensions by land use regulations by the zoning designation of each parcel is listed in the table above, as are the actual site dimensions by survey (a survey was not performed on site 3 as the dimensions were not in question). By land use standards, sites 1, 4, 5, and 6 do not qualify as buildable. However, according to the

Community Development Department, a variance for site dimensions is not a difficult or expensive process.

The more definitive criteria for the buildable standard is the ability to design a practical, functional house, with reasonable setbacks, within the dimensions of the specific site. According to Steven Luria, President of Roomscapes, Inc. (Architect for the first six At Home houses), the critical dimension of these sites is the width – “a 40-foot wide interior lot or 50-foot wide corner lot would allow a 30 foot wide house, which keeps it marketable.” Only Sites 4 and 5 are corner lots. The width of Site 4 is clearly deficient and must be considered “UNBUILDABLE.” Site 5 is an irregular-shaped lot and while the street-front edge is only 31.5 feet, its interior edge width is 57.5 feet. The wide interior edge, coupled with its slightly oversized length 103.4 feet makes it likely that a practical, functional house can be designed on Site 5. Sites 1, 2, 3, and 6 fit 40-foot width criteria and therefore are considered buildable.

Recommendation: The CRA recommends the following actions:

- Put the five (5) buildable parcels (Sites 1, 2, 3, 5, and 6) up for development by RFP. The terms/conditions of the RFP will include:
 - The CRA is seeking the highest and best proposed acquisition price from an experienced, qualified builder/developer (Developer).
 - The CRA may be willing to defer payment of the approved acquisition price from a qualified Developer (at CRA discretion) to reduce the financial cost of building the houses. The land value will be protected by a subordinated mortgage, payable upon the sale of the house.
 - Mandate that the Developer must construct workforce attainable housing defined as 120% Broward AMI on each site, with the following general descriptions:
 - Developer is to build at minimum a 3-bedroom/2-bath, single-family house on each site within a specified time:
 - Developer is responsible for all site preparation costs, engineering/design of the houses, building permits, construction, financing, and all development costs.
 - All Houses must be built by a licensed general contractor with a valid State of Florida or Broward County general contractor's license.
 - Finished houses must include appurtenances, fixtures, and improvements.
 - Developer required to provide homebuyer training by HUD approved housing counseling agency and pre-qualify 120% AMI criteria buyers. Developer will provide evidence to the CRA that all buyers meet the income criteria and completed home-owner training prior to the closing of the sale.

- The CRA will provide an At Home Dania Beach \$10,000 down payment assistance grant to an income qualified buyer who is a public service worker in the fields of police, fire/EMT, healthcare, or education in an institution or organization located within Broward County. To be considered, the applicant must have served in the qualifying capacity in Broward County for a minimum of six (6) months before their application.
 - If the grantee 's qualifying conditions change, or if the qualifying applicant ceases to be an occupant of the house for a period of five (5) years, the grant shall convert to a loan and the \$10,000.00 down payment assistance loan shall become immediately payable to the CRA. A subordinated mortgage shall be recorded on the house to enforce this condition. If the qualifying condition is maintained for a minimum of five (5) years, the subordinated mortgage will be released upon request within a reasonable processing period.

Attachments: EXHIBIT A: BCPA folio/aerial overview of the five subject parcels



Site Address	56 NW 8 AVENUE, DANIA BEACH FL 33004			ID #	5042 34 23 0130
Property Owner	CITY OF DANIA BEACH COMMUNITY REDEVELOPMENT AGENCY			Millage	0413
Mailing Address	100 W DANIA BEACH BLVD DANIA BEACH FL 33004-3643			Use	80
Abbr Legal Description	SARATOGA 18-23 B LOT 15				

The just values displayed below were set in compliance with [Sec. 193.011](#), Fla. Stat., and include a reduction for costs of sale and other adjustments required by [Sec. 193.011\(8\)](#).

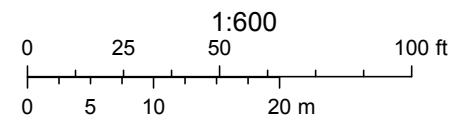
* 2021 values are considered "working values" and are subject to change.									
Property Assessment Values									
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax				
2021*	\$63,260		\$63,260	\$55,670					
2020	\$50,610		\$50,610	\$50,610	\$12.00				
2019	\$50,610		\$50,610	\$45,430	\$12.00				
2021* Exemptions and Taxable Values by Taxing Authority									
	County	School Board	Municipal	Independent					
Just Value	\$63,260	\$63,260	\$63,260	\$63,260	\$63,260				
Portability	0	0	0	0	0				
Assessed/SOH	\$55,670	\$63,260	\$55,670	\$55,670	\$55,670				
Homestead	0	0	0	0	0				
Add. Homestead	0	0	0	0	0				
Wid/Vet/Dis	0	0	0	0	0				
Senior	0	0	0	0	0				
Exempt Type 15	\$55,670	\$63,260	\$55,670	\$55,670	\$55,670				
Taxable	0	0	0	0	0				
Sales History									
Date	Type	Price	Book/Page or CIN	Price	Factor	Type			
7/15/2019	QCD-T	\$100	115961685	\$7.50	8,435	SF			
11/15/2002	WD	\$11,000	34150 / 957						
7/19/2002	D	\$6,500	33510 / 571						
11/6/2001	SWD	\$100	32900 / 1110						
11/19/2001	CET	\$100	32406 / 862	Adj. Bldg. S.F.					
Special Assessments									
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc	
04						DS			
L									
1						.3			

Property Id: 504234230130

**Please see map disclaimer



May 20, 2021





Site Address	137 NW 4 AVENUE #1-3, DANIA BEACH FL 33004	ID #	5042 34 01 1190
Property Owner	CITY OF DANIA BEACH COMMUNITY REDEVELOPMENT AGENCY	Millage	0413
Mailing Address	100 W DANIA BEACH BLVD DANIA BEACH FL 33004-3643	Use	80
Abbr Legal Description	TOWN OF MODELO (DANIA) B-49 D LOT 5 BLK 8		

The just values displayed below were set in compliance with [Sec. 193.011](#), Fla. Stat., and include a reduction for costs of sale and other adjustments required by [Sec. 193.011\(8\)](#).

* 2021 values are considered "working values" and are subject to change.					
Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	\$40,660		\$40,660	\$35,780	
2020	\$32,530		\$32,530	\$32,530	\$96.00
2019	\$32,530		\$32,530	\$23,840	\$96.00
2021* Exemptions and Taxable Values by Taxing Authority					
	County	School Board	Municipal	Independent	
Just Value	\$40,660	\$40,660	\$40,660	\$40,660	
Portability	0	0	0	0	
Assessed/SOH	\$35,780	\$40,660	\$35,780	\$35,780	
Homestead	0	0	0	0	
Add. Homestead	0	0	0	0	
Wid/Vet/Dis	0	0	0	0	
Senior	0	0	0	0	
Exempt Type 15	\$35,780	\$40,660	\$35,780	\$35,780	
Taxable	0	0	0	0	
Sales History				Land Calculations	
Date	Type	Price	Book/Page or CIN	Price	Factor
7/15/2019	QCD-T	\$100	115961637	\$7.50	5,421
2/1/2013	QCD-T	\$100	111333011		
9/21/2011	TXD-D	\$15,600	48251 / 1307		
9/13/2011	CET-D	\$1,100	48214 / 1758		
4/26/2002	WD*	\$96,000	33223 / 1009		
				Adj. Bldg. S.F.	

* Denotes Multi-Parcel Sale (See Deed)

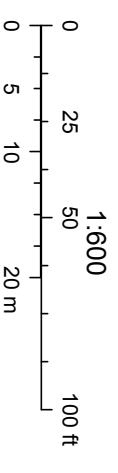
Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
04	V					DS		
L								
1						2.4		

Property Id: 504234011190

**Please see map disclaimer



May 20, 2021





MARTY KIARD
BROWARD
 COUNTY
 PROPERTY APPRAISER

Site Address	608 W DANIA BEACH BOULEVARD, DANIA BEACH FL 33004	ID #	5042 34 01 2520
Property Owner	CITY OF DANIA BEACH COMMUNITY REDEVELOPMENT AGENCY	Millage	0413
Mailing Address	100 W DANIA BEACH BLVD DANIA BEACH FL 33004-3643	Use	80
Abbr Legal Description	TOWN OF MODELO (DANIA) B-49 D LOT 21,24 BLK 17		

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* 2021 values are considered "working values" and are subject to change.
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Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	\$65,100		\$65,100	\$65,100	
2020	\$65,100		\$65,100	\$65,100	\$12.00
2019	\$65,100		\$65,100	\$65,100	\$12.00

2021* Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$65,100	\$65,100	\$65,100	\$65,100
Portability	0	0	0	0
Assessed/SOH	\$65,100	\$65,100	\$65,100	\$65,100
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type 15	\$65,100	\$65,100	\$65,100	\$65,100
Taxable	0	0	0	0

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
7/15/2019	QCD-T	\$100	115961661	\$6.00	10,850	SF
6/5/2007	CET-T	\$100	44260 / 204			
7/1/2003	WD	\$65,000	35647 / 149			
5/1/1987	QCD	\$100	14466 / 379			
				Adj. Bldg. S.F.		

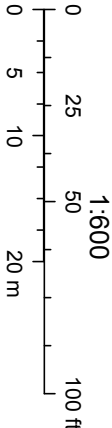
Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
04						DS		
L								
1						.3		

Property Id: 504234012520

**Please see map disclaimer



May 20, 2021





MARTY KIAR
BROWARD
COUNTY
PROPERTY APPRAISER

Site Address	NW 14 WAY, DANIA BEACH FL 33004	ID #	5042 33 15 0060
Property Owner	CITY OF DANIA BEACH COMMUNITY REDEVELOPMENT AGENCY	Millage	0413
Mailing Address	100 W DANIA BEACH BLVD DANIA BEACH FL 33004-3643	Use	80
Abbr Legal Description	SUN GARDENS FIRST ADD 30-21 B TR A N 70 OF S 280 OF E 70		

The just values displayed below were set in compliance with [Sec. 193.011](#), Fla. Stat., and include a reduction for costs of sale and other adjustments required by [Sec. 193.011\(8\)](#).

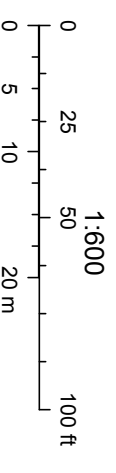
* 2021 values are considered "working values" and are subject to change.								
Property Assessment Values								
Year	Land	Building / Improvement		Just / Market Value		Assessed / SOH Value		Tax
2021*	\$29,400			\$29,400		\$29,400		
2020	\$34,300			\$34,300		\$34,300		\$8.00
2019	\$15,930			\$15,930		\$15,930		\$8.00
2021* Exemptions and Taxable Values by Taxing Authority								
		County	School Board		Municipal		Independent	
Just Value		\$29,400	\$29,400		\$29,400		\$29,400	
Portability		0	0		0		0	
Assessed/SOH		\$29,400	\$29,400		\$29,400		\$29,400	
Homestead		0	0		0		0	
Add. Homestead		0	0		0		0	
Wid/Vet/Dis		0	0		0		0	
Senior		0	0		0		0	
Exempt Type 15		\$29,400	\$29,400		\$29,400		\$29,400	
Taxable		0	0		0		0	
Sales History				Land Calculations				
Date	Type	Price	Book/Page or CIN		Price	Factor	Type	
7/15/2019	QCD-T	\$100	115961648		\$6.00	4,900	SF	
9/20/2016	QCD-T		113946836					
4/9/2003	TXD		34942 / 308					
					Adj. Bldg. S.F.			
Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
04						DS		
X								
1						.2		

Property Id: 504233150060

****Please see map disclaimer**



May 20, 2021





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Property Assessment Values

2021* Exemptions and Taxable Values by Taxing Authority

Sales History

Land Calculations

Special Assessments

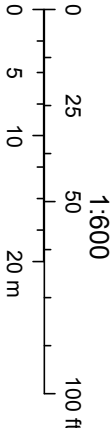
1/1

Property Id: 504234060640

****Please see map disclaimer**



May 20, 2021



MEMORANDUM

To: Dania Beach Community Redevelopment Agency Chair, Vice Chair and Board of Directors

From: Michael Chen, Executive Director

Date: September 13, 2021

Re: Commercial Facade Grant Program

Background

For nine years, the CRA has provided various grant programs to assist business owners with making interior and exterior improvements to their properties. At the October 10, 2016 CRA Board meeting, the Board authorized the sunset of the Façade Improvement and Merchant Assistance Grants and created the Commercial Property Improvement Program.

Update/Recommendation: At the June CRA Meeting, the Board directed the CRA to recommended changes to the program. The CRA Board discussed the staff recommendations and made one modification. A summary of the final changes are as follows:

Qualified: Building must be classified as a “Retail” or “Commercial” building under BCPA use codes.

Location: Expanded to CRA wide on zoning compliant prop

Req Match: 30% match if tenant business is less than 3 years old, 50% match if tenant business is 3 years old or older

Max Grant: Increased to \$25,000

Specific exclusions to the program:

- A building within a project that is/was supported by a CRA, City, or Broward County Development Agreement or incentive
- A building within a group of retail stores and service establishments under common ownership, commonly referred to as shopping centers.
- 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.
- Property containing adult uses, as defined in CHAPTER 2.5 - ADULT ENTERTAINMENT CODE of the City of Dania Beach Code of Ordinances.

Recommended Action: A draft of the amended Commercial Facade Grant Program is attached. CRA staff recommends approval of the revised program.



DANIA BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA)
COMMERCIAL PROPERTY FAÇADE GRANT PROGRAM

The Dania Beach Community Redevelopment Agency Façade Grant Program (Program) is designed to improve the appearance of commercial and retail properties in the Community Redevelopment Area (CRA) by providing financial assistance (Grant) for the improvement and revitalization of properties. The intent of this public investment is to increase the property values and create a “ripple effect” of private investment in neighboring properties receiving Grants. The focus of this Program is directed to the visible improvement of retail and commercial properties. This Program is offered by and regulated by the Dania Beach Community Redevelopment Agency (Agency).

Through this Program, the CRA may provide matching-funds grants of 50% to 70% of qualified project costs up to twenty-five thousand dollars (\$25,000.00), based on the Funding Guidelines herein. All grant recipients are required to provide 30% to 50% matching funds for their project, depending on the age of the owner/applicant’s business.

The award of Grants under the Program is subject to the funding availability.

1. Program Application Requirements

- All commercial and retail properties (Property) within the CRA are eligible, subject to the exemptions listed below. (See ATTACHMENT A: CRA BOUNDARY MAP.)
- The owner of the Property (Owner) must be the applicant.
- The application must include all the following items:
 - Proof of the Applicant’s ownership of the Property and evidence of the Applicant’s authority to encumber the Property.
 - Photographs of the current condition of the site and structures;
 - Architectural renderings of proposed façade improvements in color;
 - A detailed budget (Project Budget) must be provided. The Project Budget must reflect the line-item cost of all work being performed, including a description of the scope of work with sufficient detail to facilitate an understanding of the Project. Line-item costs must include quotes from arms-length, third-party consultants, and licensed contractors.
 - If any components of the project pertain to paving, fencing, landscaping, etc., a survey showing location of work shall also be required;
 - If the Project Budget includes landscaping, the landscaping must consist of species and varieties of native plants that are drought tolerant, require little irrigation, and withstand the environmental conditions of Dania Beach. Irrigation

systems must prevent over spray and water waste and it is recommended a drip irrigation system be installed; and

- A Compact Disk or other electronic device containing copies of all required documents.
- All statements and representations made in the Grant application must be correct in all material respects when made. The CRA reserves the right to have the application and its contents evaluated by a third-party including but not limited to; the verification of property ownership, proposed Project Budget, mortgage on the property, lease agreements, letter of Intent from lending institution and any other documents provided by the Applicant.
- Projects must be in alignment with adopted CRA Plans. The City of Dania Beach Community Development Office and the CRA must approve the Project Plans prior to commencing work.
- Ad Valorem taxes (Property Taxes) on the Property must be current as of the date of the application.
- The Property must have no outstanding City of Dania Beach building code citations.
- The Owner must provide proof of property insurance on the Property.
- **Properties within the categories described below are not qualified for the Commercial Property Improvement Program:**
 - A building within a project that is/was supported by a CRA, City, or Broward County Development Agreement or incentive
 - A building within a group of retail stores and service establishments under common ownership, commonly referred to as shopping centers.
 - 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.
 - Grants will not be awarded on Property containing adult uses, as defined in CHAPTER 2.5 - ADULT ENTERTAINMENT CODE of the City of Dania Beach Code of Ordinances.
- After approval of the application, the CRA will provide the Applicant with a Grant Agreement and Declaration of Restrictive Covenants for execution. The Owner shall not begin construction until the Grant Agreement and Declaration of Restrictive Covenants is signed by all parties and the Declaration has been recorded in Broward County public records. **Improvements completed prior to the complete execution of the Grant Agreement and Declaration of Restrictive Covenants, will not be eligible for reimbursement.**

2. Eligible Costs

To be eligible for this grant, Applicants must undertake a comprehensive improvement project that includes two (2) or more eligible improvements. Eligible costs are those market-rate costs (labor and materials) paid to third-party consultants and licensed contractors associated with undertaking the improvements. Eligible costs include:

- Architectural/engineering plans, permits, contractor fees, and construction mobilization/site fees.
- The type of improvements that may be eligible for the Program include:
 - Exterior improvement, restoration, or rehabilitation.
 - Repair, replacement, or installation of new storefront impact windows.
 - Repair, replacement, or installation of new exterior doors.
 - Repair, replacement, or installation of new awnings.
 - Repair, replacement, or installation of new exterior lighting.
 - Renewal or installation of new landscaping.
 - The removal of deteriorated or undesirable exterior alterations.
 - Exterior painting.
 - Signage, subject to the following:
 - The signage improvement must be part of a bigger project;
 - Only signage permanently affixed to the building shall be qualified; and
 - The maximum of ten (10%) percent of the total grant award can be used for signage improvements.
 - Parking lot improvements, subject to the following:
 - The parking lot improvement must be part of a bigger project; and
 - The maximum of twenty-five (25%) percent of the total grant award can be used for parking lot improvements.
 - Ancillary Project Work: Project costs for improvements ancillary to the Primary Project Work such as roof repairs, structural stabilization, and dumpster enclosures. Work in this category will only be considered on a case-by-case basis and requires the pre-approval of the CRA.
- Portions of the Project cost not funded by the approved Grant must be funded by the Owner. Owner must demonstrate their ability to meet the financial obligations of the Program and the source of their funds to meet those financial obligations.
- All work must be performed by contractors with a valid Florida Contractor License and all contractors/sub-contractors must be registered with the City of Dania Beach.
- All work must be performed in a first-class workmanlike manner in compliance with ordinances and regulations of the City of Dania Beach, and must meet all building and other applicable codes, including state and federal regulations.
- CRA Staff will evaluate the submission and may request additional improvements to make projects more comprehensive.
- **Ineligible Expenses**
 - General maintenance items and parking lot repairs (not related to a comprehensive improvement of the overall property);

- Roofing; air conditioning systems and ductwork; interior repairs or renovations; or correction of code violations, and;
- ADA compliance except in limited instances where these expenses are mandated as part of eligible improvements by the City of Dania Beach Community Development Department;
- Any improvements undertaken prior to execution of the Program Documents will be ineligible for reimbursement; and
- Grant funds cannot be used for acquiring property.

3. Façade Grant Qualifying Criteria

- The property owner must be the grant applicant. A lien will be placed on the property to assure compliance to the conditions
- Property must be located within the Dania Beach CRA (see attached map).
- The subject building must be classified as a “Retail” or “Commercial” use under Broward County Property Assessor’s use codes. Properties within the following categories are not qualified for the Commercial Property Improvement Program:
 - A building within a project that is/was supported by a CRA, City, or Broward County Development Agreement or incentive
 - A building within a group of retail stores and service establishments under common ownership, commonly referred to as shopping centers.
 - 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.
 - Grants will not be awarded on Property containing adult uses, as defined in CHAPTER 2.5 - ADULT ENTERTAINMENT CODE of the City of Dania Beach Code of Ordinances.
- Improvements must adhere to the City of Dania Beach Building Code and Zoning Regulations and all Federal, State, and Local Requirements.
- Improvements must support the objectives and goals of the Dania Beach CRA Redevelopment Plan.
- Property Owners may not reapply if they have received the maximum funding amount under this or any other grant program administered by the Dania Beach CRA within a 5-year period.
- The building and its tenant’s use must be legal in nature and a conforming use per the City of Dania Beach Zoning Code.
- Property to be improved must not have any delinquent ad valorem taxes and be free of all municipal and county liens, judgments, and encumbrances of any kind. This provision can be waived by the CRA Board if proposed plans for the property meet the goals and objectives as set forth in the Dania Beach CRA Plan, as determined by the Board.

- Upon grant approval, the property must remain free of all municipal and county liens, judgments, or encumbrances of any kind under the term of the Grant Program.

4. Funding Guidelines

- **Maximum Award Amount:** Qualifying retail and commercial properties as defined in Section 1 matching-fund grants for improvements up to a maximum of \$25,000.
 - Approved grant proceeds are funded only after the Owner's total estimated matching share is funded and evidence of said funding is provided to and approved by the CRA. The progress of the project is as of the time of the first awarded grant funding shall represent the value of the Owner's total funded matching share as inspected and approved by the CRA.
 - Before the first awarded grant funding it must be determined that the Project can be reasonably completed with the awarded grant funds. The maximum grant funding shall not exceed the amount of the grant award.
 - Any special conditions specified in the Agreement are satisfied.
 - Cost savings from the estimated Project Budget on which the Grant award is based shall reduce the Grant award on a pro rata basis, calculated as the maximum amount of the Grant award divided by the estimated Project.
- **Required Property Owner Matching Funds:** The CRA is making available to commercial and/or mixed-use properties within the CRA priority area matching grants for improvements up to a maximum grant award as follows:
 - Case 1. If there is no identified tenant for the subject property at the time of application, 50% minimum required applicant match; or
 - Case 2. If less than 51% of the identified tenants (based on total leasable space) in the subject property at the time of application are owned by the applicant, 50% minimum required applicant match; or
 - Case 3. If 51% or more of the identified tenants (based on total leasable space) in the subject property at the time of application are owned by the applicant and said company is more than three (3) years old, 50% minimum required applicant match; or
 - Case 4. If 51% or more of the identified tenants (based on total leasable space) in the subject property at the time of application are owned by the applicant and said company is less than three (3) years old, 30% minimum required applicant match.

Funding examples, based on a total **project budget of \$75,000** (max grant \$25,000):

Case 1. Applicant's match 50%: Applicant \$50,000 / Grant \$25,000

Case 2. Applicant's match 50%: Applicant \$50,000 / Grant \$25,000

Case 3. Applicant's match 50%: Applicant \$50,000 / Grant \$25,000

Case 4. Applicant's match 30%: Applicant \$50,000 / Grant \$25,000

Funding examples, based on a total **project budget of \$40,000** (max grant \$25,000):

Case 1. Applicant's match 50%: Applicant \$20,000 / Grant \$20,000

Case 2. Applicant's match 50%: Applicant \$20,000 / Grant \$20,000

Case 3. Applicant's match 50%: Applicant \$20,000 / Grant \$20,000

Case 4. Applicant's match 30%: Applicant \$15,000 / Grant \$25,000

5. Grant Agreement

Grant awards and Owner obligations and covenants will be contractually bound by a Grant Agreement (Agreement) executed by the Agency and Owner. Performance of the Owner's obligations and covenants described in the Agreement shall be secured by a Lien on the Property. The Agreement and the Declaration of Restrictive Covenants shall be executed within (30) days following approval of the grant.

A Grant award shall not be binding until the Agreement and the Declaration of Restrictive Covenants have been executed and the Lien has been recorded. The Agreement shall:

- State the maximum amount of the Grant award. The Grant amount funded may be less if the actual construction costs are lower than the estimated Project cost and/or an Owner default.
- Describe any special conditions of the Grant award.
- Describe the Project Construction Conditions, as follows:
 - Project work must start within the later of:
 - Two (2) months from the Grant award (Commitment Date), or
 - Thirty (30) days from the approval of a building permit (Permit Date).
 - Project work must be completed (Completion Date) within the later of:
 - One (1) year from the Commitment Date, or
 - One (1) year from the Permit Date.
 - All Project work must be performed by licensed contractors. The Owner may act as the Project "general contractor" by hiring multiple licensed sub-contractors.
 - All Project work must adhere to City of Dania Beach building codes and standards.
 - All Project work must be materially like the approved Project Plans and comply with the Certificate of Appropriateness, if applicable.
- Describe the ongoing Owner Covenants and Obligations. The Owner Covenants and Obligations set forth in this section shall remain in force and effect for a period of five (5) years from the Completion Date. The Owner Covenants and Obligations shall be considered Covenants running with the land and shall be secured by a Lien on the Property, binding for the benefit of and enforceable by the Agency against Owner, its successors, and assigns. The Owner Covenants and Obligations are as follows:

- Owner shall not sell or transfer any interest in the Property without the Agency's prior written consent.
- Owner shall not lease the Property to adult uses, as defined CHAPTER 2.5 - ADULT ENTERTAINMENT CODE of the City of Dania Beach Code of Ordinances.
- Owner must maintain and provide proof of property insurance on the Property.
- Payment of Ad Valorem taxes on the Property must be kept current.
- Owner must continually maintain and keep the Property in good repair.
- Owner agrees to allow the Agency, or its designee, access to the Property at all reasonable times to determine that the Property is being maintained.
- **Breach of Covenants:** If the Owner fails to comply with any of the obligations and/or covenants of the Agreement, and if the Owner has not remedied said breach within any cure period approved by the Agency at its sole discretion, the Agency may exercise any or all the following remedies:
 - Terminate any further funding of the Grant; and/or
 - Enforce specific performance by Owner of its obligations; and/or
 - Void a lease, sale, transfer, or exchange of the Property; and/or
 - Demand immediate repayment of the Grant amount funded to date and accrued interest; and/or
 - Convert the Grant into a loan, with monthly payments based on the Grant amount funded, accrued interest, and ongoing interest until the loan is paid in full; and/or
 - Pursue any other rights and remedies afforded under Florida Law.
- **Compliance to Covenants:** If the Owner has complied with all the terms, conditions, and covenants of the Agreement for a period of five (5) years, the Lien on the property shall be released upon request and all potential obligations to repay the Grant shall be terminated.
 - Building Permit applications must be submitted within sixty (60) days following execution of the grant Agreement and construction to begin immediately after permit approvals
 - Executed Declaration of Restrictive Covenants must be recorded in the Broward County public records and a recorded copy provided to the CRA within ten days of receipt of the executed Program Grant Agreement. No Grant funds will be disbursed for the project before this is done.
- The Project contractor(s) received and properly credited previous payments from the Owner evidenced by lien waivers or other appropriate documents, and
- A Property inspection will be made by an authorized representative of the Agency to ensure that the work was completed according to the requirements.

DANIA BEACH
COMMUNITY REDEVELOPMENT AGENCY
Showing CRA District in Yellow

Map labels include:
Marina Boulevard
Port Everglades Expressway (I-595)
Fort Lauderdale-Hollywood International Airport
Port Everglades
Dania Beach
Old Griffin Road
Stirling Road
South Federal Highway
SW 40th Avenue
N 46th Avenue
SW 42nd Street
SW 44th Street
SW 45th Street
Griffin Rd
NW 10th Ave
NW 12th Ct
NW 14th Way
NW 1st St
W Dania Beach Blvd
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SE 12th Ave
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Legend
CRA District
City Limits

Map prepared by
Kimley»Horn