

MINUTES OF MEETING
DANIA BEACH CITY COMMISSION
VIRTUAL WORKSHOP – RAC ALLOCATED UNITS
WEDNESDAY, SEPTEMBER 8, 2021 - 5:00 PM

1. Call to Order/Roll Call

Mayor James called the meeting to order at 5:01 p.m.

Present:

Mayor:	Tamara James
Vice-Mayor:	Marco A. Salvino, Sr.
Commissioners:	Joyce L. Davis
	Lori Lewellen
	Lauren Odman
City Manager:	Ana M. Garcia, ICMA-CM
City Attorney:	Thomas Ansbro
City Clerk:	Thomas Schneider

2. Items for Discussion

2.1 Regional Activity Center Allocated Units

City Manager Garcia gave a brief introduction.

Corinne Lajoie, Assistant Director of Community Development, gave a PowerPoint presentation which is attached to and incorporated into these minutes. She noted 878 dwelling units remain from the original RAC allocation.

Vice-Mayor Salvino asked about Federal Highway to Sheridan Street insofar as at the last meeting, residents complained about the zoning in residential areas, and he questioned expanding the area.

Community Development Assistant Director Lajoie responded this would not be a rezoning; we would only increase the number of dwelling units in the RAC.

Vice-Mayor Salvino said someone could buy a block on SW 6th Street and build a large project.

Community Development Assistant Director Lajoie noted the area has a cap on it and putting a hold on the incentives would prevent this from happening.

Vice-Mayor Salvino asked if we are allowed to stop giving incentives for the height of a building.

Community Development Assistant Director Lajoie said we would look at this and may have to change the zoning. The projects that already have approved site plans are locked in; those with vacant land do not have a by right number.

Eve Boutsis, Assistant City Attorney noted we are a property rights state, but some developers going forward are willing to agree outside the development agreement to relinquish units.

Commissioner Davis said her concern was for the unused units and spoke about the proposed Zoning in Progress. She wants to make sure we do not continue to have unused units not going back to the pool and if we have a process to get those units back.

Community Development Assistant Director Lajoie responded we do not have a process to get them back and she suggested a new developer speak to an old developer about giving away units.

Mayor James asked if her recommendation is for the Commission to allow an additional 4,000 units in the RAC that does not include projects that have been constructed and those not constructed.

Community Development Assistant Director Lajoie said correct. We currently have 878, so it would be 4,878 with a new allocation. We would still need to do a feasibility study to substantiate and prove our infrastructure is compatible with the additional 4,000 units. If not, the County and State will require us to reduce the number. This is a long process, and we do not want to do it every year or every other year. With 4,000 units, it will hold us for a long period of time.

Mayor James said with the things we say to the community, understanding the need to balance development and the revenues, she is just not sure of asking for 4,000 units for only east of I-95. Our residents already expressed we are overdeveloping; these are the same type of projects and nothing innovative. Nothing would allow her to support 4,000 units; approved projects are shovel ready. She is afraid we are going to look like an overbuilt community. There are no condos being built and no homeownership units. They are all rentals, all small and all expensive. She cannot support asking the County for 4,000 units only for east of I-95; maybe citywide, but not just east. When she was first elected, we had a huge issue with the water supply. She is not comfortable adding 4,000 units.

Commissioner Davis commented she initially had a concern about 4,000 units but it was confirmed the infrastructure would sustain this number.

Community Development Assistant Director Lajoie noted she has been speaking with Fred Bloetscher, PUMPS, Inc., and he said his numbers for water supply capacity do include 4,000 additional units.

Commissioner Lewellen asked whether Dania Pointe's request for 400 units is for units already allocated or if they are asking for more.

Community Development Assistant Director Lajoie explained that the future allocation to Dania Pointe would leave only 878 units remaining.

Commissioner Lewellen confirmed the additional numbers; even if we say yes to 4,000 units, staff will still have to go through several processes.

Community Development Assistant Director Lajoie noted a site plan still must go through the DRC and through the Commission. If the Commission says yes, staff must do a feasibility study and she explained all the other steps that would have to be taken. She added water and affordable housing are the main issues now.

Assistant City Attorney Boutsis said we might want to look at our code to see if we want to add restrictions on units assigned to put criteria in for the Commission before they allocate. She explained the Zoning in Progress and noted it must be applied to anyone who comes in with an application; otherwise, they will be assigned the units. She said the Commission may want to do a moratorium in addition to the Zoning in Progress.

Commissioner Lewellen asked about the status of the housing assessment.

City Manager Garcia explained this is coming up next year; going back to 2004, we have people holding onto units. The not-to-exceed 4,000 units must go through so many levels, County and State, and could perhaps be reduced. Chances are, we may get a reduction from the County and State. The schools are no longer overcrowded. The 4,000 number also gives us a buffer; those holding on to entitlements, we need to have that conversation about giving away units.

Deputy City Manager Sosa-Cruz added almost 60% of the units are locked up and not being used. By not increasing the units, we will not get affordable housing and market housing. The vision of the City is not the current situation with the City. With respect to live and work, to get the foot traffic, you need to increase the number of units.

City Manager Garcia said according to the Broward County rail team, one reason we did not get a rail stop in our City is because of the lack of density in the City Center. To get a stop in the City, we need to increase the density. If we do not ask for the additional units, we will create a place of no future development of any kind.

Commissioner Odman commented according to the Deputy City Manager, if we do not ask, we will never get those townhouses. She does not believe we are ever going to get them. She does not think the units we are getting are that good and neither do the residents. If we are going to be the voice of the people, they say they do not want that density. They do not want the extra traffic and extra people; they want it more scaled back and less dense throughout the City. If you pay taxes and live here, you are allowed to want this. In her opinion, she does not think the projects are all that good; most do not meet the standards she would like to see. As far as missed opportunity, she understands that, but she just does not know that that is the path the people want to go on.

Mayor James said there were a lot of reasons we were not considered for the rail station; some were density, but also connectivity and we were competing with the airport. She wants us to pay attention to the comments made for the newly elected officials. When you hear these projects coming to residents' neighborhood, you hear how much pushback there is. She wants the newly elected to imagine, in a small area, we could be adding 800 more units and imagine the traffic. We do not have a traffic plan that would help US-1.

Community Development Assistant Director Lajoie noted it is identified as failing; the idea is to encourage transit.

Mayor James said it is not even feasible for 4,000 more units. A lot of people are leaving the City; we hear it is overdeveloped. There are no plans coming in for Federal Highway; it cannot be widened, and drivers take the neighborhood streets instead. She would like a different type of traffic plan so we can understand adding all these people with units that have not been built yet and with adding 4,000 units. She has a major concern with 4,000 and she has not heard one mention of those being affordable units. We all know affordable housing is not affordable with projects coming online with small square footage and the price. This is difficult for her to fathom; to not have a plan for the congestion we already have and then asking the County for more units.

Community Development Assistant Director Lajoie noted regarding affordable housing, the project next to the City Hall garage is affordable housing.

Mayor James said she is asking for low income.

Community Development Assistant Director Lajoie explained the County and State will require we set aside a number of units for affordable housing.

Mayor James commented low-income housing is different than affordable housing. She does not buy the whole affordable housing thing and questioned where the low-income component is.

Community Development Assistant Director Lajoie responded that can be a component as a set-aside of units.

City Manager Garcia explained we are doing two things never done before: transit and mobility studies. Because we are dealing with COVID, we are not getting real numbers. By putting the 4,000 number out there, we will have a year and a half; during this time, we will complete our inventory of housing which will tell us what we need. Once we have the inventory, you can see citywide where we are in all the categories, and we can have a separate workshop and allocate percentages to the different types of housing options.

Mayor James said she cannot support 4,000; more units, yes, but not 4,000.

Vice-Mayor Salvino commented regarding affordable housing, he understands, but for any developer in today's world, it is almost impossible to build low-income housing because of the construction costs. Developers will not spend money to do it because it is not affordable for

them to do it. It is almost impossible to build, but if we do not ask for 4,000 units, we will come to a stalemate. We should trust our staff and consultants; they do not think we will get the whole number. He added he does not have the solution to low-income housing.

Mayor James noted there are ways we can go about doing this.

Vice-Mayor Salvino said if we had the answers, then we could figure it out. He suggested we ask for the pot and if it is there, then we have the opportunity to bring in the project. He felt we should let the professionals take care of it.

Mayor James stated we have subject matter experts, but we were elected and must hold ourselves accountable. The pot will quickly be gone, but 4,000 units would not be her ask. There are developers who do charity. We are asking these questions and have asked for answers. Maybe we need a feasibility study first. Perhaps a moratorium would be the best until we can get the answers. We do not have an answer for transportation, and we do not have a feasibility study; we need to have that first.

Assistant City Attorney Boutsis noted you can put in regulations relating to more low-income housing and explained how the Miami Affordable Housing Authority dealt with the issue. Part of the problem is the federal government is only allocating so many funds for low-income units. It is a huge problem finding the funding available. There is a way to allocate for low-income housing.

Mayor James said City staff has made a recommendation and she does not know where we go from here.

Commissioner Lewellen commented the projects the MPO deals with are for infrastructure so there are other things going on outside the City. She agrees there needs to be a plan but making a recommendation for additional units will allow us to create a plan.

Community Development Assistant Director Lajoie explained the intentions and desires of the Commission can occur separate from the request for the replenishment of the RAC allocated units. Once we finally get approval in 12-18 months, then the Commission can apply these numbers to projects based on the feasibility study.

City Manager Garcia noted if we ask for 4,000, we may be granted a reduced number; that does not put us in a predicament. We can scale back on those numbers; we cannot add, but we can subtract.

Mayor James said she does not want to add 4,000 units. She understands we can allocate the units; even if we get 3,500 units, we should put it out there for the residents to see what they have to say. These would be a lot of additional units and we have not developed the units we have given away. She is not comfortable until she sees what is feasible for this area. There could be others sitting in the Commission seats; it is our job to lay the foundation and the groundwork.

City Manager Garcia noted a Commission consensus was being sought.

Mayor James asked if the Commission could vote on it.

Commissioner Odman said she wanted to vote on it.

Mayor James commented we could get a consensus now and then vote on it at a meeting.

Commissioner Davis said she would like to see the water feasibility study done first and then vote on it.

Commissioner Lewellen asked if the Commission had consensus to move it forward whether it meant it would come to the Commission as a vote.

City Attorney Ansbro explained a consensus tonight of whatever three Commissioners want could be put on as a discussion and possible action item for a formal vote at a regular Commission meeting.

Commissioner Lewellen asked if it is a matter of consensus or if it needs a formal vote.

Community Development Assistant Director Lajoie explained it would come to the Commission as an amendment to the Comprehensive Plan, which would require three to vote in favor to pass.

Deputy City Manager Sosa-Cruz noted moving it forward will also trigger the feasibility study.

Commissioner Lewellen said we are saying whether we are we in favor of going forward with the feasibility study. She does not see the point of putting it on the agenda for discussion when it will come back to the Commission as an amendment to the Comprehensive Plan and a vote will be taken at that time, with the number of additional units included in the amendment.

Mayor James asked what consensus to move forward means.

Community Development Assistant Director Lajoie explained staff needs to know that the Commission supports their recommendation.

Vice-Mayor Salvino suggested if we change the dialogue to up to 4,000 units, we have the opportunity to drop it back after the feasibility study.

Commissioner Odman said she does not favor 4,000 units.

Vice-Mayor Salvino said yes to 4,000 units.

Commission Davis said yes to up to 4,000 units to move it forward; if we decide to change it later, we can do so.

Mayor James said no to 4,000 units.

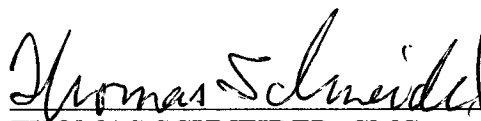
Community Development Assistant Director Lajoie noted the item will come to the Commission much later down the line, after the feasibility study is done. She asked about imposing a temporary hold on the allocation of units so staff can bring to the Commission some way to prioritize the allocation.

The Commission agreed to a temporary hold on allocation of units.

3. Adjournment

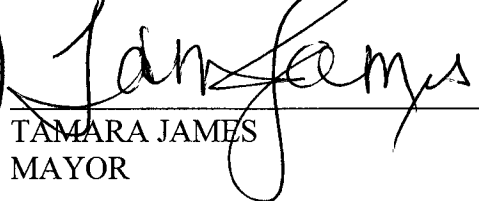
Mayor James adjourned the meeting at 6:27 p.m.

ATTEST:

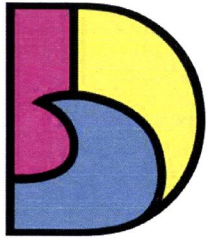

THOMAS SCHNEIDER, CMC
CITY CLERK



CITY OF DANIA BEACH


TAMARA JAMES
MAYOR

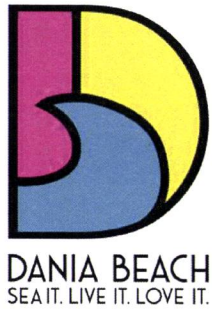
Approved: September 28, 2021



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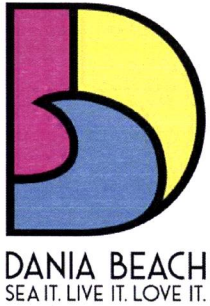
Regional Activity Center

Dwelling Units



Previous Redevelopment Initiatives

- Florida Main Street - 7/28/98, (R-110-98) primarily along Federal Highway.
- Local Activity Center (LAC) – 12/8/03 (O-2003-005), 160 acres in size.
- Regional Activity Center (RAC) – 9/28/10 (O-2010-007), 2,000 acres in size.
- The LAC and RAC are land use designations identified in the City's Comprehensive Plan, within the Future Land Use Element.



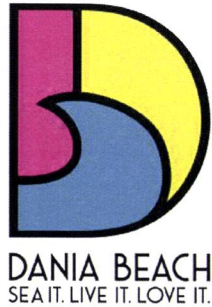
Comprehensive Plan

According to Florida State Statutes, a comprehensive plan shall **provide the principles, guidelines, standards, and strategies for the orderly and balanced future economic, social, physical, environmental, and fiscal development** of the area (city) that reflects community commitments to implement the plan and its elements.

The comprehensive plan, also known as a general plan, or land use plan, is a **document designed to guide the future actions of a city or county**.

The comprehensive plan presents a vision for the future with long-range goals and objectives for all activities that affect the local government.

The Comprehensive Plan is made up of multiple elements or chapters.



Dania Beach Comprehensive Plan Elements

1. Future Land Use Element –

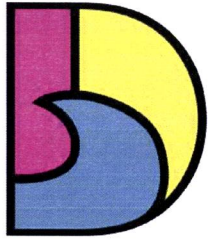
- Designation of future land use patterns as reflected by the goals & objectives set forth in the Comprehensive Plan.
- Describes each land use category & identifies general permitted uses (Zoning Code is more specific), including the RAC.
- Contains the Future Land Use Map, which is where the boundaries of the RAC are shown.

2. Housing Element –

- Provide guidance for development of plans & policies to meet identified/projected deficits in the supply of housing for moderate, low & very-low-income households, foster care facilities, and households with special housing needs.
- These plans and policies address government activities, as well as provide direction and assistance to the efforts of the private sector.
- The element makes an assessment of the condition of the existing housing stock, projects future housing needs
- Census data is used as a basis for projecting population; housing inventory, values, characteristics, mortgage/rent cost burden; etc.

3. Transportation Element –

- Examines multi-modal facilities – roadways, transit, pedestrian
- Categorizes roadways and identifies existing & projected LOS
- Hurricane evacuation routes, clearance estimates
- Identifies the City's location within the SE Transportation Concurrency Management Area (TCMA).



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Dania Beach Comprehensive Plan Elements

4. Sanitary Sewer, Solid Waste, Drainage, Potable Water, Natural Groundwater, Aquifer Recharge Element –

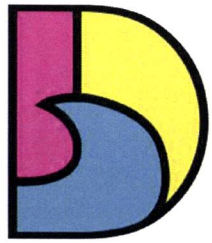
- Water Supply Plan, newly incorporated.
- Identifies existing resources, capacity, projected needs, levels of service (LOS) standards
- Identifies existing resources, capacity, and projected needs

5. Coastal Element –

- Provide for orderly development in the coastal area
- Plan for the protection of human life and coastal resources and to limit public expenditures in areas that are subject to natural disaster

6. Conservation Element –

- A guide for the conservation, use, and protection of natural resources within the City and immediately adjacent property.



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Dania Beach Comprehensive Plan Elements

7. Recreation and Open Space Element –

- Plan for system of public and private sites for recreation, including, but not limited to, natural reservations, parks and playgrounds, parkways, open spaces, waterways, and other recreational facilities.
- Analyzes the existing resources and policies necessary to ensure the adequacy of future parkland and recreation opportunities for all residents.

8. Intergovernmental Coordination –

- Guidelines and implementation standards to ensure cooperation among the city and certain other agencies and governing bodies

9. Capital Improvements –

- Evaluates public facility needs for each type of public facility.
- Estimates the cost of improvements (City's fiscal responsibility).
- Analyze the fiscal capability of the City to finance and construct improvements.
- Adopt financial policies to guide the funding of improvements and schedule the funding and construction of improvements ensuring that capital improvements are provided when required based on needs identified in the other comprehensive plan elements





Dania Beach Comprehensive Plan Elements

10. Monitoring/Implementation Element –

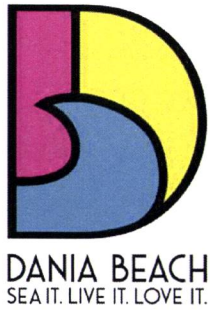
- Evaluation and Appraisal Report (EAR) will be prepared every seven years to assess/update the plan;
- The EAR also provides an opportunity to make revisions based on new State Statutes requirements, if required.

11. Public Schools Facilities Element –

- Public school enrollment, capacity, projections, level of service standards, class size requirements
- Identify infrastructure needs

12. Resiliency (NEW)

- NEW element to be added with updates anticipated for 2022/23.
- Will identify impacts from climate change.
- Will provide strategies, policies, and tools the City can use to create and implement sustainable initiatives, reduce greenhouse gas emissions, increase energy, natural systems and water conservation practices, and strengthen the overall resilience of the City.

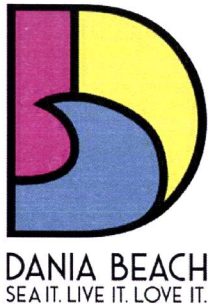


Comprehensive Plan

Comprehensive Plans must be approved by the City Commission, Broward County Commission and State of Florida, Department of Economic Opportunity.

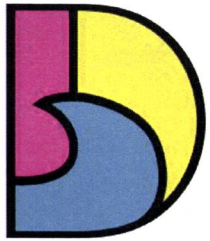
Some previous actions include:

- 2007, R-2007-010, Evaluation & Appraisal Report (EAR) accepted by State
- 2008, O-2008-021, EAR Based amendments made to the Comp. Plan
- 2009, O-2009-007, RAC established, and LAC removed
- 2011, O-2011-023, amendments to CIE & Public Schools, to reflect LOS changes established by Broward County Schools and the ILA
- 2016, EAR update statement provided to FDEO, “no amendments needed to reflect changes in state requirements since last update.”
- 2023, EAR is due to Department of Economic Opportunity



Water Supply Plan

- In 2005 the Florida Legislature enacted significant changes relating Water Resources to address the State's water supply needs requiring a stronger link between regional water supply plans prepared by water management districts and comprehensive plans prepared by local governments.
- Chapter 163 F.S. and Chapter 373 F.S. requires that Dania Beach identify how future water supply needs will be met for the next 10 years through the preparation of a Water Supply Plan (WSP).
- The most recent update to the SFWMD regional water supply plan was prepared in November 2018.
- As such, Dania Beach must update its Water Supply Plan, Potable Water sub-element and any other corresponding chapters within its Comprehensive Plan.



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Water Supply Plan

A summary of the proposed changes to the City's Comprehensive Plan are as follows:

Chapter 1. Future Land Use Element

1. Update Potable Water section to indicate adequate water supply is available through the 10-yr planning period and reference to the Potable Water Supply Sub-Element for detailed water supply planning information.

Chapter 4. Sanitary Sewer, Solid Waste, Drainage, Potable Water, Natural Groundwater Aquifer Recharge Element

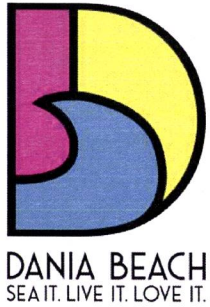
1. Update tables and figures to reflect updated population figures, future water demand and supply projections.
2. Update section addressing population, existing conditions, and water supply/demand for city served area.
3. Add section addressing population, water supply/demand for county-served area.
4. Update 10-year Capital Plan for Water Quality Improvements.
5. Add section addressing Intergovernmental Coordination for Water Supply.
6. Update GOPs per proposed Water Supply Plan amendments, conservation measures.

Chapter 6. Conservation Element

1. Update Element with water conservation efforts/status.

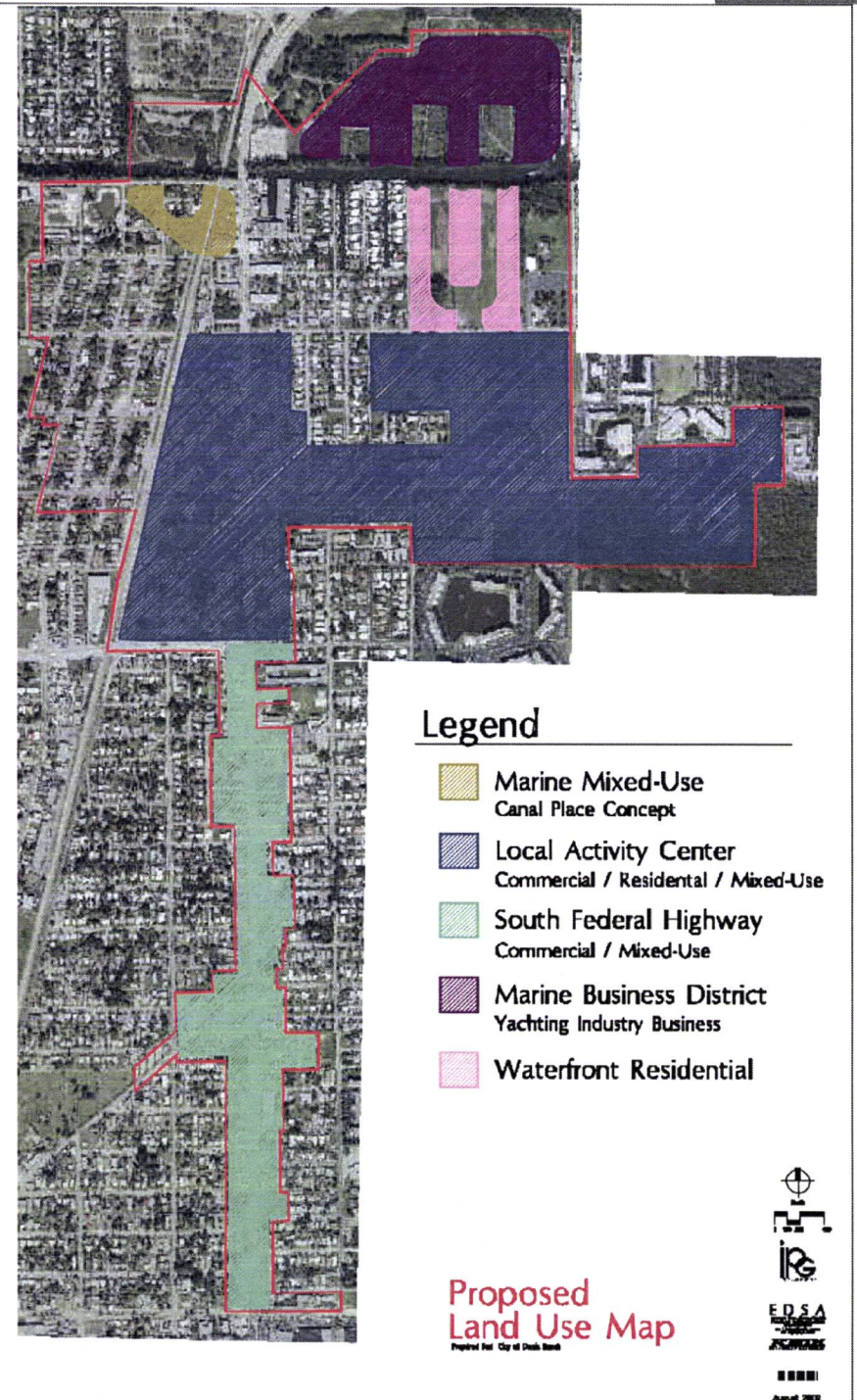
Chapter 9. Capital Improvements Element

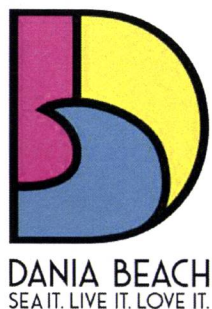
1. Update Water Quality Improvements Table.



Local Activity Center (LAC)

- Established as a result of a Slum and Blight study which established the necessity for redevelopment efforts creating the CRA.
- To attract redevelopment to this area in an urban, mixed-use form.
- Intended to put feet on the street.
 - Oriented around a 5-minute walk (1/4 mile)
 - 75% of land within the LAC must be located w/i 1/4 mile of mass transit.





Local Activity Center (LAC)

LAND USE

MAXIMUM INTENSITY

Residential

2,165 high-rise dwelling units
300 garden apartments
100 town homes

Commercial

500,000 square feet

Hotel

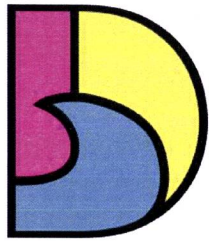
640 rooms

Community Facility

4.7 acres

Conservation

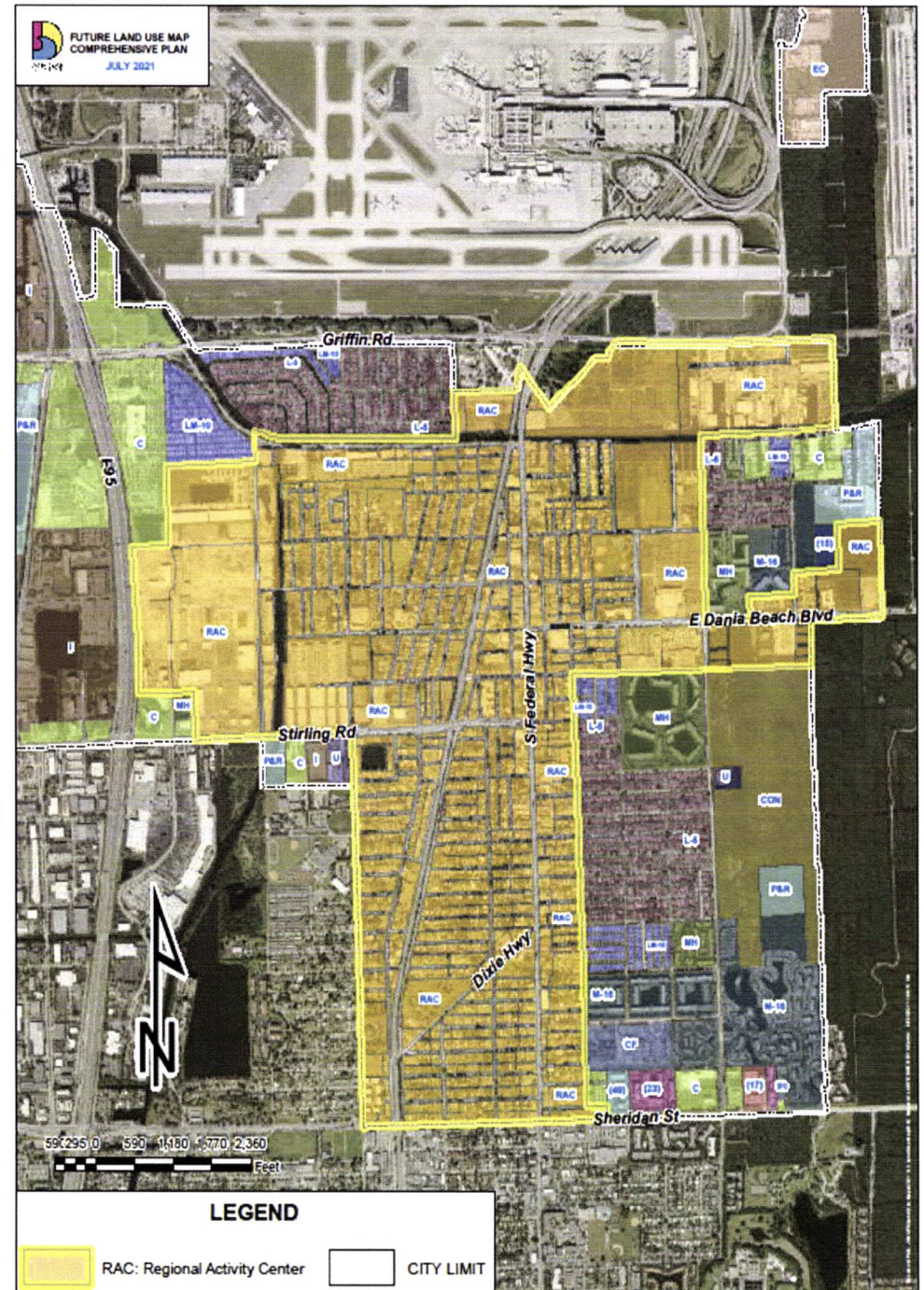
0.6 acres

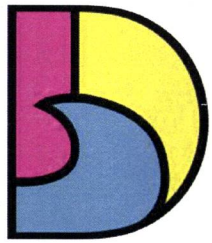


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Regional Activity Center (RAC)

- Following the success of the LAC, the City expanded the Land Use designation and created the RAC
- Established as a result of a Slum and Blight study for the expanded area which established the necessity for redevelopment efforts creating the expanded CRA.
- The intent of the RAC is to encourage attractive, functional mixed of living, working, shopping, education, & recreation activities (Live, Work, Play).





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Regional Activity Center (RAC)

LAND USE

Residential

MAXIMUM INTENSITY

2,348 single family

286 duplexes

2,047 townhomes

972 garden apartments

2,165 mid rise apartments

Commercial

294 acres, + 500,000s.f. of commercial
floor area approved w/LAC

Industrial

247.5 acres

Employment Center

74.5 acres

Transportation

6.5 acres

Hotel

640 rooms

Community Facilities

36.2 acres (or as needed)

Parks/Recreation

40.5 acres (minimum)

Conservation

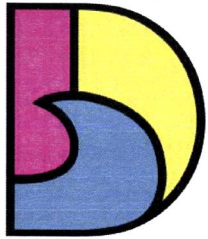
2.6 (minimum)

Utilities

2.5 acres(or as needed)

RAC

(14)

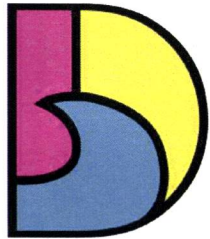


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Feasibility Study

The maximum intensity established by the LAC, and subsequently the RAC, were established by a feasibility study that looks at capacity of the following infrastructures:

- Projected trips and roadway Level Of Service (LOS)
- Water capacity and projected needs
- Student generation rates and existing capacity
- Affordable housing need and supply



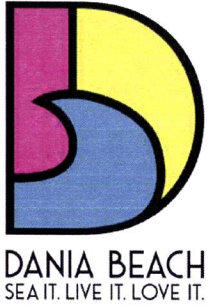
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RAC Dwelling Unit Count

- LAC total dwelling units = 2,565
 - RAC total dwelling units = 7,818
 - Remaining RAC dwelling units = 1,278
 - 400 for Dania Pointe to
be assigned 9/28/21
- TOTAL remaining: **878 dwelling units (11%)**

RAC

(16)



RAC Recent Assignments

70 Wave	380 DU approved 1/2021
90 Wave	380 DU approved 1/2021
Saratoga 3*	75 DU approved 10/2020
Trion/Soleste Cityline	286 DU approved 10/2016 & 5/2020
Seaview	384 DU approved 10/2019
Oasis Pointe	302 DU approved 12/2019
Dania Pointe	400 DU to be allocated 9/2021

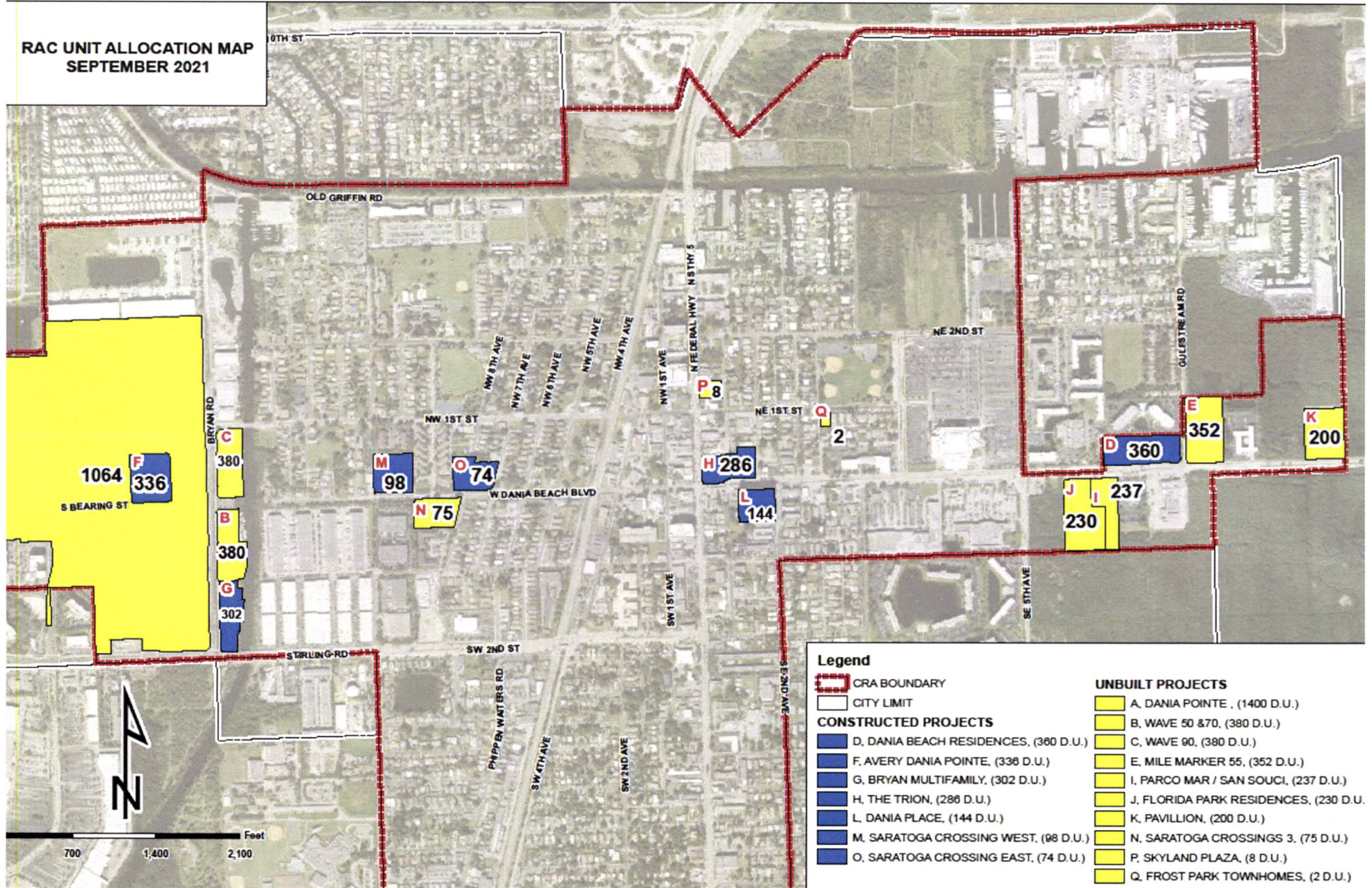
2,207 (28%) DU have been allocated from the RAC in the past 24 months.

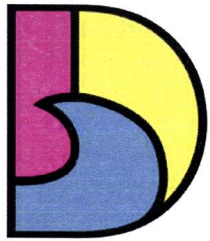
1,047 (13%) currently under construction

1,160 (14%) approved/soon to be approved & not under construction

* Affordable housing

**RAC UNIT ALLOCATION MAP
SEPTEMBER 2021**





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Assigned RAC Units

BUILT

Avery @ Dania Pointe	336 units
Oasis Pointe	302 units
Dania Place	144 units
Saratoga Crossing E.*	74 units
Saratoga Crossing W.*	98 units
DB Res. (Seaview)	360 units
<u>Soleste Cityline</u>	<u>286 Units</u>
	1,600

35.5% Built

*affordable housing

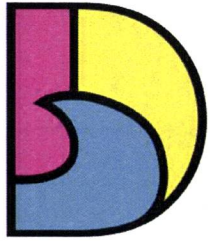
NOT YET BUILT

Dania Pointe	1,034 units
Florida Park	230 units
Frost Park TH	2 units
Mile Marker 55 (Seaview 2)	353 units
Parco Mar/San Souci	237 units
Pavilion	200 units
Saratoga Crossing 3*	75 units
Skyland Plaza	8 units
70 Wave	380 units
<u>90 Wave</u>	<u>380 units</u>
	2,899

64.4% Not Yet Built

RAC

(19)



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Geographical allocation

UNITS ASSIGNED EAST OF US1

Skyland Plaza	8
Frost Park TH	2
Soleste Cityline	286
Dania Place	144
Florida Park	230
Parco Mar/San Souci	237
Seaview	360
Mile Marker 55 (Seaview 2)	352
<u>Pavillion</u>	<u>200</u>

Total **40%**

UNITS ASSIGNED WEST OF US1

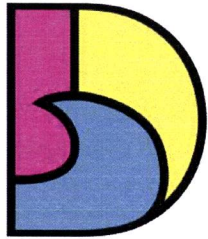
Avery at DP	336
Dania Pointe	1,064
70 Wave	380
90 Wave	380
<u>Oasis Pointe</u>	<u>302</u>
	54%

East of C-10 Canal	
Saratoga Crossing W.*	98
Saratoga Crossing E.*	74
<u>Saratoga Crossing 3*</u>	<u>75</u>
	5%

Total **59%**

RAC

(20)



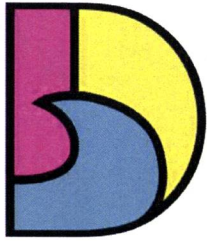
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Year Entitled

NOT YET BUILT

	<u>Unit No.</u>	<u>Year Entitled</u>
Dania Pointe	1,034 units	2016/2021
Florida Park	230 units	2015
Frost Park TH	2 units	2017
Mile Marker 55 (Seaview 2)	353 units	2013
Parco Mar/San Souci	237 units	2014
Pavilion	200 units	2004
Saratoga Crossing 3*	75 units	2020
Skyland Plaza	8 units	2012
70 Wave	380 units	2021
90 Wave	<u>380 units</u>	2021
	2,899 (37%)	

*affordable housing



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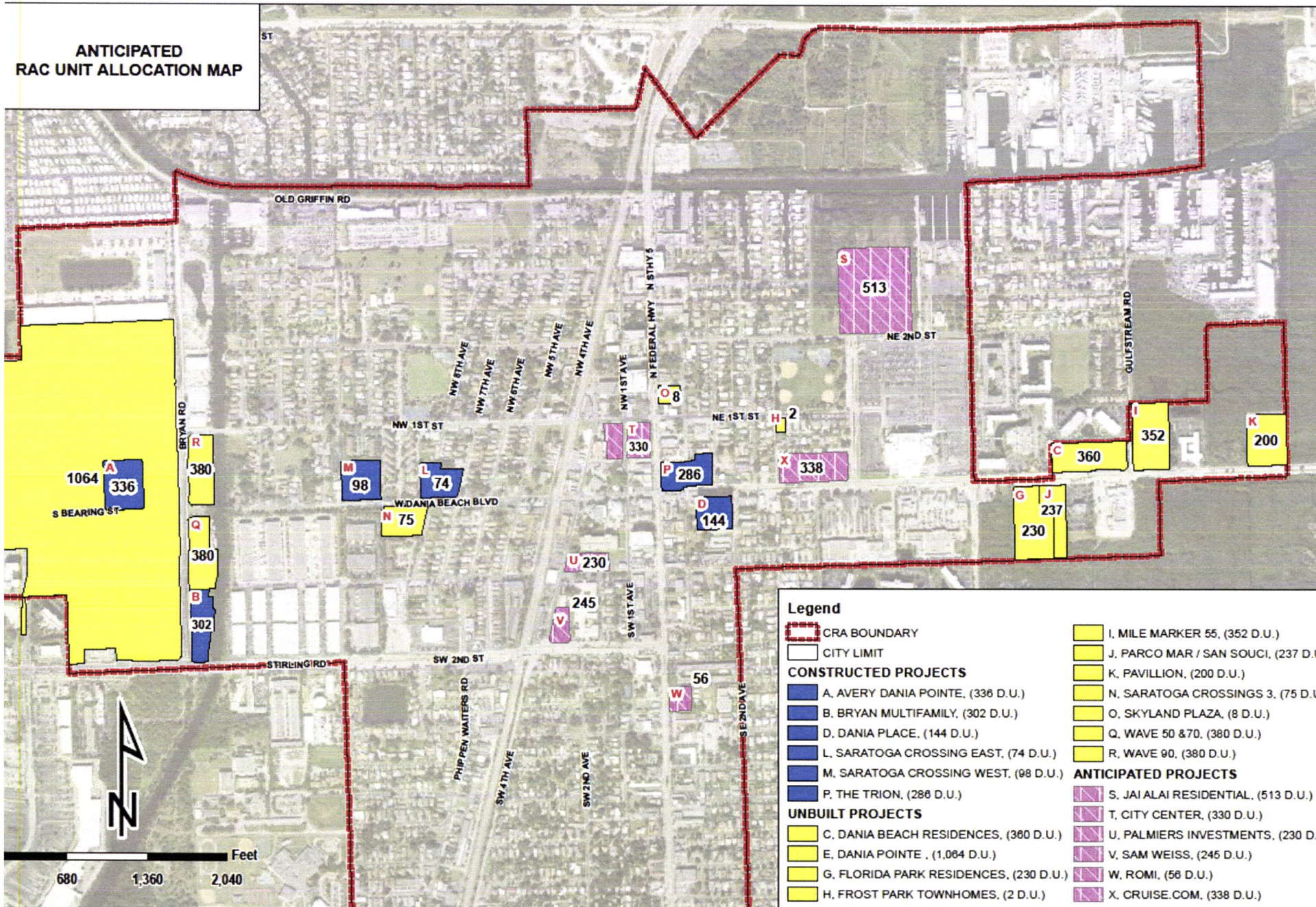
Recent Inquiries

- Tomato Field 513 dwelling units requested
- Cruise.com 158 d.u./338 d. u. w/incentives
- S. of CH garage 76 d.u./230 d.u. w/incentives*
- Romi 44 d.u. req'd/56 d.u. w/incentives
- Sam Wiess 80 d.u./245 d. u. with incentives
- Assembly 110 d.u/330 d.u. with incentives
- Seaview 2 100 additional d.u.

1,812 dwelling units currently being discussed
878 dwelling units remaining

*affordable house units

ANTICIPATED RAC UNIT ALLOCATION MAP



Legend

- CRA BOUNDARY
- CITY LIMIT

CONSTRUCTED PROJECTS

- A, AVERY DANIA POINTE, (336 D.U.)
- B, BRYAN MULTIFAMILY, (302 D.U.)
- D, DANIA PLACE, (144 D.U.)
- L, SARATOGA CROSSING EAST, (74 D.U.)
- M, SARATOGA CROSSING WEST, (98 D.U.)
- P, THE TRION, (286 D.U.)

UNBUILT PROJECTS

- C, DANIA BEACH RESIDENCES, (360 D.U.)
- E, DANIA POINTE, (1,064 D.U.)
- G, FLORIDA PARK RESIDENCES, (230 D.U.)
- H, FROST PARK TOWNHOMES, (2 D.U.)

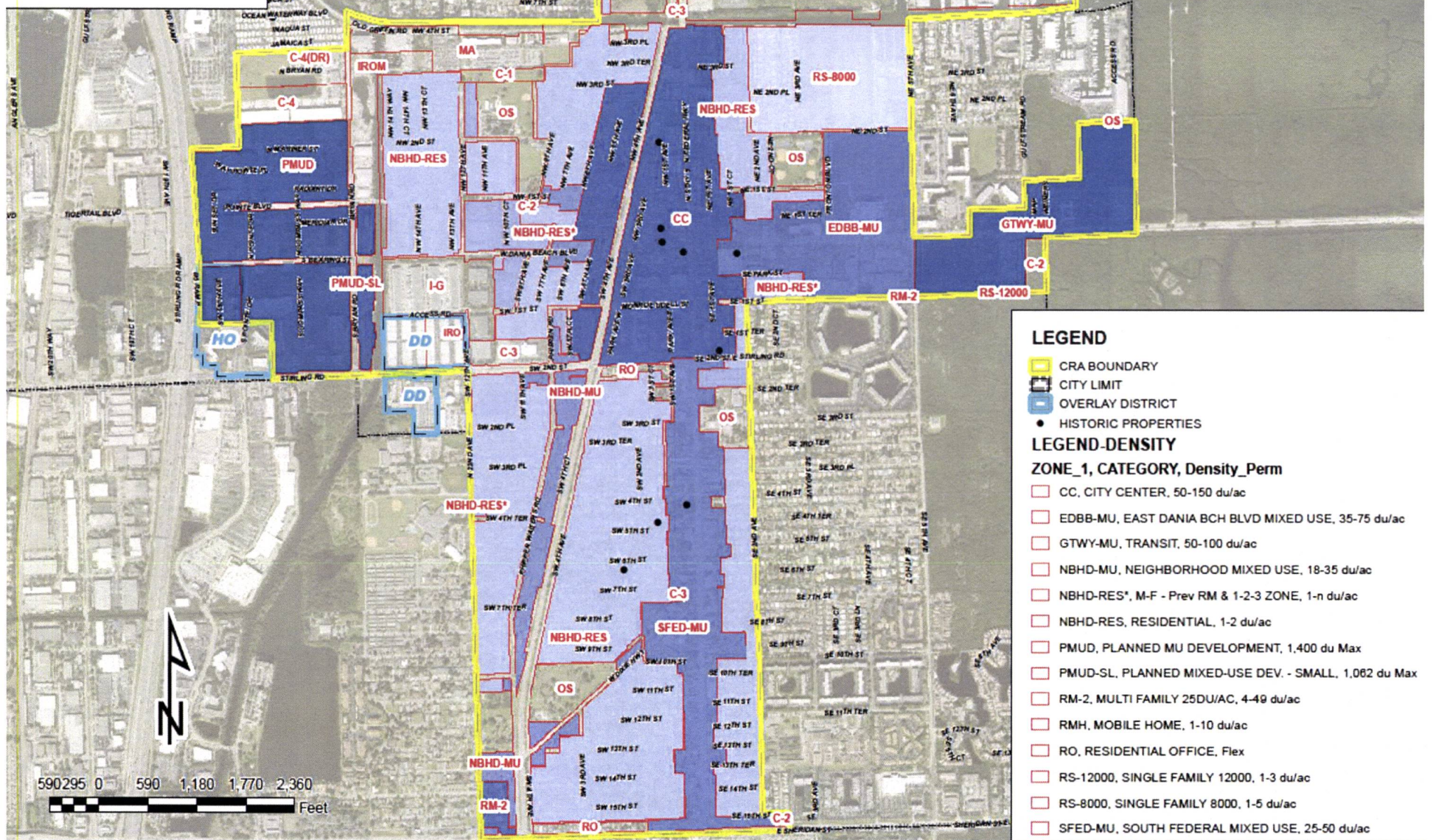
- I, MILE MARKER 55, (352 D.U.)
- J, PARCO MAR / SAN SOUCI, (237 D.U.)
- K, PAVILLION, (200 D.U.)
- N, SARATOGA CROSSINGS 3, (75 D.U.)
- O, SKYLAND PLAZA, (8 D.U.)
- Q, WAVE 50 & 70, (380 D.U.)
- R, WAVE 90, (380 D.U.)

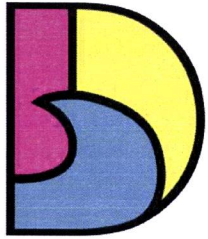
ANTICIPATED PROJECTS

- S, JAI ALAI RESIDENTIAL, (513 D.U.)
- T, CITY CENTER, (330 D.U.)
- U, PALMIERS INVESTMENTS, (230 D.U.)
- V, SAM WEISS, (245 D.U.)
- W, ROMI, (56 D.U.)
- X, CRUISE.COM, (338 D.U.)



JULY 2021

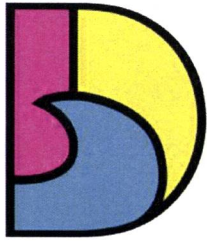




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RAC units

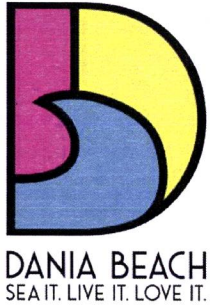
- 878 Dwelling Units remain
- Average project is 267 dwelling units
- Allocation remains for approximately 3 – 4 more projects
- Replenishment of the RAC will take 12 -18 months, which will result in a halt in all residential site plan approvals.
- Once the RAC dwelling units are depleted, no new site plans can be approved within the CRA, including:
 - New single-family homes
 - New duplexes
 - New Townhomes
 - New apartments
 - New condominiums
 - New affordable housing



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RAC units

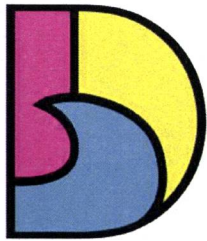
- In order to have diversity in housing types offered in our City, more units and more housing projects are needed.
- Increasing the number of units in the RAC will enable a variety of housing types to be built, including affordable/workforce housing. More development will also allow diversity rental versus ownership of units.
- The vision of the City's Comprehensive Plan and the CRA Redevelopment Plan has always been to create a walkable community to 'Live, Work & Play' in Dania Beach.



Recommendation

First, staff strongly recommends the City Commission establish a temporary Zoning In Progress in order to determine how to allocate the remaining RAC units.

Second, staff would like City Commission direction to request additional dwelling units for the RAC, not to exceed 4,000.



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Additional RAC units

ZONING IN PROGRESS

- The moratorium is envisioned to be for 3-6 months to allow staff to determine a method for distributing the remaining RAC units.
- The use of incentive bonuses may be temporarily suspended.
- Locational requirements could be established as a priority.

INCREASING RAC UNITS

- 4,000 additional units can be sustained utilizing best practices in association with the current Water Supply Plan being worked on, which includes the use of the C-51 Reserve.
- Recent inquiries made currently total 1,812 dwelling units.
- Not all units will be built, as can be seen by the currently allocated units not yet built count of 2,899.