

DANIA BEACH COMMUNITY REDEVELOPMENT AGENCY BOARD MEETING
JANUARY 11, 2022 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 Zoom

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: Join Zoom via the browser and enter 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, 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.

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Dania Beach CRA Board Hybrid Meeting
January 11, 2022 at 5:30 PM**

Through the City's Website:

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<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)*

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Go to <https://zoom.us/> to access the meeting from your device

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Using your telephone

One tap mobile :

US: +13126266799,,86478029729# or +19294362866,,86478029729#

Or Telephone:

Dial (for higher quality, dial a number based on your current location):

US: +1 312 626 6799 or +1 929 436 2866 or +1 301 715 8592 or +1 346 248 7799 or
+1 669 900 6833 or +1 253 215 8782

Webinar ID: 864 7802 9729

To raise hand and be acknowledged to speak:

1. Users who call in can dial *9 to raise their hand
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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
TUESDAY, JANUARY 11, 2022 - 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: A thirty (30) minute "Citizen Comments" period shall be designated on the agenda for citizens and interested persons to speak on matters whether or not scheduled on that day's agenda. Individuals wishing to speak on a matter not included on the "Public Hearing" section of the agenda, which matter pertains to an item before the City Commission which requires a decision of the City Commission, may do so by signing in and submitting a form to that effect with the City Clerk prior to the meeting. Speakers at Public Hearings shall also submit such a form. Each speaker shall be limited to 3 minutes for his or her comments. If more than ten (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 December 14, 2021 CRA Board Virtual Meeting
2. Travel Requests: None
3. RESOLUTION NO. 2022-CRA-001

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 EXECUTE THE PROPOSAL FOR SERVICES WITH SCORE BROWARD, A FLORIDA NONPROFIT ORGANIZATION; AND TO WAIVE COMPETITIVE BIDDING AS THE SERVICES TO BE PROVIDED ARE FROM A SOLE SOURCE PROVIDER; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

6. PROPOSALS AND BIDS

7. DISCUSSION AND POSSIBLE ACTION

1. CRA Executive Director evaluation
2. Smith Store Property

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: January 11, 2022
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: As the CRA continues to develop an entrepreneurial ecosystem and expand its business training programs through the Dania Beach Business Academy, we will need to utilize the services and expertise of SCORE Broward on a regular schedule. Therefore, there is a Proposal For Services on your consent agenda. Their proposal allows the CRA to choose the exact service needed at the exact time they are needed. Payment to SCORE Broward only occurs upon the completion of the services specified and approved by the CRA.

We are working with Bishop Gary Scot and the Miami-Dade Housing Foundation to do a series, “**How to Be First-Time Homebuyers**” – target is late-first quarter 2022. We are working on other series such as, “**Success in Global Markets**” and “**Advanced Business Strategies**”.

2. DANIA AFTER DARK

Update: According to Atlantic Studios, they received rave reviews from food trucks, vendors, and attendees! The crowd kept building – mostly from 7:00pm on – which was pretty much standard for DAD. In all, we estimate about 700 people wandered in through the night.

Hotel Dello had ingress/egress challenges. CRA Staff and senior BSO officers met with the hotel’s GM, AGM, and DOS to discuss the issues. Lt. Tarala committed to station an officer at their Federal Hwy. one-lane entry to manage the two-way traffic flow during the hours when

their SE 1st Ave. exit is blocked during the event. This solution satisfied the hotel manager and we will monitor the situation to assure smooth operation. The hotel was encourage to participate in the event.

In an effort to encourage and coordinate local business participation in the event, there is a revised event permit application up for action on the Commission's agenda. The event area was expanded to include all businesses between Federal Hwy. and SW 1st Ave., from Sterling Rd. to Dania Beach Blvd. The revised application also specifically states, "The City of Dania Beach does not prohibit the sale of alcoholic beverages at Dania After Dark."

3. DANIA BEACH ENTERS INTERNATIONAL MARKETS

Update: In January 2022, **VIKAND TECHNOLOGY SOLUTIONS** will move its office from Fort Lauderdale to Dania Beach. VIKAND provides global medical and public health service solutions to the entire maritime industry, including cruise, yacht, superyacht, commercial shipping, fishing, and energy sectors. VIKAND is the recognized healthcare leader in the global maritime industry and is present in all the oceans and seas of the world.

VIKAND works with more than 200 cruise ship clients, serving over 23 cruise lines and supporting 120,000 crew with medical and mental wellness needs supported by experienced onboard and onshore medical staffs. The VIKAND Total Healthcare Solution and is coordinated with global regulatory agencies and industry associations. Solutions encompass 24/7 medical management, public health, and COVID-19 consulting, biomedical equipment maintenance and products, and



Consulate of Sweden

leading air/surface decontamination solutions.

The Kingdom of Sweden recently appointed its new Honorary Consul General - Peter Hult, founder/CEO of Vikand. In January, The Consulate of Sweden will move from Fort Lauderdale to Dania Beach and will be housed in Vikand's new offices. Peter Hult and Len Quist, SVP/GM of Vikand, were founders of the Swedish American Chamber of Commerce.

Peter and Len have agreed to work with the CRA, starting with a "Grand Opening" meet-and-greet with the City Commission. They will also assist with developing collaborative relationships with Sweden's advanced industries, i.e. eHealth, energy-efficient construction, advanced/smart manufacturing, distributed energy technologies, and cybersecurity markets. Stockholm has one of the fastest-growing tech startup scenes in the world, not only producing startups but also breeding unicorns.

4. ECONOMIC DEVELOPMENT ACTIVITIES

New Business Resources Webpage: Our CRA Partner Agencies are a wealth of knowledge and resources. Our new webpage will provide a brief description of the various agencies and a link to their websites. Over time, we will expand this section with descriptions of each agency's programs and a link to the applications.

New Business Updates:

Freedom Health Foundation, 26 S. Federal Highway: Freedom Health Providers, a 501(C) 3 organization, strives to increase community health by providing testing, treatment, and prevention services for community-acquired diseases. We focus on harm reduction and a judgment-free environment. Our clinic offers HIV testing and Narcan distribution at no-cost to the community. They are located adjacent to the Rexall Drugs building and have a partnership with them for medications. Freedom Health has completed a buildout in what was before a cell

Project Jonah: Project Jonah came to us through the Greater Fort Lauderdale Alliance. This is a foreign company seeking a US HQ/food processing location, with an eventual hire of 87 people. This project has an unusual challenge – they need a location with a capacity of 200,000 gallons per day of water/sewer service. They identified a target location in Dania Beach. Water service to the location is provided by Broward County Water and Wastewater Services. The CRA discussed the water service capacity at this location with the Broward department Director and it was determined that the water/sewer lines serving the location has the capacity and hydraulics required for their needs, but the lines between the main and the building may need to be modified to accommodate the capacity. Over the holidays I was advised we lost Project Jonah to Lakeland, Florida, as they felt their interests would be better served by being proximate to Public HQ.

Pending Façade Grant inquiries: Gasper Arts Center, Gallery of Amazing Things Part 2, Shenanigans Eastside, Freedom Health Foundation, Fish Grill, Artesano Café

5. CRA PLAN UPDATE

Update: The members of the RFP Selection Committee discussed the responses and all the members felt all five proposals reflected first-class project teams with a solid understanding of the Scope of Work described in the RFP. The proposed cost of services among the five responses ranged from \$79,500 to \$168,867.

The Committee's recommended selection came down to our knowledge of each firm's reputation and experience with each firm's project manager and consulting team. On that basis, the Committee reached a unanimous consensus to recommend one firm – Vanasse, Hangen, Brustlin, Inc.

6. THE PATCH

Grant Reports: The CRA worked on final reports for two PATCH Grants that concluded in 2021, the United States Department of Agriculture, Farmers Market and Local Food Promotion Program, grant, and the Frank A. DeLuca Foundation grant. We will provide feedback on the two reports at our February CRA Board Meeting.

December Events: On December 18th we featured Holidays at the PATCH. Along with the market we had a self-guided Kids Craft Corner with appropriate social distancing for safety. Our online market continues to be the main outlet for shopping at the PATCH as we continue to observe safety procedures related to the global pandemic.

On December 19th Love Our Nation (LON) hosted a luncheon at the PATCH to honor children from Dania Beach, who have been trained in gardening, composting and other community outreach skills. LON is sponsored and supported by Urban Health Partnerships Inc. and are members of the South Broward Community Health Hub.

As part of their Community Outreach program LON Children distributed 35 PATCH produce bags to seniors of Dania Beach in Sun Garden Isles/North West Byrd Point. This program will be continued in 2022. Photos of all December activities are attached to this report.

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.

The Florida Department of Agriculture sent some follow up questions regarding the CRA grant application. The questions were answered and again hand delivered to the Florida Department of Agriculture and Consumer Services. Along with the response to their questions, we provided the Dept. of Agriculture with copies of support letters for our pilot program from the Chief Executive Officer and Executive Director for Urban Health Partnerships, Inc. (UHP) and the Co-Director of the Florida International University's Agroecology Program, Department of Earth and Environment. **No Update**

MEMORANDUM

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

From: Michael Chen, Executive Director

Date: January 11, 2022

Re: **CRA PLAN UPDATE**

Background: The foundational document when creating a Community Redevelopment Agency (CRA) and the designation of a Community Redevelopment Area is a “FINDING OF NECESSITY FOR REDEVELOPMENT” (FON). The initial FON for Dania Beach is dated May 8, 2001. Following the FON, the Dania Beach Community Redevelopment Agency was established by the City of Dania Beach and Broward County in 2002. The Downtown Community Redevelopment Plan was adopted in 2004, confirming the creation of the Community Redevelopment Area encompassing 506 acres.

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

The last Community Redevelopment Agency Plan was adopted in June 2015.

The CRA issued a Request for Responses (RFP) Notice to secure on October 22, 2021 (copy attached). The RFP closed on November 29. The RFP was very successful, having received five proposals from the firms below.

- S&ME, Inc.
- FIU Metropolitan Center
- Redevelopment Management Associates
- Stantec Consulting Services, Inc.
- Vanasse Hangen Brustlin, Inc.

Update: The five members of the RFP Selection Committee met via Zoom to discuss the responses and each member’s order of preference for the respondents. It was an observation among all the members that all five proposals reflected first-class project teams with a solid understanding of the Scope of Work described in the RFP. The proposed cost of services among the five responses ranged from \$79,500 to \$168,867.

We discussed the potential value of setting up an interview with the two leading teams, but it was determined that little would be learned through an interview. The Committee's recommended selection came down to our knowledge of each firm's reputation and personal experience with each firm's project manager and consulting team. On that basis, the Committee reached a unanimous consensus to recommend one firm – Vanasse, Hangen, Brustlin, Inc.

Recommendation: The CRA requests Board approval to negotiate a contract with Vanasse, Hangen, Brustlin, Inc. to reflect the Scope of Work described in the CRA Plan Update Request For Proposals, for an amount not to exceed \$79,500.



PATCH DECEMBER 2021 EVENT PHOTOS



DANIA BEACH PATCH

PEOPLE'S ACCESS TO COMMUNITY HORTICULTURE

1201 WEST DANIA BEACH BLVD

FARM & MARKET



HAPPY NEW YEAR
FROM THE DANIA BEACH CRA
AND THE PATCH

• **Online Sales Available**

SHOP LOCAL • EAT LOCAL

EBT/SNAP RECEIVE 50% OFF
FLORIDA-GROWN PRODUCE

• **SHOP FRESH • NON-GMO • ORGANICALLY-
GROWN PRODUCE AT UNBEATABLE PRICES!**

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DANIA BEACH
COMMUNITY REDEVELOPMENT AGENCY

UHP
Urban Health Partnerships



MINUTES OF VIRTUAL MEETING
DANIA BEACH COMMUNITY REDEVELOPMENT AGENCY
TUESDAY, DECEMBER 14, 2021 – 5:30 P.M.

1. Call to Order/Roll Call

Chair James called the meeting to order at 5:31 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

There were no comments at this meeting.

3. Administrative Reports

3.1 Administrative Reports

Director Chen reviewed the information included in the agenda packet, consisting of updates on the Dania Beach Innovation Ecosystem (the Dania Beach Business Academy), Dania After Dark (update given by Kisha Eugene, CRA Strategic Communications & Community Outreach Representative), economic development activities (new business resources webpage, new business additions, Dania Pointe Job Fair and pending façade grants inquiries), the CRA Plan Update, and the PATCH (launch of PATCH CSA pilot program - PATCH in a Box), collaboration with the YMCA, and the Vertical Hydroponic Gardening pilot program).

4. Presentations

4.1 Presentation on affordable housing by Ralph Stone, Director, Broward County Housing Finance and Community Redevelopment Division - requested by Chair James

Mr. Stone was unable to attend this meeting.

4.2 Presentation FIU Interact

Director Chen gave a brief introduction of Dr. J. Chris Ford and noted this presentation relates to item 5.3 on tonight's agenda.

Dr. J. Chris Ford, FIU, gave a PowerPoint presentation which is attached to and incorporated into these minutes.

Director Chen noted a short-term aspiration of this program is he would like to introduce Dr. Ford and the FIU structure to the state at next year's FRA Conference.

Board Member Davis felt this is a cutting-edge program and asked about the recruitment aspect of the program.

Dr. Ford explained as we find projects, we will have students (grad and undergrad) be a part of the operational team.

Director Chen added almost every CRA has infrastructure issues; this will end up with FIU being a technical advisor for how to manage and implement infrastructure.

Chair James asked what they would be doing differently than what the City already does.

Director Chen noted the CRA covers 26-27% of the City and he explained Public Services' CIP. With the resources of FIU, they would also be able to provide services to Public Services and work in collaboration.

4.3 PATCH Collaboration with Urban Health Partnerships and Associates on Food System Action and Sustainable Development

Kathleen Weeks, CRA Operations Manager, gave the background of the USDA and Deluca Grants and the PATCH Collaborative with UHP, and introduced Arely Cantu, UHP.

Arely Lozano Cantu, Director of Health Access & Livability, Urban Health Partnerships and Associates, gave a presentation on food access and food security, and food system action and sustainable development.

5. Consent Agenda

5.1 Minutes:
Approve Minutes of November 9, 2021 CRA Board Virtual Meeting

5.2 Travel Requests: None

5.3 RESOLUTION NO. 2021-CRA-015

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 EXECUTE THE MEMORANDUM OF AGREEMENT FOR INSTITUTE FOR RESILIENT AND SUSTAINABLE COASTAL INFRASTRUCTURE, WITH THE FLORIDA INTERNATIONAL UNIVERSITY BOARD OF TRUSTEES, ON BEHALF OF THE INSTITUTE FOR RESILIENT AND SUSTAINABLE COASTAL INFRASTRUCTURE; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

Board Member Lewellen motioned to approve the Consent Agenda; seconded by Board Member Davis. The motion carried unanimously.

6. Proposals and Bids

There were no proposals on this agenda.

7. Discussion and Possible Action

7.1 CRA Executive Director evaluation - Chair James

Chair James noted she put this on the agenda to determine if the Board wanted a formal process as we have done in the past. She recommends the Board do it like the Commission did the City Manager’s evaluation with a form to complete and then discuss at a Board meeting.

Board Member Davis questioned the process.

Board Member Lewellen felt we need to have the same process in place for all those who work for the Commission or CRA Board. She described how the process worked with the City Manager’s evaluation.

Vice-Chair Salvino questioned if this is normal that the discussion would be in public.

Chair James noted the evaluation was discussed in public.

Vice-Chair Salvino said if it is normal procedure, he will accept it, but it bothers him to have anyone battered in public.

Board Member Odman noted she felt the same way when she was first elected, but it is the process and public record.

Chair James commented she wants to keep the process consistent with what has been done the previous couple of times.

Board Member Lewellen said we did not have a process with the previous CRA Director. We did have a process for the City Manager, and we should ask the HR Director about this process.

Chair James noted she still wants a consistent process.

Linda Gonzalez, Director of Human Resources, explained the process Director Chen sent out via email is consistent with the ICMA standards and what was done for the City Manager. She addressed the details of the process and confirmed the process would be the same as what was done with the City Manager.

Chair James asked if the Board wished to come back with evaluations at the next meeting in January.

The Board agreed.

7.2 Painted Crosswalk Project

Chair James noted the prices had increased.

Board Member Lewellen had concerns about locations that involve the FDOT. If we target certain locations, we need to make sure they actually get done and that we have backup locations if FDOT will not allow us to do them.

Chair James felt it would be difficult to find an intersection that is not a FDOT road that are not in the neighborhoods. She wants the Board to determine which intersections and Director Chen to come back with prices and additional information.

Director Chen reviewed the information included in the agenda packet and noted we do not have a starting point as to the design.

Chair James asked if Director Chen could find out from FDOT if this is a viable project.

Director Chen responded he would investigate with FDOT, and we could also do intersections in the neighborhoods.

Chair James said the vision was to keep it in our downtown corridor utilizing major intersections. We have to sell the City with rebranding, and we want to beautify and make it a beautiful town. She realizes FDOT wants flow, but she would like to try to see if it could work.

Director Chen noted he would check with FDOT and other authorities regarding standards and configurations.

Vice-Chair Salvino questioned why we could not do crosswalks at NW 1st Street and 2nd or 3rd Avenue and those other areas of the downtown district if we are having problems with FDOT at major intersections.

Director Chen said he would get answers on feasibility and suggestions for locations.

8. Board Member Comments

Board Member Davis said she is excited about the FIU Interact that is coming forward and thanked the CRA team for the DAD event.

Board Member Lewellen asked if CRA Strategic Communications & Community Outreach Representative Eugene ran a couple of the business academy sessions for the CRA.

Director Chen responded she was the host for three of the four programs and stepped up to high expectations.

Board Member Lewellen gave kudos to CRA Strategic Communications & Community Outreach Representative Eugene and felt there was excellent turnout at the DAD event. She acknowledged the fact that the tent was a good addition, and she was happy to see that.

Vice-Chair Salvino wished everyone happy holidays.

Chair James noted she attended the DAD event. It was well-attended, and she is excited to have it back and to have more vendors in the future and continue to build what the DAD event was envisioned for.

9. Information Items

There were no items on this agenda.

10. Adjournment

Chair James adjourned the meeting at 6:34 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: Consent Agenda

Continued from:

Requested Action (Identify appropriate Action or Motion)

ADOPT RESOLUTION AUTHORIZING THE PROPER CRA OFFICIALS TO EXECUTE THE PROPOSAL FOR SERVICES WITH SCORE BROWARD, A FLORIDA NONPROFIT ORGANIZATION; AND TO WAIVE COMPETITIVE BIDDING AS THE SERVICES TO BE PROVIDED ARE FROM A SOLE SOURCE PROVIDER

Purchasing Requests ONLY

Dept:	Acct #:	Amt:
Fund:		

Fiscal Impact/Cost Summary

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Exhibits Attached

Memo SCORE Serv Prop 011122, R-2022-CRA- SCORE Broward Proposal for Services, 2021230 Dania Beach Letter Agree (003)

MEMORANDUM

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

From: Michael Chen, Executive Director

Date: January 11, 2022

Re: **SCORE Broward Proposal For Services**

Background: SCORE, the nation's largest network of volunteer, expert business mentors, is dedicated to helping small businesses get off the ground, grow, and achieve their goals. Since 1964, they have provided education and mentorship to more than 11 million entrepreneurs. SCORE is a 501(c)(3) nonprofit organization and a resource partner of the U.S. Small Business Administration (SBA).

SCORE Broward, part of a national volunteer organization, is a 5-time Diamond award winning chapter. The Diamond award distinction is achieved by less than 10% of the +300 chapters throughout the United States. The SCORE Broward team of over 70 volunteers are successful real-world business professionals who volunteer thousands of hours to help existing and startup businesses succeed by offering free mentoring, low-cost or no-cost Workshops, and participating with many community organizations to foster the formation and growth of small businesses in Southeast Florida and US Virgin Islands. For each of the past two years SCORE Broward has provided an average of 250 webinars, educating over 11,000 attendees, and conducted 3000 mentoring sessions.

The CRA introduced SCORE to the Board at the January 12, 2021 CRA Meeting. Within the limits of the Executive Director's discretionary spending, SCORE provided the Zoom web platform, promotion, registration, and hosting services for the entire July launch of the Dania Beach Business Academy – Passions To Profits (FY2020/21). They also provided instructors for two of the classes. Again, within the limits of the Executive Director's discretionary spending, SCORE provided the Zoom web platform, promotion, registration, hosting, and instructors services for the entire October/November Dania Beach Business Academy – Essential Tools for Business Success (FY2021/22).

SCORE Broward is a sole Source provider of business resource, mentoring, and training services.

Update: As the CRA continues to develop an entrepreneurial ecosystem and expand its business training programs through the Dania Beach Business Academy, we will need to utilize the services and expertise of SCORE Broward on a regular schedule. Therefore, at our request SCORE Broward provided the attached Proposal For Services. Their proposal

includes a variety of potential services for the CRA to choose from, with associated fees. Their proposal allows the CRA to choose the exact service needed at the exact time they are needed. Payment to SCORE Broward only occurs upon the completion of the services specified and approved by the CRA. Based on their proposal, the CRA will issue a Purchase Order to formalize SCORE Broward as a CRA vendor.

Financial Impact:

The annual cost will not exceed \$6,000.00. Fees paid as services are delivered will be drawn from the CRA budget line item: 106-52-552-31-10.

Recommendation: The CRA requests Board approval of the attached Resolution 2022-CRA to execute the Proposal For Services agreement with Broward SCORE, for an amount not to exceed \$6,000.00.

Attachments: SCORE Broward Proposal For Services
 Resolution 2022-CRA

RESOLUTION NO. 2022-CRA-001

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 EXECUTE THE PROPOSAL FOR SERVICES WITH SCORE BROWARD, A FLORIDA NONPROFIT ORGANIZATION; AND TO WAIVE COMPETITIVE BIDDING AS THE SERVICES TO BE PROVIDED ARE FROM A SOLE SOURCE PROVIDER; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, SCORE is the largest network of free volunteer small business mentors in the nation and is a resource partner of the U.S. Small Business Administration (SBA), they are a sole source provider of low-cost or no-cost workshops to foster the formation and growth of small businesses; and

WHEREAS, SCORE Broward, is part of the national SCORE organization, and is a five-time Diamond award winning chapter – an accomplishment which is achieved by less than 10 percent of the +300 chapters of the SCORE organization throughout the United States; and

WHEREAS, the SCORE Broward team consists of over 70 volunteers offering free mentoring, low-cost or no-cost Workshops, and would participate, along with many other community organizations to foster the formation and growth of small businesses; and

WHEREAS, CRA wishes to support its local small businesses by providing training, offered through SCORE Broward, on how to operate more efficiently, establish greater stability, and better serve the public; and

WHEREAS, CRA wishes to develop an entrepreneurial ecosystem to develop an interactive network of actors who influence each other, and support the survival of venture creators and their companies in Dania Beach and the region; and

WHEREAS, CRA wishes to elevate the regional and national recognition of Dania Beach as a business destination with important business resources; and

WHEREAS, the CRA continues to expand its business training programs through the Dania Beach Business Academy; and

WHEREAS, the CRA desires to waive competitive bidding as the services to be provided are from a sole source; and

WHEREAS, the CRA will benefit from the services, resources, and expertise of SCORE Broward;

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 authorizes the Proposal For Services agreement to be executed with Broward SCORE by the proper CRA officials, a copy of which Proposal For Services is attached as Exhibit “A” and made a part of and incorporated into this Resolution by this reference for such services; provided, however that no agreement will be effective unless and until it has been executed by all parties.

Section 3. That the CRA Executive Director and CRA Attorney are authorized to make minor revisions to the engagement letter as are deemed necessary and proper for the best interests of the CRA.

Section 4. That all resolutions or parts of resolutions in conflict with this Resolution are repealed to the extent of such conflict.

Section 5. That this Resolution shall be in force and take effect immediately upon its passage and adoption.

PASSED AND ADOPTED on January 11, 2022.

ATTEST:

THOMAS SCHNEIDER, CMC
CRA CLERK

TAMARA JAMES
BOARD CHAIRPERSON

APPROVED AS TO FORM AND CORRECTNESS:

EVE A. BOUTSIS
CRA ATTORNEY



Tel: 954-356-7263
e-mail: mail@browardscore.org
www.broward.score.org

SCORE Broward
299 East Broward Blvd. Suite 123
Fort Lauderdale, FL 33301

January 1, 2022

K. Michael Chen,
Executive Director
Dania Beach Community Redevelopment Agency(CRA)
100 W. Dania Beach Boulevard
Dania Beach, Florida 33304
MChen@daniabeachfl.gov

RE: Proposal for Services

Dear Mr. Chen,

Founded in 1964, SCORE Broward is a non-profit 501(c)(3) with over 70 volunteer mentors, workshop presenters, and business support personnel. Our chapter offers a diverse program of business support services throughout the year provided at a no or low cost to start-ups, existing businesses, or those who are thinking of starting. For each of the past two years we have provided an average of 250 webinars, educating over 11,000 attendees, and conducted 3000 mentoring sessions.

Our services are primarily mentoring and education for small businesses in Broward and north Miami. During the past two years SCORE Broward has established formal small business partnerships with nine municipalities in the Broward and North Miami-Dade area aligned with their small business strategic economic partnerships.

For Dania Beach, we have informally discussed how we could help advise and support your unique and emerging Dania Beach Business Academy, with SCORE Broward offering an integrated range of on-demand services as identified in the document.

SCORE Broward will execute this low-cost effort primarily using our volunteer network for this support along with some limited contracted administration and marketing support.

Given past discussions on level of effort, we have estimated the yearly costs to be approximately \$6000, and subject to your availability of funds.

SCORE Broward will offer an on-demand range of services supporting a cluster of workshops that you will offer during FY 2022, along with any other special support you may require. The planned webinar clusters would consist of up to four workshops, with a mixture of SCORE Broward and outside presenters, as determined by the Executive Director for the CRA. The following options and associated costs are shown below:

- A full-service series: \$500.00 per session
Service includes promotion, registration management, web platform, instructor, host/co-host, and all production services/support.
- A partial-service series: \$350.00 per session
Service includes promotion, registration management, web platform, host/co-host, and all production services/support. This would include establishing a website link to Broward SCORE on your CRA website to help promote your continuing stream of workshops.
- Additional service options: Cost to be determined by mutual agreement.
Additional services will be provided as needed and mutually agreed to from time to time.
- Mentoring Services: (No cost)
Continue offering the SCORE mentoring office for Dania Beach residents. For the FY ending September 2022, we estimate 150 mentoring sessions.
- Consulting Services: (No cost)
On an on-demand basis, provide up to three SCORE advisors for each virtual Advanced Business Solutions (ABS) Teams effort. These teams will provide observations and recommendations to the City of Dania Beach businesses as needed. We estimate SCORE will initiate three new advisory teams in FY 2022.

Services to be provided by SCORE shall be by mutual agreement. SCORE shall be compensated for services selected by the CRA. Upon completion of the selected service, SCORE shall invoice the CRA for the service(s) performed.

SCORE's compensation for the term of this Agreement shall not to exceed Six Thousand Dollars (\$6,000.00) for FY2021/22, unless approved in advance by the CRA. This proposal shall be renewable annually by mutual consent of both Parties. See signatures below.

SCORE Broward looks forward to our continuing partnership in helping you achieve your economic development goals

Regards,

Timothy J. Haider
Vice-Chair, Government and Community Relations
Broward SCORE
Tim.haider@scorevolunteer.org
754-265-3143

SCORE Broward

Signature

Timothy J. Haider

PRINT Name

Vice-Chair, Govt & Cmty Relations

Title

**DANIA BEACH COMMUNITY
REDEVELOPMENT AGENCY**

Signature

K. Michael Chen

PRINT Name

Executive Director

Title

MEMORANDUM

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

From: Michael Chen, Executive Director

Date: January 11, 2022

Re: Smith Store Properties: 701, 705, 711 SW 12th Ave.

Background: The CRA owns three contiguous vacant parcels on JA Ely Boulevard. Together are commonly referred to as the Smith's Store properties (collectively "Sites"). A brief history of each parcel is below:

- Site 1. 701 SW 12th Ave. (formerly Smith's Store) (50' wide x 100' deep)
City Acquisition Reso. 2017-065 (6/27/17) \$260,000
Demolition Reso. 2017-094 (8/16/17) \$24,800
- Site 2. 705 SW 12th Ave. (formerly a quadplex) (57' wide x 100' deep)
City Acquisition Reso. 2018-049 (4/10/18), \$225,000
Demolition Reso. 2018-065 (5/8/18), \$26,900
Asbestos Remediation Reso. 2018-101 (7/24/18), \$8,200
- Site 3. 711 SW 12th Ave. (57' wide x 100' deep)
Deeded to the City Broward County Reso. 2016-481 (10/25/16)

In total, the City invested \$544,950 for the acquisition, demolition, and remediation of the three sites. In 2018, the Dania Beach City Commission determined that the Property should be utilized to revitalize the neighborhood with new, high-quality housing development. The City Commission designated that the Property be exclusively redeveloped with single-family, owner-occupied housing through Resolution No. 2018-093: Declaration of Restrictive Covenants (6/26/18), running for 20 years from the date of adoption. The Declaration can only be terminated at the expiration of the Covenants or by unanimous vote of the Dania Beach City Commission.

The Sites were conveyed to the CRA from the City via Resolution No. 2019-048 (5/28/19) for \$10.00 per parcel. Each parcel is zoned Neighborhood Residential.

In a memo to the CRA Board on March 10, 2020, Rickelle Williams proposed a "Hybrid Approach" for the development of the Sites. In summary the proposed terms were:

- CRA utilizes approved funding in the CRA Budget for surveys, geotechnical, soil testing, architecture and construction drawings, public notices, and real estate services.

- CRA solicits proposals for the sale of the property.
- CRA evaluates proposals and selects one or more developers to purchase the Sites.
- CRA issues Public Notice of Disposition.
- CRA sells the property at fair value with a Development Agreement and Deed Restriction which will require the developer to:
 - Build the houses within a certain timeline (to decrease speculation and speed up redevelopment)
 - Use the architectural plans/construction drawings provided by the CRA
 - Identify a mutually agreed upon maximum sales price once the home is constructed
 - Sell the home(s) to buyers that qualify for Workforce Housing (up to 140% of Broward County Area Median Income as set by the United States Department of Housing and Urban Development (HUD)). This will encourage compliance with the Restrictive Covenant that requires owner-occupancy (non-investors) and create workforce housing options in the Redevelopment Area.

The "Hybrid Approach" was approved and the CRA engaged consultants to prepare for the sale. The total fee for the surveys, geotechnical, soil testing, architecture and construction drawings, public notices, and real estate services consultants are estimated at \$39,400.

It should be noted , the "Hybrid Approach" put the CRA/City into long-term risks that are unnecessary and unusual.

The Financials: The subject of affordable housing has two primary factors: household income and the sales price of the house.

According to the Florida Housing Coalition, affordable housing advocates and resources, the definition of Moderate-Income Housing (commonly described as "workforce affordable") is 120% AMI (Area Median Income for Broward County households, as established by HUD,) The 2021 maximum allowable household income in Broward County for a 4-Person household to qualify for Moderate-Income Housing is \$105,600.

HOUSEHOLD SIZE	80% AMI	100% AMI	120% AMI
1 Person	\$49,300	\$61,600	\$73,920
2 Person	\$56,350	\$70,400	\$84,480
3 Person	\$63,400	\$79,200	\$95,040
4 Person	\$70,400	\$88,000	\$105,600

The other side of the housing affordability is the maximum sales price of the house to qualify as Moderate-Income Housing (120% AMI). The highest sales price for a house to qualify as Moderate-Income Housing for a family of four in Broward County is \$261,000.00. Below is a realistic development analysis of the cost to construct Moderate-Income Housing. Sources of these development cost includes but is not limited to: home-cost.com/construction,

homeguide.com/costs, homeadvisor.com/cost, and the Miami-Dade Housing Foundation (developer for first 6 At Home houses). Based on a generic 3-bedroom/2-bath house of 1,500sf house that would meet the HUD standards to accommodate a household of four people, and with finishes appropriate to the designated affordability standard, the resulting analyses are reflected in the table below.

		Moderate Income (Workforce) (Broward 120% AMI)	
Maximum price			\$261,000.00
Less Sales Costs	3.00%		-\$7,830.00
Net Revenue			\$253,170.00
Line-Item Cost		Unit Cost	\$ / House
Hard costs (\$/sf)		\$122.00	\$183,000.00
Land Cost			\$0.00
Soft Costs (\$/sf)		\$16.00	\$24,000.00
Const Mgmt./Holding Costs		\$19.00	\$28,500.00
Sub-Total			\$235,500.00
Financing Costs (% of sub-total)	5.50%		\$12,952.50
Total:			\$248,452.50
Net Rev			\$4,717.50

According to the Miami-Dade Housing Foundation and substantiated by the cost analyses above, at today's construction costs it is possible to build Moderate Income Housing (120% AMI) at today's typical development costs with only a limited reduction of market value land cost.

It should be noted, HUD certified affordable housing builders may have economic advantages not reflected in the table above. EXAMPLE: A HUD certified affordable housing builder that also offer homebuyer training programs and homebuyer income qualification verification services may have a waiting list of qualified buyers, thus eliminating the Sales Cost.

Update: The Smith Store Sites are cleared and ready for development. There are no outstanding EPA issues according to Broward County records. The construction plans are completed but have not been reviewed or approved for permit. As an assemblage, the three adjacent parcels, totaling 16,400sf (0.38 acres), with 164 feet of street frontage, represents an unusual development opportunity.

Recommendation 1: The CRA recommends putting the three Smith Store Sites up for the development of single-family, Moderate-Income Housing by RFP, with the following conditions:

- The RFP will seek for proposals for the fee-simple acquisition of the three Sites from a qualified Development Team. Key evaluation criteria will include:
 - The highest proposed price from an active, qualified affordable housing Development Team. Respondent team must include a HUD Approved Housing Counseling Agency.
 - For the selected qualified buyer, acquisition payment terms will be considered, but full payment must be paid to the CRA by the closing of the sale of the completed house.
 - Depth of Moderate-Income Housing development experience will be considered.
 - Financial capability/stability of the respondent will be considered.
 - Reputation for quality, reliability, and ethical standards in the affordable housing industry will be considered.
- The selected respondent will be responsible for securing technical services; design/engineering; plan review and building permits; construction services, materials/labor, construction financing; and marketing, sales, buyer qualification services, and all other activities to build and sell the houses to a qualified buyer.
 - The construction drawings created by ROOMSCAPES under the CRA contract will be conveyed to the selected Development Team. However, the use of those drawings shall be at the sole discretion and at the risk of the Development Team.
- Each parcel will include a covenant specifying that it shall be developed with:
 - A single-family house with a sales price (at the time of sale) that meets the HUD criteria for Broward County Moderate-Income Housing (120% AMI).
 - Each house must qualify as a minimum of a 4-person household with at least 3-bedrooms and 2-bathrooms within a livable area approximately 1,500sf, or greater.
 - Each house shall include complete kitchen and laundry appliance packages,
 - The front elevation of each house should have architectural characteristics different from every other house developed under this agreement, and the architecture of all houses must be compatible with the typical housing in the immediate neighborhood.
- The CRA will provide an At Home Dania Beach \$10,000 down payment assistance grant to a “certified” income qualified buyer who is a public service worker in the fields of police, fire/EMT, healthcare, or education in an institution/organization located within Broward County. To be considered, the applicant must have served in the qualifying capacity within Broward County for a minimum of six (6) months before their application. The grant shall be recorded as a subordinated mortgage on the house. If the grantee’s qualifying conditions change, or if the qualifying applicant ceases to be an occupant of the house for a period of ten (10) years, the grant shall be converted to a loan with market-rate interest from the time of initial funding and the \$10,000.00 down payment assistance loan shall become immediately repayable,

with interest, to the CRA. If the qualifying condition is maintained for a minimum of ten (10) years, the subordinated mortgage will be released upon request within a reasonable processing period.

The CRA is requesting the Board's approval to proceed with Recommendation 1.

Recommendation 2: As noted above, an assemblage of three adjacent parcels, totaling 16,400sf (0.38 acres), with 164 feet of street frontage by 100 feet deep, represents an unusual development opportunity. The size and dimensions of this assemblage would accommodate five to six 2-story townhouses of approximately 1,500sf, or greater, versus just three detached single-family houses as currently mandated.

According to the 2015 CRA Plan, Goal 2: Eliminate Substandard Housing and Provide Affordable Housing Alternatives. This suggests the CRA should provide as much affordable housing opportunities as possible, without negatively impacting the existing neighborhoods. Townhouses are low-density, multi-family residences and 2-Story townhouses would comfortably fit within the scale and character of the neighborhood.

In 2018, the City Commission designated the Property be exclusively redeveloped with single-family, owner-occupied housing through Resolution No. 2018-093: Declaration of Restrictive Covenants, running for 20 years from the date of adoption. The Declaration can only be terminated at the expiration of the Covenants or by unanimous vote of the Dania Beach City Commission.

If Recommendation 1 is approved, the CRA recommends that the CRA Board put an item on the February City Commission agenda to remove the "single-family housing" restrictive covenant created by Resolution No. 2018-093 and replace the restriction with "single-family housing or low-density multi-family housing." This will require a unanimous vote.

The CRA is requesting the Board's approval to proceed with Recommendation 2.

Attachments: Resolution No. 2018-093: Declaration of Restrictive Covenants (6/26/18)

701 SW 12th Ave

- Broward County Property Assessor cut sheet and aerial map
- Architect's Elevation, Floor Plan, Site Plan

705, SW 12th Ave

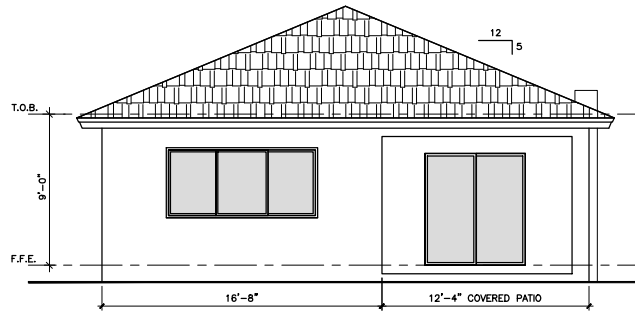
- Broward County Property Assessor cut sheet and aerial map
- Architect's Elevation, Floor Plan, Site Plan

711 SW 12th Ave

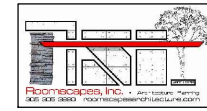
- Broward County Property Assessor cut sheet and aerial map
- Architect's Elevation, Floor Plan, Site Plan



① FRONT ELEVATION (WEST)
SCALE: 1/4"=1'-0"

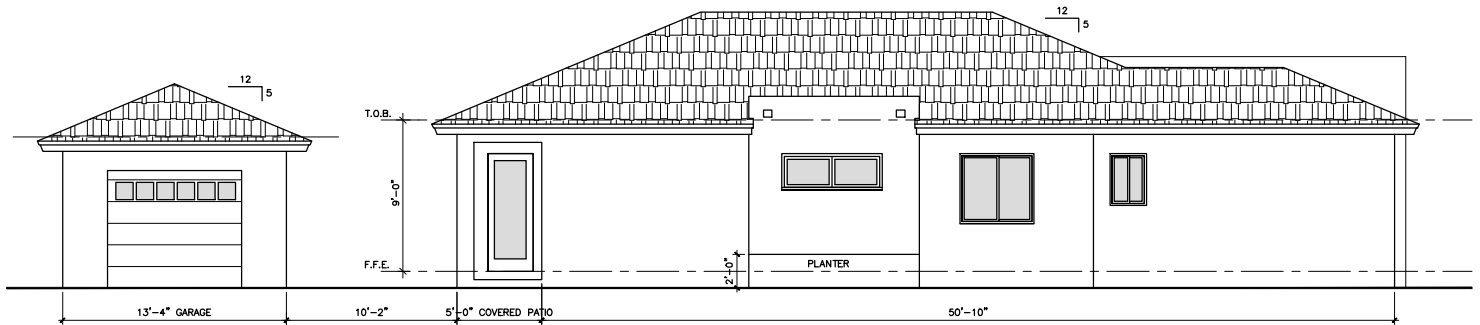


② REAR ELEVATION (EAST)
SCALE: 1/4"=1'-0"

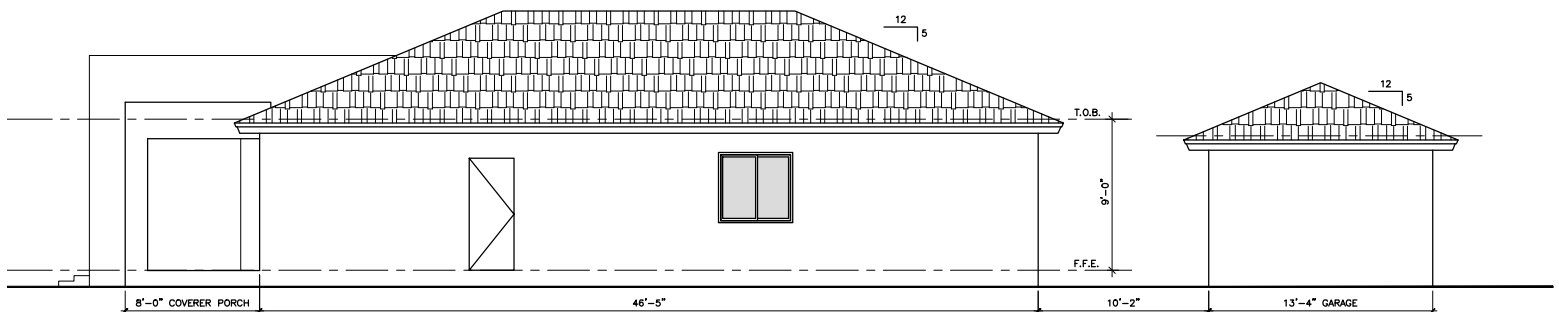


PROPERTY ADDRESS: 701 SW 12TH AVE.
DATE: 2-9-21

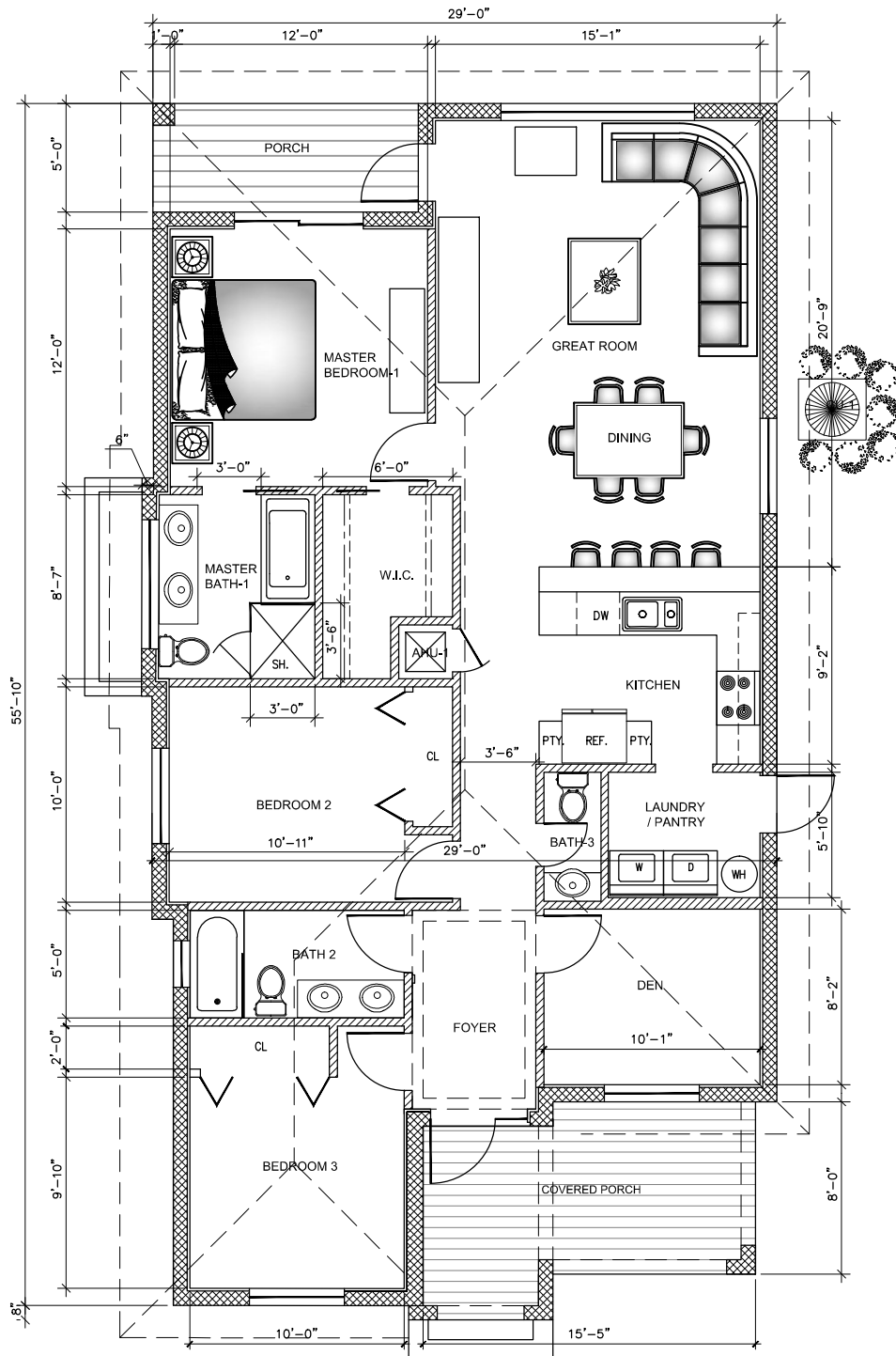
1,397 SF UNDER AIR + 311 SF DETACHED GARAGE



③ SIDE ELEVATION (NORTH)
SCALE: 1/4"=1'-0"



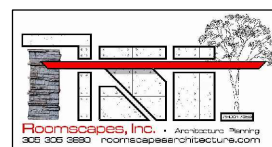
④ SIDE ELEVATION (SOUTH)
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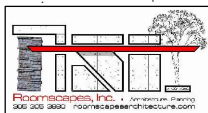
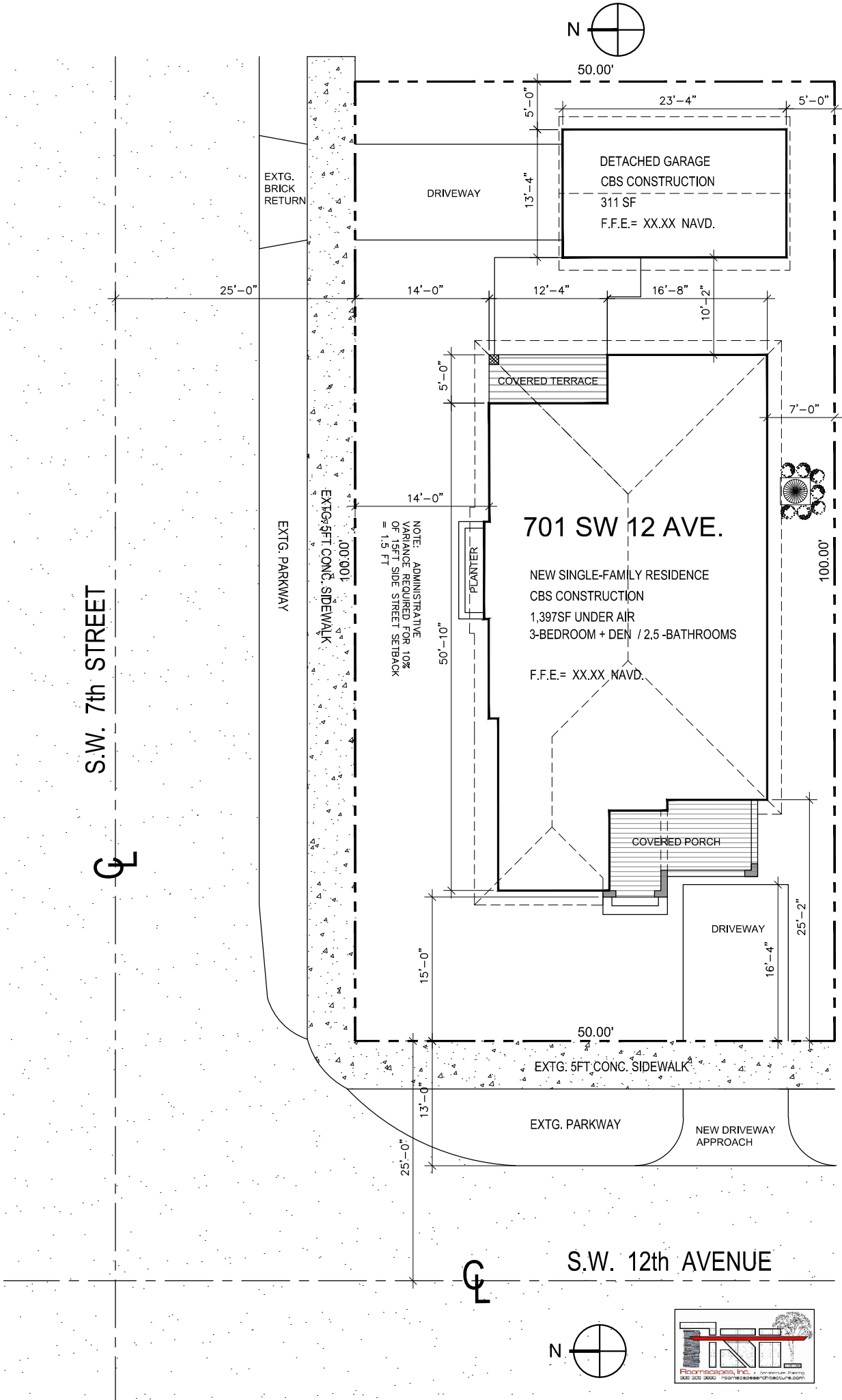


① FLOOR PLAN

SCALE: 1/4"=1'-0"

701 SW 12TH AVE. 2-9-21
1,397 SF UNDER AIR + 311 SF DETACHED GARAGE







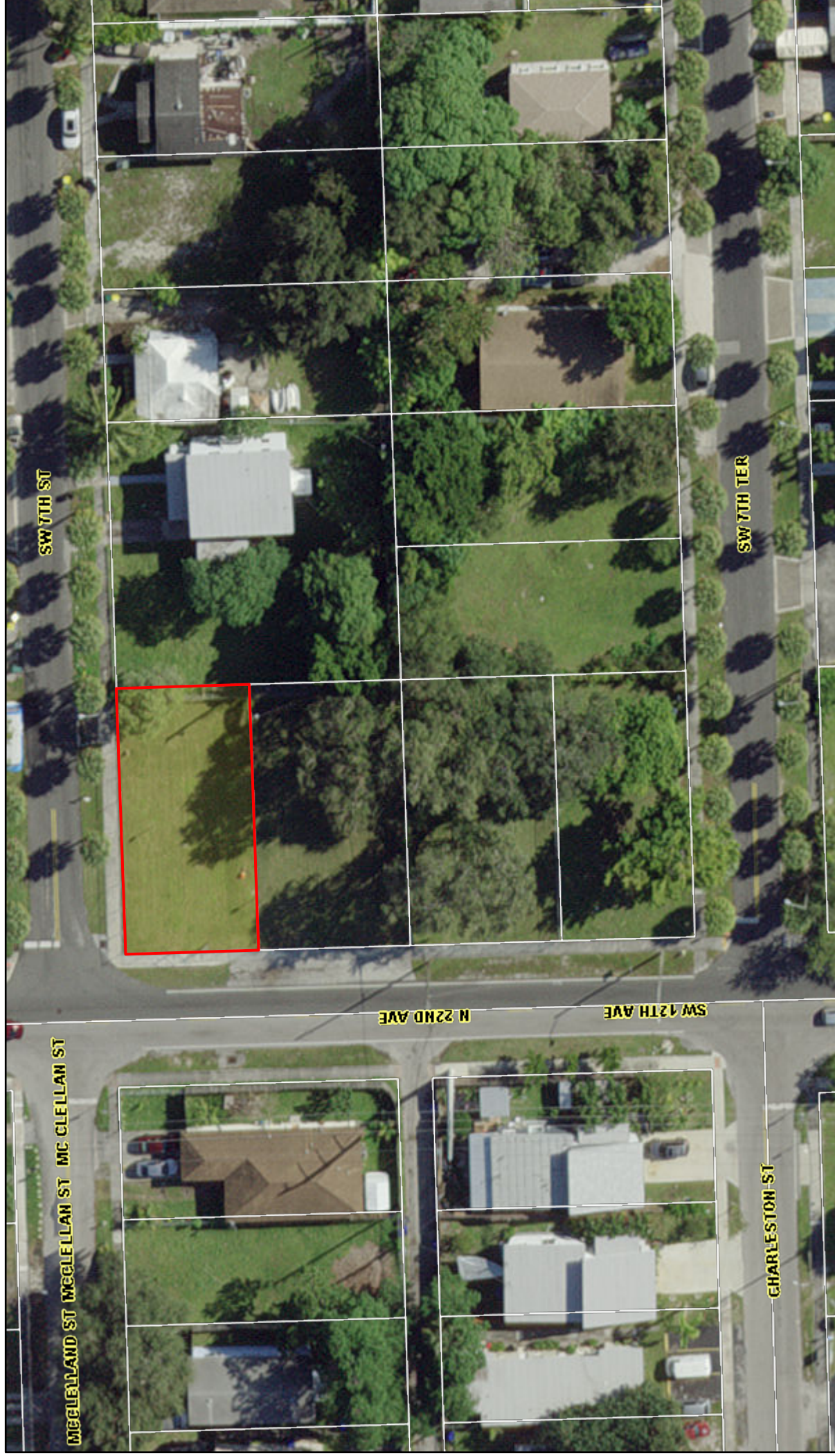
Site Address	701 SW 12 AVENUE, DANIA BEACH FL 33004	ID #	5142 03 34 0580
Property Owner	CITY OF DANIA BEACH COMMUNITY REDEVELOPMENT AGENCY	Millage	0413
Mailing Address	100 W DANIA BEACH BLVD DANIA BEACH FL 33004	Use	80
Abbr Legal Description	COLLEGE TRACT 19-9 B LOT 4 BLK 5		

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\(8\)](#).

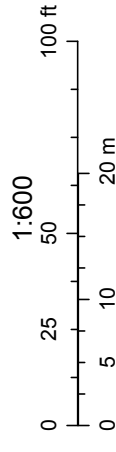
* 2022 values are considered "working values" and are subject to change.								
Property Assessment Values								
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax			
2022	\$52,500		\$52,500	\$52,500				
2021	\$52,500		\$52,500	\$52,500	\$390.00			
2020	\$55,000		\$55,000	\$55,000	\$260.00			
2022 Exemptions and Taxable Values by Taxing Authority								
	County	School Board	Municipal	Independent				
Just Value	\$52,500	\$52,500	\$52,500	\$52,500				
Portability	0	0	0	0				
Assessed/SOH	\$52,500	\$52,500	\$52,500	\$52,500				
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	\$52,500	\$52,500	\$52,500	\$52,500				
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	115961721	\$10.50	5,000	SF		
8/10/2017	WD-D	\$260,000	114581259					
4/15/1997	DRR		26540 / 964					
4/15/1997	QCD	\$100	26381 / 963					
				Adj. Bldg. S.F.				
Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
04	V					DS		
L								
1						6.5		

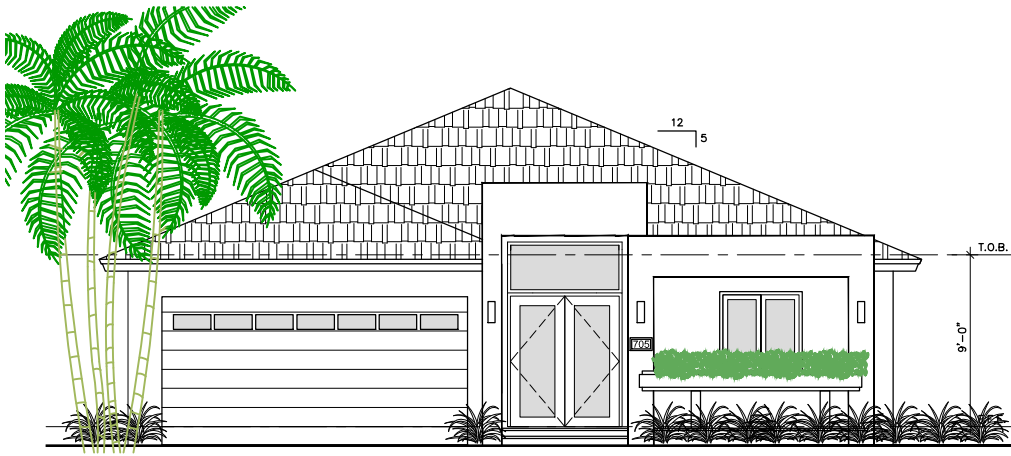
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**Please see map disclaimer

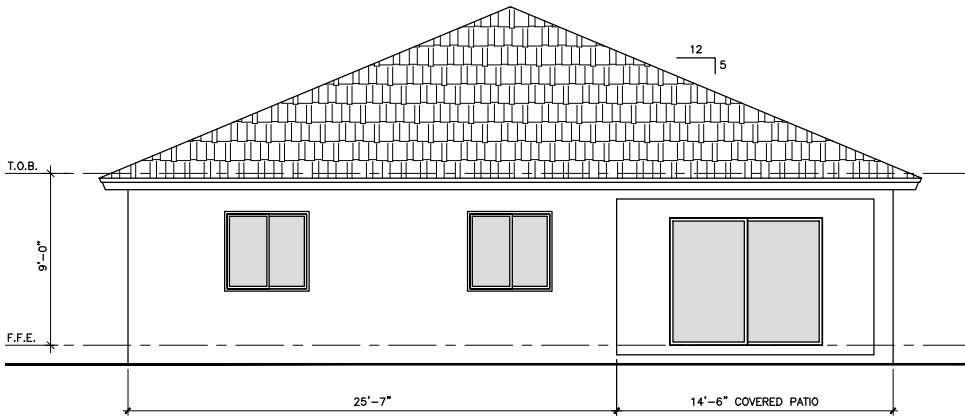


November 10, 2021

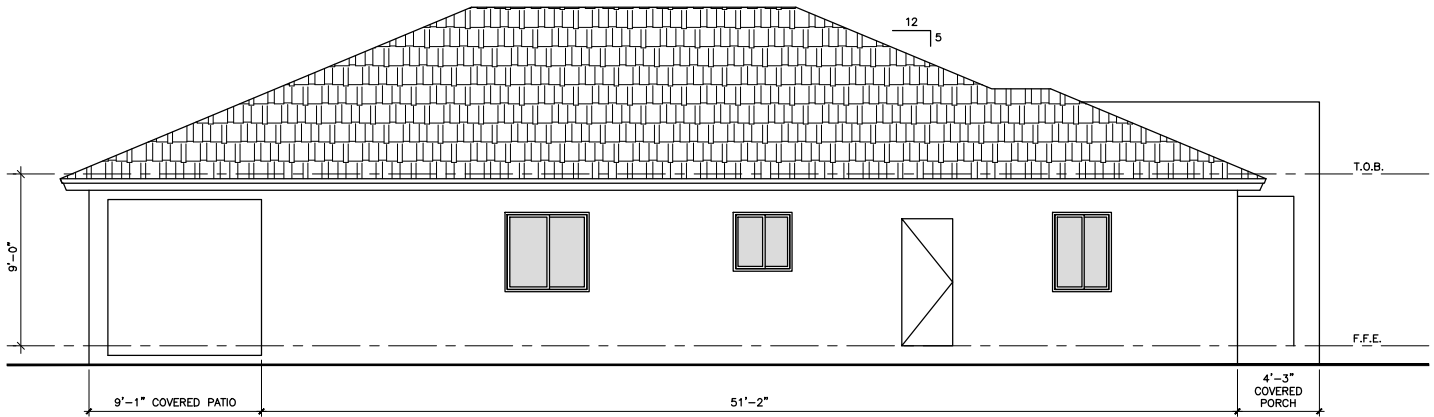




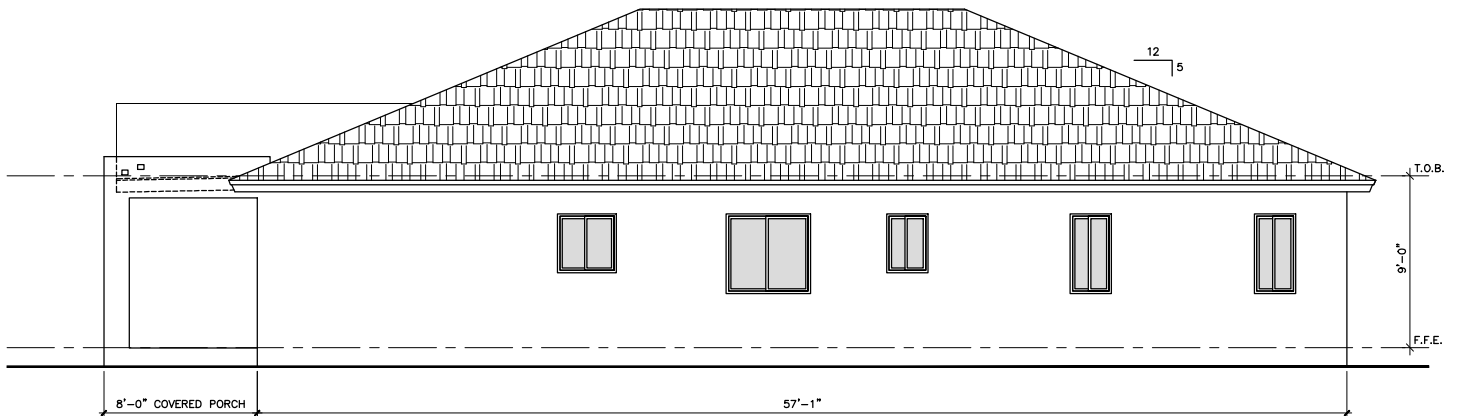
① FRONT ELEVATION (WEST)
SCALE: 1/4"=1'-0"



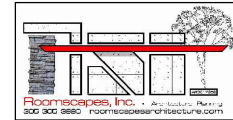
② REAR ELEVATION (EAST)
SCALE: 1/4"=1'-0"



③ SIDE ELEVATION (NORTH)
SCALE: 1/4"=1'-0"

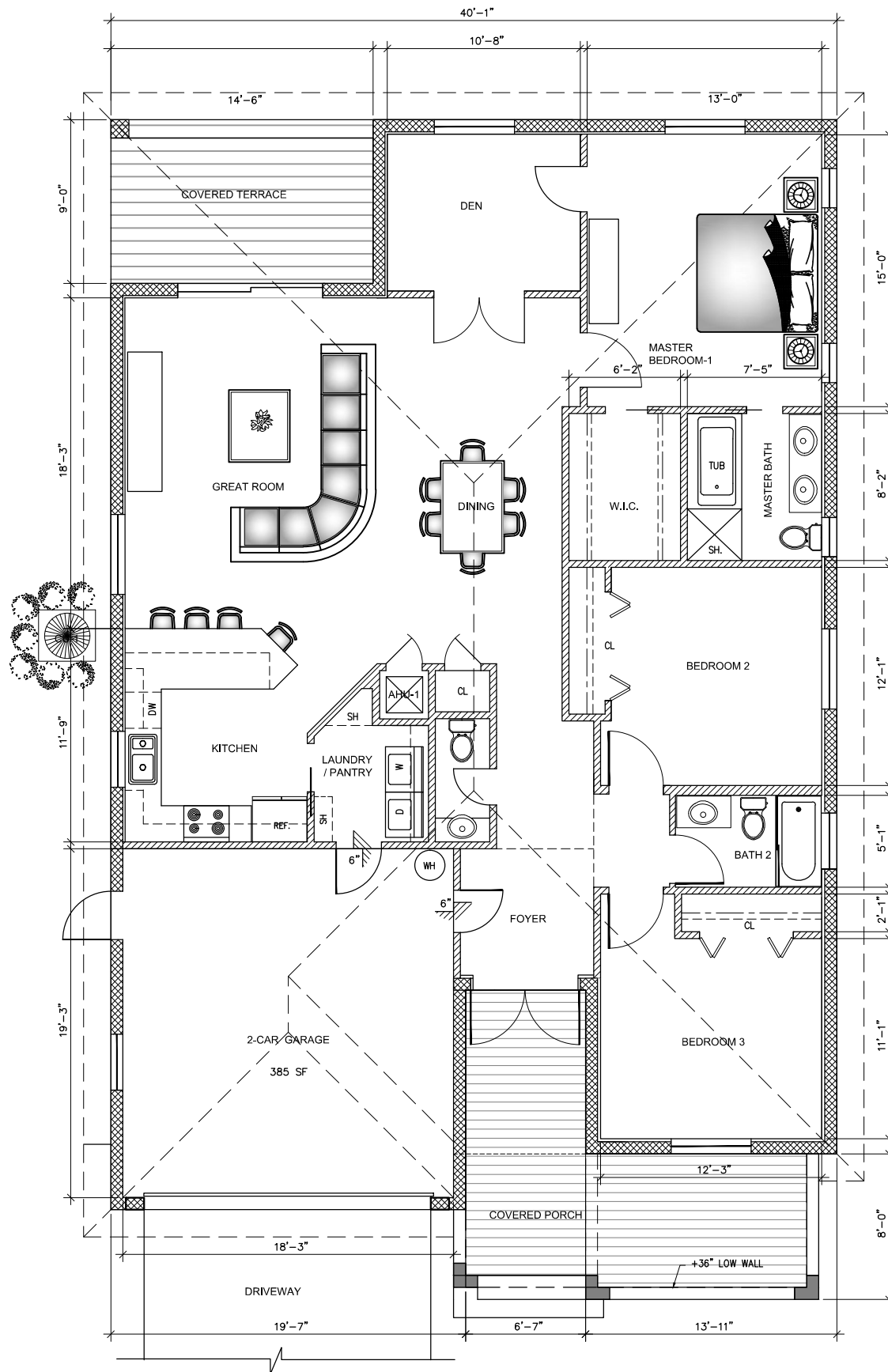


④ SIDE ELEVATION (SOUTH)
SCALE: 1/4"=1'-0"



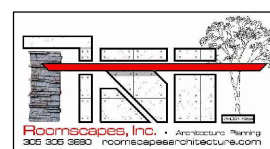
PROPERTY ADDRESS: 705 SW 12TH AVE.
DATE: 2-9-21

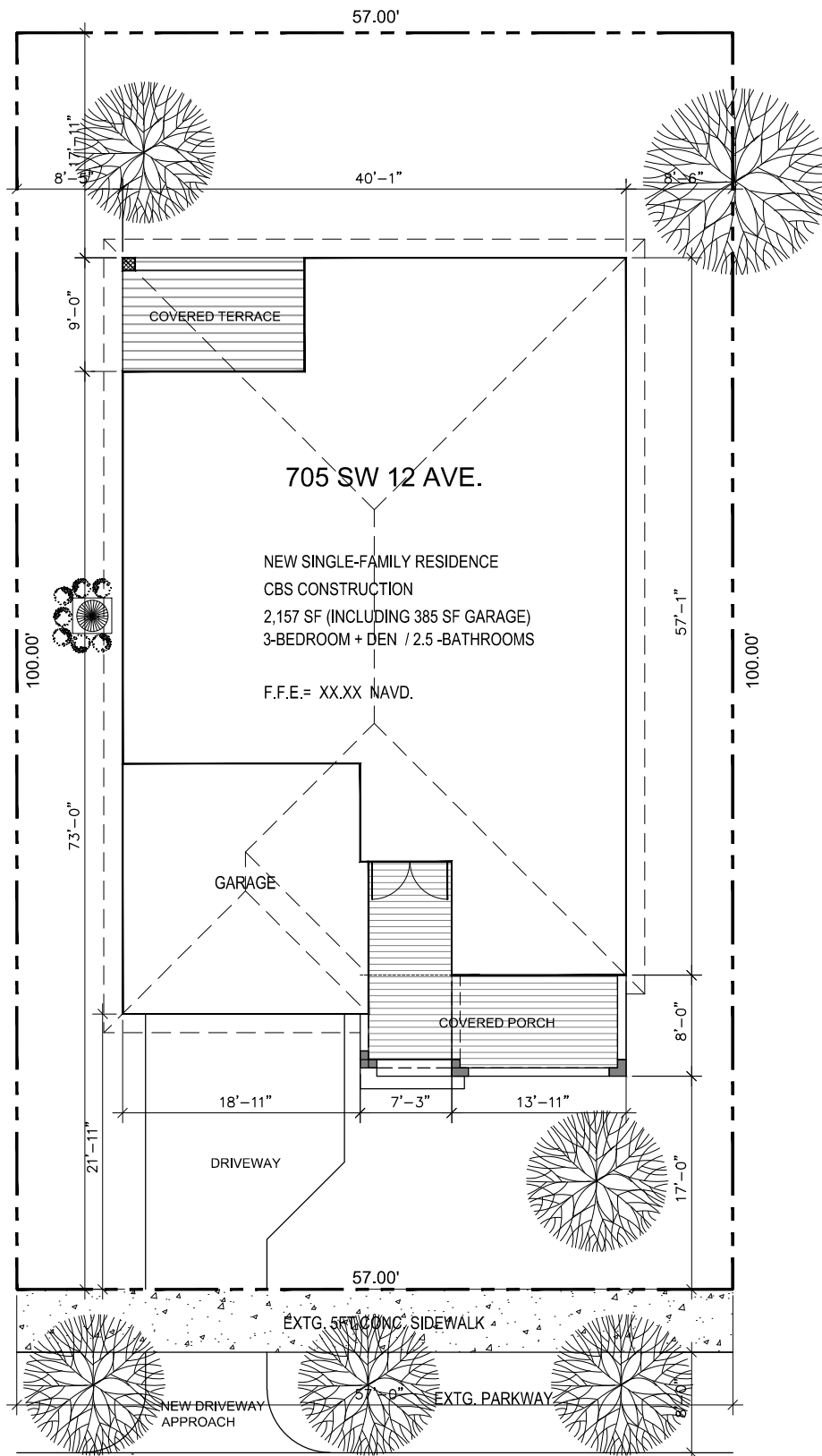
1,772 SF UNDER AIR + 385 SF GARAGE



① FLOOR PLAN
 SCALE: 1/4"=1'-0"

705 SW 12TH AVE. 2-9-21
 1,772 SF UNDER AIR + 385 SF GARAGE





S.W. 12th AVENUE





MARTY KIAR
BROWARD
COUNTY
PROPERTY APPRAISER

Site Address	705 SW 12 AVENUE #1-4, DANIA BEACH FL 33004	ID #	5142 03 34 0570
Property Owner	DANIA BEACH COMMUNITY REDEVELOPMENT AGENCY	Millage	0413
Mailing Address	100 W DANIA BEACH BLVD DANIA BEACH FL 33004	Use	80
Abbr Legal Description	COLLEGE TRACT 19-9 B LOT 3 BLK 5		

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\(8\)](#).

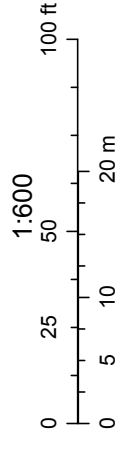
* 2022 values are considered "working values" and are subject to change.						
Property Assessment Values						
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax	
2022	\$59,850	\$660	\$60,510	\$60,510		
2021	\$59,850	\$660	\$60,510	\$60,510	\$186.00	
2020	\$62,700	\$660	\$63,360	\$63,360	\$124.00	
2022 Exemptions and Taxable Values by Taxing Authority						
		County	School Board	Municipal	Independent	
Just Value		\$60,510	\$60,510	\$60,510	\$60,510	
Portability		0	0	0	0	
Assessed/SOH		\$60,510	\$60,510	\$60,510	\$60,510	
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		\$60,510	\$60,510	\$60,510	\$60,510	
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	115961694	\$10.50	5,700	SF
5/22/2018	TD-D	\$225,000	115094605			
5/6/1993	WD*	\$100	20763 / 410			
				Adj. Bldg. S.F.		

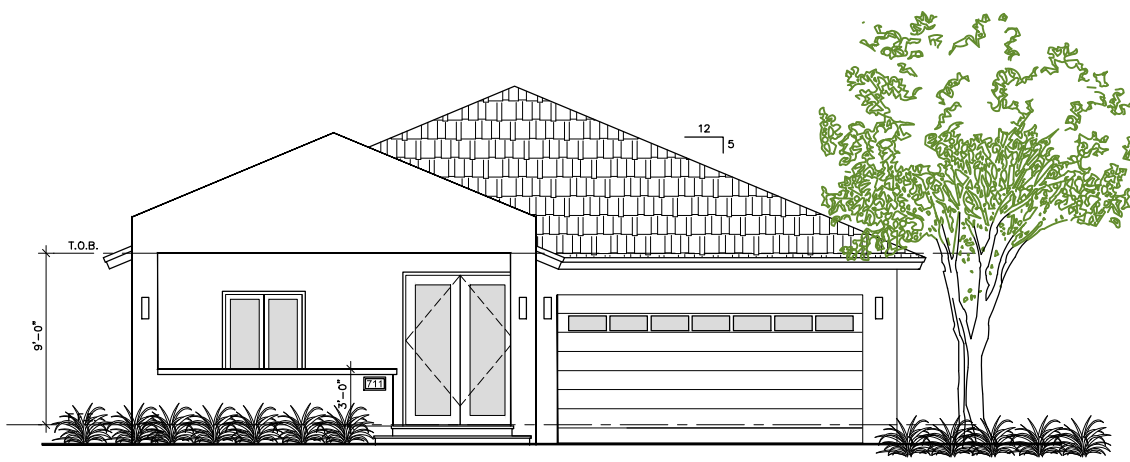
* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
04	V					DS		
X								
16600						3.1		

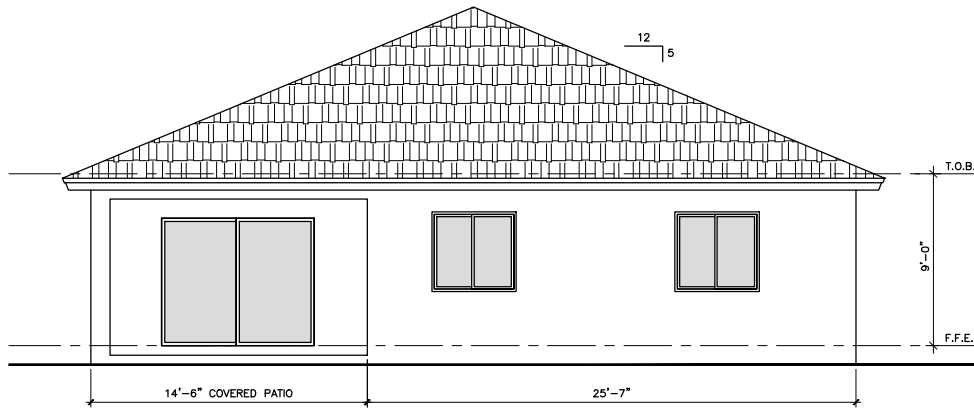


November 10, 2021

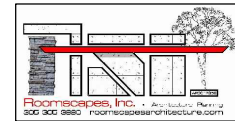




① FRONT ELEVATION (WEST)
SCALE: 1/4"=1'-0"

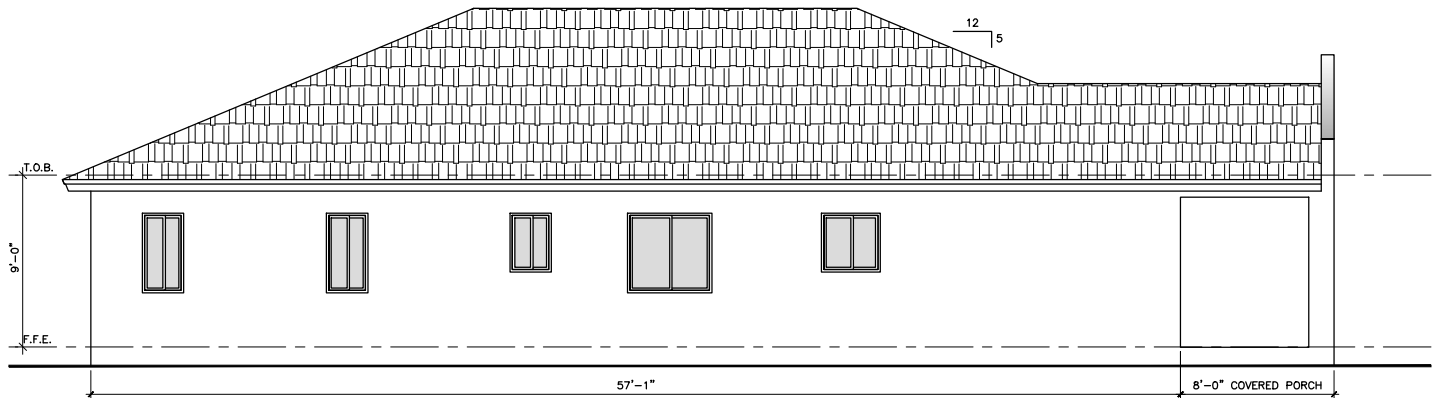


② REAR ELEVATION (EAST)
SCALE: 1/4"=1'-0"

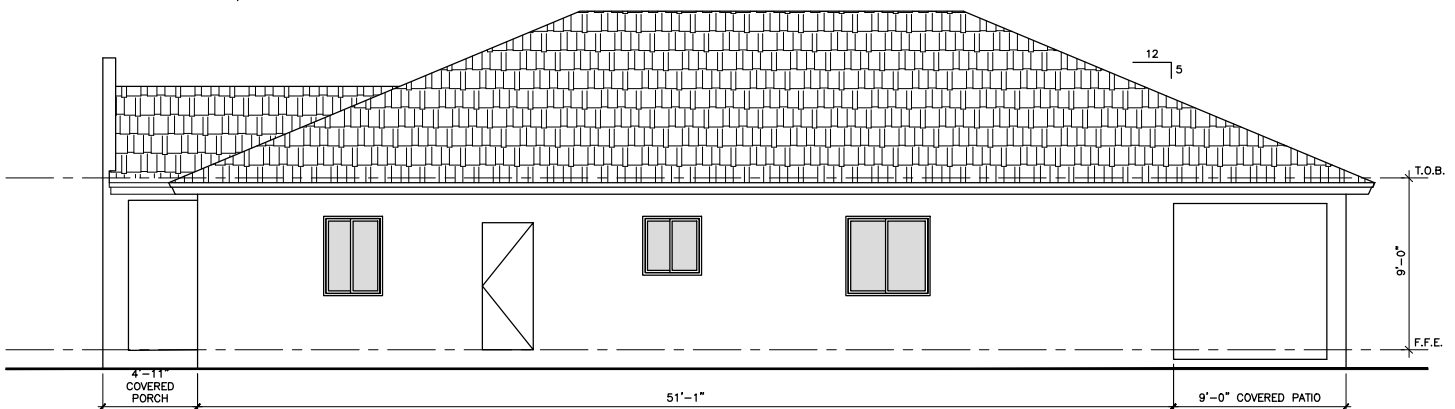


PROPERTY ADDRESS: 711 SW 12TH AVE.
DATE: 2-9-21

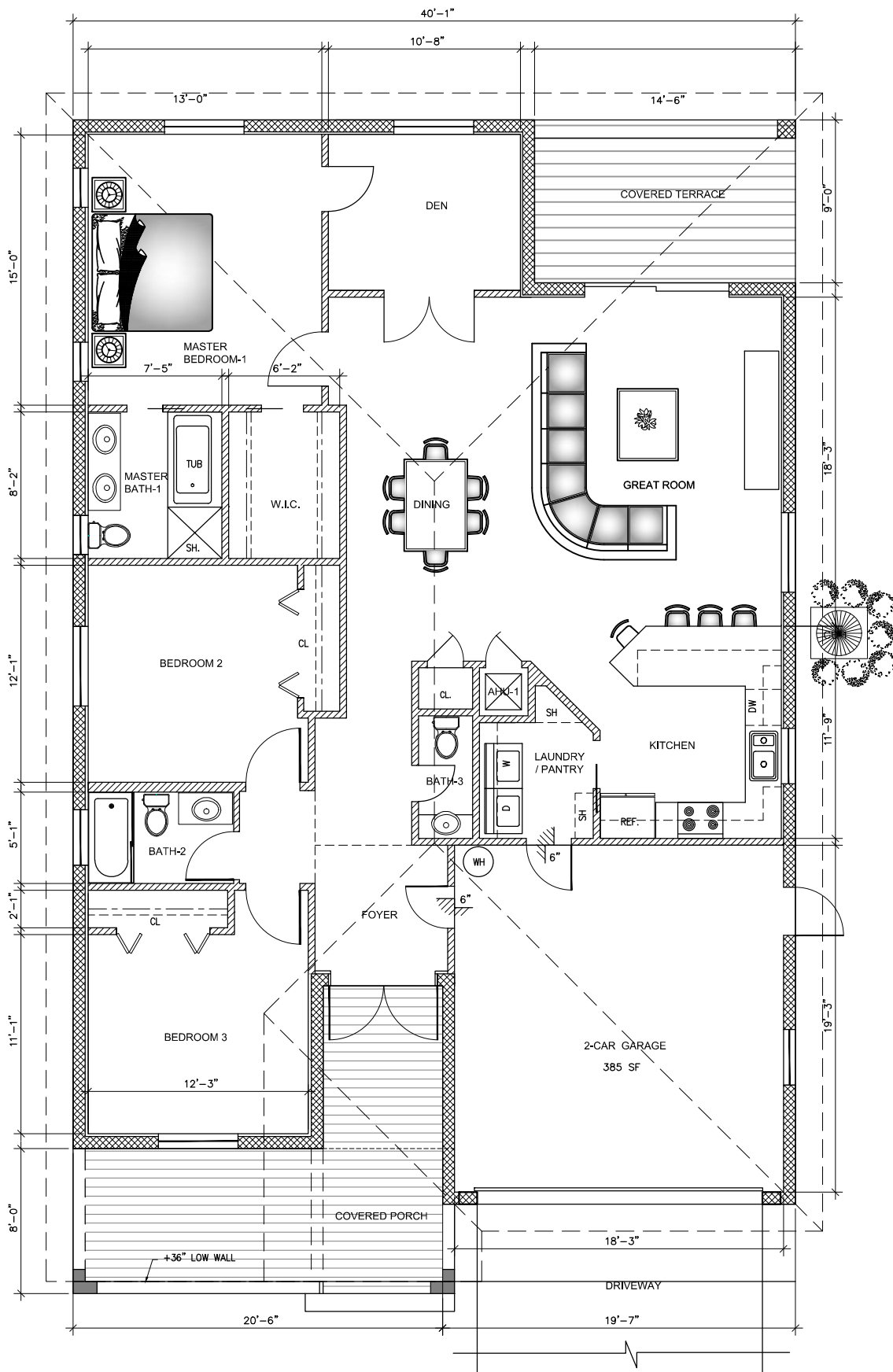
1,772 SF UNDER AIR + 385 SF GARAGE



③ SIDE ELEVATION (NORTH)
SCALE: 1/4"=1'-0"

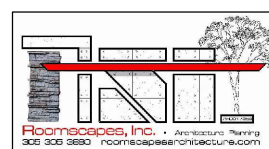


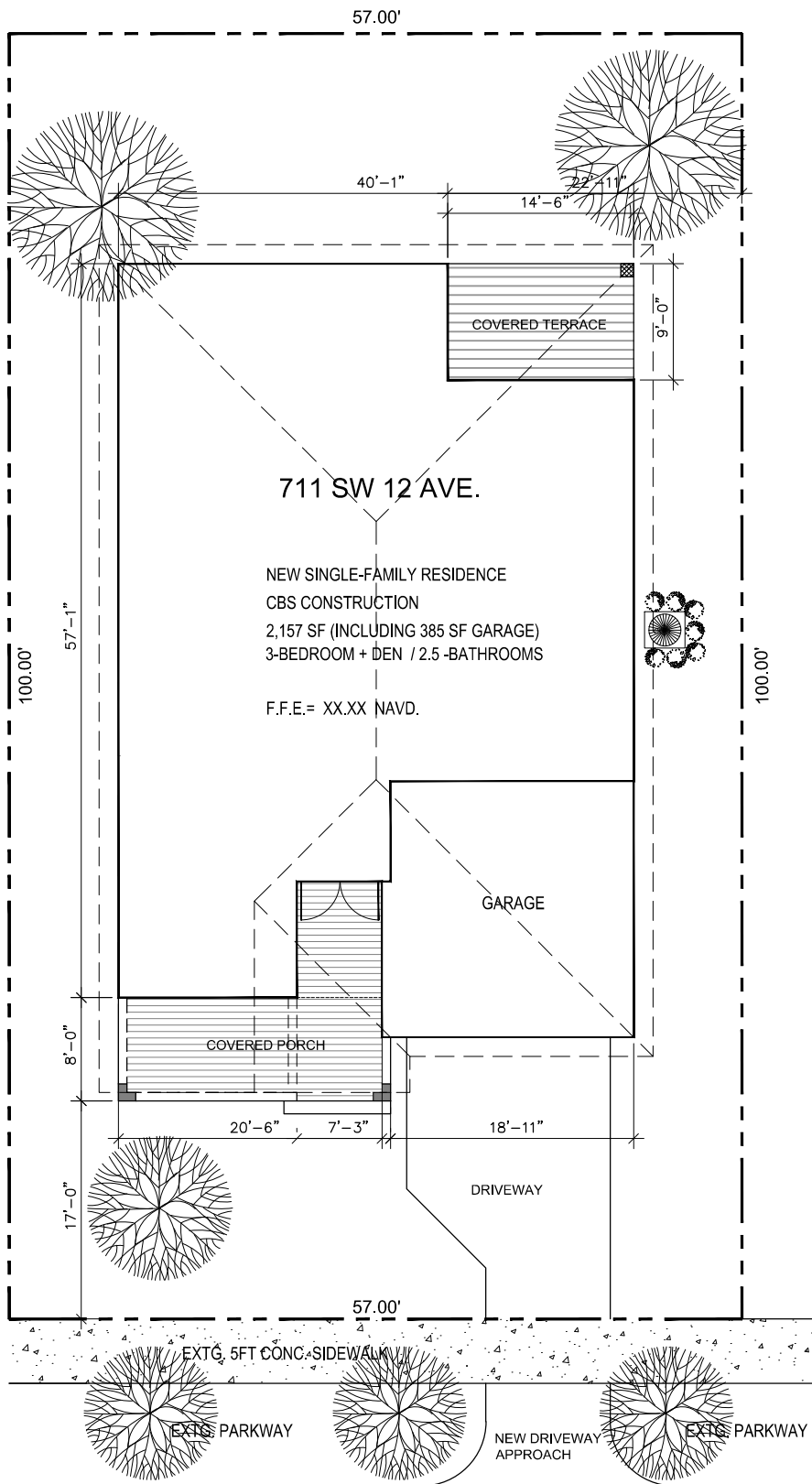
④ SIDE ELEVATION (SOUTH)
SCALE: 1/4"=1'-0"



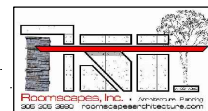
① FLOOR PLAN
 SCALE: 1/4"=1'-0"

711 SW 12TH AVE. 2-9-21
 1,772 SF UNDER AIR + 385 SF GARAGE





S.W. 12th AVENUE





Site Address	711 SW 12 AVENUE, DANIA BEACH FL 33004	ID #	5142 03 34 0560
Property Owner	DANIA BEACH COMMUNITY REDEVELOPMENT AGENCY	Millage	0413
Mailing Address	100 W DANIA BEACH BLVD DANIA BEACH FL 33004-3643	Use	80
Abbreviated Legal Description	COLLEGE TRACT 19-9 B LOT 2 BLK 5		

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\(8\)](#).



IT'S IMPORTANT THAT YOU KNOW:

The 2022 values currently shown are considered "working values" and are subject to change. These numbers will change frequently online as we make various adjustments until they are finalized.

Property Assessment Values

[Click here to see 2021 Exemptions and Taxable Values as reflected on the Nov. 1, 2021 tax bill.](#)

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022	\$59,850		\$59,850	\$59,850	
2021	\$59,850		\$59,850	\$59,850	
2020	\$62,700		\$62,700	\$62,700	

2022 Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	\$59,850	\$59,850	\$59,850	\$59,850
Portability	0	0	0	0
Assessed/SOH	\$59,850	\$59,850	\$59,850	\$59,850
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	\$59,850	\$59,850	\$59,850	\$59,850
Taxable	0	0	0	0

Sales History -- Search Subdivision Sales

Date	Type	Price	Book/Page or CIN
7/15/2019	QCD-T	\$100	115961690
10/31/2016	QCD-T		114035251
1/10/2003	TXD		34441 / 1974
2/25/1991	CET	\$100	18213 / 758

Land Calculations

Price	Factor	Type
\$10.50	5,700	SF
Adj. Bldg. S.F.		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
04								
L								
1								

If you see a factual error on this page, please [click here to notify us](#).



December 28, 2021

