

DANIA BEACH COMMUNITY REDEVELOPMENT AGENCY BOARD MEETING
JUNE 14, 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.

**Instructions for Participating and Viewing
Dania Beach CRA Board Hybrid Meeting
June 14, 2022 at 5:30 PM**

Through the City's Website:

Please click the link below:

www.daniabeachfl.gov/2654/Watch-DaniaTV

Through Comcast Channel 78:

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

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

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

Options for Viewing and Participating in the Meeting Using Zoom

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

Use this meeting link to join as an attendee: <https://us02web.zoom.us/j/83732830434>

Using your telephone

One tap mobile :

US: +13017158592,,83732830434# or +13126266799,,83732830434#

Or Telephone:

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

US: +1 301 715 8592 or +1 312 626 6799 or +1 929 436 2866 or +1 253 215 8782 or
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Webinar ID: 837 3283 0434

To raise hand and be acknowledged to speak:

1. Users who call in can dial *9 to raise their hand
2. If in Zoom, hover at the bottom middle of screen to see the raise hand option and click
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, JUNE 14, 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 Reports

4. PRESENTATIONS

5. CONSENT AGENDA

1. Minutes:
Approve Minutes of May 10, 2022 CRA Board Hybrid Meeting
2. Travel Requests: None

6. PROPOSALS AND BIDS

7. DISCUSSION AND POSSIBLE ACTION

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: June 14, 2022
Re: Administrative Report

There is a lot going on in the CRA. Please connect with us directly to get current and correct information on what we are doing. Our direct numbers are:

- Michael Chen: 954-924-6801 x 3732
- Kathleen Weekes: 954-924-6801 x 3739
- Bill Harris: 954-924-6801 x 3667
- Kisha Eugene: 954-924-6801 x 3750

If I we not at our desks, your call will be directed to our cell phones. If we cannot answer, leave your name and number and we will call you back.

1. CRA PLAN UPDATE

Neal Stralow of Vanasse, Hangen, Brustlin (VHB), our planning consultant, conducted Public Workshops on June 8th and June 9th in the City Hall atrium, 100 West Dania Beach Blvd. There were two sessions each day: 2:00pm - 4:00pm and 5:00pm – 7:00pm. The purpose of these workshops was to have interactive discussions with our businesses and residents to learn of their issues, concerns, and aspirations for the future. What is learned in these sessions will influence the goals and objectives stated in the updated CRA Plan.

2. 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: Our Business Academy **Passions To Profits** program, second edition, was conducted during May. Mayor James welcomed the class on May 4th and Kisha was the co-host with SCORE for three of the classes. It was a successful program by any measure. Some of the key measures of success include:

- Total Attendees: 372 (8 from Dania Beach)
- Graduates: 33 (1 from Dania Beach)
- Total Individuals: 171
- Avg Attendance Per Class: 93
- States Represented: 13 (AL, CA, AZ, TX, IL, WI, MS, MD, PA, NY, NJ, RI, FL)
- Countries Represented: 5 Puerto Rico, St Croix, St Thomas, Brazil, Mexico

Dr. Ford (May 4th class) repeatedly mentioned the FIU/DOE/EDA Hospitality Technology Incubator coming to Dani Beach.

3. ED TOOLS ON THE CRA WEBSITE

Background: Localintel is an internationally recognized technology company that exclusively creates online economic development tools for organizations to “plug” into their websites to promote their locational advantages, attract talent/businesses, and support local entrepreneurs.

The CRA has worked with Localintel to embed two economic development tools on the CRA website – Community Profile and Property Search. Director Chen will provide a brief demonstration on the use of these tools.

4. SIDEWALKS AT FEC RAILROAD CROSSINGS

Background: There were numerous started and stopped attempts to conduct an engineering study for crosswalk design/engineering. We have tracked down documentation of these attempts from 2016 to 2018 and there may be other documents not yet found. The most recent attempt was In October 2018, when a Work Order was issued to Carnahan Proctor and Cross, for \$22,990, to generate construction drawings and bid specifications for ADA compliant pedestrian ramps, sidewalk alignment, and signage at the FEC Railroad crossing at W. Dania Beach Blvd. It appears that Work Order was not completed.

As a result of Board concerns with pedestrian safety at the FEC crossings, the CRA was able to compel FEC to widen the roadways specifically at the rail crossings to provide walkable space across the tracks that is off the roadway. This was done within four months at no cost to the city/CRA. These crossways do not connect to sidewalks.

Update: At the May CRA Meeting the Board directed the CRA to check FDOT/FEC regarding positions on pedestrian crossings at railroad tracks before they decide on whether to spend thousands of dollars on engineering/design. I spoke with the Permits Engineer and

the head of Rail Engineering for FDOT District. 4. (These inquiries to FEC are referred to Xorail, Jacksonville.) Their response was succinct, as follows:

- FEC is strongly opposed to rail crossing, especially pedestrian crossings.
- FEC will not discuss a sidewalk pedestrian crossing unless it is the missing piece of an existing sidewalk grid along the entire corridor.
- If the above condition is met, FEC design standards are strict and very expensive to construct.

FDOT made some further observations:

- The FEC condition of connecting an existing sidewalk grid is not met at the Dania Beach Blvd., NW 1st St., and Old Griffin Rd. crossings.
- Along all three cross streets, there appears to be some “pinch points” that would require ROW acquisition to have room to add sidewalks.
- The FEC rail is elevated above the local neighborhood streets. This could present challenges to design/construct ADA compliant sidewalks across the FEC ROW, especially with NW/SW 3rd Ave. and NW/SW 4th Ave running in such close parallel with the FEC ROW. (ADA compliant sidewalks have a maximum of 2% slope, 1ft of rise requires a 28ft run to achieve a 2 % slope. This may require the reconfiguration of six intersections.)

If we pursue pedestrian sidewalk crossing at the FEC tracks, the first step will require ROW surveys and topographical surveys of all the roadways/intersections involved just to determine feasibility. The next step would be a significant engineering study of all the roadways/intersections involved. This could have roadway implications from Sterling Rd. to Old Griffin Rd., including stormwater solutions. If this initiative moves forward, the potential widespread implications requires that Public Services manage the project/issues.

FDOT suggested a FEC crosswalk incorporated into the NW1st St Complete Streets project would be a potentially viable discussion with FEC.

5. DANIA AFTER DARK

Update: The June 11th Dania After Dark event featured “SOUL” and the headliner was “Vanya Allen” for entertainment.

Vanya Allen is a performance artist, educator, and linguist from West Palm Beach. A professional dancer, singer and actor with classical training and a natural stage presence; Vanya’s connection with audiences of a broad range is one of her highlights as a performer.

The next Dania After Dark event will be held on July 9th.

6. ARTS AND ENTERTAINMENT DISTRICT

Background: During our April 26, 2022, CRA Workshop, creating an Arts and Entertainment District was of high priority to most Board Members. It is also a Goal in the 2012 Economic Development Strategic Blueprint and the 2015 CRA Plan.

Goal 4: Attract Targeted New Industries and Retain and Expand Core Industries

- **Entrepreneurship**

- *Organize networking events for entrepreneurs*
- *Connect entrepreneurs to support in Florida and Broward County*
- *Seek support from state and local sources*
- *Find location in downtown area for an Arts Center or Incubator*
- *Develop rent subsidy program - Market the program to property owners and brokers*

- **Incentives**

- *Designate the Dania Beach Creative Arts District - Market the District*
- *Identify an area of town to be the focus of the program*
- *Offer incentives for artist relocation*
- *Incorporate public art throughout Dania Beach*
- *Publicize the program*

Update: The CRA has worked collaboratively with existing businesses/artists to expand their role in an Arts District, and we have aggressively pursued new arts-based businesses and artists to secure a critical mass of arts that justify the identification of an Arts and Entertainment District.

Mad Arts in Dania Beach (481 S Federal Hwy (formerly The Gallery of Amazing Things): Thinking Cap Theatre (TCT) under the direction of Nicole Stodard. Ms. Stodard has moved from her former Fort Lauderdale venue and staked her new community theater at Mad Arts, TCT presents experimental, provocative, and socially conscious plays and is devoted to being a leading theatre company in the South Florida region and a recognized creative home for new and emerging playwrights.

Opening Night was "Thinking Cap Theatre's" premiere of Maria Irene Fornés' "Fefu & Her Friends". Attendance included about 50 guests.

Rob Stern Art Glass Studio (110 NW 1st St): Rob Stern is in final negotiations with owner of the 110 NW 1st St. building to relocate his art glass studio from Wynwood to Dania Beach. The CRA has been an active part of the negotiations and a Tenant Improvements Incentive package will be brought to the CRA Board for consideration.

The Gallery is a selection of signature works that showcase series and projects completed over the last 30 years. The diversity and proliferation of his glass work is representative of his worldly experience and innovative approach to site specific Commissions and unique sculptures which strive to seek originality and introspection. Rob Stern travels the world

developing and contributing to educational institutions, realizing site specific projects, and working with his team and leading glass artists to realize original work.

Chef Mark Cameron (TBD): Mark's international culinary background includes his fusion of Cajun, Vegan, and Jamaican dishes that stimulates your palate, as well as your mind, with his emphasis on healthy and tasty dining, that landed him cooking spots on FOX, NBC, and CBS and the reggae Sunsplash north American tour. Mark participated in the Chef Showcase at this year's Dania Arts & Seafood Fest. The CRA has worked closely with Mark to cultivate his interest in being part of the Dania Beach Arts and Entertainment District. His target location is a CRA-owned property, and we will bring a formal proposal to the CRA Board soon.

Mark Cameron is very involved in building restaurants, such as the Avocado Vegan Café restaurant, in Duluth Atlanta 2013, the Dukunoo Jamaica Kitchen in Wynwood Miami, 2018 and recently Woodstock Negril, where he implemented procedures in promoting healthy dining.

7. ECONOMIC DEVELOPMENT ACTIVITIES

Pending Façade Grant inquiries: The following business are in the process of securing the required construction proposals and completing Façade Grant Applications. Although still incomplete, we have signed applications from:

- Shenanigans East Side (1300 S Federal Hwy) – Waiting for actual construction estimates.
- Ornamental Home Design converting to The Alchemist Café (102 N Federal Hwy) – Waiting for actual construction estimates.

BRAVO Business Visits: Our Business Attraction Manager is conducting relationship building visits to our businesses and property owners. Visits this past month include:

- Alex's Flaming Groves & Gift Shop (236 N. Federal Hwy): Open since 1963, Alex's Flamingo Groves and Gift Shop provides the finest citrus available in Florida.
- Banyan House (236 N. Federal Hwy): An eclectic space offering individualized paths to nourish your mind, body, and spirit. Integrating ancient healing techniques and cutting-edge technology bringing you the best of one-of-a-kind experiences.
- Three Sons Brewing Company (236 N Federal Hwy): Complete full-service Brewery & Kitchen, you'll find 26 unique brews on tap with great food. Three sons was also featured on Food Network's Diners, Drive Ins, and Dives.
- Victoria L' Original Coffee & Coffee Service (212 N Federal Hwy): You can find Victoria L' Originale's coffee in restaurants, coffee shops, yachts, and homes. They specialize in coffee equipment/repair and pizza and pasta equipment repair service.

- My Mama's Books and Records (218 East Dania Beach Blvd): Selling vinyl records and vintage books, artwork, and a light menu of sandwiches. Huge selections of children's books so kids can pick out their own books.
- Robert's Restaurant (1320 Stirling Rd): An iconic Dania eatery featuring breakfast and lunch - soups, overstuffed sandwiches, hearty breakfasts, and great coffee.
- Jimmie's Chocolates & Cafe (148 N Federal Hwy): The restaurant and chocolate shop have closed permanently, and the property is for sale for \$2.8 million.
- Ornamental Home Design (102 N. Federal Hwy): Creating Art in Wrought Iron, aluminum, and exotic wood/stone. Plans are submitted to convert the site to The Alchemist Shop featuring gourmet coffee, teas, small plates, and sandwiches.
- Special Needs Group (302 NW 1st St): Special Needs at Sea" is a trusted provider of rental wheelchairs, scooters, oxygen, lifts, and cribs. They work with most major cruise lines in Port Everglades and Port Miami.
- Russ Kodner Galleries (45 S Federal Hwy): Kodner Galleries, Inc. is a certified gemologist. Kodner conducts auctions every two weeks featuring estate jewelry, luxury timepieces, fine art, paintings, Asian arts, silver, furniture, rugs and more. Established in 1906, the family is 5th generation business owners in Dania Beach.
- Coming Soon - Topsy Salon Bar (1101 S Federal Hwy): A full-service salon - hair , nails, facials, most salon service with t a Beer & Wine Bar. The current space is being renovated and a grand opening will be held later.

8. THE PATCH

TEMPORARY PATCH CLOSING: On June 7, 2022, we were advised of a COVID outbreak at the PATCH. This resulted in a temporary closure until those affected are tested negative for COVID.

Strategic Plan Study: The CRA Board expressed an interest in conducting a Master Plan initiative to identify optional uses for the PATCH site, ADA improvements, operational efficiencies, etc.

I have worked with VHB, our CRA Plan consultant, to develop a proposal to perform a PATCH Strategic Plan (SP). VHB performed some initial research to identify the scope of work required to develop a SP.

The PATCH site is comprised of two parcels (see attached maps/aerials), totaling 50,213SF, or 1.15 acres. Characteristics of the site includes:

- Parcel 1: ID#: 504233000440, 23,086sf, Zoned: NBHD-RES. NBHD RES: Single-family; Buildable Lot Dimensions: W: 60ft min, D: 90ft min, Coverage: 50% max, Structure Ht: 2-story max (LDR Map attached).
- Parcel 2: ID# 504233000, 27,127SF, ROW, Zoned N/A

- The east side of the site is an unvacated ROW. The ROW is shaped as a backwards “C”, with the north and south ends spanning across the entire site. The non-ROW portion of the site does not have street frontage at either end.
- The dimensions of the site are approx. 626ft (N/S) by 80ft (E/W)
- The north end of the site is visually 3 - 4 feet below the grade of NW 1st St.
- The south end of the site is visually 1 to 2 feet above the grade of the residential properties along the west side of the fence line.
- According to historical information, the site was previously a “trash dump site” (potential environmental issues), with probable saltwater intrusion.

What the above issues mean:

- By-rights zoning allow for development of two single-family houses on the entire site.
- The elevation of the site suggests significant stormwater issues. The addition of impermeable surface (e.g., paved parking/sidewalks) could require structured stormwater solutions. If developed, the site will require engineered fill to raise the building pad to current FEA standards.
- To extract development value from the site, it probably needs to be combined with an adjacent land assemblage to mitigate the narrow width challenges.

The define/quantify the development challenges will require significant professional services of +\$25,000 – ALTA site survey (with legal description), topographical survey, geological survey, etc.

Based on the observed issues, VHA submitted two proposals (both Proposals attached). The deliverables of both Proposals include two conceptual design plans however, the concepts of Proposal 2 will be more of a use analysis without the technical data required to estimate the cost or financial viability of the conceptual plans.

- Proposal 1 (\$35,500) is a more extensive analysis, including ALTA survey, topographic survey, geotechnical borings, phase-1 / 2 environmental assessments.
- Proposal 2 (\$5,500) is a strategic overview recognizing the observed site challenges.

Considering the known challenges of the PATCH site, the more significant Proposal 1 (\$35,500) seems to have a poor ROI. The CRA needs direction on which approach the Board wishes to pursue, or another alternative. Regardless, a budget transfer will be needed to expand VHB’s scope of work.

New Shed for Storage: Based on Chair James interest to improve the PATCH operations, the CRA has secured cost estimates for the acquisition, set up, and connections for a new storage shed. This would be a duplicate of the existing red shed on-site today. The new shed would be set up on the north end of the concrete pad under the pavilion, insulated, and with electricity/air conditioning installed. This shed will significantly expand the much-

needed storage space of the PATCH and improve their operational capacity for farmers market events.

The total cost is \$7,900 and, if approved, will require a budget transfer.

Volunteer Appreciation: Volunteers have continued to be strong support, providing much needed labor to the upkeep of the PATCH. On May 24, 2022, the PATCH hosted regular volunteers with a small luncheon and provided PATCH grab bags in appreciation for the many hours of service they contributed to the PATCH. Volunteers pledged continued support to the PATCH. Photos of the event are attached.

Global Scholars Tours the PATCH: A PATCH Educational Tour was held for students from Global Scholars, Broward in May. This was a very successful outing for the students, and we received the following message from Ms. Camille Edwards, Global Learning Coordinator, *"Thanks again to you and your team for your wonderful contribution to Broward's Global Scholars program. I'm so impressed with the information teachers are using to guide their students based on their visit to the PATCH. And the students who had the opportunity to visit themselves certainly are well on their way to becoming gardeners"* In addition Global Scholars Broward invited the PATCH to its Fifth Annual Showcase and the PATCH was provided with a table to showcase our activities. The event was attended by Amado Diaz PATCH, Farm and Market Coordinator and Consultants Nattaliah Earle and Jaime Castoro. A photo of the PATCH table at the event is attached.

June Monthly Theme: June is the national Fresh Fruit and Vegetables month and as part of the City's Monthly Theme program, the PATCH will be featured as follows.

- An electronic copy of the PATCH Brochure is being provided to inform all staff of the availability of fresh produce from the Dania Beach PATCH
- PATCH staff are scheduled to participate in the June Dania After Dark event. They will set up a booth and provide information to the public.
- Arrangements are being made with the Parks and Recreation Department for PATCH educational tours for children attending summer camps at Frost, CW Thomas, and PJ Meli Parks.

Also attached are photos of Spirit Charitable Foundation presentation to the CRA Board and the Love Our Nation's children's Graduation Ceremony held at the PATCH.

EXHIBIT "A"

Dania Beach CRA Plan Update Additional Services Request For The Dania Beach Patch Property May 3, 2022

Background:

The City of Dania Beach (City) awarded VHB (Consultant) a contract on February 8, 2022, to Update the Dania Beach CRA Plan. The City has requested VHB provide Additional Services to evaluate Dania Beach Patch (DBP) People's Access to Community Horticulture property located at 1201 W. Dania Beach Blvd., Dania Beach, Florida 33004 to evaluate existing conditions, identify improvements for site function, and master plan reuse of a northern portion of the property for residential use.

The subject property is comprised of two parcels and unimproved public right-of-way as identified from the Broward County Property Appraiser (BCPA) website. The BCPA website identifies Parcel's #504233-00-0440 (0.53-acres), #504234-53-0021 (0.069-acres), and portions of the unimproved NW 12th Ave. right-of-way (located between W. Dania Beach Blvd. and NW 1st St.) as part of the existing DBP project site.

It is anticipated that the reports and documents identified throughout the Scope of Work are intended to be public facing documents. As such, they are envisioned to be "user-friendly", easy-to-understand documents which are organized around graphics, tables, and charts. No permit applications, fees, or detailed submittal materials are included in this scope of work.

Scope of Work:

Task 1: Conceptual Master Plan (VHB Services)

During the Conceptual Master Plan Phase, VHB will provide the following:

- A. VHB will perform a Site review for the proposed Project for the purpose of understanding existing Site conditions, defining the general nature and extent of the improvements needed. VHB will research, investigate, and review existing and readily available Site related information such as surveys, studies, as-built plans, utility atlas maps, previous permits for the Project Site and/or adjacent developments, etc., which VHB will provide to the Client as appropriate.
- B. Prepare a Compilation Existing Conditions Plan utilizing available GIS/ Aerial data and on-site measurements.
- C. As part of this task, VHB will review the property planning conditions and identify potential development program and required entitlement actions.

- D. VHB will attend a project meeting with the Client and general public to review the project and to gain a general understanding of the project goals and discuss the design character. This will be scheduled in concert with the CRA Plan Update meetings as a hybrid meeting.
- E. Using the existing conditions information obtained in Task above and input from the Client obtained at the initial meeting, VHB will prepare up to two (2) alternate concept plans and present the concepts at a second meeting. This will be scheduled in concert with the CRA Plan Update meetings as a hybrid meeting.
- F. Upon Client's review and comments prepare one (1) revised final Conceptual Design Plan. This approved concept plan will contain items such as: landscape features in relation to architectural design, a hardscape material and landscape palette, planting enhancements and screening to facilitate wayfinding and pedestrian traffic flow, site furnishing alternatives, and concepts according to the overall project scope and budget considerations. The Conceptual Design Plans will be in CAD and softline format as needed to clearly convey design intent for design team collaboration and estimating.
- G. VHB will forward the Conceptual Design Plan to the Client for review and comment, as well as presentation graphics and photographs of proposed plant materials to convey design intent. VHB will prepare for and attend a meeting to review the Conceptual Design Plan package with the Client.
- H. As part of this task, VHB will assist the Client in the preparation of a schematic opinion of probable construction costs estimate for landscape/hardscape related items. This opinion will be based on VHB's experience and judgment, cost information provided by the Client, and generally available construction data sources.

Deliverables:

- Existing Conditions Plan & Base CAD File
- Conceptual Design Plan
- Project meeting notes as it relates to items discussed
- Project management and sub consultant coordination

Note: The following tasks need to be performed by sub-consultants. The preliminary fee estimates are based upon industry standards, have not been discussed with any local service providers, and are subject to change.

Task 2: ALTA Survey and Mapping (Sub – TBD)

- A. Boundary, R/W, & Topographic Survey
- B. New DBP Project Limits Boundary w/ Legal Description
- C. New Northern Residential Parcel w/ Legal Description
- D. Title / Ownership & Encumbrance Report

Task 3: Geotechnical Review (Sub – TBD)

- A. Four borings

Task 4: Environmental Review (Sub – TBD)

- A. Phase 1
- B. Phase 2

Dania Beach CRA Plan Update
Additional Services Request For The Dania Beach Patch Property - Compensation
May 3, 2022

VHB will perform the Scope of Services contained in this Agreement on a lump sum basis per Task as indicated below. For lump sum Tasks, VHB will bill on a percent complete basis and reserves the right to adjust budgeted amounts from lump sum Task to lump sum Task as may be required. Monthly invoicing will include a progress report identifying actions undertaken during and percent complete estimate. VHB agrees to the CRA requested ten percent (10%) retainage fee per invoice. The retainage fee will be paid to VHB upon completion of the Scope of Services.

Dania Beach CRA Plan Update Additional Services Request For The Dania Beach Patch Property Tasks	Lump Sum Fee (\$)
1.0 Conceptual Master Plan (VHB)	\$8,500
2.0 ALTA Survey & Mapping (Sub – TBD) 2.1 Boundary, R/W, & Topographic Survey 2.2 New DBP Project Limits Boundary w/ Legal Description 2.3 New Northern Residential Parcel w/ Legal Description 2.4 Title / Ownership & Encumbrance Report	Estimates \$9,000 \$2,000 \$2,000 \$2,000
3.0 Geotechnical Review (Sub – TBD) 3.1 Four Borings	Estimates \$6,000
4.0 Environmental Review (Sub – TBD) 4.1 Phase 1 4.2 Phase 2	Estimates \$2,000 \$4,000
TOTAL	\$35,500.0

EXHIBIT "A"

Dania Beach CRA Plan Update Additional Services Request For The Dania Beach Patch Property May 12, 2022

Background:

The City of Dania Beach (City) awarded VHB (Consultant) a contract on February 8, 2022, to Update the Dania Beach CRA Plan. The City has requested VHB provide Additional Services to evaluate Dania Beach Patch (DBP) People's Access to Community Horticulture property located at 1201 W. Dania Beach Blvd., Dania Beach, Florida 33004 to evaluate existing conditions, identify improvements for site function, and master plan reuse of a northern portion of the property for residential use.

The subject property is comprised of two parcels and unimproved public right-of-way as identified from the Broward County Property Appraiser (BCPA) website. The BCPA website identifies Parcel's #504233-00-0440 (0.53-acres), #504234-53-0021 (0.069-acres), and portions of the unimproved NW 12th Ave. right-of-way (located between W. Dania Beach Blvd. and NW 1st St.) as part of the existing DBP project site.

It is anticipated that the reports and documents identified throughout the Scope of Work are intended to be public facing documents. As such, they are envisioned to be "user-friendly", easy-to-understand documents which are organized around graphics, tables, and charts. No permit applications, fees, or detailed submittal materials are included in this scope of work.

Scope of Work:

Task 1: Conceptual Master Plan (VHB Services)

During the Conceptual Master Plan Phase, VHB will provide the following:

- A. VHB will perform a Site review for the proposed Project for the purpose of understanding existing Site conditions, defining the general nature and extent of the improvements needed. VHB will research, investigate, and review existing and readily available Site related information such as surveys, studies, as-built plans, utility atlas maps, previous permits for the Project Site and/or adjacent developments, etc., which VHB will provide to the Client as appropriate.
- B. Prepare a Compilation Existing Conditions Plan utilizing available GIS/ Aerial data and on-site measurements. As part of this task, VHB will review the property public domain online records (e.g. Broward County Official Records) to determine parcel limits, planning conditions and identify potential development program and required entitlement actions.
- C. VHB will prepare up to two (2) alternate concept plans and present the concepts to the City via a virtual meeting.

- D. Upon Client's review and comments prepare one (1) revised final Conceptual Design Plan. This approved concept plan will contain items such as: improved site utilization, paved parking, sidewalk connections and other landscape features, and concepts according to the overall project scope and budget considerations. The Conceptual Design Plans will be in CAD and softline format as needed to clearly convey design intent for design team collaboration and estimating.
- E. VHB will forward the Conceptual Design Plan to the Client for review and comment, as well as presentation graphics to convey design intent. VHB will prepare for and attend a virtual meeting to review the Conceptual Design Plan package with the Client.
- F. As part of this task, VHB will assist the Client in the preparation of a schematic opinion of probable construction costs estimate for landscape/hardscape related items. This opinion will be based on VHB's experience and judgment, cost information provided by the Client, and generally available construction data sources.

Deliverables:

- Existing Conditions Plan
- Conceptual Design Plan
- Project meeting notes as it relates to items discussed
- Project management and coordination

Note: The following tasks may need to be performed by others in the future on an as-needed basis. The City may contract separately for these services using their on-call service providers. VHB provide the preliminary fee estimates that are based upon industry standards for the City's reference only. These are subject to change.

Task 2: ALTA Survey and Mapping (Sub – TBD)

- A. Boundary, R/W, & Topographic Survey
- B. New DBP Project Limits Boundary w/ Legal Description
- C. New Northern Residential Parcel w/ Legal Description
- D. Title / Ownership & Encumbrance Report

Task 3: Geotechnical Review (Sub – TBD)

- A. Four borings

Task 4: Environmental Review (Sub – TBD)

- A. Phase 1
- B. Phase 2

Dania Beach CRA Plan Update
Additional Services Request For The Dania Beach Patch Property - Compensation
May 12, 2022

VHB will perform the Scope of Services contained in this Agreement on a lump sum basis per Task as indicated below. For lump sum Tasks, VHB will bill on a percent complete basis and reserves the right to adjust budgeted amounts from lump sum Task to lump sum Task as may be required. Monthly invoicing will include a progress report identifying actions undertaken during and percent complete estimate. VHB agrees to the CRA requested ten percent (10%) retainage fee per invoice. The retainage fee will be paid to VHB upon completion of the Scope of Services.

Dania Beach CRA Plan Update Additional Services Request For The Dania Beach Patch Property Tasks	Lump Sum Fee (\$)
1.0 Conceptual Master Plan (VHB)	\$5,500
TOTAL	\$5,500
Other Possible Services (By others if desired by City)	
2.0 ALTA Survey & Mapping (By others – TBD) 2.1 Boundary, R/W, & Topographic Survey (Est. \$9,000) 2.2 New DBP Project Limits Boundary w/ Legal Description (Est. \$2,000) 2.3 New Northern Residential Parcel w/ Legal Description (Est. \$2,000) 2.4 Title / Ownership & Encumbrance Report (Est. \$2,000)	
3.0 Geotechnical Review (By others – TBD) 3.1 Four Borings (Est. \$6,000)	
4.0 Environmental Review (By others – TBD) 4.1 Phase 1 (Est. \$2,000) 4.2 Phase 2 (Est. \$4,000)	

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PATCH Volunteer Appreciation 2022





Global Scholars Fifth Annual Showcase



The Spirit Charitable Foundation



Love Our Nation Graduation



MINUTES OF HYBRID MEETING
DANIA BEACH COMMUNITY REDEVELOPMENT AGENCY
TUESDAY, MAY 10, 2022 – 5:30 P.M.

1. Call to Order/Roll Call

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

Present:

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

2. Citizen Comments

There were no comments at this meeting.

3. Administrative Reports

3.1 Administrative Report

Director Chen reviewed the information included in the agenda packet, consisting of updates on Contact your CRA and the CRA Plan update.

Director Chen addressed the FY 2020-21 financial audit and introduced Marc Grace, Keefe McCullough, City auditors.

Mr. Grace gave a brief overview of the CRA's audit report.

Director Chen continued with the Administrative Report with updates on the Dania Beach Innovation Ecosystem (the Dania Beach Business Academy and the Passions To Profits program), the Dania Beach Arts and Seafood Celebration, Dania After Dark, economic development activities (pending Façade Grant inquiries and BRAVO business visits), and the PATCH (new Produce Prescription Program, PATCH storage shed, and volunteers).

4. Presentations

4.1 Spirit Charitable Foundation Grant to the Dania Beach PATCH

Lanie Morgenstern, Senior Manager Corporate Social Responsibility & Strategic Partnerships, Spirit Airlines, Inc. Director, the Spirit Airlines Charitable Foundation, presented a Giant Check in the amount of \$20,000 to the CRA Board for the Dania Beach CRA PATCH.

The CRA Board presented vegetables from the PATCH as tokens of appreciation to the Spirit Charitable Foundation representatives.

5. Consent Agenda

5.1 Minutes:

Approve Minutes of April 12, 2022 CRA Board Hybrid Meeting

Approve Minutes of April 26, 2022 CRA Board Planning/Budget Hybrid Workshop

5.2 Travel Requests: None

5.3 RESOLUTION NO. 2022-CRA-004

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE DANIA BEACH COMMUNITY REDEVELOPMENT AGENCY ("CRA") OF THE CITY OF DANIA BEACH, FLORIDA, ACCEPTING A GRANT AWARD IN THE AMOUNT OF TWENTY THOUSAND DOLLARS (\$20,000.00) FROM THE SPIRIT CHARITABLE FOUNDATION FOR THE DANIA BEACH PATCH; 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 Sidewalks at FEC Railroad crossings – Chair James

Chair James noted she brought this up at the last meeting and she knows the history of the sidewalks. The FEC has completed the crosswalks, and she asked if Director Chen spoke to FEC about their future plans for sidewalks. She questioned if we have any cost estimates.

Director Chen noted he found a \$20,000 work order where nothing was acted upon.

Chair James said she wanted consensus from the Board to have sidewalks at the railroad crossings. She did speak to the City Manager, and she does want this project to be included and

completed because of the safety concerns. We do not have connectivity, and this is one reason we did not get a Brightline station. She would like this to be a capital improvement project and separate from the citywide sidewalk plan.

Board Member Lewellen noted this is a public safety issue and needs to be addressed. Her concern is whether the first work order is still effective; it was done several years ago.

Director Chen said it is from 2016 and 2017.

Board Member Lewellen explained her concern is about what kind of red tape we will have to deal with to accomplish this; crossings belong to the FEC. She would like to do research to see if we can even do anything with this instead of spending \$20-30,000 and not be able to do it. She would like Director Chen to investigate this and bring the board more information.

Chair James noted she is not asking Director Chen to hire someone at this moment but instead look into it because it is a safety issue. She wants to prioritize our residents and public safety. She expected some of these questions would be answered by staff by now since this was an item on the agenda. She wants to find out if it is something we can do.

Board Member Lewellen said there are several factors to consider. She does not mind setting money aside for it but wants to make sure we have all our ducks in a row.

Board Member Davis commented as long as we dot our i's and cross our t's she is in favor; this is something she hears about from the residents.

Chair James asked Director Chen to do the research, bring back numbers and objectives to see if this is a feasible project, and the costs.

City Manager Garcia said her recommendation to Director Chen would be to reach out to Brightline and FEC with specifics on which crossing and maybe on their dime; perhaps NW 1st Street or Dania Beach Boulevard as a priority. One of those crosswalks to connect Bryan Road to Federal Highway and City Hall is crucial. First, she would ask what FEC and Brightline's future plans are or if they are done in this area of the City. If they are done, determine if there are other dollars available; if not, then budget for it in the future.

Director Chen noted he would make contact with FEC.

8. Board Member Comments

Board Member Davis thanked Spirit Airlines for the donation to the PATCH.

Chair James noted we still have not had a resolution for that problematic property on West Dania Beach Boulevard; she has seen the same trash on that property for two weeks. She is not sure if staff is driving through, and she asked if staff could please pay closer attention to that particular

property that seems to be a garbage dump. It concerns her we are not able to solve the issue of one property and she wants to know what the plan is for the property.

Director Chen said he knows it was cleaned up less than two weeks ago and he thanked the City Manager and Public Services for having staff clean it up. He noted he has a developer interested in this property and the adjoining parcel, but the developer wants to do affordable housing and he is held up by the RAC.

Chair James asked if there is a scheduled check on the property and what the plan is for code enforcement.

Director Chen said he contacts Public Services, and they go out and pick up when they see it.

Chair James asked if the CRA has the ability to create its own plan for code enforcement.

Director Chen responded the CRA does not have staff to do code enforcement.

Chair James asked if the CRA has the ability to work with code enforcement for a separate plan.

Director Chen said they have a special relationship with code and work with them.

Chair James referenced the Dania Beach Press article about opening an incubator, which states we are already doing it. She knew the Board gave authority to move forward but this sounds like a done deal.

Director Chen noted he came to the Board and their consensus to move forward is what this article is about.

Chair James said she wants a breakdown of FIU costs; perhaps we need more than an MOU and instead an agreement. She would like to set up a time with Mr. Ford and Director Chen to see the details of the MOU.

Director Chen responded he could accommodate that request.

9. Information Items

There were no items on this agenda.

10. Adjournment

Chair James adjourned the meeting at 6:12 p.m.

ATTEST:

COMMUNITY REDEVELOPMENT
AGENCY

THOMAS SCHNEIDER, CMC
CRA SECRETARY

TAMARA JAMES
CHAIR – CRA